

kumeu Courier

FREE monthly community newsletter for Kumeu & districts

OVER 65 YEARS OF SAVING LIVES IN MURIWAI

- House sales update
- Mike Pero heats up market
- Holiday safety messages
- Infrastructure the key for Kumeu

CAROLS NOT CRASHES THIS CHRISTMAS PERIOD

Circulation is 8000 print copies and 3371 opened and read email copies

Editorial contributions are free from cost. Advertising starts at \$75 plus gst for a business card size.

Contact Sarah Cartwright on 0212507324 or sarahcartwright022@gmail.com

kumeuCOURIER/December 2013

Intro

Well here it is! After a long hard year we have finally reached the end. Christmas is only weeks away and with that we can look forward to a well-deserved break with family and friends. Please take care on the roads during the holiday break, remember every car on the road holds someone's loved one, so be patient and just enjoy the journey. This month's issue has a few treats in store for you. If you haven't made your Christmas cake yet there is still time to create something delicious for your family and friends. Check out the funky wooden cake boxes at Mix n Match in Waimauku or perhaps a visit to Grasslands Kumeu to upgrade your old BBQ is on the cards. The Kumeu Art Centre has an exhibition running till the 20th of December with some wonderful local art and crafts. Why not support our local community by doing your Christmas shopping here? With the weather warming up we can now begin to enjoy all that our beautiful beaches offer, but remember that water safety is the responsibility of everyone this summer. Make sure your children are swimming between the flags and keep an eye out for any swimmers that could get into trouble so we can make life easier for all our wonderful lifeguards. Wherever you are this Christmas, remember the best holiday is one spent with family and friends. Merry Christmas everyone!

And a very happy
New Year

Sarah
Editor



kumeu Courier

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SIXTY FIVE YEARS OF SAVING LIVES

Situated on a fifty kilometer stretch of Auckland's rugged west coast, Muriwai is renowned for its stunning scenery, abundant wildlife and its sparkling black sand. The Muriwai Volunteer Lifeguard Service found its origins in 1948 after a series of near tragedies encouraged the local community to form a lifesaving club. For over sixty five years Muriwai lifeguards have patrolled this isolated paradise, preventing injury and loss of life on one of Auckland's most popular beaches. Lifesaving is the club's foremost concern and Muriwai is patrolled each weekend by volunteer guards throughout the summer months from Labour weekend until Easter. From December, paid lifeguards watch over the beach during the weekdays, ensuring beach users are safe. Surf sports keep members fit and Muriwai has a strong team of athletes competing in all disciplines of surf life saving. Whether it be surf sports, boat rowing or IRB racing, Muriwai athletes are highly successful regionally, nationally and internationally. The Junior Surf program or 'Nippers' is where it all begins for many Muriwai Lifeguards with many of the

members involved since childhood. Nippers take to the beach each Sunday morning to develop their surf skills as they work towards becoming lifeguards. A proud part of the Muriwai and greater Rodney community and holding an immense gratitude for each of the sponsors and supporters, without whom the job would be impossible. Muriwai strives to live the motto, that of 'Great Since '48' in celebration of the founding members and their successes. Members also align to the mission with that of the governing body, Surf Life Saving New Zealand who endeavor to preserve life on New Zealand beaches. Along with the seventy five other lifesaving clubs in New Zealand, this club continues to be passionately In It For Life. Want to Join?

Muriwai Volunteer Lifeguard Service needs volunteers across all aspects of the club. Whether you can help over the whole summer, or just a few hours, they need your help. They are a volunteer lifeguard service, so any help is much appreciated. Email secretary@muriwaisurf.org.nz Want to become a sponsor?

Just talk to Pauline and they can tailor a sponsorship deal to suit your business needs, big or small. Email secretary@muriwaisurf.org.nz

For more information go to www.muriwaisurf.org.nz.

WHAT IS THE MAKE UP OF A FIRE VOLUNTEER



Fire has effected most of us at some time and with this experience comes an empathy for the volunteers that respond to such incidents 24 hours a day, 7 days a week without pay nor fanfare. A quiet army of men and women that don't make fuss but respond professionally and effectively to local and regional events requiring immediate attention, resources and structure. The opportunity of becoming a volunteer firefighter may appeal to you because of the relationships, the skills or the discipline. If you would like more information please drop by your local fire brigade at 7pm on Monday night and ask to talk with the officer in charge. They will provide an introduction and an overview of the requirements and time frames involved.



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COMMUNITY NOTICE BOARD

CAROLS ON THE COURT

Sunday 22nd December, from 5pm till 8pm. Do you need to unwind before the big day of Christmas? Come along to a fun time of carol singing on the Waimauku School court. The event will begin from 5pm with free activities for the kids like face painting, bouncy castle etc. Bring along a picnic dinner, spread out on the court with others in your community and from 7pm enjoy singing along to carols for an hour. There will be espresso coffee, sausage sizzle, hot chips and other treats to purchase for your convenience along with giveaways and spot prizes. This event is sponsored by Abundant Life Church – for more details visit www.abundantlifenz.org. If weather is lousy, this event will be held in the Waimauku School Hall.

ST CHADS CAROL SERVICE

Members of the local community are warmly invited to St Chad's Community outdoor Carol service on Sunday 22 December at 7 pm. The Kumeu Vintage Band will be playing at this festive occasion which was a great success in 2012. This year something special will also be happening – the blessing of the historic St Chad's Bell tower which was rescued after the original church was burnt down. After recent restoration and re-erection, the members of St Chad's

church think the carol service would be a fitting time to bless this local symbol of faith. Businesses and individuals, who have helped with the restoration of the structure and the bell and in building the present tower or who have been involved in its journey in some other way, have been asked to attend. So St Chad's congregation hope you will take some time out from the hectic rush at this time of year to gather in fellowship to celebrate and enjoy Christmas cake and mince pies after the singing.

KEEP SAFE COURSE

At Nature's Explorers kindergarten we believe it is important for children to understand the importance of keeping safe. This year our children aged 3-6 attended a 'Keep Safe' course, once a week over a five week period. This programme is run by 'Auckland Sexual Abuse HELP'. The course is interactive and the children had the opportunity to learn about how to keep their bodies safe in an energetic and fun way, through participating in dancing rhythm, stories and listening to a puppet called "Toby". The programme aims to raise awareness with children, encouraging them to keep safe, by learning skills to protect their personal safety. This includes providing a starting point for vocabulary and open communication between parents and caregivers. We now have limited spaces available for 2014. Our kindy

is located at 1 Maud Street, Riverhead. For more information please read our excellent Education Review Office (ERO) report online. Phone us on: 412-8800 to enable your child to attend our wonderful, natural learning environment. everyone is welcome and you don't have to be a member to come along.

SUMMER AT THE RIVERHEAD

We are proud to announce the start of our new summer menu designed by Paul Jobin, our new Food and Beverage Director. It will be available from Wednesday 20th November in The Landing Restaurant. The menu features some interesting new dishes which include some mouth-watering salads; Watermelon, Cows' Feta, Almond & Pumpkin Kernel Salad or the Spiced Duck Breast Salad with granny smith apple, water chestnuts, water spinach & avocado. His Cured Marlborough Salmon Scallop Ceviche is to die for and the Slow Roasted Lamb Shoulder with blue cheese polenta, cumin buttered cauliflower, almonds, roquette and marmalade glaze will knock your socks off. To make a booking visit our website www.theriverhead.co.nz We're gearing up for a massive summer and already thinking about our New Year's Party. If you missed it last year, it was the place to see in the New Year... and we're doing it all again this year with a similar band belting out the 'Best of British' songs you grew up with and can't help dancing to! Get your tickets today at The Riverhead. Only \$25. For more information phone 09 412 8902

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MR BINZ - YOUR LOCAL WASTE SINCE 1998

We started in 1998 based in Kumeu with a second hand truck with a Palfinger crane and tipper body with around 150 bins servicing an area much the same as today. We have some city based customers and some on the North Shore but the majority are still near our base in Kumeu. We have a great mix of customers and service a lot of home based businesses in the area which require a very tailored waste removal service, and we are only too happy to help out with. "We love rubbish" With the continued growth in residential housing in the area we have increased our operation to help as many people in the area as possible to quickly and easily get rid of that unwanted rubbish pile. Whether it is the annoying pile in the garage that is creeping towards the door and keeping your car outside or the pile in the backyard which just got bigger and bigger and now falls into the 'what now basket'. We will have the bin or the 'grab' rubbish removal truck around to your place to sort it out. After 15 years as Mr Binz we have seen and moved a lot of rubbish and look forward to helping keep your place tidy for the next 15 years. Call Jane on 09 412 9309 or view www.mrbinz.co.nz

