

February 2025

FREE monthly community magazine
for Massey to Hobsonville Point

The

Westerly

- Safer communities
- Home & garden
- Health & beauty
- Property market report

**HelloWorld Travel
Westgate**





Greetings

What were the New Year's Resolutions you made? Have they lasted longer than the first week? Then you are likely to be in good company. Keeping them is challenging for many people because of a combination of psychological, social and practical factors. The goals may be unrealistic by being too ambitious or not specific enough. Habits are deeply ingrained, and changing them requires consistent effort and time. Resolutions often involve breaking old habits or forming new ones, which can be uncomfortable or slow to produce results. If social pressure rather than internal motivation created the resolution, then the external drive may not keep you going. Our culture is obsessed with setting collective goals. If a clear plan wasn't created, then a lack of milestones or anticipating obstacles may undermine your will-power.

People often underestimate how much time and effort lifestyle changes require, leading to burnout or frustration. Life's challenges and competing priorities can derail even well-intentioned plans. Stress and a lack of time make it harder to stick to new routines. Trying to achieve a goal alone can be isolating. A lack of encouragement or accountability from friends, family, or support groups can make it harder to persevere. Don't panic. By approaching resolutions with a realistic and structured plan, you can improve your chances of maintaining them long-term. Go for specific, measurable, achievable, relevant and time-bound plans, and your efforts will be rewarded.

Welcome to the first Westerly magazine of 2025, with all the anticipation of a fresh start to the year. I hope that you enjoy the range of articles, which should appeal to all tastes. Hopefully you have been having fun in the sun, and perhaps getting to the beach. Auckland Council has an updated site to provide details of where it is safe to swim to make the most of our beautiful natural environment, and many new bush walks are now available for those who prefer a change from beach activities. Sadly the cost of the Christmas season has tipped people into financial hardship, and the spiral of credit card debt can be so hard to escape from. Citizens Advice Massey has advice for those needing budget advice and support. This month there is a great opportunity for students aged 16 to 18 to become a Youth MP, or a Youth Press Gallery Member. See Cameron Brewer's column.

Have a good February.

John Williamson



Circulation is 15,000 print copies. Advertising starts at only \$100 + gst which includes a business card, editorial and an image. Please get in touch with Gabrielle today editorial@thewesterly.co.nz

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People & Places

THEWESTERLY.CO.NZ



HelloWorld Travel WestgateCruise Show

From left to right: Karyn Blenkiron Scenic Cruises, Carolyn Hedley Owner, Lesley Johns Manager, Kellie Mackenzie Scenic Cruises.

We are excited to announce our cruise show to be held early next year as follows:

Wednesday 19th February at the Takapuna Bowling Club, 14 Byron Avenue, Takapuna

Free entry

rspv required to westgate@travel.helloworld.co.nz and go in the draw for a bottle of champagne.

5.30pm - 7.30pm

All the major cruise companies will be there, come along and chat directly to the cruise lines. You will be able to make bookings on the night and secure some exclusive deals.

Located in a courtyard between Golf Warehouse and St Pierres Sushi at the Westgate Lifestyle Centre, HelloWorld Travel can be a bit tricky to find if you're not familiar with the area. It's in the same vicinity as Harvey Norman, near Costco.

The team, led by Carolyn and Lesley, is joined by Nadee, Kashish, and Monica. With a diverse international staff, we're especially equipped to assist clients planning trips to India or Sri Lanka. Having team members from these

countries provides valuable, first-hand recommendations that can make your travel experience even more special. We invest a lot of time into training our staff, ensuring they have the knowledge to suggest unique options and ideas that you might not have considered.

In addition to personalised travel planning, we also offer escorted tours. Currently, Lesley is leading a cruise to Alaska in May 2026 with Silverseas, having secured an amazing deal—almost 50% off. If Alaska is on your bucket list, give her a call for more details.

Carolyn will be hosting a cruise to Japan during the Cherry Blossom season in March 2026. While the details are still being finalised, be sure to register your interest early, as this tour is sure to sell out quickly. The Cherry Blossom season is one of the busiest times in Japan, and spots fill up fast.

Carolyn & Lesley were last week presented with a gorgeous handmade bronze replica of Scenic Eclipse to celebrate the remarkable achievements we have made with Scenic Cruises. They have also both been invited to Sydney for the major Australasia awards night in February, fingers crossed for a major win there.

Whether you are wanting a cruise, group booking, flights or a tailor-made itinerary we can assist you. So that we can give you our undivided attention it is best to call us and make an appointment so we can set aside time for you

Contact details are westgate@travel.helloworld.co.nz or call on 4161799, we look forward to helping you plan your next holiday.



Carolyn Hedley

Owner
CLIA Cruise Master
carolyn.hedley@travel.helloworld.co.nz

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Westgate Lifestyle Centre
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Tel +64 9 416 1799
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111 Vet Clinic Kumeu: Compassionate, Comprehensive, and Always Available

A ground breaking veterinary clinic recently opened on Main Road in Kumeu, setting a new standard for pet care in West Auckland. Led by Dr. Fiona Mead, this clinic offers a unique blend of traditional and alternative treatments, open 24 hours a day, 7 days a week, 365 days a year. Not only is it a reliable emergency service, but it also provides compassionate care for regular veterinary needs.

What sets 111 Vet Clinic apart is its commitment to integrative care. In addition to standard medical services, they offer acupuncture, rehabilitation, osteopathic & chiropractic techniques, herbal therapies, alongside homeopathy. This holistic approach includes emotional healing with Bach Flower essences and quantum energy therapies, ensuring all aspects of your pet’s well-being are addressed.

The clinic also features cutting-edge technology, such as red light ICU cages designed to accelerate recovery and reduce healing times. The calming environment, enhanced by stress-lowering music and aromatherapy, offers a soothing atmosphere more akin to a day spa than a traditional clinic.

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Beyond these integrative treatments, the clinic provides comprehensive hospital facilities, including surgery, x-ray, ICU, and advanced monitoring, catering to dogs, cats, and small pets. Their philosophy is clear: to treat every animal as if it were their own, bringing “the heart back to veterinary care.”

Affordable pricing, including membership options, ensures that busy families can have access to professional care. Standard consultations are available until 8pm, with competitive after-hour rates ensuring emergency care is available at any time.

111 Vet Clinic in Kumeu offers accessible, compassionate care around the clock, providing both physical and emotional support for your pets when they need it most. For more information, contact 09 869 6111 or OW TOWN 111 to experience the difference.

Choosing the Right Line Trimmer- with STIHL SHOP Westgate

Line trimmers, also known as weed eaters, grass trimmers, weed whackers or even whipper snippers! Whatever you choose to call them, when your lawn edges are starting to look a bit scruffy, a line trimmer does the job. Line trimmers are predominantly designed for light work around the garden or property, while their big brothers ‘brush cutters’ are what you need to cut through tough growth.

Most line trimmers use nylon line for cutting grass, but there is also a range of various cutting heads and blades available for more challenging jobs, or as an alternative to refilling nylon.

BATTERY LINE TRIMMERS

As battery technology has improved in recent years, the popularity of battery garden power tools has also grown substantially. STIHL battery line trimmers are light, quiet and very easy to use, offering the perfect balance of power and convenience.

For a light and compact option, the FSA 30 is the perfect tool for small gardens needing quick touch ups and comes with plastic polycut blades, which are incredibly easy to replace. In addition, the adjustable head and shaft allow you to change the line trimmer into a lawn

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Moving through the battery range, the FSA 57 offers all the power you will need to trim up to 650 m² of lawn edges on a single battery charge. The next step up is the premium FSA 60R, solid and robust to handle tougher grass trimming tasks in medium to large gardens and able to trim 1,250 m of lawn edges using the AK 20 battery. The durable aluminium shaft allows a number of different cutting head options.

PETROL LINE TRIMMERS

The STIHL FS 38 is an excellent curved shaft petrol line trimmer for garden trimming tasks, offering great power and value for money. On the other hand, the STIHL FS 45 C-E petrol line trimmer goes a step further with the convenience of STIHL Easy Start, making it effortless to start with just a single pull.

The next models up, the STIHL FS 55 R C-E and STIHL FS 55 C-E petrol line trimmers, are straight shaft line trimmers that feature Easy Start and can also be fitted with a metal grass blade for cutting tougher grass.

Head in and see Pat, Mo and Ryan at STIHL SHOP Westgate for expert advice on our full range of line trimmers and brush cutters to ensure you get the perfect tool for the job. They’re a handy drop off point to get your small engines serviced too!

STIHL SHOP Westgate is open

Mon-Fr 8.30-5, Sat 9-3, Sun 10 – 3

Cost of scams



Amid New Zealand’s cost-of-living crisis, scams are draining billions from Kiwis’ savings, with total losses surpassing \$2.3 billion in 2024 – equal to 0.6% New Zealand’s GDP. Half of all New Zealanders reported

a spike in scam encounters over the past 12 months, yet troublingly, fewer Kiwis are reporting scams to law enforcement. Only 17% of scam victims managed to recover their losses, while 43% attempted but failed to retrieve funds, and 23% didn’t try at all. Investment scams, including fake cryptocurrency and quick-profit offers, accounted for 72% of total financial losses. Online shopping and identity theft scams also inflicted significant financial and emotional harm.

Netsafe is an independent non-profit organisation supporting people in Aotearoa to have safe and positive online experiences, and keeping people of all ages safe online by providing free support, advice, and education. Visit netsafe.org.nz for free resources or to report incidents of online harm. Netsafe provides a variety of tools and resources. These include updated scam alerts, practical online safety tips, and tools like Re:scam.org, an AI Scam system which automatically gathers scam intelligence from forwarded scam emails, and checknetsafe.nz, which enables users to verify

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To learn more about the funds and which one fits your requirements, please visit thetrusts.co.nz
Applications close on 28 February 2025
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Keeping it local

suspicious links before online shopping.

Netsafe's top scam-prevention tips:

1. Stay sceptical of unexpected links: Avoid clicking on unsolicited links.
2. Verify the source: Always confirm requests for personal or financial information by directly contacting the organisation through their advertised official contact methods.
3. Report scams quickly: Reporting scams to Netsafe, Police, or your bank helps prevent further losses and strengthens community defences against scammers.

For more information and to access Netsafe's scam prevention resources, visit netsafe.org.nz/scams. There is also an online learning hub for adults where you can learn to recognise online scams when you see them.

Image credit Jonathan Borba

Unleash Your Inner Calligrapher:



A New Course in Henderson Research reveals a powerful link between handwriting and brain activity. The physical act of writing activates multiple brain regions, enhancing memory, fine motor skills, and cognitive function. Unlike typing, handwriting strengthens neural connections, boosting learning and creativity. This neurological benefit makes handwriting more than just penmanship; it's a brain-boosting activity. Meet Ubash Balan: Henderson, an artist, photographer, calligrapher, and published author (check out his fiction and photography books on Amazon!). He's also a teacher aide working towards becoming a primary school teacher, bringing his passion for innovative and inclusive art and writing to the classroom. His experience encompasses cultural education, creative art and writing techniques, and inclusive teaching practices. Typography and calligraphy, while often conflated, represent distinct yet interconnected art forms. Typography focuses on the design and arrangement of typefaces for readability

Calligraphy

COURSE IN
HENDERSON

Explore the world of
fancy handwriting

Venue: 399, Don Buck Road, Massey, Henderson.

Contact: Ubash Balan, 02102868889, thestoryofdevas@gmail.com

and aesthetic appeal within a larger context, such as books or websites. Calligraphy, conversely, is the art of beautiful handwriting, emphasizing individual letterforms and expressive strokes. While typography utilizes pre-existing fonts, calligraphy creates unique letterforms. However, both disciplines share a common goal: to communicate visually with elegance and impact. Many contemporary typefaces draw inspiration from historical calligraphy styles, demonstrating the enduring influence of hand-lettering on printed communication. Unleash your inner artist. This new calligraphy course offers a journey of creative exploration, transforming strokes into stunning lettering.

Enrol today in this once-a-week Saturday class and discover the beauty of handwritten words.

Happy New Year from the Team at House of Travel Hobsonville.



We specialise in tours, airfares, package holidays, tailor made itineraries and so much more. If you're planning to make 2025 or beyond the year to travel, why not pop in and see us or get in contact? We live, breathe and dream travel, so wherever's next on your must-visit list, you can bet at least one of our consultants has either been there, or sent someone there. And with our combined experience and knowledge behind you, you'll always be sure you're getting the absolute most out of every holiday. We're with you every step of the way. We know your down time is precious and we think everyone deserves the best holiday possible. That's why we promise that whatever curveballs get thrown your way, we'll help get them sorted for you.

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Please keep us in mind when planning and booking your next trip. Buzz and the Team at House of Travel Hobsonville, 225 Hobsonville Point Road (Cnr Hobsonville Point Rd and De Havilland Rd) Hobsonville.

