

Free publication to meet the needs of Kumeu & Districts

# www.KUMEU COURIER.co.nz

COMMUNITY NEWSLETTER

JUNE 2012

VOLUME 3  
ISSUE 6

## SPECIAL POINTS OF INTEREST:

- 6000 + Circulation
- Community information
- Upcoming events
- Sponsorship
- Free editorial contributions
- House price sales
- Relevant to area rate-payers
- Share a recipe
- Advertising from \$75+GST
- Service directory

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## KUMEU COURIER IS TWO YEARS OLD



It has been two years since the first edition of Kumeu Courier rolled off the printer and found its way down Main Road, Kumeu and through local letter-boxes in the district and today we have great pride in celebrating this milestone of persistence and passion delivering this colour publication to you free every month. "It started with a simple view, which was to deliver the views, tips, advice, events, companies, people and the history that has brought Kumeu to it's current place", says Graham McIntyre.

► ...cont pg 6

## RATEPAYERS LOOKING FORWARD

The AGM of the Kumeu-Huapai Residents and Ratepayers Association was held at Soljans where 60 plus people attended. The occasion gave everyone the opportunity to socialise and witness the signing of the Maddren Memorandum of Understanding (MoU). The memorandum sets out the method of processing any designs or building applications when they arrive. It also gives both Maddren and the Association the opportunity to discuss developments prior to Council approval. The two representatives on the committee are Brian Keys 'local Architect' and myself. Between our collective skills we should be able to handle any proposals put to the District. From Maddrens' point of view, they have an avenue to consult with the Community, thus minimising delays and costs for notification etc. The public will be consulted by the Association when we have a proposal to comment on - that call is up to Maddrens'. The new Committee is an expanded one from last year, giving the association a better base to look at wide issues. The pleasing aspect is that all existing Committee members are back with enthusiasm and we now have new faces picking up tasks in the district. Looking forward we are now 6 months away from the Unitary Plan surfacing so the District has to be ready for that. We all need to look at what we want to occur in the next 20 years and be vocal about it. Kumeu & Huapai is changing.

► ...cont pg 4

## IT PAYS TO CHECK YOUR COUNCIL BILLS

It pays to check everything – I have recently been involved in a transaction of selling a property in Kumeu and, as per normal, the conveyancing lawyer provided a statement of the transaction showing the receipt of funds and the payment of the balance of the rates etc, however included in the statement was an amount of \$500 for a water meter reading – YES \$500 to read a water meter! But wait there is more – we don't have a water meter - we are not connected to any water supply. Like many residents of the area we are on our own water tank.

► ...cont pg 14

See us at: [www.kumeucourier.co.nz](http://www.kumeucourier.co.nz) Sponsorship starts at \$75 per month plus GST.  
Editorial and Advertising to Anna Sareczky Ph: 021607971 Email: [annasareczky@hotmail.com](mailto:annasareczky@hotmail.com)

## MEDICAL CORNER

It will come as no surprise to parents to hear of the Chickenpox and Whooping cough epidemics we are currently experiencing. Many of you may have been inconvenienced by time off work looking after children. There have also been a few adults getting quite unwell, finding out the hard way they were not sufficiently immune. We need to take individual responsibility for preventative health, which starts with lifestyle choices, and includes informed decisions regarding vaccination.

The Chickenpox vaccination is not free, but is readily available and has been widely used overseas. Whooping cough is a more serious condition, especially for the very young. Notably our rates in New Zealand are 10 times higher than the UK or USA. With the current outbreak there is a recommendation for adults working with children to consider having a booster, as their immunity may have waned over the years. As health care workers we do find the seemingly continual adjustments to the vaccination programme a bit frustrating at times, but with the ability to monitor disease outbreaks and inform populations rapidly, the changes are designed to keep the advice current with the best available knowledge. As more information is available then recommendations may change! For more details contact Harry, Waimauku Doctors Phone 09 411 8094



**Stephen Sparnon,**  
DCFO, Kumeu  
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## SKYTOWER CHALLENGE - WE DID IT !

It was the largest team the Kumeu Brigade has ever entered, 14 firefighters in all. The Kumeu firefighters performed well on the stair climb as well as raising \$8052 from donations from their family and friends to add to the grand total of \$318,000 collected for Leukaemia and Blood Foundation. 500 competitors from all over NZ competed against the clock at this annual event. Some record breaking times were achieved along with some personal records for our brigade members. Four members competed for the first time - Mike Boston, Eoin Killeen, Karl Canham, Alana Morgan. Many members trained at the Kumeu Gym and we thank them for the support they have shown and the team are keen to visit the stairs again in 2013. Kumeu Brigade wish to thank Waitakere Rural Fire for the loan of extra Breathing Apparatus sets which enabled us to all compete in one squad. Thanks to all the wives and partners for putting up with the extra hours of training and to all the locals that put their hands in their pockets to help out a great cause.



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# REAL ESTATE MYTHS & LEGENDS

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

"Over the past 6 months LJ Hooker Kumeu has sold two properties on my behalf. Graham McIntyre took on the challenge, and far exceeded what I have ever encountered or perceived to be normal duties of a real estate agent. Graham has been consistently proactive, positive and motivated with all aspects of the marketing and sale of the properties. Graham has willingly assisted me in resolving issues that arose along the way, no matter how big or small. I would like to express my sincere thanks to Graham and LJ Hooker Kumeu for the professionalism and the outstanding service provided. I would have no hesitation in engaging or recommending LJ Hooker Kumeu" - Victoria

I have a wealth of knowledge and testimonials that will deliver confidence to each and every question you have. Recent sales over the last two months follow:

## KUMEU

Boord Cres	3ha + House	\$1,150,000
Matua Rd	800sqm + House	\$565,000
Mian Rd	800sqm + House	\$465,000
Oraha Rd	1ha land only	\$498,000
Rheingold Pl	660sqm + House	\$490,000
State Highway16	1ha + House	\$735,000
Vintners Close	1000sqm + House	\$595,000

## MURIWAI

Domain Cres	800sqm + House	\$555,000
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## RIVERHEAD

Albert Street	830sqm + House	\$495,000
Albert Street	830sqm + House	\$535,000
George Street	1370sqm + House	\$590,000

Great North Rd	814sqm + House	\$505,000
Maude St	809sqm + House	\$556,000

## WAIMAUKU

Amber Pl	1500sqm + House	\$799,000
Cloverfields	2000sqm + House	\$710,000
Cloverfields	1500sqm + House	\$870,000
Fletcher Rd	1.5ha + House	\$880,000
Gavinike Plce	1900sqm + house	\$762,000
Joyce AdamsPl	5ha + House	\$1,275,000
Muriwai Rd	4.2ha + House	\$700,000
School Rd	2.8ha + House	\$955,000
State Highway16	4.7ha + House	\$725,000
Taiapa Rd	2ha + house	\$935,000



**"For a free report on the latest sales in your area**

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**Graham McIntyre**  
**L.J Hooker Kumeu**  
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**Ph 09 412 9602"**

## LETS TALK MONEY - MY JOB IS TO HELP GET YOU SOME

The continued fall in the New Zealand dollar has removed an immediate bugbear for the Reserve Bank which has in-turn eased pressure on them to intervene. **Fixed versus floating:** The sharp fall in wholesale fixed interest rates over recent weeks suggests that a "float for now" strategy is best. It is not yet clear where retail fixed rates are going to end up. Our longer-run approach to interest rate risk continues to rest on two points: that fixed-term rates offer value relative to where we expect floating rates to be on average in coming years, and that borrowers should look to fix long before the Reserve Bank begins increasing the OCR.