MIKE PERO REAL ESTATE HEATS UP MARKET

There is no surprise that Mike Pero Real Estate invests heavily in the ongoing success and wide distribution of Kumeu Courier every month. If you are thinking of selling your home or investment property, Mike Pero Real Estate Kumeu is the only real estate company that offers exposure within Kumeu Courier and is the only local publication that offers you advertising in full colour on a gloss platform to an estimated 15,000 readers through print, plus an additional 3,000 via electronic readership. This is just one part of the exclusive offers that is winning more business for Mike Pero Real Estate in the area. Some of the exclusive options that Mike Pero Real Estate Kumeu offers includes high definition professional photography which allows better looking web site advertising and a free TV commercial which is aired on TVONE breakfast or TV3 nightline. This sophisticated offering ensures that the maximum local, regional and national exposure is achieved without cost to the home seller. In addition to the free marketing offer we thought we would run some surveyed commission numbers past you, so that you can see first-hand what Mike Pero Real Estate could save you on a \$800,000 property sale compared to some others:

Bayleys	\$ 32,200 inc gst + marketing fee
Barfoot and Thompson	\$ 25,128 inc gst + marketing fee
Burmester Realty	\$ 23,575 inc gst + marketing fee
Harcourts	\$ 27,945 inc gst + marketing fee
Mike Pero Real Estate	\$ 22,988 inc gst (marketing inc)
Premium	\$ 32,200 inc gst + marketing fee
Ray white	\$ 25,702 inc gst + marketing fee

(Commission based on a sample provided by local companies, and may vary based on time and salesperson)

Mike Pero Real Estate has the smartest commission rate of \$22,988 and offers the most marketing support of any local company that we talked with. Obviously this was a snapshot at a point of time however we appreciate that Mike Pero Real Estate is making a significant service commitment to this area and are backing this up with a more sensible commission and marketing package that the others just can't compete with. If you are thinking about selling up we would suggest you shop around but ensure you have Mike Pero Real Estate Kumeu on your shopping list, it may save you thousands in commissions and the same in marketing costs..

We wish all our customers a Merry Christmas and Happy New Year!

- Great range of quality fresh meat and produce
- Wide selection of New Zealand and international wines and chilled beers
- Large assortment of gluten free and organic products
- Great selection of bakery products
- Full range of Select, Signature Range and Homebrand products
- Over 25,000 grocery items instore
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- Check out our Community Fund
- The same great team providing you with quality shopping in your local community

We look forward to seeing you instore soon!

Vipan, Hiten and the team at
FreshChoice Waimauku



5-19 Factory Road, Waimauku.
Phone 09 411 7890.
Open 7am - 9pm, 7 days.

SAFER COMMUNITIES

It's that time of year again! Xmas is just around the corner so here are a few tips on how to keep safe during the silly season. If you are going away over Christmas, let your neighbours know so they can keep an eye on your property. Ensure your animals have water and are well looked after if you are leaving them at home.

Check your vehicles before you go, including tyre pressures, brake fluid level and operating lights. Make sure you keep your speed down, drive to the conditions and have patience, so your family and other road users can arrive safely at their holiday destination.

If you are attending work functions and other parties, arrange a sober driver, look after your friends and family, and please be responsible so we can all have a Merry Christmas and enjoy the festive season.

In an emergency dial 111.
For more information contact
Melissa Haven,
Ph 09 412 7756.



On call through Christmas

Waitakere Rural Fire Force wishes you all a safe and Merry Christmas! We thank you all for your support throughout the year. To our wives, husbands, partners, children, family, friends, work colleagues, team mates and anyone else we have had to up and leave at the sound of the siren - thanks for your support. The festive season is fast approaching so a few tips to stay safe while cooking:

BBQ fires can be caused by too much fat collected in the fat tray - so replace with new absorbent (kitty litter does the trick). Ensure there is adequate clearing around the BBQ, supervise children at all times and ensure you regularly check and maintain BBQ fittings and connections.

25% of all house fires start in the kitchen so please be extra careful and turn stove tops off when you leave the room. Have a safe and happy holiday break with your family!

In an emergency dial 111.
For more information contact
Denis Cooper, CFO, WVFF
Ph 09 810 9252.





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AREA PROPERTY SALES

ADDRESS	CV	LAND AREA	FLOOR AREA	SALE PRICE
Helensville				
Hand Road	\$330,000	1214m2	110m2	\$454,000
Kaipara Crescent	\$395,000	1209m2	170m2	\$420,000
Porter Crescent	\$380,000	925m2	110m2	\$512,000
Cabeleigh Drive	\$350,000	651m2	112m2	\$400,000
Hobsonville				
Hobsonville Road	\$600,000	541m2	220m2	\$650,000
Wiseley Road	\$650,000	775m2	290m2	\$865,000
Wiseley Road	\$700,000	840m2	290m2	\$1,100,000
Muriwai				
Waitea Road	\$680,000	859m2	130m2	\$635,000
Parakai				
Parakai Avenue	\$210,000	0m2	70m2	\$275,000
Riverhead				
Albert Street		810m2		\$360,000
Maude Street		800m2		\$360,000
Albert Street		802m2		\$415,000
Albert Street		800m2		\$415,000
Ridge Road	\$980,000	3.0395HA	160m2	\$1,032,800
Swanson				
Bradnor Meadows	\$410,000	531m2	166m2	\$515,000
Candia Road	\$430,000	466m2	160m2	\$428,000
Scenic Drive	\$550,000	1427m2	231m2	\$630,000
Burton'S Drive	\$470,000	623m2	175m2	\$585,000
Taupaki				
Richfield Crescent	\$425,000	450m2	150m2	\$608,000
Edmonton Road	\$365,000	139m2	166m2	\$440,800
Waitakere				
McEntee Road	\$325,000	898m2	75m2	\$502,500
McEntee Road	\$360,000	809m2	105m2	\$530,000
Whenuapai				
Fred Taylor Drive	\$1,085,000	4.1885HA		\$1,750,000
Fred Taylor Drive	\$390,000	1017m2	100m2	\$576,000
Fred Taylor Drive	\$960,000	7950m2	120m2	\$1,810,000

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 compelation. Furthermore these figures are recent sales over the past 30 days from all agents in the area. If an area is not represented no sales have been registered.

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MONEY MATTERS

It's still too early to see if the recent changes to lending criteria have had any effect on the housing market. We have seen a drop-off in enquiries from first homebuyers but there is still plenty of activity from investors and existing homeowners looking to up-size. On the interest rate front the 2 year fixed rate seems to be the flavour of the month with banks undercutting each other for this particular term.

This coincides with the expected timeframe for rate hikes so keep that in mind when it comes time to re-fix your home loan. It may not be the best option for you so it pays to get independent and free advice from your local mortgage advisor.

Phone David on 09 4119251, mobile 027 4119255 or

Email david@davidlloydmortgages.co.nz



David Lloyd
Phone 0274119255

IN BRIEF

UPDATES:EVENTS

AFFORDABLE ART EXHIBITION

Affordable art exhibition at Kumeu Arts Centre. Everything is \$200 and under. 2nd to the 20th December 2013. Support our local artists and crafts people this Christmas. Buy unique, handmade arts and crafts here in our community. Come in and see the variety of gorgeous work on show and do some Christmas Shopping with us! Open: Mon – Sat 10am – 3pm, with late nights till 5 on Thursday and Friday. Phone 09 412-9480 or email thetinshead@clear.net.nz for information.

SUMMER IS BBQ SEASON

Nothing says summer better than an evening sitting around the BBQ with friends and family, the aroma of a nice juicy steak or your favourite kebab cooking on a Masport BBQ that can be the centrepiece of your outdoor living area. Whether you are cooking pre-cooked sausages or a succulent rotisserie chicken Grasslands in Kumeu will have a Masport BBQ that will suit. Made with high quality 304 grade stainless steel, these BBQ's also have many other features, like large hood with viewing window, Kebab rack, side & rear burners, cast iron or vitreous enamel cooking surfaces. Even a pizza stone option is now available with the interchangeable cooking system. Unlike most merchants, at Grasslands we offer an assembly and delivery service if required. So do call in and see us at 20 Shamrock Drive, Kumeu Phone 09 412 7880

NOTES FROM PHELAN PIRRIE

It's been a busy month of meetings for the Local Board as newbies get our heads around the 'machinery' of Council. At our latest business meeting Portfolio holders were confirmed. I am the lead portfolio holder for; Street Environment & Town Centres, Civil Defence & Emergency Management, Communications & Engagement, and the alternate for; Iwi, Arts & Culture, Built & Natural Environment, Parks, Transport & Infrastructure and Finance.