Hobsonville@hot.co.nz 09 416 0700

Local fitness wahine shine on the national stage

If you're part of the Norwest community, chances are you've heard the names Kirstyn Campbell (KC Fit) and Renee Diment (owner of PWR Fit Studios Kumeu)-two powerhouses in the world of fitness and women's health. In a proud moment for West Auckland, both women were recognised at the prestigious Exercise New Zealand Awards 2024 this November for their incredible contributions to empowering women through fitness, health, and education.

Kirstyn was crowned Educator of the Year 2024, a recognition of her exceptional expertise and unwavering dedication to advancing women's health. Kirstyn's work focuses on creating educational courses for health professionals and the public, covering key areas like pregnancy, postnatal recovery, pelvic floor health, and menopause (with Nikki Williams) nationwide.

The judges described Kirstyn as energetic, passionate, and approachable, applauding her ability to turn complex concepts into accessible and practical solutions. Her teaching style is not only professional but also empathetic and engaging, which has earned her a reputation as a leader in her field and an inspiration to many.

Kirstyn Campbell

EDUCATOR OF THE YEAR 2024

Book for a workshop or course for your gym or community of wahine in 2025.

022 637 5410
kirstyn@kcfit.co.nz
kcfitstudio.com

Renee Diment

PERSONAL TRAINER OF THE YEAR 2024

Book in for personalised coaching or transformative group fitness classes at PWR FIT Studios.

027 363 3390
coaching@reneediment.com
www.reneediment.com www.pwrfitstudio.com

Meanwhile, Renee was honoured for her groundbreaking work in revolutionising women's health and fitness. Known for her empowering coaching style and expertise in cycle syncing, Renee has spent over a decade helping women move better, feel stronger, and thrive.

Clients describe Renee as not just a coach but also a mentor and motivator. Her ability to craft tailored programmes ensures each client achieves their unique goals while building long-lasting confidence in their physical and mental strength. Renee's studio has become a hub for transformation, offering a supportive space for women to reclaim their health and thrive.

West Auckland is fortunate to have these inspiring women leading the charge for health and empowerment. Work with Kirstyn nationwide and online, Renee in Kumeu and online.

Kirstyn Campbell kirstyn@kcfit.co.nz
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Safer Communities



Fire Safety

As summer brings longer days and warmer weather, outdoor activities like camping, barbecues, and fireworks become popular, but they also come with fire risks. To keep your summer safe, here are some key fire safety tips:

1. BBQ Safety

BBQs are a favourite summer activity but can be hazardous. Always place your BBQ (or grill) in a well-ventilated area, away from structures, trees, and flammable materials. Keep the grill on a flat, stable surface, and clean it regularly to remove grease buildup. Never leave the grill unattended and keep children and pets away.

2. Bonfire and Campfire Safety

Bonfires and campfires are fun but

can quickly become dangerous if mishandled. Keep fires small and contained in designated fire pits, and clear the surrounding area of dry grass and leaves. Always have a bucket of water or hose nearby to extinguish the fire completely after use and check www.checkitsalright.nz beforehand to ensure it's safe and if you require a permit.

3. Wildfire Preparedness

In dry regions, wildfires are a risk. Create a defensible space around your home by clearing dead vegetation and maintaining a buffer zone of at least 10 metres between your house and trees. Use fire-resistant plants and stay informed about local fire conditions. Keep an emergency kit ready and familiarise yourself with evacuation routes.

4. Electrical Fire Safety

Outdoor electrical appliances pose a fire hazard. Use outdoor-rated extension cords and avoid overloading them. Unplug appliances when not in



use, and inspect all electrical equipment for damage, especially exposed wires.


By staying vigilant and following these tips, you can enjoy a safe, fire-free summer.



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Wearing a correctly fitted lifejacket increases your chance of survival if you end up in the water. Borrow a lifejacket from a DPA Lifejacket Hub to help keep yourself and your loved ones safer while enjoying the waters.

dpanz.org.nz/lifejacket-hub

Drowning Prevention Auckland

Safer Boating

Community News

Cat lovers we need your help



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

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

Team Terry Jones

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Music and Movies in Parks



Head to Auckland's parks for free outdoor entertainment.

'Music and Movies in Parks' by the Auckland Council delivers a lineup of concerts and screenings across Auckland this summer.

"With a wider and more diverse range of events than ever before, including performances from top local artists and blockbuster movies, these events reach far and wide across Tāmaki Makaurau and offer something for everyone to enjoy," says Auckland Council Policy and Planning Committee Chair Richard Hills.

"This much-loved series of free events is a fantastic way to make the most of the long summer days and nights with your loved ones and enjoy our beautiful city affordably."

'Movies In Parks' runs from February 21 ,2025, until March 15, 2025, with a series featuring a mix of family-friendly films, blockbusters, and fan favourites, with a special surprise mystery movie to be revealed on March 1, 2025.

Bring a picnic or buy a feed from an array of food trucks and get ready for fun pre-movie entertainment for the whānau, before settling in under the stars for a cinematic experience.

This year's lineup includes Raya and the Last Dragon, The War with Grandpa, and Wonka - a prequel to the Charlie and the Chocolate Factory story.

'Music In Parks' started January 11 and runs through to April 6, 2025, featuring a range of New Zealand's top musical talent.

From hip-hop to indie-folk, the series will bring audiences the best of local music under the sun, says the council.



HUAPAI VetClinic

Dr Gary Duggal (BVSc)

+ (09) 412 2223
+ 371 main road, Huapai
+ huapaivet@gmail.com

Community News

Aucklanders can hear performances from some of the country's most esteemed artists, including Rei, known for his smooth flow and impactful lyrics that blend Māori heritage with contemporary rap, and Tali, a multi-award-winning drum and bass DJ and vocalist,

Anna Coddington brings her blend of pop, rock, and singer-songwriter influences to the indie-folk scene.

Georgia Lines, who won Breakthrough Artist of the Year at the 2022 Aotearoa Music Awards, performs her indie-pop hits.

Jordyn With a Why, the rising star of New Zealand's R&B scene, will deliver soulful, ethereal sounds that explore identity, culture, and te reo Māori.

As well as returning to St Helier's Glover Park, Opera in the Park is also heading to a new location this summer - the Auckland Botanic Gardens.

For lovers of rhythm and blues and smooth jazz, two iconic events are 'Blues at Blockhouse Bay' featuring Midge Marsden alongside a lineup of New Zealand's top session players.

Meanwhile, 'Jazz at the Rotunda' at Pukekawa Auckland Domain is an annual free jazz event that brings together top local talent.

This summer's one features Lady Larisa, an international jazz and soul singer, and Taylor Griffin, whose debut EP In Green reached the top 10 in the NZ Album Charts in 2024.

Visit musicinparks.co.nz and moviesinparks.co.nz for more information.

Intuitive Vision Board workshop

Come on a journey of self-discovery and 'Create Your Life' by experiencing the wonderful intuitive creative process of making your own vision board which shows you a way forward for your life. Take time to pause and spend the day reviewing your life - your dreams, what's enhancing your life or not... and find out what areas need your attention in 2025.

This workshop is based on tapping into that still small voice that often gets ignored, and can be the wisest part of ourselves. Tune into your intuition, putting aside the thoughts of what you think you should be, do and have,



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and allow the space and time to help you discover more about who you want to 'be' before you jump ahead to the doing and having.

When: Saturday 1 March 2025. Time: 10am - 4pm. Where: Hobsonville Point, Auckland. All materials are supplied to make your own vision board, including a pre-workshop visioning sheet. Tea, coffee and biscuits supplied, bring your own lunch. Investment: \$90 +gst.

Let me know if you have any questions, or would like to book your seat. Terri Gasparich terri@visionboards.co.nz or www.visionboards.co.nz

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pregnancy, postnatal recovery, pelvic floor health, and menopause (with Nikki Williams) nationwide.

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Kirstyn Campbell kirstyn@kcfi.co.nz

Renee Diment coaching@reneediment.com



Kirstyn Campbell
EDUCATOR OF THE YEAR 2024
Book for a workshop or course for your gym or community of within in 2025.
☎ 022 837 5415
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Renee Diment
PERSONAL TRAINER OF THE YEAR 2024
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Why advertising in community magazines is a smart move

If you’re looking to grow your business, advertising in a trusted local magazine can be a game changer. While a one-off ad might give you some exposure, the real benefits come from building a long-term presence. Here’s why we believe the Westerly and Kumeu Courier magazines offer such great value:

A Targeted, Local Audience

One of the biggest advantages of local magazines is that they’re tailored to a specific community. Unlike national newspapers, these publications create a connection to local readers. By advertising in a community magazine, you’re not just reaching a broad audience—you’re engaging with people in your area who are more likely to support local businesses like yours.

Credibility and Trust

The westerly and Kumeu Courier magazines are well-respected in the community. People trust them as reliable sources of information. This makes ads in these magazines feel more like personal recommendations than typical advertisements. When people see your ad in a trusted publication, they’re more likely to trust you and your business.

More Trustworthy than Online Ads

We all know how overwhelming and suspicious online ads can be—pop-ups, security alerts, and overwhelming algorithms that make it hard to know what’s genuine. In contrast, when someone picks up a community magazine, they’re actively engaging with it. This makes them more likely to notice and trust the ads they see, in a way that’s simply not possible with Facebook or Twitter ads.

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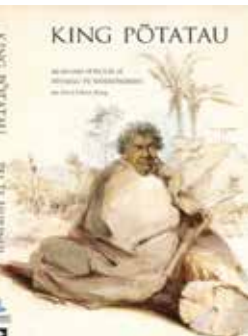
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we’d love to help. Our magazine reach is 25,000 including residential and pick up stands from Massey right up to Waimauku. We have a loyal readership that continually supports local businesses.

Let’s talk about how we can help you connect with your ideal customers today.

Editorial@kumeucourier.co.nz or ring 0800 900 700

New books recently obtained by Auckland Libraries



King Pōtatau: an account of the life of Pōtatau Te Wherowhero the first Māori King by Pei Te Hurinui Jones

This book details the background of the Kingitanga and tells the story of the first king, Pōtatau Te Wherowhero. It covers the momentous events of Te Wherowhero’s life from around 1775 to his death in 1860, including his status as Lord of the Waikato and the famous battles and conflicts with other tribes.

The rebel witch by Kristen Ciccarelli

Rune makes Gideon an offer he can’t refuse. The two must pair up to accomplish dangerous goals. And now he’s faced with a terrible choice: sacrifice the girl he loves or let Rune live and watch the world he fought so hard for burn. Escaping peril: The graphic novel (Wings of fire, book 8) by Tui Sutherland

Peril has always been loyal. Peril is offered a chance at a completely new life, free of her fire-scales and the pain they’ve brought her. All she has to do is decide where her loyalty belongs... and whether her own scales might be worth saving.

The Treaty of Waitangi: Te Tiriti o Waitangi by Ross Calman

In The Treaty of Waitangi, Ross Calman outlines the Treaty’s impact from early contact between Maori and European settlers and signing around the country through to its revitalisation in the twentieth century, the formation of the Waitangi Tribunal and present-day debates about its place at the centre of political and cultural life.

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Helensville Birthing Centre drop-in clinic closure

Te Hā Tama Ariki, a midwifery-led drop-in clinic, closed from January 31, 2025.

Despite the clinic’s success and its alignment with Ministry of Health objectives, the Helensville Birthing Centre Trust Board says it is deeply saddened to announce the closure due to insufficient financial support.

“This decision was exceptionally difficult as we know the importance of the clinic to our community,” says the board, adding the Helensville Birthing Centre itself will remain open and continue supporting families through pregnancy, birth and labour, breastfeeding, postpartum and early parenting.

Workshops were also held on various topics and the clinic facilitated pop-up car seat safety checks with Auckland Transport. Launched in August 2023, the drop-in clinic provided free services including pregnancy tests, midwifery and postpartum support.

The clinic featured in the October 2023 Kumeu Courier, including the cover photo. “It served as a safe, non-judgmental space for mothers, including hard-to-reach communities,” says Board Chair Paula Daye on behalf of the Helensville Birthing Centre.

“A special thanks to midwives Eartha Healy and Tulsi Parsons for your exceptional expertise and compassion.

“Despite community support and successful fundraising efforts, including \$2,100 raised through our Auckland Marathon Givealittle campaign, the clinic couldn’t secure sustainable long-term funding,” says Paula.

“We explored numerous avenues – including applications to the Lottery Grants Board – but sadly these were insufficient. “Undoubtedly, we are in challenging financial times, and cuts in New Zealand’s health sector have affected many similar services,” says Paula, adding other ways to support the community are being considered, such as volunteer-led groups. Any new services will continue to be inclusive and accessible, she says.

The board thanks the community for its continued aroha, support and understanding.

Visit www.birthingcentre.co.nz for more information.

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of the strain at the end of your animal's journey, Animal Burial Services offer the following:

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We take care of all the logistics, equipped with diggers ranging from 1.7 ton to 5.5 ton, making the burial process easier and stress free. We can accommodate burials of large animals including horses, cows, sheep, goats, llamas, alpacas, pigs, and deer.

Our team has a lot of experience, from high water tables to steep terrain, to cope with all situations encountered in animal burials. We are a local team that is compassionate, reliable, and professional.