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## WAITAKERE FIRE FINDS NEW MEMBERS



On Sunday 1 April Waitakere Volunteer Fire participated at the MOTAT Fire + Rescue day. We had a great day with adults and children trying on fire fighting gear including the latest design breathing apparatus, dragging the dummies, squirting the hose and getting advice on fire safety. The day was a great success with over 400 people (mainly children) attending our interactive stand. We received numerous positive comments from MOTAT staff, public, and especially the parents who were blown away with the level of interaction the children had with the equipment and fire fighting personnel. We will give you an update on the progress of the new Waitakere Fire Station in the next issue of the Kumeu Courier or ph 0275626942

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

Contact  
Waitakere  
Volunteer Fire  
Force  
Ph Dennis Cooper  
0275626942



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

▶ .....continued from page 1

We are being influenced by the creeping urban sprawl and subject to educational hype of intensive housing being good for us! Keep it at Westgate and Hobsonville I say! We have in Kumeu-Huapai been identified as a "Rural Town", we need to keep that attitude and to make sure the new Unitary Plan reflects that. For those of you contemplating development or changes, now is the time to make those decisions. The rules imposed by Rodney District Council over the years may not survive the centralised urban dominated Auckland Council. The Council finances are rapidly looking as if the rural sector is funding the urban mega dreams with little benefit coming to our areas. Yes, we have sewerage and water nearly in place. Being positive, I would like to think that common sense would prevail in these uncertain and unstable times limiting the big projects to what the new City can afford. Time will tell.

## KUMEU ARTS CENTRE GETS PHOTOGENIC

Kumeu Arts Centre will be holding a photography exhibition titled 'PHOTOGENIC' during the month of June, as part of the Auckland Festival of Photography 2012 Fringe Programme. This exhibition will feature a diverse range of work from a cross section of the community. The ways of viewing the world will be brought into focus through the lens of the camera. We are open Mon – Sat 10 - 3, late nights Thu & Fri till 7. We also have a range of classes and workshops. For more details please call Sarah on 09 412 9480 or email at [thetinshead@clear.net.nz](mailto:thetinshead@clear.net.nz)



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\*conditions apply



## SENIOR NET COURSE-SCHEDULE RELEASED

Nor-West SeniorNet seminar will be at St Chad's church hall, 10.00am, Wednesday, June 6. Our guest speaker will be local celebrity Maureen Maxwell. Ms Maxwell, has had a long association with the food and wine industry in New Zealand, being one of the founders of Matua Valley Wines, The Hunting Lodge Restaurant and more recently Bees Online. A highly regarded chef and sommelier, she is an award-winning restaurateur. Ms Maxwell has been an executive of the National Beekeepers Association for five years and a member of the Sustainable Business Network and the New Zealand Guild of Food Writers. By combining her culinary skills with beekeeping she has developed an award winning range of honeys and honey products, available throughout NZ, and marketed internationally. Maureen is the first New Zealander appointed to be regional president for the Oceania Commission of Apimondic, the Rome based International Federation of Beekeeping Associations. Support your local SeniorNet, come along and bring a friend. \$3.00 buys entry, coffee, biscuits and an interesting hour listening to an expert talk about her many fields of endeavour. Support your local SeniorNet. Email [admin@senionethorwest.net](mailto:admin@senionethorwest.net) or ph Jenny on 09 412-7645.

## NEW MENU AND COSY ENVIRONMENT

The Riverhead's new winter menu and cosy environment is proving a magnet even during the winter months. Why heat the house and cook at home on Mondays and Tuesdays when you can come down to The Riverhead and have your choice of Pasta or Pizza with a glass of Pinot or a Pint for only \$19. The warm fireplaces make it a great place to come to during the winter months with a fun and free quiz night every Wednesday evening. It's getting so popular you may need to call in advance and book a table. Meals are available in The Portage Bar so whether it's the quiz night or you simply want to watch a game on the big screen, come on down with your family. Blues in The Boat House is growing every week with the support of the Auckland Blues Club. Check out our facebook page or visit our website calendar for coming events [www.theriverhead.co.nz](http://www.theriverhead.co.nz) If you are an early morning riser and follow the European soccer, come on in and see the Champions League Final between Bayern Munich and Chelsea, 6.30am, Sunday 20<sup>th</sup> May, we'll have breakfast available even though our liquor license will only enable us to sell the hard stuff after 7am. For more details contact The Riverhead, phone 09 412 8902.



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## BREAKING NEWS AT SOLJANS ESTATE



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

As winter approaches Soljans Winery Café has some new menu items. Look out for: pan fried eye fillet of beef with hickory smoke infused mixed seasonal vegetables, crispy fried potatoes and juniper berry sauce; slow braised pork belly with caramelized orange and garlic kumara mash, lemon zest shanghai choy, apple air cloud and red wine sauce. There are some great wines to complement these dishes but check out the new release 2011 Pinot Gris grown from the winery vineyard. The rich and ripe fruit flavors and spicy finish makes this ideal to go with the pork dish, and for celebrations, the new release 2009 Methode Traditionelle is a winner. Three Soljans Gisborne wines have just featured well in the latest Wines-tate magazine tasting. 4 Stars were given for both Fusion Sparkling Muscat and Gisborne 2010 Gewürztraminer with 3 Stars for the Gisborne 2010 Pinotage. The reviews will be featured in Wines-tate's July/August 2012 edition. For more information contact Soljans Estate Winery on 09 412 5858

▶ .....continued from page 1

Graham is the founding publisher of the Kumeu Courier which also carried a small selection of real estate properties for sale. The archived publications can be seen on [www.kumeucourier.co.nz](http://www.kumeucourier.co.nz), which has all the back-issues with a select range of advertisers and a simple collection of stories. "It really was a basic info service and it has changed a great deal since those early days when it was a few phone calls and a slap together" says Graham. "Today it is a pretty slick production process that has enabled us to be the only community newsletter in the area to produce 6000 copies on gloss and in colour every month. A big thank you to LJ Hooker Kumeu and David Lloyd from Westpac as anchor sponsors for the development of this great community asset".



## CONSTELLATION WINES - STATION RD, HUAPAI

As the New Zealand harvest wraps up our Chief Winemaker for Kim Crawford wines predicts that the Marlborough Sauvignon Blanc's of 2012 will be "stunners". With an overall cool season ending with warm weather and cloudless skies there has been good balance to work with, the acids have come down to a softer level and the flavours are intense. As predicted, this harvest was compressed into basically a two-week window. This is short even for New Zealand standards, and although it makes things more challenging with the right equipment and team we got it done. It was pleasing to see a lot of young wine talent willing to come to NZ to work the crush – especially workers from the United States and Canada. With the 2012 wines, the juice is looking pretty awesome, and we're starting to see some of those vibrant and expressive qualities that we look for in Kim Crawford Wines. Not only are the flavours looking great from Marlborough but from Central Otago too. Our Pinot Noirs from this region look to have a deep, dark character that will be a real hit with our customers! Cheers, Anthony Walkenhorst.

If you would like to receive two complimentary bottles of Kim Crawford Sauvignon Blanc 2012 please email the words "Kim Crawford is best" and your details to [glms@xtra.co.nz](mailto:glms@xtra.co.nz). You must be 18 years of age to enter.

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## CELEBRATING OUR EARLY WINE MAKING IN KUMEU DISTRICT

In the 1930's, West Auckland was already a known wine-making area, with migrants mostly from the Dalmatian coast of Croatia planting vines and making wine commercially, even in the face of obstacles mounted by the prohibition movement and the powerful liquor industry and their political allies. The areas closest to Auckland, such as Henderson, and then Oratia, saw the first commercial vine plantings. One early Kumeu settler, Martin Lovich, planted an acre of vines on his 18 acres (now part of the Kumeu River Estate) for his private use. In 1916, Lovich exchanged his Kumeu land for Stanko Jurakovich's 160 acres near Whangarei Harbour. The Jurakovich family lived there until the 1940's, growing apples and making wine throughout those years, but they concentrated on dairying and did not extend the vineyard beyond the original acre. Wine licences kept by the Waitemata County Council show most early licences were granted to growers in Henderson and Oratia, although P Vella of Kumeu paid a licence fee of £2/10/- in 1915 and £2 in each of 1916 and 1917. Mr Boric of Kumeu paid a £10 licence fee in 1922.

