

June 2013

Kumeu Courier

free monthly community newsletter for Kumeu & districts

contents



As the leaves fall and the colour swirls around us, take time to kick the leaves and reflect on a great summer ?
Sarah

feature stories

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Shared land value uplift - dodgy as



Auckland Council is eyeing taking another slice out of rising property values and may seek a change in the law to do so. The council is calling the proposal "shared land value uplift" but its critics are blasting it as a thinly disguised capital gains tax. And if Auckland proceeds with the plan, it could cost Kumeu and district land owners millions of dollars. The proposal is contained within an addendum to the council's draft Auckland Unitary Plan, which is likely to result in zoning changes that would allow higher-density housing in many parts of the city and possibly also extend the city's urban limits. Properties that have their zoning changed from low density to high density housing, or rural properties on the city's fringes that are rezoned as urban, allowing housing or commercial development, would almost certainly benefit from a significant increase in value. "At the moment in New Zealand, any increase in land value resulting from the rezoning decision remains with the landowner," the council's draft plan states.
...continued on page 6

Unitary plan—feedback to Council

By this Courier edition, feedback from the Community and individuals will have been submitted to the Auckland council. The Association has made submissions on a variety of issues focusing on our District and adjacent study areas. The Council, we have been told, will look at the submissions over a 6 week period, and will only contact groups if they feel necessary to do so. The timeframe from there is to finalise the 'Draft Unitary Plan' for notification, probably October 2013 at 'Local Body Election' time. The main focus for the group has been, how we would like Kumeu & Districts to be in the future and how we can strengthen the Town Centre with a recognition of the part Wineries & Cafes play in our area. The inappropriate zoning of Winery land has in the past lead to commercial & industrial development - remember what Lincoln Road used to be like! Kumeu has a place in the Auckland area as the centre of the wine Industry and we should insist Council recognise that as a 'character area'. That recognition will be like what the 'Borossa Valley' is to Adelaide.
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Kumeu's hoe-down helps fire rescue



Once again this iconic event raised the bar and the roof even higher. The rocking sounds of the Southern Cross Band with Marian Burns, combined with 450 plus willing and enthusiastic patrons the evening could not fail. The show-grounds witnessed true Kumeu spirit, and fun, with a glimpse of the fire trucks rolling half way through, never a dull moment. During a lull in the music " The Embers and friends" treated all to what can only be described as sumptuous beef, chicken and salad and the ever present coleslaw...who needs master-chef.
....continued on page 10

Fire fighters raising funds for others



In an
emergency
dial 111

This year's sky tower challenge was a great success! Well done to the local fire fighters from Waitakere, Kumeu and Waitemata who joined the other 500 fire fighters from around the country who climbed the 1103 steps while wearing 25kg of firefighting gear. This fantastic effort each year is to raise funds and awareness for Leukaemia & Blood Cancer New Zealand. This great organisation supports the 6 children and adults each day that are diagnosed with a blood cancer like leukaemia, lymphoma and myeloma. This year a whopping \$468,401.00 was raised! It is that time of the year when you dig out your old electric heaters and start up the fireplace. Remember the "Metre from the heater" NZ Fire Service Safety message. This includes clothes horses near any heating source as clothes can very quickly catch fire. Be careful not to overload your power points with the electric heaters. Switching them off at the wall at night is a great habit to get into. Good idea to check your smoke alarms are working. If not NZ Fire Service recommend you purchase and install Long-Life Photoelectric type smoke alarms. Keep warm and stay safe - Denis Cooper, Waitakere Fire Force, For information or to join Waitakere Fire Force phone 09 810 9251



New Community Constable in Kumeu

Hi, I'm Constable Melissa Haven your new Community Constable in Kumeu. It has been a busy start and recently Kumeu Police have noticed an increase in rural burglaries. Dwelling houses are the main target, as well as rural sheds, truck yards and business premises. I would like to reiterate the importance of reporting any suspicious vehicles you may see. Don't be afraid to phone Police if in doubt and we will make the decision on how to respond. Some useful information to obtain includes any vehicle descriptions, things such as registration numbers, colour, make, how many occupants are in the vehicle and their description etc are all important, as is the vehicles direction of travel, as we may be able to cut it off before it leaves the area. If you see anything, don't delay, make the call. Please be extra vigilant by making sure your premise and vehicles are secure. Now is also a good time to check what security features may need updating, such as gates on rural properties, locks on farm sheds, and alarm systems. If you are interested in starting a neighborhood support group in your area, or becoming a community patroller please contact me at the Kumeu Police phone 09 4125194.



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Local Real Estate - last months sales

<http://www.localist.co.nz/l/55050/reviews>

ADDRESS	CV	LAND AREA	FLOOR AREA	SALE PRICE
Riverhead				
Albert Street	\$375,000	809M2	60M2	\$450,000
Robinson Road	\$1,475,000	4.2100HA	230M2	\$1,450,000
Glenmore Road	\$1,300,000	10009M2	281M2	\$2,100,000
Mahoenui Valley Rd	\$1,025,000	16798M2	223M2	\$1,385,000
Ararimu Valley Rd	\$960,000	4.0469HA	340M2	\$1,190,000
Waimauku				
Solan Drive	\$590,000	1091M2	181M2	\$715,000
Waikoukou Valley Rd	\$605,000	1558M2	268M2	\$685,500
Rosella Gr	\$610,000	1550M2	195M2	\$760,000
Old North Road	\$1,600,000	8.3220HA	305M2	\$2,600,000
Woodhill Park Road	1,400,000	14.9120HA	212M2	\$1,250,000
Waikoukou Vallet Rd	\$1,650,000	12.1755HA	260M2	\$1,800,000
Peak Road	\$1,100,000	2.0460HA	336M2	\$1,200,000
Solan Drive	\$1,800,000	3.2677HA	150M2	\$1,500,000
State Hwy 16	\$710,000	14.4675HA	180M2	\$650,000
Solan Drive	\$610,000	4HA	240M2	1,550,000
Muriwai				
Motutara Road	\$420,000	1671M2	60M2	\$375,000
Domain Cres	\$490,000	830M2	50M2	\$575,000
Domain Cres	\$465,000	852M2	110M2	\$645,000
Motutara Road	\$745,000	814M2	235M2	\$770,000
Motutara Road	\$440,000	1163M2	111M2	\$527,000
Waitea Road	\$485,000	926M2	80M2	\$525,000
Berridge Road	\$740,000	875M2	212M2	\$715,000
Waitakere				
Bethells Road	\$730,000	5802M2	270M2	\$819,500
Scenic Dr North	\$500,000	3098M2	154M2	\$575,000
McEntee Road	\$325,000	809M2	102M2	\$317,000
Northfield Road	\$360,000	809M2	94M2	\$459,000
Bethells Road	\$430,000	1014M2	160M2	\$477,500
Kumeu				
Pinotage place	\$520,000	809M2	260M2	\$630,000
Matua Road	\$520,000	1925M2	100M2	\$765,000
Merlot Hts	\$475,000	707M2	150M2	\$606,000
Boord Cres	\$780,000	18817M2	130M2	\$975,000
Waitakere Road	\$830,000	2.5403HA	206M2	\$951,000
Puke Road	\$550,000	10007M2	110M2	\$625,000



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Money Matters

The on-going dilemma of property affordability and lack of quality housing stock is still at the forefront of most peoples' minds at the moment. With around 5,000 new homes been built in Auckland each year and around 12,000 required to meet demand, we can't see any change for the better in the near future. The recent budget has tried to address some of issues mainly around council approving consents and freeing up land for development so hopefully this will help. More supply = greater choice for the purchaser = possible decrease in purchase price.

We've noticed some lenders becoming more and more concerned with low deposit lending and have in fact made it more expensive for these borrowers. An independent Mortgage Broker is able to source funding on your behalf, at the best price. It saves you time and money. 4119251 / 027 4119255 or

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Cut offs - drop offs - hang ups - had enough?

