

The Westerly

October 2025

FREE monthly community magazine
for Massey to Hobsonville Point



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

centrallandscapes.co.nz
598 Swanson Rd, Swanson



Greetings

Spring Forward! This is the time of year when many of our community look forward to better weather, more time outside, catching up with friends and new opportunities. The sight of fresh blossom, flowers and Spring foliage on bare branches can be energising. Local Elections signal an opportunity for us to contribute towards decisions that will be made to our area; they impact every part of our daily lives. Collection of rubbish, the state of local roads, facilities like libraries and parks. It is the most grassroots level of our democracy - the place where potholes get fixed, parks are built, and local voices matter. It's easy to take these services for granted, and for people to wonder what they get for their rates, without seeing how councils shape their lives.

You can look up online at policy.nz the details of the candidates standing in your local area, together with details of their policies on a range of topics such as climate change, the environment, housing and planning, transport and local services, among others. Just opening the orange election envelope gives information on candidates to enable you to make an informed vote. Research shows that early engagement with political processes is habit-forming, so if younger members of your whānau are eligible to vote, please encourage them to do so. October 7 is the last day for posting votes by mail, while election day is October 11.

Welcome to the October issue of the Westerly. As the size of the magazine grows it incorporates a wider range of information and activities in the local area. The needs of the local communities are well provided for, together with a broad range of ideas and suggestions for caring for your property. Check out Graham's views on the current market and how this may help in making a decision. Be aware of the risks of fire and how to minimise risk. As the weather becomes warmer it's time to start planning your garden. See what our advertisers have to offer, and please tell them that you saw their details in the Westerly.

Let us all spring forward together to actively participate in as many aspects of our neighbourhood as we can. We live in a great place!

John. Editor.



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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COVER PHOTO: Central Landscape, Swanson

PRINT RUN: 15,000 copies, Treehouse Print

EMAIL DATABASE: Sublime NZ

DISCLAIMER: Articles published are submitted by individual entities and should not be taken as reflecting the editorial views of this magazine or the publishers of the Westerly Limited.

Articles are not to be re-published unless written consent is granted from the publisher (Graham McIntyre).

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People & Places

THEWESTERLY.CO.NZ

Central Landscape Supplies Swanson - Celebrating 35 years of 'Digger Dan'.



it's been quite the journey.

It all started in 1990...



further up the road, before relocating to the current site at 598 Swanson Road.

Dan Risetto (L), Father Wayne and late brother Phillip (R)

A family legacy



even ran three locations at one point-Avondale, The Concourse, and Swanson.

If you've ever ordered landscape supplies out West, chances are you've heard of 'Digger Dan'.

This year, Dan Risetto and his hardworking team are celebrating 35 years in the landscape supplies business, and

Back in 1990, Dan's father, Wayne Risetto, opened the very first Central Landscape Supplies on O'Rourke Road in Penrose. The business moved a couple of times before finding its home in Swanson in 2003. In fact, the Swanson yard first opened a bit

Today, Dan and his wife Nichole are the powerhouse duo behind the Swanson site. With 25 years at the current location, they've built a reputation for friendly service and genuine local support.

Supporting the community

Giving back is a big part of what Dan and Nichole do. Central Landscapes Swanson sponsors local schools, sports teams, business events, and community projects.

"We are so grateful to Swanson Central Landscape Supplies for their incredible generosity in supporting local charities like ours. Without hesitation, they donate amazing prizes to our Waitakere Kindergarten Gala, helping us raise funds for new resources that benefit our tamariki. Businesses like theirs truly strengthen our community." Emily Poole - Waitakere Kindergarten

A yard that does it all

Swanson is now one of the largest yards in the Central Landscape Supplies group. From rich garden soils and composts to decorative stones and pebbles, they've got just about everything to help bring your outdoor vision to life.

No room for a truckload? No problem. Dan and his team offer bagged options to cater to smaller spaces-perfect for modern, compact gardens.

Service with heart



It's not just the products that make Swanson stand out. The team is known for their helpful advice, skilled delivery drivers, and genuine care for customers. It's no surprise they were named Runner-Up Franchise of the Year in 2024. "The best thing about my business is the customers," says Dan.

They proudly service West Auckland and growing regions like Henderson, Massey, Te Atatu, Te Atatu Peninsula, Glen Eden, Titirangi-and even make deliveries out to Piha and Helensville.

A true family business

The Risetto family don't just work in the community—they live and breathe it. Nichole handles accounts and operations, and now their three daughters, Summer, Charlotte and Willow, are getting involved during school holidays and weekends. It's truly a family affair.



Dan Risetto (C), with his daughters Summer (L) and Charlotte (R)

Here's to 35 years of grit, growth, and great gardens. Congrats, Digger Dan

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Hazardous substances in the workplace



Does your business keep a hazardous substances register or even know what hazardous substances it has?

In New Zealand, managing hazardous substances is governed by strict regulations to ensure safety, health, and environmental protection. The Hazardous Substances and New Organisms Act 1996 (HSNO Act) is the primary legislation overseeing hazardous substances. This Act provides a comprehensive

framework for controlling the importation, manufacture, use, storage, and disposal of hazardous substances and new organisms.

Key requirements include:

- 1- Classification and labelling: Hazardous substances must be properly classified according to their risks and labelled with appropriate information, including hazard symbols, warnings, and safety instructions. This ensures users understand the risks involved.
- 2- Approval and certification: Before manufacturing or importing hazardous substances, companies must obtain approval from the Environmental Protection Authority (EPA). This process assesses the risks and

ensures proper controls are in place.

- 3- Storage and handling: Regulations specify how hazardous substances should be stored and handled to prevent leaks, spills, or accidental exposure. This includes requirements for secure storage facilities and safety procedures.
- 4- Transport: The New Zealand Transport Agency (NZTA) regulates the transportation of hazardous substances, requiring compliance with specific packaging, labelling, and route restrictions to minimise risks during transit.
- 5- Emergency management: Businesses handling hazardous substances must develop Emergency Response Plans and train staff to handle spills, leaks, or exposures effectively.
- 6- Record-keeping and reporting: Accurate records of hazardous substances and prompt reporting of incidents or leaks to authorities are mandatory.

Non-compliance with these regulations can result in significant penalties, including fines or imprisonment. Therefore, businesses involved in hazardous substances management must stay informed of current laws and ensure all practices comply, promoting safety and environmental sustainability in New Zealand.

If you would like help with this subject or anything else related to Health and Safety, contact John Riddell from Securo, email securo4@securo.co.nz, or visit www.securo.co.nz.



Businesses must now have an effective Health and Safety culture with an ever-increasing personal liability for Business Owners, Managers, and exposure for Company Directors, Trustees, and members of Governing Entities.

Contact Securo's John Riddell, phone 0274 779 750, for practical advice, tools, and solutions for an effective workplace Health and Safety plan.



www.securo.co.nz 0800 55 33 44



“Don’t Ignore Your Gut Feeling: It Could Save Your Life”



As a gastroenterologist, I often meet patients who have lived with nagging digestive symptoms for far too long. They dismiss persistent heartburn, chronic bloating, or unusual abdominal pain as just part of “getting older” or stress. But what if that “gut feeling” is an urgent message from your body? Ignoring these signals isn’t just uncomfortable; it can be dangerous.

The truth is, many serious digestive conditions, including certain types of cancer, are highly treatable when caught in their earliest stages. Your body’s early warnings are your best chance for prevention and effective treatment. This is where a simple, quick procedure like an endoscopy becomes a powerful, potentially lifesaving tool.

An endoscopy allows us to get a clear, detailed look at the lining of your insides (oesophagus, stomach, part of the small intestine and large intestine or colon). It can help to pinpoint the cause of your symptoms, from

chronic acid reflux to inflammation, and can detect early changes in tissue that may signal a more serious problem. It can help to rule out more sinister, worrisome diagnoses.

The procedure is safe, efficient and performed under sedation, with most patients report feeling no discomfort at all. The time you take in this test can provide peace of mind and, in some cases, truly make the difference between a manageable condition and a major health crisis.

Health is your most valuable asset. Don’t wait until symptoms become unbearable. If you’ve been experiencing persistent digestive discomfort, it’s a call to action. Take the first step toward a healthier future and speak us or your doctor about whether an endoscopy is right for you.

At Waitemata Endoscopy, taking a proactive approach to your gut health is easy. We accept GP, Specialist and self-referrals via our website. Our experienced team will put you at ease when it comes to your endoscopy. Take a virtual tour of the patient journey and our clinic for an insight of what to expect at www.waitemataendoscopy.co.nz/locations

Dr Cameron Schauer
Gastroenterologist & Endoscopist

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are dedicated to exceptional patient care

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Appointments are available within 7 working days for a Colonoscopy or Gastroscopy by matching you with the availability of our Specialists.

Talk to your GP about a referral to the Waitemata Endoscopy Group, or you can self-refer at:

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Or call us on (09) 925 4449

// 53 Lincoln Rd, Henderson // 212 Wairau Rd, Wairau Valley

Scan the QR code to view Dr Schauer's video on Gut Health

WE

WAITEMATA ENDOSCOPY

Dr Cameron Schauer
Gastroenterologist & Endoscopist

a joint venture with Southern Cross Healthcare

How diabetes can affect healing times



If you've ever been asked by your physiotherapist, "Do you have diabetes?", it's not just a routine question, diabetes can influence how quickly your body recovers from injuries.

Why it matters

Healing depends on good blood flow. Healthy blood vessels can expand and contract to deliver oxygen and nutrients to injured tissues. In people with long-term or poorly managed diabetes, high blood sugar can make vessel

walls stiff, reducing circulation and slowing recovery.

Diabetes can also affect nerve health, particularly in the hands and feet. Reduced sensation can make it harder to notice if an injury is worsening, which may delay treatment.

What this means for recovery

For some, injuries may take up to twice as long to heal. Letting your physiotherapist know if you have diabetes means they can adapt your treatment plan, monitor progress, and offer strategies that support optimal healing.

Not everyone with diabetes experiences delays, but being proactive helps. Your physio can provide tailored exercises, wound care advice, and tips to keep your circulation and mobility strong.

Talk to your Physio

If you have diabetes and are recovering from an injury, ask your physiotherapist how it may be affecting your healing. We're here to help you recover safely and get back to feeling your best.

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Glen Eden Playhouse Theatre presents...



Playhouse Theatre Inc. is pleased to announce its upcoming production – The Tael Solutions Ltd season of The Hunchback of Notre Dame – running from 11 – 25 October 2025 at the Glen Eden Playhouse Theatre.

The show features songs from the Disney animated film, with a soaring score by Alan Menken and lyrics by Stephen Schwartz, while drawing its inspiration from Victor Hugo's classic novel.

Set in 15th-century Paris, the story centres on Quasimodo, the deformed bell-ringer of the famed Notre Dame Cathedral. Portrayed by Daniel Wright, Quasimodo is a character of deep humanity whose courage and kindness lie at the heart of the story.

Esmeralda, played by Zaverr Doctor, is a free-spirited and compassionate Romani woman who refuses to be silenced by prejudice. She sees Quasimodo's worth when others do not.

Sam Iosefo takes on the role of Archdeacon Frollo, a man torn between rigid devotion to the church and his own darker desires. Balancing this is Captain Phoebus, portrayed by Patrick Cunneen, a soldier whose sense of honour is tested when he becomes entangled with both Esmeralda and Frollo.

Guiding this production are directors Charlotte Harris and Jacob Harris, whose vision and creativity bring fresh energy to this beloved musical.

This production is supported by a live orchestra and choir, bringing to life Menken and Schwartz's magnificent score.