There are ongoing discussions about the proposed Triangle Special Housing Area proposed for Huapai. I share peoples concerns about whether sufficient infrastructure can be provided for the proposed 2000 homes in a timely manner. The local schools are at capacity, there are growing traffic problems in Kumeu, and then there are recreational and parks facilities. There are challenges but also opportunities and your Local Board will be ensuring that the community's voice is not lost in the rush to build new houses.

If you have issues you need help with I will be available for face to face meetings at the Huapai Service Centre on the 2nd & 3rd Thursday of the month from 4-6:30pm.

You will need to email or phone me to make a booking; phelan.pirrie@aucklandcouncil.govt.nz or phone me directly on 021 837 167

MURIWAI SUMMER SAFETY

"Patrols have kicked off for the summer with a couple of busy days already. Volunteer lifeguards are now on duty over the weekends through until the end of March. With this in mind we would like to remind beach goers of the following safety messages to ensure everyone has a great time this summer!

1. Be Prepared- Always wear appropriate beach attire. Remember clothes are heavy when wet and may pull you down
 2. Watch out for Yourself and Others- Always pay close attention to children you may be supervising in and near the water
 3. Be aware of the Dangers- always swim between the flags to minimise these.
 4. Know your Limits- never swim or surf alone and listen to advise from the lifeguards!!
- For more information on the Muriwai Volunteer Lifeguards please contact David Butt phone 021 0394267

MURIWAI ENVIRONMENT

The submission phase for legislation to ban shark finning (as 98 other countries have already done) closes 8 December. What can you do? 1. Make a submission 2. Share widely <http://www.nzsharkalliance.org.nz>.

Village Green Day Everything we have planted is pretty tenacious to be thriving in Muriwai's harsh environment. Come along on Sunday 1 December 10am (wear sturdy shoes) we'll be weeding to give what we have planted so far a helping hand.

Students – apply now - ECO (www.eco.org.nz) has sponsorship for 5 students to attend the 'Which Way New Zealand?' conference in Kauaeranga Valley, Thames 29 November – 1 December 2013. This will cover marine issues, climate, mining at sea and on land, the environment in a NZ constitution, recent law changes, policies for the future...

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time you spend money you're casting a vote for the kind of world that you want (Anna Lappe). Thoughtful action: do something for someone else and encourage them to spend it forward, make and create, spend time take time make time. For more information contact Ruth on ruth.e.atkinson@gmail.com

SUMMER AT TOP SHOP CAFE

Top Shop Café is proving to be the place to be now that word is out. Chef Sara Simpson's culinary knowledge enabling choices away from the traditional offerings has customers coming back for more. Thursday 21st November is the start of the next menu on offer encompassing summer choices, enhanced with the seasonal changes available. One thing is for sure at the Top Shop Café, between Nerralee & Sara you will not tire of the menu as they aspire to ensuring menu change. Nothing worse than having a favourite place to go but you have thrashed the menu choices. Kiwiana Tastes night was a great success, having the community still buzzing after Sara served up 5 diverse plates. With Tony & Nerralee ensuring the wine was suited, being delivered by the lovely Anita & Margaret. Saturday 7th December is a Kiwi Christmas \$55 p/p three courses, complimentary bubbles on arrival, a one off evening with limited seating. Phone 09 411 8086 to guaran-

tee your spot, a night not to be missed. With the ideal weather being upon us the Top Shop Cafe's outlook is magic. Jake Hill has joined the team from the UK to offer you great customer service along with cocktails to come for your summer decadence. See you at the best spot on the West Coast to watch the sun go down Thursday to Saturday from 5pm for Tapa's Saturday & Sunday from 10am - 3pm for Brunch & Lunch. Muriwai Beach's Top Café for a view.

ANIKA MOA @ TASTING SHED

Kiwi singer songwriter Anika Moa will be performing live at The Tasting Shed from 7pm on Sunday the 22nd of December. Known for her beautiful chart-topping songs, Anika will be entertaining you with music from her award winning albums 'Love In Motion', 'In Swings the Tide', 'Stolen Hill' and 'Thinking Room'. An electric performer onstage, her fabulous sense of humor and soulful voice will deliver a great night of Kiwi pop music. Tickets available from 1st December at www.eventfinda.co.nz only. Limited food will be available from the restaurant on the night. The Tasting Shed will be closed from the 23rd of December and reopening on the 8th of January. Jo, Ganesh and the TTS team would like to thank you for your support & patronage throughout 2013 and wish you a safe and happy festive season!

GYMSTICK FOR FITNESS

Come join Collette for a Gymstick Muscle Class at the Coatesville Settlers Hall, Wednesdays 9.30 am. This class is easy to follow, uses a Gymstick Original and is guaranteed to deliver a fun and effective total body workout. The Gymstick Original is a fibreglass stick with resistance bands. It is designed to offer total body resistance training, by allowing hundreds of movements and variations, replicating free weight exercises. However, unlike free weights which introduce load in a downward direction due to gravity, the Gymstick provides resistance in virtually any desired direction and in any position. The Gymstick also has attachment points to either side of the body's centre of gravity which means the more the bands are stretched, the greater the challenge on the body's musculature to maintain a stable trunk position. This ensures the body's core is effectively 'switched on' during even the most basic exercises. The benefits of Gymstick Training: improved strength and endurance, increased balance, coordination and cardio conditioning plus greater mobility and postural awareness. Phone or text Collette on 021 629923. Limited Spaces - Bookings Essential. First 2 sessions are at ½ price \$5.00.

NEW YEARS EVE PARTY!

DEAD END STREET presents **THE BEST OF BRITISH**

Band 8pm - 1am
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LOCAL ACCOUNTING MADE EASY

Xero has hit the news lately with its share price reaching over \$30. Xero now has over 200,000 users which is testament it being a very well designed software system.

The automatic bank-feed eliminates key punching data and improves accuracy. With invoices for suppliers and customers created in Xero, the system automatically matches bank transactions with unpaid invoice providing an updated status for debtors and creditors. GST Returns are produced with a mouse click. Xero operates over the Internet which means that users can analyse data concurrently in the same ledger as their accountant. This saves on time and accountancy costs and provides Xero users with monthly profit results and superb forecasting capability. To discuss changing your accounting onto Xero, give me a call on 0800 198 198 to arrange a free demonstration and consultation. Roger Hadfield CA CTA.

BEST CHRISTMAS CAKE TIN - WOODEN CAKE BOX

The Wooden Cake boxes are made from natural New Zealand Kahikatea and are especially designed for cooking rich fruit cakes that require long cooking times. The original cake boxes were made over 50 years ago and have been used to bake hundreds of fruit cakes over the years! Simply line the box with a layer of baking paper, and fill with the cake mixture. Ensure that they are placed in a preheated oven only. The wooden cake boxes will make Christmas cake baking simple and successful! Each cake box comes with a fail-safe fruit cake recipe or they can be used with your own traditional recipe. Because the natural timber insulates the cakes as they bake, there is no need to wrap the box with extra layers of paper during baking. Using a wooden cake box ensures an evenly cooked, moist rich fruit cake you ever tasted. 13cm, 20cm, 23cm and 26cm are available at Mix n Match Waimauku, Ak. Ph 09 411 9586.



WHAT DO YOU BELIEVE ?

Directions to our place are as follows:- last on the left before the end of the tar seal with the microwave letter box.

Are there any better uses for microwaves? If you believe what you hear then you know that they "Kill" your food but how do you know? I'm not one to prod my food before I eat it to see if it is still alive, are you?

I must agree that sometimes food that comes out of the microwave does look a little on the wasted side and I do believe there is a taste difference between food cooked in Microwave and a conventional oven or steamed., so from our point of view at Ruishton Cottage we have weaned ourselves of microwave cooked meals and very rarely use ours for such. Instead we just heat our plates and dog warmers up and when the microwaves die we do the recycle bit and use them as a letter box.

Have you ever heard of the young school girl who had two identical plants and used cooled microwave cooked water to water one and fresh water to water the other?, the one watered with the microwave water died .I have always wanted to try this, it may be a good holiday project. Reminds me of the time someone used water from the dehumidifier to top up the fish tank with disastrous results! Needless to say I won't be putting my

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hand up to drink water from either a microwave or a dehumidifier any time soon (Not very healthy choices me thinks. On that note we'd like to wish you all a very Merry Christmas and a happy New Year full of healthy choices. For more information call Ruishton Cottage on 09 420 7988.

