

SEPTEMBER 2010

SPECIAL POINTS OF INTEREST:

- 5000 Circulation
- Community information
- Upcoming events
- Sponsorship
- Free editorial contributions
- House price round-up
- Relevant to the rate-payer
- Cheap as chips advertising

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Kumeu Courier

VOLUME 1 : ISSUE 9

COMMUNITY NEWSLETTER

The History of Taupaki Valley

Taupaki is a rural village characterized by a population of largely European families. This was not always the case; wars, intense logging, and waves of settlement have given rise to a lucrative mix of elegant homes, history, lifestyle blocks, and the tranquil ambience that makes Taupaki such a coveted hamlet of the district. During the 1820s wars between resident tribes culminated with Ngati Watua attaining dominance. Like the Crown, they were initially eager to pursue the sale of Maori owned land to settlers, however the implementation of the Native Land Court Act 1865 undermined their complicity, rapidly facilitating the on-sale of land by undercutting their traditional communal form of ownership and bringing in the alien European notion of individualised titles to land.

The vast Taupaki block was the first to come before the Court in 1867. Most of the initial purchasers of the Taupaki acreage were speculators focused on harvesting the regions most viable resource, the kauri forests of the Waitakere Ranges. Gangs of versatile and skilled Bushmen undertook the

work, resulting in land cleared sufficiently for later settlement by farming families. By the 1870s Ngati Whatua's financial position was becoming increasingly tenuous; liabilities accrued against tribal land meant debtors obtained the rights to the title as soon as they were granted by the Land Court. Consequently, 1877 saw the majority of the land blocks covering the Kumeu River Valley settled by Pakeha, with Maori communities gradually moving to settlements closer to the Kaipara Harbour.



However some displaced Maori remained and many found work digging for kauri gum. Gum was increasingly in demand for commercial manufacture as a component of varnishes and paints. The gumdiggers were a diverse group, in addition to Maori, there were

Australians, locals seeking more capital and Dalmation migrants from the western coast of Croatia, as well as those for whom the depression had meant a change of direction. These men were, mostly single, with little money and by the end of 1800s most of the local land was devoid of gum and later flax and tea-tree and they moved on to more lucrative areas. The conversion to pasture meant that dairy farming became viable and a household could afford to live off the land. Many kept sheep, raised chickens for the household, and where needed, pitched in and gifted land, building expertise and time to set up familial institutions such as a school 1899 and a hall in 1915. A 1901 census of Taupaki suggests an equitable balance between both men and women in the region and points, as Deborah Dunsford suggests in her chronicle of the development of the district, that Taupaki had made "a full transition to a district of families". And so it has stayed.

From Kumeu Ratepayers Association...

The 'Kumeu Courier' give our district an opportunity to be kept abreast of local news on a monthly basis and I hope the community will start to support this independent publication.

From the Ratepayers Association there has been a considerable amount of last minute matters to be handled as a result of the Local Government re-organisation.

The Huapai North Study

(Variation 127) has been advertised by RDC but the hearing of submissions hasn't been notified as yet. With the release of the 'water rights' by ARC on the 17th August maybe the hearing will be called in early September. I don't see the RDC leaving this issue for the new City to resolve.

Water Rights - The comprehensive 'water rights' to the Huapai-Kumeu area have been granted by the ARC on

the 16th August 2010. The consent is valid for 20 years. This consent gives the right to the stormwater discharge in the catchment and help underpin the future development of Huapai North and other work in the centre of Kumeu. Of significant note was that RDC officers and legal representatives did not want to have a catchment liaison group for the area, no surprises there!

3 Acres of Land with Brick and Tile



Phone to view:
Graham McIntyre
 Licensed REAA2008
 Ph 027 6320421

Give me a little land so that I may express myself and feed a horse but not enough to be a slave to the Gods of fencing and gorse. And so it was that we stumbled upon this glorious lifestyle block that had 1.3 hectares with excellent fencing and a low maintenance brick and tile home. "Belisimo" everyone cried and lived happily ever after. It may be a fairy story but you can make it your story as we are given clear

instructions by the owner to sell this delightful low maintenance lifestyle property in Waimauku.