... flipping network ... I keep losing business because of this ... How often have you said something like this when the mobile phone cut off half way into a call? Or do you have to stand in one corner, facing a certain direction standing on one foot to get some phone reception? Maybe you are in the car, phone hands free, and the call cuts off whilst driving... or even worse, you get a txt, days after you supposed to have responded. Due to the geographic makeup of our beautiful country we get pockets where coverage is not great. Also, walls, steel roofs, furniture and vegetation all absorb signal. So the cleaner the 'line-of-sight' between the phone and the Telco tower, the better the signal. We have customers contact us all the time wanting to have mobile coverage improved. Fortunately there is now a raft of options available to improve this. it-iQ have done a lot of installations to get more coverage for the mobile phone so that phones keep ringing and you do can keep doing business. It works for your bach, mobile home, caravan, boat or building site just as well. It can also give you access to fast internet if you do not have any! For more please come to it-iQ Huapai Computer Services on 322 Main Road in Huapai. Phone 09 412 9227 or email Huapai@it-iq.co.nz.

The low down on the waste water

A flood of calls came into Kumeu Courier in mid-May complaining of foul odours from the pumping station in Coatesville Riverhead Highway and the Whenuapai pumping station. In addition trucks were still transporting waste from Riverhead pump station on a daily basis. In addition we understand that on two occasions as many as ten water tankers were dumping water into the pressure sewerage system. This is all at a cost, a significant cost. So we asked Watercare services for comment on the state of the pressure sewerage system, and they responded. Just to clarify, from our customers' perspective there is no issue and they can continue to use the waste system as they normally would. From Watercare's side of things, due to the low volumes in the system, we are currently tankering the wastewater from Riverhead pump station to the Hobsonville pump station. This is required due to the extended length of time the wastewater is taking to travel from the private systems through to the Riverhead pump station and then onto Whenuapai. These extended timeframes can result in odour problems which we are obviously keen to avoid. This issue is not unexpected given the level of activity within the system in this area. As more properties are connected to the system, the situation will improve. Watercare is currently undertaking a review of the options to resolve the problem in the short to medium term. We expect the Riverhead pump station to be back online within a month. Kind regards, Dan Wrigley Communications Advisor **Watercare Services Limited** DDI: +64 9 539 7324. We would suggest that others also continue to ask the hard questions of who is responsible for getting this system right and completed on budget, maybe the local board may like to take more of an interest in this debacle.

Hours
7am-6pm

Ages
Birth ~ 5yrs



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Lifestyle tips for great winter hair - Zash Hair



If your hair is falling out all over the place as winter sets in, you need to observe a few good lifestyle rules to get your great hair back again.

- 1. Yes to nutrition!
- 2. No to stress!
- 3. No to smoking!
- 4. Yes to a spot of sport!
- 5. Yes to a hair workout!
- 6. Yes to good hair care!

When the body is tired and neglected, the first cells to suffer are those that renew themselves all the time, those of the skin and hair. And every winter, hair falls out like dead leaves on trees. Even if this seasonal molting lasts only a few weeks, it's usually enough to affect your morale. So how do you deal with this? By keeping a close eye on your lifestyle. To help you get your hair back on track, here are 6 excellent tips from Zash Hair

1. Yes to nutrition!

The best diet for great hair contains the following five dietary nutrients:

Protein, Sulphur, Zinc, Iron, B vitamins There are two foods in the modern day diet that top the charts in hair care: egg yolks and lentils. These two contain significant quantities of these five indispensable nutrients. Take care to avoid overdoing the saturated fats as well. Consume as little small goods as you can, as well as fast food, cooked fats, cakes and baked goodies, white sugar and white bread as possible... and avoid drinking too much alcohol.

2. No to stress!

Stress is enemy n°1 when it comes to your hair. As soon as stress manifests itself, it sets off a series of reactions in your scalp such as the compression of blood capillaries, slower blood supply to the hair's roots and stimulation of androgen hormones... Ultimately, these reactions lead to the hair strands becoming weakened and premature shedding of hair.

3. No to smoking!

Among all its other crimes, tobacco also reduces elasticity of blood vessels, particularly the numerous, narrow vessels in the scalp. It can thus reduce blood flow to the hair roots and scalp. 5 or 6 cigarettes a day should be your absolute maximum, but the damage it does to your hair should be another good reason to stop smoking altogether.

4. Yes to a spot of sport!

Contrary to popular misconceptions, sport is beneficial for your hair; it helps the body to eliminate toxins through perspiration and sebum (secreted from sebaceous glands). But there are some precautions you should take all the same: sweat should not be allowed to rest on the scalp as this runs the risk of upsetting the pH balance in this area.

So after intensive sport, you need to your rinse hair well and wash it using gentle, low-lather products.

5. Yes to a hair workout!

And yes, like every other part of your body, the scalp needs a bit of exercise to stimulate blood circulation and encourage activity in the hair's roots. Come in for a hair mask and massage today

6. Yes to good hair care!

Good shampooing is an integral part of a good lifestyle, and even more important if your hair is losing its volume. Just like when you brush your teeth, you need to adopt the right technique when shampooing in order not to upset the natural defences of your scalp.

Come and see Carla at ZASH HAIR 021814663



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Taupaki School update



There has been a lot of landscaping and planting going on at Taupaki School recently, as well as the construction of an open-air stage (see photo) where children will be able to play and perform. The School is looking great, and the children are enjoying their environment. To add to these efforts, the Taupaki School PTA is holding a Trivial Pursuits evening on Saturday, 29th June at 7:30pm in the School hall. We are fundraising towards a shade sail where the children will be able to eat their lunches out of the sun. Teams of up to 8 people, at \$20 per person, will be able to compete for the top spot. There will be prizes and silent auctions, platters of nibbles or desserts to buy on the night, or BYO. Tickets will be on sale at the School office from June 3rd. Contact 09 810 9855 for all enquiries.

Time to get moving - Kumeu Chiropractic



Do you suffer with arthritis, or have stiff or swollen joints? Then gentle exercise could help you improve your health and fitness, even if the thought of walking around the block or cycling a few kilometres might seem overwhelming. In an article from the world renowned Mayo Clinic the value of gentle exercise to get your joints stretched and moving, showed you can benefit by more than just an increased level of fitness. Regular range-of-motion, strengthening and aerobic exercise will strengthen the soft tissue around the joints, will help you maintain bone strength, give you more energy, can assist in a better night's sleep, will help you control your weight and will make you feel better about yourself and improve you sense of well-being. Lack of movement can often make your joints even more painful and stiff by weakening the supporting muscles thus creating more stress on your joints. Regular Chiropractic adjustments to the spine are one way to maintain crucial alignment and motion of the vertebrae and in conjunction with stretching and range of motion exercise is important in your on-going strength and mobility. For an assessment of your spinal health and advice in the correction and maintenance of your spinal problems, call Kumeu Chiropractic on 09 412 5536