EUROPE EARLYBIRDS

Looking at flying to Europe next year and want a little comfort??China Southern via Guangzhou offer Business Class fares from \$ 5300 + Taxes per person return on the brand new Boeing 787 Dreamliner! Book & pay within 7 days of making the booking, or by 15 January at the latest. If your destination in Europe does not connect well through Guangzhou they will give you a complimentary layover at the 5 Star Pullman Hotel located at the Airport with complimentary transfers & breakfast. Cathay Pacific has Premium Economy from \$ 4299 + Taxes, and Business from \$ 6299 + Taxes. Along with Hong Kong, you can choose to stop in certain points in Australia, with no additional cost on the airfare, just additional taxes. This uses Qantas across the Tasman

in Economy Class, (no Premium) if flying Premium on Cathay, and in Qantas Business Class if flying Business on Cathay. How about a side trip to Asian destinations from just \$385 + Taxes return! Book & pay by 16 December. You can earn Qantas points with Cathay as they are a partner. Emirates don't have Premium, but their popular 'Combo' airfare from \$ 6600 + Taxes. Business Class on their gorgeous A380's for the 19 1/2 hours to/from Dubai. The shorter flight into & out of Europe (approx 7 hours) is in Economy Class. You can choose to stopover in certain points in Australia or Asia free of charge, just pay the Taxes. Access the Business Class lounges in Auckland & Australia outbound, and in Dubai & Australia on the way home - even in transit. This is an 'all year round' airfare, payment required within 7 days of booking. Earn Emirates Skywards points or Qantas points. Should you want the luxury of Business Class all the way through to Europe, with lounge access and private chauffeur transfers at every point of your journey, then these fares from \$ 9260 + Taxes. Please contact Tanya Franklin, your local Travel Broker for any of your travel needs on 09 411 9105 or mobile 021 254 9169. Email:tanya.franklin@ttb.co.nz

Make an appointment to see me in my home office in Waimauku to chat about your next holiday!

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FAMILY SAFE, QUIET & TRANQUIL WITH BRICK IN KUMEU

5 4 2

Enquiries Over

1401 Coatesville-Riverhead Highway, Kumeu
Enquiries Over \$1,050,000 - Viewing by appointment

A rare find in Kumeu offering just over 1 acre of land in a quiet glade, offering privacy and tranquility yet minutes from the north western motorway and service/ hospitality venues. Beautifully crafted with elegant cathedral ceilings this north facing home with extensive alfresco onto patios and decking offers entertaining and freedom for the family in a way that will deliver comfort and harmony. A well designed mix of bedrooms, study, multiple living rooms, skylights and extensive garaging. Plenty of options here for you and the family.
Contact Graham McIntyre 0276320421



Graham McIntyre
Mike Pero Real Estate Limited

www.mikepero.com/MPRE25115

0800 500 123

www.mikepero.com



GREEN FINGERS? TAKE TIME TO SMELL... THESE ROSES

4 1 1

Enquiries Over

2242 State High Way 16, Helensville
 Enquiries Over \$605,000
 Viewing by appointment

Elegance pervades throughout this property which is a beautiful expression of refined classic rose gardens and fruit trees. There is a large 6 x 30 shade house also a lovely 6 x 50 raised veggie garden, all this is nestled amid a long rectangular shaped 4,704sqms of picturesque splendor bordering the Kaipara River. A superb family-friendly home just minutes to Helensville and Waimauku shopping centers, this inviting redecorated home offers an appealing one-level design. Modern kitchen featuring quality appliances and central island breakfast bar. Four spacious bedrooms all featuring built-in robes 3 with access to verandah. Separate laundry. Bathroom with separate tub and shower. Single lock up garage lots of off street parking + an open carport. Contact Darren Ryder 021307014



Darren Ryder
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www.mikepero.com/MPRE25012

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www.mikepero.com



SOLID CONCRETE... WITH A HIGHLY EXCITING DESIGN

4 2 2

Enquiries over

15 Solan Drive, Waimauku
 Enquiries over \$736,000 - Viewing by appointment

A rare opportunity to secure a quality solid masonry home in a sought-after community. Step inside this former show home with its high standard you find subtle architectural features throughout such as wood paneling, classy trim finishes, customised front facing feature windows, and schist ledgestone walls inside and out all creating a lovely presence and ambiance. The living areas and kitchen located in the middle, kids/guests wing on one side of the home and the Main bedroom, en-suite with his/hers wardrobes and basins on the other side. The unique open plan design also allows for great entertaining, with double ranch sliders opening from all four living areas to the impressively landscaped private rear barbeque and rustic pergola area. Contact Darren Ryder 021307014



Darren Ryder
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RATED A++ (AWESOME + AMBIANCE + ATMOSPHERE)

7 3 3

Enquiries Over

80 Mahana Road, Waimauku

Enquiries Over \$1,749,000

Viewing by appointment

This impressive property presents a one-of-a-kind opportunity. The spacious beautifully put together 499m2 home is of exceptional quality with flowing interiors from the kitchen to the dining and living area. Formal and relaxed garden areas allow for outdoor entertaining with stunning rural valley views.

It is very rare to find a property of this size and calibre, within minutes of Waimauku town centre and Muriwai Beach. Two Villas have been seamlessly crafted into one 499m2 dwelling bringing old world charm and the very best in modern styling together. All this is nestled on almost 3 Acres of easy care and very private prime lifestyle acreage. With room for a horse or two this could suit a equine lover. Contact Darren Ryder 021307014



Darren Ryder
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www.mikepero.com/MPRE25026

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WAIMAUKU FAMILY HOME MINUTES TO KUMEU

4 2 2

Auction

20 Sarah Todd Lane, Waimauku

Auction - On site 2pm 2nd November

Viewing by appointment

This immaculately presented two level cedar home has been crafted for the fun and ease of a good family life. Three bedrooms plus study provides ample room for work and rest while a separate double garage and workshop ensures the tools and toys are protected. Nestled upon a flat open 1400 square metre landscaped section with established elegant plantings and within a quiet, child friendly cul-de-sac we welcome your interest in this rare find. Minutes to park, tennis court, high decile school and shopping center. While a short drive to Kumeu and Auckland CBD.



Graham McIntyre
0276320421

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PRIVATE FAMILY RETREAT

4 1

Enquiries Over

274 School Road, Waimauku

Enquiries Over \$695,000

Viewing by appointment

Nestled within an open glade surrounded by magnificent mature native plantings. Engage, entertain, and enjoy sitting back relaxing and indulging in the comforts of this character styled, family retreat. Along with its park like setting of 4175m2, and playground that includes a flying fox over the swimming pool, creative jungle gym and sand pit, you can soak up the sun on the extensive decks and then cool off in the pool while taking in the tranquil and peaceful surroundings.

Contact Karen Stent 0274796368



Karen Stent
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THE ULTIMATE COMBINATION OF SPACE, QUALITY... AND LOCATION

5 1 2

Enquiries Over

81 Station Road, Kumeu

Enquiries Over \$1,375,000 - Viewing by appointment

Nestled upon 2.4 acres of tranquil surrounds with a magical sense of seclusion this is a unique semi urban/rural lifestyle property, comprising of lush gardens a lovely central pond and a magnificent home complete with possible income should you desire from a totally separate studio - flat, all this is set in just a stone's throw from the Huapai town centre and almost opposite the Huapai district School.

Contact Darren Ryder 021307014



Darren Ryder
Mike Pero Real Estate Limited

www.mikepero.com/MPRE25132

0800 500 123

www.mikepero.com



D.I.Y MAGIC, WAIMAUKU VILLA

5 2 1

Enquiries over

31 Muriwai Road, Waimauku
Enquiries over \$739,000 - Viewing by appointment

Outstanding opportunity with heaps of potential. This character featured home with huge fully fenced section and abundant alfresco is unique to the area. This fully fenced 2033m2 property is set in a serene garden setting in the heart of Waimauku. The outside maintenance of this character villa is in very good condition and has been well maintained along with under floor & ceiling insulation, double garage and two 5000 Litre water tanks. Grab this opportunity with both hands and breathe the life back into this grand old lady, you won't be disappointed. Contact Karen Stent 0274796368



Karen Stent
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“There is much talk in our industry about service standards and about the integrity of industry professionals. I deliver a consistently high level of service to buyers and sellers. Having experienced life within a number of brands and I can talk from experience that the people within Mike Pero Real Estate are exceptional in their commitment to creating a personal connection and engaging at a level that will make you feel at ease and ensure the communication is up-front and transparent. We value and appreciate everyone has different life experiences and a range of needs. I am committed to making your experience with us enriching and positive.