The number of growers paying wine licences to Waitemata increased gradually through the late 1920's but then dropped off slightly so that by 1934, there were just 12 growers with commercial wine licences in the Waitemata district. However, it would be unreasonable to say that virtually every Croatian and Bosnia family planted a couple of rows of grapes so that they could make wine for the household. Luka Bebich came from Herzegovina in Bosnia and brought a 100 acre property in Cemetery Road, Kumeu in 1924. He immediately planted two long rows of Albany Surprise grapes and after a couple of years was making port for family use. He always had a glass of wine with dinner and would pour a small amount of port into the glass and then top it with water. Luka Bebich never sold his wine but his neighbours always received a bottle for Christmas as a gift. European immigrants' wine-making skills were not limited to grapes. Fred Reber made beer and also blackberry wine for private use, the wine being kept outside in a large keg under a tree to keep cool.



Bob and Mate Papa planted Seibel and Albany surprise grapes on their Station Road property as soon as they arrived in 1934. Mate had experience of wine-making in Croatia but they drew on the advice of Bob's father-in-law, Marino Borich from Oratia, who was an experienced vine grower and taught them how to prune and look after the vines. Another relative was a Cooper and made their barrels for them. By the late 1930's, they were making port and sherry on a small commercial scale. Near the house, a wine cellar was excavated into the cool clay and customers called there to sample and buy the minimum legal quantity of two gallons. Most trade was conducted on Fridays and Saturdays, with many customers coming out from the city especially to buy wine. Wine sellers had to keep a register noting how much wine was sold to each person, and the Police visited annually to check the book and make sure the licence was in order. The Papas at Huapai and the Jelas family at Riverhead were virtually the only people selling wine locally during the 1930's. However, they were the forerunners of the next wave of Croatian settlers, including the Nobilos and Brajkovichs, who arrived in the early 1940's and launched commercial vineyards and wine-making in the district in earnest. As a community we would like to thank those early local wine makers for having the foresight to invest in growing grapes and developing the wine industry in the Kumeu district as it is today.



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## SPONSOR A CHERRY TREE IN KUMEU



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In early May a number of the 3 metre Cherry trees on the Eastern approach to Kumeu were driven over in two separate incidents that had Kumeu locals hopping mad. At the recent Kumeu Huapai Ratepayers AGM it was highlighted that the trees will over time make a real statement to visiting tourist to the area and a higher level of pride to the community at large. The trees may be a long term goal to bring colour and beauty to the area. This process was started by Rodney council planting cherry trees through the Lions Club Gardens. A new initiative has been launched by Kumeu Courier to offer companies and individuals the option to sponsor a Cherry Tree on one of the entranceways into the district. The spokesperson, Graham McIntyre said "We can not just sit back and accept that some of the trees have gone, we must build the brand of Kumeu through our community initiatives and strength. I believe that in twenty five years these trees are going to deliver a special piece of magic to this district and it starts with each and every one of us". All sponsors will receive the following package:

- a laser inscribed strainer post with your name or logo (to support the tree and stop idiots hitting it)
- A 2.6 meter Cherry Tree (Prunus Awauni or similar subject to stock availability)
- Planted with slow release fertilisers and mulch
- A framed colour picture of the tree and the project date

The indicative figure is \$ 200 + GST for the above package which would be receipted for tax purposes. If you have an interest in this project and sponsoring a tree please email glms@xtra.co.nz with the word "Cherry".

## A PASSION FOR EARLY CHILDHOOD

At Angels Childcare centre we pride ourselves on offering our families quality care and education at affordable prices. We have dedicated teachers with a passion for Early Childhood education that is evident in our classrooms and the children's enthusiasm as they play and learn. Since opening last year in July we have grown steadily and have opened two more classrooms with our final pre-school classroom opening soon. With a beautiful cosy warm room for infants to be nurtured and explore, a space especially for our toddlers to be toddlers having great indoor outdoor flow and challenges perfect for their age group. Our kindergarten caters for 3-5yr olds for 6hours a day with a busy and stimulating environment and excellent transition to school programme, and our two full day-care preschool classrooms share an awesome playground, with a local park like feel and indoor spaces designed for learning through play. We have limited spaces available in all our rooms and we are filling fast. For more details please contact Jo phone 09 4125325

## Can LJ Hooker Kumeu find my cat? - Yes !

*"I have found Graham and his crew to be among the most professional and efficient agents I have come across, and I have been a property lawyer for 30 years. Highly recommended!"*  
- Richard

*"I would like to let you all know out there how impressed I was when I dealt with L J Hooker in Kumeu. Graham you were very good and quick at finding me the perfect house. Thank you so much Graham for making my dream come true with my house. You are an asset to L J Hooker."* - Belinda

*"Thank you for doing an excellent job selling my house. At all times I found you kept me informed of what was happening with the marketing and sale process. In a very professional way, with the grace and ability to create a warm feeling as viewers looked through the house, this is what makes the deal. It was a pleasure having you sell my house and I have no hesitation in recommending you to sell to anyone else."* - Rick

*"As a past real estate agent, I expect a lot when engaging an agent to sell my property. Graham McIntyre is just the bee's knees!! I particularly liked his easy laid back style which would put even the most nervous buyer or seller at ease. In spite of my past experience in the industry, Graham left no stone unturned, and ensured that everything was covered fully. Graham provided a fantastic photograph and video package, and great online presence. He also provided sensible tips for a top presentation. Here is an agent that I can confidently recommend"* - Steve



[http://www.localist.co.nz/l/lj\\_hooker\\_kumeu/reviews](http://www.localist.co.nz/l/lj_hooker_kumeu/reviews)





This is a modern 250 sqm two level family home is minutes to Kumeu Village, and only moments from Huapai School. The property offers a stunning open plan kitchen, lounge and dining, leading out onto sun filled decking, looking out over a rural setting. Don't miss out on this! 42 Trigg Road, Kumeu.

**BY NEGOTIATION**

**4 BEDROOM**

**2 BATHROOM**

**PH GRAHAM MCINTYRE 0276320421**



This brick and palisade weatherboard two level home is an investors gold-mine. Set down a quiet and elevated right of way the home has expansive decking on two levels to the east and a very pleasing outlook through mature plantings. Rooms downstairs and upstairs with two bathrooms and single garage with auto door. 253C Royal Road, Royal Heights.

**BY NEGOTIATION**

**4 BEDROOM**

**2 BATHROOM**

**PH GRAHAM MCINTYRE 0276320421**



A well positioned four bedroom home positioned well off the road in Sunny Rosella Grove, Waimauku. The house is well presented and offers opportunity for a family or a retired couple seeking a quieter life. The home has the benefit of a third lounge or office that would make it ideal for a home and business option. 30 Rosella Grove, Waimauku.

**BY NEGOTIATION**

**4 BEDROOM**

**2 BATHROOM**

**PH GRAHAM MCINTYRE 0276320421**



This is a darling weatherboard 3 bedroom home. Fully insulated throughout. Offering beautifully landscaped gardens on this well kept property. The master bedroom has north facing sliding doors which open out onto a spa and sun filled decking. 11 Albert Street, Riverhead.

**BY NEGOTIATION**

**3 BEDROOM**

**1 BATHROOM**

**PH DENISE GLOZIER 0272549999**



A spacious 1920's villa located in Kumeu very peaceful and private with 180° views of the Waitakere Ranges. With four bedrooms and two bathrooms there is plenty of room for a large family plus more! The kitchen is open plan with the dining which flows into the lounge with lovely French doors out to a very private covered deck. 417 Old North Road, Kumeu.

**BY NEGOTIATION**

**4 BEDROOM**

**2 BATHROOM**

**PH ECHO MCRAE 0272330001**

If you are thinking about buying a property, check-out

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



Close to the very popular Riverhead School this tidy three bedroom home sits proudly on beautiful grounds in a quiet cul-de-sac location in Riverhead. Extensive decking and entertainment flow throughout. You'll fall in love with the character and the ambiance that this property delivers. Move right in and enjoy a special slice of semi-rural real estate. 31 Cambridge Road, Riverhead.