Continued from page 1

But under its "shared land value uplift" proposal, the council would be able to take a slice of those capital gains. It outlines several possible ways the council could obtain money from owners or developers whose properties were rezoned. These could involve the council negotiating with developers on a case-by-case base over the size of a fee they would pay, or introducing a uniform across-the-board levy. Alternatively the council could estimate the likely profit a development would produce and how much of that was due to zoning changes, and then negotiate with the developer to retain a portion of the profit. The council could also directly acquire land that was to be rezoned, and on-sell it to developers at a profit once rezoning had taken place. Possible uses of the money raised could include spending on infrastructure projects or providing affordable housing. However, Property Council NZ chief executive Connal Townsend sees it as a tax grab. "This is a capital gains tax," he said. "One needs to be very cautious about arguments that this would have benefits for housing affordability. I don't buy that for a minute. "I think this has been dressed up in housing affordability arguments without any real analysis. I think really what it is, is an attempt by the council to tap into another revenue stream. It's a capital gains tax and I expect it would be very inefficient." Townsend believes that instead of making housing more affordable, it will ultimately make it more expensive, because it would add an extra cost to each development. Property developer Tim Manning also said the proposal would push up housing costs. Manning's company, Norwich Property, has built around 2000 homes throughout the country, many of them the types of higher-density developments such as terraced housing and apartment blocks which the Auckland Council is trying to encourage. "It's another layer of costs and those costs have to be worn by someone and eventually it's the end purchaser," he said. "They [the council] think turning a bit of farmland into a residential development is easy. But you've got to get umpteen dozen reports, you've got to consult neighbours and often pay them money." Often developers had to hold land for five or six years and pay interest costs and other expenses, sometimes millions of dollars, with no certainty, he said. "You could get to the end and the Environment Court says no, and then it's goodbye. You are left with a bit of land that's worth half as much as you've already spent. "So if you can get it over the line you've got to be rewarded for that because it's so bloody hard to do. For such a high risk there has to be an upside for the developer. Otherwise why would they do it?" Auckland Council's manager of financial policy, Andrew Duncan, said the council was still preparing a financial assessment of the proposal, to help decide whether to proceed. "I think the council would want to think about how such a mechanism would affect the housing market and land market and developers and what sort of revenue might be involved. And then, if it wanted to think about it further, it would want to think about how it [the money raised] could be used," he said. However, before the policy could be put into effect the Local Government Act would need to be changed and if that happens, it would allow other councils to adopt similar policies, potentially opening the door to a capital gains cash grab throughout the country. Townsend believes the current Government is unlikely to support the necessary law change. "We know this Government has no appetite for a capital gains tax." We emailed and left phone messages for Andrew Duncan but without any response, it appears the courtesy of customer service in council does not extend to policy planners in Auckland Council.

"Ak Council is operating under the radar and with disregard for the community"

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Matariki Night Sky - Friday 12 July

Looking for local rising stars

Organisers of the Matariki Night Sky event to be held on Friday 12 July at Hobsonville Point are looking for locals to get involved on the night. Matariki Night Sky is an opportunity for the whole family to create, enjoy, wonder and connect featuring a lantern-making competition and parade, storytelling and stargazing. Event Manager Leanne Roche says "we're looking for locals to tell stories inspired by Maori myths and legends, the stars and night sky or our natural environment". Stories can be told through song, dance, poetry, spoken word or another creative performance piece. With an expected audience of 200-300 people this is a chance for local talent to entertain the wider community. The organisers are especially keen to hear from local kapa haka groups and those who can perform in Teo Reo Maori. Matariki Night Sky is a free family event presented by Hobsonville Point as part of the Matariki Festival. Those interested to get involved should contact Leanne Roche on 021 281 4484 or email leanne.carlisleroche@gmail.com



Event details: Matariki Night Sky

Date: Friday 12 July 2013, 6.30 – 9pm Venue: Sunderland Lounge, Marine Parade, Hobsonville, Auckland. Featuring: Community picnic, Lantern parade, performances and stargazing with astronomer Bill Thomas. Prizes for the best Matariki themed lantern and story! This event will be outdoors and attendees are encouraged to dress warm and bring a blanket. If it rains the event will be moved inside the Sunderland Lounge.

Jojo's stepping things up a notch

Jojo's Childcare is about to get very busy. From overwhelming parent and community feedback and requests we are stepping things up a notch. We have so many amazing resources within walking distance in our community and many more across the Auckland Region that we are going to start exploring. Starting with regular excursions linked to our learning programmes and then moving into a Gymnastics programme at the YMCA Westgate planned with our children and their development in mind. We have many more exciting extracurricular activities in the pipeline including swimming lessons, specialist music and movement programmes and various in centre special events and occasions coming up. For more information call Sarah at the Centre (09) 412 5325 or just pop in for a chat, alternatively get updates about what is happening via our Facebook page <http://www.facebook.com/JojosChildcareLtd>. Also available soon online and in Centre is our very positive and supportive Education Review Office report.

Continued from page 1

The silent auctions proved to be well supported and to all those who dug deep our heartfelt thanks. The hoe down, singularly the most important event for Kumeu Fire and cannot be held without the support and help of so many people, we give our time and your support of us makes it all worthwhile our deepest gratitude and thanks to all below, If I have missed anybody my apologies in advance, but we know who you are and that makes you special. Remember Smoke alarms save lives, keep that chimney clean, and just keep an eye on an elderly neighbour during the coming winter period. Thanks one and all, apologies to those that missed out this year and remember to book those taxes and buses early because the Kumeu Hoe-down will be back again next year! Special thanks to:

- | | | | |
|---------------------------|---------------------------------|-------------|--------------------|
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| Nz warriors | Pomona group | Super loo's | Arrow security |
| Kumeu show grounds | Kumeu gym | Z station | Kumeu fire embers. |
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Dawn Kendall - from my place

Is it difficult to find dry shoes at your place? Dripping garden, petals falling tattered by gnawing, champing, chomping creepy-crawlers? Getting titchy indoors? In gumboots or barefoot, a short walk will likely yield a few buds, berries or fruit looking lovely against grey, and interesting indoors arranged in vase, bowl or plate for a table. Not strangely, gardeners are frequently artists, or vice versa, their gardens appreciable creations from Nature's palette. "Can't draw?" – "not artistic" – "boring"?

Self-destructive judgements against innate creativity! Maybe never tried. Beneath sheltering rooves of purveyors of artists' supplies displayed. Are inexhaustible stimulating colours; papers, pencils, paints and pastels. A family can have hours of fun together simply expressing joys of individual discovery or representations of form, shapes, details, textures, colour choices. Refreshing, surprising Creativity, results for framing! Reminds me, how pleasurable are new plantings around Kumeu, along with Mr Hooker's new premises, The Black Barn, The Village elegant update –exemplary improvements for our wonderfully special, unique, historic area we are blest to live in, and deserves with its huge varieties of fresh and ethnic foods and restaurants and world—class wines.

An area worth each ones defence to preserve right now with FEEDBACK URGENTLY to Auckland Councils unitary plan. What are 'they' devising for Kumeu/Huapai?. **WHATEVER WE LOSE IS LOST FOREVER.**—Dawn

Tuesday nights at Ruby's

The Winter Chill has finally hit, and after many requests we are open TUESDAY nights from 4pm as well!!!! So pop in for a warming glass of our own Mulled Wine – Xmas in a glass J, or one of Armonde's Slow Cooked Lamb Shanks with whipped potatoes and a hot Sticky Date Pudding to finish.... Or a delicious Liqueur Coffee topped with softly whipped cream And if you are in need of a "real" meal, then you can't go past the 230gm Scotch Fillet with Marsala Sauce. Hot Apple Pie, "Kisses" & Crème Brulée remain firm favourites as does our daily Cheese-cake. We are featuring some amazing DOT ART by Robianto, so pop in for a view, and an end of day beer or after movie dessert - open for Allpress coffees, wine, "crafty" beers and Moa Original on tap, Ruby's on Matua, Winebar and Grill from 4pm Tuesday to Sunday 3 Matua Rd, Huapai - 412 7127



Sign of the Times

Photography Exhibition @ Kumeu Arts Centre Inc
1 - 29 June
Opening Nights
Fri 31 May @ 7pm.
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PO Box 10, Mt Eden, Auckland 1141
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www.aucklandphoto.org.nz
A. 887 Web Rd, Massey (off of Hurrell Library)

Upcoming "Sign of the Times" exhibition

'Sign of the Times' Photography Exhibition 1 -29 June, Opening Night Fri May 31st at 7pm. Please contact us for an entry form. Both amateur and professional photographers are welcome to exhibit. Entered works can be of any subject. Opening Hours We are open Monday – Wednesday & Saturday 10am – 3pm, with late nights till 5 on Thursday and Fridays. Venue Hire Kumeu Arts Centre is available for venue hire for art events and classes, rates are very reasonable. Phone 09 412-9480 or email thetinshead@clear.net.nz



"A good beginning lasts a lifetime".