This gorgeous sun soaked three bedroom home has views through the Waimauku Valley. It's a solid brick and tile home which has been refurbished and finished with excellent finishing's. The home is a big split level 150 square meters sitting upon a 3.2 acre property. The home

has an extensive lounge, study nook, sunroom, single garage, three bedrooms and two bathrooms all in good tidy condition.

Currently grazing three horses the land is gentle sloping through to a flat house site and parking area. A small wet land area and planted roadside on Fletcher Road ensures privacy and easy access. With a CV of \$720,000 why wouldn't you take a look.

"From Gary Moss
 from Huapai
 Kumeu Lions "

SH16 Beautification Program

Huapai/Kumeu Lions have joined with Rodney District Council officers and their contractors to make improvements to the gardens alongside Highway 16 in Kumeu. Representatives from the Kumeu Ratepayers Association have also been involved in the planning. Flax plants have been replaced by a smaller species and most of the Robinia

trees in the Lions' Gardens which damaged easily in strong wind have been replaced with Cherry Blossom trees. A few of the more robust Robinia have been retained as their foliage in Autumn is particularly striking. However, Gavin Flynn, council officer in charge of the beautification project, envisages that in time the Cherry blossoms will become as equally spectacular

and possibly lead to becoming a theme for the village. Members of Huapai/Kumeu Lions have been busy doing the small-plant planting in each of the twenty plots in the gardens and hope the community will appreciate and protect the asset that has been created. The placing of advertising placards in the gardens is against council by-laws.

Stephen Sparnon,
 DCFO, Kumeu
 Fire Rescue.
 For an
 emergency call
 dial 111

Kumeu Fire Files



'Small Fires to Big Fires'

With working Smoke Alarms to inform you of a potential disaster about to happen in your home, workplace or shed, the next step is to extinguish the fire while it is small. There are a few ways to do this. First understand what Fire is, it is a reaction of Heat- Fuel- Oxygen causing Fire, remove one of these elements and your Fire will go out. The quick-

est way to do this is with a Fire Extinguisher, there are two common types-Dry Powder and CO2. Dry Powder have a gauge near the handle, CO2 have no gauge but have a plastic funnel on the outlet. A small 1.5kg Dry Powder will extinguish that small fire before it gets out of hand, for around \$30 get one for your kitchen, shed and car.

Healthy Beer

Very few people know beer has zero fat, zero cholesterol and has naturally low carbs. Most of the kilojoules come in the alcohol, which is relatively low anyway compared to most wine or spirits with mixers. Beer gets a bad rep because a lot of traditional beer drinkers combine beer consumption with poor diet and lack of exercise. *'It's the chip's stupid!'* Moderate beer consumption combined with reasonable exercise and a balanced diet can result in a full and happy life.

Shingle Peak Sauv Blanc, Chardonnay, Pinot Gris, Merlot, Riesling, Sparkling Sauv 2 For \$22.99	Seagers Gin 1L \$29.99 ea 2 For \$58.00	Kim Crawford Sauvignon Blanc, Chardonnay, Pinot Gris, Merlot, Pinot Noir \$13.99 ea
Canterbury Cream 750ml 2 For \$20.00	Fat Bird Sauv Blanc, Chardonnay, Pinot Gris \$7.99 ea \$79.99 case (12)	Country Cask Medium, Dry, Red \$18.99 ea
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Property Market Report - August 2010

**Ready.....
Set.....**

Go.....Spring is often referred to as the start of the property sales season and many home owners are busily preparing for the onset of sunny skies and fresh dafodills.