- I'm Karen Stent.”



Karen Stent

027 479 6368

karen.stent@mikepero.com

Ph 0800 900 700



GRAND PROPORTIONS

7 2

Enquiries Over

913 Peak Road, Helensville

Enquiries Over \$899,000

Viewing by appointment

Up the tree lined drive this grand villa looks out over rolling countryside and distant hills. The exceptionally generous 310m² home, 7 bedroom (1 huge master with ensuite), has a modern kitchen. 2 car garaging, plus plenty of parking gives room for all your family and guests cars. Discover this comfortable home positioned on one of Peaks Road most desirable locations. With easy indoor and outdoor flow to the sun soaked pool and decked area the summer BBQs will be fantastic. Delight in the joy of space, peace and privacy. Contact Warren Marshall 0212224255



Warren Marshall
Mike Pero Real Estate Limited

www.mikepero.com/MPRE25001

0800 500 123

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NEST OR INVEST

Enquiries Over

30 Lloyd Road, Riverhead

Enquiries Over \$519,000 - Viewing by appointment

Don't let this golden opportunity to secure a very special country lifestyle pass by. Build your future life in this great and sort after neighbourhood. Prime location on two picturesque gentle sloping hectares. Build, graze, or land bank for the future, it's your choice. This will be sold.

Contact Warren Marshall 0212224255



Warren Marshall
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PRIVATE WHENUAPAI D.I.Y ON LARGE SECTION

3 1 1

Enquiries over

16 Waimarie Road, Whenuapai
Enquiries over \$639,000 - Viewing by appointment

Set in a private tranquil oasis of 2119 square meters in a fantastic Whenuapai location. This brick and tile gem full of potential offers three bedrooms, one bathroom open plan living spaces onto elevated alfresco decking. Loads of options, plentiful potential. Buyer enquiry over \$639,000

Contact Warren Marshall 0212224255



Warren Marshall
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www.mikepero.com

0800 500 123

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WAIMAUKU FAMILY AND LIFESTYLE ON 2020 SQM

Enquiries over \$650,000

15 Buttercup Place, Waimauku
Enquiries over \$650,000 - Viewing by appointment

If you have been searching for a 1/2 acre section with a solid three bedroom plus study home this ticks the boxes. The convenience of a double lock up garage, bathroom and ensuite. Loads of space in this north facing open plan home spreading onto large decks and lawn. We encourage buyers over \$650,000 to view.



Graham McIntyre
0276320421

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FLAT ELEVATED 2000SQM SITE IN RIVERHEAD - MINUTES TO WESTGATE

4 2 2

Enquiries over

1027 Coatesville-Riverhead Highway, Riverhead
Enquiries over \$750,000 - Viewing by appointment

Wanting a bigger residential site in Riverhead? This property is an elevated rear site of almost 2000 square meters, offering a fully useable section with mature plantings, partial fencing and services at the roadside. This is a golden opportunity to build your dream home or consider the plans that have been put forward by Golden Homes for a 4 bedroom, 2 bathroom, 2 living areas and double garage home. This established site is available with a freehold title which should be available within the next 120 days. Minutes to Riverhead School, Kumeu and Westgate shopping areas. We encourage buyers considering an investment over \$750,000 to take an interest in this house and land package. Contact Graham McIntyre 0276320421



Graham McIntyre
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33 HECTARES IN TAUPAKI, CLOSE TO KUMEU

4 2 2

Buyers Over

14 Wairere Road, Waitakere
Buyers over \$1,500,000 - Viewing by appointment

Within ten minutes drive, west of Kumeu, this 33 hectare property set in an elevated private valley offers privacy and tranquility. The land gently folds around a beautifully presented north facing brick and tile home offering four bedrooms, two bathrooms, double garage and open plan entertainers kitchen, dining and lounge. Delightful, easy, single level layout enjoying plentiful convenience shopping and local school. We encourage buyers over \$1,500,000 to view. Contact Graham McIntyre 0276320421



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Mike Pero Real Estate Limited

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TO KUMEU OR COATESVILLE LIFESTYLE IS CLOSE

3 2 1

Enquiries over

355 Waitakere Road, Taupaki
 Enquiries over \$1,150,000 - Viewing by appointment

A delightfully refreshing bungalow of excellent character, north facing with extensive alfresco living, in an open plan three bedroom home. Excellent storage options and growing options with a 1200 square metre Growing house. The land is over 4 hectares of prime land suitable for grazing or growing. We invite buyer enquiry over \$1,150,000 for this outstanding lifestyle block. Contact Graham McIntyre 0276320421



Graham McIntyre
 Mike Pero Real Estate Limited

www.mikepero.com/MPRE24652

0800 500 123

www.mikepero.com



LUXURY COUNTRY LIFESTYLE - WAIMAUKU

5 3 3

Enquiries Over \$1,400,000

101 Taylor Road, Waimauku
 Enquiries Over \$1,400,000 - Viewing by appointment

Tucked away in the sheltered Waikoukou Valley of Waimauku, is this delightful architecturally designed French Provincial home. Drive through the rock wall entrance with 24 hour security in operation and meander down the private driveway of Wharauroa Estate, winding through your own native bush to where you will be greeted by the magic and tranquility of a beautiful country lifestyle. Positioned for all day sun and views of the valley. If you are thinking about a luxury country lifestyle within a safe and secure environment, literally minutes from convenience shopping, good broadband links for study or home-office options, this is one home not to be missed.



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REGULAR AREA COLUMNISTS

LIFES LUXURIES ON HOLIDAY

Well, the boating season has well and truly started. Is your boat or caravan ready for the summer? Have you checked out the great power saving LEDs offer. We can replace existing lamps with LEDs increasing battery life and prolonging the time you can travel without charging the batteries. LEDs are bright and come in white, coloured or multi-coloured.

We have also recently come across a small media player that can be easily installed in homes/boats/caravans. This small media player will store thousands of music files, movies and photos in an easy to configure, user-friendly, space-saving package. Stores everything in one easy place. The up-spec version does everything a pc can do

including GPS, office and internet. For information phone Tony 021 772 756.

GET READY FOR CHRISTMAS

The butchery department at FreshChoice Waimauku has a great range of competitively priced meat products including beef, lamb, pork and chicken. There are sliced and diced meat cuts and a good selection of smallgoods available too.

For Christmas, check out the range of fresh hams in store. Fresh turkeys will also be available to order from 10th December. Speak to one of our butchers to book your turkey or if you need assistance finding the perfect meat product. FreshChoice Waimauku also has an impressive range of local and imported

wines that are regularly on special each week. If a chilled beer is more appealing, you will find many local and imported beers as well as a great range of craft beers available in store. Check out the freshly baked bread rolls, specialty breads and cakes in FreshChoice Waimauku's in store bakery. Christmas cakes will also be available from 1st December. If you would like a special Christmas cake made for you, or you require a bulk order, please speak to one of our talented bakers, Wicky or Dinesh. Vipam, Hiten and the team at FreshChoice Waimauku wish all their customers a happy Christmas!

SUBDIVISION CONSIDERATIONS

The Kumeu area has become the focus of much new subdivision as 2013 comes to an end. The unitary plan generally allows for smaller lot sizes and fast tracking of subdivision. However, be cautious and get legal advice about buying a section off the developer's plan. This is because a developer vendor could withdraw from the agreement if the title has not issued before a certain date. Also, most proposed subdivisions contain covenants about the size of the house,

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intended to create a high quality neighbourhood. On balance, one could expect a positive impact on the community if there are more shops and schools and better roads to match the increase in population. 25 Oraha Road Kumeu, Auckland P O Box 600 Kumeu Auckland 0841 Telephone 412 6000 facsimile 412 6016. Email luke@kempsolicitors.co.nz.

STRESS FREE CHRISTMAS HAIR

There are plenty of things to worry about—your hair doesn't have to be one of them. Are you starting to feel stressed about our upcoming big event called Christmas? Here's one thing you can relax about: your hair! People—especially women—get stressed because there is this idea of "perfection." They build up an idea in their heads that they can't possibly live up to. Every time I've stressed about anything it's never been worth it, and I've looked back and thought, "I can't believe I did it again!" You've got to let yourself off the hook a little bit. One way to do that is with your hair. Sure, you want your hair to look beautiful, but people will mostly respond to how you feel. If you feel calm you will radiate beauty. People want to see a happy person, not the perfect-hair person who is obviously stressed.