For an education fostering *confidence* and an *eagerness to learn* and explore, Country Bears is the place to be.

Our diverse rural property provides a *wholesome* environment for *creative and inspiring life lessons*, an endless route for exploration which develops a *love* for the earth, nature, and towards healthy living.



Early Childhood Centre
Est. 1993
www.countrybears.co.nz
(www.facebook.com/cbearsecc)
79 Oraha Road, Kumeu.

2013 is our 20th Anniversary!

Our 20 years of experience provides an eye for social change and influences upon our children, which enables us to support/apply a grounding platform built around the simplicity of our core values.

To acknowledge and celebrate the support of our local community, we are offering our **20th anniversary special rates for new enrolments, for all of 2013.**

For Further enquiry, ring Rita on 4128055



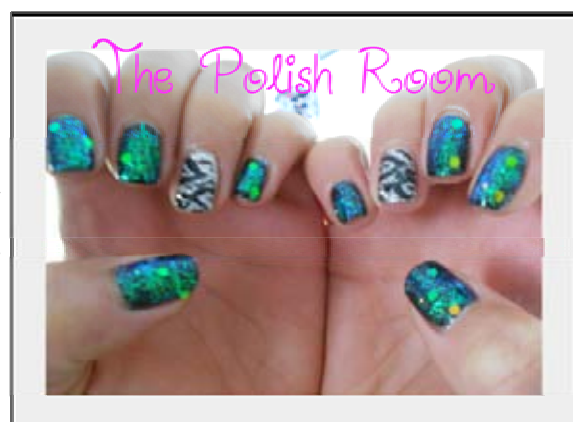
Great party venue no matter what the weather

Weather is often a factor when it comes to thinking about birthday party ideas for your children.....but having your kid's birthday party at Kumeu Gym & Indoor Sports Centre means you don't have to worry about the weather outside for your kids to enjoy an active and energetic party in a fun and safe environment. As well as a large party area – we will do all the cleaning up for you at the end – so that when you are finished you can just get up and leave – without any stress. We provide all equipment for the Indoor Games and our Bistro and Fully Licensed Bar is open and available.

Be sure to book fast so you can secure a time and date that suits you best. However, we can still cater for those that have left it a little late – give us a call and we will do our best to accommodate you. Bookings can be made on a Saturday or Sunday, so that parents, family members and friends are available to attend. Talk to us if you would like to discuss alternative days. For only \$20.00 per child, you will get 2 hours free time play in the Indoor Court area which includes a bouncy castle, balls, hoops, soccer goals, and small kid's bikes. Each paying child will also receive a kid's food pack of either Mini Hotdogs, Chicken Nuggets or Mini Pizza which all include a drink, hot chips and fruit. All you need to do is bring along the cake and goody bags. There needs to be a minimum of 10 children per party – but there is no maximum, as we can cater for over 80 people. Our bar stocks a wide variety of wines, ciders, beers and spirits along with non-alcoholic beverages including freshly brewed coffees. We also have a bistro for adults to use – we offer a range of meals and snacks. Please contact Melissa on 0275523632 or email melissa@kumeugym.co.nz to find out if the date you need is available. Kumeu Gym & Indoor Sports Centre is located at 250c Main Road, Kumeu (down John McDonald Lane).

The polish rooms - mmmmm

Created with the vision of providing an escape from your busy day! A modern home based salon, aiming to provide an experience. Luxurious organic based Surmanti products are used throughout my services, ensuring you receive the greatest benefit from nature's finest ingredients. Strict hygiene procedures are followed and I offer a rewards & loyalty programme. I offer Gel Polish, the revolutionary polish that is cured under an LED lamp, instantly drying and keeping your nails flawless for weeks. Acrylic or Gel nail extensions for those who don't already have beautiful natural nails instantly transforming your hands to make you feel like a woman! Overlays for strength on natural nails are also available. Luxurious manicures and pedicures to simply revive those neglected hands and feet. Redeem this article to get a GEL POLISH for ONLY \$20 including a rejuvenating anti-aging hand treatment. Ph: 027 407 2264 For more specials visit us on [facebook.com/thepolishroom](https://www.facebook.com/thepolishroom)



Waimauku Tennis Club junior champs and prizegiving

To top off another successful summer season the Waimauku Tennis Club held it's Junior Club Champs and Prizegiving last term, finishing the season with the junior players putting into practice their skills and enjoying some fun and competitive tennis.

Junior Club Champ & Trophy Winners:

Girls 15 & over:

Ella Weerdenburg

Boys 15 & over:

Joshua Bamford

Girls 13/14:

Steffi Sumner

Boys: 13/14

Dylan Weerdenburg

Girls 12 & under

Allyssa Fisher

Boys 12 & under

Jack Stewart-Becroft

Girls 10 & under

Georgia Fisher

Boys 10 & under

Blake McIntyre

Girls most improved no-interclub player

Danielle Alexander

Boys most improved no-interclub player

James Smith

Girls most improved interclub player

Jessica Elcoat

Boys most improved interclub player

Scott McIntyre

Girls most outstanding interclub player

Nina Turzynski

Boys most outstanding interclub player

Hugh Weerdenburg

For more information on Waimauku Junior Tennis please contact Helen on 027 2055250 or waimaukutennis@gmail.com

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Continued from page 1

Tourists to Auckland are only 20 minutes off peak to Kumeu from downtown Auckland, that gives us an advantage over any other area in the region. With 'Westgate' providing the bulk industrial land in the area, the need for additional large scale industrial land in Kumeu is questionable. The other issue has been the take up of the 'Countryside Living' land with large expensive houses over the last 5 years. That old Rodney zoning of 1.0 ha sites now are almost completely built on. The net result is little room for further development and no recognition in the 'Unitary Plan' that these areas contain no farming activities and the area has transformed in the 'large Lot residential' category of the new plan. The association has suggested that the new 'Unitary Plan' recognize this old zone to be 'large Lot residential'. Yes, it would give land owners the ability to subdivide, but not all will choose to do so. The main factors are that the area not only should recognize the larger houses in the area but also encourage a slightly higher density of sites - at 4000m minimum. This change would encourage growth around the Kumeu-Huapai Township without losing environmental quality in the landscape. It would also tend to prevent close Lot subdivision proposed by the Council. The other significant area of concern has been the taking of development rights away from the farming community. Provision is made for protection of wetland & bush area and some development rights are provided for that. The unworkable provision is that the Council expect to have rural landowners transfer those rights to the urban areas which means the payment of the rights is controlled by developers. The other provision that is of concern is in re-zoning, the Council are proposing to take up to 70% of the increase in value created by the change as a 'zoning tax' - Councils proposal looks like a 'capital gains tax' under another name. The 'Unitary Plan' has many other problems, but they will be resolved through the hearing process, unless corrected by the Council first. If anyone wants a copy of our submission please contact me by email to petesinton@townplanner.co.nz



Pete Sinton
Chairman
Kumeu Huapai Residents and
Ratepayers Association
Ph 09 412 2016

Latest technology for pet weight loss

A new breakthrough in small animal diets has now become available in New Zealand. Hills have developed a new Prescription Diet – Metabolic Advanced Weight Solution. Not only does it provide optimal balanced nutrition, it actually works on the animals gene expression to activate metabolism to no need to try to separately feed the normal and fat cat! It is more palatable than many diet foods on the market, and in studies carried out 96% of dogs and 81% of cats lost weight in two months at home! It is formulated for cats and dogs and comes in a variety of dry food sizes and wet food. Treats are due to arrive in the country soon. Why not come and register with our Fat Fighters club, for free advice and measurements, food vouchers and treats for our furry friends that need a little slimming. For more information contact Kumeu Vets on 09 412 9016



Tasting shed

The Tasting Shed has been recognised in Metro's Top 50 Restaurants list for the second year in a row, and owner Ganesh Raj once again won Restaurant Personality of the Year decided by public vote in the same awards. "To have made the Top 50 list for the second year running is a huge affirmation for the whole team at The Tasting Shed," says Ganesh. "Knowing that we are regarded as peers with the best restaurants in Auckland makes us very proud." Ganesh, his wife Jo and daughter Kali will also feature in TV2's 'Neighbourhood' television series screening on the 2nd of June, talking about Kumeu and what it has to offer. For information phone 09 412 6454



Ganesh Raj
The Tasting Shed
Ph 09 412 6454

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| 1 hour Hot Stone Massage | Normally \$90 now only \$60 |

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With the potential to subdivide this fantastic piece of land subject to council approval. Take note at this price it is a once in a life time opportunity! Kumeu is one of Auckland's most upcoming developing areas. If you are looking to invest in a fantastic location at a fantastic price, you have found it! Absolute bargain at \$95m2. Grivelle Street, Kumeu.