We are suggesting to all our clients to get onto the market as early as possible and consider some sensible marketing options to get the home noticed and get a head start on the com-

petition. If you have been on the market over Winter, take some time off, review your agency and what they can do compared to us at LJ Hooker and make a plan to get yourself "SOLD IN 60 DAYS" Only available with LJ Hooker Kumeu. Sales are a mixed bag this month:

Kumeu	
Annandale Rd	
4.052 hectares	\$ 860,000
Matua Rd	
809 sqm	\$ 475,000
Koraha Rd	
9530 sqm	\$ 540,000

Riverhead	
Robinson Rd	
5.79 hectares	\$ 1,100,000
C/Riverhead Hwy	
1.23 hectares	\$ 650,000
Alice Street	
1614 sqm	\$ 265,000
Waimauku	
Freshfields Rd	
1510 sqm	\$ 829,000
.Waimauku Station Rd	
975 sqm	\$ 471,000
1501 sqm	\$540,000

Before you list with anyone, seek a second opinion it will save you thousands of dollars.

"For a report on the latest sales in your area free of cost contact: Echo McRae L.J Hooker Kumeu Licensed (REAA2008) Ph 09 412 9602"

Fixed vs Floating - The Big Question

The gap between the 2 options has narrowed in recent months – partly because financial markets are questioning the Reserve Bank's resolve to return the OCR to more normal levels.

We continue to expect the RBNZ to deliver consecutive 25 basis points hikes in September and October, before pausing through December and January

(that will help with Christmas shopping!).

Keep September 3 (4.30pm to 7.30pm) free in your diary and pop into Westpac Huapai branch for drinks and a BBQ.

Meet and chat to your local banking experts in a wide range of fields including Wealth, Business and Personal. Please RSVP to Gretchen Hoff-

man via e-mail at gretchen.hoffmann@westpac.co.nz

Drop me an email or call me with any questions you have about your future financing .

David Lloyd
Mobile Mortgage Manager
Huapai Branch
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david_lloyd@westpac.co.nz

"A dollar each way"

Not All Locks Deliver Security

A recent spate of garage and shed burglaries in the area have highlighted the need to consider the effectiveness of traditional bolt lock devices and traditional skeleton key door locks that can be easily dismantled or minor cuts made to make the locking device completely useless. The people that seem to be targeting rural sheds do so with tin snips, bolt cutters, pinch bar and screw driver set. For the cost of a McDonalds Happy Meal a burglar is able to get some basic tools that will make a bolt lock completely ineffective. In addi-

tion most farmers and lifestyle people do not alarm their sheds and are not overly vigilant on these areas of the property.



Within 10 seconds a bolt lock can be ineffective and valuable chainsaws and farm equipment thrown into a waiting van and off. In many instances the bur-

glary will be all done and over in under 5 minutes. Leaving the barn unsecure and valuable contents gone.

If you are considering your shed, barn or garage security maybe consider a range of local security specialists: A free consultation service is available from local locksmith Deadlock Dave which will allow you to discuss your security risk and the steps you can take to minimize your exposure to crime. Phone Dave or Adrian on 412 2226 or email: deadlockdave@xtra.co.nz

"Riverhead Pub"
The kitchen will be centrally located between The Portage Bar (a new sports bar) and The Landing Restaurant, with the original Deacons' kitchen becoming a separate dining room. Hopefully the original kauri ceiling and floor will be visible in the original part of the building. We have found evidence of the original tongue & groove linings and dado and will reinstate them in replica throughout. A beer garden is being developed off the Portage Bar accessed via a new door beside the fireplace, providing an attractive sunny outdoor space which can be enjoyed all year. The new roof is on after delay due to persistent rain, and we are continuing repainting the outside the building. It's all go !

Calling all Mentors Art in the Garden



Diary Note:
Just Gardening Show
25 September 2010
Kumeu Showgrounds

From its beginnings in 1991, Business Mentors New Zealand has steadily grown and developed to become the leading business mentoring service provider to the small to medium-sized enterprise sector. A business mentor provides a fresh perspective and can help business owners take a step back and see 'the bigger picture'. They assist in identifying strengths, weaknesses and opportunities for growth that may have been missed by managers too close to the business. Rodney as a whole is struggling because while we have a lot of businesses needing help, we just don't have the local mentor base to support that need. Therefore it is vital to get

more successful business people on board to help out. We have some really high quality business people in the Kumeu area, and would like to encourage potential mentors to step up and join Business Mentors New Zealand to help and support local businesses in need of a bit of a hand. The volunteer nature of the work means that often mentors are successful recently retired business people, or those who have either retired or have a bit of flexibility in the work that they do.