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Embrace 2025: Start the year with intention and purpose

As we enter the new year, it's a perfect moment to reflect on the past and set a clear, intentional course for 2025. The start of a new year is not just about resolutions, but about embracing opportunities to grow and evolve. It's a time to reconnect with what truly matters and build a path that aligns with your values and aspirations.

Start by identifying what you want to cultivate in your life—whether it's better health, deeper relationships, or personal growth. This isn't about perfection, but about progress. Think of it as an opportunity to consciously choose how you want to show up for yourself and others.

Setting intentions for the new year means focusing on what you can control. Instead of vague goals, aim for specific, measurable steps that lead you toward meaningful change. For example, rather than simply aiming to "be healthier," focus on incorporating more vegetables into your meals or committing to regular exercise. This way, your goals are not just dreams—they're actionable, and they become part of your daily routine.

Remember, the beauty of a new year is its potential for new beginnings. It's a fresh slate—a chance to learn from the past and make intentional decisions that help you grow. No matter where you are in your journey, 2025 offers a new chance to move forward with purpose and clarity.

So, as you step into the new year, make it count. Start with intention and let this be the year you take meaningful strides toward becoming the person you're meant to be.



Food & Beverage

Halloumi with griddled vegetables

Ingredients

- 100g frozen broad beans
- 225g halloumi, cut into slices
- A small bunch of asparagus spears, trimmed and sliced
- 2 courgettes, finely sliced lengthways
- 2 tbsp olive oil
- 2 shallots, finely sliced into rings
- 200g cherry tomatoes, halved
- 1 tbsp capers
- A handful of sweet marjoram or oregano
- A handful of parsley leaves

Dressing

- 3 tbsp olive oil
- 1 tsp dried oregano
- 1 tsp honey
- 1 tsp Dijon mustard
- 1 tbsp cider vinegar

Method

1. Put the dressing ingredients in a clean jam jar and shake to combine. Set aside.
2. Cook the broad beans in boiling water for 5 minutes, or until tender. Drain and cool in cold water, then remove

- and discard the thick, white outer skins.
3. Cut the halloumi into slices, trim and slice the asparagus, then finely slice the courgettes lengthways. Toss in the olive oil, then season.
 4. Heat a griddle pan over a high heat, then add the asparagus, courgettes and halloumi. Cook until nicely charred, remove and set aside.
 5. Finely slice the shallots into rings, halve the tomatoes, then layer up on a platter with the asparagus, courgettes, halloumi, broad beans and capers.
 6. Chop and scatter over the fresh herbs and finish with a drizzling of the dressing.

Jamie Oliver



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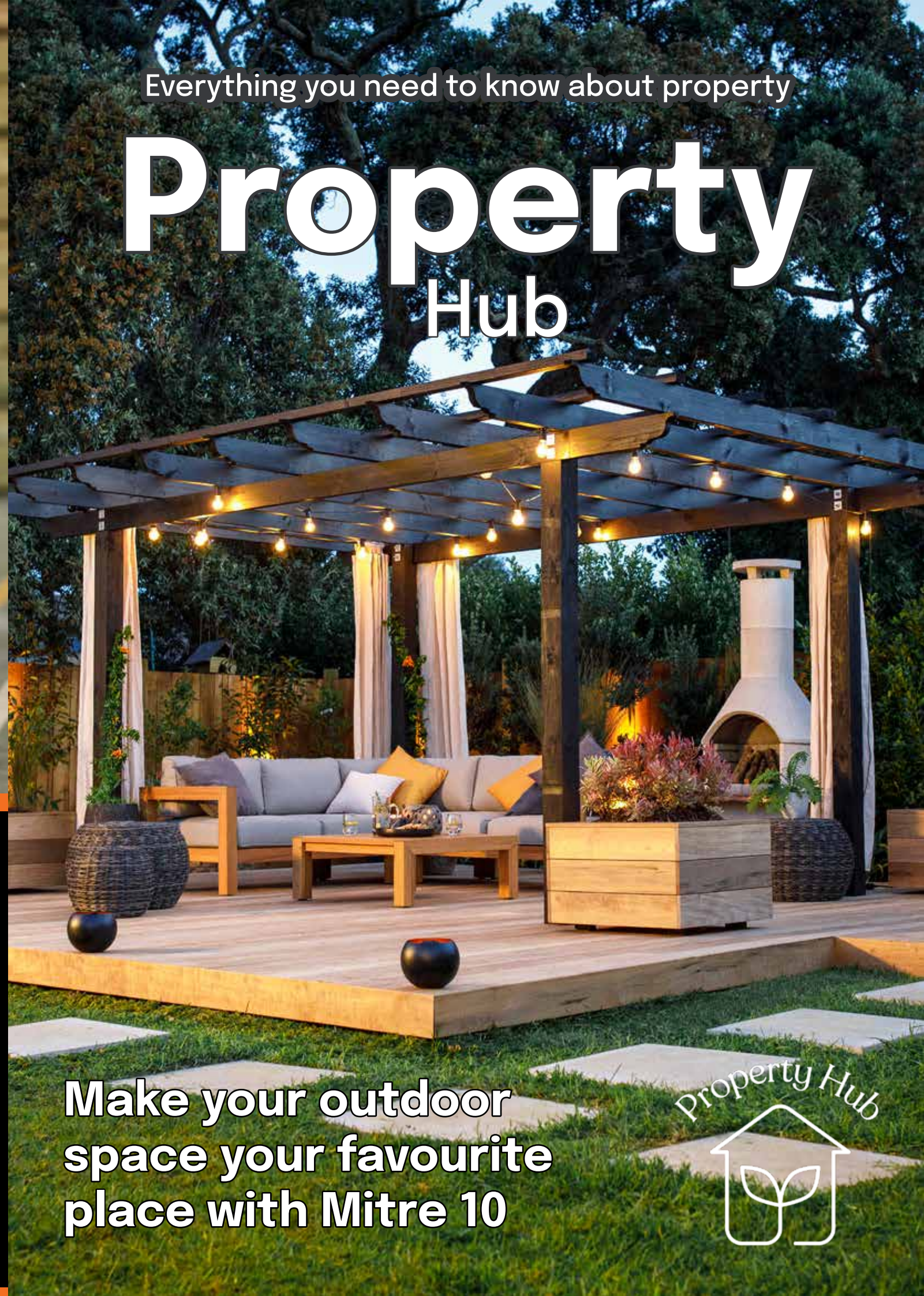
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Got a landscaping project on?

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Property News

19

Make your outdoor space your favourite place



Landscaping your backyard or front garden is a fantastic way to enhance your property's value and create a welcoming outdoor retreat. Whether you're planning to tackle a full backyard makeover or just need a simple upgrade, DIY landscaping is an accessible and rewarding project. The key to success lies in having the right materials, tools, and guidance to bring your vision to life.

At Mitre 10 MEGA Westgate and Henderson, you'll find everything you need for your landscaping project. These stores boast an extensive range of hard and soft landscaping products, from durable paving and versatile decking to lush shrubs and premium outdoor timber. Their selection of outdoor furniture lets you complete your space with comfort and style. For fencing, explore their variety of timber, glass, and metal solutions to suit every aesthetic and functional need.

Not sure where to start? Visit Mitre 10 MEGA to pick up your free landscape guide. This helpful resource is packed with ideas and solutions to help making it easier to plan your dream outdoor space. Whether you're reimagining your backyard, adding privacy with fencing, or building an inviting deck or patio, the guide offers plenty of inspiration.

For those who prefer to leave the hard work to the experts, Mitre 10 MEGA Westgate and Henderson can connect you with skilled local landscapers or builders. These professionals can handle everything from design to execution, so you can sit back and enjoy the transformation.

Visit Mitre 10 MEGA Westgate or Henderson today and explore their full range of landscaping supplies. With the right materials and expert advice, your dream outdoor space is just a project away.

Northside Drive Westgate & Lincoln Road Henderson.

Property market report

Lower house prices and lower borrowing costs spark market

Small declines in both house prices and mortgage interest rates during November made home ownership the most affordable it has been for first home buyers since October 2021. And based on the Reserve Bank's language the Official Cash rate looks set to decline through 2025.

According to the Real Estate Institute of New Zealand, the national median selling price declined from \$607,500 in October to \$599,000 in November.

That puts it just below where it was in November last year, \$600,000, but still well below its November 2021 peak of \$670,000.

At the same time the average of the two-year fixed mortgage rates has continued to decline, down to 5.63% in November from 5.68% in October and 7.04% in November last year.

The average two-year fixed rate is now at its lowest point since September 2022.

Slow but steady increases in personal household income are also helping.

Interest.co.nz estimates the median take home pay for working couples aged 25-29 has been increasing by about \$3 a month since the beginning of the year.

While none of the above would have made a significant impact on housing affordability levels on their own, when taken together they have made home ownership the most affordable it has been for typical first home buyers since October 2021.

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The mortgage interest rates in play today are:

Bank	Floating	2 Year
Kiwibank	7.25%	5.59%
ANZ	7.39%	5.59%
ASB	7.39%	5.49%
BNZ	7.54%	5.89%
TSB	7.39%	5.59%
Westpac	7.39%	5.49%

Refer to the prices achieved in the area property statistics page for all sales over the month by all agents.

If you are considering listing your property for sale it costs no more to use an experienced agent with a proven track record. At Raine & Horne Kumeu-Hobsonville we offer a very sensible 2.95% commission starting point and an excellent and tailored advertising program to ensure your satisfaction.

Call Graham McIntyre for a pre-sale check list, a market overview in your immediate area and a no obligation chat on 0276320421 or 0800 900 700. Graham McIntyre, Country Living Realty Limited t/a Raine and Horne Kumeu - Hobsonville

Rental market report

Changing sands in the Northwest rental market.

Firstly, the number of rental listings on market is the highest it's been since 2018.

Rental stock has risen by 40% in Auckland in the last 3 months (REINZ data). This will have the effect of reducing rents. Better Tenants will be looking for good value (ie garaging, outside space, multiple bathrooms, good streets) and are willing to pay a fair rental, however townhouse stock without these aspects will have to reduce their rents to find tenants.

It is a time that good Property Managers do their best work by attracting better tenants and gaining fair rents.

Many new builds coming up for completion, with a portion being for rent and for sale. A flood of new rentals increases the rental pool, and in turn reduces the rental prices, it's all supply and demand.

The median rent in New Zealand is \$600 (September 2024). That's up \$20 a week (3.45%) since the same time last year. In Auckland it remains steady at \$650 a week.

TradeMe data, shows there were 6,120,000 rental listing searches in November 2024. That's down 4% compared to November 2023.

On top of that, there were a total of 12,961 new rental listings that came onto TradeMe. That's up 21% on the same time last year.

So rental demand is down, and supply is up.

The average rental property listing is 22 days on TradeMe to November 2024, while the average in 2023 was 17 days. Indicating a softening of around 30%.

If you have an investment property and are seeking a smart and sensible property management solution which is customised to your situation and requirements, we will welcome the opportunity to chat. We offer a more sensible management fee and accountable asset protection schedule which will make you feel right at home.

Call Graham McIntyre on 0276320421 or visit www.wapm.co.nz for more information. West Auckland Property Management.

The Importance of a Will



By Kristin Sumpter, ClearStone Legal

Although many of us prefer to avoid thinking about death, a will is a very important legal document that provides your instructions for treatment of your assets and final distribution of your Estate after you die. If you own any assets, even if only KiwiSaver initially, you should have a will.

Under your will you must appoint at least one trusted person as your executor, to be responsible for seeing that your will instructions are carried out and for administering the assets of your Estate until they are fully distributed to your beneficiaries. Your executor will generally require a lawyer to assist them with this process.

Your will specifies who you want to benefit from your Estate and what you intend that they receive. If appropriate you can appoint testamentary guardians who are responsible for decisions about your children's upbringing after your death. If you have a family trust or own shares in a company then relevant instructions should be included for these. Your will can also include funeral wishes.

If you already have a will it is important to review it about every 5 years, to make sure it is still fit for purpose. You should also update it for any significant life changes such as marriage or separation, or on the death or loss of mental capacity of anyone named in the will, or the formation or winding up of a trust.

Many people do not know that getting married invalidates

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their existing will unless it is made "in contemplation of marriage". It is also not well understood that a will does not deal with property owned as "joint tenants" with another person (such as your spouse or partner), as this passes to them by survivorship and bypasses the will

If you die without a valid will the person who will administer your Estate and those who will benefit from it are defined by law, determined by which family members survive you. If you want to have control and decide what happens to your assets and who you trust to look after your Estate after your death, then you should make a will.

There can be complex issues to consider when preparing a will and it is important to get it right. A poorly drafted or out dated will (or no will at all) can create problems that are costly to resolve. By having a well-crafted will in place, you will save your family a lot of additional stress, expense and delay at a time that they least need it.

Please contact us for further advice if you would like to have a will prepared or to update your current will to reflect a change in circumstances. Give us a call on 09-973-5102 or make a time to come and see us at either our Kumeu or Te Atatu office.