BY NEGOTIATION **LAND ONLY** **SERVICES AT THE GATE**
COURTNEY WOOD **0276880818** **LICENSED REAA2008**
www.ljhooker.co.nz/13XH14



An opportunity of a life time is calling you from the tree tops! This is the perfect blank canvas on which to craft your stunning grand design without the typical restraints of urban living. The very generous 4.0700HA consists of land, power, and phone to site. 853 Old North Road, Kumeu.

BY NEGOTIATION **LAND ONLY** **SERVICES AT THE GATE**
AARON LAWLER **0211643031** **LICENSED REAA 2008**
www.ljhooker.co.nz/17TH14



With titles due in a couple weeks these four lots are ready to go. Covenants are in place to protect your investment. Asking prices range from 390k to 490k. Terry Smyth Drive, Kumeu.

Lot 1 has 1.9ha Lot 2 has 1.0ha
 Lot 3 has 1.2ha Lot 4 has 1.2ha
BY NEGOTIATION **LAND ONLY** **SERVICES AT THE GATE**
DARREN RYDER **021307014** **LICENSED REAA 2008**
www.ljhooker.co.nz/185H14



Established equestrian business called "Blagdon Equestrian Centre" is for sale offering a fair return, fantastic facilities and a lifestyle home that naturally entwines the business. This dressage training and livery facility set on 7.4 hectares of prime land. We welcome your interest in this opportunity and will provide more in depth details on your enquiry. 175 Foster Road, Kumeu.

BY NEGOTIATION **4 BEDROOM** **3 BATHROOM**
GRAHAM MCINTYRE **0276320421** **LICENSED REAA 2008**
www.ljhooker.co.nz/16NH14





This is an absolutely outstanding land lot just off Foster road, within minutes of Kumeu CBD and Huapai and Waimauku Schools. The land is gentle sloping with ample house sites off a formed but un-metaled drive. Excellent boundary fencing with good pasture, good contour including a pond. Views and great potential available on this premium land lot of 24.8 acres. Kauri Crescent, Kumeu.

BY NEGOTIATION
WARREN MARSHALL
www.ljhooker.co.nz/Y1H14

LAND ONLY SERVICES AT THE GATE
0212224255 LICENSED REAA 2008



Set on 2050 square meters this premium flat site is zoned for residential/commercial use. The property has excellent access off Main Road and due to its size qualifies for development. A three bedroom bungalow and two skyline buildings offer options for rental income during consenting through Rodney Ward, Auckland City Council. Mains water connection and Town Sewage are at the gate. 351 Main Road, Huapai.

BY NEGOTIATION
GRAHAM MCINTYRE
www.ljhooker.co.nz/16KH14

3 BEDROOM 1 BATHROOM
0276320421 LICENSED REAA 2008



3 bedrooms, two large doubles and one single bedroom. Open Plan living area flows out onto a large deck with. A Kent Style Fire in the lounge and an outdoor spa. Views over farmland and beyond to the Kaipara Harbour with spectacular sunrises and sunsets. 2171 Kaipara Coast Highway

BY NEGOTIATION
DARREN RYDER
www.kumeu.ljhooker.co.nz

3 BEDROOM 1 BATHROOM
021307014 LICENSED REAA 2008



A unique elevated lifestyle property comprising lush grazing paddocks, a mature pine forest and a magnificent home set in the "McKenzie Country" of Helensville foothills. 17 ACRES OF LAND: 5 Acres (approx) is a mix of gentle to steep sloping grazing paddocks. Perfect for keeping horses fit ready for Woodhill Sands just 15mins down the road, show jumping or bush treks in and around Muriwai Beach etc. 585 Inland Road, Helensville.

BY NEGOTIATION
DARREN RYDER
www.ljhooker.co.nz

3 BEDROOM 2 BATHROOM
021307014 LICENSED REAA 2008





Services are in place and a shared paved drive is also already for you to use! This tree-lined, gently sloping section has all the makings for an easy build. Covenants are in place, the section is suited to build a new "brick & tile" type house. To the rear of the property there is farmland and neighboring sports fields behind another mature tree-lined boundary. 152 Awaroa Road, Helensville.

BY NEGOTIATION
DARREN RYDER

LAND ONLY
021307014

SERVICES AT THE GATE
LICENSED REAA 2008

www.ljhooker.co.nz/16QH14



Reap the rewards in the highly desirable and up and coming Waimauku Village. With several options available for you to either purchase: the building and both businesses, just the building alone, the juice bar by its self, or the hair salon by it's self. The choice is yours! 9D Factory Road, Waimauku.

BY NEGOTIATION
COURTNEY WOOD

BUSINESS/BUILDING
0276880818 LICENSED REAA 2008

www.ljhooker.co.nz/183H14



Here lies an outstanding opportunity to acquire a truly majestic piece of Helensville History. The front veranda is complete with timber baluster's ornate fretwork chamfered pillars and a lovely convex roof sets the front of the house off. Step into the Hallway and you are immediately aware this property is worthy of your attention. 3 Garfield Road, Helensville.

BY NEGOTIATION
DARREN RYDER

3 BEDROOM
021307014

1 BATHROOM
LICENSED REAA 2008

www.ljhooker.co.nz/16UH14



This unique "do up" bungalow is proudly nestled down a long driveway surrounded by established trees and plants. Walk to school, local cafés/shops and local transport. This rare find is full of privacy and character and awaits its new owners to transform her! 53 Waimauku Station Road, Waimauku

BY NEGOTIATION
COURTNEY WOOD
www.ljhooker.co.nz

3 BEDROOM
0211643031

1 BATHROOM
LICENSED REAA 2008





This outstanding property, built in 1997 and winner in the prestigious master builders home of the year is a beautifully landscaped private getaway. This home includes a designer kitchen, entertainer's dining room and family lounge, 4 double bedrooms + office + formal lounge/media room, with 3 car garaging + work space + storage room. 1 Nobilo Road, Kumeu.

BY NEGOTIATION **4 BEDROOM** **3 BATHROOM**
WARREN MARSHALL **0212224255** **LICENSED REAA 2008**
www.ljhooker.co.nz/ZPH14



Snap up this lovely elevated sunny section in a high profile spot in the popular and upcoming Riverhead township. Sitting on 802m2 with established trees, plants, walk to school, the river, the local cafe and dairy. This property offers a great opportunity to get into Riverhead at an affordable price. 1021 Coatesville-Riverhead Highway, Riverhead.

BY NEGOTIATION **LAND ONLY** **SERVICES AT THE**
COURTNEY WOOD **0276880818** **LICENSED REAA 2008**
www.ljhooker.co.nz/17JH14



SOLID INVESTMENT: If you are looking for an affordable first home or a solid investment with a big upside then look no further. This 3 bedroom home on one of Parakai's quieter cul-de-sac's will be hard to pass up with plenty of scope to reinvigorate and capitalise \$ on the property. 30 Parakai Ave, Parakai.