**BY NEGOTIATION** **3 BEDROOM** **1 BATHROOM**  
**PH DENISE GLOZIER 0272549999**



A short walk to Kumeu Village, featuring a new kitchen, new carpets and new timber veneer floors. The spacious lounge/dining leads to a private deck and large fully fenced rear yard. Plenty of room here for the whole family, including the dog! Generous double garaging, workshop, and ample storage. 26 Weza Lane, Kumeu.

**\$499,900 NEG** **4 BEDROOM** **1 BATHROOM**  
**PH GLYN TAYLOR 021646941**



This outstanding property, built in 1997 and winner in the prestigious master builders home of the year is a beautifully landscaped private getaway. The 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**  
**PH GLYN TAYLOR 021646941**



CV: \$430,000 This would be an ideal proposition for buyers seeking a 'do-up' opportunity. With stunning views of Muriwai Beach, this three bedroom, one bathroom bach has all the potential to be the perfect get away for you and your family. The sunny generous site of 1295m2 is crying out for some attention and TLC, this is your chance! 126 Domain Crescent, Muriwai.

**BY NEGOTIATION** **3 BEDROOM** **1 BATHROOM**  
**PH AARON LAWLER 0211643031**



First time offered for sale in more than 30 years. Fantastic opportunity to own a comfortable cottage, just a short walk to Waimauku Village. 1000sq meter site with established fruit trees and vege gardens. Call me now for more information or to arrange a viewing. Cane Road, Waimauku

**AUCTION** **3 BEDROOM** **1 BATHROOM**  
**PH GLYN TAYLOR 021646941**

If you are thinking about selling a property, check-out

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





This lifestyle property is gorgeous. With its sleek interior this stylish abode will appeal to families of all ages. This elevated property captures the most amazing views of the City and Sky Tower. This contemporary styled home has a modern kitchen with open plan living, under floor heating and gas fire for winter warmth. 326 Old North Road, Kumeu.

**\$1,195,000**

**4 BEDROOM**

**2 BATHROOM**

**PH ECHO MCRAE 0272330001**



Nestled amidst a stunning setting minutes from Kumeu township, this striking property represents everything you could want in rural lifestyle living. This 2.2 acre lifestyle package features 360° panoramic views. The package is complete with a 2 bedroom Cottage with plenty of outdoor living, perfect accommodation while you build your dream home. 226 Oraha Road, Kumeu.

**BY NEGOTIATION**

**2 BEDROOM**

**1 BATHROOM**

**PH ECHO MCRAE 0272330001**



This outstanding architectural inspired Maddren cedar home sits within a botanical setting over 1.4 hectares of low maintenance grounds and enjoys commanding views over the hills and valleys to the Tasman Ocean. It provides extensive north facing alfresco to wrap around decking, and also a double solar hot water tube. 429 Kiwitahi Road, Waimauku.

**BY NEGOTIATION**

**3 BEDROOM**

**4 BATHROOM**

**PH GRAHAM MCINTYRE 0276320421**



Offered for sale for the first time in a generation, this block is a very special piece of land in the heart of Taupaki, just a short walk to Taupaki School. The elevated position offers panoramic views of the property and surrounding countryside. You could choose to renovate the existing 4 bedroom home (approximately 100 years old) or build a dream home overlooking your new estate. 91 Cottle Road, Taupaki.

**\$1,450,000**

**4 BEDROOM**

**1 BATHROOM**

**PH GLYN TAYLOR 021646941**



Stunning 1900's 4 double bedroom villa. Tastefully enlarged, this home stands proudly to the rear of the gently contoured 8.412ha (21 acres) Kumeu property overlooking quality grazing land. The large detached garaging adjacent to the house is perfect for the hobbyist, car collector or home business. French doors lead to a private and sheltered external entertainment area complete with earth pizza oven. Motu Road, Kumeu.

**BY NEGOTIATION**

**4 BEDROOM**

**1 BATHROOM**

**PH GLYN TAYLOR 021646941**

If you are thinking about buying property, check-out

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



This outstanding rural dwelling within 10 minutes from Waimauku Village is a family dream. With five bedrooms, two lounges, two bathrooms and garaging for eight cars we would suggest this is one family retreat that must be seen to be appreciated. 101 Cable Road, Waimauku.

**BY NEGOTIATION**

**4 BEDROOM**

**2 BATHROOM**

**PH GRAHAM MCINTYRE 0276320421**



This is a nature lovers hide away. A glade which is sheltered, northfacing with alfresco dinning out to extensive decking. The home is predominantly brick with a tile roof and has a layout that will suit a family or semi retired couple looking for a self sufficient lifestyle, away from it all. 917 Peak Road, Waimauku.

**BY NEGOTIATION**

**4 BEDROOM**

**2 BATHROOM**

**PH GRAHAM MCINTYRE 0276320421**



This property with its elegance and romance could be out of a Walt Disney Movie or at least feature prominently in Grand Design. It is both spell binding and breathtaking with robust earth brick construction and solid wood beams running throughout. 191 Trigg Road, Kumeu.

**BY NEGOTIATION**

**5 BEDROOM**

**4 BATHROOM**

**PH GRAHAM MCINTYRE 0276320421**



Land in Huapai with services to the gate and the opportunity to build that dream home on over 1100 square meters of flat residential land. Minutes to Huapai School, Gas, Phone, Power, Water and Town Sewerage at the gate. All the hard work has been done. This land will be sold subject to title issue by Auckland Council which may be twelve to eighteen months.

**BY NEGOTIATION**

**SERVICES TO THE GATE**

**PH GRAHAM MCINTYRE 0276320421**



Over 40 hectares, goat fenced and a comfortable north facing home that is nestled into a tranquil gentle contoured setting which offers a peaceful country lifestyle. Reap the rewards of many years of good farming practice and regular fertilizer. 57 Gatfield Road, Helensville.

**BY NEGOTIATION**

**HOME AND EXTENSIVE OUTBUILDINGS**

**PH GRAHAM MCINTYRE 0276320421**

If you are thinking about selling a property, check-out

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





A 720 square meter blank canvas with great views to create your dream home. Situated in a very appealing part of Riverhead this section is flat, accessible, and is provided with services to the gate and a full geotech report. Don't miss this significant opportunity to secure your land at a very realistic rate. Princes Street, Lot 1, Riverhead.

**\$395,000**                      **LAND ONLY**                      **SERVICES AT GATE**  
**PH DENISE GLOZIER 0272549999**



Nestled in a tranquil corner of Riverhead with an outlook that must be seen to be believed. North facing, looking out to the forest and inner harbour. All within easy walking distance to the local park, school, 4 Square and cafe. Princes Street, Lot 2, Riverhead.

**\$395,000**                      **LAND ONLY**                      **SERVICES AT GATE**  
**PH DENISE GLOZIER 0272549999**



Section with an incredible outlook to the inner harbour. All services provided to the gate. Site area is 720 square meters. Flat site with GeoTech report available. Natural hedging boundaries. Princes Street, Lot 6, Riverhead.

"THIS IS THE BEST SPOT TO BUILD IN RIVERHEAD TODAY"

**\$395,000**                      **LAND ONLY**                      **SERVICES AT GATE**  
**PH DENISE GLOZIER 0272549999**



Spacious North East facing 8.1 HA or approximately 21 acres of gradual sloped land. Plans available for proposed dwelling, report prepared for vinyard development. Deep well bore (no pump). Ideal lifestyle block for horses and other animals or horticulture. 1526 Old North Road, Kumeu.

**\$790,000**                      **LAND ONLY**                      **SERVICES AT GATE**  
**PH GRAHAM MCINTYRE 0276320421**



Two hectares of prime lifestyle land nestled down a quiet country lane with 180 degree, majestic views north east. Services are at the gate and the land has several prime building platforms that are flat and easily accessed. Peters Lane, Kumeu.

