

# kumeu Courier

FREE monthly community magazine for Kumeu & districts

## EVENTS AND UPDATES AUCKLAND BLUES FESTIVAL COMING

- Safer communities
- Food & beverage
- Home & garden
- Property market report

## FLOOD STUDIES

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Contact Geoff Dobson on 027 757 8251 or [geoffdobson2017@gmail.com](mailto:geoffdobson2017@gmail.com)

September 2022



## Greetings

Things are hotting up for the coming local government elections.

Issues include development related infrastructure (or lack of it), traffic (the proposed rapid transit corridor), flooding (climate change) and more.

We check out who is standing and why – plus who is moving on - now that local body candidate nominations have closed.

Hoardings are up and you can bet you'll be hearing and reading more about the elections before postal voting closes at noon on Saturday, October 8.

Voting packs go out from Friday, September 16.

Meanwhile, spring has sprung in New Zealand.

Thursday September 1 is the first official day of spring here - although I wonder if climate change is encouraging earlier warming.

We've had another record warm winter, and most of our spring plants were out in early August.

Will we get the heat waves, fires and other issues they've had during the Northern Hemisphere summer? Perhaps I should be booking water tankers now.

Warmer weather also brings out the pests – like possums, rats, mustelids and others.

Dealing with them is covered in this issue, including Waitakere's "Wak a Rat" campaign - running similar operations to that of Pest Free Kumeu-Huapai.

I was surprised to learn a breeding pair of rats can produce 1250 offspring annually. That's a heck of a lot of rats!

I hit a compost bin on my property recently and counted 10 rats running for cover. After laying traps and bait I don't expect any to remain.

Rats were frequent at first, chewing house wiring and running around the property – I'd even seen some flattened on the road. But a good spread of bait soon fixed most of them.

If summer is hot I also expect a wasp plague, especially common and German wasps which I'd noticed lots of last autumn. That's probably the next round of pests to be dealt with (after gorse, nodding thistle, parsley dropwort, ginger, woolly nightshade, and the like)

Speaking of climate change – this issue also covers moves to develop community disaster response plans, including proposals by a researcher who has been studying the area's August 2021 floods.

August has been very wet, so I won't mind a few days of sunshine to dry everything out – just not too much of good thing please!

Geoff Dobson, Editor



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# People & Places

## Flood studies

A doctoral research student studying post-disaster recovery to high-impact weather events in Auckland communities has her sights on the Northwest following severe flooding in the Kumeu district in August last year.

Anna-Kay (Anna) Spaulding-Agbenyegah has a passion for communities which have experienced flood disasters after she and her family suffered from one during a hurricane in her Jamaican home in 2004.

"It took the roof off our house," she recalls.

Anna has been in New Zealand since 2016 and has completed a Master's degree in Disaster Management at the University of Auckland, and now doing further Ph.D. studies in Disaster Management and Recovery at the Massey University - School of the Built Environment.

"Engaging with affected communities encourages me to make a valued contribution through research in this field," she says.

Married to a Ghanaian in New Zealand (they have a 22-month-old son), Anna held a street stall and a community workshop, and plans to get her survey out to community members in Kumeu-Huapai in August to help develop a proposed community-led disaster recovery plan.



Her academic research aims to study two exposed communities (Kumeu-Huapai and Henderson Valley) subjected to high-impact weather events with a focus on the built environment.

"This research will investigate how communities can recover in a timely and effective manner, and what needs to be done to make communities become more resilient in a multi-hazard environment," Anna explains.

The workshop is intended to help develop a tool to plan for community recovery that may be used in other communities, she adds.

Community-led planning builds stronger and more resilient communities to respond and recover well after a flood disaster, Anna says.

"The community's input provides ownership of grassroots ideas and innovative thinking for a way forward to recover well post-disaster.

"Communities can work together to prepare for post-disaster recovery by sharing information with each other, build capacity and awareness about recovering from a flood."

Once the research has ended, data collected will contribute to the body of knowledge on disaster management, recovery, resilience, flood disasters as well as multi-hazards, and drive change where necessary, Anna adds.

Interested people can contact Anna at A.Spaulding-Agbenyegah@massey.ac.nz or phone 02040-176-731 for more information.

You are invited to participate in Anna's Research survey by copying this link [www.surl.li/cqkhh](http://www.surl.li/cqkhh) in your browser or scan the QR Code provided below to complete the community survey.

Meanwhile, the Rodney Local Board is funding a Community



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# People & Places

Response Plan which involves a number of agencies like Auckland Council Emergency Management, Fire and Emergency, Healthy Waters, and others.

A large group of community stakeholders is involved in developing a draft plan to help people prepare and deal with a range of emergencies.

Anna has been in New Zealand since 2016 and has completed a Master's degree in Disaster Management at the University of Auckland, and now doing further Ph.D. studies in Disaster Management and Recovery at the Massey University - School of the Built Environment, funded under the Resilience to Nature's Challenges National Science Challenge.

## Auckland Blues Festival coming

An inaugural Auckland Blues Festival is planned at a South Head farm on Saturday, November 12.

The Midge Marsden Band, Ash Grunwald, Fiona Boyes and the Fortune Tellers, Jeff Lang, Nathan Cavaleri, Paul Urbana Jones, The Flaming Mudcats, Kokomo and a whole heap more artists are set to perform at the one day/night event on the Aum New Year's Festival site.

"I have wanted to create a unique, bespoke blues festival in Auckland for many years, designed with a quality experience in mind and with respect to the genre and its long time New Zealand fans," says festival creator Paul Moss.

"After such a strange couple of years, now felt like the right time to give the blues community something truly special to enjoy together," he says.

"We've put together two live stages of what we think is a stunning, pure blues line-up of artists which covers some of the very best heavy hitters and newcomers of the New Zealand and Australian blues music scene.

"Being a long-time fan of the blues, I wanted to ensure we billed an inclusive range of artists to really showcase the current depth of the genre, with a tip of the hat to some scene legends such as our own Midge Marsden who will be bringing his full band, as well as Australians Ash Grunwald, Fiona Boyes, Jeff Lang and Nathan Cavaleri for our inaugural show."

Paul says the stages will have the highest standard of sound systems available in the country.



"We take production very seriously and you can expect a quality production throughout, including a delicious and thought through selection of food and beverages to suit discerning tastes.

"One thing I have noticed over the years is that no one has been producing blues events of the calibre some of its most loyal fans deserve. Auckland Blues Festival aims to re-set the bar in blues show expectations."

The festival is planned on a 162-hectare deer farm on the South Head peninsula where the Aum New Year's Festival has been held for the past seven years.

Tickets are limited and the event is touted as a family focused boutique and bespoke blues festival designed for discerning tastes.

Visit [www.bluesfestival.co.nz](http://www.bluesfestival.co.nz) for more information.

## Jo Aleh fires up Kiwi SailGP team

Muriwai-raised Jo Aleh of Auckland has been key in keeping New Zealand's SailGP title hopes alive, especially after the team won the Plymouth event.



Led by Peter Burling and Blair Tuke, the Kiwi team beat Australia and Denmark in the medal race, ending Australia's winning style in five-regattas and putting its eight rivals on notice with a third on the table overall going into remaining races in Copenhagen, St Tropez (September 10 and 11) and Cadiz (September 24 and 25).

New Zealand added 10 points to the leader board in Plymouth, pushing it up in third in the championship on 22 points overall, with Australia first (29 points) and Great Britain second (24 points).

Before the day's official racing in Plymouth, Sir Ben Ainslie's British F50 was driven by The Duchess of Cambridge in a friendly Commonwealth race against New Zealand, accompanied by UN Patron for the Ocean Lewis Pugh, the home team winning on that occasion.

As Patron of the 1851 Trust, the official charity of the Great Britain SailGP Team, Kate Middleton joined a children's group participating in the Protect Our Future sustainability programme and visited the SailGP technical site.

Driver Peter Burling welcomed Jo Aleh to the New Zealand SailGP crew earlier during practice racing at Plymouth.

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# People & Places

The three-time Olympian (gold in London in 2012 and silver in Rio in 2016) and former double world champion sailor has impressed Peter.

"Jo is without a doubt among New Zealand's top sailing talent and she brings a huge amount of skill and determination to the team," he says.

"The role of strategist makes a big difference on board and we're embracing that."

The Plymouth regatta saw New Zealand take advantage of light and shifty winds as the nine, identical, foiling catamarans headed out.

In her role, Jo had to search for the wind gusts while keeping watch on New Zealand's opponents. Women were added to each boat after the series started in 2019. Crew were increased from five to six members with the sixth required to be female, most acting in a helm-assist role as they are in the cockpit behind the driver.

Jo is also on the all-women Live Ocean Racing team in the ETF26 five-race series in foiling catamarans inspired by America's Cup boats.

Live Ocean was formed by Peter and Blair, the team ranked second after the last event in Italy, the fifth and final event returning to France September 27 to October 1 where the Kiwis were ranked fifth in the three earlier rounds there.

Meanwhile, Jo is also sailing a 49erFX with Molly Meech, aiming to qualify for the 2024 Paris Olympics.

SailGP comes to New Zealand in March next year, racing planned on Lyttelton Harbour.

## The heat's on for the local body elections

People are lining up for the local body elections, with voting to run from September 16 to noon on election day Saturday October 8.

Nominations closed on August 12 with 22 candidates standing for the Auckland mayoralty being vacated by Phil Goff, 11 for the four seats in the Rodney Local Board Kumeu Subdivision and five for the Rodney Ward sole councillor position held by Greg Sayers.

Key issues for this area include traffic congestion, the proposed rapid transit corridor, development (including a lag in related infrastructure), flooding (particularly around climate change), and



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education (especially schools).

Long-time local body politician Warren Flaunty of Taupaki is standing for the Rodney Local Board in the Kumeu Subdivision as a Rodney Action candidate, and to continue his 36-year run on the Waitakere Licensing Trust.

He served for many years on various councils and agencies prior to the Auckland supercity's formation and was well known during his time as a Massey pharmacist.

Former Rodney Local Board Chair and current Deputy Chair Beth Houlbrooke is running for the Rodney Councillor position as a Rodney First candidate.

Also contesting the councillor role are Hannah North and three independents - Anne Perrett, Rob Ryan and incumbent Greg Sayers who says it's positive that Rodney will have a contested local election. "It's a great way to raise issues and keep the local politicians accountable."

Beth says her priority is to deal with Rodney's infrastructure crisis during a time of unprecedented growth.

"There is a continued push for housing development in Rodney that does not have the required infrastructure, planning or budgets required. This is making a bad situation much worse."

Beth says Kumeu-Huapai and Riverhead are already negatively affected by housing development "creating misery for commuters and increased costs for businesses".

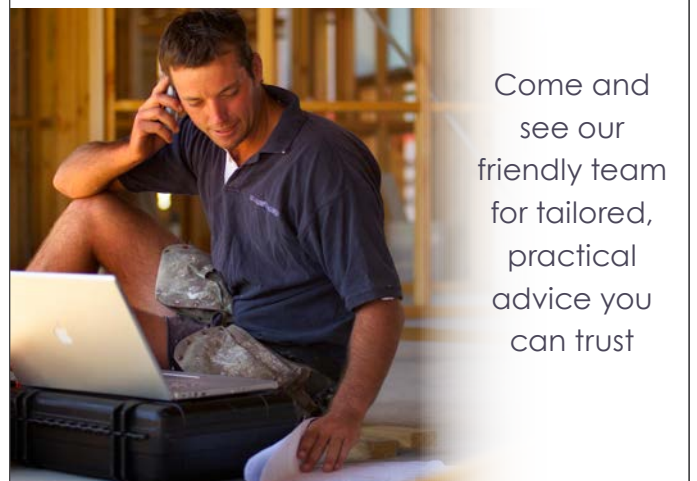
"The state of our transport infrastructure particularly shows decades of underinvestment. There is not enough money going into new projects, renewals, repairs, and maintenance."

Rodney Local Board Chair Phelan Pirrie is not seeking re-election this term.

However, the Rodney First ticket he was with is putting up four candidates in the Kumeu Subdivision, including existing members Brent Bailey and Danielle Hancock.

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# People & Places

The new Rodney First candidates in the Kumeu Subdivision are Guy Wishart - Rodney Community Action (aka Kumeu-Huapai Residents and Ratepayers Association) Chair, and North West Country Business Association Chair and Parakai Springs operator Mark Dennis.

Louise Johnston is standing for Rodney First in the Dairy Flat Subdivision.

Other Kumeu Subdivision candidates for the Rodney Local Board include Claire Buckley, Chris Newman for WestWards, Paul Robinson, Mike Shaw (Independent), Angus Stott, and Geoff Upson.

District health boards are no longer, taken over from July 1 this year by Health New Zealand which has responsibility for planning and commissioning hospital, primary and community health services.

However, many other agencies such as the Waitakere Licensing Trust and Portage Licensing Trust continue operations.

Auckland Mayor Phil Goff earlier this year announced he would no longer seek re-election for a third term after gaining the mayoralty in October 2016.

He intends retiring after 41 years in politics, including serving as an MP, Labour Party leader, and having senior ministerial roles in the fifth Labour Government from 1999 to 2006.

The Auckland Council is expected to mail out voting papers - most people already receiving letters outlining their voting status from the Electoral Commission.

Check the website [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz) for more information, including special voting.

## Trains to Huapai - Flood report imminent

Consultants reported to Auckland Transport in 2013 about the possible transport alternatives for our communities. After reading this report, it is obvious that the situation in our community has changed hugely and a new trial is needed. Essentially the report was done to justify the rail service from the city to Swanson only and to replace it with a bus service from Waitakere to Swanson. The downside, according to this 2013 report, was the lack of a pool of possible passengers from Huapai to Swanson. Transport Minister Michael Wood has indicated that the information given to him does not support a heavy rail service and that light rail and express buses were the preferred



options, but he said he was open to looking heavy rail as an option. Both Waka Kotahi NZ Transport Agency and Auckland Transport seem against the use of heavy rail.

We, (Kumeu Community Action) support the establishment of a trial service running from Huapai at least every 30 minutes at peak times and 60 minutes off peak. We want this trial, as neither Waka Kotahi NZTA nor Auckland Transport has given us any solutions to mitigate the serious and worsening congestion on SH16 over the next 10 to 15 years!