Schedule your cut and colour now, so it's out of the way and you're not trying to squeeze appointments into your busy schedule. Then add a few easy styles to your hair routine so you can look pulled together, but with ease and effortlessness. Hair Accessories: Simple pins, clips and headbands from the chemist—in

metallic silver or gold, black, tortoise-shell or a bit of crystal—are great because they present the idea that you've made an effort, even if all you've done is add a clip to your regular hairstyle. It's a simple psychological trick. Something as easy as side part and a plain bobby pin can work wonders.

Braids: The best part about braids is that you don't even have to be that good at them because they look soft and pretty when they're a bit rough and imperfect. You don't have to do anything intricate—just a nod to a braid is enough to impress people. If you don't want to braid all of your hair or dive into the braided circlet look, try a little braid or two starting at your part.

Twist: If you're running around, especially if you're hosting a party, the last thing you want to worry about is your hair. With a simple knot or twist you don't even have to wash your hair—a spritz of dry shampoo revives the hair, and then you can pull it back, twist and add some pins. It doesn't need to be perfect—just the act of lifting your hair back will make you look pulled together. Keep in mind that people are going to remember being relaxed and sitting around the table together, not that your hair was perfectly straight! And go ahead and enjoy Christmas this year. May you all have fun, rest and fantastic family time. Merry Christmas everyone, see you all back in 2014 for another great year. Carla at Zash Hair. Read more: <http://www.youbeauty.com/hair/columns/beyond-hair/stress-free-holiday-hairstyles#ixzz2ji87np5x>

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BUILD AT ONLY 10% DEPOSIT

With a lack of quality homes on the market one option is to build your own dream home. Generally there are two ways to accomplish this, with a specialist Construction Loan, or by purchasing a "Turn Key" house and land package in a new subdivision. A mortgage broker can talk you through both of these options and can help you decide what one is best for you and your situation. With the availability of Welcome Home Loans to first home buyers, and a new product out on the market called Boost for those with a higher income your dream of owning a new home could be a reality. To discuss your options around building or buying please give me a call on 09 415 6990 or drop me an email mark.greene@mikepero.co.nz.

NATURAL LUXURY

Here's to a great Christmas and New Year season to all with bells on. We have superb holiday fully self-contained accommodation and wellness options while staying here. Weddings and corporate events and celebrations are our specialty. For Christmas gifts welcome to our shop on the website. www.bethellsbeach.com your hosts Trude Bethell and John Paice, for more information phone 09 810 9581.



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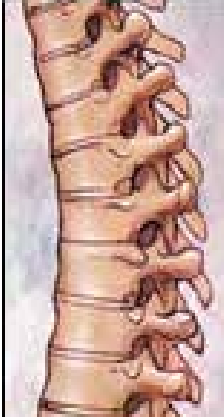
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0212330413
gill.wiltshire@gmail.com

MIKE'S MESSAGE - MARKET CHANGE

On the 1st of October the Reserve Bank implemented its Loan to Value Ratio restrictions to slow the galloping Property market. So what has changed in the market? There has been an impact and a slowdown, without. Primarily those most hurt are the first time buyers. With a deposit now at least twice as much for a first home, as it was before October, these young Kiwis are somewhat disillusioned over their ownership plans. By them not buying in the lower price ranges it has a domino effect on the existing home buyers wishing to buy in the \$5-700,000 bracket and in turn this has a negative effect on the \$1M sales and so on. I believe the official result for October is a 4% reduction in number of real estate sales across the nation but with little effect on values with increases recorded in Auckland and Christchurch and surrounding areas. Some provinces are still lagging here though. Auction rates around the country have only seen marginal reduction in more attendance numbers than results. So what would I be doing if I was selling a home now? I'd be realistic on price, present it well and market it well. There's a slightly lesser demand in some areas but with these three ingredients you'll be ahead of the others in your range. Shortage of supply continues to fuel pricing in both Auckland and Christchurch. Vendors may need to increase their marketing to assist in the profiling to compete with others in attracting qualified purchaser's. Auction rates around the country have only seen marginal reduction in more attendance numbers than results. As an aside I expect to announce some new initiatives shortly which will see the release of some special mortgage products from our Mortgage company. This will assist some first homebuyers on their way again. These buyers will be exceptions and will have to show very good debt servicing and be able to meet the strict criteria. Business is still great and good homes will always sell when in the hands of good agents. On that note I reckon we're your good agents! Speak again soon. Mike Pero 0800 500 123

THERE'S SOMETHING IN THE AIR

With the annual spring clean done & dusted, the guilt of allowing your loved ones to have had to yet again, live through another cold, damp mouldy winter fades as you wipe away from window sills & ceilings, the last of that "toxic black mould". The miracle product wipes clear, but you notice the mould had spread even further than that of the previous year. With Xmas just around the corner, & our minds focussed on our summer holiday plans, whether its meeting up with family @ the bach, or the long awaited annual road trip your biggest financial asset will be boarded up, again! Have a ventilation system installed today. Take advantage of our fresh summer offer. Knowing you are dramatically reducing moisture, dust mites & other triggers of asthma & other allergies inside your home will make your festive season even better. Why do we put off what makes perfect sense? It's a no brainer really. The beginning of summer is actually the most effective period to be installing a mechanical ventilation system into the home as it takes advantage of the warmer, dryer air to efficiently dry the structure & contents of the home. Choose your favourite mascot at the 20/20 cricket, or look out for the big H RV parked outside a shopping centre near you, to find out the benefits of adding our "Summer Kit" to your ventilation system. Remember, not all home ventilation systems are created equal. Contact me for a free consultation from the only NZ ventilation company to have yet again been accredited with the Asthma & Respiratory Foundation of New Zealand's

“Blue Butterfly” Sensitive Choice Award, a programme which identifies companies & products committed to reducing asthma & allergy triggers. Change the dynamics of your home forever. Breathe easy.

Merry Xmas to you all. For more information, text Matt Shaw 021 150 4661 or email matt44shaw@gmail.com.

KUMEU-HUAPAI RATEPAYERS

We have all recovered from the Minister’s Nick Smith’s shock announcement of the special housing area in Huapai. It is time for all of us to think about the potential impact this form of housing will have on the District and whether we have the infrastructure to match.

When this development is contemplated, along with the 30 year residential growth around Kumeu & Huapai in the proposed Unitary Plan by the Auckland Council, it is easy to see that the proposed growth will have a significant impact on infrastructure for the area. The provision of infrastructure in my view has to match this projected growth,

otherwise the area will not cope. Additional traffic, schools both Primary & Secondary, areas for passive and active recreation need to be provided. These major infrastructure issues unfortunately are not all the responsibility of the Auckland Council, nor have they been provided by the former Rodney District Council.

The Education Board and New Zealand Transport Authority have control over the Education sector and State Highway Roding respectively. What is clearly needed is a local based community input on what infrastructure issues we have and need for the future. This would form the basis of a submission into the Unitary Plan and to the Local Board for action.

The Association is to make a submission to the Rodney Board for funds for infrastructure concept plans. The funds for this work we intend to present to the Board in December. The lack of infrastructure issues have been clear to the community for some years. The lack of progress on aspects like the southern bypass road, new recreation reserves and room for Primary School growth, and a Secondary School are

but a few issues. The real concern is that the Council will focus on the subdivision growth without addressing the infrastructure necessary to provide for the efficient growth and operation of the District. Having a group in the area identify the key infrastructure problems is a first step in solving the growth issues. If you have infrastructure issues you are concerned about please let the Association know. Residential growth and infrastructure are like the two sides of a coin, there is no value unless they both work together. On behalf of the Association may I wish everyone a safe and enjoyable Christmas season.