Playhouse Theatre Inc. is committed to making live performance accessible. On Sunday 19 October, the

PLAYHOUSE THEATRE INC. PRESENTS THE **tael** business advisors PRODUCTION OF

THE HUNCHBACK OF NOTRE DAME

A NEW MUSICAL
BASED ON THE VICTOR HUGO NOVEL
AND SONGS FROM THE DISNEY FILM

Music by Alan Menken
Lyrics by Stephen Schwartz
Book by Peter Parnell

Book at Eventfinda

GLEN EDEN PLAYHOUSE THEATRE 11th – 25th October 2025

theatre will host a hearing accessible performance of The Hunchback of Notre Dame, which will include interpretation in New Zealand Sign Language (NZSL).

Event Details-

The Tael Solutions Ltd season of The Hunchback of Notre Dame

Dates: 11 – 25 October 2025

Venue: Glen Eden Playhouse Theatre.

Tickets: On sale now at Eventfinda

Hello!



I'm Neil Armstrong B.Com. Here to help.

I bring 35 years of accounting experience to assist Hobsonville businesses manage their finances and minimise their tax burdens.

I am Senior Partner in Armstrong Hotchin & Co Accountants of Takapuna ("Armson") and Director of Taxmasters NZ Ltd.

TaxMasters NZ Ltd has been formed to provide accounting, taxation and consulting services for businesses, individuals and Trusts in the West and North West Auckland area, as an Affiliate Partner to Armstrong Hotchin & Co.

Why Us?

As a client of TaxMasters you will be personally attended to by the Director – there will be no hierarchy to work your way through, no doubling-up of explanations, no multiple layers of cost.

Your business will be supported by our parent firm Armson, established in 2009 with over 800 clients, filing around 2000 returns each year. Armson began as an Accounting and Family Trust consultancy and continues to act as a Corporate Trustee for many Family Trust clients. This service is available for clients of Taxmasters NZ Ltd.

As Director of Taxmasters NZ Ltd I will be your advisor, I will handle your information directly and will ensure your project is completed quickly, well and at reasonable cost. Depend on it.

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Kiwi Rehabilitation



Hi there! We are Kiwi Rehabilitation, your locally owned and operated one-stop shop for all of your rehabilitation needs - from new products to servicing or repairs, we are here to help. We have proudly called West Auckland home and have been operating for over 15 years, we're passionate about supporting our community with quality products, expert advice, and genuine care.

"He Tangata, it is people" is at the core of everything we do - we are proudly a family owned and operated business and take the time to understand your individual needs. Graeme, the director, has been in the rehabilitation industry for 30 years and has worked with countless people with varying levels of disabilities, injuries and those navigating the golden years.

We take the time to understand your unique needs and find solutions that make everyday life easier and are here as a community resource - We supply everything from pressure relieving cushions, mobility scooters, aids for daily living, wheel chairs and so much more. If we don't have what you need then we will happily work with our supply partners to find a solution that works for you and your individual needs. We also provide expert servicing and repairs to keep you moving. Whether it's a flat tyre on your wheelchair, a broken headlight on your scooter, or routine maintenance, our team can get you back up and running quickly and safely.

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About the Massey Birdwood Settlers Association



Established in April 1925, the Massey & Birdwood Settlers Association Incorporated is one of Auckland's earliest resident and ratepayer organisations. Originally formed by local families—including names like Luckens and Spargo, whose legacies persist in local landmarks—the Association first met in a one-room schoolhouse and was officially incorporated that same,

Its core mission has always been to advance the well-being of the Massey and Birdwood districts as both residential and commercial communities. The Association liaises closely with local and governmental bodies to ensure fair and beneficial allocation of rates and services, while also promoting social, cultural, and recreational amenities. In 1954, the government granted the Association rights over land on the Massey Birdwood Domain, where they constructed a community hall, which was opened by 1956. Today, this hall, known as "the Den" or Massey Community Hall, continues to serve as a vibrant community hub. It's used by a wide range of groups—from indoor bowls, kindergartens, and language schools to youth services, meetings, and social clubs.

The Association's impact over the decades has been considerable: it helped defeat a proposed landfill in the 1980s, championed improved public transport, and supported community infrastructure such as local libraries and playgrounds.

The Association remains active today, encouraging residents to join (for just \$1) and continuing to represent locals, deliver advocacy, and maintain community solidarity. Its executive includes individuals like Dr Ershad Ali (President), Dr Keith Hammett (Vice-President), John Riddell (Secretary), and Craig Andrew (Treasurer).

If you would like to enquire about hiring the hall or joining the Association, email John Riddell, masseybirdwood@gmail.com.



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

Safer Community

Fire Safety Checklist for Renters



Renting a home and want to make sure it's fire safe? Here's a quick and easy checklist you can use to spot any risks or hazards that might cause a fire.

Walk through each part of your house and check off each point as you go. If a point doesn't apply to you (for example, if you don't have a fireplace), give it a tick.

Kitchen

- The stovetop is clean and free of any spilled fats or burnt foods.
- The rangehood filters have been cleaned recently.
- There's a fire extinguisher near the kitchen and I know how to use it.

5 KITCHEN FIRE SAFETY TIPS FOR TENANTS



- 1 Never leaving cooking food unattended
- 2 Keeping flammable items away from the stove
- 3 Checking that your stovetop is protected with a Denlar hood
- 4 Cooking at recommended temperatures
- 5 Only using appliances that are in good condition

Living room and bedrooms

- Smoke alarms are working properly and have fresh batteries.
- It's your responsibility to make sure batteries are replaced regularly on smoke alarms that are not long-life smoke alarms. These usually have an easily accessed 9-volt battery.

If the smoke alarm stops working you must tell your landlord.

- The fireplace has a screen with a proper fireguard, and the chimney has been checked and/or swept in the last year.
- Powerpoints or multiboards are not overloaded with high wattage appliances like heaters.
- Matches, lighters or other fire starting tools are stored out of reach of children.
- Lights are fitted with the correct bulb size and rating (in watts).
- Electric blankets are in good condition, and not more than 5 years old.
- There's a torch near every bed (in case of emergencies).

Outdoors

- BBQ fittings are tight and secure, and there's at least 1 metre of clear space around the BBQ. Use the soap bubble test [[link to BBQs and Gas cylinders page](#)] to make sure there are no leaks.
- Flammable liquids in sheds or garages are stored in appropriate containers.

Laundry

- There's no lint built up in the clothes dryer filter (you should check this after every use).
- The clothes dryer has been checked recently by a professional to ensure there's no dust built up in the back (don't open up the dryer yourself, as this will breach the warranty).
- There's plenty of ventilation and air space around the clothes dryer

If you would like to engage, and are looking for a starting point, call me and I will point you in the right direction

Call Graham McIntyre, Phone 0276 320 421 or email graham.mcintyre@fireandemergency.nz
Graham McIntyre,
Chief Fire Officer –
Waitakere Fire Brigade



Community News

Firesale.nz – a new Community Initiative

Smashing Promotions is proud to launch Firesale.nz, a fresh platform designed to deliver red-hot, end-of-line bargains – complete with your branding.

Register online to be the first to hear about our latest sizzling deals.

Current Special:

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Coming up for Christmas:

– Branded cooler bags, glassware, outdoor games and much more.

– These deals come and go fast – save serious dollars and help businesses turn obsolete merchandise into cash.

For more details – or to showcase your own end-of-line stock – email mark@smashingpromotions.nz

Don't miss out – visit [Firesale.nz](https://firesale.nz) today and grab the bargains before they're gone.

**Firesale**.nz

Is vaccination important for pets?



Vaccinations are one of the most effective ways to protect our pets and prevent the spread of serious diseases in our community. While New Zealand is fortunate to be free of rabies, other

preventable illnesses remain a real concern—especially here in Auckland.

For dogs, parvovirus continues to be a major threat. Outbreaks still occur in unvaccinated populations, and the disease is often fatal, particularly for puppies. Vaccines also protect against distemper and canine hepatitis, which, though less common, can cause lifelong health issues or death. Additionally, kennel cough is prevalent in social dogs, and vaccination helps prevent both illness and transmission.

Another disease of growing importance is leptospirosis. This bacterial infection is carried by rodents and can spread in damp environments, floodwaters, and rural areas. Dogs can contract it through contaminated water or soil, and it can also be passed on to humans, making it a public health concern. Vaccination provides strong protection and is especially recommended for dogs in Auckland, where wetter conditions and urban wildlife increase the risk.

Cats also need protection. Core vaccines guard against feline panleukopenia (cat parvo), calicivirus, and herpesvirus, which cause severe gastrointestinal and respiratory illness. These diseases spread quickly between cats, whether in multi-cat households, shelters, or outdoor neighbourhoods.

Vaccinating pets not only protects individual animals but also reduces the chance of outbreaks across the wider community. It's a simple step that saves lives, prevents suffering, and avoids expensive treatment costs.

As breeding and social seasons approach, now is the ideal time to ensure your dogs and cats are up to date with their vaccinations. **Gary Duggal Huapai Vet Clinic**

Community News

“One defining journey can change everything – Let travel be that spark “



There's a Japanese concept called Misogi – the idea of doing one defining thing each year. It might be something that scares you, something you've always wanted to try, or simply something that takes you out of your daily routine. The practice is said to build confidence, grit, and momentum.

I had my own Misogi this year when I learned to dive in Fiji. The experience taught me lessons I could never have found behind a desk – and that's what travel allows you to experience.

With the release of UK & Europe Early Birds for 2026, it's the perfect time to think about your own Misogi and start planning for a year that could transform you.

Europe is full of wonderful experiences. Here are a few ideas to spark your imagination:

– Glacier Express – Switzerland's most scenic rail journey linking Zurich and Geneva.

– Walk the Dalmatian Coast – Croatia offers cobbled lanes, fishing villages, harbour promenades and Dubrovnik's dramatic walls.

– Northern Lights – A Hurtigruten voyage along Norway's coast is one of the best ways to witness this life-defining wonder.

– Neuschwanstein Castle – Step into a fairy tale in Bavaria at the castle that inspired Disneyland.

– Sicily – Sip volcanic wines on Mt Etna's slopes, swim at wild beaches, meet locals in fishing villages, and wander Taormina's chic streets.

I hope this inspires some family dinner table chats and gets you dreaming about 2026. Booking early not only locks in savings but also gives you the luxury of time – to prepare, plan, and get excited for the adventures to come. – Namrata Patel

Racer seeks sponsors after winning Toyota trophy series



Lee Zeltwanger of Red Hills Road in Massey/Taupaki won the inaugural 2025 Toyota TR86 Trophy winter series after five podium finishes (three wins, two seconds and two thirds) in his Skunkworks Motorsport

car. The 23-year-old has his sights on the upcoming summer's Toyota Gazoo Racing New Zealand's 2025-26 Bridgestone GR86 Championship, his win earning him free lease of a GR86 car and free support from a racing and championship winning engineer and mechanic, backed by CareVets.

Racing starts at Hampton Downs Motorsport Park on October 31-November 2. However, Lee still needs sponsorships to help pay for fuel, tyres, brakes, maintenance, travel, accommodation, ferry fees and other matters, saying sponsorship packages from \$7000 are available which include race car branding, televised racing and social media.

Coming from an entrepreneurial background helps – dad Rainer is a mechanic and runs Euro West while mum Edith has a natural skin care product business. Both support Lee, who starts as a rookie in the Bridgestone GR86 Championship, with Euro West and Solimara Truly Natural among sponsors including NZ Concrete, Timberworld East Tamaki, Skunkworks Racing and Automoves Racing.

“It's a step up from the winter series,” says Lee who looks forward to measuring himself against the competition. He became interested in car racing after seeing the German Grand Prix in Hockenheim in 2007 while visiting grandparents.

He started kart racing at the age of seven and won several junior restricted Kartsport Auckland events and the North Island Sprint Championship, progressing to the BMW E30 and E46 race series and Nazcar Pro Series endurance championships before winning the Toyota TR86 Trophy Series this year, getting to know Formula One

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racer Liam Lawson, Formula E Jaguar TCS Racing driver Nick Cassidy and others in the process.