Neither agency acknowledged that our community has a problem. Sure, they are planning for a future community in 30 years and that is great, but that planning should have been done 20 years ago.

The facts as we see them are as follows:

1. There are diesel units available (DMUs) ex-Pukekohe service. They can be reconditioned and include the necessary fire protection. There are also other available units through Glenbrook Rail Trust that could be used. They also have trained mainline drivers.
2. The tunnel at Waitakere can be used by the DMUs and KiwiRail has confirmed this.
3. The rail line between Huapai and Swanson has been mostly upgraded.
4. The track doesn't need double tracking at this stage as freight moves generally at night.
5. Our Local Board supports the use of rail as do Councillor Greg Sayers and MPs Chris Penk and Marja Lubeck.
6. We already have upgraded platforms available at Huapai, Waimauku, Helensville and Swanson.
7. The present bus service from Swanson could be dispensed with at a considerable saving.
8. The total population around our western area is estimated at about 15,000-20,000.
9. The best solution would be to electrify the line or buy new Battery Driven Units, as is being proposed in Wellington. Such units can be used either on battery or overhead power supply. In the meantime, the DMUs would serve to prove there is demand and save carbon emissions compared to using cars.
10. Once the underground rail link (City Rail Link) is completed in Auckland city, the time to the new Aotea Station mid-city would be around an hour from Huapai. This would be very competitive to bus or car transport.

We would like all our community members to communicate with the Rodney Local Board and Councillor and of course the Mayor and MPs, about our desire to run such a trial, as soon as possible.

Please question these people as to what they would do to ensure



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# People & Places

such a trial takes place. If it is good enough to run a service all the way to Hamilton, why not a service to our communities out here?

Flood report and emergency plan imminent - The final report by CCO Healthy Waters on the Kumeu flood event of August 2021 has been submitted to the Rodney Local Board.

They will release it shortly and it is still planned that a meeting be set for September. It will involve Healthy Waters staff explaining the report outcomes and the emergency plan guiding group giving an update on the plan's progress.

Report for Kumeu Community Action by Graeme Hammonds.

## Wak a Rat

Strategies for trapping rats and other pests were taught to more than 50 people at the 'Wak a Rat' workshop at the Waitakere RSA on August 4.

Organiser Predator Free Waitakere Township/Swanson (similar to the Pest Free Kumeu-Huapai group which had a successful second meeting earlier) and its President Gary Fawcett are delighted with the turnout.

A Victor rat trap, decking timber H3.2 wood box trap pet-safe housing (timber courtesy Mitre 10 Mega Westgate and Henderson) and jar of Fix&Fogg blended chocolate butter for rat lure were provided to each attendee who registered for \$30 - the money going towards more traps and workshops through the non-profit community group.

Rats, possum and ferret numbers are expected to peak now as the weather gets warmer and food becomes more abundant, rural Waitakere horticulturist Joshua Hall explained in leading the workshop.

Joshua has many traps and poison bait stations on his own property, saying a breeding rat pair can produce about 1250 progeny annually.

"Rats do a lot of damage to birds, cars, houses, gardens, and other things," he said, adding that they also carry many diseases.

While some people might think they don't have rats on their property, they are probably there, Joshua added.

He said people should always wear gloves when handling traps and dead pests and thoroughly wash their hands after.

Traps should be checked daily where possible, or at least every two

days, with trap users recording their catch (noting pest type, day and other details) with Trap.nz which also has an app to record the trap types and positions using GPS.

A monthly prize is offered to the "trapper of the month". Joshua also issued prizes to workshop members who could accurately recall specific trapping advice.

The workshop was hands on. Experienced trappers explained techniques, rules and safety to groups of interested locals.

A trapping guide issued to workshop members suggests care in handling traps because of the injury risk, and that traps should be placed near sheltering foliage and 'runs' or natural trails.

Lures should be put in three places - two metres from the trap, in front of the trap and on the trap trigger (applying about quarter of a teaspoon of blended butter, mainly so its weight doesn't trigger the trap).

Three main rat types live in New Zealand - the ship rat (with long tail) being the most common and often found near waterways and in forests, known to be a good climber and one of the most dangerous to native birds.

Others include the larger Norway rat usually found on farms, lifestyle blocks and in urban areas, and the small kiore found mostly in the South Island.

They'll eat birds' eggs, young chicks, weta and other insects, snails, frogs, lizards, and even bats, along with fruit, bulbs and tubers, potatoes, pumpkins, macadamia nuts, and much more.

Predator Free NZ says increased subdivisions and urban sprawl provide further food and warm homes for pests and predators.

Meanwhile, the Pest Free Kumeu-Huapai meeting convened by Jeremy Dean at the Kumeu Cricket Club included discussions around rabbit control, thanked supporters and sponsors, outlined a Predator Free 2050 \$5000 grant for mainly more traps, called for more Kumeu and Huapai people to help with pest eradication, outlined that "weed walks" have begun, and considered events where the organisation can get its message across.

"Ideally we get 1:5 households in Kumeu-Huapai trapping/baiting, with possum and stoat trapping as well," said Jeremy.

Further workshops are planned by both community groups.



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# Safer Communities



Recently, the Kumeu Volunteer Fire Brigade was delighted to have a special visit from the Spottiswoode family. The Spottiswoodes came to thank the crew for their rescue efforts a few months previously and it was an opportunity for the brigade to hear their amazing survival story.

It was a hot summer evening and rain was finally on the forecast. Richard Spottiswoode and his 16-year-old son Hugh had just gotten home and the decision was made to clean their 20,000 litre tank before rain arrived. In a hurry, Richard decided to put the pump in the tank and, knowing the danger of placing a petrol pump in a confined space, even calculated how much time he thought he could safely stay inside the tank.

It wasn't until Richard was inside the tank with the pump running that he realised that, due to the concave nature of the tank floor, there was more water to pump than initially thought. Realising the danger, Richard told Hugh to get out of the tank before he collapsed. Hugh, witnessing his father falling, immediately rushed back in to assist his father - only to collapse too with the carbon dioxide fumes. Richard's wife Selena tried to pull Richard and Hugh out of the tank with a rope, while daughter

Daisy and youngest son Louis called emergency services and neighbours for help.

Down the road, the Kumeu Volunteer Fire Brigade was doing a site familiarisation as part of their regular Monday night training when the call came through. Arriving within minutes of the call, crews in breathing apparatus pulled Richard and Hugh from the tank. Both Richard and Hugh were rushed to hospital, where Hugh stayed in ICU overnight and they both spent two days in and out of decompression chambers before being released. In her efforts to get Richard and Hugh out of the tank, Selena had also been exposed to the toxic fumes and had to receive treatment in the decompression chamber as well.

Six months on from the incident, the Spottiswoodes cannot find the words to express their gratitude for the help they received from the Kumeu volunteer firefighters that night. For Selena, every time she hears the fire siren, she hopes another family will be as lucky as hers "thanks to the efforts of the wonderful volunteers".

As Selena explains, the family has been processing the incident in different ways - daughter Daisy has written a song about

her experience of the incident, while Richard is committed to telling their story in the hope other families avoid the same mistakes. Richard wants people to be mindful of hazards that come with tank cleaning and the speed in which toxic vapour and fumes can hit.

His key message for other families? "Just don't rush, don't gamble on chance - make sure it's safe and that everyone gets to come home at the end of the day. Superheroes exist next door to you - these guys and girls are real, every day people".

Pictured is the Spottiswoode family and some of the crew who attended that day.



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## SOUTH HEAD

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# Community News

## Kaukapakapa Village Market

Sunday 18 September 8.30am to 1pm. A great way to spend a Sunday morning catching up with friends and neighbours while you enjoy a coffee and something delicious from our food stalls. Enjoy live music from duo Gillian and Mike "Take 2" and bring the kids along for free hair plaiting. Plus a tempting selection of stalls, unique local crafts, bargains from the car boot area, locally grown plants, native trees, fresh locally grown fruit & vegetables and much more. For more information contact Sarah 027 483 1542 or email sarah@riversidecrafts.co.nz.



## Kaukapakapa Library closes the door

It's been an eventful eight years since Sarah Legg and Megan Paterson voluntarily reopened the little Kaukapakapa Library as an adjunct to the successful Kaukapakapa Village Market, with Sarah later stepping back to focus solely on the Market. Prior to this the library had been locked and left for sixteen years, unavailable for community use. Determined to give it a purpose again, it has since hosted monthly events ranging from exhibitions to visiting authors, fundraisers to featuring in a BBC documentary. The



commitment over the years has included running the Kaukapakapa Library Photo Competition, the Kaukapakapa Library Short Story Competition, and each December 'Santa' has visited, complete with elves. Thank you goes to the many who have taken on the challenge of being the attraction in the library and all those in the community who have offered their interest and support. A huge thank you to Athol McLachlan who has always made available his time and local knowledge at our many events. The library has accumulated a lot of Kaukapakapa history which will be transferred to the Te Awaroa, Helensville Museum to ensure its availability for the future. Megan looks forward to contributing more time to some of her other local interests while acknowledging the many friends and acquaintances she has had the good fortune to meet. Contact Megan at threehorses@extra.co.nz or 021 959 017 if you require further information.

## Love Tennis

It's that time of the year, where spring is around the corner and the Waimauku Tennis Club is having an open day to kick start the tennis season. Free event for all the community for both kids and adults alike. Racquets supplied with prizes and giveaways and a BBQ. Also on offer are special discounts to join the club for the season and to win a double pass to the ASB Tennis Classic this coming January. When? ... Sunday, 11 September starting at 11am going through to 4pm. Come and meet the club committee and Tabi the coach who will be taking the kids for some fun activities. Club and courts opposite the Caltex Station on the main highway.



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## What's on at Kumeu Arts

There is always amazing art on display here at Kumeu Arts. If you've never been here before you'll find us hiding away just behind the library. Exhibitions are always free to visit and well worth a visit. You can still catch our wonderful ceramics exhibition in the Main Gallery and Yvonne Abercrombie's sumptuous paintings in the Pod until September the 10th. After





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# Community News

them we are looking forward to young artist Jesse Smith's first ever exhibition and our printmaking show. Need a gift or greetings card? We also have a shop selling an array of art and crafts made by locals at affordable prices. And did you know we rent our three different workrooms to help generate some income for our charitable organization? There are also courses, workshops, groups and concerts taking place on a regular basis. So, come and find us and discover why we are the hidden gem of Kumeu. [www.kumeuarts.org](http://www.kumeuarts.org).

## Kindy Kids Huapai

Kindy Kids Huapai is taking enrolments. We are at 10 Oraha Road and safely placed between two speed humps. Our playground is out the back of the Centre away from the road and very private.

We are a small privately owned Kindy with a big playground full of adventure and an awesome Kindy whānau community. Our teachers are passionate about teaching and love creating unique fun learning experiences.

We offer 20 ECE Hours free for children 3 years old and upwards, and are WINZ approved. Booking times are flexible and we are happy to work around your schedule.

If you have an active pre-schooler you will want to come and check us out. Give us a call on 09 412 2624 to arrange a time to visit.



## Cat lovers - we need your help

The NZ Cat Foundation has a sanctuary based in Huapai which houses over 150 cats. We offer safe sanctuary for older, disadvantaged and unhomeable rescue cats where they can live out their lives in safety and comfort. We need regular volunteers to help with routine chores so our cats can enjoy happy, healthy, safe lives. We are looking for volunteers who are mature, have a sense of responsibility, are good team players and dedicated animal lovers. Helping at the sanctuary is a popular way to fulfil community service hours for Duke of Edinburgh, St John's, Scouts, Guides, church, university, animal sciences studies, etc. We are happy to sign off on your hours and provide any needed



verification of your service. We rely heavily on volunteers on a daily basis and desperately need more.

Financial and food donations are also urgently needed to cover vet and other costs associated with our sanctuary. The NZ Cat Foundation also supports community Trap-Neuter-Return programmes and helps feed and care for many cats living in the community. Please visit our website for more information on volunteering and how to donate at [www.thenzcatfoundation.org.nz](http://www.thenzcatfoundation.org.nz). You can also email - volunteers: [volunteer@thenzcatfoundation.org.nz](mailto:volunteer@thenzcatfoundation.org.nz) donations: [info@thenzcatfoundation.org.nz](mailto:info@thenzcatfoundation.org.nz).

## Kumeu Childcare

Kumeu Childcare believe to uphold the uniqueness of each child through child led and teacher supported programmes and encourage children to be socially competent. Children actively engage in authentic meaningful learning experiences that evoke wonder, joy and a genuine love

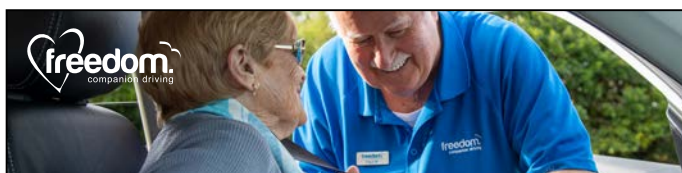
for life-long learning. We have an open-door policy. We welcome you to the centre throughout the day to share in the experiences your child is participating in. We are taking enrolments and specials going on for new enrolment. Please feel free to call or email us on the details below for any enquiry or a friendly visit. Phone Alka 021 119 5148 or email [info@kumeuchildcare.co.nz](mailto:info@kumeuchildcare.co.nz).



## How do we prepare our tamariki for school?

This month we had Lucy and Millah come back into kindy to share their knowledge and experiences from school. This was a great experience for our four year olds to see what their peers had to say about school. We discussed how kindy and school was different through photos that Lucy had shared with us. Some of these topics

included the pool, Kapa Haka, Jump Jam and classroom rules—such



### Paul Miller

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# Community News

as putting your hand up if you wanted to say something in class.

Lucy and Millah talked about their favourite aspects of school and we talked about what school life is like for them, along with answering questions from their fellow peers.

Lucy showed tamariki all the exciting things you may need for school, such as a uniform, bookbag, school bag, lunchbox and reading books. She also presented a writing book, showing that they could draw a picture and write about it. We learnt more about bookbags and Lucy's older sister, Lara, read one of Lucy's books from school. We also explored all the different learning tools that you will need, like scissors and pencils, along with where these are kept-in a pencil case.