Pete Sinton Chairman - Kumeu-Huapai Residents & Ratepayers Association
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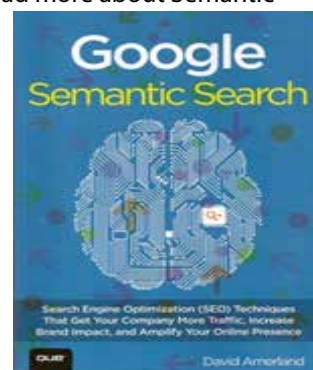
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THE WEB UNSPUN - SEMANTIC SEARCH

In the traditional SEO world that we have been learning about over the last few months, there are two main areas of focus that we can work on to achieve a reasonable result in the search engine (SERP). SEO is pretty much about keywords and links. Keywords are necessary to get the website to show on the search engine results page and links are needed to help that website rise in the search rankings. This is a bit of a simplified view on the Google search engine algorithm as there are over 200 factors that are involved in the ranking process. The “new” SEO focuses as much on the quality of the business offerings, the online visitor experience once they get to the company website, and the perceived reputation and authority of the business itself as much as it focuses on the traditionally technical aspects of search engine optimisation. It has therefore been divided in to two different types of SEO, technical and non-technical SEO. Technical SEO addresses specific onsite issues that prevent a website from being indexed by search engines. This could be the website structure, the underlying coding, excessive use of javascript, slow server responses etc. Non-technical SEO looks at the company’s or brand’s marketing strategy, the evolving nature of marketplace communication, content creation, social media outreach, and the way a company connects with its customers in the online environment. You can read more about Semantic Search in the latest book on the subject, ‘Google Semantic Search’ written by David Amerland. I will be writing more about Semantic SEO next year. Merry Christmas everyone. For more details contact David Partis at www.designhand.co.nz.




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WHAT A LOVELY TIME OF YEAR

Gumboots stored for a while and a reason to drive a few minutes from S.H.16, past immaculately tended vineyards, row on row of pink-becoming-grey-green shoots where all was bare a few weeks ago, gave visions of luscious, fat, bunches of bloom-covered grapes hanging ripe for harvest. Orchard petals shed, now fresh leaves and tiny fruits. Metres of shiny black mounds holding promise of those delicious crops queued for in the growing numbers of strawberry stalls, tell of summer coming in. Flower stalls and shop doorways burgeon with glorious colour fit for gifts and decoration.

Whatever the season, subtle changes of landscape the moods. Now rolling hillsides in new season's fresh green is punctuated with small and large gold-eyed daisies. Fresh produce from greenhouses and vegetable growers provide deliciously for DIY cooks, or any of the more than a dozen ethnic eateries and restaurants. End of season PYOs provide opportunity for keen housewives to replenish pantry shelves and freezers for winter. Back in the villages of Kumeu and Huapai, home gardeners see the flourishing rewards of endeavour, and enjoy their private family places with a fine locally produced beer or wine of international style and quality. There is space for friends, kids' pets, beehives and fruit trees, native birdsong and the calls of occasional pheasant and morepork. The friendly village community shares its school churches and Childcare centres, Community Centre and Sports' facilities, wonderful Showground Events, Library and Arts Centre. Professional Care is the best possible by Medical Centres, Dentists, Physio, Podiatrist and Beauty Salons. We have volunteers, from Fire Brigade to Opshops, unselfish, generous people. How full, how blest a place to live and give, to love and cherish, this already MOST LIVEABLE PLACE. What nonsense are our Politicians blindly, unfeelingly pushing! And for whom?. Merry Christmas all.

Dawn Kendall

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CITIZENS ADVICE BUREAU CHRISTMAS WISH

Wishing all our clients Seasons Greetings with a reminder that Facebook can be a great way to keep up with what your friends and acquaintances at this time of the year and while you're there, you could get some shopping done too!! "If you buy goods or services from someone via Facebook, then what your consumer rights are pretty much boils down to whether the seller is considered a professional trader or not." says Joy Florence of Citizens Advice Bureau Helensville. "You're covered by the Consumer Guarantees Act and the Fair Trading Act for goods or services sold by a trader, unless you bid for it in an auction. If the seller is not a trader then it's classed as a private sale, which means you don't have much protection.

In general, if someone is selling a lot of items online, then they are a trader. If you're not sure about a particular Facebook seller, check out their Facebook page. If they seem to sell a lot of similar kinds of items, and have sold a lot of items in the past, then they are probably a trader rather than an individual just having a household clear-out. Joy says there are things you can do to minimise your risk when considering buying from a private seller, for example:-

- if at all possible try to inspect the item before you hand over your money;
- ask the seller a lot of questions about the item so you know what to expect;
- look for feedback from past customers;
- for the expensive items (like a car) it would pay to check the Personal Property Securities Register in case it has been used as security for someone's debt.
- also, pay by credit card or, if it's going to a New Zealand account, by Internet banking rather than by cash or telegraphic transfer so your payment can be tracked.
- lastly, it makes good sense to get the full name and address of the seller in case the trade goes pear-shaped and you need to track them down.

If you have a problem with something you've bought it's always best to talk to the seller first. But if you haven't been able to sort it out by talking to them, come and see us at 27 Commercial Road, Helensville.

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LIQUIDATION "INSOLVENT TRANSACTION"

When a company goes into liquidation, a liquidator has the power, in certain circumstances, to require a creditor who has received a payment from the company to pay that money back. These are known as "insolvent transactions", and while it is designed to help ensure that unsecured creditors share equally in a liquidation, for the creditor who is being asked to pay money back, it can be a frustrating situation. A creditor can, however, defend a liquidator's attempt to claw back a payment by relying on a statutory defence under s296 of the Companies Act 1993. It is this defence that the Court of Appeal was recently called upon to consider in the case *Madsen-Ries v Rapid Construction Limited* [2013] NZCA 489. Both the High Court and the Court of Appeal provided a very useful summary of the three elements that need to be established in order to successfully raise the s296 defence. In particular, the creditor must prove that, when they received the payment, they (1) received it in good faith, and (2) did not have reasonable grounds for suspecting insolvency, and (3) gave value or altered its position in a belief that the payment was valid and would not be set aside. Since trading with companies is an inevitable part of business, it pays to be aware of, and understand, insolvent transactions, and the power a liquidator has to claw back certain payments. While the creditor can argue the s296 defence, there are important time limits that apply, and more often than not, the issues are strongly contested on both sides. Accordingly, it is prudent for a creditor to seek advice early on. For more information, contact Chad Danswan on (09) 412 7348 or chad@danswan.co.nz.

HARMONY THIS CHRISTMAS

It's December already! A month filled with celebrations and the kids getting a heap of new things. It's a perfect time to have a cleanout after Christmas of the children's toys and clothes and giving the excess to those in need. This will create space in your home and we receive so many blessings in our life, so why not pay it forward. Involve your children in the process so that they can learn about giving to others, creating space, organising their things and sharing. Make it fun for them and if need be add in a bribe. My favourite charities are Women's Refuge, City Mission, Salvation Army and Hospice. And of course if you need a hand then check us out on facebook or visit our website www.harmoniou-sliving.co.nz I wish you a very Merry Christmas and fabulous 2014. Michelle.

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THE VINTAGE SHOP SUPPORTS LOCAL COMMUNITY

Operating at the Pomona Hall in Access Road next to the Community Centre, The Vintage Shop returns all its profit to worthy local causes. The shop, run by rostered volunteers is a Huapai-Kumeu Lions initiative and is proving popular with people looking for small vintage or retro items of good quality. Small furniture pieces, handcrafted fabric pieces, craft materials and a large range of pottery and crockery is tastefully displayed for customers in the historic, re-furnished Pomona Hall. For many people the display brings back memories of an earlier era when many households located such items in the china-cabinet in the sitting-room. Crown Lynn pottery and crockery is well-represented and The Vintage Shop makes a special feature of this, many local people having had connections with the Crown Lynn factory in its hey-day. Customers wanting to supplement their set or with an incomplete set of Crown Lynn may find what they want on display at the shop. Shop personnel who attend auctions can also be on the look-out for special requests for people and with the coming of Christmas The Vintage Shop may be the place to visit for that special gift. Supplementing their stock by buying at auctions is just one way the shop maintains quality and range in what it offers. Shop managers also welcome gifted items which people may no longer have use or space for and on occasions they have been grateful to receive items from a deceased estate. Members of the Huapai-Kumeu Lions Club are grateful to the band of volunteers working at the shop which is open from 10 am to 4 pm Tuesday to Friday and until 12 noon on Saturday. So far the Club has been able to use the profits to make donations of \$1000 each to Huapai School for its Bikes in Schools programme, Kumeu Cricket Club for its clubroom extension project and the Huapai Reserve Bike Track project. With continuing community support in terms of purchases and gifted items, Huapai-Kumeu Lions are envisaging that The Vintage Shop will become an important funding source enabling them to support worthy causes in the local community and it would encourage people to call in at the Pomona Hall in Access Road – even if only to view the old hall itself which is worth a visit.