Lee will race over six weekends in the North and South Islands, including Teretonga near Invercargill on January 23-25 and the Highland Motorsport Park in Cromwell on January 30 to February 1 next year, driving the CareVets Scholarship 2.4 litre 230bhp car.

He will also be supporting the 70th New Zealand Grand Prix in February and Taupo V8 Supercars in April. Visit www.leezracing.com for more information.

Bringing certainty to Pet Care in uncertain times

As a local vet and lifelong animal advocate, I've spent countless nights at 111 Vet Clinic Kumeu treating everything from late-night emergencies to routine wellness checks. One thing I've learned after years of seeing pets at their best – and most vulnerable – is that every family deserves access to affordable, proactive veterinary care, no matter the hour.

That's why this month we're introducing a new way to care for your pets: a multi-tiered membership program designed to bring clarity, consistency, and cost reduction to your veterinary experience.

Too often, the decision to seek care comes down to uncertainty – “Can we afford this right now?” or “Do we wait until morning?” Our membership plans are built to eliminate that stress. Whether you're focused on regular check-ups and vaccinations or want full access to discounted consults and after-hours protection, we'll have a plan tailored for your needs.

Members will be able to choose from wellness-focused tiers that include nurse and/or veterinary consults, medication discounts, optional blood testing and acupuncture treatments – all with transparent pricing and built-in savings. For those needing around-the-clock peace of mind, our Elite Afterhours Assurance option keeps your afterhours consult the same as day rates and offers discounts on afterhour medication costs, keeping emergency costs more predictable.

However, this isn't just about cost. It's about quality care and commitment – to your pet's lifelong health and to your peace of mind. If you would like more details about

our pet plans;

visit us today at 48 Main Road, Kumeu or phone us on 09 86 96 111 – the movement toward proactive, worry-free vet care is in your hands. Dr. Fiona Mead Director, 111 Vet Clinic

Transport you can trust



Freedom Companion Driving is a pre-booked personal driving service that provides additional support at either end of the journey. Our personalised service offers a caring, reliable, and often cheaper alternative to taxis.

Our local drivers help seniors, people recovering from illness

or injury, or those with mobility challenges or disabilities get to their appointments on time, in a stress-free and supported way. We also help children and teens who need safe travel to school and after-school activities, and we'll even take your pets to the vet!



Freedom Drivers are ACC Registered Vendors and service providers for the Total Mobility (TM) transport scheme and we accept TM cards, vouchers or 'taxi chits' in most areas. this in real life!! Stay tuned - more murals will be popping up shortly at the field.

Friendly and Reliable Companion Driving Services

Freedom Companion Driving is a pre-booked personal driving service that provides transportation and additional assistance at both ends of the trip.

Established in 2011, we're a Kiwi-owned and operated companion driving service that provides reliable, friendly and safe one-on-one transportation options throughout New Zealand.

We cover the full range of personal transport and companion needs, from assisting people who are elderly, mobility-restricted, or non-drivers to get to their appointments and run their errands - to taking your children to school or their after-school activities. In addition to providing transport, we'll help you find your appointment, carry your bags, and even put your shopping away if you'd like us to.



Paul Miller
Freedom Drivers Hobsonville

+64 021 321 869 I (09) 302 2377
hobsonville@freedomdrivers.co.nz

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Finding farewells

Where has 2025 gone? We are rapidly approaching the holiday season. This is normally a time for families to come together; a time of reflection of the year that has been, and to look forward to the new year with a sense of hope. For some families, this holiday season will be a time of profound change; the first year that they experience life without a loved one. Family traditions and get-togethers will never be the same again.

As funeral directors we from time to time hear comments like, “we do not need a funeral or anything like that” or similar sentiments. Whilst ultimately it is the deceased's or their family's wish, it is important to remember that we all only have one chance to say goodbye, The value of togetherness that comes from family, close friends and others whose lives the deceased played a part in, the act of coming together to share stories, reminisce and comfort each other is immensely powerful, helping each person make sense of their own grief. More than this, a farewell serves as an important first step in accepting the physical loss, in turn allowing those mourning the opportunity to start moving forward with their own individual grief journey.

Funerals, or “farewells” in modern day parlance needn't be large, formal, or steeped in rites and rituals. As the fabric of society continues to change, it is important that families facing a loss honour the wishes of the deceased, this should never be to the detriment of ensuring their own grief needs are considered. For some this means close observance of religious or cultural rites and rituals, for others it might mean something less formal and more secular in the events format.



09 835 3557 | WWW.DAVISFUNERALS.CO.NZ

Choosing a reputable funeral service provider with experience is therefore important to achieving the best outcomes. The most important advice we can give people is to slow down and take the time to say goodbye.

davisfunerals.co.nz



Mitre 10 Mega Westgate hosts BA5 event



More than 100 Business After 5 (BA5) attendees gathered at Mitre 10 Mega Westgate between 5pm and 7pm on Wednesday September 10.

The BA5 event was organised by Business West Association Manager

Garry Bates, pictured second from left, and Mitre 10 Mega Westgate owner Dave Hargreaves, right, with Waitakere Licensing Trust Vice President and Waitakere Indian Association President Sunil Kaushal, left.

The networking evening was held in the expanded Mega Mitre 10 Westgate store which now has a 15,500 square metre footprint, making it one of the largest home improvement stores in the country.

A new 4327 square metre trade drive-through and timber yard are now fully under cover and the power tool department has been transformed too.

A run down on the changes was provided by Mitre 10 Mega Westgate Trade General Manager Aidrian Morton while Business West Chair Michael Powell was Master of Ceremonies.

The atmosphere was warm and welcoming with Mitre 10 Mega Westgate and Henderson strong business association supporters for many years, says Garry Bates.

Business card prizes included Babich Wines products, a Weber Q1000 barbecue, \$200 Mitre 10 Mega gift vouchers, and more. Catering was provided by Gatting's Events and Catering.

Community News

Children’s book celebrates Muriwai and New Zealand’s volunteer fire fighters



Local author Jo Dreaver has released her debut picture book Jester – The Adventure of a Clever Cat. Inspired by true events, it tells the story of a cat that goes missing at Muriwai Beach and is saved in a daring rescue by the local volunteer fire brigade.

The story celebrates friendship, bravery, and the bond between children and their pets, while also shining a light on the vital role of volunteer fire brigades across Aotearoa. It is written as a tribute to those who selflessly serve their communities in times of need, and in Jester’s case, when curious cats need rescuing.

A portion of proceeds from Jester – The Adventure of a Clever Cat will be donated to the Muriwai Volunteer Fire Brigade. Copies are available online at www.jesterthebook.co.nz or in person at Kumeu Arts.

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 fulfill 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.

Why advertising in the Kumeu Courier & The Westerly makes sense for local business

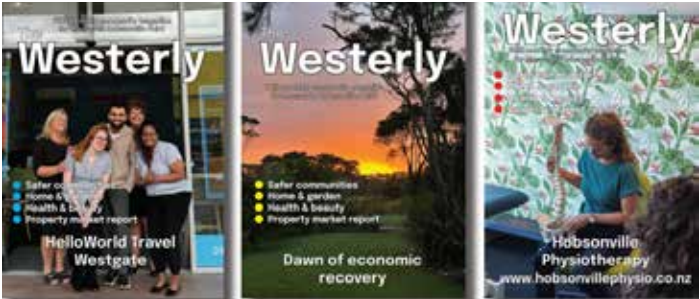
If you own a local business, visibility is everything – and advertising in the Kumeu Courier and The Westerly is one of the smartest ways to get it. These two well-loved community magazines are trusted by locals and delivered directly to thousands of homes and businesses each month. That means your message doesn’t just sit online hoping for clicks – it’s physically in the hands of your potential customers.

Both magazines are packed with news, events, and stories that matter to the community, so readers engage with every issue from cover to cover. By advertising here, your brand sits alongside content people genuinely enjoy, giving your business credibility and keeping you top-of-mind.

Better still, advertising is affordable, flexible, and can be tailored to suit your budget. Whether you’re promoting a sale, launching a new product, or simply building awareness, consistent exposure works – and these magazines provide exactly that.

Local people want to support local businesses. Make it easy for them to find you by advertising where they are already looking – in the Kumeu Courier and The Westerly.

Get in touch today to discuss at
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Property Hub
Circulation 25,000 + digital
Front cover available
Minimum spend \$150 + gst
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Food & Beverage

The magic of winter weddings

There's something truly enchanting about a winter wedding. The crisp air, soft golden light, and the sense of intimacy that only the cooler months bring create a setting that feels effortlessly romantic. While many couples dream of summer celebrations, winter offers a unique charm all of its own - one that is cosy, elegant, and unforgettable.

Imagine exchanging vows beneath the soft glow of fairy lights, as guests are gathered warmly together in a beautiful marquee or a welcoming indoor space. The atmosphere is both magical and inviting, with flickering candles, rich textures, and seasonal touches that make the occasion feel personal and special.

Winter also provides some of the most stunning backdrops for photography. From mist rising over the Rangitopuni River to the stillness of the landscape at dusk, the season lends itself to those breathtaking,

timeless images you'll treasure forever. Golden afternoon light, often softer and more dramatic in winter, makes every moment look cinematic.

Of course, the details matter too. A thoughtfully crafted winter menu can add a deliciously comforting element to your day - think hearty flavours, warming drinks, and decadent desserts that bring everyone together. Whether your celebration is an intimate gathering with close family or a lively soiree filled with laughter and music, winter weddings offer the perfect opportunity to create a day that reflects your style and story.

The beauty of a winter wedding is that it allows you to focus on what truly matters: celebrating love in a setting that feels both magical and meaningful. With the right venue and attention to detail, your day will be every bit as radiant as a summer wedding - just with a touch more sparkle and a little less cost.

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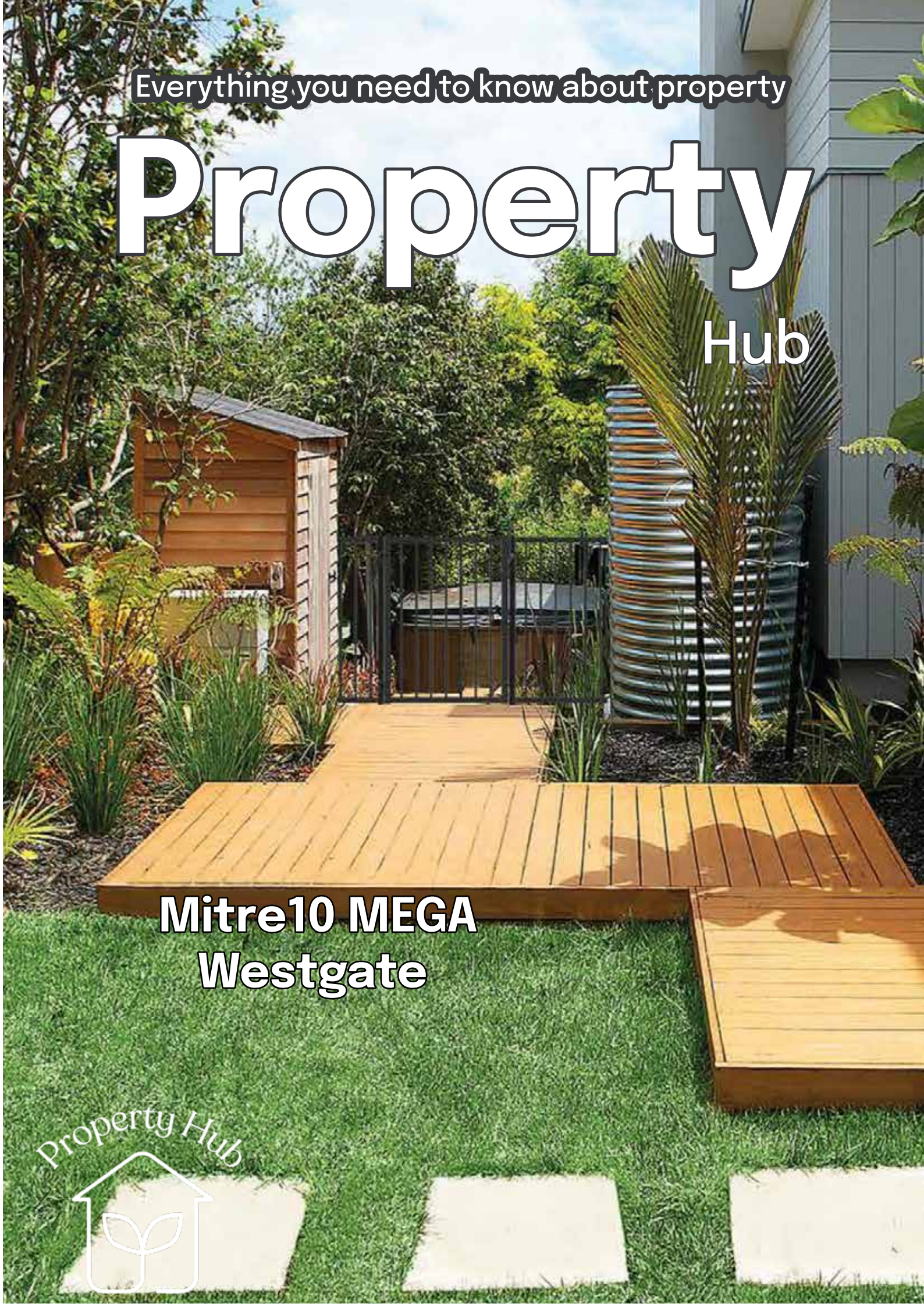
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**Mitre10 MEGA
Westgate**