Tamariki loved coming back into kindy to see their old friends, as well as being able to share their thoughts, feelings and knowledge on their experiences since they moved onto their new learning journey at school. To enquire about joining our Nature's Explorers whānau please call 09 412 8800 or send us an email at office.kindergarten@xtra.co.nz.

## Kumeu Library

Spring is here, and it's a great time of year to break out and try something new. At Kumeu Library we're encouraging you to try our eCollections. We have an extensive collection of eBooks, eAudiobooks, eMagazines and eNewspapers available to library

members. All you need to get started is a library card - and membership is free for Auckland residents. Our eMembership category means you can join the library online right now - all you need is a valid email address. This membership gives you instant access to all our eCollections, free of charge! You can sign up for eMembership of Auckland Libraries on our website - [www.aucklandlibraries.govt.nz](http://www.aucklandlibraries.govt.nz). Please note that this category of membership does not enable you to check physical items out from the library - you'll need to bring your barcode number and photo identification to the library for this.

Our online streaming service, Beamafilm, enables you to watch New Zealand and international movies, indie films and documentaries for free on any device.

You can also listen to Auckland Libraries' podcasts. Our podcasts include recordings of events, interviews with experts and commentary on our collections - you're sure to find something to interest you here.

Do you want to use our digital collections but aren't sure how? Kumeu Library is planning a series of Digital Drop-ins for Mobile Phone help in the coming weeks. These sessions will cover basic help with using mobile phones, including downloading and using eBooks and eAudiobooks on your phone. At the time of writing dates and times for these sessions have not yet been finalized, but keep an eye on our Facebook page or ask us at Kumeu Library for more information if you are interested.

Keep up to date with all Kumeu Library's news and events by following us on Facebook - [www.facebook.com/kumeulibrary](http://www.facebook.com/kumeulibrary).

✓ Proven Results    ✓ Community Focused  
 ✓ Unified Team    ✓ Hard Working



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find out more [www.rodneyfirst.org](http://www.rodneyfirst.org)



# Country Club

HUAPAI



Bacchus Apartments - 3 Bedroom

## Luxury Living in Country Club Apartments

Bacchus apartments are Country Club's latest in luxury retirement living. The efficient design allows for floor-to-ceiling glass along the entire living area to maximise the outlook, natural light, and air flow.

A place to feel safe and comfortable as well as entertain friends and family if you wish, the ability to have an active lifestyle with access to on-site facilities.

The ground level enjoys an outdoor patio and garden area while the upper apartments have generous balconies with expansive views.

Apartments have warm and welcoming contemporary finishes - our two and three bedroom residences give you both room to move and room to put your own personal stamp on your décor, decorations and furnishings.

Three bedroom apartments have been designed with a scullery for all your extra kitchen and laundry needs.

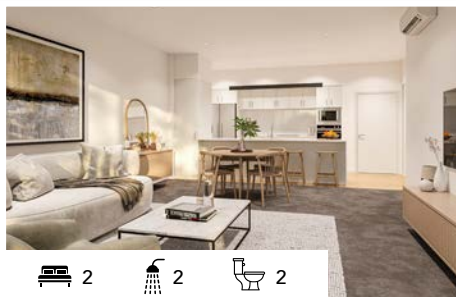
Country Club's founding building, the Nobile Apartments, is apartment living at its best with easy access to on-site facilities and entertainment. Members are spoilt for choice! Get in touch for Nobile's current availability.

For a more detailed price guide please phone or email  
Chris Brittenden  
Phone: 021 982 583 Email: [sales@countryclubhuapai.co.nz](mailto:sales@countryclubhuapai.co.nz)



1 1 1

Nobile Apartments  
1 Bedrooms starting from \$600,000  
2 Bedrooms starting from \$890,000



2 2 2

Bacchus Apartments  
2 Bedrooms starting from \$900,000



3 2 2

Bacchus Apartments  
3 Bedrooms starting from \$1,180,000

# In Brief

## Go lawn bowling

The Waimauku Bowling Club wants new members from the local and wider community.

The club has been a thriving community hub with great facilities since 1936 and this year welcomes new blood to ensure the sport and the club itself continue to play a vital role into the future.



Generations of club members have worked hard over the years to build a great community asset, including large club rooms with a bar, pool table and large screen tv.

The all-weather artificial greens are top-notch and can be played on throughout the year. Bowls is not just a sport for retirees. The recent Commonwealth Games shows bowls can be enjoyed by all ages, with medals won by players across the spectrum.

"Young players are finding it a great sport to get into and there are many experienced members ready to help," the club explains.

"It can be a great activity that the whole family can enjoy together - from grandparents to school-age children and it can take up as little or as much of your time as you choose."

People can participate in the club is as many ways as they want, depending on lifestyle and commitments. Sets of bowls are available so that friends and families can play anytime the greens are free.

Rollups or practice can ensure club members get together for a couple of hours of social bowling, without the pressure of competition. For business house competition, local businesses can enter a team for a four-week evening tournament.

Coaching is available if required, and club and inter-club tournaments cater for the competitive. Open days are planned at the Waimauku Bowling Club in November (dates to be confirmed in

the next Kumeu Courier). So no matter your age, fitness or skill level or how much time you have available, come along and have a go at lawn bowling at the relaxed, friendly and welcoming Waimauku Bowling Club. Contact Mike on 021 029 02123 for more information.

## Craigweil House

It's been another busy month at Craigweil House. Deb our lovely facility coordinator celebrated the sun with an excited bus load of residents eager to go on a trip and see the surroundings. Craigweil House also celebrated its mid-winter Christmas which was held on a cold and rainy afternoon, but that didn't dampen spirits. The table was laid beautifully by our wonderful diversional therapy team. Birthdays were also celebrated this month including George Mclean's 96th birthday. If you would like to enquire about Craigweil House for your loved one, please get in touch. We are a boutique rural facility with personalised compassionate support and care for rest home, hospital, and secure dementia levels of care - 09-420 8277.

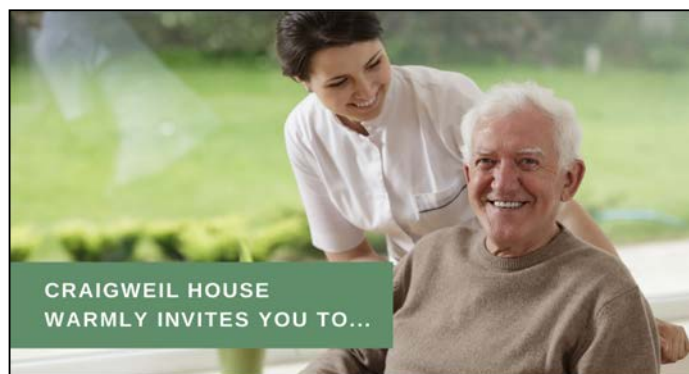


## What is SeniorNet?

SeniorNet was first established in Wellington in 1992, SeniorNet brings older adults and technology together in a friendly, fun, and stress-free way. It's for people over the age of 50 who'd like to learn (more) about technology and what it can do for them. Learning Centres set their own agendas



but all offer small, well-organised classes, with volunteer tutors, about the same age as their students. On offer is a wide range of courses normally starting with introductory sessions on PCs/laptops, phones and tablets and moving on to focus on "How to use" those devices to get the most out of them. Special Interest Workshops are also commonly offered where members with common interests or devices can compare experiences and share their knowledge in plain language. Most Learning Centres also offer regular Help Sessions for members to get personalised technical assistance with their devices and software. At Kumeu we pride ourselves also to be



CRAIGWEIL HOUSE  
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info@craigweil.co.nz



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Grant Castle



P (09) 412 8239 | 106 Main Road, Kumeu  
M 027 299 7054 | E castlepanelbeating@orcon.net.nz

# In Brief

a sociable club. So why not come along and give us a try. We meet on the first Wednesday of the month at 10am In St Chads Church Hall in Huapai.

## Scouts

Last month Kereru Massey Scout Group joined the Walking for a Better Tomorrow fundraiser organised by the Waitakere Volunteer Fire Brigade. This was to raise funds for the I AM HOPE charity. The I AM HOPE charity started by Mike King aims to raise awareness around mental health, and to promote positive attitudinal societal change with our youth.

Scouts being primarily a youth organisation, the mental health of our youth is also very important to us. Scouts New Zealand provides their own dedicated support systems for our youth as well as access to counselling services.

A special thank you to the Waitakere Fire Brigade for giving up their time to support organisations such as I AM HOPE, and put on events like the Walking for a Better Tomorrow fundraiser.

This is one of the many parts of my role that I enjoy seeing; the support from the communities in the North/West Auckland region. We have many volunteer organisations doing their part to make the area such a wonderful place to live in, whether it be St John's, volunteer Fire Brigades, Lions, Guides, Starjam, food banks... it's a huge list and this really does make our community feel supported and a great place to live.



Scouts do play an important role in the community too, ranging from community breakfasts, supporting events being run in the region, firewood deliveries, tree planting, clean ups etc.

But like most volunteer organisations, we can't do it without the support from the community. We need more leaders and adult helpers so we can help you, our community. We all know teaching youth important life skills is key to their development, and teaching them to respect our communities is one of the best things we can do. If you can help us in any way, please get in touch by either sending me an email, or contacting your local group. We have leaders from 18 to over 80, so you're never too old and you don't need to have youth in Scouts to help us. Being a Leader in Scouts, is like being a kid again, as we get to do all the cool fun stuff that the kids do and a bit more at times.

If you want to know more about Scouting, please email me at: [zl.waitoru@zone.scouts.nz](mailto:zl.waitoru@zone.scouts.nz) or visit [www.scouts.nz](http://www.scouts.nz). Craig Paltridge. Waitoru Zone Leader.

## Kumeu Friendship Club

Kumeu Friendship Club goes from strength to strength with our new chairman keeping a steady hand on the tiller. Last month we had a very interesting speaker who gave us a talk on artist turned architect, Hundertwasser - his early beginnings, his loves, his ideas, and his work. We were also taken behind the design of the new Hundertwasser Art Centre in Whangarei. Our last outing was to the Auckland war memorial museum where we saw the wonderful ancient Greek exhibition. We have a further 4 outings planned for this year which our members are looking forward to. We have also started a coffee morning and a meeting in the local pub once a month. If you would like to see what we are all about please come to St. Chads Church, Huapai 10am on the 4th Thursday of the month.



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156G Main Road Kumeu / **BIG BLUE BUILDING**

# Best of Aged Care

## ClearStone Legal

ClearStone Legal are a full service law Firm who are able to assist with residential conveyancing (sale, purchase and refinancing of property), advise on occupation licences and Retirement Villages Act 2003 and estate planning (Wills and Enduring Powers of Attorney).

Occupation Licence - often the first step is deciding on and securing a unit in your village of choice. We will complete a full review and advise you on the terms of the occupation licence (sometimes called an Occupation Right Agreement). Your initial agreement might need to be subject to the sale of your home.

Sale of your residential property - once you have a buyer in front of you, your agent will negotiate and put in place a sale and purchase agreement. From this point we will work with you and the purchaser's solicitor to reach unconditional status, and then work towards settlement. We will prepare the documentation to transfer title to the purchaser, and if needed obtain a discharge of mortgage from you bank. We will apply the proceeds of sale to pay the purchase price for the occupation licence for you on settlement date.

Estate planning - one of the requirements of entry to a retirement village is to have up-to-date Enduring Powers of Attorney and Wills



in place. We will take your instructions, advise you, guide you and draft the appropriate documentation to complete the requirements.

## The changing face of retirement living

Once, the very mention of retirement homes quickly conjured up visions of seniors with rugs on their knees listening to a visiting school choir while the smell of boiled cabbage hung in the air.

These days that couldn't be further from the truth and Metlifecare leads the way in new-age retirement living with its stylish and modern establishments where amenities are plentiful, and a holiday resort vibe pervades, catering for today's retirees, who believe that age is only a number.

Metlifecare's philosophy involves providing opportunities for residents to expand their lives, make new friends and develop a true sense of belonging and connection within the community.

Gulf Rise on the Hibiscus Coast, north of Auckland, is one of Metlifecare's 33 villages - an award-winning property with a strong sense of community based around a bustling village centre.



## PREMIUM VILLAS AVAILABLE NOW FROM \$1,100,000



### Final stage of homes selling now

These premium homes are the the final stage of the village, so if you are looking to secure a place in our lively and well established community, this could be your last chance.

Each villa comes equipped with a contemporary kitchen, large bathroom and laundry, spacious outdoor living area, single garage with internal access and much more.

Fore more information, visit us today or get in touch with our Sales Manager, Nicola Redmond on 09 951 8922.

**Summerset at Monterey Park**  
1 Squadron Drive, Hobsonville





# Best of Aged Care

Stage two has 1, 2 & 3-bedroom apartments on offer, and will soon see its stunning facilities open - including a swimming pool and spa, café and bar, a library, hair and beauty salon and more.

"There is nothing cookie cutter here. Gulf Rise is completely bespoke and uniquely designed for the residents who live here. They decide how the spaces will be used and can view the amenities as an extension of their homes," says Metlifecare's General Manager Sales and Marketing, David Martin.

## Radius Taupaki Gables

Radius Taupaki Gables provides residents with hospital-level medical care from the comfort of their own bed, in a family friendly environment. Offering 48 hospital beds and 12 rest home beds, Radius Taupaki Gables provides a range services, including respite, palliative, and young and disabled care. The care home's core value is to ensure that families feel good about their loved ones being in care. Laurel and her team take a holistic approach, ensuring that resident's medical care is furthered by supporting therapies, social activity and engagement with the community - and even animal visits.



A leader in the aged care sector, Laurel Winwood brings a wealth of

knowledge from her extensive background in nursing. She merges medical care and wider care into one, so residents can feel at home while they recover from injury or illness. Laurel explores innovative ways to engage with residents to keep them active, including working with an Auckland University study into reducing falls.