**BY NEGOTIATION**                      **LAND ONLY**                      **SERVICES AT GATE**  
**PH GRAHAM MCINTYRE 0276320421**

If you are thinking about buying a property, check-out  
[www.Kumeuopenhomes.co.nz](http://www.Kumeuopenhomes.co.nz)

## KUMEU ROTARY GROWING STRONG



Three talented new members recently inducted to the Kumeu Rotary will add new energy and enthusiasm to the club, says club President Graham Cato. Three of the new members were welcomed to Rotary at a club meeting attended by special guests including District Governor Elect Lindsay Ford, Past District Governor Neil Reid and Assistant Governor Pene Burridge. After the induction ceremony, the new members gave a brief talk about their backgrounds. John Francis was born in England and moved to New Zealand about 40 years ago. His family purchased land in Waimauku and established a horticultural business which is still operated by John and his two brothers. John has taken a keen interest in community activities including the Waimauku School Board. Karen Rolleston joined a legal firm when she left school. Then at the age of 24 she went to university and graduated with an MBA. She also joined the territorials where she met her husband Wayne who was in the army. They currently operate a security business. She has been actively involved in politics and local community organisations. Chris McMaster and his wife Nolene are both chiropractors. Chris spent five years training in South Carolina before returning to New Zealand and setting up practice in Glen Eden. He was chiropractor to the Blues Rugby team and the NZ Cycling team. They then moved overseas for several years working in Ireland and Oman. They returned to NZ and have recently set up a chiropractic business in Kumeu. Kumeu Rotary welcomes membership enquiries from business people and community leaders from Kumeu and surrounding districts. The club is part of a worldwide organisation with 1.3 million members in 160 countries, offering service and aid from local community level to world-wide international humanitarian aid projects. The club meets regularly and enjoys fellowship as part of its local community service and promoting the wider objectives of Rotary. For further information, check the clubs web site [www.kumeurotaryclub.org.nz](http://www.kumeurotaryclub.org.nz).



.....continued from page 1

The council put this charge through when the land transfer details were provided in order to derive the balance owing on the rates. So watch out for charges for water meter reading when buying or selling a property – especially if you don't have water supply. This amount could easily have been paid as of course the lawyer would not have known the details of our water supply. The council should have!

The charge itself is reprehensible – I doubt if the meter reader himself receives anything like a payment of \$500 so a nice little over the top earner for Auckland Council owned Watercare Services.

- Concerned Resident

## KEEPING YOUR BABY WELL

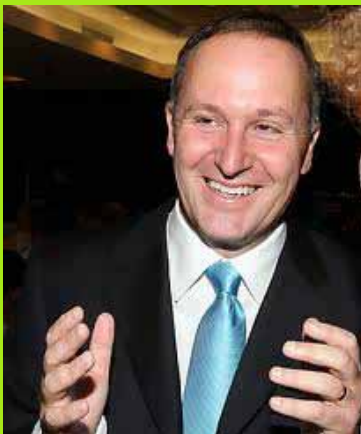
Whether or not your baby/child is in daycare there are a few essential's you should know about boosting and strengthening their immature immune system. 70% of the immune system lives in and around the gut so it makes sense that an important nutrient would have to be a reputable pro-biotic.

A recent study has shown, L.acidophilus NCFM and B.Lactis Bi-07, taken in combination over 6months, have been shown to effectively reduce the incidence and duration of upper respiratory tract infections in young children. In another study it showed children had significant reductions in the following outcomes:

- Incidence of infection
- Duration of cold and flu symptoms
- Number of days absent from childcare

For information of where you can obtain the above pro-biotics, please phone Tamara @ Kumeu Village Medical Centre, phone 09 412 8446

## FANCY DINNER WITH THE HON JOHN KEY



Keep Tuesday night July 3, 2012 free for a relaxed dinner with the Prime Minister of New Zealand, the Hon John Key at Gracehill Restaurant in Pomona Road, Kumeu. The annual dinner with Kumeu Rotary is always a well attended highlight on the winter calendar and this year will be no exception. The dinner raises much needed funds to be distributed to many worthwhile local causes in the area. In May Kumeu Rotary gave individual grants of \$2000 to Kumeu Fire Brigade, Kumeu Community Patrol and Muriwai Surf Association. Earlier this year grants were made to Kaipara College and Massey High School music departments in recognition of the contribution that was made to Kumeu Art in the Garden 2011. The Kumeu Rotary is an integral part of the community support framework. Business People are actively encouraged to get involved in weaving a strong community support framework to advance of projects and worthy community co-operatives. Dinner meetings are held at The Riverhead every Monday night at 6.30 for a 7pm meeting start. A two course dinner is only \$25 and the annual subscription is very reasonable. The club is recruiting members today and if you had an interest to find out more a call to Graham Cato on phone 09 411 8352 would be appreciated. If you would like information to attend the dinner with the Hon John Key at Gracehill Restaurant please phone Karen Rolleston on 09 412 6488 or email [rolleston.karen@gmail.com](mailto:rolleston.karen@gmail.com)



## YOUR BUSINESS ASSOCIATION DELIVERS TOP VALUE

We are embarking on a membership drive and have reduced the cost of membership to encourage increased support and participation in our activities. Annual Membership of your local Business Association is now \$55.00 (plus GST). Some of the key benefits membership will get you are;

- Website presence – our website now gets over 1,100 hits as week and growing and is the top Google placement for 'Kumeu' search.
- Regular communication on events, news and updates on activities in our district.
- Participation and exposure in our annual events such as Best of the West and sponsored events such as the Kumeu Art in the Garden.
- Access to results from our district business survey.
- Local Board Representation
- Networking events, competitive advertising rates
- Window decal

To join up or get more information about what we do visit [www.kumeuinfo.co.nz](http://www.kumeuinfo.co.nz) email us on [infor@kumeuinfo.co.nz](mailto:infor@kumeuinfo.co.nz) or phone 09 412 9886.

## FANCY SOME SUGAR WITH THAT THOUGHT

Oh Sugar! is an exciting new boutique cake decorating business based in Waimauku. All of my edible creations are made fresh, entirely from scratch with the finest ingredients available. I will only bake with free-range eggs. All decorations are handmade by myself with great care. Cakes are often an important part of any special celebration, from birthdays or weddings to christenings or graduations. Oh Sugar! will ensure your cake is exquisite. I will work with you, listening to your ideas and will follow through afterwards to ensure you were 100% satisfied with your edible art. I will work my cake 'magic' to make a masterpiece. Imagination is limitless! A selection of flavours are available; Decadent Chocolate Mud Cake, Mmm White Chocolate Mud Cake, Spicey Carrot Cake, Zesty Lemon Cake and Moist Fruit Cake. Gluten Free cakes are also available for those with an intolerance and for those who prefer, there are organic options also. Contact Karlene today for your FREE consult. Place an order within the month of June to receive your FREE cake stand phone: 09 411 9078 or email [karlene@oh-sugar.co.nz](mailto:karlene@oh-sugar.co.nz)

## HOW MUCH BUSINESS IS YOUR WEB DELIVERING

Choosing the right online solution for your company is not an easy decision. Between directory listing sites, social media pages, Google, YouTube and online ads, it's no wonder people end up confused. We see all sorts of common problems with our customers' online setup; expensive and underperforming ad campaigns, next to useless maintenance plans and sub-par website design. All too often the online core of a kiwi company's brand is rotten. Make no mistake, some design companies want to obscure the facts. Shonky web developers, listing companies, and the odd bottom trawler always over promise and under deliver. By embellishing the truth, they can sell you a lemon, ensuring you require their help later on down the track. Call our team to talk about our Online WOFs and cost effective website design. We don't just give professional advice, we deliver simple, reliable and easy to use digital solutions. For more information call Jeff on 0800WEBWONKS or 0272692463



### SUPERMARKET FREEHOLD Waimauku

#### Recession proof tenant

- Modern 1000m2 Supermarket
- Anchor tenant is General Distributors
- Rental \$190,000 net p.a. initial return
- Priced to sell
- 6 yrs to run on 10 yr lease with rights of renewal.