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ENQUIRIES / FEEDBACK / ADVERTISING:
E editorial@kumeucourier.co.nz
W Property-hub.nz

COVER PHOTO: Mitre10 Mega Westgate
PRINT RUN: 25,000 copies, Treehouse Print

Property News

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Partnering with tradies to build outstanding landscapes



At Mitre 10 MEGA Westgate & Henderson, we know tradies are the backbone of every successful landscaping project. Whether you're building a new deck, installing fencing, laying pavers, or sourcing plants and irrigation for a large-scale job, having the right products and reliable support makes all the difference. That's where we come in.

Our stores are stocked with everything you need to get the job done efficiently and to the highest standard. From structural timber and retaining wall systems to aggregates, concrete, garden edging, and outdoor lighting, we've got the lot under one roof. Need a bulk product? No problem – we can help organise supply in the volumes you require, so you can keep your projects on schedule.

But what really sets us apart is our dedicated Trade Account Managers. They're here to support you every step of the way – helping you source the right products, manage stock availability, and provide tailored solutions for your business. Think of them as an extension of your team, ensuring you spend less time chasing materials and more time on the tools.

We understand the demands of the trade industry – tight deadlines, client expectations, and the need for quality products that deliver. That's why we focus on making it simple: competitive pricing, easy ordering, and knowledgeable support to keep your projects moving.

So whether you're a landscaper, builder, or contractor, you can trust Mitre 10 MEGA Westgate & Henderson to back you up with the tools, materials, and trade support you need. Let's build great outdoor spaces together.



Create your dream outdoor space this spring



Spring is the perfect time to start preparing your backyard for a summer of relaxation, entertaining, and outdoor living. With longer days, warmer weather, and gardens bursting back to life, now is the ideal season to refresh your landscaping, get planting, and create an outdoor haven that will be ready just in time for summer. You'll find everything you need to bring these ideas to life at Mitre 10 MEGA Westgate & Henderson.

Landscaping for lifestyle

Begin by looking at your overall outdoor layout. Think about how you want to use your space – is it for entertaining, relaxing, gardening, or all three? Define zones with pathways, raised garden beds, or deck areas. Adding decorative stones, edging, or new turf can instantly transform the look and feel of your backyard. Consider low-maintenance plants and native species to create a beautiful garden that thrives with less effort.

Spring planting for summer enjoyment

Spring planting sets the stage for a lush, colourful summer garden. Herbs, vegetables, and fruiting plants like tomatoes, beans, and strawberries thrive when planted now, providing fresh produce for summer barbecues. Bright blooms such as marigolds, petunias, and daisies will bring vibrancy, while perennials establish strong roots for lasting beauty. Don't forget to refresh soil with compost or fertiliser to give plants the best start.

Outdoor living spaces

As summer approaches, think about how to make your outdoor areas as inviting as your indoors. A pergola, umbrella, or shade sail will provide relief from the sun, while outdoor furniture and lighting set the tone for entertaining. Add a barbecue station, fire pit, or outdoor heater to extend the use of your space into the cooler evenings.



From landscaping supplies and plants to outdoor furniture and barbecues, Mitre 10 MEGA Westgate & Henderson have everything you need to create your perfect summer-ready backyard.

Property market report

The housing market decline deepened in August/September as values continued to decline, according to the latest figures from QV.

New Zealand's average dwelling value declined by 0.8% over the three months to the end of August, according to the QV House Price Index. It's now 13.4% lower than the January 2022 peak in market values.

The biggest decline in the three months to August was in was in Nelson -3.2%, followed by Wellington City -2.4%, Whangarei -1.8%, Napier -1.8%, Auckland -1.4%, Hamilton -1.2%, Christchurch -1.2%, Dunedin -0.7% and Palmerston North -0.6%.

As we head into spring, the housing market remains subdued, with values continuing to decrease in most parts of the country, with the slump being some good news for first home buyers and investors entering the market.

With values down and interest rates easing, affordability is improving for buyers.

A steady flow of new townhouse and apartment completions are giving buyers greater choice and limiting upward price pressures.

Buyers are taking longer to commit and sellers are increasingly having to meet the market, somehow the gap between buyers and sellers is wider than we would normally experience. Some of the reason for this is the new Rating Values that have confused the market and disrupted the relationship between sales values and their respective rating values.

The slump is very pronounced in Auckland which is down around 20% from the height of the market - underscoring the scale of the correction since early 2022

Value still favours the bold and unique properties with buyers being very particular about where they see the pricing.

Call me, Graham McIntyre AREINZ directly

0800 900 700, via text at 027 632 0421, or email at graham.mcintyre@kumeu.rh.co.nz. Country Living Realty Ltd, t/a Raine & Horne Kumeu-Hobsonville Licensed REAA (2008)



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Pre-settlement inspections



By **Elyse Crowther, Registered Legal Executive, ClearStone Legal**

Under the standard ADLS Agreement for sale and purchase a purchaser is entitled to undertake a pre-settlement inspection of the property prior to settlement. This needs to be done at least two working days before settlement as anything discovered during the inspection needs to be raised before the

settlement date.

The purpose of a pre-settlement inspection is to ensure the property is in the same condition it was in at the time you signed the agreement and all the chattels listed in the agreement are present and in working order. If there was agreement for the vendor to undertake any works prior to settlement, it's an opportunity to confirm those are done too.

When identifying issues a common-sense approach works best, for example the oven not working or a smashed window would be considered a valid issue - whereas the lawns not being mowed or an untidy kitchen would not be a valid complaint. It is an opportunity to check that there is a key supplied for every external door and look for rubbish (or 'treasures') stored under the house.

When undertaking your pre-settlement inspection remember that unless you specifically added a clause, there is nowhere in the standard ADLS agreement that states the property must be clean or cleaned, rather it just needs to be in the same state it was in when you signed the agreement.

If an issue is discovered there are three options available. The vendor may agree to fix the issue, or you can agree to a reduction in purchase price and you accept responsibility for the issue yourself; or a retention may be agreed and held in the solicitors trust account until the issue is remedied. If the vendor does agree to fix the issue, then you have an additional right of inspection prior to settlement to check that it has been done.

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Our friendly team is always happy to answer any questions you have about buying or selling property. You can reach us on 09 973-5102 or check out our website at www.cslegal.co.nz.

Rentals everywhere but not a dollar to spare



Its been a rocky old year in Rental supply and demand and we felt it appropriate to look at four markets that have had a roller coaster journey but are finding an ere of calm.

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September average \$700pw

January average \$730pw

Down 4.1%

Massey

55 available

Asking \$575 to \$700pw

September average \$650pw

January average \$650pw

Static

Whenuapai

2 available

Asking \$675 to \$745pw

September average \$700pw

January average \$730pw

Down 4.1%

Kumeu

7 available

Asking \$550 - \$720pw

September average \$700pw

January average \$680pw

Up 2.8%

With a lift is rental supply in some markets rental rates are fluctuating based on supply with rental demand being reserved.

If you are considering renting your property or have an investment property that you are seeking rental income for, please contact us today for a fast and free property rental appraisal.

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Tribunal troubles?

Recently, we have seen an increase in clients seeking advice about the Disputes Tribunal. The Tribunal's purpose is to help people deal with minor matters without the expense and delay of going to the District Court.

The Disputes Tribunal can deal with contractual claims, claims about damaged or destroyed property, and disputes about ownership of property. The maximum value of any claim in the Disputes Tribunal is \$30,000. The Disputes Tribunal cannot deal with relationship matters, employment matters or handle complaints about some specific types of workers such as doctors or lawyers.

The Tribunal makes decisions by bringing the parties to a hearing in front of a Referee, which can be in person or over the phone. The Referee will get each parties' side of the story and will then make any necessary orders, such as allowing the claim or dismissing it. You can give evidence such as documents or photographs to the Dispute Tribunal, but it is important to know what kind of evidence will help with your side of the story.

Generally, lawyers are not allowed to represent anyone at the Disputes Tribunal. However, a lawyer can help you prepare for the hearing including explaining the relevant law and preparing documents that can help you to explain your side of the story.

If you have been served with summons to the Disputes Tribunal, or if you need any other legal assistance, feel free to call Kemp Barristers & Solicitors on 09 412 6000 or send us an email at info@kempsolicitors.co.nz.

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Local names – do you know their meanings?



It is quite amazing that after many years of living in the area that a lot of people do not know the meanings of the local Maori names given to places. I must admit that I fell into that category for a few years myself

and had to look one or two up (maybe three). For those of you that may or may not know, please find below a brief summary of five local names in no particular order and their meanings for your info.

MURIWAI: The New Zealand Ministry for Culture and Heritage gives a translation of “waters end” for Muriwai, I think that is quite self explanatory.

WAIMAUKU: The name Waimauku describes the banks of the Kaipara River near the modern settlement and how the flooded only “ti mauku” (cabbage trees) would be visible, and of course “wai” is water.

HUAPAI: The name Huapai was coined by property developers Lionel Hanlon and G.W.Green in the early 1910s after setting up on about 5,000 acres for their Northern Fruitlands Ltd company - they created it from Maori language to mean “Good Fruit”.

KUMEU: The name Kumeu originally referred to the north-east of Taupaki village to the south of today's existing Kumeu. The name came about during a Maori battle that a wahine toa (woman warrior) pulled her breast when calling her warriors to revenge an insult, giving rise to the name “Kume-u” (Pull breast).

WHENUAPAI: The name Whenuapai was coined by resident Theophilus Wake, originally when he settled in the area in 1911 it was called Waimarie meaning “Calm waters”. However as the settlement grew and Wake applied for a post office, the post office required a different name due to another location already having this name so he named it Whenuapai meaning “good land”. There are of course many other respected Maori names for the whole area to explore and to find their meanings. Note that there were earlier Maori names used prior to some of the above by the local Maori, as the traditional Maori name for Huapai was “Turakiawatea” a name associated with an ancestor that travelled in the area around the 16th century.



Raine & Horne.

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Pets in rentals: Big changes coming later this year



Later this year, amendments to the Residential Tenancies Act will make it easier for tenants to have pets, while also giving landlords extra protection.

As a local property manager, I see both sides of this. Many tenants

struggle to find pet-friendly homes, but landlords are rightly cautious about damage and liability. These reforms aim to strike a fair balance.