For more information please phone 0800 209 209 or peruse the website: <http://www.businessmentors.org.nz/>

On Nov 6th & 7th we are showcasing almost 100 of the best regional and national artists and sculptors in four of Kumeu's top award winning gardens. Tickets are \$20 (early bird to 1-10-10) and limited in number. View on: www.kumeuartinthegarden.co.nz [www.youtube.com\(search/mrljhooker](http://www.youtube.com(search/mrljhooker) www.kumeuinfo.co.nz Or contact: Kumeu Visitor Information Center on 09 412 9886 (Open 7 Days)

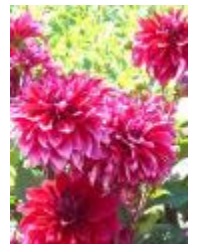


Get Bulb Planting

A busy time in the garden sowing seeds, spraying and fertilizing. Plant Dahlia tubers now for a burst of summer colour. Once planted they will come up every year and can be picked for indoor display. Snap off old blooms to encourage new ones. Gladioli bulbs should be available soon. If planted now these will take approximately 100 days to flower. Ideal for a mass display or for picking for indoors. Before planting seed

potatoes spread out in a dry area to allow sprouts to develop, ideally 1-2cm in length. Looking for a good early potato ideal for boiling with a sprig or two of mint? Try Jersey Bennes or Cliffs Kidney. Apply citrus fertilizer around the base of citrus trees and grape vines as buds burst. A spray of copper oxychloride to all fruit trees would be beneficial. When planting your passion fruit vines don't forget drainage is impor-

tant. A raised bed is an advantage. Add plenty of organic matter such as compost or peat moss. A large range of flowering and vegetable plants are available now for planting out or ask in the seed isle of the garden centre for advice as to how to plan for the coming season. Kumeu Garden Center, Main Road, Kumeu Ph 09 412 9002



*Get Kumeu Courier every month hot off the editors desk, by emailing the word subscribe to glms@xtra.co.nz

Contact:
Lee McKeown
Arcadia
Ph 09 411 8452

Rugby World Cup 2011

As you are undoubtedly aware, the **2011 Rugby World Cup** is being held in New Zealand next year, with Auckland being the primary arrival port for most international travellers.

Between the 10th and 16th of October 2011 the Kumeu Wine Country promotional committee is organising a week long '**Best of the West**' festival that will feature our district and encourage some of the estimated 60,000 RWC visitors to visit the Kumeu area.

Preparations are now underway and we would like to put together a list of local businesses and individuals who would like to be involved with this exciting once-in-a-lifetime opportunity to showcase the best that West Auckland has to offer. Along with an exciting event calendar planned around West Auckland wineries, restaurant promotions, hospitality offers and local entertainment, the week-long celebration will culminate in all-day event at the Kumeu Showgrounds before screening of the 16th of October Semi-Final

match that will be played on an outdoor screen for all to enjoy. If you feel that you or your business would like to participate, please email Lee McKeown on arcadiadesignstore@clear.net.nz along with a brief description of what services you or your business could offer. We'll then send you an invitation to the Planning Meeting being held on Tuesday 21st September. Kind regards,
Kumeu Wine Country Promotional Committee

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All-in-the-Pan Chewy Chocolate Cake with Chocolate Butter Icing - Serves 6-8

This masterpiece creates little mess, makes the whole house smell fabulous, and promises to absorb a fair whack of bubbly? This cake comes from Regan Daley an American pastry chef who describes it as "foolproof" – I can attest to this – I've seen a boy make it. It's also a great cake to make with little kids due to its simplicity. Moist, chocolatey, but not *too* chocolatey, good hot or cold, it takes about 10 minutes, needs no eggs, couverture chocolate, or anything requiring a special trip.