**David Savery**

p. 09 412 8284

m. 0274 317 172

e. [david.savery@xtra.co.nz](mailto:david.savery@xtra.co.nz)

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licensed under the REA act 2008

### SUPER LIQUOR FREEHOLD Trophy Retail Investment Waimauku



- 6 years to run on 10 year lease
- Rights of renewal
- Well established tenant
- \$37,500 p.a. net return
- Asking price \$550,000.

**David Savery**

p. 09 412 8284

m. 0274 317 172

e. [david.savery@xtra.co.nz](mailto:david.savery@xtra.co.nz)

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## FITNESS FOR FUNCTION AT KUMEU GYM

For the "MATURE" person (suggested 60+ years)! · No Lycra · No Leotards · No Leaping. This class is fun, prescribed exercise for any level, with the focus on movement and health while socialising with friendly locals. This class is held on Wednesdays from 10.45am to 11.30am (although feel free to stay behind for a complementary cuppa!). It has been put together and will be taken by Cassie Keegan (Personal Trainer at Kumeu Gym) and Anne Bennett (Physiotherapist at Kumeu Physio) and is for anyone - whether you have never exercised, are overweight, unmotivated or if you have health or physical problems (arthritis, joint replacements etc) Register at Kumeu Gym phone 09 412 8932 or by email [admin@kumeugym.co.nz](mailto:admin@kumeugym.co.nz)

## NEED A LITTLE VERVE IN YOUR LIFE?

Verve restaurant is open for predinner drinks, cocktails, & dining from 5.00pm, Tuesday to Sunday. Their new winter menu should be in action by the time you read this. But don't worry their hot smoked (to order) salmon on pear and watercress salad; spinach, cream cheese and pine nut stuffed chicken with red currant jus; and eye fillets are remaining! A romantic dinner for 2 celebrating a special occasion, prizegiving, family reunion. With seating for around 80, (40+ in the restaurant, up to 40 in the adjoining courtyard), easy parking and BYO wine, they are ideal for both small and large groups Set menu ? They will design something just for you to suit your special occasion. Give them a call 09 412 7127, or pop in and see them, 3 Matua Rd, Huapai.

## A MOWER MAN THAT KNOWS HIS BUSINESS

Bumble Bee Property Services are now entering into its second year of business. Owner/operator Scotty, originally a Waikato Dairy farm hand, gave up the long hours of farming and moved to Auckland for love!! Now 2 years later he owns a lawn mowing and property maintenance business. The business started from a neighbour asking if I could mow her lawn, then her neighbour asked the same question, before I knew it I had accumulated and purchased 85 lawns. One of the key factors to the service I offer is reliability. There is nothing worse than waiting for the mower man to mow your lawns and he ends up being 3 days late. I mow every two weeks, trimming the edges each time to a very high standard; before you know it you'll have bowling green lawns!!! During the winter with my farming experience, I am more than happy to do maintenance on lifestyle blocks – fix the odd fence, hang the odd gate. We are happy to come and quote, no job too small as I am in the area. Call Scotty on 021 027 93094.

## ANYONE FOR YOGA - RIVERHEAD PAVILLION

6 Week Course. Discover the correlation of breath, mind and movement. Enjoy a yoga class that focuses on a range of postures that emphasize the mobility of the spine. Starting Tuesday June 12, 6.30pm - 7.30pm, Riverhead Pavillion (brick building opposite the gas station) For more details on cost and attending please contact Fern by email on [riverheadyoga@gmail.com](mailto:riverheadyoga@gmail.com), or phone 09 948 2720 or mobile 021 202 7059

## CASHFLOW AND EFFECTIVE TERMS OF TRADE

Ensuring positive cash flow is an important part of running any business. The most effective way of achieving this is by controlling your debtors. The simplest way of achieving that is by having in place up-to-date and appropriate payment clauses in your terms of trade. Terms of trade outline for you and your customer how the two parties will conduct business together, laying out specifically the duties and obligations of each party. The payment clauses within your terms of trade are the backbone of your debtor control procedures. These provide an effective part of the credit control process and ultimately this can result in considerable improvements to your business' cash flow. The payment clauses of your terms of trade should spell out the core terms of the contract between you and your clients, including; 1) Terms of payment, 2) Consequences of late payment, 3) Ability to mortgage a debtor's property. In a nut shell, terms of trade provide clients with all the details of the contract, to ensure that there is no miscomprehension when it comes to, among other things, paying an account. By spelling out these details ahead of time, your clients are aware of when they are expected to pay and the consequences of failing to do so.

Whether it is you, an employee, or an external contractor who is charged with following up on late debtors, strong finance/payment clauses in your terms of trade give that person the back-up documents to pressure a debtor to pay. In the worst case scenario, they allow you to seek reparation through legal means such as liquidation or bankruptcy proceedings. If you do not have terms of trade in place, it may be more difficult to recover money owed. Terms of trade should be tailored to specifically suit your business and the way you deal with your clients. Contact [Jason Carruthers](mailto:jason.carruthers@smithpartners.co.nz) by phone on 09 837 6830 or email [jason.carruthers@smithpartners.co.nz](mailto:jason.carruthers@smithpartners.co.nz).



## FANCY A LOCAL AND LUXURIOUS ESCAPE

Bush Sand and Sea Bed and Breakfast is a self contained and elegant accommodation at Bethells Beach. We are 40 minutes from Auckland Central, on a private 10 acre block of land, nestled in native bush of the Waitakere Ranges of Auckland's Wild West Coast. The single bed roomed bungalow, architecturally-designed, is fully air-conditioned and heated, flanked with 2 decks, which allow private views of bush, sand dunes and the sea. We offer an environmentally-conscious yet luxurious escape, and a unique opportunity to enjoy the peace, tranquility and seclusion of this retreat. Explore the bush walk with its bridges, board walk and stream. Walk or take the 10 minute drive to the beach or Lake Wainamu. Enjoy our late departure policy after visiting the glow worms in the evening. For further information, please contact Lyn and Alan phone (09) 8109 584 mobile 021 1557443, [info@bushsandandsea.co.nz](mailto:info@bushsandandsea.co.nz) or [www.bushsandandsea.co.nz](http://www.bushsandandsea.co.nz)



## COUNCIL AT 6'S AND 7'S

In July 2011 Auckland Council released the new rating data for the Rodney and Waitakere Wards. By and large the feedback was less than positive with a number of lifestyle properties having large discounts applied to the land and or improvements. A number of you within the community objected to the random reduction in your rating value and have written to Auckland Council on the pre-prescribed form.

A Kumeu resident recently contacted council to ask when they might get some constructive feedback on their objection and the response from Auckland Council is worth reading.

"Yes we have your objection and we admit that we have been inundated with objections, therefore the timeframe of getting back to you which was March 31, 2012 was not possible. We can confirm we have you in our system but can give you no idea when we can respond"

How on earth could any company let alone a utility run a business that is so disconnected to its clients and so out of control of its ability to justify the value of real estate in the area. This should be the foundation for a council that delivers value to its clients and offers transparency to those people that need help and support.

At the recent Kumeu-Huapai Ratepayers AGM local board member Bob Howard took a range of questions from concerned residents and simply held an A4 piece of paper up with the word NO on it. He dodged questions, laughed and joked around without delivering any confidence, sincerity nor did he take notes of the concerns or the peoples names and contact numbers to provide later follow-up.