Pet bonds

Landlords will be able to charge a pet bond of up to two weeks' rent, on top of the standard bond. This should give owners more confidence in saying “yes” to pets.

Consent rules

Tenants will still need written consent, but landlords can only decline for genuine reasons—such as an unsuitable property, or if the pet poses a risk eg breed.

Damage & responsibility

Tenants will carry full responsibility for any pet-related damage beyond fair wear and tear.

What It means for our community

If you're a tenant, this could mean more rental options—but it's still important to request consent properly and provide details about your pet in applying for the property. For landlords, it's time to think about insurance cover and setting clear, reasonable conditions, such as carpet cleaning or fencing.

Ultimately, these changes should open more doors for responsible pet owners while protecting landlords from unfair risk. It's a step forward for a fairer rental market here in our community and across NZ

–Rachel, Private Residence Property Management



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Area Property Stats

PROPERTY-HUB.NZ

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 m2 | LAND AREA m2 | SALE PRICE |
|---------------|-----------------------|-----------|-----|---------------|--------------|------------|
| Coatesville | | | | | | |
| | Screen Road | \$2050000 | 2 | 136 | 32300 | \$2050000 |
| | Mahoenui Valley Rd | \$1625000 | 0 | 0 | 10000 | \$1215000 |
| | Ridge Rd | \$1550000 | 4 | 134 | 24800 | \$1550000 |
| Herald Island | | | | | | |
| | Ferry Pde | \$1100000 | 3 | 110 | 808 | \$1400000 |
| Hobsonville | | | | | | |
| | Hobsonville Pt Rd | \$880000 | 3 | 115 | 0 | \$860000 |
| | Lester St | \$1125000 | 3 | 164 | 234 | \$1165000 |
| | Malcolm Calder Rd | \$810000 | 2 | 92 | 0 | \$800000 |
| | Hobsonville Pt Rd0 | \$850000 | 2 | 99 | 125 | \$820000 |
| | Nevill Rd | \$2100000 | 4 | 229 | 320 | \$1850000 |
| | Hobsonville Pt Rd | \$550000 | 1 | 66 | 0 | \$560000 |
| | Autumn Blaze St | \$860000 | 3 | 101 | 106 | \$833000 |
| | Nevill Rd | \$2150000 | 4 | 279 | 383 | \$1870000 |
| | Buckley Av | \$1175000 | 3 | 176 | 0 | \$1200000 |
| | Wikner Lane | \$1550000 | 4 | 184 | 154 | \$1535000 |
| | Vasi Dr | \$830000 | 3 | 120 | 120 | \$849000 |
| | Walter Merton Rd | \$960000 | 3 | 121 | 0 | \$910000 |
| | Squadron Dr | \$930000 | 2 | 114 | 162 | \$875000 |
| | Turret Lane | \$750000 | 2 | 84 | 99 | \$720000 |
| Huapai | | | | | | |
| | Paihere St | \$1225000 | 4 | 165 | 429 | \$1225000 |
| | Aro Mato Pl | \$1300000 | 4 | 194 | 732 | \$1305000 |
| | Tapu Road | \$1175000 | 3 | 97 | 857 | \$950000 |
| | Vintners Cl | \$1025000 | 3 | 190 | 1000 | \$1023000 |
| | Raymond Grace Av | \$660000 | 0 | 0 | 618 | \$591350 |
| | Paihere St | \$1500000 | 6 | 274 | 498 | \$1480000 |
| | Kahika Grove | \$1575000 | 5 | 328 | 696 | \$1720000 |
| | Paihere St | \$1325000 | 4 | 182 | 521 | \$1222000 |
| Kumeu | | | | | | |
| | Kari Lane | \$670000 | 2 | 91 | 91 | \$672500 |
| | Weza Lane | \$800000 | 3 | 100 | 832 | \$838000 |
| | Schoolside Rd | \$1200000 | 4 | 180 | 400 | \$1195000 |
| | Tarras Rd | \$720000 | 2 | 90 | 77 | \$699000 |
| | Vintry Drive | tba | 3 | 157 | 140 | \$913500 |
| | Babina Av | \$1300000 | 4 | 201 | 403 | \$1145000 |
| | Dysart Lane | \$1530000 | 4 | 131 | 16200 | \$1685000 |
| Massey | | | | | | |
| | Kotiu Place | \$890000 | 3 | 85 | 191 | \$775000 |
| | Glenfinn Pl | \$860000 | 3 | 145 | 635 | \$680000 |
| | Huruhuru Rd | \$1050000 | 3 | 94 | 809 | \$808000 |
| | Claverdon Dr | \$970000 | 3 | 80 | 626 | \$885000 |
| | Anich Rd | \$880000 | 3 | 90 | 629 | \$870000 |
| | Sari Place | \$1400000 | 5 | 228 | 453 | \$1284000 |
| | Horokaka St | \$860000 | 3 | 85 | 195 | \$815000 |
| | Don Buck Rd | \$830000 | 3 | 120 | 408 | \$829000 |
| | Ruze Vida Dr | \$1150000 | 5 | 201 | 596 | \$1138888 |
| | Katrina Place | \$770000 | 3 | 80 | 0 | \$768000 |
| | White Heron Dr | \$850000 | 3 | 129 | 0 | \$851000 |
| | Garton Drive | \$810000 | 3 | 110 | 375 | \$806000 |
| | Glenbervie Cres | \$1200000 | 5 | 165 | 657 | \$1105000 |
| | Moxham Grove | \$810000 | 3 | 100 | 716 | \$694500 |
| Riverhead | | | | | | |
| | Orchard Terrace | \$1250000 | 3 | 190 | 565 | \$1385000 |
| | Coatesville-RiverHWay | \$1500000 | 6 | 261 | 604 | \$1653000 |
| | Floyd Rd | \$1500000 | 4 | 230 | 700 | \$1552000 |
| | Grove Way | \$1500000 | 4 | 229 | 802 | \$1399000 |
| | Byron Drury Way | \$1500000 | 5 | 210 | 601 | \$1471000 |

25

| SUBURB | STREET | CV | BED | FLOOR AREA m2 | LAND AREA m2 | SALE PRICE |
|--------------|------------------|-----------|-----|---------------|--------------|------------|
| Waimauku | | | | | | |
| | Hamilton Rd | \$1325000 | 2 | 130 | 10800 | \$1270000 |
| | Waimauku St Rd | \$750000 | 2 | 80 | c-l | \$850000 |
| | Wintour Rd | \$1000000 | 0 | 0 | 10100 | \$960000 |
| | Hamilton Rd | \$1875000 | 4 | 188 | 10000 | \$1900000 |
| | Pukemarino Rd | \$1200000 | 4 | 186 | 879 | \$1190000 |
| Waitakere | | | | | | |
| | Burnham Rd | \$1025000 | 3 | 220 | 1844 | \$1000000 |
| | Horsman Rd | \$1800000 | 6 | 350 | 42700 | \$1900000 |
| West Harbour | | | | | | |
| | Bluefin Way | \$935000 | 3 | 180 | 327 | \$950000 |
| | Picasso Drive | \$150000 | 5 | 279 | 277 | \$1570000 |
| | Lagoon Way | \$1345000 | 4 | 208 | 677 | \$1379500 |
| | Rena Place | \$900000 | 3 | 110 | 413 | \$790000 |
| | Oakpark Pl | \$2465000 | 4 | 240 | 1588 | \$2300000 |
| | Westpark Dr | \$1400000 | 4 | 220 | 635 | \$1412000 |
| | Picasso Drive | \$1290000 | 6 | 218 | 620 | \$1316000 |
| | Luckens Road | \$940000 | 4 | 149 | 572 | \$1080000 |
| | Edgware Road | \$1100000 | 4 | 177 | 261 | \$1085000 |
| Westgate | | | | | | |
| | Kauri Amber Rd | \$740000 | 2 | 82 | 189 | \$631500 |
| | Houhora St | \$835000 | 3 | 84 | 0 | \$800000 |
| | Whakanoho Rd | \$945000 | 3 | 124 | 271 | \$955000 |
| | Waekahu Road | \$915000 | 3 | 104 | 237 | \$890500 |
| Whenuapai | | | | | | |
| | Brigham Creek Rd | \$730000 | 2 | 87 | 142 | \$730000 |
| | Boyes Avenue | \$1175000 | 3 | 154 | 345 | \$1110000 |
| | Whenuapai Drive | \$730000 | 2 | 91 | 121 | \$725000 |

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.

Raine & Horne's commission rate:

2.95%
(Not 4% that others may charge)

upto \$590,000

1.95%
on the balance

Plus \$490 admin fee.
All fees and commissions + GST

Raine & Horne Kumeu also provide statistical data FREE from cost to purchasers and sellers wanting more information to make an informed decision. Phone me today for a FREE summary of a property and surrounding sales, at no cost and no questions asked. Graham McIntyre 027 632 0421 * Available for a limited time. Conditions apply.

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Phone 0800 900 700 Country Living Realty Ltd Licensed REAA (2008)

Graham McIntyre
Brand & Territory Owner
027 632 0421



September market wrap

Following the Reserve Bank’s recent 0.25% cut, the Official Cash Rate sits at 3%. This shift is flowing to mortgage rates and prompting many households to review and adjust their lending and financial strategies. A common approach right now is splitting lending across multiple short fixed term rates, and using floating and variable products strategically. At the same time, bank switching is at record levels, with cashback incentives making it worthwhile for many.

First-home buyers are stepping up, using the dip in values to get on the ladder, while smaller “Mum and Dad” investors are cautiously re-entering, particularly at the lower end of the market. With more listings, buyers are in a stronger position to negotiate, secure better deals, and set themselves up to build long term wealth.

Market Outlook:

In August New Zealand’s housing market stayed chilly through Winter, with values dipping again. The Cotality Home Value Index was down -0.2% for the month – the fifth fall in a row. The nationwide median value is \$809,113.

Region by region, the story is mixed:

- Auckland: -0.5%
- Wellington: -0.1%
- Hamilton: -0.1%
- Christchurch: +0.2%
- Dunedin: +0.4%
- Nelson, Invercargill and New Plymouth all saw rises by 0.5% to 0.6%

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2025 TOP BROKERAGE NZA

2024 TOP BROKERAGE NZA

2024 TOP MORTGAGE EMPLOYER NZA

THE Mortgage SUPPLY CO. NEW ZEALAND

Ben Konings gives financial advice through Fearless Financial Limited trading as The Mortgage Supply Co.

Looking Ahead

2025 is shaping up as a relatively flat year for house values, but most economists expect growth to return in 2026. The next OCR announcement is set for 8th October 2025, with another cut widely expected. Lower interest rates should continue to improve affordability and boost cashflow for borrowers.

Now’s the time to review your mortgage - whether you’re refixing, restructuring, or planning your next purchase. Get in touch and let’s make sure you’re positioned to benefit.

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Your Local Mortgage Adviser
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Raine & Horne®

27 View Road, Henderson

3 Bed 1 Bath 4 Car

Charming Three Bedroom Brick and Tile Home

27 VIEW ROAD HENDERSON FOR SALE BY NEGOTIATION

We are pleased to bring to the market this solidly built 1960's one level three-bedroom brick and tile freehold home of 105m2 approx on a 757m2 approx section close to Henderson Central. Current Rating value is one million dollars and property is open to negotiation. This lovely brick home was built in the days when they knew how to build houses to last and it still holds its original charm. The house has been recently refreshed with new floor coverings and repainted internally throughout, and the original wooden joinery has been replaced with aluminium joinery. There is onsite an external one car garage and a carport for another car plus parking for one or two more vehicles. There is also a good-sized storage shed to house your extra outdoor utilities or sports equipment. You will also find the front lawn has space to spread out an/or continue to further the surrounding garden to your requirements. Waitakere Plaza and West City/Henderson shops are a minute's drive away or well within walking distance. Public transport is also easy access.