Your Local Builder: GJ's Rodney West



It's great to see an increase in enquiry with many now exploring the option of building as we continue to see large reductions in the Official Cash Rate. The banks have

been proactive in launching attractive packages tailored specifically to building.

We continue to see some beautiful sections and stunning lifestyle properties coming on to the market - plus our sales team often gain advanced notice of upcoming new properties. If you're not sure what to build we have pre-designed a home that suits the particular aesthetics that maximises the best of living. Or meet with our experienced consultants who can take your ideas and turn it into a great plan just for you. The recent launch of VR technology has exceeded all expectations with people able to walk through and experience "real life"spaces and design renders. We can also turn your own plan into VR reality so you can understand the spaces prior to building. Have a chat with the team, bring along your plan or have a look at ours and experience VR for yourselves - it really is exciting and a lot of fun.

Our showhomes continue to be popular, particularly our bespoke lifestyle showhome situated at 5 Wake Road, Coatesville. We are very proud to announce this beautiful home picked up the GJ Gardner International Showhome of the Year, amongst some outstanding competition from New Zealand, Australia and America.

If you haven't popped in yet, it's open 7 days a week from 12-4pm. And finally we have moved to new premises at 248 Main Road, Kumeu, be sure to pop in and say hi and meet our team, it's open 5 days a week or outside of this by appointment.

Matt and Rachael Lelean - GJ Gardner Homes Rodney West Franchise Owner's

Proven Performance is about time and knowledge.



I recently completed a RYC qualification and an ICC qualification to allow me and my family the opportunity to charter yachts around the world and have a different kind of experience. To date we have chartered yachts in Thailand and Croatia.

I write about this because it highlights a few significant factors about proven performance that may be important to you. These factors apply in a yachting context but can easily relate to selling your property. Sailing and Real Estate are the same in that you make the best of external factors:

- In sailing we consider the wind, the direction and the strength. In Real Estate we consider the buyers in the market, the ability to get money and the strength of buyer engagement.
- In sailing we plan the route, time over distance and destination. Real Estate has a process, a course, and a time to achieve a result.
- In sailing we understand the principles of our vessel and it's capability. Real Estate has clear principles but a variable tide and changes that we must acknowledge and act upon.
- In sailing the conditions may force us to change our destination. The same in Real Estate, where you may want to sell, but the price you may achieve may force us to consider renting for 12 months until a better price can be achieved.

Raine & Horne.

Graham McIntyre

Licensed Agent
Kumeu | Hobsonville

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Proven performance therefore is not about the act of sailing or selling a home it is about understanding all the elements that co-exist, making the best decision at the best time and showing strength and patience in the eye of the storm or in the lull of the buyers decision making.

Having an agent that can make the decisions around selling or rentin your property is unique and invaluable.

I like to think that I apply all my skills and experience to my role selling homes as I do on the water keeping my family safe and ensuring the journey is smooth.

For me, the journey you experience in selling your home should be well planned and executed well, ensuring a great outcome.

Call me today: Graham McIntyre, Raine & Horne Real Estate, 0276320421 or email graham.mcintyre@kumeu.rh.co.nz

What’s that neighbour planning?

A new property owner moved into their house, only to have their sea views blocked by a barn built on the neighbouring land – days after moving in.

We recommend that you only sign a Sale & Purchase agreement with a due diligence clause that allows you to withdraw from the agreement if you find out something which you are unhappy with about the property. Council LIM reports are a good starting point for finding out about major resource consents in the area, as well as any covenants that protect the property’s views or prevent unsightly land use nearby.

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Constructions like barns often require a Resource Consent from the local council. If you are concerned about what a specific property owner might be planning, you can make a request to the relevant council for information on any Resource Consents or applications for the relevant property.

If you are looking to buy or sell a property, and are wanting more information on this or any other legal issues, you can contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

Are You Mortgage Ready?



So you or someone you know have decided that 2025 is going to be your year of owning your own home!

It's important to understand what the banks look for in the mortgage approval process – are you Mortgage ready?

4 Things That Will Help You Prepare

1. Check Your Credit Score.

Your credit score provides banks with valuable insights into how you manage your debts. A clean credit history increases your chances of a successful application as it demonstrates responsible borrowing behaviour.

Before applying for a home loan, obtain a copy of your credit file to check for any negative marks that could impact your application.

The most popular sites to do this are Centrix, Equifax, or ClearScore.

2. How Is Your Bank Account Looking?

Good Account conduct is essential when applying for a home loan.

The banks will want to look at the last 3 months of your bank account statements to make sure you are managing your money responsibly.

If you go into overdraft on your accounts regularly this can be seen as a negative so you will need to watch this closely.



Loan Market

Stephen Massey
Mortgage Adviser
stephen.massey@loanmarket.co.nz
021 711 444
Let's chat.

3. Clear The Debt Decks.

Having outstanding short-term debts, such as credit cards, BNPL (Buy Now Pay Later) or personal loans, can definitely impact your borrowing eligibility.

Before applying for a home loan, it's beneficial to try and pay off any existing debts.

Prioritise paying off high-interest debt first to minimise your ongoing interest charges which will help to free up more funds to pay down your other debt or boost your deposit!

4. Talk to a Mortgage Adviser Upfront

The best time to involve a Mortgage Adviser is the moment you decide that you are going to buy your own home.

A Mortgage Adviser can assess your financial situation upfront and highlight the things you need to clean up or concentrate on first, which will save you a lot of time and hassle.

To get Mortgage ready, Stephen Massey – Loan Market, Call 021 711 444 or check out my website loanmarket.co.nz/stephen-massey.

Welcome!



Introducing Trina Offenbaker as the newest face of West Auckland Property Management.

Trina has recently returned to NZ from nearly 13 years abroad in Perth. Before jetting off to Australia Trina spent most of her youth and early adult life in Whenuapai with her immediate family still living or working close by today.

Trina predominately comes from a background in Accounts and Office Management so money talk and the need to get the job done is right up her alley. When not at work you will find Trina in nature with her two school aged children in tow, if not in the bush she'll be at the ice rink watching her son play ice hockey and most recently achieved her long-standing



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dream of upcycling her first piece of furniture. With a friendly, warm and empathetic personality mixed with a fierce determination to succeed in every role she takes on we think she is the perfect addition to our team here at WAPM.

Wecome, Trina Offenbaker

Property Manager, West Auckland Property Management

A: 2 Clark Road, Hobsonville T: 09 832 0832 M: 0274 998 415 E: office@wapm.co.nz

Real Estate – why choose lower fees



When you make the decision to sell your property you may think about a range of options. At this point it is helpful to think about all the elements including fees and charges.

At Raine & Horne Kumeu – Hobsonville we have a lower fee structure which starts at 2.95% and further reduces to 1.95%. It also includes exclusive marketing options not available anywhere else and a very handy marketing rebate of up to \$3,000 on any marketing upgrades you undertake.

It is our way of supporting your real estate journey to ensure it is fair, transparent and adds significant value to you.

Likewise, we are happy to negotiate our fee and costs at point of sale to ensure we are an active participant in the process.

If you are seeking more value for your real estate experience and would like to understand the value that is delivered to you, please call

Graham McIntyre, Raine & Horne Kumeu – Hobsonville on 0276320421 or email graham.mcintyre@kumeu.rh.co.nz

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4a Shamrock Drive Kumeu, Auckland

09 412 8000

Every month Raine & Horne Kumeu assembles a comprehensive spreadsheet of all the recent sales in the area that reviews the full range of Residential and Lifestyle transactions that have occurred. To receive the full summary simply email the word “full statistics” to office@kumeu.rh.co.nz. This service is free from cost.

SUBURB	STREET	CV	BED	FLOOR AREA	LAND AREA	SALE PRICE
Bethells	Tasman View Road	\$970,000	3	110	830m2	\$970,000
Coatesville	Coatesville Riverhead Hwy	\$1,600,000			12000m2	\$1,700,000
	Robinson Road	\$4,000,000	5	554m2	17500m2	\$5,300,000
Herald Island	Ferry Parade	\$1,299,000	4	150m2		\$1,695,000
Helensville	Cabeleigh Drive	\$840,000	3	105m2	537m2	\$775,000
	Inland Road	\$1,250,000	4	132m2	10300m2	\$1,500,000
	Hutchinson Road	\$2,850,000	3	425m2	719000m2	\$2,400,000
	Mahi Road	\$1,150,000	4	217m2	571m2	\$1,158,000
	Mangakura Road	\$1,550,000	4	135m2	45600m2	\$830,000
	Minerva Avenue	\$1,000,000	4	155m2	600m2	\$965,000
Hobsonville	Bomb Point Drive	\$1,705,000	4	226m2	311m2	\$1,460,000
	Eyton Kay Road	\$1,065,000	4	138m2	257m2	\$1,149,000
	Eyton Kay Road	\$1,065,000	3	413m2	153m2	\$987,500
	Eyton Kay Road	\$1,175,000	3	147m2	222m2	\$1,175,000
	Hobsonville Point Roa	\$715,000	1			\$565,000
	Kotuku Lane	\$1,235,000	4	176m2	222m2	\$1,195,000
	Limestone Drive	\$1,300,000	5	178m2	192m2	\$1,180,000
	Marine Parade	\$1,118,000	3	178m2	115m2	\$1,150,000
	Mollusc Road	\$720,000	1		156m2	\$620,000
	Rangihina Road	\$625,000	1	66m2		\$630,000
	Raranga lane	\$925,000	3	109m2		\$750,000
	Sidney Wallingford Way	\$915,000	3	97m2	149m2	\$810,000
	Te Aho Matua Road	\$1,085,000	3	138m2	176m2	\$1,050,000
	Treloar Crescent	\$825,000	2	70m2	92m2	\$790,000
	Walter Merton Road	\$110,5000	3	132m2	168m2	\$1,010,000
	Wiseley Road	\$1,420,000	4	218m2	541m2	\$1,420,000
Huapai	Croatia Avenue	\$1,375,000	5	215m2	426m2	\$1,238,000
	Huarahi Pai Road	\$1,250,000	3	176m2	515m2	\$1,059,000
	Oraha Road	\$1,175,000	2	103m2	1080m2	\$1,160,000
	Orchard Lane	\$1,575,000	4	211m2	1510m2	\$1,665,000
	Paihere Street,	\$1,200,000	4	168m2	483m2	\$1,175,000
	Pinotage Place	\$1,075,000	3	170m2	809m2	\$1,041,000
	Station Road	\$1,475,000	4	226m2	1854m2	\$1,400,000
	Tapu Road	\$1,350,000	4	188m2	604m2	\$1,230,000
Kumeu	Jane Maree Road	\$790,000	2	110m2	165m2	\$782,500
	Nellie Drive	\$1,000,000	3			
	Papa Orchard Drive	\$1,350,000	4	208m2	448m2	\$1,203,300
	Podgora Avenue	\$980,000	3	159m2	178m2	\$950,000
	Ropere Street	\$1,200,000	4	183m2	361m2	\$1,170,000
	Sauterne Road	\$5,200,000	4	194m2	40000m2	\$4,800,000
Massey	Cityview Place	\$1,175,000	4	157m2	454m2	\$1,054,000
	Cushla Place	\$1,050,000	3	90m2	674m2	\$835,000
	Cyclarama Crescent	\$720,000	2	70m2	91m2	\$615,000
	Forsythe Place	\$1,200,000	4	220m2	946m2	\$1,239,000
	Jammen Drive	\$1,275,000	4	200m2	509m2	\$1,025,000
	Royal Road	\$1,050,000	3	140m2	400m2	\$1,000,000
	Sunline Avenue	\$1,060,000	3	130m2	605m2	\$850,000
	Waimoana Close	\$1,125,000	4	182m2	225m2	\$995,000
	Woodside Road	\$1,525,000	2	100m2	939m2	\$880,000
Muriwai						No Sales
Parakai	Parkhurst Road	\$465,000	1	65m2	0	\$410,000

25

SUBURB	STREET	CV	BED	FLOOR AREA	LAND AREA	SALE PRICE
Riverhead	Albert Street	\$1,650,000	4	222m2	810m2	\$1,825,000
	Pohutukawa Parade	\$1,400,000	4	209m2	601m2	\$1,475,000
Swanson	Forbes McCammon Drive	\$1,015,000	4	156m2	194m2	\$895,000
	O'Neills Road	\$1,825,000	5	282m2	40300m2	\$1,880,000
	Pooks Road	\$1,000,000	4	140m2	695m2	\$722,000
	Puketaha Road	\$1,025,000	2	90m2	1274m2	\$896,500
Taupaki						No Sales
Waimauku	Solan Drive	\$1,650,000	4	224m2	1600m2	\$1650,000
	Mahana Road	\$2,350,000	5	208m2	52900m2	\$1,800,000
	Waikoukou Valley Road	\$1,250,000	5	268m2	1558m2	\$1,150,000
	Waimauku Station Roda	\$1,125,000	4	200m2	1246m2	\$950,000
Waitakere	Bethells Road	\$1,250,000	3	200m2	1600m2	\$1,089,000
	Gregory Road	\$1,325,000	3	114m2	42100	\$1,430,000
	Mokoroa Valley Road	\$2,225,000	4	315m2	11000m2	\$2,800,000
	Northfield Road	\$1,000,000	4	103m2	809m2	\$800,000
	Waitakere Road	\$1,070,000	4	234m2	21500	\$1,070,000
West Harbour	Ballial Place	\$1,050,000	4	167m2	201m2	\$1,070,000
	Bluefin Way	\$1,480,000	4	230m2	674m2	\$1,515,000
	Connemara Court	\$1,235,000	4	210m2	597m2	\$1,295,000
	Crosby Road	\$1,000,000	4	140m2	160m2	\$844,000
	Horizon Way	\$1,575,000	5	320m2	725m2	\$1,300,000
	Kerlin Crescent	\$1,420,000	4	210m2	451m2	\$1,265,000
	Moire Road	\$870,000	4	93m2	411m2	\$838,000
	West Harbour Drive	\$1,350,000	4	240m2	742m2	\$1,100,000
	West Harbour Drive	\$1,555,000	4	180m2	770m2	\$1,202,000
	Woodman Place	\$1,375,000	4	170m2	758m2	\$900,000
Whenuapai	Harewood Street	\$1,080,000	4	170M2	213M2	\$1,080,000
	Oyster Drive	\$779,000	2	84M2	103M2	\$779,000
	Riverlea Road	\$1,205,000	2	84m2	809m2	\$1,005,000
	Samuel Marsden Place	\$830,000	2	85m2	104m2	\$774,000

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

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Graham McIntyre
Brand & Territory Owner
027 632 0421



Paradise in Hobsonville – 3 bed stand alone

7 Meteor Road Hobsonville

Seldom found this is a freestanding brick home set in a quiet environment well off the main roads and opposite a park.