## Summerset at Monterey Park

Summerset at Monterey Park offers the experience of luxury retirement living in the thriving Hobsonville community. Set on the water's edge with 270-degree views over the water and only a 20-minute drive to the CBD, Summerset at Monterey Park lets you enjoy the very best this unique location has to offer. Our stunning range of indoor and outdoor facilities means you'll always have something to do, no matter what the weather.

If you are looking to secure a place in our wonderful community, this could be your last chance as the final stage of the village is available now.

Villas - These brand-new spacious homes come equipped with a contemporary kitchen, large bathroom and laundry, outdoor living area single garage with internal access garage and much more.



**GULF  
RISE**

## Show home now open

The Gulf Rise community is proud to call this tranquil corner of Red Beach home. Set on the sparkling Hibiscus Coast, Gulf Rise has everything you'll need to retire. Book your appointment today to view our brand new show home and come explore for yourself!

**Call Adelina on 0800 005 877**

- **For the life you want to live**  
call Adelina on 0800 005 877  
adelinad@metlifecare.co.nz  
89 Symes Drive, Red Beach  
gulfrise.co.nz



metlifecare

### FURTHER FACILITIES COMING SEPTEMBER 2022

Wellness centre with swimming pool, spa, gym, hair and beauty salon

Library, lounge, activities & billiard rooms

Café, bar and covered outdoor terrace

### COMING IN 2023

Care home



Gulf Rise's stunning 1, 2 and 3-bedroom apartments offer plenty of sunshine and space to enjoy your retirement.

**Move-in ready today!**

Note: Visitors must be feeling well and wear a mask while on-site. For your safety, our staff also receive daily testing. For full Metlifecare COVID-19 guidelines, please refer to our website [www.metlifecare.co.nz](http://www.metlifecare.co.nz)

# Best of Aged Care

Clark Coastal Villas - Our premium offering here at the village, these incredible three-bedroom, two storey homes are nestled on the northern boundary of Summerset at Monterey Park. Each architecturally designed home is orientated for fantastic sun and views been finished to the highest of standards with contemporary finished and features throughout.

For more information get in touch with our Sales Manager, Nicola Redmond on 09 951 8922.

## Appreciation for great design

Today's retirees appreciate great style and design and, after almost three decades in the business of building and operating premium retirement villages, Metlifecare takes a unique approach to creating its bespoke villages and amenities.



Metlifecare ensures its villages fit perfectly into local environments and communities and the process starts by considering potential customers and determining their needs and expectations.

"We know our future residents are accustomed to high-end architecture, they appreciate outstanding urban design, and they want to be proud to show their children and grandchildren where

they live," says head of development, Matt Wickham.

"We look for outstanding sites with strong links to the local community and desirable lifestyle features and use award-winning architects and landscape designers to bring to life bespoke villages that residents can be proud of."

Those sites can be coastal, urban or rural, and each Metlifecare village is completely unique, with its own individual theme. One of the company's latest developments, Orion Point, currently under way in Hobsonville, and due to open to its first residents in 2023, has been designed with an urban coastal sanctuary focus.

Metlifecare has considered the area's rich history, taking great care to honour it, building a premium retirement village with independent villas and apartments, a care centre and stylish modern amenities, all sitting comfortably within a stunning coastal location.

[www.orionpoint.co.nz](http://www.orionpoint.co.nz)

## Thinking about the move to retirement living?

The Best of Aged Care Seminar and chat is on 29th September 2022, 10am to 12.30pm, at St Chads Church, 7 Matua Road, Huapai, Auckland. The Best of Aged Care Seminar will deliver a number of the very best accommodation and health care options available to you today from reputable and proven suppliers that really care about you, and your journey, to retirement living, making your next

## ORION POINT

### Point of perfection

Orion Point is a premium retirement community nestled on the stunning peninsula between Hobsonville and Scott Points. Offering world-class amenities, exceptional homes and a sparkling community spirit, stage one apartments are selling now.

**Call us to discuss your options**

- **For the life you want to live**  
Call 0800 123 880  
[orionpoint@metlifecare.co.nz](mailto:orionpoint@metlifecare.co.nz)  
62 Tahingamanu Road, Hobsonville  
[orionpoint.co.nz](http://orionpoint.co.nz)



metlifecare

#### FACILITIES COMING LATE 2023

Village clubhouse and green with bistro-style café and bar

Swimming pool, spa, activities room, hair & beauty salon, resident workshop

Coastal walkway extension

#### COMING EARLY 2023

Coastal pavilion



Orion Point's first release of brand new two and three-bedroom apartments will be ready for move in from early 2023.

Note: Visitors must be feeling well and wear a mask while on-site. For your safety, our staff also receive daily testing. For full Metlifecare COVID-19 guidelines, please refer to our website [www.metlifecare.co.nz](http://www.metlifecare.co.nz). All images are artist's impressions.

# Best of Aged Care

stage of life, comfortable, easy, simple and enjoyable. You can bring a friend or family member with you to this independent seminar and chat with a range of professional support providers to help you. Our speakers include:

Nicola Redmond - Sales Manager at Monterey Park - Hobsonville will be presenting a slide show at the event showcasing the Village and all it has to offer. Set on the water's edge with 270-degree views over the water, Summerset at Monterey Park offers the experience of luxury living, offering a range of villas, apartments, serviced apartments and our premium waterside Clark Coastal Villas.

Kitty Rothschild has been involved in villages and development spanning 27 years and her role at Metlifecare as Head of Development Sales & Marketing has her overseeing all new Metlifecare villages. Kitty is closely aligned with the needs of our residents ensuring each home offers the ultimate in premium liveability and beautiful design. Her marketing team tailors each village to its location and sales teams enable you to reimagine retirement living in a beautiful new village.

Graham McIntyre, Brand and Territory Owner of Mike Pero Real Estate, Kumeu and Hobsonville will be sharing a number of stories and highlight experiences within his 17 years helping mature clients transition well from the family home to a retirement village. His journey with the aged care includes his own close family members that have initially resisted the move to retirement village living but took the plunge and are loving it.

Adelina Dantas has been with Metlifecare as a top salesperson for 14 years, and in that time she has welcomed over 900 residents into their new homes. Adelina always delivers a well-informed overview

of the village options that align with a buyer's needs both now and in the years ahead and is well versed on the significance of the decision-making process. In many instances Adelina has been dealing with future residents for a number of years before they call one of our villages - home, truly valuing every relationship as a long term connection.

Laurel Winwood - Facility Manager at Radius Taupaki Gables. Laurel began her nursing career in 1985 at Northland Polytechnic graduating in 1987 and has worked in aged care since 1990. She started at Radius Taupaki Gables in 2005 as a Clinical Manager and today oversees the 60-bed care home as Facility Manager.

Debra Barron is a Barrister and Solicitor of the High Court of New Zealand and Principal of ClearStone Legal. ClearStone Legal have offices in Te Atatu Peninsula and Huapai/Kumeu. Debra will walk you through the legal process to complete a sale of residential property, purchase of an occupation licence and the estate planning elements.

Consider how your needs may change, and ensure that there is additional care if you need it. Talk to your family and involve them in these decisions. Before you move, make sure you have not just the next few years in mind. There is a lot to think about but take one small step at a time, talk to our experts and engage with people that have taken the journey and you'll feel right at home.

Morning tea is provided, however as seats are very limited we need you to reserve your seats early to avoid disappointment. Call 0800 900 700 or email [editorial@kumeucourier.co.nz](mailto:editorial@kumeucourier.co.nz) with your name, contact details and seats you would like reserved. Multiple seats will require names and contact details.

## CLEARSTONE LEGAL

"Debra and her team at Clearstone Legal helped everything run like clockwork when I moved out of my home of 35 years.

The timing could not have been worse as Auckland was in lockdown throughout the whole process of marketing, selling and moving but they managed to find a way for me to sign all the documents and have virtual meetings when necessary. They kept stress levels minimised and I would recommend them to others needing assistance going through the move to a retirement village." Susan K



**Debra Barron**, Principal | **Emma McGrath**, Senior Solicitor

**Elyse Crowther**, Registered Legal Executive | **Tina White**, Legal Executive



Debra



Elyse



Tina

**1A Tapu Road, Huapai, Kumeu**

**1/547 Te Atatu Road, Te Atatu Peninsula**

**09 973 5102 - [www.cslegal.co.nz](http://www.cslegal.co.nz)**

# Property

## Property market report

Considered buyers are making the most of great value.

There is great buying available today in the streets of Auckland, but it will not last as vendors reach a point that housing stock will go into the rental pool.

It also remains a mystery why so many media commentators shout on about a correction in house prices and how disastrous it is. A recent statement from CoreLogic in August suggested a landslide of property owners were selling at a loss however the percentage change that was calculated affected less than one percent of sales in the June Quarter. It does border on irresponsible reporting because the professionals within the property sector stated repeatedly that the increases through 2020 and 2021 were unsustainable and that the market would correct.

Similar to the managed funds and other investments, the market rolls through a series of peaks and troughs and you ride through these times with a view to sell, buy or hold based on all the things that are important to you and what is happening in your life. If you have purchased pre 2020, you most-likely will sell today and make a profit. If you are selling and buying in the same market you should be in a comparable position.

Restrictions being felt in the property market today are not a true reflection of demand and supply but are the artificial manipulation of bank lending due to the CCCFA (Responsible lending act) and the Reserve Banks tightening of loan to deposit and loan to income restrictions imposed on banks. The increase in interest rates may dampen enthusiasm but in all honesty we have had high interest rates before.

Many buyers are finding alternative funding streams through non-bank-lenders which are very competitive in rates and very professional in servicing borrowers. Further information should be sought through your Mortgage Broker or you may contact Mike Pero Mortgages on 0800 500 123 for more options.

So, before you buy into the doom of national media, take a look at the sales concluded over the last month, which will give you some reality of the current market:

Coatesville	\$5,000,000
Helensville	\$600,000 to \$2,085,000
Huapai	\$1,240,000 to \$1,270,000
Kumeu	\$850,000 to \$1,950,000
Muriwai	\$1,700,000
Parakai	\$825,000
Riverhead	\$1,150,000 to \$2,140,000
Swanson	\$1,150,000 to \$2,140,000
Taupaki	\$1,050,000
Waimauku	\$1,051,000 to \$5,650,000
Waitakere	\$1,602,000
Whenuapai	\$895,000 to \$1,480,000

Give me a call today on 0800 900 700 for more information. After 17 years of making people my priority in real estate, you will benefit from unparalleled experience, care and commitment. It costs no more to use a more experienced customer focused agent that puts you, front and centre. Graham McIntyre phone 027 632 0421 email graham.mcintyre@mikepero.com - Mike Pero Real Estate Ltd Licensed REAA (2008).

## Flat plans – what should I look at when buying a property?

By ClearStone Legal (Elyse Crowther, Registered Legal Executive)

Cross-leases are a common form of title in New Zealand, they involve an underlying fee simple title and each owner has a lease for their home or "flat" and often an exclusive use area. The flat, any common areas and exclusive use areas are shown on the Flat Plan which is attached to the title.

When you own a cross lease property you are not able to make any changes without the other cross lease owner(s) consent, for example adding a deck, and if the works are more significant e.g building a roofed deck or adding a garage attached to the dwelling then the flat plan also needs to be updated to reflect this. When this is not done the title becomes defective.



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When you are looking at a cross lease property to purchase it is important to compare the flat plan to the actual dwelling and look for any inconsistencies, viewing a satellite image of the property can also help. A defective title must be disclosed to your lender, failure to do so can result in the lender being unwilling to advance the funds required to complete the purchase so making sure you have these discussions early on is important.

Correcting a flat plan can be a time consuming and costly process, you need to engage a surveyor who will draw up the new plan and then this needs to be lodged with Land Information New Zealand by your solicitors so that it can be registered against the title.

If you're considering buying a property and need some guidance, or if you have a cross-lease property which is defective and need some help, give ClearStone Legal a call on 09 973 5102. We would be happy to assist you.

## Beware of cowboys

In my role working within different areas of the business a large proportion of my role is working with Property Managers and constantly upskilling and training. There's no debate that the property rental industry has seen a lot of changes in the past few years, particularly around legislation and landlord responsibilities. We have found that a lot of new owners buying their first investment property are now automatically heading straight to a property manager, as the experts in the field. Once an owner signs on with us at The Rent Shop Hobsonville, they appreciate the professionalism, industry knowledge and expertise our Property Managers can offer.



- Less stress - you won't have to deal with late-night emergencies, organising contractors, chasing down rent and water payments, raising the rent.

- More freedom - you can holiday anywhere you want without having to worry about your tenants, routine inspections. You can live anywhere in the world you like.

- More free time - For a property investor, time is money, you want to be working on your business, not in your business, that's our job.

Finding a good property management company is critical. This isn't an area that you want to choose to skimp on fees. Unfortunately, you pay for what you get. Lower fees often mean lower wages and less training for the staff that work there. This generally leads to a higher

turnover rate, which means that your investment property will not benefit from the stability and quality a strong property management team can offer.

A key difference we have is a team of credit controllers that work with our Property Managers to action rent arrears daily that enable missed or late payments to be followed up with greater efficiency. This dedicated focus on rent and invoice collection is backed by our experience and use of proven systems. It's important that the appropriate action and process is followed if required. If not, it may result in you losing in tribunal.

It's important to remember when you go on a flight you don't jump in the pilot seat and learn to fly on the spot. You are wanting a pilot who is highly experienced and has flown many times before and keeps you safe. This is the same when choosing a property management company.

Beware of the cowboys. Research, research, research- look at google reviews, look at their website and look at their values. Make sure they operate in the area your investment is located. It's no good having a company that doesn't know the good from the bad areas, or promising a rent that is not achievable in that area.

Ask for references from current owners - give your property to the manager that you felt a connection with, the one that listened to your needs and understood you, the one that took the time to appraise the property correctly and give you informed and accurate information and possibly made suggestions of any works that need to be carried out before it is rented.

## Know any would-be first home buyers?

It's no secret that it has been a tough time for first home buyers, but there are some new (and some improved) initiatives that have recently come out of Kāinga Ora, that first home buyers should know about. They just might make getting into a first home a whole lot more achievable.