BY NEGOTIATION **3 BEDROOM** **1 BATHROOM**
DARREN RYDER **021307014** **LICENSED REAA 2008**
www.ljhooker.co.nz/189H14



Exclusively located in the company of other lifestyle properties, here is a rare opportunity to purchase a dream come true Restored Double Bay Window Villa set within the prestigious enclave of Muriwai. A generous dining area is topped off with a sleek modern kitchen. Flawlessly presented this 4 bedroom family home is perfectly positioned to take in the sun, the property offers tranquil surrounds and scenic bush views and includes a paddock for that special pet. www.10Taiapa.co.nz. 10 Taiapa Road, Waimauku

PRICE \$795,000 **4 BEDROOM** **2 BATHROOM**
DARREN RYDER **021307014** **LICENSED REAA 2008**
www.ljhooker.co.nz/17AH14





Fancy a brand new home on 2 hectares of land, minutes from Taupaki Primary School and Kumeu. This four bedroom, two bathroom, open plan living home provides modern living and enormous light. No issues here with a north facing aspect and the land is elevated. Peters Lane, Taupaki

BY NEGOTIATION **4 BEDROOM** **2 BATHROOM**
GRAHAM MCINTYRE **0276320421** **LICENSED REAA 2008**
www.ljhooker.co.nz/15ZH14



Centrally located in Helensville, this two level freehold commercial property makes a great investment choice for savvy investors and business owners. There is potential to further maximise the residential returns from this property with a little creative planning and building work by way of adding a second upstairs unit. 88 Commercial Road, Helensville.

BY NEGOTIATION **2 BEDROOM** **2 BATHROOM**
DARREN RYDER **021307014** **LICENSED REAA 2008**
www.ljhooker.co.nz/169H14



This desirable 3 bedroom brick and cedar wood home presents as an attractive option for a low maintenance lifestyle property... on town water supply!!! Nothing to do here as the carpets, drapes, and paint have all recently been refurbished ready for you to move in and enjoy. The property is beautifully positioned alongside the tranquil waters of the Kaipara River. 38 Parkhurst Road, Helensville.

BY NEGOTIATION **3 BEDROOM** **1 BATHROOM**
DARREN RYDER **021307014** **LICENSED REAA 2008**
www.ljhooker.co.nz/17PH14



Hot in Riverhead! This large, newly built, solid brick and tile home is a must see! Sitting on a 1500m2 site in a private, quiet location. Offering 4 bedrooms, 2 bathrooms, a separate dining area, and 2 living rooms! There is space galore! 18A Alexandra Street, Riverhead.

BY NEGOTIATION **4 BEDROOM** **2 BATHROOM**
COURTNEY WOOD **0276880818** **LICENSED REAA 2008**
www.kumeu.ljhooker.co.nz/187H14



Community notice board

RAAC Winter Close Down

This email address riverhead.athletics@gmail.com is not checked everyday during the off season. All information about the new season will be posted both on the website and Facebook as it comes to hand later in the year. We look forward to seeing you and your children all back in the 2013-2014 season(athletics 2013/2014 Starts TERM 4 Dates tbc) Regards Leanne (RAAC Secretary) View: www.sportsground.co.nz/riverheadathletics

Pottery Group—Kumeu Arts Centre

Thursdays, 10am –12pm, beginners welcome \$10 for a tutored session and \$5 to work independently per session, material and firing costs extra. Please contact Sha at lemaz@slingshot.co.nz for further information.

Art Classes for Individuals with Special Needs—Kumeu Arts Centre

Community special needs class, all welcome, Thursdays, 1 -2 pm \$10 per person, per hour Contact Julie Moselen for further info: 021-208-3714 or juliemoselen@xtra.co.nz

COMMUNITY NOTICES ARE FREE OF COST AND CAN BE EMAILED TO gms@xtra.co.nz OR FAX 09 4129603



Are you using Google Adwords?

Recently AdWords released a change to their ad program that allows companies to target mobile users more effectively. The growth in mobile traffic has been explosive over the past year. This change has been called Enhanced Campaigns and it will be a forced upgrade from July onwards. This means if you are using AdWords and you don't migrate your account, you will forcibly begin advertising to mobile users. Do you want this? Our research has shown us that companies who sell services won't benefit as much from this change, as companies who sell products, or those who get lots of walk up business. Make sure you are protected and you don't automatically target mobile users if you don't need to. We have a series of blog posts on this change on our website (www.webwonks.co.nz/blog), or you can call one of our team on 09 476 3192 to discuss your account.

Join the future leaders of West Auckland

As part of our dedication to helping grow West Auckland business and community, Smith and Partners is proud to support the launch of a networking group called the Future Leaders of West Auckland. Headed up by solicitor, Maria Hamber, the meets quarterly and offers an opportunity for young people who work in West Auckland to network with other professionals and like-minded business people in their age group. The group is aimed at anyone between 20 - 35 who works in West Auckland and wants to meet other West Auckland professionals. The next event will be held from 5pm on Friday, 21 June at the Smith and Partners offices, 293 Lincoln Road, Henderson. We invite anyone who is interested to register their interest by email to Maria at maria.hamber@smithpartners.co.nz



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From Kumeu Fire Volunteers

We continue to ask everybody to be diligent when lighting rubbish fires, do not leave them unattended, be sure that the smoke cannot cause nuisance or cover roads and be respectful of your neighbors. Also please ensure that your smoke alarms batteries are checked, if you do not have smoke alarms, get some. They do save lives!!! Check your chimney is clear and swept. A special note, at "3 am the siren goes, the big red truck rolls out the door. Another cowardly car fire! We often wonder why, and do those who perpetrate these irresponsible acts think of the consequences. Somewhere, it could be the perpetrators themselves or someone in the wrong place at the wrong time, trapped, scared and in a world of hurt that needs those big red trucks. They will always come, 24/7 ready willing and able but as a community lets try and stop the cowardly car fire and keep our precious resource for those real moments when every minute counts. If you know of someone that lights cars, tell them to stop being so stupid and so cowardly.



A warm home = a happy healthy family

Kumeu Plumbing Limited is known as the One Stop Shop for all our valued Customers needs. Now 15 years after the old Pot Belly fires were the flavour of the years gone by, we have gone up market introducing a range of wood fires of the highest quality for home heating. Kumeu Plumbing now stock and install Firenzo and Kent wood fires, to bring warmth to your home. We have a choice of Free Standing or Inbuilt models. We can and do install wetback/solar combination hot water cylinders to significantly reduce that power bill. Firenzo and Kent have log and wood fires to meet the new "Clean Air" requirement for both Rural and Urban locations. They are both manufactured in New Zealand and supply a wide range of models to suit all house sizes. We can assist with the supply of Spare Parts, Fire Bricks, Flue's etc We will also assist you to navigate your way through the consent application process. Call into our showroom at 156 Main Road, Kumeu to view models on display and speak with our friendly, knowledgeable team. For more information phone Darryl on 09 412 9108. Remember – Warm Home = Happy Healthy Family



Take care this winter - test your electric blankets

Well that time of year is nearly upon us again when the nights draw in and the temperature drops. So what are we to do? Go to the storage cupboard and pull out the old faithful electric blanket. But wait! Just before you plug it in give it the once over. Have you had it safety tested by a registered electrical practitioner? I had a quick scan of the yellow pages and a couple of calls later I found the average price to be \$20 and one lower still if you were willing to take the blanket to them. Electric blankets have the potential to cause fire if poorly maintained and used incorrectly. Remember to always switch off before going to bed, even a pet lying on a heated blanket can start a fire. Do not secure with pins and if wet or soiled sponge lightly and dry on a flat surface. Below is a web address with energy safety giving some great safety tips to keep you warm and safe this winter alternatively for fire safety concerns contact your local Fire Station. <http://www.med.govt.nz/energysafety/consumer/safe-living-with-electricity/electrical-equipment-and-appliances/electric-blankets> Ian Wakeley, Fire Risk Management Officer

i wood for u gets a fantastic response - Kumeu Courier

IWOOD4ULTD is proud to be associated with the Kumeu Courier. Based in Kaukapakapa we are in our second season. This month is our first time advertising in this publication and we are getting a fantastic response from you the readers (thank you). Already we have many new clients in your area who are very happy with the Quality (DRY) product we are delivering. We are a supply and delivery service only with Gum, Old Man Pine and Pine available. Our minimum is 2m3, and upwards in lots of 2m3. We can mix these products up to suit your requirements. Our Old Man Pine is especially good being 100 years old and aged, it is a heavy wood that is full of sap and burns hot and long. All our wood is aged and stored under cover. You can email or ph me (Blair) iwood4u@xtra.co.nz, 0508496634. (0508IWOOD4U) Special price: 2m3 mix of small cut Old man pine(1m3) and chunky Heavy Old Man pine(1m3)..for \$220. This includes GST and Delivery. Large Orders are available. This wood is aged, stored under cover, full of sap. So if you want to be as happy as our puss by the fire, just get in touch, and leave the rest to us. Email iwood4u@xtra.co.nz today