CAKE

1 ½ cups plain flour, sifted
1 cup white sugar
¼ cup unsweetened cocoa powder
1 tsp baking soda, sifted

½ tsp salt
6 tablespoons canola or other neutral oil
1 tablespoon white vinegar
1 tsp vanilla extract or essence if you have it
1 cup cool water

ICING

¼ cup unsalted butter, at room temperature
2 cups icing sugar
2 to 3 tablespoons of milk or water
1 ½ tablespoons unsweetened cocoa powder
1 tsp vanilla extract or essence
Preheat oven to 180°C. Lightly butter and line with baking paper a 20x20cm cake tin.

In a bowl whisk together the flour, sugar, cocoa, baking soda and salt, pour into the prepared tin.

Make three wells in the mixture; one large, one medium, and one small. Pour the oil into the large, the vinegar into the medium, and the vanilla into the small. Pour the water over the top and, taking care not to tear

the paper, stir until blended, making sure you reach into the corners and sides. Avoid over-beating the mixture.

Bake for 30 minutes, or until a skewer inserted into the centre comes out clean and the top feels springy when lightly touched.

Cool cake completely before gently lifting out with by the paper and icing if desired.

To make the icing: cream together butter and 1 cup sugar, stir in 1 tablespoon of the milk or water. Add the cocoa powder and beat. Add the remaining sugar, and as much of the remaining liquid as necessary to make a thick creamy icing. Spread evenly over.

Either sprinkle with icing sugar and cocoa or ice and spear with lit sparklers in lieu of common candles or to serve warm, omit the icing and add a scoop of vanilla ice-cream and some hulled strawberries or pitted jarred cherries.

Wine & Art

'Wine & Art' is supporting the Norwest Soccer Club. Purchase any Waimarie, Mahana Ridge, Waimauku Sands or Kaipara Estate wines from Wine & Art in Kumeu and they will donate .50c from every bottle sold back to the Norwest Soccer Club. All four wineries are local producers, producing a range of white and red wines, with prices ranging from \$10 to \$39.90. This offer runs until 31st October 2010 - be sure to let the Wine & Art staff know

you are from Norwest Soccer. Wine & Art 505 State Highway 16 Ph: 412 8501 info@wineandart.co.nz

On the 17th - 19th September, Suzanne Marbrook will be holding a weekend seminar at the beautiful Aio Wira Retreat Center, Swanson. Suzanne is a highly experienced and successful holistic practitioner, trained and qualified in Advanced Clinic Hypnotherapy and Neuro-

Health & Well Being

linguistic Programming at the Esalen Institute in California, and Energy and Chakra Balancing in London. Suzanne is now based at Muriwai Beach and believes that **radiant good health** and **spiritual awareness** coincide with **positive mental calm** and **inner peace**. Her seminars include an holistic programme of exercises and self-help techniques, designed to develop skills in all aspects of life. She can be contacted on: Ph 09 4115058 Email: suzanne@suzannemarbrook.com

*"positive mental
calm and inner
peace 17-19
September"*

...to the Public of Kumeu

Continued from page 1

The ARC have imposed a condition that makes it mandatory for the future Auckland Council to consult with the representatives in the Huapai Kumeu area 'well done ARC' The stormwater ponds and management has been put back on the local authority to solve.

Rural Strategy – once again no consultation from RDC – only Taupaki and Waitoke ratepayers were consulted out of 11 ratepayer groups in the district. The strategy had some serious flaws

which was outlined to the Council by Ian Shaw Taupaki, Ian Farrant and myself. The attempt was by RDC to influence the Auckland Council before it was out of office – outcome with RDC unknown at this stage. Candidates Meeting - It is proposed to have a 'meet the candidates' meeting on 1st September at the Kumeu Hall at 7.30pm so that those seeking office can have a say and face some questions from the community. This is a good opportunity

for the public to see who is standing and what they represent.

The John Banks meeting was a success albeit it on a freezing night.

Will be in touch again next month.