First Home Grant - a gift to help you into your first home

The First Home Grant (previously known as the Homestart Grant) is a gift of up to \$10,000 per person towards the purchase of your first home. If you are purchasing an existing home you may be eligible for up to \$5,000 and if you are purchasing a new home or land (and have a building contract to build) you may be eligible for up to \$10,000.

The good news is that Kāinga Ora has just increased the limits on the value of the property you can purchase using the First Home Grant. The limit for Auckland is now \$875,000 for both new and existing properties, and for other places such as Whangarei is now

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# Property

\$600,000 for existing properties and \$800,000 for new properties. The annual income caps have also been increased.

First Home Partner - a co-ownership model to help you into a home. First Home Partner is a new offering from Kāinga Ora, and is likely to make a big difference to eligible first home buyers of new builds. It involves Kāinga Ora providing up to 25% (to a maximum of \$200,000) towards the purchase of your home, and then holding that same percentage of the home as a co-owner until you buy them out (expected to be over 15-25 years).

This could be a game changer for first home buyers - the example given on the website shows that if you have saved up 10% of the purchase price, and you have approval from a participating bank to lend you 75% of the value, Kāinga Ora may provide the last 15% needed to get you into that home.

Like the other schemes, you have to live in the home as your main home, and because you are co-owners, there are some additional steps around making improvements or selling, and ensuring you are moving towards your goal of buying KO out. The sale and purchase agreement will need tweaking to buy with First Home Partner, so you should get legal help before you sign the agreement.

You can use this scheme with First Home Grants, and may be able to use Kiwisaver towards your deposit too.

First Home Loan - support to buy before you have a big deposit

This new initiative from Kāinga Ora means that you may be able to get into your first home even if you only have a 5% deposit. "First Home Loans" are loans provided by a bank but underwritten by Kāinga Ora, which allows lenders to provide loans that would sit outside their usual lending requirements e.g. for a 20% deposit. The criteria require you to meet the required income caps (which at present are the same as those for a grant).

As you would expect (because the lender takes a bigger risk including of dips in property values when there is less equity) there are some differences from a standard home loan. The First Home Loan is only available through certain lending institutions (see the

Kāinga Ora website for a list), and the lender can charge a 1% Lenders Mortgage Insurance (LMI), and may charge an application fee. It is always worth comparing interest rates and application fees. You still have to meet the bank's other lending criteria to be granted a loan.

Check out eligibility and criteria here <https://kaingaora.govt.nz/home-ownership/first-home-loan/check-you-are-eligible-for-first-home-loan/>.

Kāinga Whenua Loan - loans enabling you to build on Māori whenua

This is a new scheme set up to allow a home to be built on Māori whenua that is owned by multiple people. Historically it has been hard to get finance to build on Māori whenua due to the different way land is held, and because of the issue of a bank exercising a power of sale. This new initiative sees whānau able to borrow to build because Kiwibank will instead take security over the house itself rather than the land. Like the First Home Grant and the First Home Loan you will need to live full-time in the house. Kiwibank will lend up to \$500,000 towards the cost of the build.

Before you sign on any dotted lines, go to Kainga Ōra's website and check out eligibility and conditions: [kaingaora.govt.nz/home-ownership](https://kaingaora.govt.nz/home-ownership).

If you need advice on purchasing a property have a chat with one of our property experts Shelley, Pierre, Amie and Sandra at Henderson Reeves Lawyers 09 281 3723, or pop in to see our new offices just off the offramp at Rosebank and Patiki Roads.

## New trust rules may put your assets at risk

New trust rules mean that beneficiaries can automatically become settlors if there's more than \$25,000 in their beneficiary current account with the Trust, potentially putting assets at risk.

The roles within a trust are:

- The settlor sets up the trust or moves assets into the trust for the benefit of others (beneficiaries); there can be more than one settlor.
- The beneficiaries receive benefits from the trust/assets it holds.
- The trustees are appointed to manage the trust.

Trusts can and often make income distributions to beneficiaries without actually paying that money out to the beneficiaries. The money sits in a beneficiary account, recorded as money owed to the beneficiary by the trust. In the past this hasn't been a problem, but now if a beneficiary account has more than \$25,000 in it which is owed by the trust, the beneficiary will automatically become a settlor of the trust in the eyes of IRD.

E.g., if your child is a settlor and gets into trouble with their own

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property, the trust could be 'tainted' by the associated persons rules, possibly putting the trust assets at risk. There could also be bright line test tax issues, and settlors with foreign residence can change the way trusts are taxed.

If you have a trust, contact us to talk about your options and any potential pitfalls. UHY Haines Norton Kumeu: 329a Main Road, Kumeu, phone 09 412 9853, email kumeu@uhyhn.co.nz.

## They said I couldn't get a home loan because....

Lending is tough at the moment, but good applications are still getting through, and with the dip in the housing market I've had clients get into great homes they couldn't previously afford.

Given how tough it can be to get an approval, I thought it might be useful to share a few scenarios where clients were first told 'No' by their bank - but there was a way to make it work.

They said I couldn't get a home loan because....

I'm self-employed - Lots of Banks require two years full financials for self-employed clients, but there is at least one that is currently accepting only one year's financials. There are also some great alternative options with finance companies.

I'm too old - This can be a tough one, the banks can be hesitant to offer lending that would go beyond retirement age. But they can't actually discriminate directly on age - so if the lending isn't reliant on your salary, or there is a plan to repay it before you retire - then often we can make a deal work.

I don't have a big enough deposit - A 20% deposit is the standard requirement for your own home, and 40% for an investment property. But there are options outside of this if you are a first home buyer or buying a brand-new house. You can also look to have someone guarantee the loan instead, and the guarantee doesn't generally need to be for the whole loan.

I've missed some payments in the past - The banks can be quite strict on what they call 'account conduct', but at the same time they realise that life is complicated, and things happen. A few banks offer what they call 'second chance loans', and there are some really good finance companies that specialise in this area. These loans will generally charge an interest rate that's a bit higher, but they can be a great option to get back on your feet, and after a couple of years good account conduct, you can look to move to a cheaper product (or back to a main bank).



**Pete Sinton**  
Managing Director

**09 412 2016 | 021 637 772**

49 Beach Street, RD 2, Sandspit, Auckland 0982

**petesinton@townplanner.co.nz**

My income comes from overseas, or I'm relying on government assistance. Each bank has quite different policies on overseas income & government assistance. Just because one said no doesn't mean another won't say yes.

If you'd like help putting together a strong application, I'm available free of charge; and if you want to meet in person the coffee is on me.

Scott Wombwell, Managing Director & Financial Advisor, Better Borrowing 020 4009 8944 | [www.betterborrowing.co.nz](http://www.betterborrowing.co.nz).

## Helping you make decisions when you are unable to

An Enduring Power of Attorney (EPA) allows you to appoint someone to act as your attorney in certain circumstances and endures beyond any loss of mental capacity. There are two sorts of EPAs under New Zealand law. One for Health (dealing with matters relating to your general care and welfare) and another for Property (dealing with your property affairs). In each case, it is essential that you give your EPA to a person you trust completely to uphold your financial or health interests.

Your EPA must be given before you have lost capacity to understand and appreciate your own property or health interests. It is possible for someone to apply to the court to be appointed as your property manager or welfare guardian if you lose capacity without granting an EPA. However, that process can take very long and involves significant costs. The court order will also need to be extended every 3 years.

We recommend that you make your EPAs while you enjoy good health rather than assume you will have early warning about losing capacity. For further advice and assistance in preparing your EPAs feel free to contact Kemp Barristers & Solicitors at [info@kempsolicitors.co.nz](mailto:info@kempsolicitors.co.nz) or 09 412 6000.



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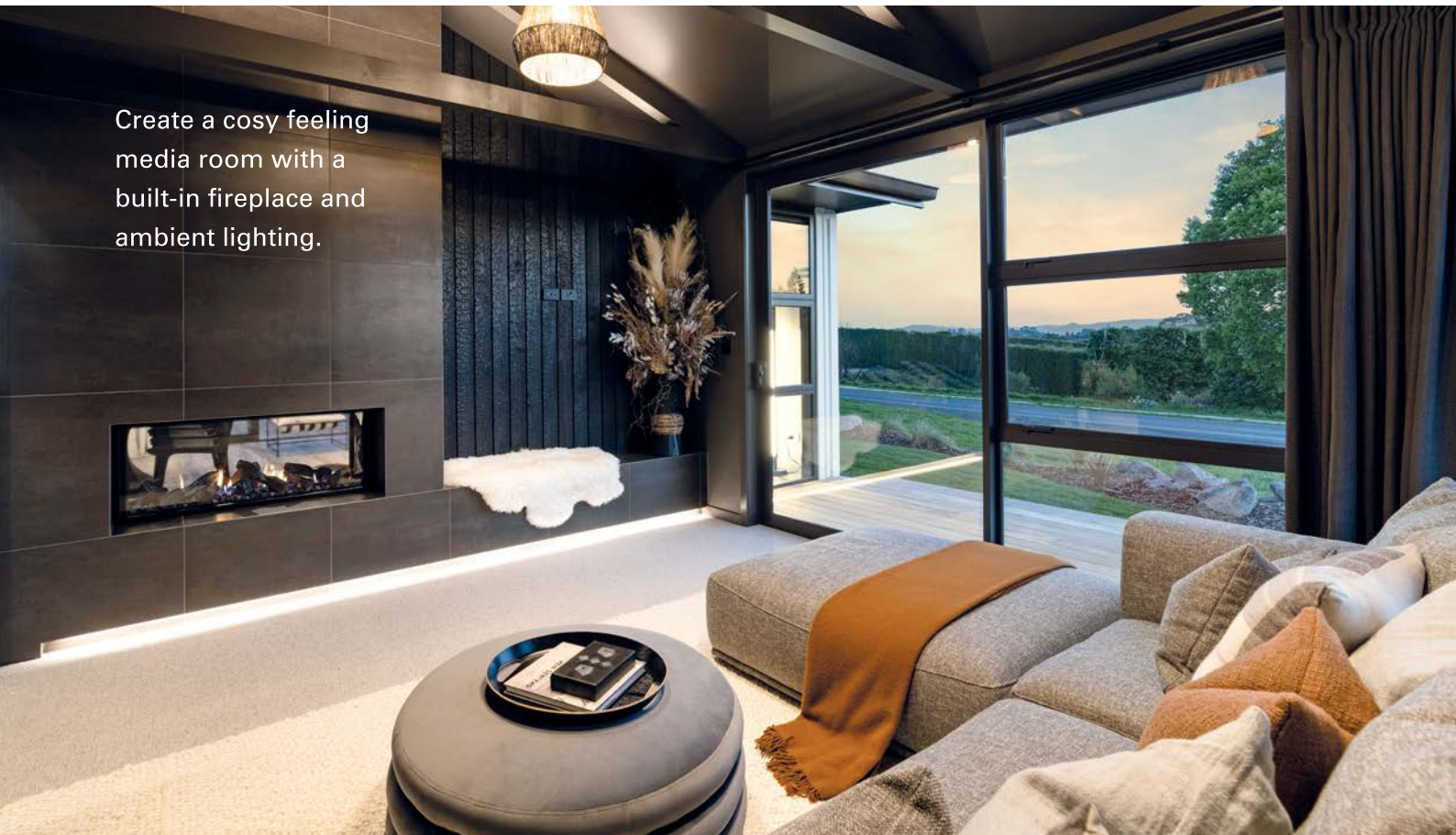




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# Area Property Stats

Every month Mike Pero Real Estate Kumeu assembles a comprehensive spreadsheet of all the recent sales in the area that reviews the full range of Residential transactions that have occurred.

To receive the full summary simply email the word "full statistics" to [kumeu@mikepero.com](mailto:kumeu@mikepero.com). This service is free from cost.

SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$	SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$
COATESVILLE	3,750,000	4.18HA	120M2	5,000,000	TAUPAKI	980,000	959M2	78M2	1,050,000
HELENSVILLE	1,100,000	4832M2	148M2	1,315,000	WAIMAUKU	920,000	1010M2	148M2	1,051,000
	970,000	535M2	232M2	1,140,000		3,650,000	7.93HA	215M2	5,650,000
	1,800,000	12602M2	329M2	2,085,000	WAITAKERE	1,550,000	4.07HA	165M2	1,602,000
HUAPAI	1,325,000	524M2	184M2	1,270,000	WESTGATE	1,230,000	227M2	191M2	1,255,000
	1,250,000	459M2	185M2	1,240,000		1,225,000	527M2	147M2	1,330,000
KUMEU	1,400,000	2023M2	163M2	1,630,000		1,100,000	596M2	171M2	1,050,000
	825,000	103M2	85M2	850,000		820,000	136M2	81M2	825,000
	2,650,000	2HA	189M2	1,200,000	WEST HARBOUR	1,255,000	627M2	210M2	1,455,000
	1,775,000	1.51HA	194M2	1,950,000		1,250,000	501M2	197M2	1,126,000
	1,175,000	1HA	110M2	1,050,000		1,375,000	711M2	140M2	1,320,000
MURIWAI	1,475,000	6250M2	208M2	1,700,000		1,960,000	667M2	320M2	1,930,000
PARAKAI	675,000	0M2	86M2	825,000		1,500,000	671M2	220M2	1,495,000
RIVERHEAD	1,450,000	617M2	216M2	1,965,000		1,350,000	738M2	80M2	1,128,000
	1,480,000	1214M2	130M2	2,140,000		1,050,000	553M2	150M2	1,080,000
	1,600,000	805M2	230M2	1,800,000		1,235,000	373M2	213M2	1,215,000
SWANSON	1,155,000	477M2	171M2	1,150,000		1,590,000	754M2	224M2	1,675,000
	1,195,000	391M2	170M2	1,315,000	WHENUAPAI	910,000	182M2	88M2	895,000
	1,725,000	4.06HA	173M2	1,825,000		1,385,000	345M2	226M2	1,480,000

DISCLAIMER: These sales figures have been provided by a third party and although all care is taken to ensure the information is accurate some figures could have been mis-interpreted on compilation. Furthermore these figures are recent sales over the past 30 days from all agents in the area.