Offering wonderful open plan living with sliders opening up to North facing patio. If you crave the sunshine this home has it in abundance.

A single garage for car or storage with downstairs guest toilet.

Upstairs the footprint comes to life with three generous bedrooms, light filled and two bathrooms.

This home shows at an extremely high standard.

Space and light are in abundance within this well presented home, uncompromised and unencumbered, this is truly the jewel in the Hobsonville Crown. Such a rare option for buyers to purchase a home with good privacy, excellent parking around it, sunshine everywhere and green spaces out the window.

Get in touch today to view

Graham McIntyre 027 632 0421

Graham.mcintyre@kumeu.rh.co.nz

For more information on this property call Graham McIntyre on 027 632 0421 or graham.mcintyre@kumeu.rh.co.nz. Country Living Realty Limited T/A Raine and Horne Kumeu - Hobsonville. Licensed REAA (2008).



A modern kitchen and dining area. In the foreground, a dark grey dining table is set with green plates, glasses, and a vase of dried flowers. In the background, a kitchen island with a white countertop and dark grey cabinetry is visible. The kitchen features light wood upper cabinets and dark grey lower cabinets. A large window on the left side of the image provides natural light.

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319 Don Buck Road, Massey

3 Bed 1 Bath 2 Car

Best in the West - Brick and Tile

Stop the Press:

- Brick and Tile, (well maintained and presented)
- 4 rooms (3 bedrooms and a hobby room or 4th bedroom)
- Generous Living flowing to outside patio
- Entertainer Kitchen with Views to the Skytower
- Decking, home opens to the East
- Amazing 1123 sqm section
- Double tandem garage and workshop
- Motivation and enthusiasm

It's going to sell, a one of a kind, first time on market in over 25 years, an absolute gem, in the middle of everything an yet quiet, removed and remote when your on the deck or patio with the sun on your shoulder and the view as far as the eye can see. Come and join us, view this amazing home and property and see if you have what it takes to take the reins of this idyllic stately home. CV has no relevance, our Vendor instructions are to sell.

By Negotiation



Graham McIntyre

027 632 0421



421 Kiwitahi Road, Helensville

3.9 acres, views, offers over \$829,000

Land with no covenants, services in place, title through.

Discover a rare opportunity on this expansive 15,860 sqm (approx) piece of land, offering a diverse range of contours, from flat to gentle slope.

With a North West facing orientation, this plot provides the canvas for crafting your own private paradise.

Breath taking views and flat to sloping landscape offering excellent options to build or relocate.

Tucked away from the road, on a sealed driveway with services within easy reach. Unlock the potential for a harmonious lifestyle by exploring house and land package opportunities tailored to your vision for a dream home in this idyllic setting.

Guide

\$829,000



Graham McIntyre

027 632 0421





29 Sunny Crescent, Huapai

4 Bed 2 Bath 2 Car

Hinuera stone on 1/2 acre - Beautiful setting

Seldom found this is an outstanding mini-lifestyler in an urban setting, offering the best of urban and lifestyle living. Offering the good life in so many ways, the home has been meticulously crafted to deliver functionality and beautiful form. Clad in Hinuera split face, kiln fired stone, it offers a special exclusive style that merges seamlessly decking and patio entertaining. Extensive sliders deliver the outside in, enjoying open plan lounge-dining and kitchen-cozy meeting the dynamic needs of family living. Hardwood flooring that takes your breath away. All bedrooms, bathroom and laundry off a central corridor. Master, ensuite and walk in wardrobe also enjoys slider access to north facing decking. Smart and sustainable services with solar hot water, wet back, ventilation and heat transfer systems, uncompromised insulation, and significant loft storage space which could see further development. Over 500 square meters of raised bed gardens, fruiting trees, delivers an orchard and market garden at your doorstep. A short stroll to shops, schools, park and transport links. So if you're a family looking for the good life - you've just found it.

Guide
By Negotiation



Graham McIntyre
027 632 0421



96 Pomona Road, Kumeu

4 Bed 1 Bath 4 Car

Beautiful, North Facing, Kumeu Lifestyle living

We are viewing most properties on a daily basis and are excited to get you through this home. Text me a time/day that suits you to view on 027 632 0421.

Guide
Negotiation

A short drive to Kumeu and Westgate - one of the best lifestyle addresses in Kumeu.

Cultivate your future in this North-facing opportunity-a sprawling 4-hectare canvas of colour and established plantings that promises a life of endless possibilities. Immerse yourself in the natural kaleidoscope that surrounds a charming four-bedroom traditional bungalow, basking in the warm embrace of full sunshine and showcasing extensive rural views of the valley below. Level to gently sloping, sunny and sheltered, the land offers many opportunities to develop or leave it as is to enjoy your rural idyll. Some potential income streams that only require your effort to exploit. Add to this your very own nature reserve, garaging for 3-4 vehicles and your imagination will take flight.



Graham McIntyre
027 632 0421





A home where memories are made

199 Nixon Road, Taupaki, Auckland

Elevated countryside living, with sleepout, barns, sheds, offices, studios and more within this leafy paradise.

A nod to the past with this well presented, modernised lockwood home with accents of white to set off the blonde timber. A large five bedroom, three bathroom home, with additional space for offices/ study/ sleepout/

games room. Central open plan living and dining opening to decking and pool area.

All the rooms and bathrooms are off the central corridor with easy access to boardwalk decking.

Centrally located on the land the house is in an elevated position, the barns and sheds share the driveway providing easy access and storage for a toys and tools, friends and family.

Set in a park-like glade, full of established trees and easy care flat lawn with a paddock for play, a tree for a treehouse and room to explore, to craft and create.

Life is too short for concrete and tarmac, discover a life with natures best, so private and tranquil but so close to amenities, schools and convenience stores when you want them.

Get in touch today to view

Graham McIntyre 027 632 0421

Graham.mcintyre@kumeu.rh.co.nz

For more information on this property call Graham McIntyre on 027 632 0421 or graham.mcintyre@kumeu.rh.co.nz. Country Living Realty Limited T/A Raine and Horne Kumeu - Hobsonville. Licensed REAA (2008).



24/ 18 Williams Road, Hobsonville

2 Bed 1 Bath 1 Car

Sun filled Brick & Tile, over 55's Sanctuary

This boutique and well appointed over 55's village provides an excellent environment, community and sun filled quiet home, out of the hustle and bustle but close enough to walk to convenience shopping, parks and bus stop. The land is flat but elevated, out of flow paths and out of flood plains. Built to last, this brick and tile two bedroom home with single garage has been refurbished and is presented to a very high standard, with new kitchen and new carpet. Generous space inside and out side that will allow you the canvas to create your home and garden, just the way you like it. The home has been invested in, with attic stairs to access ceiling storage area, a moisture reduction system and heat pump, all designed to make the living environment the best possible. The neighbors are engaging, fun and the community is inclusive which allows you to have time for yourself or shared with activity and events. A great time to view, a fabulous option to invest in.

Guide
Negotiation



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18 Peters Lane, Taupaki

Sun kissed, north facing house and land package

A large north facing canvas, with natural water course and established plantings with options to select the best house and land package for you, including home and income options. Elevated rolling land with views to Kumeu and beyond, the houses selected are designed to make the most of the aspect and the outlook. This land is historical and original clay base which has no historical slip effects nor movement lines. In addition much of the area is slowly moving to countryside living which allows for great intensification within this residential lifestyle community. Please survey the house and land package options outlined and book a walk-the-land meeting with leading Taupaki agent and local resident Graham McIntyre. Renders and pricing for House and Land Packages provided by:
GJ Gardner indicative value \$3,479,000 approx. enquire for further information
Golden Homes indicative value \$3,798,000 approx. enquire for further information
Signature Homes indicative value \$3,326,500 approx. enquire for further information

Guide
Negotiation



Graham McIntyre
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22 Zingaro Place, Massey

3 Bed 1 Bath 2 Car

2 Car Garaging, Big Workshop, Sunny, Elevated

Set on 979sqm (approx) this is a big section with a big home.

Offering extensive garaging and off street parking with storage options galore, work from home, or develop an additional guest wing.

Upstairs enjoys extensive gated lawn and gardens with mixed alfresco settings to enjoy sunshine or shade with easy access to kitchen, dining and lounge areas.

All the bedrooms and bathroom off a central hall, this is a home that will deliver peace and ambience upstairs and hobby, work and workshop downstairs, certainly a ying and a yang for all buyers.

The CV on this property is \$975,000. We are happy to supply a list of the last 12 months of transactions in this area. For a complete transaction list please email

Guide
By Negotiation



Graham McIntyre
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26 Squadron Drive, Hobsonville

2 Bed 2 Bath 1 Car

Garage, Park, Grass, Views Ooo La La - Hobsonville

A contemporary, sun filled and private 2 bedroom, 2 bathroom home over 2 levels offering an impressive list of extras, situated off a quiet lane way minutes away from Hobsonville shopping precinct.

A two level end duplex built by Universal homes, this is a lock up and leave that has been invested in with smart air circulation, drapes and finishing's.

Downstairs enjoys an open plan alfresco living environment with patio and grassed area.

Upstairs are two bedrooms (generous size), bathroom and ensuite.

Come view Mary's Gallery a mix of beautiful artwork and collectables within an easy living environment with garage and parking outside off the private laneway access.

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Home & Garden

The Rise of Customized Tiny Homes: Small Builds located in the heart of Kumeu.



In today's fast-paced world, the demand for simple, efficient, and affordable living spaces is skyrocketing. A rapidly growing sector that's helping turn dreams of sustainable, customized tiny homes into reality. These compact, efficient homes are redefining how we approach living space and Small Builds are at the forefront of this transformation.

Tiny homes are much more than a passing trend; they represent a lifestyle shift toward minimalism, environmental responsibility, and financial freedom.

With housing prices on the rise, many individuals and families are choosing to downsize, seeking homes that offer the essentials without the burden of excess. What makes tiny homes even more appealing is the ability to fully customize every aspect, from the layout to the materials used, allowing owners to create a space that perfectly suits their needs.

Small Builds specialize in delivering personalized tiny homes that reflect the unique tastes and preferences of our clients. We take the time to understand each customer's vision, working closely with you to create designs that maximize space and functionality while incorporating sustainable features. Whether you're seeking a cozy retreat in the countryside, a versatile backyard studio, air b and b for secondary income or a granny flat for family, our tiny homes offer endless possibilities.

Sustainability is often at the heart of these tiny homes. With a focus on energy-efficient designs, eco-friendly materials, and off-grid capabilities, Small Builds are ensuring their homes have minimal environmental impact.

As the tiny home movement gains momentum, Small Builds are helping to make sustainable, customized living a reality for many. Our dedication to creating unique, well-crafted spaces is shaping the future of housing in a world that values efficiency, sustainability, and individuality.

Located at 869 Waitakere Road Kumeu Ph Paul on 021378277 Email info@smallbuilds.co.nz for a no obligation quote.

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Onsite Building Inspections

Onsite Building Inspections is a professional Building Inspection service based in Auckland, New Zealand, dedicated to providing comprehensive evaluations for both home buyers and sellers. Recognizing that a property transaction is often one of the most significant investments individuals undertake, their mission is to ensure clients are fully informed about the condition of a property before making decisions.