Regards

Pete Sinton

Chairman

Kumeu-Huapai Resident & Ratepayers Association

Ph. (09) 412-2016

e.mail. petesinton@townplanner.co.nz



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Life in Balance



A Holistic Weekend Seminar with Suzanne Marbrook at the Alo Wira Centre, Swanson 17-19 September 2010. Including self help techniques, stress management, relaxation through self hypnosis and problem solving, and Yoga Nidra Meditations. This promises to be a rejuvenating weekend, promoting radiant good health and spiritual awareness. Contact Suzanne, 09 411 5058

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4 BEDROOMS NEAR THE MARINA

An outstanding brick home nestled within a quiet cul-de-sac environment only minutes from primary schools, marina and shopping. The home has a fully fenced backyard, raised bed gardens and garden shed. This brick home has a fabulous flow through sliders to a private fully fenced courtyard which is ideal for children or grandchildren. Two lounges, four bedrooms, two bathrooms, double garage with additional off-street parking delivers some brilliant value.

CONTACT: Graham McIntyre 027 632 0421
gmcintyre.kumeu@ljh.co.nz
By appointment
FOR SALE: Negotiable (CV \$ 555,000)
ADDRESS: 30 Glucina Ave, West Harbour
WEB: www.ljhooker.com ref# NHH14
www.youtube.com (keyword) mrljhooker



SUNNY & PRIVATE - SCENIC DRIVE

If you enjoy waking up to bird song and the warmth of sunshine but want to remain 7 minutes from Swanson School, Shops, Two Golf Courses, Bethells Beach and Swanson Train Station this is the home for you. This newly painted weatherboard home has an extensive garage basement area, flat and accessible sunny lawn, decking and off-street parking for up to six vehicles.

CONTACT: Graham McIntyre 027 632 0421
gmcintyre.kumeu@ljh.co.nz
By appointment
FOR SALE: Negotiable (CV \$ 435,000)
ADDRESS: 753 Scenic Drive, Waitakere
WEB: www.ljhooker.com ref# N3H14
www.youtube.com (keyword) mrljhooker



WELL WORTH A MORTGAGE

This newly built home within an excellent neighborhood awaits your interest. A beautifully designed home with excellent builder pedigree, the home features three bedrooms, two bathrooms including ensuite and generous space and flow to the East and West for entertaining onto a fully fenced 580 square meter lawn area.

CONTACT: Graham McIntyre 027 632 0421
gmcintyre.kumeu@ljh.co.nz
By appointment
FOR SALE: Negotiable (CV \$ 410,000)
ADDRESS: 319 Royal Road, Massey
WEB: www.ljhooker.com ref# HNH14



PRETTY AS A PICTURE

Pretty as a picture, this 1940's family home is full of character and warmth located in historic South Head on the Kaipara Peninsula set on just over 4 acres of lush lawn. The home has 4 bedrooms, 2 bathrooms, 2 separate toilets, 2 offices, family kitchen with a lovely dining area flowing into a large spacious living area with polished Matai floors.

CONTACT: Courtney Wood 0276880818
cwood.kumeu@ljh.co.nz
By appointment
FOR SALE: Negotiable (CV \$ 455,000)
ADDRESS: 11 Monk Road, South Head
WEB: www.ljhooker.com ref# KYH14

PROUDLY SUPPORTING:



Ask us about the LJ Hooker "Kumeu Property Bonanza"

on show at LJ Hooker Kumeu, 63 Main Rd. Kumeu. Ph 09 412 9602

Country Living Realty Limited MREINZ
Licensed Real Estate Agent (REAA 2008)



NEGOTIABLE

You
Tube

SUNSHINE & PASTURE VIEWS

this well presented three bedroom north facing bungalow is a suntrap for those wanting a warm and dry low maintenance home in the heart of Huarua. The ¼ acre property is fully fenced and enjoys the added benefit of a self contained studio apartment (Renting at \$150 per week) and a large double garage and workshop. This property is minutes to Primary School, Shopping and Sports Grounds.