THANKS A MILLION - KUMEU CHIROPRACTIC

As another year comes to an end, we would like to take the opportunity to thank the people of the wonderful Nor-West for their continued support of us, and of Chiropractic care in general. At Kumeu Chiropractic our focus is on more than just relief of back and neck pain. Continued spinal health is about performance, injury prevention, healing and general well-being. Improving spinal function through Chiropractic Care assists your body to work better and to heal better; it's as simple as that. So, it is our mission to create a healthier and happier community by adjusting as many spines as we can. We can only do this through your referrals and we appreciate all those who have told their friends and family to give Chiropractic a go. We have the best patients around and we have miracles happen in our office every day, and that's why we love it. We look forward to helping even more people to achieve their health-goals next year and we wish you all a healthy and happy holiday season.

Our Holiday Hours. We will be open as below:

Tuesday	December 24th	9am – 12 Noon
Friday	December 27th	9am – 12 Noon
Tuesday	December 31st	9am – 12 Noon
Friday	January 3rd	9am – 12 Noon
Saturday	January 4th	9am – 12 Noon

Call us now for an appointment on 09 412 5536.

MERRY XMAS AND A HIGH SPEED NEW YEAR

Nor-West (Auck) SeniorNet Inc wishes everyone a very Merry Christmas and a healthy and happy New Year. Start your New Year off with a resolution to learn all about the new technology. Your local SeniorNet is the place to start. Visit our website at www.seniornetnorwest.net to read all about us. Keep safe and join us at our first meeting in February 2014.

BEAUTY THERAPY, MAKEUP & NAILS

A new home based one stop beauty salon has opened in Kumeu, the owner however is not new to the area, having grown up here. Roxana or Roxy for short has been qualified in Beauty Therapy, Makeup and Nails for over 8 years. Offering a relaxed friendly atmosphere. Whether it is acrylic nails, waxing, pedicures, wedding makeup gel polish facials or even mobile nail treatments, teen makeup training parties, or on-site makeup it is all covered from "Naylz & Beauti" With Christmas fast approaching now is the time to book your appointments, gift vouchers available "Guys - a great pamper present for the ladies in your life" Products used are as natural/organic as possible - Surmanti, Wendy Hill and Mineral makeup products. Looking forward to pampering the great ladies of the area. Naylz & Beauti in Awa Road, Kumeu. Roxy Ph 09 412-2233 or 0299-890-999



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WATER THIEVES ARE ACTIVE IN THE AREA

There appears to be water thieves in Waimauku and Kumeu. Positive Negatives Photography on Shamrock Drive has experienced unusually high water usage over the last two summers but put it down to the lack of rain. Much to their surprise, the water tank fills started early this season with a truck call out in September. The mystery was solved, however, when later a staff member called into the office on a weekend to find a motor home siphoning water off their water tank. This is obviously a well known spot as the water tank for Positive Negatives Photography is behind their building and not visible from Shamrock Drive. When the water truck came out the driver told Marilyn the Director of Positive Negatives that he had recently attended a property in Waimauku where the owners went away for a weekend and came home to find all of their water gone. Huapai Police suggest business and home owners be vigilant on weekends and if you see anyone taking water to write down their vehicle registration and call the Police. For anyone who is concerned you can purchase special taps with removable handles from Kumeu Plumbing Limited to safeguard your water tanks.

Sharon Reid (RFA) in association with BEST ADVICE, specialises in Life, Health and Income Protection products. She can help to minimise financial risk and maximise protection as well as advise on ACC matters and business succession. To arrange a complementary first appointment phone 021 242 6525. If we don't meet you before Christmas have a safe and enjoyable one!



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COUNTRY BEARS CHILDHOOD NATURE WALKS

New Discovery Session 3-5 year old – free 8-12 or 12.30 - 4.30pm (5 x a week) As part of our new programme we are introducing “discovery sessions” for 3-5 year olds. These sessions have limited numbers and will operate from 8-12pm and 12.30 -4.30pm, with children attending 5 mornings/ afternoon a week. The programme will be made up of both discovery time and more formal group focus time as we believe that children of this age are filled with curiosity and an eagerness to learn. (special conditions apply.)

Over the 20 years that Country Bears has been open we have seen the Huapai/Kumeu area grow and change with new people being drawn to the more relaxed and clean lifestyle that it has to offer. One of the many things that make our centre and this area so beautiful is the rural aspect that is still strong all around us. Country Bears is very lucky to have a wonderful farm behind us where we visit our animal friends. We have our bush/tree area and large open spaces for our children to explore and discover the many things that nature can offer. We believe that nature walks are an integral component of our program and we are lucky to have a variety of landscapes within our property to explore. We remain the providers of original and inspirational early childhood experiences. We continue to be inspired by meeting amazing people that enjoy seeing children joyful in the wonders of discovery. As parents, whanau and teachers we can inspire children to take the time to see, listen, smell and feel the world around them. Through our support we hope to install a love and appreciation of the wonderful world we live in. From day one, Country Bears has always strived to reinforce our core value of respect in the everyday things we do and in everything around us, from all living things to the very air we breathe. It is our obligation as adults to ensure that all the wonderful things that we experienced when growing up, are preserved and provided for our children to enjoy. Just a snippet for your information from Peggy Ashbrook, the author of Science Is Simple: Over 250 Activities for Pre-schoolers, she teaches preschool science in Alexandria, Virginia, and leads workshops for early childhood teachers throughout USA..

Time out and turning any walk into a nature walk

Keys ideas taken from Peggy Ashbrook book ‘Science is Simple’.

Every walk is an opportunity for children to learn about the natural world. Walking around the block with my child when he was 2 years old could take an hour because there was always something new to explore.

As you explore your neighbourhood:

- Be open to the wonder of noticing small details and new growth.
- Leave electronic toys at home so that children can focus on the world around them.
- Bring paper and crayons so children can draw what they see.
- Walk at different times of the day or night to increase your chances of seeing something new.
- Ask, “What’s different about what you see today?” each time you and your child walk outside.
- Model using all five senses. You might say, “I’m seeing the big clouds,”

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"I'm touching the wet grass," "I'm hearing the jets of an airplane," or "I'm smelling the fallen pine tree needles." It's not safe to taste many things outdoors, but you can "taste" the air.

• Carry along an inexpensive magnifying glass so children can get up close and personal with nature.

• Make dressing for the weather part of the learning experience by singing songs about the weather as you and your child put on sunscreen, hats, or several layers of clothing. Try "You Are My Sunshine," "It Ain't Gonna Rain," or "The Mitten Song". Let your child work to figure out how to zip a zipper or put on boots just long enough so they can learn these tasks and not so long that they become frustrated.

Observe the weather: - On the walk, use your magnifying glass to look closely at drops of rain hanging from a leaf or to examine the structure of snow. If it has recently rained, take a medicine dropper so your child can suck up rain from puddles and squirt it back out again. Watch where the water flows and ask, "I wonder where it will go from here?" If it is sunny, make shadows with your body or jump over the shadow of a family member. Use sidewalk chalk to draw the shapes of the clouds you see.

Animals: - Use your magnifying glass to look closely at small wildlife such as non-poisonous spiders, roly-polies, worms, and any non-stinging insect that will hold still long enough. Ask your child to show you how the worm or ant moves, and join in as he wiggles or crawls. Count the number of larger animals you see on your walk. Is the neighbour's cat in the window again? Look for birds in bushes and on electric lines. Are there cows in the field, or dogs going for a walk around the block? Talk with your child about what these animals are doing.

Plants: - Look closely at the different shapes, sizes, and structures of leaves and flowers. Collect leaf shapes and then make rubbings of different types of leaves. To do this, put a piece of paper over a leaf resting on a hard surface, then rub or wipe the paper with a crayon held sideways to reveal the leaf's veins and edges. Collect fallen leaves and seeds by pressing them into the sticky side of a loop of tape. If a plant has a bud on it, ask your child to guess how many days it will take to open.

Rocks: - Use your magnifying glass to see the tiny shapes of crystals or pieces of sediment that make up the rocks in your neighbourhood. Compare sizes and colours.

The celebration of 20 years as preschool educators and carers within our community, has seen the present Country Bears children experience an educational programme with a difference. Reminding us of all the "firsts" we have introduced over this time:- specific intentionally designed areas for child development, many extra curricula activities like swimming lesson, adventure bears holiday programme for ex pupils, gymnastics, music lessons, French lessons and art classes, to name just a few over the years. As in the past, all our children are well received in the local schools as being confident knowledgeable children, with the lifelong tools to take on their next journey through life. "a good beginning lasts a life time". All the Team at Country Bears Early Childhood Centre would like to thank all the local community for their support and to wish you all a Merry Christmas and Happy New Year. Safe travels and holiday time with family and friends. Country Bears Early Childhood Centre, 79 Oraha Road, Kumeu, Phone 09 412 8055

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