- Services Offered:**
- Pre-Purchase Inspections: Designed for prospective buyers and their lenders, these inspections offer a thorough assessment of a property's current state, ensuring transparency and confidence in the purchasing process.
 - Pre-Sale Inspections: Tailored for vendors, these evaluations identify potential issues before listing a property, facilitating smoother transactions and informed pricing strategies.

Expertise and Qualifications:

The team at Onsite Building Inspections comprises qualified, licensed building practitioners with extensive experience in current building codes and practices. Founder Justin Mackay, a Licensed Building Practitioner with a Bachelor of Business Studies from Massey University, brings years of hands-on experience in building and renovating houses across the Auckland area.

Technology and Tools:

Utilizing advanced technology, Onsite Inspections employs digital devices, moisture detection meters, thermal imaging cameras and drones when necessary to detect and analyze potential issues accurately.

Availability:

Understanding the time-sensitive nature of real estate transactions, Onsite Building Inspections offers services seven days a week, ensuring clients can proceed with their property dealings without unnecessary delays.

ONSITE BUILDING INSPECTIONS

OUR SERVICES

- Pre-Purchase Building Inspections
- Pre-Sale Building Inspections
- Written Building Reports
- Verbal Building Inspections
- Weather Tightness Inspections
- Safe & Sanitary Inspections
- Customised Inspections
- Auckland Wide

CONTACT US

021 349 6990 | 0800 454 644

WWW.ONSITEINSPECTIONS.NZ

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For more detailed information or to schedule an inspection, visit their website at <https://www.onsiteinspections.nz>.

Engaging with Onsite Building Inspections ensures that both buyers and sellers have a clear, professional understanding of a property's condition, facilitating informed decisions in the real estate market.

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For more information, visit our website at whenuapai.laserplumbing.co.nz.

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DIY landscaping with Mitre 10 MEGA Westgate & Henderson



Welcome, garden enthusiasts and DIYers. Dreaming of a beautiful outdoor space doesn't have to mean hiring a pro or spending a fortune. With the right tools, materials, and some creativity, you can transform your backyard into a stunning oasis.

Here's a step-by-step guide to start your landscaping journey with essential items found at Mitre 10 MEGA Westgate & Henderson.

1. Planning Your Dream Yard

Start by sketching out your vision:

- **Measure and Mark:** Use a tape measure to size your space accurately and mark boundaries with landscape marking paint or chalk.
- **Plot Your Path:** Consider pathways, planting areas, patios, or water features. Flag stakes and string can help visualise your layout.
- **Pick a Style:** Decide if you want a modern, cottage, tropical, or desert vibe—this will guide your plant and material choices.

2. Preparing the Groundwork

A clean foundation is key:

- **Weed and Clear:** Grab a rake, hoe, and pruners to remove weeds, rocks, and debris. A good pair of gloves will protect your hands.
- **Level and Grade:** To ensure proper drainage, level the ground and add a slight slope. Levelling tools or a basic level work well here.
- **Soil Prep:** Enrich your soil with compost or topsoil for better plant growth. Use a garden fork or tiller to mix it in evenly.

3. Building Pathways and Patios

Hardscaping gives structure to your space:

- **Path Materials:** From pavers to gravel or stepping stones, you can find all options at Mitre 10 MEGA Westgate & Henderson. Start with landscape fabric to prevent weeds.
- **Edging for Structure:** Landscape edging keeps paths neat and prevents plant overgrowth. Edging tools and mallets will help create clean lines.

- **Install Pavers:** Place sand or gravel as a base layer, then add your pavers in the desired pattern, ensuring they're level and stable.

4. Planting the Essentials

Plants add life and colour:

- **Trees and Shrubs:** Begin with larger elements like trees and shrubs for height and privacy. Be sure to grab mulch to keep roots cool and retain moisture.
- **Perennials and Ground Cover:** For a low-maintenance yard, choose hardy plants. Ask the garden professionals at Mitre 10 MEGA Westgate & Henderson for region-friendly plant suggestions.
- **Raised Garden Beds:** Building a raised bed? Stock up on untreated lumber, soil, and hardware to construct a simple frame. Raised beds help protect plants and offer easier access.

5. Adding Accents and Features Make it uniquely yours:

- **Lighting:** Solar or LED pathway lights create ambiance while ensuring safety after dark.
- **Water Features:** Small fountains or ponds are surprisingly easy to DIY. Grab a fountain pump, waterproof liner, and decorative rocks to get started.
- **Seating & Décor:** Outdoor benches or garden art can be a nice touch. Mitre 10 MEGA Westgate & Henderson carry weather-resistant paint for updating old furniture.

6. Mulching and Maintenance

Complete your landscape:

- **Mulch for Beds:** Lay down a generous layer of mulch around plants to reduce weeds and retain moisture.
- **Maintenance Must-Haves:** A basic toolkit—pruners, a watering can or hose, and plant food—will help keep your landscape healthy year-round.
- **Seasonal Cleanup:** Leaf blowers and rakes make cleanup easy, while weed barriers and pre-emergent herbicides prevent seasonal invaders.

With these basics, you're ready to transform your outdoor space. Stop by Mitre 10 MEGA Westgate & Henderson for expert advice, tools, and supplies to make your landscaping dreams a reality. Dive in, get your hands dirty, and watch your dream yard take shape.



New Year, New Home: Why 2025 Could Be the Perfect Time to Build



As the new year begins, many of us take the time to reflect on the year that was—and what we want for the year ahead. For some, this means rethinking their living situation. If your home feels outdated, too small, or no longer suits your needs, it could be the right moment to consider a change –perhaps even building a new home that better fits your lifestyle.

For those thinking about a fresh start in 2025, Signature

Homes West & North-West Auckland could be an option worth exploring.

They specialise in custom-built homes, helping clients create spaces that truly fit their lifestyle. Whether you're after a new design or a home that reflects your unique style, the process of building from scratch offers the freedom to create a home that's entirely your own.

Why now? New Zealand's building standards are globally recognised for energy efficiency, durability, and liveability. A new home offers lower maintenance costs, modern features, and the peace of mind that comes with guarantees like fixed pricing and no hidden costs. Plus, with the recent drop in the Official Cash Rate (OCR), securing a mortgage or increasing your borrowing potential has become more achievable, making the dream of building more accessible. Additionally, new builds are tailor-made to your specific needs and lifestyle, allowing you to avoid the compromises often required with pre-existing homes.

Starting the journey towards a new home can feel daunting, but there's no harm in simply asking questions and gathering information. Reaching out to Signature Homes West & North-West Auckland is a chance to explore what's possible—whether it's house and land, subdivide, knock down and rebuild, or design and build.

Call 0800 020 600 to find out more it costs nothing to enquire, and you might discover more options than you thought possible.



New Year New Home?

Is 2025 your time...

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Your seasonal garden



In February and March, New Zealand transitions from summer to autumn, bringing a variety of fresh vegetables to enjoy. Here's a guide to the best veggies, how to grow them, and some easy tips:

- **Tomatoes:** Plant in full sun with well-drained soil. Space 45 cm apart and provide regular water and support. Prune regularly to improve air circulation and prevent disease.
- **Capsicum (Bell Peppers):** Start indoors or buy seedlings. Grow in sunny spots with well-drained soil, spacing 45 cm apart. Keep warm and water regularly. Mulch to retain moisture and protect from cold winds.

- **Pumpkin:** Sow seeds in rich, well-drained soil in a sunny location, leaving space for spreading (2-3 meters). Water deeply and mulch to retain moisture. Harvest when the skin hardens and the stem dries.

- **Carrots:** Directly sow seeds in loose, sandy soil. Space about 30 cm apart and thin seedlings as they grow. Keep soil moist and weed-free. For sweeter carrots, harvest after light frost.

- **Cabbage:** Plant seedlings in rich soil with plenty of sun. Space 30-45 cm apart and keep consistently moist. Mulch and monitor for pests like caterpillars and aphids.

- **Spinach:** Sow seeds in partial shade or full sun in well-moist soil. Space 25 cm apart. Keep the soil moist and harvest outer leaves first to allow inner leaves to grow.

- **Broccoli:** Start seeds indoors or buy seedlings. Grow in well-drained soil, spacing 45 cm apart. Water regularly and mulch. Harvest the main head before florets open.

- **Cauliflower:** Like broccoli, grow in cool weather with fertile soil. Space 45-60 cm apart. Water consistently and blanch heads by covering them with leaves.

- **Beetroot:** Sow directly in well-drained soil, spacing 10 cm apart. Water regularly and thin seedlings to allow space for roots to grow large.

- **Kale:** Space 30 cm apart in fertile soil. Water regularly but let soil dry between waterings. Kale is hardy and can tolerate light frost, enhancing its flavor.

These vegetables thrive in February and March, providing a delicious, seasonal harvest.



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Young Learners

Science experiments- Gumboots Early Learning



Arthur C Clarke said "Any sufficiently advanced technology is indistinguishable from magic" and children love the magic that science reveals for them.

As children start their educational journey, science fosters curiosity, critical thinking, and problem-solving. At Gumboots, we conduct simple experiments with everyday items to spark engaging discussions.

One recent experiment was "Invisible Ink," using just a few basic materials.

Invisible Ink Experiment

Ingredients:

- 1/2 cup warm water
- 1 tablespoon baking soda
- 6 squirts hand sanitizer
- A pinch of turmeric
- 1 container

Method:

1. Dissolve baking soda in warm water.
2. Let children use the mixture to paint or print handprints on paper, then let it dry.
3. While the paper is drying, mix the hand sanitiser with the turmeric.
4. Paint over the dried paper with the turmeric mixture to reveal the handprint.

The Science Behind It: The baking soda creates an alkaline



environment that changes turmeric's colour from yellow in acidic conditions to reddish orange in alkaline conditions, revealing the hidden design.

Children's Learnings: This experiment helps children understand concepts like cause and effect - how turmeric is affected by the baking soda and causes the

colour change. It also introduces the difference between "visible" and "invisible" and shows how things can shift between the two states.

Elephant's Toothpaste Experiment

Another great experiment, if you're willing to visit your local pharmacy, is "Elephant's Toothpaste." This experiment uses mostly ingredients you likely already have at home, with just one ingredient you'll need to pick up.

Ingredients:

- 125 ml (3%) hydrogen peroxide
- A squirt of dishwashing liquid
- A few drops of food colouring
- 2 tablespoons warm water
- 1 teaspoon fast-acting yeast

Method:

1. Place a clean bottle in a tray to catch overflow.
2. An adult will use a funnel to add hydrogen peroxide to the bottle.
3. Add dish soap and food colouring and gently swirl.
4. Mix yeast and warm water in a separate container.
5. When you're ready for the experiment, have an adult pour the yeast mixture into the bottle and step back to watch the eruption.

The Science Behind It: The eruption occurs because yeast acts as a catalyst (something that speeds up a chemical reaction), breaking down hydrogen peroxide into water and oxygen, producing bubbles that create an exciting foamy reaction.

Learning Outcomes:

This experiment effectively teaches children safe practices in science. It's crucial to emphasize that some chemicals can be harmful, so we wear gloves when handling them. Additionally, it demonstrates gas formation and how soap traps gas to create bubbles, while clearly showing the cause-and-effect relationship when the mixture erupts.

Why Experiments In General Are Great for Kids:

These experiments are great for young children because they are visually engaging and use simple materials that are often found at home or nearby stores. Their hands-on nature promotes active learning, fostering curiosity and involvement in education. Additionally, they encourage children to ask questions like "How?" or "Why?", leading to further exploration and experimentation.



Kumeu Library



The year is well underway, and Kumeu Library's regular activities are also starting up for the year - it's a great time to try something new for 2025!

Activities for Children:

Storytime: Mondays and Saturdays at 10.30am - Stories, songs, rhymes and a fun activity for children aged 3 to 5 years - Storytime happens every week, even during the school holidays.

Homeschool Make: Build: Do: Wednesdays during school terms at 10.30am, starting 5 February - An hour of constructing, creating and fun for children aged 8 to 13.

After-School Make: Build: Do: Thursdays during school terms at 3.30pm for children aged 8 to 13, starting 9

February - What can you achieve in one hour?

Rhymetime: Fridays at 9.30 -10.00am - for pre-schoolers aged 18 months to 3 years. Rhymetime continues through all the school holidays.

Wriggle & Rhyme: Fridays during school terms at 10.30 -11.00am, starting 7 February - active movement for babies 0 to 2 years.

Activities for Adults:

Brain Charge for Adults: Tuesdays at 2.00pm during school terms, starting 4 February - give your brain a weekly workout to keep it active!

Book Chat: The first Tuesday of every month at 10.30am, starting 4 February - come and chat about the good books you have read lately while enjoying morning tea.

Book Club: 7.00pm on the 4th Thursday of each month, starting 23 January. Join in our lively discussions - every month we read a different author, genre or theme!

Other Services at Kumeu Library:

Justice of the Peace: Saturdays from 10.00 am to 12 noon.

Computers: Free WiFi, public computer access, and scanning. Printing is also available (cost applies).