It pains me to say this, but, is the Auckland Council and the Local Board an elaborate joke that takes our hard earned money and laughs at us, or are we actually going to see some honest governance from these elected and highly paid individuals?. After all is said and done, enough is enough, take your jobs seriously or bugger off to Australia. - Ratepayers watchdog

## KUMEU SMALL LAND OWNERS SEEKS NEW MEMBERS

The Kumeu Small Landowners is poised for busy and exciting year following their AGM. The newly elected committee brings a wealth of experience from some long standing committee members and fresh enthusiasm from some new recruits. Glyn Taylor has been returned as President, a role he last filled more than five years ago, he will also continue as editor of the monthly newsletter.

The club meets monthly at the Kumeu Community Centre, featuring interesting guest speakers covering a huge range of topics. A full calendar of events is sure to cater for lifestyle block enthusiasts interested in anything from keeping a few chickens to a variety of exotic breeds. For more information on the club and details of how to join please contact Glyn Taylor phone 021 646 941 or [kumeu@vodafone.co.nz](mailto:kumeu@vodafone.co.nz)



## Considering your childcare or work options?

### PORSE offers families...

- Affordable in-home care options for 0-5 year olds, 1:4 ratio, in your own home or an educator's home
- Flexible hours
- Support in choosing an educator
- Healthy, safe and settled play and learning environment
- Daily journal with your child's learning experiences recorded.

### PORSE offers educators...

- Support in caring for children during the most important years of the child's life
- Workplace training and professional development
- Guidance and support with visits from a qualified ECE trained Programme Tutor
- Support in maintaining a safe, loving and stimulating environment



**Contact the Henderson team today**  
**09 838 8445 or [www.PORSE.co.nz](http://www.PORSE.co.nz)**

**PORSE**  
 In-Home Childcare • Training • Work

**Subsidies Available**

## LUNCH BOX FILLERS

These chewy cookies will go down as a treat in lunch boxes. Full of oaty goodness with a bit of chocolate too. When I serve these, people always come back for seconds!

### Dry Ingredients:

1 1/3 cup flour  
1 teaspoon baking powder  
1 teaspoon baking soda  
1/4 teaspoon salt  
1 cup oats  
3/4 cup m&m's (don't over mix when combined with wet ingredients as the colours will run)  
3/4 cup semi sweet choc chips/bits  
1/2 cup brown sugar  
1/2 cup white sugar  
1/3 cup chopped pecans (cookies turn out fine if these are omitted)

### Wet Ingredients:

One egg (lightly beat first)  
115g slightly melted butter  
1 teaspoon vanilla

### Directions:

Stir all dry ingredients into a large mixing bowl. Mix wet ingredients into dry ingredients. Roll into 4cm balls (flatten slightly with fork) and bake at 160 degree fan forced oven for 10-12 minutes (bake 'till just golden). Allow to cool on a rack and then store in an air tight container. I have found that these freeze quite well too (great to pop in the lunch box to be eaten for morning tea).

Contact Karlene today for your free consult. Place an order within the month of June to receive your free cake stand, phone 09 411 9078 or email [karlene@oh-sugar.co.nz](mailto:karlene@oh-sugar.co.nz)



### Share a recipe:

**Anna Sareczky**  
Editor  
Ph 021 607 971  
Email  
[annasareczky@hotmail.com](mailto:annasareczky@hotmail.com)



## A NEW FACE FOR FOUR EYES

**Velimir Minich** has recently joined Matthew and Molly Whittington at For Eyes. Velimir originally trained as a dispensing optician in former Yugoslavia, where he owned a family-run Optical practice. He and his wife emigrated to NZ 16 years ago, and Velimir repeated his optician's training to gain NZOB Dispensing Optician registration. Velimir is responsible for making spectacles to the correct prescription, including skilled advice on lens types and materials, and completes the required measurements to fit the lenses to the frame. He is also an expert at repairs, adjustments, and fitting spectacles and sunglasses comfortably to an individual's face. Optometrists Matthew and Molly continue to carry out the eye examinations that For Eyes are so highly regarded for, prescribe spectacles, and also assess and prescribe for both colour blindness and for visual stress if coloured filters are required. Contact For Eyes phone 09 412 8172.

## WHY AM I CALLED A TENANT

Joint tenant or tenant in common?. Why am I called a tenant?. The language in our land title system comes from the Middle Ages. In essence, one held land at the leisure of the Lord of the Manor. The tenant paid the Lord of the Manor with eggs or meat or some other produce from the land. However, the thing which has not changed relates to inheritance. A joint tenancy would always mean that the surviving joint owner gets all of the land. That is, notwithstanding anything in the will of the deceased. In contrast, a tenant in common may "will" their interest in the land to another. This means willing your interest in joint tenancy land to your children after a remarriage does not work. It does not change ownership of the land from a joint tenancy to a tenancy in common. Changing from a joint tenancy to tenancy in common involves signing some writing to that effect, and registering the same under the Land Transfer Act 1952. For more details contact Luke Kemp by phone 09 412 6000.

## THE HOSPICE CUPPA

Take a break and support Hospice by hosting a tea party, high tea or cocktail party at your home or workplace. Simply ask your guests to bring a donation with them to go to Hospice. When you sign up you'll receive a covetable free pack that includes Caffè L'Affare Coffee, Dilmah Tea and free recipes from Masterchef's Nadia Lim. All hosts and guests go in the draw to win a High Tea experience for 6 at the beautiful Peace and Plenty in Devonport. All participating companies go in the draw to win a delicious morning tea platter delivered to your workplace courtesy of The Luscious Food Store. To find out more visit [www.hospicecuppa.co.nz](http://www.hospicecuppa.co.nz), or call Joanne on (09) 834 9750 ext 710. Pictured is Hospice volunteer Zita Kay hosting a Hospice Cuppa in her home. Those delicious scones and asparagus rolls are making us feel peckish.



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## ASHLEY ROSE HAS A BRAND NEW LOCATION

There has been a lot of talk through May about how good Ashley Rose's new premises is looking in the heart of Huapai, with a mountain of car-parking spaces outside the door it is fair to say that pampering ones-self just got easier and more salubrious. Congratulations to Kathryn and the team on such a fabulous experience. Ashley Rose offers a wide range of services including waxing and facials and you will certainly find their treatments caring, professional, and enjoyable. The staff are fully qualified and maintain high standards at all times delivering the best possible care time after time. Come in and see our new premises at Matua Road, Huapai (next to Verve Restaurant) Phone Kathryn on 09 412 8106 or log onto [www.localist.co.nz//beauty-therapy/reviews](http://www.localist.co.nz//beauty-therapy/reviews)

## FREE AND FUN SERVICES AT KUMEU LIBRARY IN JUNE

**For children** Saturday 9 June. Special rhyme-time with Dad at Kumeu Library. 10:00 - 10:30am. Free from cost Music and rhyme, great for language development. Fridays (during term time). Wriggle & Rhyme at Kumeu Library. 10:30 - 11:00am. Free from cost Active movement for early learning (2 years and under). Mondays. Story times at Kumeu Library. 10:30 - 11:00am. Free from cost. Stories, rhymes and music that help early literacy development suitable for pre schoolers.

**For adults.**

4th Thursday of the month. Book Club at Kumeu Library. 7:00 - 8:00pm. Free from cost. Join our lively discussions about what you've been reading.

Find out more by phone 09 301 0101 or visit [www.aucklandlibraries.govt.nz](http://www.aucklandlibraries.govt.nz)



If you have got a story that needs to be told contact Anna Sareczky Editor  
Ph 021 607 971  
Email: [annasareczky@hotmail.com](mailto:annasareczky@hotmail.com)



**Alison Huckle**

Alison's Art  
875 Waitakere Rd  
Kumeu

Ph: 4125821  
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Written by Kumeu  
Vet Service,  
68 Access Road,  
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Ph 09 412 9016

## GERIATRIC PET HEALTH PROMOTION

Winter is fast approaching and temperatures are dropping! With the onset of winter many older dogs and cats start to show their age. As animals age, it can be easy to ignore problems as they are "normal at that age". Something to keep in mind is that there are often medications or supplements which can help your pets live a longer and more comfortable life.