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[www.mikepero.com/RX3382040](http://www.mikepero.com/RX3382040)



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KPL, a well-established plumbing business, owned and operated for over 48 years servicing Auckland North to South, East to West. Pop in and see one of our friendly team members at our showroom based in the heart of Kumeu for all your plumbing, drainage, roofing,



water pumps, water filtration, woodfires and pool & spa needs.

## Aquatic weeds

Spring has arrived and anyone with a farm pond or wetland will see the aquatic weeds start to take off again. Open water can become overgrown with duck weed or azolla, blocking light to the rest of the pond and blocking pump intakes. Large amounts of aquatic weeds can also reduce the volume of the water in your pond, leaving you with less water for summer. Weeds from ponds can overflow in winter into nearby streams and drains and cause ongoing headaches. Clearing weeds from waterways requires a fully trained specialist with the correct techniques to make sure that no damage to the environment occurs. New Zealand Biosecurity Services has the people, plant and equipment to keep your ponds clear and looking their best. Give us a call now on 09 447 1998.



## Attracting birds to your garden

Many gardeners are nature lovers as well, and one of life's pleasures is seeing your garden provide food and shelter for native wildlife all year round. Birds, skinks, geckos, butterflies, bees, wetas, the list goes on.



Whether you have a large garden or small, there are plenty of plants to attract and feed the birds especially during winter and spring when the tui and our native wood pigeon will travel long distances in search of food. Food sources are scarce during the winter, so by planting a couple of different varieties of plants now, and your

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# Home & Garden

neighbour planted a couple more, soon you will have birds visiting throughout the year.

Awa Nursery has a range of plants to help you on your way to creating a food haven for the birds. Kowhai, titoki, karaka, flax, corokia, cabbage trees, Fushia procumbens, putaputaweta, lacebark, Muehlenbeckia, and pohutukawa are just some popular natives to encourage the birds, providing nectar, fruit or seeds. There are many more, and we also have plenty of exotics you can consider. Encouraging insects for birds to feed can be done by providing a good layer of mulch or leaf litter on your garden. The skinks will also benefit from this. Be sure to provide fresh and clean water in a safe location away from cats.

Now is the time to plant, and large or small, there is bound to be something at Awa Nursery that will fit in your garden to help feed the local wildlife.

## Potted and indoor plants workshop

Saturday 24th September (9.30am to 11.30am). Plants in pots or containers can be used to brighten up any living space whether indoors or outside. However, growing plants in pots can be difficult, especially if you are growing plants in pots outdoors.



There is a huge array of different plant options available to choose from, and a knowledge of appropriate growing environments and how to care for your plants is essential for success.

This 2-hour interactive and fun workshop presented by horticulturist David Bayly, will offer much of the information you will need to assist in growing plants in pots.

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# Home & Garden

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We'd also welcome your help and support to meet some of the costs that we incur as a grass-roots organisation operating on the smell of an oily rag. Those costs seem disproportionate - we are currently fundraising to meet public liability insurance costs of almost \$700. If you can help support us with a donation, please do. Our account number is 02-0139-0144121-000 and no donation is too small - or

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# Home & Garden

too large, to help us keep growing.

Our head gardener is at the garden every Sunday (afternoon), and we have workshops and community planting and harvesting on the first Sunday of the month too. Give what you can, take what you need. See you there. [www.facebook.com/kumeucommunitygarden](http://www.facebook.com/kumeucommunitygarden)

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Spring has sprung at Western ITM and you'll find a great range of products to suit the season on sale at your local Western ITM store including:

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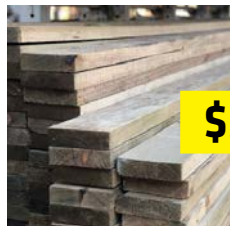
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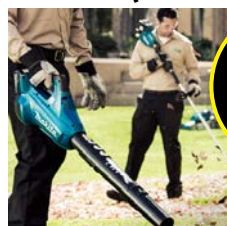
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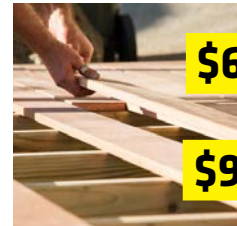
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## Dealing with a soggy lawn

In my experience (from 2005), since July it's been one of the soggiest winters, with the soggiest ground. Many lawns couldn't even be walked on let alone mown.

It's not just the amount of rain - if it all fell in one day it would flow and drain away, and the lawns would quickly dry out - but it's the way it has fallen. Lots of rain day after day, which means the lawns don't get a chance to drain and after about three days of saturation they lose strength and turn to 'Mush'. Some lawns are so soft I'm thinking of buying some snowshoes to strap onto my mowing boots. So how can you help your lawn cope better with next winter?

1 - Keep your car off the grass. Even when conditions are ok, a car compacts the soil, squeezing out the airspaces and sealing it up, this affects the lawn in winter by preventing the water draining. In winter when the lawn is soft any cars on lawns will make a huge mess.

2 - Stop cutting the grass so low. We seem to have a tradition in

NZ of wanting really, really short lawns, and it's not good for the lawn. There is roughly the same amount of plant material above and below ground, so long lush grass will have long, large roots below the ground. This helps keep the soil together when it is soft, more importantly it aids good soil structure & air spaces and gives a pathway for drainage. And in summer the lawn will tolerate drought better as the roots go deeper to find the moisture lower down.

3 - Aerate the soil - if a small lawn maybe use a screwdriver or garden fork, stab it in and lever back & forth to make air holes, or for a larger lawn hire an aerating machine. Gets air, water and nutrients further into the soil and the soil can breathe and drain. It results in healthier grass and a better draining soil.

4 - If its heavy clay, you may want to add sand and compost as this breaks up the clay, it also helps microbes and earthworms to do their thing and get that soil structure back.

Further possible steps beyond this can get a bit expensive like adding drains, or redoing the slope or creating gentle swales to redirect the water and stop it pooling over your lawn where the soil stays wet for long periods. As I said above, it's the multiple days of saturation that cause the soggiess, if you can get the water away reasonably quickly you can reduce the chance of the soil turning to mush.

While we can't do much about the rain, we can prepare our lawn for next winter, we can treat it better and get it into the best possible shape for coping better and making a quick recovery.

Gary Turton, Franchisor - Jim's Mowing (NZ North).

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# Central's Tips

## September 2022



Prepare for a great summer harvest, condition and feed the soil, get the strawberry bed ready and install climbing frames ready for tomatoes and beans. Add some lemon flavours in the herb garden.

Trimming evergreens, feeding the garden and mulching are traditional spring tasks. Layer the mulch around plants and stake new trees. Look for new seedlings popping up around favourite plants, plus give the lawn some love.



### The fruit and vegetable garden

- **Condition soil organically ahead of planting out vegetables** by applying at least two of these top products - compost, sheep pellets, ground mussel shells and Morganics organic fertilizer
- **Blood and bone is a gentle boost of nitrogen** around blueberries and strawberries as they produce the first flower buds. Place pea straw around developing strawberries to keep weeds out and the moisture in
- **'Architectural' edibles in the vegetable garden:** plant globe artichokes, cavolo nero and bay or upright rosemary
- **Install decorative climbing frames:** bamboo teepees and metal stakes add vertical interest and will support beans, cucumbers tomatoes etc.
- **Seeds or seedlings that can be sown directly:** carrots, parsnip, radishes, fennel, mesclun mix, bok choy and lettuces
- **Useful summer herbs to plant in early spring** include parsley, coriander, dill, chervil, sage and oregano
- **Sort some lemon flavours for summer cooking:** lemongrass, lemon thyme and lemon verbena all add magic to cordials and syrups, marinades, and tea infusions

### The ornamental garden

- **Pep up the garden areas by fertilising with Prolawn All Purpose.** It's fast acting and will replenish nutrients that have washed through gardens in the heavy rain
- **Time to trim topiaries and hedges and fertilise,** then add mulch around them
- **Fertilise roses and check for aphids.** Squashing them by hand is easy with small colonies, otherwise you may need to spray. An organic remedy, Aquaticus 'Bugtrol' will do the trick
- **Free plants - Look out for seedlings around the 'mother' plants** in the garden - NZ grasses, native trees and shrubs and flowering perennials often produce babies that you can transplant now
- **Mow the lawn once it's dried out.** We're very excited by the organic lawn products Lawnganics and recommend ROOTS as spray to apply for healthy turf growing conditions
- **There are some great spring-flowering shrubs around to enjoy.** Try blue flowered Californian lilac (ceanothus), there's a range of azaleas in many hues, plus many rhododendrons flower from now onwards

## Project for September

### Raised garden beds

Create a raised garden for your summer vegetables using our range of hardwood sleepers for a rustic or modern look. Once constructed, line raised bed with a thick plastic sheet and then fill with garden mix or veggie mix. Now to get planting!

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# Food & Beverage

## We're celebrating our 85th vintage

Join us on a culinary experience to celebrate our 85th vintage and enjoy a 5-course degustation inspired by the five generations of Soljan family members.

Designed by our talented head chef, this feast will encompass the family's Croatian roots, accompanied by a stunning range of our wines to match.

This event will take place on Friday 23rd September, tickets can be purchased on our website for \$89pp with wine pairings available for \$45pp, you won't want to miss it.

[www.soljans.co.nz](http://www.soljans.co.nz) for more information.



## Homemade Blue Butterfly Pea Curacao Syrup

This is a homemade non-alcoholic version of blue curacao using blue butterfly pea flowers to create the vibrant blue-purple colour. It is lightly-spiced and delicious. Use the syrup to create interesting alcoholic or non-alcoholic beverages.

As the syrup is heavier than most other beverages, it will sink to the bottom of the glass when added to juice or carbonated beverages. It is best to add the syrup to the glass first, then add ice, and slowly add your other beverage on top to create a layered effect.



Ingredients: 1/4 teaspoon coriander seeds, 1/4 teaspoon cinnamon pieces (finely cut), 4 whole cloves, Dried zest of 4 small oranges (you can oven-dry the peels), 1 cup sugar, 1 cup water, 2 heaped tablespoons blue butterfly pea flowers.

Method: Add all ingredients to a small saucepan and bring to a simmer. Simmer for approximately 5-10 minutes (the longer it simmers, the thicker the syrup will become). Remove from heat and allow to cool. Strain and pour into a sterilised bottle. Store in the refrigerator for up to one week.

Blue butterfly pea flowers along with other herbs can be purchased via our online store: [www.NewZealandHerbalBrew.co.nz](http://www.NewZealandHerbalBrew.co.nz).

## Westbrook

August was a busy month behind the scenes for our vineyard manager Michael and his team. Westbrook resolves itself around as caretakers of the land, always adapting to the environment as it ever changes, season to season. It's a beautiful slow dance of many parts coming together.

From pruning and positioning the fruiting canes on the wire, to the mulching of the organic matter back into the soil, as we await bud burst in the next month or two.

The Cellar Door team is enjoying welcoming more of our Aussie cousins and returning Kiwis as the travel restrictions are slowly lifted. As more locals discover this 'hidden gem', a lot of our weekend bookings are for family groups re-connecting after many months of lockdowns. We love seeing the smiles on their faces. Our gourmet pizzas and tasty platters are as popular as ever and we now also have soups and desserts, which change weekly.

The wine list features all of the Westbrook 'classic hits' with the addition of our new-release Syrah (Waiheke Island). Haven't been to see us for a while? Come on over... we are 'just up the road' at 215 Ararimu Valley Road, Waimauku. Bookings are highly recommended for weekends and public holidays. Book online at [www.westbrook.co.nz/book-now](http://www.westbrook.co.nz/book-now) or call the friendly Cellar Door team on 09 411 9924 for assistance.



## Geoff Upson Candidate for the Rodney Local Board – Kumeu

My name is Geoff Upson and, on your behalf, I want to take on the responsibility and the challenge of holding this council accountable for their applicable duties and responsibilities. For many years I have been volunteering my time and spending my own money to bring awareness to the deteriorating road conditions in Kumeu and the greater Rodney area. The local and international Media have recognised my efforts and determination. I want to ensure that council meets their obligations to perform the core duties of council. This includes Maintaining Rate Payer owned public assets we all rely on. I have spent most of my life as a tradesman, which gives me: practical thinking skills, problem solving skills, actual real-world experiences, and a common-sense approach. Our local board needs a positive change and a vote for me is a vote for the community. We have 4 seats in the Kumeu subdivision, I will announce my preferred team mates soon.

Authorised by Geoff Upson 021 024 10569



# Putting the Record Straight

advertisement

It was with anger and dismay that I read the article written by Local Board Chair Phelan Pirrie in the August edition of the Kumeu Courier.

It was a misleading attack against Rodney Ward Councillor Greg Sayers.

The Northwest of Auckland, our community, faces enormous growth difficulties. There is no over-riding future plan to embrace the whole area, roading infrastructure cannot handle the volume of traffic, and dear I say it, the risk of future flooding is ever present. Our community needs cohesive and co-operative leadership from our elected officials, not selfish politically driven tirades that create division.

Too well I remember the time before Councillor Greg Sayers was elected and the North West of Auckland was all but ignored at this level. Under Greg Sayers watch, we have a Councillor that looks after the entire ward, not just part of it. He works on our behalf, he takes your concerns to the Auckland Council Planners. We put at risk representation of our community if Councillor Sayers is not re-elected.

Board Chair Pirrie claims to be bemused at Councillor Sayers statement that most Main Road businesses and the heart of the Kumeu/ Huapai will be destroyed.

Under supporting Growth's plan every business on Kumeu/ Huapai's western side is gone. On the eastern side, numerous businesses are gone or lose their car parking. And all this to support a Center Plan in a flood prone zone. That Center Plan will require flood zones to have ground levels raised. Can you imagine the impact further down the stream, this will surely put more residential areas at risk.

## Sayers gets it, does Pirrie?

As stated by Supporting Growth all the design work that devastates our existing business Main Road community is based around the Kumeu Center Plan. I say to you that after the 2021 flood the Center Plan is totally inappropriate, it needs to shift. If I am correct, then all the design work done by Supporting Growth is incorrect. For the record, my personal best interests would be for the proposed Center Plan to go ahead. I speak against the plan in the best interests of our community as a whole.

Greg Sayers see's the danger of the current plan, what's your take Board Chair?