Shed with minor household unit MHU a hit with locals

Are you thinking of putting up a shed and would really like a portion of it to be another legal dwelling? Increase your property value legally? Council regulations on a Minor Household Unit (MHU) are 60sqm in size... but we can combine the MHU into a larger shed and you get the best of both worlds! Dream up your ideal shed size, with doors and openings or stable boxes etc placed to suit... then we'll combine into that design the most economical way to have the MHU – all under the same roof. We'll then draw up the full set of Plans for you, including all of your internal fitout (internal walls and lining etc) complete with plumbing schematic and so on. Certainly all the details to satisfy Council in regards to dwelling standards, but also all the info so that you can have your 'chippie' do the fit out at your pace, working directly for you. Should you need a Resource Consent for the new MHU/Shed combo – no problem! We'll look after that too, with no extra fee for the planning documents. Best of both worlds – absolutely! So it should be. Contact the girls at KiwiSpanNZ in Huapai on 09 412 8455 or call in and see us at 329 Main Road or see us at www.kiwispannz.co.nz



Muriwai Environmental Action Group Trust

Village Green Restoration Update

With plenty of mulch and rain the site is ready for planting. In addition to our own nursery plants Auckland City Council Parks have donated a further 300 but we are still short of plants so contact me directly if you can help.

Our goal is to plant while there is still some warmth in the soil, our next working bee is on; Sunday 9th June 10.00am unless pouring with rain then we will make it Sunday 16th June 10:00am. Bring a spade, drinking water, your friends and a smile!

Thanks for your support, Erin. kinsale@clear.net.nz

Community Compost Facility

Two successful courses were organised for MeACT by Sarah-Jane Everett as part of our waste minimisation campaign for Muriwai. We got great feedback from participants and hope to organise another one later this year.

Work has started on a draft plan for a community compost facility to process Muriwai's garden waste into compost so it doesn't have to be dumped. This will be part of our imminent plant nursery move. Delwyn Shepherd is currently working on plans with input from Sarah Jane Everett who organised our successful composting courses. Keep an eye out for draft plans due in the month. We anticipate opening the facility within three months depending on community input and volunteer assistance. Want to get involved with this project? Visit www.muriwai-enviroment.org

Selling houses for heaps—part 1

This regular column discusses the potential and the pitfalls of selling your property with due consideration to the entire sales process. Every member of the public has an opinion on how a property should go to market and who they believe has the best ability. In addition some people are still naive to the consequences of selling privately, exposing themselves to the conflict of negotiations, the potential for financial recourse for up to ten years after the sale. We will look at the new Real Estate Agents Code of Conduct and the protection it offers the public. Ultimately this column will provide a resource so that the public have a greater appreciation for what a professional agent can do to achieve the best possible price for a property. Part 1: Marketing without a price; what does this mean and why would I consider this system. There is traditionally two ways of going to market, with or without a price.

- a) With a price: Seek an independent Valuation on the property and go to market based on the report (often called a discount strategy the market is unlikely to pay any more than asking price and often waits for the price to be reduced before announcing their interest. Price reductions are captured on property statistical web sites and can be viewed by the public, showing all price discounts over time)
- b) Without a price: Use the competition in the market to encourage the best price to come forward (called a price building program, this uses the momentum of the market and the desire of buyers to compete for ownership of the property, this can take four weeks in an auction campaign or up to 120 days in a conventional By Negotiation program. The benefit is that a By Negotiation and a By Auction campaign can be interchanged to bring out different buyers and also to confirm covert buyers that are interested but waiting for something to happen)

At LJ Hooker Huapai we discuss the benefits of each program and we educate our sellers what to expect through the sales process. Likewise we invest in the right marketing and promotional tools at our cost to achieve significant interest and ultimately conclude a successful sale. We provide more advertising bang for no up-front KA-CHING, ask us to do a free market appraisal on your home today, Phone Graham on 09 412 9602 or email glms@xtra.co.nz



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Waimauku Doctors welcome Dr Heather McIntyre

Waimauku Doctors is pleased to announce that Dr Heather McIntyre, Bsc(hons), MBChB, FASBP, Member ACP, Cert Aviation Medicine, is now working with us on a regular basis. Most of you will know Heather who has worked for us occasionally for years, and is a local Muriwai resident.

Heather is NZ born and trained at Auckland School of Medicine graduating in 1992.

Heather has had a varied career background including general practice, emergency medicine, breast medicine, psychiatry, bariatric and obesity care and the management of varicose veins.

She has returned to Waimauku Doctors as a part time GP after working in these other areas of medicine.

Currently she's embarking on a Masters degree in aviation and occupational medicine, also enjoys emergency work, minor procedures, psychological health, women's health and preventative care, and the varied challenges of general practice.

Heather says, "I love medicine and the opportunities it provides for learning and ongoing care, especially in general practice. My areas of specialized care are in breast disease, varicose vein management and weight management of bariatric patients. I am certified by the Civil Aviation Authority as a designated medical examiner for pilot licensing.

I live at Muriwai with my partner Chris, my 2 children and our various pets.

Spending time with my family and friends along with a bit of running, reading and general R&R is what I love to do."

Heather joins our established team of Dr Harry Hillebrand, Dr Kathy McDonald, Dr Catherine Fisk and Dr Bridget Kuzma.

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Orange and cardamom torte



This is my absolute favourite go-to elegant tea cake. Loosely based on Claudia Roden's famous flourless torte, but without all the fuss of boiling an orange for 3 hours, it is simply divine. Dense but still light and fresh in flavour, moist, and slightly exotic, it lasts several days. While it is nicest cold with a glass of mint tea, or at the end of a meal with a glass of fine desert wine, it can also be served warm with lightly whipped cream or gently melting vanilla ice-cream. The cake is Spanish in influence and origin; Andalusia experiences the same vibrant burst of citrus in winter as us. I had the pleasure of learning this recipe from my friend Cristina who grew up in a rich cultural and culinary melting pot where the bitter orange's white flowers infused the whole city with the scent of blossom in spring. Cardamom is an old spice, the whole dried pods are almost eucalyptus-like in aroma, while the ground powder has a warmer, sweeter taste. Many cultures chew the pods after meals to freshen breath. You may need to buy the whole pods from one of our local specialty fruit shops rather than the supermarket. I got my last batch from SH 1's Vegeco and picked up some of their brilliant vacuum sealed sun-dried tomatoes too.

Cake

6 eggs, separated

175g ground almonds

Syrup juice of 3 oranges

175g caster

75g day old breadcrumbs

3 cardamom pods, bruised

grated rind and juice of 1 orange

flour for dusting the pan

50g caster sugar

1. Grease and line a 23 inch spring-form tin, dust with flour. Preheat oven to 180C.

2. Beat egg yolks, sugar, orange rind and juice until pale and thickened and stir in almonds and breadcrumbs.

3. Whisk egg whites until just stiff. Fold one spoon into the almond mixture to loosen, and then gently fold through the remainder.

4. Bake for 35-40 minutes until a skewer inserted into the center comes out clean.

5. Place all ingredients for syrup in a small pan. Boil vigorously 3 minutes, until syrupy. Spike the cake all over with the skewer. Pour syrup through a strainer over the cake, distributing evenly. Cool. remove gently from tin, slice into thick wedges and serve with fresh raspberries and a little cream.