Council Services

There's always something happening at Kumeu Library - follow us on Facebook to keep up-to-date

www.facebook.com/kumeulibrary



Don't miss out-come along and be part of the fun!

Scott Point Family Fun in the Park at Observation Green Park: Sun Feb 23rd. From 2:30pm - 5pm.

Whenuapai Summer Series at the Parkhouse Park: Sun Feb 16th. From 2:30pm - 5pm.

Check out Connected Neighbourhoods Trust facebook page for more details.

Tips for Easing Preschool Kids Back to Daycare

1. Re-establish Routines: Gradually adjust sleep and morning schedules before daycare starts.
2. Talk Positively: Highlight the fun aspects of daycare and talk about it in an excited way.
3. Visit the Daycare: Familiarise your child with the daycare environment before the first day.
4. Create a Goodbye Ritual: Develop a consistent, comforting goodbye routine to make parting easier.
5. Provide Reassurance: Reassure them that daycare is a fun and safe place, and you'll return to pick them up.
6. Keep Drop-offs Short: Make goodbyes quick and calm to avoid long emotional moments.
7. Give Them Something to Look Forward To: Plan something fun after daycare to keep them excited.
8. Be Patient: Allow time for the adjustment and celebrate small victories along the way.

This approach will help ease the transition back into daycare smoothly for both kids and parents!

Family fun



This summer, Connected Neighbourhoods Trust is excited to invite the community to join us for a special series of free events designed to bring neighbours together in a fun and relaxed setting. With lawn games, face painting, giant bubbles, and an ice cream truck, there's something for everyone to enjoy.

These events are not just about having fun- they're about creating connections. When neighbours come together, it strengthens the bonds within our community, making it not only more vibrant but also safer and more resilient. A connected neighbourhood is one where people look out for each other, share in good times, and come together during challenges.

In the summer months, make sure to mark your calendar and join us for the afternoon. Whether you're new to the area or a longtime resident, this is the perfect chance to meet your neighbours, enjoy some lighthearted activities, and create memories that will last all year.



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Aged care

A pillar of dedication at Craigweil House

At Craigweil House, we are proud to introduce you to the incredible people who make our facility so special. One of them is Pipak Smith, whose loyalty and dedication over the past 13 years have made her an integral part of our team.

Pipak's journey began in Nakae, Thailand, where she discovered her passion for healthcare. After years as a registered nurse, she moved to Parakai, New Zealand, in 2005. In January 2012, she joined Craigweil House, where she found her true calling as a caregiver.

Her unwavering commitment to Craigweil House and its residents has been a cornerstone of her career. For Pipak, working here is more than a job—it's a vocation and a privilege.



She looks forward to continuing her work, strengthening the community she holds so dear.

If you'd like to discover what makes Craigweil House so special, call us at 094208277 to arrange a visit. We'd be delighted to welcome you and share our story.

Come to Country Club Huapai's Village Alive Market Day



You may have noticed the Country Club Huapai evolving beautifully over the past few years. Maybe you've savored a meal at the stunning café or visited family

and friends lucky enough to call this neighborhood gem home. For those who haven't had the pleasure, here's your chance to explore a truly exceptional place. Nestled on 6.3 hectares of what was once the Nobilo vineyard, this modern lifestyle village is a luxurious retreat designed for the young-at-heart aged sixty and above, where life is all about indulgence and fun.

And now you too can come and have fun with family and friends at Country Club Huapai's 2025 Village Alive Market Day.

It's an open invitation to immerse yourself in a day packed with excitement, community spirit, and delicious delights. Whether you're already familiar with the Country Club or a curious first-timer, there's something for everyone to enjoy:

Aged Care

- Food Trucks Galore – Satisfy your cravings with a smorgasbord of mouthwatering options.
- Market Stalls – Shop to your heart's content and discover unique treasures.
- Bouncy Castle and Face Painting – The kids are in for a treat (sorry, grown-ups, this one's just for them!).
- Explore the Club – Sip a drink at the gorgeous bar, enjoy a coffee at the café, check out the gym and pool, or try your hand at the games areas.

But wait, there's more! Enter our exciting competition to win a free weekend in our luxurious Hospitality Suite, where you can experience the ultimate Country Club lifestyle. Simply stop by our onsite show home on the day or book a viewing with Chris Brittenden (P. 021-982 583) to be in the draw.

So, mark your calendars for Saturday, 15 February, from 11am to 3pm. Bring your family, bring your friends, and join us for a community event that promises fun, laughter, and memories to treasure.

Save the date – we can't wait to see you there!



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HUAPAI VILLAGE

VILLAGE ALIVE MARKET DAY

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Health & Beauty

Easy ways to stay pain-free while travelling this summer

Summer travel is an exciting time for many in New Zealand, whether it's a road trip, flight, or scenic adventure. However, long hours of sitting can lead to discomforts like back pain, neck stiffness, and headaches. Here are some simple tips to stay pain-free during your travels.

Lower Back Pain: To avoid lower back discomfort, follow these tips:

1. Adjust Seat Angle: Tilt your seat slightly downward so your knees are level with or slightly lower than your hips. A footrest can help.
2. Keep the Seat Upright: Maintaining an upright seat helps support the natural alignment of your spine.
3. Raise the Seat Height: Elevating the seat prevents excessive hip bending and helps you sit upright for longer periods.
4. Use Lumbar Support: If your seat lacks lumbar support, a pillow or rolled towel can relieve pressure on your lower back.

Neck Discomfort: Once your lower back is supported, address neck discomfort with these tips:

1. Use a Travel Pillow: Wear your pillow backward or sideways to support your head and reduce strain.
2. Practise Chin Retractions: Every hour, perform 10 "chin tucks" by pulling your chin straight back to relieve neck tension.



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3. Incorporate Gentle Neck Movements: Rotate and tilt your head to ease stiffness and tension from holding a still posture.

Remember, these tips are not a replacement for medical advice. Always consult a healthcare professional for personalised recommendations. For expert assistance in improving mobility, contact us at 0272640003



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Health & Beauty

Myths and Facts, and Red Flags about Haemorrhoids



Haemorrhoids are often the butt of jokes, but for many, they're no laughing matter. These swollen cushions in the rectal area can cause discomfort, itching, and bleeding—but they're more common than you might think. Let's bust some myths, share some facts, and highlight red flags you shouldn't ignore.

Myths and Facts:

Myth: Haemorrhoids only affect older people.

Fact: Haemorrhoids can affect anyone, regardless of age. While more common in middle age and beyond, factors like constipation, pregnancy, or heavy lifting can lead to haemorrhoids at any age.

Myth: Spicy food causes haemorrhoids.

Fact: Spicy food may irritate your digestive tract, but it

doesn't directly cause haemorrhoids. The real culprits? Chronic constipation, prolonged sitting, and straining during bowel movements.

Myth: Surgery is the only solution.

Fact: Most haemorrhoids improve with lifestyle changes like a high-fibre diet, proper hydration, and over-the-counter treatments. Surgery is only needed in severe cases and there are numerous options that can be offered by a Colorectal Surgeon.

Red Flag Symptoms:

While haemorrhoids are usually harmless, some symptoms warrant a visit to your doctor:

- Persistent bleeding: Bright red blood during bowel movements can indicate haemorrhoids, but ongoing or heavy bleeding could signal other conditions like anal fissures or colorectal cancer.
- Severe pain or swelling: Extreme discomfort may suggest a thrombosed haemorrhoid or fissure, which might need medical intervention.
- Changes in bowel habits: If you experience unexplained diarrhoea, constipation, or weight loss, it's time to see a doctor.

Remember, haemorrhoids are nothing to be embarrassed about. If in doubt, seek professional advice—it's better to be safe than sorry when it comes to your bottom line!

At Waitemata Endoscopy, we can support you to take a proactive approach to bowel issues and can facilitate rapid access for a gastroscopy or colonoscopy.

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URGENT APPOINTMENTS AVAILABLE



Bounce Into Fitness: The Rebounder Revolution for 40+

As we age, maintaining joint health and improving cardiovascular fitness become essential. For those over 40, finding a low-impact yet effective workout is crucial, and the rebounder– a mini-trampoline–is the perfect solution. Not only does it provide an enjoyable, fun exercise experience, but it’s also backed by solid research.

NASA research has shown that rebounding can be up to 68% more effective than running in improving cardiovascular health, while being gentler on the joints. This is because the vertical movement on the trampoline reduces impact stress on the knees, hips, and spine, making it ideal for individuals with arthritis or joint pain. As we age, maintaining joint health and preventing injury is vital, and rebounding provides just that– a full-body workout without the strain of traditional high-impact exercises.

The benefits of rebounding go beyond joint protection. The rhythmic bouncing engages your core, legs, and arms, improving balance, coordination, and muscle tone. Rebounding also helps with lymphatic drainage, boosting circulation and detoxifying the body, leading to increased energy levels and overall well-being.

Starting an exercise plan with a rebounder is an excellent way to kickstart your fitness goals for the year ahead. Begin with 5-10 minutes of gentle bouncing daily and gradually increase to 15-20 minutes for optimal results.



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The rebounder is compact, easy to use, and accessible to individuals of all fitness levels. Whether indoors or outdoors, it’s a convenient way to stay active.

Incorporating rebounding into your routine offers a fun, effective way to stay fit, improve cardiovascular health, and maintain vitality as you age– making it a must-have for anyone over 40 looking to bounce into a healthier lifestyle.

Disclaimer: The information provided in this article is for general informational purposes only and should not be construed as medical advice; always consult with a healthcare professional before starting any new exercise regimen.

Creating a hair plan for 2025

Creating a hair plan with your hairdresser is an essential step in achieving your desired hair goals while maintaining hair health. Start by discussing your lifestyle, hair type, and any challenges you face, such as dryness or breakage. Be clear about your vision–whether you’re looking for a dramatic change or subtle adjustments. A good hairdresser will offer professional advice on what will work best for your hair, considering factors like face shape, texture, and maintenance.

Set realistic goals by considering your hair’s current condition and how much time you’re willing to dedicate to upkeep. If you’re aiming for colour or cuts, ask about maintenance schedules and the necessary products to maintain your style. Together you can create a plan that involves both short-term steps and long-term care. Regular check-ins with your hairdresser will help adjust the plan as your hair evolves.

Rebooking your next appointment is a fantastic way of staying accountable to your hairdresser and it gives you great looking hair every 6-8 weeks. A reminder txt is always an effective tool in remembering when your appointment is, and any good salon will automatically do this for you.

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Area Columnists

Search open for a Youth MP



By Cameron Brewer - MP for Upper Harbour

I need to find Upper Harbour’s next Youth MP. Youth Parliament 2025 is a once-in-a-lifetime opportunity for students aged 16 to 18 to step into the shoes of an

MP, represent our amazing community, and debate in Parliament.

As part of the four-month programme, 123 Youth MPs will spend two action-packed days in Parliament on 1 and 2 July, asking questions, debating issues, and voting on a mock Bill. They’ll connect with young people from across New Zealand, share ideas, and bring Upper Harbour’s perspectives to the table.

Youth Press Gallery members will also be selected. They’ll write and submit stories, including reporting on the two days in Wellington, for the Parliamentary website, the Youth Parliament newsletter, and other media outlets.

Applications for Youth Parliament 2025 open on 3 February, and I’ll also be visiting local schools to chat with students about what’s involved. To apply, just send me a short video or letter explaining why you’d love to be a Youth MP and the issue that matters most to you. To do this, you can email: UpperHarbourOffice@parliament.govt.nz or write to our electorate office at Unit 15/102c Hobsonville Rd, Hobsonville, Auckland, 0618.

Once selected, our Upper Harbour Youth MP will join me for a “Pizza and Politics” discussion group, a day of work experience in our electorate office, and a public event

to engage with our community. Youth Parliament 2025 is a fantastic opportunity for any student keen to learn first-hand about our democracy, influence government decision-making, and have their voice heard.

Discoverers

Climate change concerns us all. We see extreme weather events locally and worldwide. Scientists warn us of severe future consequences. Poorer counties, including our Pacific neighbours are the most impacted, but are the least able to adapt. Our whole natural environment is under pressure. On Sunday 23rd February Discoverers informal church will be focusing on Helping to Heal God’s Wounded World. We will be addressing these questions as we reflect on this issue:

- Is our faith “out of this world” or in it?
- How does the Bible speak of God’s world?
- Are we stewards of creation, or just consumers of its resources
- How did Jesus respond to God’s creation?
- How have Christians been part of caring for or damaging creation
- How important is caring for creation for us?
- Who are our neighbours when it comes to climate change?
- Are there some practical steps that we could take?

Discoverers informal church meets on the fourth Sunday of each month in the Baffin lounge, 214 Buckley Avenue Hobsonville Point from 3-30pm to 4-30pm. All are welcome! For further details please contact Richard Small. **Email Richard.Small@pacificlegal.co.nz or phone 021 385-748.**

Who will be the next Youth MP for Upper Harbour?

A unique opportunity to learn first-hand about our democracy, influence government decision-making, and have your voice heard

Cameron Brewer MP for Upper Harbour
UpperHarbourOffice@parliament.govt.nz

Funded by the Parliamentary Service. Authorised by C Brewer, Parliament Buildings, Wellington.