### SOME FACTS AND QUESTIONS:

- Auckland Councillors are representatives and leaders of their communities. Their role involves setting policies, making regulatory decisions, and reviewing council performance.
- Local Boards are charged with decision making on local issues, activities, and services. Further to provide input into regional strategies, policies, plans and decision.
- A BID is a Business Improvement District primarily funded by a targeted rate collected from the business community. Its intention is to improve and protect the local business community.
- Supporting Growth is Auckland Councils Strategic Transport

Planning Agency.

- There is a Center Plan for Kumeu that will see the current industrial land on the eastern side of the Main Road become light commercial/ residential
- In August 2021 an extreme weather event caused severe flooding in Kumeu.
- To evoke the current Center Plan the existing industrial area will need to have the ground level raised.
- Our north-west community is desperate to have new and appropriate roading infrastructure.
- Disposal of the storm/flood water is possibly the biggest issue facing future growth in our community.
- The north-west needs a sensible concept plan to guide future growth and stop sporadic inappropriate development.
- Should flood prone areas have ground levels raised? If the answer is yes, what impact will that have on other low-lying areas down stream?
- If Supporting Growth's transport plan for Kumeu/Huapai is based on the existing Center Plan Proposal should that transport plan be revised?
- Did Supporting Growth advise Concillor Sayers of the transport plan prior to its June public notification?
- Did the Local Board have prior knowledge of the proposed transport plan and the degree of the devastation of the business community?  
If they did, why was it kept from the community?

## If they did, why was it kept from the community?

- Is the Local Board Chair (which is a full-time paid position) also the manager of the BID taking 40% of the BID targeted rate as a management salary?

If this is correct, is this appropriate or a resounding conflict of interest?

- If the BID manager, had prior knowledge of the Supporting Growth transport plan, why was the business community not immediately advised?

Supporting growth claims there has been robust public consultation into its transport proposal. To that," I say complete nonsense".

They have paid lip service at best to community consultation and the result is a plan that won't work and is nonsense. A plan that if implemented will have dire effects in the respect of flooding. A plan that if implemented without the Kumeu bypass first constructed will decimate traffic movement. A community working group is putting together a concept vision for Kumeu/ Huapai soon to be released.

**Craig Walker, Concerned community member**

# Health & Beauty

## Don't you hate your glasses fogging up?

Anti-fog lenses are available with a special coating that is quick to de-fog and stay clear. But here are some tips from Molly and Matthew and Anna at For Eyes to de-fog your existing glasses:



1. After cleaning your lenses, go over them with an anti-fog lens cloth\*, specifically designed to repel condensation from your lenses to help prevent them from steaming up.
2. Clean spectacles with No Fog wipes and sprays\* which deposit an anti-fog layer that lasts all day. For hi-fog environments there is a stronger gel you can apply.
3. Is your mask snugly hugging around your nose and cheeks? A loose-fitting mask allows exhaled air to rise and condense onto your glasses. If you wear a surgical mask with a bendable wire at the top, gently pinching the wire to shape it around your nose will do the trick.
4. Use tape to secure your mask across your nose bridge. Presto! No upward air-flow. Use surgical tape or a Band-Aid.
5. Exhale downward by holding your upper lip over your lower lip, as if you're playing a flute. Try this after stepping inside from the cold.

\*Products available from For Eyes Optometrists in the Kumeu Shopping Village.

## Spring is coming. Ready for a white, bright smile?

Is whitening for you? If your teeth are darkened from age, coffee, smoking etc, whitening is successful in at least 90% of patients. No one can predict how much lighter your teeth will become, every case is different.



Why not come in for a FREE consultation with Kumeu Dental's Oral Therapists, and they will take care of you and put you

on the right sparkly white path. Depending on your teeth sensitivity and the results you want to achieve we will recommend an option that will suit you best.

We have four amazing options tailored to suit all different types of patients:

The Professional Package: In office whitening achieving instant results for when you're too busy or have an event tomorrow.

The Boost Package: Take-home whitening when you're in control & can take your time.

The Premium package: In-office whitening (instant results) combined with the take-home kit for optimal pearly white results.

The mega boost package: Our take-home whitening system with double product.

Call Kumeu Dental on 09 412 9507 to have all your questions answered. Follow us on Instagram @kumeudentalsurgery & Facebook to see our spring specials.

## Exploring your past lives

Some people in our lives touch our hearts from the moment we first met them. It maybe their energy, their personality, but it is something that makes you gravitate to them, it's like you have known them but just don't know from where. It's like the saying "A brother from another mother" or "A sister from another mother". It's that immediate bond, a lifelong bond. Personally, I met a dear friend of mine while doing a healing course in Las Vegas many years ago, she was hosting it and picked me up at the airport, we were both strangers but from the moment we met, we became very close and with her family, it really was "a sister from another mother". The connection we have, is like we have known each other from the past. Have you had a similar experience and met someone and felt you have met them before?



When we travel to a special place or have a desire to visit a new place or country, have you ever felt you've been there? Have you watched something on tv or read something in a book or magazine and it seems familiar? Maybe you have been there before, but in another life time.

Have you ever said to yourself, why has this happened to me? Why did this person do this to me? Maybe it is past karma. Are you curious to learn more? Maybe a trip down memory lane is in order, so you can go back into your past.

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# Health & Beauty

to heal various aspects of that time, that may be affecting your current life in order for your future to be healed.

Astramana™ Healing Services, Past Life Regression Facilitator Jason Mackenzie has conducted various Past Life Regression sessions over the years, taking people on journeys to different times and places such as a soldier in the army, a small village in Asia, royalty in Europe. Your journey into your past is unique to you, are you ready to go down Memory Lane, with a Past Life Regression session? Don't delay, book your Past Life Regression session now with Jason.

Visit our website: [www.astramana.com](http://www.astramana.com) or email us at [astramana@gmail.com](mailto:astramana@gmail.com) or call us on 021 0277 0836 with any questions or to book yourself a journey back in time! We are available for tarot readings, Reiki and other classes.

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Why Caci? Why choose us over everyone else? Well...

- We're the originals! It was Caci who first bought laser hair removal to New Zealand when we opened our first clinic in 1994. We've performed over 276,000 treatments for over 25 years—so we know our stuff. You're in safe hands.
- We use a Diode Laser at Caci. It's fast, effective, and less painful due to the cooling tip.
- Joining our Freedom Laser Hair Removal membership gets you exclusive member-only benefits. Enjoy member prices, free facials, discounts on skincare and beauty therapy + access to our payment plan.

How does it work? Light from the laser is passed onto the treatment area, where it is absorbed by the pigment in the hair shaft and follicle. This generates heat, which loosens the hair and disables the cells involved in growing your hair - preventing future hairs from forming.

Will it work for me? We see the best results with dark hair—as the treatment is targeting the pigment. Blonde, red and grey hairs are more difficult to remove. Some underlying medical conditions or medications may exclude you from treatment as they can make the result harder to predict. You may be able to treat some areas but not



others depending on the hair pigment.

How many treatments will I need? For best results we recommend 8 treatments, 5-6 weeks apart. We have a membership called Freedom—it's just like a gym membership, but for working off that unwanted hair.

When will I start to see results? Within 1-2 weeks following your treatment, some hairs may begin to fall out and then after your second or third treatment you may start to see results. Keep in mind that everybody is different and results will vary.

Does it hurt? Most people describe it as uncomfortable rather than painful. At Caci we pride ourselves on performing the treatments quickly and safely, so it is over in no time.

Have we caught your interest? Visit our team at Caci Kumeu; one of our highly trained therapists can provide to a free consultation to discuss how we can help you on your hair removal journey.

Plus sign up to our Freedom Laser Hair Removal membership before September 18 and get two areas for the price of one.

1a Tapu Road, Huapai, phone 09 412 2579, email [kumeu@caci.co.nz](mailto:kumeu@caci.co.nz) or visit [www.caci.co.nz](http://www.caci.co.nz).

## Painless periods: Just imagine that

Menstruation is dreaded by many women because of the associated pain and mood disturbances. It is estimated that 50 to 90% of women will experience muscle tension and discomfort in the pelvis and lower back during their monthly period. But it doesn't need to be that way.

Our modern diet puts us at risk of having inflammation, which increases the risk for painful periods. So, the first step in trying to



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make periods pain-free is to eat a diet rich in good nutrients (lots of vegetables, unrefined grains and good fats) and low in highly processed carbohydrates and some of the omega-6 containing fats. Eating a low-inflammatory diet can make a world of difference.

**Helpful Supplements:** Supplements can also be beneficial. Essential fats like EPA in fish oil and GLA in evening primrose oil help to reduce pain and inflammation associated with periods. They also nourish the brain.

Minerals like magnesium can be helpful to relax muscle tension and calm the mind. For many women, a magnesium supplement can help make menstruation (and health in general) much better.

B Vitamins are known to make periods more comfortable. All the B-vitamins are helpful, but vitamin B6 has lots of research. The dose of B6 for period comfort is quite high (100mg every 2 hours). Vitamins D and E are also beneficial.

**New Product:** Clinicians Period Comfort

There is a new product that combines some great herbs into one product to give a fast and natural support for menstrual comfort. Clinicians Period Comfort contains cinnamon, cramp bark and ginger to reduce cramping in uterine areas, improve healthy blood flow and calm the digestive tract. This product is suitable for anyone over the age of 18 and is best taken for a few days starting a day or two before menstruation.

My personal recommendation is to also take fish oils for the first two weeks of the cycle and GLA combined with vitamin B6 for the last two weeks of the cycle. If you are still getting pain, then add in Clinicians Period Comfort. And of course, we always recommend eating a low inflammatory diet.

Martin Harris, Massey Unichem Pharmacy, 396 Don Buck Road, Massey. martin@martinharris.co.nz 09 833 7235.

## Feeling blocked? Not achieving the success you desire?

Many people come to me feeling blocked and not able to achieve the success they desire. What we find is that in childhood they have taken on beliefs which are now holding them back. Beliefs such as: I am not good, smart, or talented enough. No-one ever recognised my talents or skills as a child so I mustn't have any. Mediocrity is safe and I can't get hurt here. I'm different so don't belong. I can't do this, it's too hard. When I excelled people were jealous & so it is easier to play small to fit in.



Most of us have picked up some ideas and beliefs like these that aren't useful for us. Our minds are like computers, and they can be reprogrammed for success. Start by telling yourself every day I AM enough and I deserve success. Look yourself in the eye in the mirror and say it. Our mind learns through repetition so say it more than once every day until you start to really feel it and see shifts in your life.

If you need help becoming successful. Get in touch. Lorraine Maguire - Rapid Transformational Therapist [www.lorainemaguire.com](http://www.lorainemaguire.com).

## Winter warmth

Wrap yourself up in a gorgeous wool, silk, and cotton mix scarf and team it with some gloves. We are the scarf queens and have a very large selection of every weight, colour and pattern.



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And don't forget Fathers' Day gifts and cards.

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## How much do braces cost?

Many parents/caregivers notice alignment issues with their child's teeth at an early age and are aware that they should get an orthodontic consultation. Without a consult it is almost impossible to determine what treatment is right for your child and how much it will cost.



Generally, most orthodontic treatments cost between \$5,000 - \$6,000 on average for a year of treatment. The fees vary because of things like:

- The type of braces (traditional wire brackets versus clear brackets versus Invisalign clear aligners)
- How long the treatment takes to complete

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- If additional orthodontic appliances or growth modification is necessary
- If they keep good oral hygiene habits at home, and attend their required regular appointments

One of the most effective ways to save money on braces is to schedule an orthodontic consultation sooner rather than later - even from 7 years old. Early assessments help us take advantage of functional appliances or interceptive aids that can reduce the extent of orthodontic treatment in later years (as well as unnecessary tooth extractions).

Fraser Dental also offers OrthoPlan, the orthodontic payment plan that allows you to spread the cost over the course of your child's treatment at 0% interest.

Contact the friendly Fraser Dental team at 1 Wiseley Road, Hobsonville on 09 416 5050 or email [info@fraserdental.co.nz](mailto:info@fraserdental.co.nz) to schedule an orthodontic consultation today.

## Is your gut getting on your nerves?

Did you know that our nervous system and brain are linked and when we are chronically stressed it affects our digestion? We won't produce the amount of saliva or enzymes needed to break our food down into tiny bits that then get absorbed. The movement that pushes food through our gut (known as peristalsis) is inhibited so we are much more likely to experience reflux, indigestion, bloating and constipation. If we aren't absorbing our nutrients then that will have a knock on effect on our general health, affecting all of our bodily systems including our immune system, mental health and hormones.

One of the most important nerves that link our gut to our brain is called the vagus nerve. It connects the brain to all our major organs and is active when the parasympathetic nervous system is activated (this is our 'rest, digest, feed and breed system' because it is so important for relation, digestion and reproduction. When we are stressed we are activating the opposite system known as the sympathetic nervous system (aka fight, flight or freeze).



The vagus nerve is responsible for stimulating the production of stomach acid, other digestive enzymes and bile, churning food in our stomach, stimulating muscles in our gut to push food through and down. It is also an important communication bridge between our brain and our microbiota.

As food moves through our gut, it causes stretching and this stimulates the conversation between our gut and brain through nerves. Sometimes the communication between the brain and the gut doesn't function properly. It is not clear currently why this is, other than the nerves in the gut can become overly sensitive and tells the brain to respond differently by triggering pain, bloating, diarrhoea, constipation even from a small amount of food or gas.

Emotions, stress, inflammation appear to play a role in this. This is why for some people hypnotherapy can be just as beneficial as changing diet for those diagnosed with IBS.

In summary - Stress will stop you digesting food properly and chronic stress can create digestive symptoms and gut disorders. Finding ways to stimulate the parasympathetic nervous system and the vagus nerve is really important.

My Top Tips - Eat mindfully and slowly, chew your food. Slow, deep breathing will activate the vagus nerve and stimulate the "relaxation response" otherwise known as the "rest and digest" mode. Remember, digestion can only happen in this state. Most people take 10-15 breaths per minute. How many are you taking? Slow down and take 6 breaths per minute. Move your body. Exercise and yoga have both been shown to help stimulate the vagal nerve and thus digestion and can be a beneficial tool for managing chronic stress. Try hypnotherapy. Many studies have shown that gut specific hypnotherapy can reduce IBS symptoms in some people, especially if a fodmap diet hasn't worked and stress and nerve function is behind the gut symptoms rather than food intolerances.