Winter is warmer at The Riverhead

It's always toasty and warm in front of the fire at The Riverhead. Whether you come to The Landing to enjoy a wonderful meal or The Portage Bar for a relaxed game of pool, or to watch the rugby..... The Riverhead is just the place to chill out with friends. Believe it or not.....Now is the time to think about booking your Christmas Function at The Riverhead. Some of the premium dates have already been scooped up. The sensational Boat House Function area (along with marquee, decks and lawn) is ideal for groups of 50 and up. We are currently building a new deck in front of Deacons Kitchen which will be the premium place for groups of around 30-40 to hire. Weddings in The Boat House are taking off here too with 2014 booking up fast....And don't forget Free, 'Blues in the Boat House' most Sunday's. Don't be bored on wet winter Sundays, come to The Riverhead instead. For more information phone 09 412 8902



At Natures Explorers Kindergarten

At kindergarten today two of our children volunteered to undertake a science experiment on their own (with a little guidance from their teachers). Firstly they constructed a large sand mountain in the sandpit. They explained to their teacher excitedly; "It is going to be a volcano!" Once the volcano had been built the girls went inside to find all the ingredients to make it erupt. Together they sourced gold glitter and red paint from the art area. Baking soda and vinegar were obtained from the pantry, to make the exciting explosion. Lastly they poured all the ingredients into their yoghurt container placed on top of their volcano - 'voila' a volcano was created as the ingredients mixed together to create a frothy like eruption. We were impressed to see the two girls willing and able to direct their own learning - this activity provided the girls and their peers with the opportunity to explore, experiment and discover their amazing world. For more phone 09 412 8800

Cottle motors for a winter check-up

Winter is here. It is time to start preparing your vehicle to survive the cold weather in the same way you prepare your wardrobe or ensure the heating in your home is ready for use.

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Tyres - Inspect the condition and check the pressure regularly.

Windows - often overlooked, ensuring you have a good set of wiper blades fitted will make a big difference to visibility. We supply and fit quality wiper blades for you while you wait. Be prepared - you never know what could happen on a road trip. Keep a first aid kit, warm clothing and a torch in the car. Keep your phone charged and of course have your AA Membership card handy. Cottle Motors & Auto Electrix Limited is open 7.30am - 5.30pm Monday to Friday and 8.30am - 12noon Saturday. Closed Sundays and long weekends. Phone 09 412 9908 for an appointment for your vehicle.



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Power cut concerns - call Sparkn

I hope no-one suffered too much from the recent storms and the power cuts. We had no power at the house for over 12 hours. Rural living! Thankfully we have a inverter in the garage, all we had to do was plug the water pump into it and Presto.... Water again. Not having water would have been a nightmare with two pre-schoolers in the house trying to flush toilets! How about a back-up system for your home/business? We can provide for standby generators to run the whole house or a very simple inverter/battery setup to keep the water pump operational. The system can be fully automatic or very basic depending on budget and preference. With more storms to follow, surge protection in your fuse board to protect the whole house is also well worth considering. For these or other solutions and more please contact Tony today on 021772756.



My top ten tips for selling your home for big \$

Over the next issues of the Kumeu Courier look out for my Top 10 Tips for selling your home fast and for a maximum profit. My goal is to make your home the most appealing on the market and help you participate in the process of preparing your home for a profitable sale. **Top 5 Disposal Options:**

1. Temporarily lease a small storage space – De clutter.

Thinking about De cluttering to sell your home? Uncluttered homes look bigger and sell better - store your excess furniture and personal belongings with a self-storage company while you're displaying your home to increase its ability to sell and the sense of spaciousness. With lots of storage unit size options available call around your local self-storage companies to find out further information you may require. Some companies will provide you with a free trailer or removal truck to move your belongings. Alternatively you could hire a reliable removal company to help transport your possessions. Value, Security, Convenience and Service is what you as a customer will need to look for in a self-storage company. Not all cheap self-storage facilities in Auckland are the same; look for a company committed to meeting all your storage needs. Before you store anywhere check out the features and benefits of storing with the preferred company to ensure that you're getting the most for your money.

2. Karma-credits. Pass on your less used wares to your local charity. "One Man's trash is another's treasure"

Clear out unwanted belongings!!! Any gift to a charity is better than no gift at all!!! Start at a level you're comfortable with. Increase if, or when you feel able and willing to. Look at what your generosity does for others, and also observe the good that it does for you. At the very least, your gifts to charity will be very well appreciated.

3.) Simply pack your possessions in boxes, label and seal them storing them in the garage (not the spare room!)

Again this comes under de cluttering! Whether you choose a self storage unit or your own garage be sure to make the storage pile in the garage tidy and easy to access when it comes time to move.

4.) Have fun & earn some cash \$\$\$ – Have a garage sale!!!

1. Gather items for the garage sale.
2. Identify each item that will be for sale and affordably price it. Attach a clearly written price label to each item. Using brightly colored labels to make it easier for customers to find the price.
3. Set a date for your sale. A two-day garage sale is usually perfect. Check your weather forecast and try to avoid rain, and be careful about scheduling your sale during special events and holidays, as many potential customers will have something better to do.
4. Begin Advertising your garage sale ideally 2 weeks out – Here are some affordable ideas...Local school newsletter -The popular Kumeu Courier - Nor-West news brief classified section – Hand made road signage – Flyers in the surrounding neighborhood letter boxes – The internet – Facebook – Your local dairy news board.
5. Prior to the sale tidy up your yard and/or garage. You'd clean up your house if you were trying to sell it, right? Garage sale customers are more likely to buy (and to buy at higher prices) if it looks like the merchandise came from a good home with owners that care for their things.
6. Find Trestle tables or make some tables up yourself. Display your items neatly and set the garage sale so it looks visually attractive.
7. Don't Forget...Get plenty of change and petty cash! And find some extra help on hand for the sale day!
8. Now you have de cluttered your home, had some fun in the process and have made some spare \$ while you did so!!! Well Done
- 5.) Go to the extra effort to do a combination of all the above! And your home will be ready for a Fast Sale at a maximum Profit.

For more advice and friendly service call Courtney Wood 027 688 08 18 or email cwood.kumeu@ljh.co.nz

Notice to fix by Council making things difficult

Council "notice to fix" letters-make selling more difficult. That is, if council sends you a letter with those words in it. The purchaser will get to know about a "notice to fix" because they will be in the Lim report along with other general information about your property You will then need to apply for a building consent, carry out the work identified in the notice to fix and get a code compliance certificate. After that, the council must remove the notice to fix from the Lim report. However, the notice to fix will probably remain on the Council files or in body corporate minutes. Therefore, It is better to have a ready answer for any potential purchaser about any fixing up work rather than pretend it never happened. Luke Kemp LLB, BCOM, DIP. 25 Oraha Road, Kumeu, Auckland, P O Box 600 Kumeu. Auckland 0841. Phone 09 412 6000 Email. luke@kempsolicitors.co.nz

The Web - Unspun (choosing a domain name)

There are a few things to consider when choosing a domain name and with the growth of the internet today you need to be careful before you buy a domain name to ensure you are entitled to purchasing that name and there are no registered companies or trademarks against the name you choose. Firstly, it is advisable to purchase the domain name for your registered company name such as Designhand Limited has www.designhand.co.nz. This should be straight forward if you have a company registered in the same name as from a legal perspective you are entitled to purchase this domain name. What you need to be careful with is if there is a company registered in the name you are looking to choose and secondly if there are any trademark cases or claims against that name. There are two registers that we need to check before purchasing a domain name, The Companies Office www.companies.govt.nz and the Intellectual Properties Office www.iponz.govt.nz. More on domain names and trademarks next month...David Partis (Designhand Limited) www.designhand.co.nz (027 4491410)





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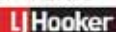
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