CONTACT: Aaron Lawler 0211643031 or
Angie deSilva 0272003883
alawler.kumeu@ljh.co.nz, adesilva.kumeu@ljh.co.nz

VIEWING: **By appointment**

FOR SALE: Negotiable (CV \$465,000)

ADDRESS: 50 Matua Road, Kumeu

WEB: www.ljhooker.com ref# NKH14
www.youtube.com (keyword) mrljhooker



AUCTION

You
Tube

AMAZING VIEWS WAIMAUKU BUSH BLOCK

1.304 Ha private bush setting 1 Km to Waimakau Village. Build your dream home here on this gently sloping section with lovely rural views and a private outlook this will become one of the best investments in this area. Prime location only 25 minutes to CBD, Close to Waimakau Primary School 10 decile and also Muriwai Beach.

CONTACT: Aaron Lawler 0211643031 or
Angie deSilva 0272003883
alawler.kumeu@ljh.co.nz, adesilva.kumeu@ljh.co.nz

VIEWING: **By appointment**

FOR SALE: By AUCTION Thursday 26 August (CV \$850,000)

ADDRESS: 59 Taylors Road, Waimakau

WEB: www.ljhooker.com ref# MOH14
www.youtube.com (keyword) mrljhooker



NEGOTIABLE

You
Tube

RIVERHEAD ENTERTAINERS FAMILY HOME

The house faces the park and beyond to the riverhead forest set in one of the finest streets in Riverhead. The house is designed to give optimum flow to the outdoor living area that is fully decked front and back. Room for dining playing and enjoying the sun. Totally refurbished inside and out so relax and enjoy this ideal location within a stroll to the local café.

CONTACT: Denise Glozier 027 254 9999
dglozier.kumeu@ljh.co.nz

VIEWING: **By appointment**

FOR SALE: Negotiable (CV \$ 525,000)

ADDRESS: 28 Princes Street, Riverhead

WEB: www.ljhooker.com ref# JTH14



AUCTION

You
Tube

DREAM FAMILY HOME IN WAIMAUKU

A gorgeous sun soaked near new home with majestic views over the Waimakau Valley and over the northern hills. This architectural home has been meticulously constructed over 218 square meters with 4 bedrooms and 3 bathrooms, beautiful entertaining areas both inside and out, making this is a fabulous family home.

CONTACT: Angie deSilva 027 200 3883
adesilva.kumeu@ljh.co.nz

VIEWING: **By appointment**

FOR SALE: By AUCTION 30 September 2010 (CV \$ 770,000)

ADDRESS: 77 Freshfields Place, Waimakau

WEB: www.ljhooker.com ref# JOH14

PROUDLY SUPPORTING:



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BRICK & TILE ON LAND IN WAIMAUKU

A gorgeous sun soaked three bedroom home with views through the Waimauku Valley. This brick and tile home has been refurbished and finished with excellent finishings. The home is a big 150 square meters sitting upon a 3.2 acre property. Extensive lounge, study nook, sunroom, single garage, two bathrooms with sheds and very good fencing.

CONTACT: Graham McIntyre 027 632 0421
gmcintyre.kumeu@ljh.co.nz
VIEWING: **By appointment**
FOR SALE: Negotiable (CV \$ 720,000)
ADDRESS: 6 Fletcher Road, Waimauku
WEB: www.ljhooker.com ref# KNH14
www.youtube.com (keyword) mrljhooker



BREATH-TAKING IN HUAPAI HEIGHTS

Overlooking the Huapai and Kumeu Valley is this beautifully finished home amid lush gardens and a well fenced 1 hectare pasture section. The land is gentle sloping with a range of shade and shelter plantings. A big brick construction and tile roof, the home enjoys brilliant flow through two lounges on a wonderful courtyard.

CONTACT: Graham McIntyre 027 632 0421
gmcintyre.kumeu@ljh.co.nz
VIEWING: **By appointment**
FOR SALE: Negotiable (CV \$ 860,000)
ADDRESS: 48 Terry Smyth Drive, Kumeu
WEB: www.ljhooker.com ref# KUH14
www.youtube.com (keyword) mrljhooker



1960's MAJESTIC IN KUMEU VALLEY

This outstanding 4 hectare block overlooking beautiful Totara's which wrap around the stream and then over to Vineyards and Valleys. It is indeed a little oasis of paradise that blends the best of grazing land with springs, stream and old world fencing at its best. You'll get a slice of history with this majestic 1960s, heart wood Matai weatherboard home.