Guide
Negotiation

Brendon Hodge
021608234

Disclaimer: Information contained herein is gathered from sources we deem to be reliable however warrant no guarantees as to its accuracy. Interested parties are advised to rely upon their own enquiries and due diligence.

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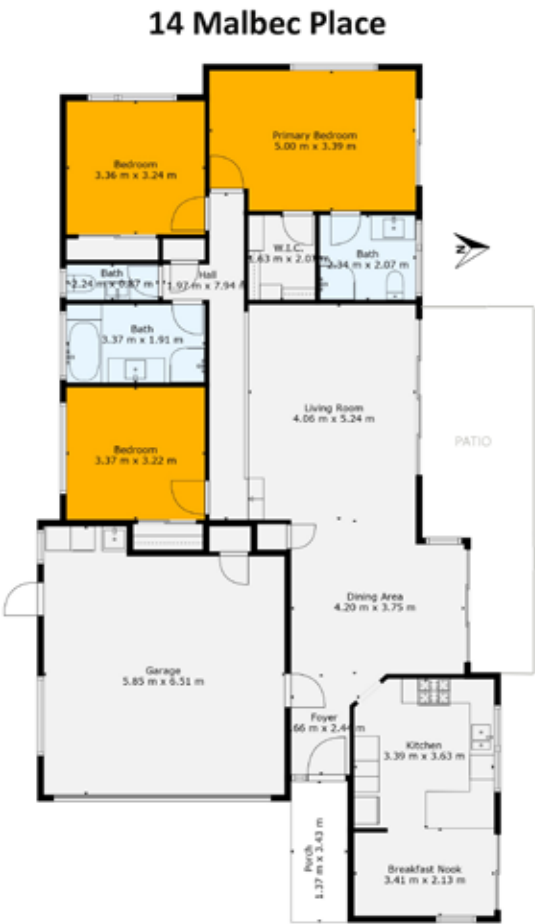


Hello Summer – lawn, alfresco, fully fenced.

14 Malbec Place, Huapai

Are you looking for a home that will deliver a Summer that will be remembered forever, then this is a calling for you to act. An outstanding 697sm (more or less) of land, with generous grassing, off-street parking, and fully fenced to ensure enjoyment, safety and easy convenience. Get the sun-sail up, and the portable pool in place, this is a suntrap for all ages, with north west patio and boundary

plantings that pop colour and contrast. This modern near new weatherboard home is presented to a high standard offering generous living spaces, uncompromised alfresco off central lounge and separate snug off the kitchen. One primary level with a step up to the passageway. Double garage with laundry with close access to the Kitchen and pantry. Three generous bedrooms off a central elevated passageway with main bathroom and ensuite. It is a modern living statement filled with light and warmth.



Raine & Horne



- Featuring:
- 3 bedrooms
 - 2 bathrooms
 - 1 dining
 - 2 living
 - 2 garage
 - Land area 698 sqm
 - Floor area 174 sqm
 - Excellent primary schools
 - Close to shops, cafes, pubs, library



For more information on this property call:
Graham McIntyre on 027 632 0421
or email: graham.mcintyre@kumeu.rh.co.nz
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Gold Medal – Maddren Home of the year 2020

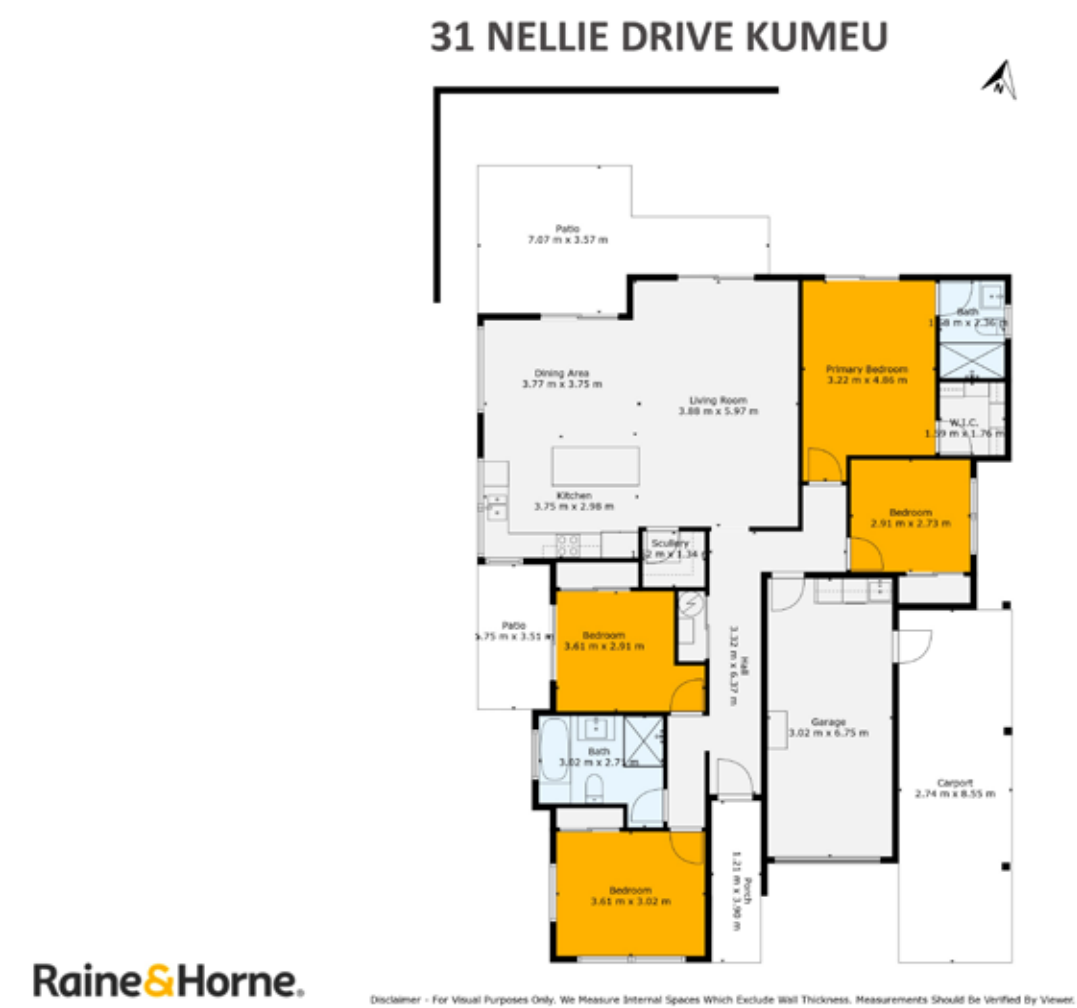
31 Nellie Drive, Kumeu

If your goal is family comfort, a gold award winning home, offering uncompromised alfresco living, open plan entertainers kitchen, dining and lounge, you’ve just found it.
A beautifully crafted family fun, and sun trap.
This private and discrete home offers the comforts of open plan modern living linking with in-door out-door flow with mature plantings and clever easy care gardens. The flow of the home suits family living with two bedrooms and bathroom front and two bedrooms and bathroom back, off hallways linking through the open plan living

area.
A small distance to reserve, Huapai District Primary School and transport links.
Close by, is convenience shopping and easy walking and cycling options.
A fabulous home, testament to the quality building pedigree of Maddren Homes.

Graham McIntyre on 027 632 0421
or email: Graham.mcintyre@kumeu.rh.co.nz
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- Featuring:
- 4 Bedroom
 - 2 bathrooms
 - Land area 406 sqm
 - Floor area 160 sqm
 - Garage & Carport
 - Open plan living
 - Close to school, reserve & transport links
 - Easy walks & Cycle options

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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G.J. Gardner. HOMES



199 Nixon Road, Taupaki

Home, shed, office, sleep out, paddock.

A home where memories are made and fill the void of mediocrity, a home for the whole family through the years of fun, discovery and leisure. 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. 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.

For more information on this property call:

Graham McIntyre on **027 632 0421**
or email: **Graham.mcintyre@kumeu.rh.co.nz**
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Featuring:

- Large five bedroom
- Three bathroom home
- Additional space for offices/ study/ sleepout/ games room
- Central open plan living and dining opening to decking and pool area.
- Floor area 240 sqm
- Land area 9052 sqm
- 4 Garage



8 Wookey Lane

This well-presented industrial property, located on a prominent freehold corner site at Wookey Lane and Loft Place, offers excellent street exposure and dual access points for operational flexibility. Constructed circa 2005/2006, the clear span warehouse features a generous stud height of 5.6m to 7.2m, with four motorised roller doors leading to a securely fenced yard for easy access.

The front office/showroom area is open-plan and includes ground-level amenities, while the unconsented first-floor offices above are well-fitted with a kitchenette. A second amenity block at the rear of the warehouse provides the potential for splitting the property into two tenancies.

This versatile industrial property offers an outstanding opportunity for owner-occupiers or investors, combining functional space with future growth potential.

The floor area of 843.5m² does not include an unconsented first floor office area of 142.10m² currently fitted out as very nice offices.

For more information or to book a viewing, contact our West Auckland experts today.



Caroline Cornish
021 390 759
caroline.cornish@colliers.com

Nelson Raines
021 555 673
nelson.raines@colliers.com



Home & Garden

Heading: Making compliance easy – our role in Auckland Council inspections

At HydroVac, we understand that times are tight and costs are rising for many households and property owners. That's why when it comes to Auckland Council's wastewater system inspections, we're here to make the process as easy, affordable, and stress-free as possible.

We're not out to make a quick buck. This isn't a revenue-gathering exercise for us – it's about helping you stay compliant, avoid unnecessary issues, and do your part to protect the environment.

Why these inspections matter

If you own a property with a septic tank or on-site



wastewater system in the Auckland region, Auckland Council may require regular inspections to ensure your system is functioning properly. These checks are about more than just compliance – they help prevent pollution of streams, groundwater and coastal areas, and protect the health of your household and the wider community.

A poorly performing system can cause serious environmental and public health issues, especially in sensitive areas like the Waitākere Ranges, Clevedon, and Rodney. Council inspections help catch problems early – before they become costly or cause long-term damage.

How HydroVac helps

We've been working with Auckland Council for years and understand exactly what's required. Our team of trained professionals uses a digital checklist to inspect your system thoroughly and consistently. Once we've completed the inspection, we'll lodge the report directly with Auckland Council on your behalf, so you don't need to worry about paperwork or follow-up.

No surprises – just straightforward service

At HydroVac, we believe in keeping things honest and straightforward. If your system needs attention, we'll let you know. If it's performing well, we'll give it the all-clear. Either way, you'll receive a clear summary of what we found, with no pressure and no upselling.



OUR PROFESSIONAL TEAM IS HAPPY TO HELP WITH:

- Septic tank inspections, empties and cleans
- Wastewater system maintenance and disposal
- Grease trap cleaning

We can help you ensure you comply with Auckland Council Healthy Waters requirements and the relevant paperwork.

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We know these inspections can feel like just another bill – but we're here to help you meet your responsibilities without the stress of a possible warning, fine or costly system failure.

Need to book? Let's make it easy

If you've received a letter from Auckland Council about your system inspection, or you're not sure when it was last done, get in touch with HydroVac. We'll book a time that suits, carry out the check, and send the results to the council – simple as that.

Check out our 165+ positive reviews on Google and hopefully we can impress you with our 5-star service next.

www.hydrovac.co.nz 0800 493 768
service@hydrovac.co.nz

Thinking of a DIY paint job this summer?

With summer on the way, many New Zealanders are planning home projects – and painting is often high on the list. But before you pick up a brush, it's worth considering which jobs you can do yourself and which are better left to professionals.

Simple projects such as decks, fences, and staining are usually manageable for most homeowners. They don't require specialised preparation and can be completed to a good standard with the right tools.