Thrive in 2025



As 2025 begins, cost-of-living pressures continue to be challenging for many people, but the start of a new year is a great time to regain control of your finances and set achievable goals. While money concerns can feel overwhelming, taking small steps to review and plan your finances can help with worry and set you on a path toward greater confidence. To help you take control, there are three steps you can make: first, tackle any debt to keep it manageable, second, create or revisit a household budget to navigate everyday expenses, and finally, consider saving or investing for both short- and long-term goals wherever possible.

Tips for Financial Success in 2025

1. Get support with debt

If you're concerned about debt, resources like a financial mentor or budgeter can offer free and practical advice. It's a great starting point to identify which debts to tackle first and explore repayment options

2. Review your household budget

Creating a realistic budget can help you prioritise essential spending and spot areas to save.

3. Set savings goals

If your budget allows, aim to set clear savings goals. Start by building an emergency fund to cover unexpected costs like car repairs or appliance breakdowns. Once you've built up this buffer, consider longer-term savings options.

At the Citizens Advice Massey we've seen many people who are facing financial difficulties – many for the first time. We know this is an expensive time of year for many, having had Xmas expenses to pay for and the school year and its associated costs just around the corner. Our partnership with West Auckland Budget Service has seen many people benefit. If you think having a conversation with someone about your finances would help, contact us on 09 833 5775 or enquiries.massey@cab.org.nz. Or if you think you'd like to be a volunteer and help people in your local community we'd welcome your enquiry too. We are on level 2 in the library at Te Manawa 11, Kohuhu Lane Northwest.

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Grey Power welcomes Hospital Investments



Grey Power welcomes the additional \$42million investment announced by Health Minister Shane Reti recently to fill critical workforce gaps in our struggling hospital system. Waiting times for surgery have ballooned out and current staff are under enormous pressure. This investment was urgently needed. What Dr Reti did not tackle was how to retain and support those doctors within the system so that they no longer feel compelled to seek a more attractive career overseas. Grey Power is concerned that we may recruit overseas doctors who have less experience and less commitment to remaining in New Zealand for the long-term. Why are the government not concentrating on how to make a life time career as a doctor in New Zealand worth staying here for as well?

To ease pressure on the over-stretched hospital system we need a well-resourced primary care system that provides effective, affordable, and available treatment and preventative health care nationwide. Many GP practices have closed their books, waiting times are 3-4 weeks and patients resort to visits to A&E, or calling an ambulance when they are seriously ill as they have had no easy access to a GP in a timely manner. Grey Power urges Dr Reti to urgently support our front-line primary care system as a priority. Fixing this will significantly reduce the pressures on the hospital system.

Gayle Chambers National President Grey Power NZ Federation greypower.co.nz

Safeswim



Safeswim helps you make the most of Auckland's beaches. Safeswim is the ultimate beach buddy, helping Aucklanders make informed decisions on when and where to swim, by providing real-time information on water quality, swimming conditions, and potential safety hazards.

Councillor Richard Hills, Chair of the Policy and Planning Committee, highlights the importance of Safeswim for Aucklanders:

"Auckland's hundreds of beaches are one of the best things about summer, and Safeswim makes them even better, so you can choose the optimal one to swim at for the conditions.

"Whether you're heading out for a morning dip, a surf with friends, or a family day at the beach, Safeswim gives you the information you need to stay safe, including after heavy rainfall, which can affect our waterways, and enjoy the water with confidence. Check Safeswim before you go and make the most of our beautiful natural environment.

"Keep in mind, the red pins represent when the Safeswim system predicts a higher risk to human health, in line with New Zealand Health guidelines. Before the Safeswim system, the only way to let swimmers know there was a risk to their health was by testing the water and reporting the results several days later. Safeswim helps give real time certainty while we continue to increase investment in upgrading our infrastructure across Auckland."

The programme has refreshed the website and mobile app for iPhone and Android users, making it easier than ever to access vital information on the go. So, whether you're planning a weekend beach trip or a quick swim after work, remember to check Safeswim.

The platform is a collaboration between Auckland Council, Surf Life Saving New Zealand, Watercare Services Limited, Health New Zealand Te Whatu Ora, Drowning Prevention Auckland, and Northland Regional Council.

Visit safeswim.org.nz for more information and download the app.

Show 'n Shine Toy Run and Car Show



The skies were grey, but the cars were shiny, and the people were awesome as car owners from local classic car clubs including the Auckland MR2 and the Mercedes clubs gathered for the third annual Show 'n

Shine Toy Run and Car Show.

Organised by the Auckland MR2 club, the event incorporates a toy run with gifts going towards Visionwest's Christmas From The Heart. Over 200 toys



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were collected (many with a car theme) – that's smiles of joy on the faces of over 200 children who might otherwise have missed out this Christmas Day. Between the sausage sizzle and voting for car of the show, those attending were able to sit in the cars and chat to owners about the hours of work that have restored many of the cars to pristine condition. People's choice for car of the show was a wonderfully kept Toyota MR2 complete with Santa sleigh decoration.

Visionwest Community Trust provides wraparound support services in West Auckland and other regions throughout Aotearoa New Zealand. Services include, housing, home healthcare, food support, financial mentoring (budgeting), counselling, early childhood care and learning, and youth development and training.

Each support service is linked to the others to provide a holistic service to individuals and whānau who are in a place in their lives where they need the support of others. We journey alongside individuals and families and are active in the transformation work that enriches their lives; work which ultimately leads to healthier and more connected communities. For more details (including donations) visit visionwest.org.nz

Yarn bombing



Yarn bombing (or yarnbombing) is a type of graffiti or street art that employs colourful displays of knitted or crocheted yarn or fibre. Ten years ago, the organisation responsible for creating this neighbourhood – HLC, now called Kāinga Ora, was

approached with an idea to 'yarn bomb' a pōhutukawa tree in Hobsonville Point Road. The purpose was to provide an opportunity for locals to get involved in a community project that would support them to connect with other people in the neighbourhood and connect with the place itself, to strengthen a sense of belonging, all that is part of building a 'close knit' community where people know each other, care for each other, care for and take pride in their neighbourhood. It was also a way to bring in some fun and colour to the neighbourhood.

Artist Alison Milne was contracted to coordinate the original project. The first 'outfit' was created in 2014 in yellow, red and blue. When this yarn started to fade, and needed replacing, the community crafted a second outfit in 2017, with colours red orange and pink.

Recently the earlier knitting was removed and a group of keen creatives started a new outfit. People of all ages were involved, local school kids and residents of the retirement village and ages in between. A core group met fairly regularly for a check-in on progress and assess when we thought there was enough to install, and a few people went to the primary school to teach the students.

We secured funding through the Residents Society to purchase yarn and hire the ladders and platforms for installation, we also got donations of yarn from the community, and Buzz from House of Travel shouted us pizzas on install day to keep energy levels up.

The Importance of Accident and incident investigations



Accidents and incidents should be investigated.

An example of a reasonable investigation is the development of the halo in a single-seater, which prevents head injuries.

When checking accident and incident records, I note few investigations are completed.

For that matter, few are recorded, and the usual comment goes along the lines of “he was running and tripped over!” Question: Why were they running?

The importance of an accident and incident investigation can be summarized:

1. identifying Root Causes: One of the primary objectives of an accident investigation is to pinpoint the cause of an incident. If someone was running, should they have been running if they had been given an hour to walk 50 meters and collect a document, or were they only provided a minute? If only given a minute, then perhaps they ran because of pressure from the boss.
 2. Enhancing Safety: Thorough investigations can help organizations gain insights into potential hazards and unsafe practices. Creating a safer environment benefits workers and protects the organization’s reputation and finances.
 3. Legal and Regulatory Compliance: Law or industry regulations may require accident investigations.
 4. Learning Opportunities: Every accident presents a learning opportunity. The Boss could have been better organized and asked the worker to collect the document an hour ago
 5. Data Collection and Analysis: Investigations often involve collecting data related to incidents. Analyzing information can identify trends. Traffic lights might be installed instead of stop signs at busy, high-accident intersections.
 6. Reinforcing Accountability: Conducting an accident investigation reinforces the importance of accountability. Did you read the sign near the swimming pool that says no running?
- Accident investigations are essential for fostering a culture of safety, compliance, and continuous improvement. . If you need help with your health and safety and completing accident or incident investigations, contact John Riddell of Securo, email securo4@securo.co.nz or check out www.securo.co.nz

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Waitakere Forest and Bird 2025 Talks: Thursday 20th February 7:30pm

Tony Whiting: Encounters with seabirds, cetaceans & pinnipeds between the Antipodes & Suwarrow

Tony Whiting has been fortunate to have been sailing the Pacific for the last 50 years, including NZ to Alaska and five South Pacific circuits and has a particular interest in pelagic seabirds. This talk is focused on birds, whales, seals etc over the last 30 years of sailing between the NZ Sub Antarctic's and the Northern Cook Islands and he will show many nature shots, including the amazing mega herbs of the sub Antarctic.

Venue: Ranui Community Centre 474 Swanson Rd, Ranui. Non members welcome, join us for supper to chat with like minded people, free but koha appreciated to cover hall hire. For further information ph Liz 0274 762732 lizanstey@hotmail.com

Events at Te Manawa in February

All preschool programmes restart in February 2025.

Wriggle & Rhyme for babies and Kid's Play for young toddlers both restarting Tuesday 11 February (11am).

Rhymetime for toddlers restarting Wednesday 12th February (11am).

Storytime for pre-schoolers restarting Friday 14th February, celebrating Library Lovers' Day (11am).

We also have a special Lunar New Year storytime on Friday 7th February at 11.00am, in the children's area.

As well there will be several other events celebrating Lunar New Year on Saturday 8th February. Everyone welcome.

Further details available on our social media or pick up a copy of our latest What's On brochure. Auckland Libraries at Te Manawa11 Kohuhu Lane, Westgate 0814. Facebook: TeManawaAC



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Fix ups that if ignored can cost you thousands



When it comes to real estate selling, failure to present the home and section at its best can cost you dearly. If you have messy grounds, long lawns and a wild garden, dirty paintwork and rubbish piled up it gives the buyer a strong message that the Vendor can't be bothered and doesn't care about the sale price. The cost of a working-B and putting on a frothy and a bbq is cheap in comparison.

Let's focus on three simple fix ups that will deliver thousands to your sale price.

Street appeal. Let's face it if you have no street appeal much of your market will not come to the door. This is your opportunity to make a real impact. The entrance to your home is where you create the first impressions and it is where buyers decide if they have an interest or not. You only get one chance to make a first impression.

Stand out on your street and look at how your home looks, be critical, consider your good points and your bad points. Then rate your bad points that need work based on the negative impact on the overall picture. Once rated start at the worst point and attach a budget to get it changed or fixed. Some of these points are quick fixes and some could be significant, timely and costly. Consider a cost benefit analysis to determine the best path forward.

Some of the easy fixes include:

Waterblast, Garden and lawns, Fencing, Paint & finishing, Damaged concrete/ decking or tiles

Consider your aspect and stage the entranceway to achieve the very best look and feel with screens, plants and dressing to make the first impression a real treat. Kitchen appeal. No matter what you persuasion the kitchen is a pivot point within the home that must compliment the buyer and link seamlessly to the

dining and living room of your home. Buyers respond to a kitchen that is clean, tidy, light, spacious and easy to work in. Do the easy things first:

- Clear the clutter
 - Paint and seal the wet areas
 - Touch up or replace damaged areas
 - Let the light in by taking out foliage or net curtains
 - Replace or remove old/ battered kitchen appliances
 - Replace handles and/or cupboard doors
 - Replace light bulbs and light fittings to get more light
- The kitchen appeals to buyers in so many ways, be specific with your buying audience and how they use their kitchen for entertaining, meal preparation and serving.

Bathroom appeal. If you want to scare buyers off, don't clean the shower or bathroom basin/vanity. The bathroom is a room of hygiene and needs to be meticulously clean and smell fresh. The look and light in your bathroom is important as is the ability to make a small room look big.

- There are some things you can do immediately:
- Remove all the tubes, tubs and dispensers.
 - Install a big mirror
 - Ensure your moisture extractor is installed/working
 - Make sure the waterproofing is excellent
 - Before showing the home have a set of display towels and dressing for the vanity
 - Install a heated towel rail to ensure moisture is reduced
 - Replace non-working light-bulbs
 - Ensure all surfaces are well cleaned, removing any mildew, soap scum or other

Final groom. Buyers are looking at your home not your stuff, so start packing your stuff and put it into storage. If you don't use something every week pack it up and get rid of it. Put everything away, even toasters, jugs and blenders. They take up room and clutter the environment. Put all your shampoos, toothpaste and brushes away. Make sure you have fresh clean carpets, curtains and surfaces. If they are damaged, dirty or moldy get rid of them.

If you would like a checklist of must-do's before you go to market, please email graham.mcintyre@kumeu.rh.co.nz or text Graham on 0276320421 with your email address.

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