Signs your pet may need a check up include stiffness or difficulty getting up, bad breath and tartar, weight loss or weight gain, increased drinking or urinating or if any lumps have appeared. In order to ensure our older patients get the best of care we are running a **geriatric pet health promotion** with discounts in June and July. The offer includes discounts on the consultation, urine and blood testing, pain relief, dental treatments and X-rays. If your dog is 8 years or older or cat is 12 years or over and they haven't been checked over in a while – book them in now!



## CUP CAKE COURSE FOR CUP CAKE-A-HOLICS

Here is a new cupcake course for everyone. Mix n Match Sunday cupcake day. Every week you will learn a different skill. Bring your friends and children and have a nice fun morning out. (Children need to be over 8 years old, children under 12, require an adult to attend) All material will be provided. So, come along and have fun. Every Sunday from 11 to 12. \$10.00 per person. Booking essential. Phone us on 411- 9586. Unit 14, Waimauku shopping village. Pictured are some cupcakes from a previous class, they also taste great.



## SWITCHING IT UP BEFORE YOU SPARK UP

A switchboard upgrade is just what it implies. It is an upgrade from the existing ceramic fuses or any older protection devices. Older homes might not have sufficient power available to handle the increased demand of today's appliances, and may be unsafe and a fire risk or you may just want the benefit of cheaper insurance premiums. Therefore, an upgrade is required. The older protection devices such as the ceramic fuses are there only to protect the wiring, not yourself. You see most consumers think that when something goes wrong in the electrical system "The fuse blows" and think immediately they have adequate protection from electrocution, this is not the case. Progressive Electrics expertise in switchboard upgrades, the reason? Great prices, fast service, and because we do so many upgrades, an intimate understanding of exactly what it takes to get the job done right the first time. For more details phone Brian on 0220616614 or email [progressiveelectrics@gmail.com](mailto:progressiveelectrics@gmail.com)

## CELEBRATING MOTHERS DAY IN A SPECIAL WAY

At Nature's Explorer's Kindergarten we really value our parents and whanau involvement. Over the month of May the children have been busy designing Mothers day cards, with hand prints and a love filled poem inside. The week leading up to Mothers Day was fun filled and busy, as the children prepared baking for Mothers Day morning tea. We had a fantastic turn out of over 20 mothers and grandmothers at our special morning tea, a wonderful opportunity for our Mothers to catch up with each other. There was a delicious aroma in the air that day, with scones, cup cakes, biscuits, tea and coffee filling the kindergarten. Our talented children performed a concert with dancing and singing and were so proud when they heard their families clapping at the end.



## NOW THAT WINTER IS HERE TIME TO PLAN

Now that the winter weather is upon us, it's a good time to stay out of the wet and plan for your new building as opposed to constructing it. Use these wet, cold months to work on the design and pricing of the building, and getting the engineering and consent done. Then at least when things do actually dry up, you already have your consent granted and in-hand and can be the first one off the mark in the Spring! Whether you are wanting a new shed, farm building, house or industrial building the team here at KiwiSpan are ready to help. One call gets it all – design/planning/consents – all under one superior roof. Make some notes on your ideal size and layout, pace out that paddock! Sketch where you want doors and windows. Then call in here with the info and we can turn that sketch into a set of plans and a quote for supply. We will strike a contract tailor made for you – from a kitset delivered to a fully managed project. Then it's over to you for consideration. Come back and change things as many times as you like in order to get the layout correct, we promise we won't chase you after each quote!

So... use the wet months wisely and get on to considering that build project. Be the first in line for Spring building works as you will have a fully consented project at your fingertips that is ready when you are, no frustration waiting for drawings/engineering or council. Come on in and talk with the friendly team here at KiwiSpan located at 329 Main Road Kumeu. Phone 09 412 8455 or mobile 027 271 2459 or email [rodney@kiwispan.co.nz](mailto:rodney@kiwispan.co.nz)







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## INVEST TODAY IN COMMERCIAL PROPERTY

Interest rates are at an all time low, most banks are offering commercial money between 5 and 6% and are funding up to 65% of the purchase price. Vacant buildings are still in good supply ideal for owner occupiers who have out grown their present leased premises. Often the interest payments on owning their own building is cheaper than the rent they are currently paying. Investors are very cautious when investing in a tenanted building, and rightly so. Part of the investigations in choosing the right property include an investigation into the financial health of the tenant has the rent been paid on time from the commencement of the lease? Has the present landlord offered rental holidays or discount previously to the tenant? Is there future growth in the rental? Is the property rented under or over the current market value for rents in the area? Is the building too big or too small for the tenant's future requirements? Has the building obtained all the necessary compliance and warrant of fitness requirements? Return on investment is one of the main factors influencing a purchaser's decision to buy. Remember as a rule of thumb the higher the return the greater the perceived risk. The price paid for a property can be greatly affected by the quality of the tenant. Vacant buildings can be very much harder than well tenanted properties to fund and with all purchasers and their bankers trying to minimise risk, the stronger the tenant and the lease the more likely the property will sell for a higher price. With Law Society leases, the rental is normally a net return with your tenants responsible for all the outgoings i.e; the rates, insurances, body corp expenses, etc. Investors can take advantage of interest rates presently 2 – 3% under the return shown from a commercial property. This will increase the return on your actual equity. For more details contact David Savery – local commercial real estate agent. Phone 0274 317172



Share that story:

**Anna Sareczky**

**Editor**

**Ph 021 607 971**

**Email**

**annasareczky@hotmail.com**

## NATURAL REMEDIES AT AYURVEDA

Healing Your Child, by Waimauku Naturopath Louise Darragh-Law, is an A-Z Guide to using natural remedies. With a foreword written by a medical doctor, it is a must for your bookshelf. It is timeless in its advice and has offered support and common sense to many parents and caregivers, guiding them through the progressive stages of illness and the journey back to good health. It includes information on how to work out what is wrong with your child, advice on how to use herbs, homeopathic remedies and tissue salts, when it is important to see your doctor and how you can offer support during convalescence. From acne to nappy rash, colic to anxiety, Healing Your Child includes clear information on signs and symptoms of illness as well as advice on long-term solutions, emergency procedures, resistance and immunity. Contact Osteopathic Natural Health, phone 09 4115002, or visit [www.ayurveda4u.co.nz](http://www.ayurveda4u.co.nz)

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work in the area. Classic cars and hot rods are a common site in the Cottle Motors workshop and with Geoff and his wife Donna having a keen interest in this sport the customer knows their pride and joy will be well cared for. Cottle Motors & Auto Electrix Limited is open 7.30am – 5.30pm Monday to Friday and 8.30am – 12noon Saturday. Closed Sundays and long weekends. For more information phone Geoff phone 09 412 9908

## ARTHRITIS AND PHYSIOTHERAPY THE GOOD NEWS

Around 40 percent of the population over age 45 will have arthritis to some degree. Arthritis is an "active process" in the joint that affects many tissues. Physiotherapists are able to have an influence over these tissues with treatment and exercise programs. With an ageing population there are huge financial constraints being placed on the health care system. Surgery demands for joint replacements have gone up significantly over the last few years and our health system will struggle to be able to afford such surgeries for the increasing number of older adults. Recent research in New Zealand has demonstrated that physiotherapy based exercise programs and joint stretching techniques significantly improve performance on tests such as walking distance, stair climbing and sit to stand. A program of strength, movement, balance and fitness exercises done over a nine week period, then carried on individually to 16 weeks at home, has shown significant benefits for patients - and these improvements are still there one year on. They have also demonstrated significant cost savings through reduced time off work and fewer visits to health providers. If you want to improve your quality of life, be more active and less sedentary, reduce pain and disability, call Kumeu Physiotherapy to book your assessment and get your treatment plan under way. Kumeu Physiotherapy phone 09 412 9063 or visit [www.kumeuphysio.co.nz](http://www.kumeuphysio.co.nz) for more information.



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