However, exterior work such as wooden windows, doors, and damaged weatherboards often calls for professional expertise. Without the correct preparation and process, paint can fail prematurely, leading to issues such as peeling, water damage or rot.

If you're considering a project this summer, you can see examples of our work and reviews from customers at facebook.com/focusonpainting.

Free quotes are available – call or text Brad on 021 756 890, or email focusonpainting@gmail.com to get started.



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Here at Vehicle Removals we strive for for customer satisfaction using our specialised process for wrecking vehicles.

We wreck everything starting from cars, buses, vans, 4WD, trucks and any heavy machineries.

Car wrecking is a process of dismantling and recycling old or damaged vehicles, with about 80% of each car being recycled. This environmentally friendly industry extracts usable parts like engines and alternators, drains and safely disposes of hazardous fluids, and recycles valuable materials such as steel and glass to create new products. The recycled steel alone from junk cars provides enough material to make over 12 million new cars annually.

What happens at our car wrecking yard?

- Draining fluids: Wreckers remove all the various fluids, like engine oil, coolant, and fuel, as these are potentially hazardous if not disposed of properly.
- Salvaging parts: Any undamaged and reusable components, such as starter motors, alternators, and even interior items like leather, are removed and sold as used parts.
- Recycling materials: Once the valuable parts are removed, the remaining vehicle body is often crushed or shredded for its metal, which is then sent to foundries to be melted and reused as raw material.
- Safe handling of hazardous materials: Wreckers take extra care to dismantle and dispose of hazardous materials, such as mercury found in some older car parts, in an environmentally responsible way.

Why is car wrecking important?

Environmental benefits: Car recycling significantly reduces the amount of waste sent to landfills and conserves valuable natural resources by reusing materials like steel and glass.

Economic benefits: The industry provides affordable, used auto parts to consumers and contributes to the economy through the extraction and processing of recyclable material.

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Whenuapai Floral & Garden Circle

Dawn welcomed everybody back after the winter break and there was a real buzz of conversation from all members as they caught up with one another. Welfare of members was shared also the news of the passing of Betty Bishop, a former member of many years standing, who recently died at the grand age of 101 years. Bus trips were discussed in detail and birthdays acknowledged, raffles drawn, produce and blooms admired etc. Even my articles in this publication were praised for keeping our Club in the public eye.

Paul Dine was an enthusiastic Speaker on Beekeeping. It seems to be quite an industrious and expensive hobby albeit with sweet rewards. From the handouts we were given, I learnt that Honeybees have five eyes. Bees have been producing honey for at least 150 million years. A queen bee can lay up to a thousand eggs per day, which equates to twice her own body weight. Bees have to fly over 55,000 miles to make 500 grams of honey. A honeybee flies at about 24 kilometres per hour and visits between 50 and 100 flowers during one collection flight from the hive.

At the peak of the honey gathering season, a strong healthy hive usually has a population of fifty thousand bees with an average worker bee making only about one twelfth of a teaspoon of honey in its life. Honey contains vitamins and antioxidants while it is fat free, cholesterol free and sodium free. The honeybee's wings stroke 11,400 times per minute, thus making their distinctive buzz. Also, honeybees never sleep! No wonder worker bees have such a short life span. Honeybees are one of science's great mysteries because they have remained unchanged for twenty million years even though the world changed around them.

If you like to know more about our Club, and/or wish to join us, please phone Judy Garrity on 8335592. Meetings are held at 1 p.m. at 41 Waimarie Road, Whenuapai Village, on the second Thursday of the month (Feb-May and Sep-Nov, with Christmas gathering in December) with trips usually on the fourth Thursday. Entry fee is \$4 with another dollar per raffle ticket. Happy Gardening from Mary Anne Clark



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STIHL shop - How to sharpen your lawnmower blades



To achieve a perfect lawn you need a sharp blade - follow our step by step instructions below.

When to sharpen your mower blade

If you have a garden you are proud of, it's disappointing when you notice that your mower is leaving behind uneven and ragged grass. This is easily avoided though, if you regularly sharpen the lawn mower blade.

Inspect the blade regularly

Don't wait until mowing results deteriorate: check regularly to see if you need to sharpen or replace the blade.

Replace a damaged blade

If you find a crack in your lawn mower blade, don't try to sharpen it. You need to replace the blade.

How often to sharpen the blade

Even if your regular inspections don't find any problem, you should sharpen your mower blade or take it to a STIHL SHOP for sharpening after 20-25 hours of use.

Should I sharpen my own blade or take it to a professional?

Your Local STIHL SHOP has the right tools and expertise to sharpen your mower blade to a high standard.

You can check out the following link to find out more!



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<https://www.stihlshop.co.nz/kumeu/blog/post/how-to-sharpen-your-lawnmower-blades>

or come and visit us today.

Our Kumeu store is open Monday-Saturday and our Westgate store is OPEN 7 DAYS.

Waimaku Garden Club



Last month we had a winter appropriate outing. A group of our garden club ladies met at Goode Brothers Restaurant at Westgate for a master class in pasta making just like nonna used to make.

We started off being served a scrumptious morning tea. Then we rolled up our sleeves. It was hands-on to learn a new skill. Lots of kneading was needed. We left our dough to rest while we had an

awesome lunch of you guessed it pasta this way and that way - so tasty. We were also treated to a decadent dessert platter. After that we rolled and rolled our Pasta until it was just right. Ready to be cut into our desired spaghetti to take home for dinner that night or probably lunch for tomorrow. We were given a recipe to take home and a rolling pin. We had such an enjoyable time together.

Feel free to contact any of us: Ann (0210357406), Diana (0274788928), Gail (021344070), Maree (027496006), Moira (0274989154), Sandi (0273184514)

Andrew Shone.

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Cantilever Umbrella 3m Taupe



SKU: 2054017 **\$99⁹⁹**

Nouveau
Santo Outdoor 5 Piece Bar Setting



SKU: 2054032 **\$1099**

Nouveau
Baha Outdoor Bistro Pods 3 Piece



SKU: 2027652 **\$1699**

Nouveau
Canzo Outdoor Wicker Lounge Setting 2 Piece



SKU: 2028687 **\$1299**

Meteor
Kaidun Gas BBQ 4 Burner



SKU: 335923 **\$259**

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Q2600N+ Gas BBQ LPG Black



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Calvin Bates

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G.J Gardner



At G.J. Gardner Homes Rodney West, we promise to make your new home building experience a pleasure. If you're not sure if building is for you, here's a few reasons that might just help.

Have an idea on paper but not sure where to start? Our New Home Consultants and onsite Architects can turn your sketch into reality and have it priced all in the space of a very short timeframe.

Have a tight timeframe? No problem - we have trades and suppliers ready to go. Our standard build times could have you in your new home within 8 to 10 months.

We project manage everything every step of the way and give you written assurances, regarding costs, workmanship, material guarantees, completion dates and other key issues.

With over 23,000 homes completed amongst the GJ team and every one of these completed, you're in safe hands.

With some beautiful sections ranging from residential sites to expansive rural blocks there are some fantastic sites ready and available. We can even help you find your special place, sort out finance and payment terms to make it as simple as possible.

Looking for inspiration? Why not pay a visit to our award winning Wake Road showhome in Coatesville is great for those larger rural blocks, recently winning the GJ Gardner International Display home of the year! View the showhome tours to get you started.



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Hydro Excavation – Non destructive digging

Hydro- Excavation is a popular method used in various excavation projects. This technique combines high-pressure water with a vacuum system to safely remove soil and debris. Hydrovac is particularly useful in areas with complex underground infrastructure, where traditional excavation methods might pose risks.

Hydro-Excavation technology

Hydro-Excavation involves using water to break up the ground, which is then sucked up by the vacuum into a debris tank. It is a non-destructive digging technique which is often used for creating precise holes or trenches, especially in areas with existing underground utilities such as power/fibre/gas etc.

One of the key advantages of Hydro-Excavation is its precision. The controlled use of water allows for accurate digging around pipes, cables, and other underground structures. This method is also noted for its safety benefits, as it reduces the risk of damaging underground utilities.

At Drain Ninjas, we understand the importance of

precision and safety in excavation work. Our solutions are focused on avoiding damage to existing infrastructure and ensuring accurate results. We use specialised equipment that allows us to work carefully around existing structures, prioritising the safety of both our team and your property.

Environmental impact of Hydrovac

The Hydro-Excavation process is generally considered to have a lower environmental impact compared to traditional excavation methods. It typically results in less soil disturbance and can reduce the amount of earth that needs to be removed from the site. The Drain Ninjas team shares this commitment to environmental responsibility. Our excavation methods are designed to minimise disruption to your property and the surrounding environment.



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49

Young Learners

Water safety for children: Swimsuit colours and sun protection

Here at Gumboots in our pēpēs room, we endeavour to have our littles ones dressed in rash shirts when they are having water play.

Summer is just around the corner which means lots of beach and swimming pool fun to be had. Playing in the water is a favourite activity for many children, but it requires careful safety planning. Drowning can happen quickly and silently, so every precaution matters. One of the simplest yet most effective steps parents can take

is choosing the right swimsuit. The colour and design of swimwear can improve both visibility in the water and protection from the sun.

Not all swimsuit colours are easy to see underwater. Bright, high-contrast colours such as neon orange, hot pink, and fluorescent yellow or green stand out the most in both pools and natural waters. These shades allow caregivers to quickly spot a child if they submerge. In contrast, dark colours like navy, black, and dark green, or light tones such as pale blue, white, or grey, often blend into the surroundings, making a child harder to see.

Beyond visibility, swimwear can also guard against sunburn. Children's skin is especially vulnerable to UV rays, and even short periods of exposure can cause damage. Sun-protective swimsuits made from UPF-rated fabrics help block harmful UV radiation. Long-sleeved rash vests, leggings, and wide-brimmed swim hats provide extended coverage without limiting comfort in the water. When



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Young Learners

paired with waterproof sunscreen on exposed areas, these swimsuits greatly reduce the risk of sunburn and long-term skin damage.

The safest approach is a combination of bright, fluorescent colours for visibility and UPF swimwear for sun safety. Add in vigilant adult supervision, swimming lessons, and pool barriers to create multiple layers of protection.

By choosing swimwear that both stands out underwater and shields from the sun, parents can give children a safer, more enjoyable experience around water.

Gumboots Early Learning Centre



Sept-Oct school holidays at Te Manawa

Te Manawa has a fantastic lineup of school holiday programmes running from 20th September to 5th October 2025, packed with STEAM-inspired activities and creative fun for tamariki and rangatahi. Most events are drop-in, but some require registration. You can pick up your school holiday booklet at Te Manawa or check linktr.ee/temanawa for full details. Some activities have age restrictions, so please check the booklet or ask staff for details.

Regular preschool and after school programmes will resume the week beginning Monday 6th October



Aged care

Exciting Times at Craigweil House

August and September have been filled with colour, laughter, and celebration here at Craigweil House. Residents came together for a joyful Indian Independence Day, complete with a specially baked cake designed as the Indian flag, a commemorative video, and lively dance performances from our staff. To add to the fun, prizes were awarded for the best dressed, and residents enjoyed a festive afternoon tea. Later in August, we commemorated Daffodil Day with a morning of crafting bright daffodil flowers, followed by music, singing, and a cheerful afternoon tea shared together in the lounge. In September, our community honoured the fathers in our home with a special Father's Day afternoon tea, where residents and staff gathered to celebrate with delicious treats, warm conversation, and a shared spirit of appreciation for the fathers among us.


Alongside these wonderful celebrations, Craigweil House is also looking to the future with the extension of our Hospital Level of Care wing. Renovations are progressing beautifully, and we are thrilled that one of the new rooms is already complete. This extension has been thoughtfully designed to provide more space, comfort, and support for residents who require higher levels of care, while still maintaining the warm, homelike atmosphere that makes Craigweil House so special. It is an exciting step forward in our commitment to ensuring every resident feels safe, cared for, and at home.