If you are interested in finding out more then read my blog on this topic at [www.sarah-brenchley.com/](http://www.sarah-brenchley.com/) or find me on Facebook: [www.facebook.com/sarah.brenchley.5/](https://www.facebook.com/sarah.brenchley.5/). I'll be running a free 10 day well woman series of guest speakers at the end of August. More information on this will be on Facebook.



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# Area Columnists

## Sayers says it

By Rodney Councillor Greg Sayers. There has been a crucial oversight by the Council regarding how the organisation can be more accountable to the residents and ratepayers of Auckland. It has failed to implement the role of an Independent Services and Performance Auditor.



At the formation of the Supercity the Royal Commission recommended establishing this role to oversee the delivery of the promised cost savings and efficiency gains.

With special legislative powers this role can independently investigate any Auckland Council department. In addition they can report their findings to the public - free from any political spin doctoring, political pressure or self-interest from council staff. Effectively it is a public watchdog holding Council's bureaucracy accountable in respect of the reliability and affordability of services - and fairness across all wards - including those on the geographical outskirts like Rodney.

Mayor Len Brown and Mayor Phil Goff both did not implement the role. As we know the promises of the amalgamation have never materialised - but it's not too late to turn the Council around.

Implementing the independent auditor's role would certainly help

Auckland achieve this. I have met with each Mayoral candidate requesting them to enact this if elected.

## Questions to ask local body candidates

Here are thoughts of a 76-year-old who has been involved in local body politics as a ratepayer and as a member of the Kumeu-Huapai Residents and Ratepayers Association for 40 years or so. The Auckland City Council is one of the largest local bodies in the western world. The ratio of the individual councillors to their population is about 1:50,000. The Local Government (Auckland) Act 2009 has, in my opinion, disempowered communities and concentrated the power to an elected autocracy (the councillors, mayor and officers).

I contend that none of the councillors have any way to prove a community mandate.

I guess Rodney Hide had a huge say in this and it reflects neo-liberal philosophy. No wonder only around 36% of the voters choose to



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# Area Columnists

vote - they don't see any power in voting.

The Local Government Act 2022 states as its two purposes: 1. as enabling communities to make decisions and 2. to make decisions on behalf of communities. As well as ensuring the communities' well-being.

Essentially, the Auckland City Council legislation hardly mentions communities, yet in my opinion communities are very important.

Communities have come to the fore over our pandemic period. Centralised decision-making is a poor and inefficient process when it comes to community empowerment.

Out our way (Rodney) our local Auckland City Councillor has struggled to get any more support apart from three other councillors. So effectively our Rodney area has little or no say in the process of ensuring equitable decision-making.

That affects our whole Rodney area. So 50,000 voters are disempowered and the local communities don't get a fair deal.

The Auckland City Council legislation has not empowered nor given a budget to local boards, so that they (the local board) can't actually carry out the written lofty goals of advocating and enabling communities to make decisions that affect our communities. Yet the local boards are obligated to do this under the Local Government Act.

The questions I think we should put to candidates standing for election in the Rodney area are:

1. Should individual communities that we choose to live in be empowered to be involved in local decision making in a co-design process with the support and leadership of the local board councillors and the Auckland City Mayor?
2. Should the Auckland City Act define what communities are, and how they are to be empowered in the decision-making process and not just consulted?
3. Do the candidates think that once elected they are free to make decisions based on their own personal philosophy and their political ideals simply because they have been elected, even though elected by a minority?
4. Should the Auckland City Council Act be reviewed to encompass the objectives of community partnership using the co-design principles and in an equitable process?
5. Should the Auckland Central City councillors, officers, AT, etc. be able to simply overrule the desires of evidenced community/partnership decisions on the basis of the betterment of overall society? Or should overall Auckland City decisions be based on a policy of equity to ensure fairness for all communities including all the individual communities?

An example of this inequitable decision-making would be the absorption of development contributions for areas of where there is lots of growth into the "black hole" of the overall Auckland City Council budget. Of course, I realise that the development contributions do not cover all the infrastructure requirements of



**Marja Lubeck**  
Labour List MP based in  
Kaipara ki Mahurangi

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# Area Columnists

new subdivisions. but at least they should be spent in the local area.

Another example would be the imposition of a rapid transport corridor (RTC) on Kumeu/Huapai drafted by the Auckland Supporting Growth team which is planning for communities 30 years away while apparently ignoring the planning required for our Western Communities in the present and for the next 15 years. This team has little or no accountability to our communities nor to the Auckland City councillors or local board members.

By Graeme Hammonds

## Warren Flaunty

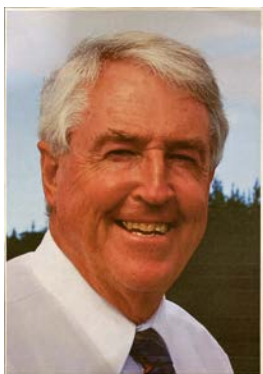
Warren Flaunty is a retired Pharmacist and has been a North West Businessman for 55yrs. He is also a beef farmer on a 350-acre block in Taupaki for 50yrs. He is a past rugby referee 25yrs and a current member of the Riverhead Bowling Club.

Warren has a wealth of intellectual knowledge in local government for 40yrs, and the rural sector. This knowledge is critical to ensure Local Boards are well represented on greater Auckland Council, making informed, sensible and disciplined decisions on behalf of the community. He believes he has the trust, drive, experience and enthusiasm to continue to be an effective community representative.

Warren will advocate for the removal of the Rodney transport targeted rate, and ensure all decision making is transparent with independent voting, no team block voting and rubber stamping decisions. He will work with Waka Kotahi and Auckland Transport to urgently address the current traffic problems facing the Kumeu/Huapai/Riverhead area. He fully supports the further development of the Huapai Recreation Reserve

Warren received a QSM for public service in 2004, is a past Local Board Member of Rodney for 6yrs, Upper Harbour 3yrs, and Henderson Massey 9yrs, prior to Government Legislation in 2014 preventing members being on more than one Local Board.

Warren was a Massey Community Board member for 15 years



before becoming a Waitakere City Councillor for 9 yrs. He has been a member of the Taupaki Ratepayers Association for the past 15yrs, a JP for 35yrs and was a trustee of West Auckland Hospice for 18yrs. He is currently an elected Trustee of Waitakere Licensing Trust 36yrs, and was an elected member of the Waitemata DHB for 21yrs until DHBS were dissolved a few months ago. He is also Chairman of TTCF Community Foundation Ltd. He owned and operated Massey Pharmacy for 35yrs, Westgate Pharmacy for 17yrs and Life Pharmacy North West for 5yrs.

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Other examples of a well-planned trip is flying into one place and back from another. This is great for people on a river cruise, backpacking, Mediterranean cruise etc as travelling in one direct saves time and money. A rookie mistake is flying in and out of the same airport and then doubling back at the end costing time and money.

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Currently located in Riverhead, we have signed a new lease to reopen in the Westgate area at the end of October, Lesley and Carolyn are very excited. We are seeing clients by appointment in Riverhead.

Carolyn and Lesley have been travelling again and it is good to go through the airport to see how it is operating with a lot of shops and cafes still closed airside. Let's hope the recent job fair enables them to reopen soon.

Lesley has been to Rarotonga and Sydney and Carolyn has been to Honolulu. She says Honolulu is buzzing, perfect weather and lots of people, packed beaches and great food. Carolyn took the time to look through a few hotels while she was there and is currently putting together her tour for 2023 to Honolulu including the 7-night Hawaii cruise. Let her know if you are interested in knowing more.

We are finding people are still trying to book school holidays travel



to Fiji and Rarotonga and even Samoa but these are pretty much sold out for this year unless you have lots of dollars to spend to get there. We are booking school holidays April 2023 now and even Fiji for the July school holidays. Please, please book early if you want to go! We hate disappointing our clients.

Contact Carolyn & Lesley on 09 416 1799 and email [Hobsonville@travel.helloworld.co.nz](mailto:Hobsonville@travel.helloworld.co.nz).

## Phelan's Local Board Update

The political term is winding to a close with Council elections in October. This term has been overshadowed by the pandemic and the dramatic effect this has had on Council budgets. While other Local Boards faced projects being delayed or cut we have managed to deliver progress on transport infrastructure through our Rodney Transport Targeted Rate. We launched three new bus services linking our rural community to the Auckland-wide public transport network. Two of these services are now being paid for and run by Auckland Transport. We have approved \$24m to deliver 35 footpaths across Rodney, 11 of these locally, some of these have been built, and others are either underway or to be constructed over the next year. We have completed a park and ride in Warkworth and last month approved the delivery of another one in Huapai. We have progressed road safety projects and pedestrian crossings.

On the environmental front, \$1.5 million has been invested into riparian fencing and planting in partnership with farmers and landowners, match funded to result in over \$2m of restoration work.

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# Area Columnists

It is gratifying to see this work is now being prioritised for funding by Council and central Government, next term we can turn our attention and budgets to other issues. We have continued funding support for volunteers running pest-free initiatives.

Other projects delivered include guidance on best practice forestry harvesting; skateparks; playgrounds and new public toilets; improved compliance monitoring; town centre improvements in Helensville and Huapai; sports facility upgrades; planning and assessments to inform future investment into community facilities, parks, playgrounds, toilets, trails, and sports fields.

For Kumeu & Riverhead there is the \$3m upgrade of Riverhead War Memorial Park and two new parks in Riverhead Point Drive currently underway, a trial pump track is in place on the Huapai Domain to help us start preparing for a permanent structure, completion and opening of the Huapai Hub and new playgrounds.

Parks and community facilities are core business for the Local Board and it has been our primary focus to ensure delivery of great parks and facilities for a growing community.

Vexing issues such as the states of our roads and their poor maintenance are the financial responsibility of the Auckland Council governing body - our Councillors. We have, as we do every year, urgently requested councillors prioritise spending on road maintenance and renewal. Auckland Transport itself says not enough money is going into roads and hopefully next term councillors can take this issue with the seriousness it deserves.

This will be my last column as I decided not to stand for re-election. It has been an honour to serve the community over the last nine years. The pace of population growth and the challenges this brings are relentless. It requires focus, teamwork, and constant vigilance

to get the best outcomes for our community. I believe the current Local Board has taken a very professional approach to governance and collectively done an excellent job of getting fantastic outcomes for our community in difficult circumstances and it's been a privilege to work with them.

## Screen time

Parents will approach us, asking questions or advice regarding screen time. Questions such as "what programmes/apps are appropriate for my child?", "how long should they have each day?", "should my child have their own device, as I don't want my child to be 'behind' when they go to school", "will a device help them to learn?" - these are but a few of what is asked. Naturally there is information in abundance out there in 'internet land', offering you a multitude of advice and recommendations; however, you may find a lot of conflicting opinions, which leads to more confusion rather than clarification. So, who DO you listen to? Who can you believe? Our advice in the first instance would be to reflect on your child's behaviour and ask yourself, 'have their sleeping patterns changed? Are they listening and interacting with you and others regularly? Does the technology seem to preoccupy their thoughts... etc. From our perspective as teachers, we have our own thoughts and beliefs around children's



## Claire Buckley for Rodney Local Board

- Clear communication with Rodney residents
- Local Board transparency
- Investment in Rodney infrastructure (including road maintenance)

Find me on Facebook



# Area Columnists

use of technology, and this is reflected in our values as a Centre. Firstly, as most of us are parents ourselves, we understand the complex and frequently difficult task of parenting. Often, we parents allow our children to use devices and/or watch tv as a distraction, so that we can get through the jobs of the day without interruption.

Do we ever stop to wonder why we rush so much? What would happen if we slowed down, spent time with our loved ones, and involved our children in the routine jobs, say get them to help prepare dinner, or feed pets. All children really want is our attention, and if we replace our attention with screen time, it can reduce their desire to interact with real people. All children really want is our attention, and when we give children screen time, it takes them away from that feeling that they just want to be with us. It is through human connections that the developing brain constructs neural pathways and foundations that create the life perception of every child. The million-dollar question is how do you enforce changes to screen time? There are several strategies you could try - going cold turkey (prepare for the emotional storm that follows), prohibiting use during certain times of the day, for example early morning before school/day care, or even having 'screen free' days. All these scenarios will no doubt invite strong resistance from your child in the beginning, but just think - this is where you get to experience their incredible skills of persuasion and persistence, not to mention Academy Award winning dramatic acting.

On a more serious note however, use of screen technology first thing in the morning has been attributed to children's lack of learning engagement throughout the remainder of the day, with a number of teachers noting that children may sometimes take longer than usual to settle into the spontaneity of play-based learning with their peers. As adults, we are more able to regulate and respond to changing environments, but remember, these are skills we have acquired - they are not inborn. Also, it might be a good idea to find a 'replacement' activity. Getting outside is always a great option, and if you have read any of our articles in the past, you will have heard some of the amazing benefits that being outside does for children, well anyone really. You might like to have a brand-new book, colouring book, pens/pencils, make some playdough on the weekend (this keeps for a long time if kept in a zip lock bag), just until the adjustment period is over, and don't worry ... it will! In fact, anything at all that sends the message "I value you, I like being with you, I am interested in what you have to say, and I love hearing your stories", will help with the adjustment. Keep affirming your love for your child and reinforce that it is not because of any wrongdoing on their part, but that you know, that too much technology will not help them to grow because their brain needs other things. Acknowledge their frustration, anger, and other feelings, and talk about these emotions with your child. Please feel free to come and have a look at our beautifully placed Centre with our professional and caring team of teachers. Check us out on our website: [www.countrybears.co.nz](http://www.countrybears.co.nz).



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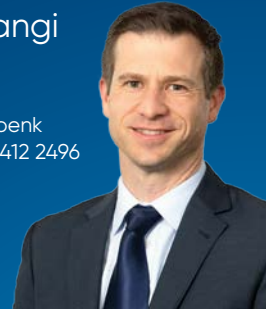
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