CONTACT: Graham McIntyre 027 632 0421
gmcintyre.kumeu@ljh.co.nz
VIEWING: **By appointment**
FOR SALE: Negotiable (CV \$ 1,175,000)
ADDRESS: 374 Matua Road, Kumeu
WEB: www.ljhooker.com ref# N5H14



CHARMING & PRIVATE KAURI VILLA

This delightful family Villa is nestled on a third of an acre privately located in a quiet no-exit country lane only 2km from the Kumeu Village and in close proximity to local amenities. This home offers 4 bedrooms, 1 bathroom, a lovely country style kitchen, and a spacious cosy lounge surrounding an ornate carved fireplace.

CONTACT: Courtney Wood 0276880818
cwood.kumeu@ljh.co.nz
VIEWING: **By appointment**
FOR SALE: Negotiable (CV \$ 650,000)
ADDRESS: 21 Farrand Road, Kumeu
WEB: www.ljhooker.com ref# KFH14

PROUDLY SUPPORTING:



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1920's ENCHANTING KAURI HOME

Built with Kauri weatherboards and Rimu studs, the home offers an open plan living area with 3 bedrooms and sun room showcasing amazing Rimu floors. Partly restored in the 1990's with rewiring and a new roof this home is an enchanting canvas inviting you to put your finishing touches to something unique in sought after Riverhead.

CONTACT: Echo McRae 027 233 0001
emcrae.kumeu@ljh.co.nz
VIEWING: **By appointment**
FOR SALE: Negotiable (CV \$415,000)
ADDRESS: 48 Queen Street, Riverhead
WEB: www.ljhooker.com ref# N1H14
ww.youtube.com (keyword) mrljhooker



REFUBISHED BEAUTY IN RIVERHEAD

This sun drenched, 3 generous bedroom, bungalow has been tastefully refurbished throughout that offers all day sun within an open plan living / dining area. Wake up and wander over for a coffee at the infamous Kauri Gum Store Cafe or enjoy an evening at the soon to be refurbished historic Riverhead Tavern. Close to Riverhead Primary School, convenience shopping, parks and boat ramp.

CONTACT: Denise Glozier 027 254 9999
dglozier.kumeu@ljh.co.nz
VIEWING: **By appointment**
FOR SALE: By AUCTION Thursday 26 August (CV \$ 450,000)
ADDRESS: 52 Queen Street, Riverhead
WEB: www.ljhooker.com ref# JRH14
www.youtube.com (keyword) mrljhooker



NEW FAMILY HOME IN RIVERHEAD

Spacious, sunny, warm and inviting. With 4 large bedrooms and a new kitchen that is a cooks delight and ideally centrally situated to keep an eye on the children's activities in the two large living areas, this is a dream family home. Views to the Riverhead Forest over a beautiful lush green lawn and large decking.

CONTACT: Denise Glozier 027 254 9999
dglozier.kumeu@ljh.co.nz
VIEWING: **By appointment**
FOR SALE: Negotiable (CV \$ 450,000)
ADDRESS: 7 King Street, Riverhead
WEB: www.ljhooker.com ref# KWH14



CHARMING & PRIVATE KAURI VILLA

This fully renovated 3 bedroom home has all you need to enjoy the Country Lifestyle that this location provides in abundance! Recently insulated with a large wood burner central to the house, the lounge area opens out from the newly fitted french doors to the fully landscaped country garden festooned with established fruit trees..

CONTACT: Denise Glozier 027 254 9999
dglozier.kumeu@ljh.co.nz
VIEWING: **By appointment**
FOR SALE: Negotiable (CV \$ 410,000)
ADDRESS: 42 Alice Street, Riverhead
WEB: www.ljhooker.com ref# NFH14

PROUDLY SUPPORTING:



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