At Craigweil House, life is about so much more than care—it's about community, connection, and creating meaningful moments together. If you or a loved one are considering care options, we warmly invite you to drop by for a visit. Come and see our facilities, meet our dedicated team, and experience the welcoming environment we are proud to provide. We would be delighted to show you around, answer any questions, and share how Craigweil House can support you and your family on this important journey.

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Aged Care

Kumeu Village Opens
New Palliative Care
Suites

We understand just how much work goes into caring for loved ones at home and how difficult the transition into a rest home can be. You don't have to navigate it on your own.

Kumeu Village Rest Home is proud to announce the opening of two new palliative care suites – warm, welcoming spaces designed to bring comfort and dignity at life's most delicate moments.

Our expert, qualified, and experienced staff – a team full of heart – are here to support you every step of the way. Beautifully furnished to create a homelike feel, the suites ease the transition of moving a loved one into care, giving families peace of mind and the freedom to focus on being together.

Providing hospital-level care, the suites are available for both end-of-life support and short-term respite stays, delivered with compassion and dignity.

Kumeu Village is more than a rest home – it is a community. With hospital, dementia, respite, and palliative care all on one site, our Residents First philosophy ensures love, companionship, and dignity remain at the heart of everything we do.

You'll find us just behind the hedge – look for our new sign on the corner of Old Railway Road and the main road, opposite BP in Kumeu.

To learn more or arrange a viewing of the new suites, please call 09 412 9112 or visit www.kumeuvillage.co.nz.

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tributes

BIRTHS — DEATHS — MARRIAGES

The introduction, change, or loss of a family member or a friend can be influential in a range of ways. It can be felt as a wave of emotion or pockets of reflection.

Kumeu Courier and The Westerly Magazines offer the opportunity to reflect and celebrate the life, introduce the life, and showcase commitments made, providing a window into the life of someone loved and in a lasting showcase, be that half page, full page, or two page spread.

It is a way to share, reflect, celebrate and pour homage to someone or some-two, in a way that carries the essence and mana of life in a unique way and format.

Every story is unique, every life different.

To book a tribute within Kumeu Courier or The Westerly call Gabs on 0800 900 700 or email editorial@kumeucourier.co.nz

Danny Lendich tribute



Lendich Construction and Wendy's New Zealand founder, Danny (Danilo Stanislev) Lendich who died in May aged 81 was remembered at a special service at his Fred Taylor Drive-based business attended by nearly 1200 people.

Denny started business in 1956 at the age of 12 with a single bulldozer doing small earthmoving jobs for farmers and orchardists near his parents' (Filip and Ruze) apple and pear orchard in Moire Road, Massey.

He later established earthmoving and hauling company Lendich Construction and in 1988, with wife Dianne, opened his first Wendy's New Zealand franchise restaurant at Te Atatu, Auckland, with 24 others following.

Wendy's New Zealand was later sold to global franchise operator Flynn Group in May last year.

The Lendichs learned about the restaurant chain during visits to the United States for midget car events.

Danny was a midget car owner through D.L. Motorsports and sponsored drivers including Sleepy Tripp, Craig Brady, Jerry Coons Jr, Graham Standing (who was at the service), Sammy Swindell and Alex Bright, working on many of the cars.

Lendich Construction has been involved in a wide range of work such as Westgate's development, demolition of old theatres and buildings in Auckland, digging graves at Waikumete Cemetery, quarrying, gold mining, extending Samoa's airport in 1984 and helping recover an old schooner beached and buried near the Kaipara Harbour entrance for about 150 years.

Born in 1944 to Croatian parents who had emigrated to New Zealand prior to World War II, Danny had been using his family's tractor to work for local farmers before persuading his father to help him buy a small bulldozer.

Danny and his family have also operated service stations and own various properties in Auckland.

Danny died at his Auckland home on May 13, 2025.

He is survived by wife Dianne, daughters Danielle and Joanna, and grandchildren Savannah, Olivia, Denny, Roman and Ariana.



Health & Beauty

Ask Dr. Heather



Do I need skincare if I have Botox®?

Anon, Hobsonville

I'm often asked this. The short answer is yes. In fact, I'd argue that combining Botox® with good

skincare and skin treatments is the secret to truly radiant results - not just smooth skin, but healthy skin.

Botox® works by softening lines caused by repeated muscle movement. It doesn't improve skin texture, sun damage, hydration, or pigmentation. That's where a personalised skincare plan and professional treatments come in. They target the quality of your skin, while Botox® targets the movement beneath it.

Think of it like ironing a shirt. Botox® takes out the creases, but if the fabric itself is stained, or worn, no amount of wrinkle-smoothing will bring it back to life. That's what skincare does. It restores glow, clarity, and strength to your skin.

At ALLOR, I tailor your skincare and treatment plan around your Botox® cycles. This might include things like microneedling to stimulate collagen, NCTF® or Profhilo® to hydrate and plump, and skincare products with active ingredients like vitamin C, B and retinol. The result? Your skin looks fresh even as your Botox® wears off.

So yes, Botox® can help you look rested. But if you want skin that actually glows - skincare matters. And it doesn't need to be overwhelming. I can help you build a personalised plan that gives your skin exactly what it



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needs, because loving the skin you're in truly is the key to looking and feeling your most radiant self. Dr. Heather Anderson is a Cosmetic Medicine and Emergency Doctor who practises in her own clinic at ALLOR Cosmetic Medicine in Whenuapai and features in the All or Nothing Podcast (available on Spotify and Youtube). If you have a question for Dr. Heather you would like answered anonymously, please email askdrheather@allor.co.nz.

Clover Ferments



Harnessing the age-old power of probiotics is Clover Ferments, a Kiwi-owned company that specialises in artisan, batch-brewed fermented tonics, designed to improve digestion, gut health and immunity.

Available in three varieties - the Blend Kvass, the Beet Kvass, and the Turmeric Kvass- Clover Ferments' hero

tonics breathe new life and convenience into traditional recipes, with fresh, gut-loving goodness delivered straight to your door.

Earthy, salty, sour and savoury, the trio of tonics - which are designed to be taken together, daily and in small doses - are simple yet powerful, with each batch, lovingly handmade using certified-organic produce whenever possible, natural sea salt and water.

Indeed, Clover Ferments was born in Steph's home kitchen, where the mum-of-three turned to natural methods to help heal her little girl, Clover's debilitating

CLOVER

FERMENTS

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Health & Beauty

gut issues. Within a month by supplementing the tonics into her daughter's diet, she went from eating three safe foods to over 50 without any extreme reactions.

Joining forces with friend and co-founder Mary-Anne and head fermenter Jorgia, meant the holistic health-minded mums could take their passion project to the public, with Steph's personal success fuelling their drive to support other Kiwis with their own gut and digestive issues.

Whether enjoyed as a shot or mixed into smoothies, soups, sparkling water or salad dressings, taken regularly the combo of natural tonics support the body to reduce bloating, increase food tolerances and energy, and aid in better digestion.

From creation to consumption, Clover Ferments prioritises sustainability. The zero-waste warriors strive to reuse and recycle where possible, by composting all food scraps locally, reusing packaging and bottles.

Demystifying Skincare – What You Actually Need

by Dr. Cherie, Restore Cosmed



We get it, the beauty industry is overwhelming. With shelves full of products all promising miracles, it's hard to know what actually works and what's just clever marketing.

At Restore Cosmed, we believe in evidence-based skincare. Simplifying

routines and focusing only on products and ingredients that are proven to support skin health and ageing well. Here are our top four essentials for an "ageing well" regime:

1. SPF : Your Non-Negotiable

Daily sun protection is the single most effective thing you can do for your skin. UV exposure is responsible for up to 80% of visible skin ageing, including fine lines, pigmentation, and loss of elasticity. A good SPF protects

collagen and helps prevent premature ageing (not to mention reducing your risk of skin cancer).

Make it SPF 50+ there are some amazing formulations available now that feel light and wearable. Pop into the clinic to try some of our favourites.

2. Vitamin A : The Skin Regenerator

When it comes to anti-ageing ingredients, Vitamin A is the gold standard. "Retinol" is the most well-known form, but at Restore Cosmed, we use Retinaldehyde in our skincare range.

This powerhouse ingredient was the reason we developed our own line, because the evidence was clear. Retinaldehyde has been shown to be up to 10 times more effective than retinol, while also being less irritating. It smooths fine lines, refines texture, and encourages healthy skin renewal, all without the harshness often associated with other forms of Vitamin A.

3. Antioxidants – The Skin Defenders

Every day, your skin is exposed to environmental stressors like pollution and UV rays that generate free radicals. These unstable molecules damage cells and accelerate ageing.

Antioxidants (our favourite being Vitamin C) help neutralise this damage, protecting your skin from the inside out. All of our Vitamin C formulations use the evidence-backed form ascorbic acid, carefully stabilised at the right concentrations to remain active and effective.

4. Hydration – The Glow Factor

Well-hydrated skin looks plumper, smoother, and healthier - and it functions better too. Beyond drinking water, the right moisturiser locks in hydration and strengthens your skin's protective barrier so it can perform at its best.

The Restore Skin Difference

Our Restore Skin range has been carefully developed with these evidence-based essentials, presented in a simple number-based system so you don't need to memorise complicated routines. It gives your skin exactly what it needs, without the clutter.

And because no two skins are the same, our dermal therapist, Shannon, offers free skin consultations. She'll assess your skin, talk through your goals, and help you build a personalised routine that works- cutting through the noise and leaving you with products that truly make a difference.

Restore Cosmed - Cosmetic Medicine and Skin Health, GP-Led in Huapai.

Book your free skin consultation today and explore our Restore Skin range at www.restorecosmed.co.nz - take the guesswork out of skincare.

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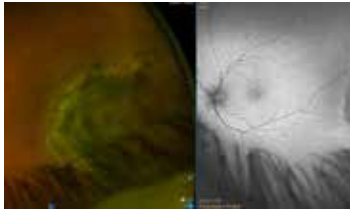
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Is it a Malignant Melanoma – or Just a Nevus?



For Eyes continue the series on interesting eye conditions discovered through our advanced imaging equipment. Last month, we discussed the choroidal nevus – a common, freckle-like pigmentation found in the choroid, the layer beneath the retina at the back of the eye. This month’s case involved a choroidal nevus that didn’t quite fit the typical pattern, prompting optometrist Molly to refer the patient for a specialist opinion. The patient had come in for reading glasses and hadn’t had a comprehensive eye exam in over 20 years, meaning there were no prior scans for comparison. During the exam, our wide-field Optomap scanner detected a choroidal lesion with some unusual features – irregular edges, an uneven surface, and a relatively large diameter.

Pictured here are the composite colour image and the autofluorescence scan. Autofluorescence is a powerful tool offered by our Optomap scanner, using the natural fluorescence that occurs in the retina during visual processing. In this case, the fluorescence pattern was normal, with no signs of hyperautofluorescence, which can indicate fluid leakage from a lesion.

Although there were no signs of immediate danger, Molly chose to refer the patient due to the lesion’s size – a known risk factor for potential malignant transformation – and the lack of historical data for comparison. The specialist diagnosed the lesion as a benign nevus and recommended that For Eyes repeat the Optomap scan in three months to check for any changes. After that, annual monitoring should be sufficient – with the advice: “Let me know if it gets bigger, but hopefully it never does.”

Monitoring plays a vital role in modern eye care. Regular scans allow us to detect subtle changes early and refer back to a specialist if needed. We’re pleased to report that recent follow-up scans have shown no change – great news for the patient.

The takeaway? Eye exams are about far more than just new reading glasses. Book your appointment at For Eyes in the Kumeu Shopping Village by calling (09) 412 8172



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Spring allergies and your skin: The inside-out connection



By Sarah Tumulty – Your skin nutritionist. SWAN Skin Wellbeing & Nutrition

As the flowers bloom and pollen fills the air, many of us welcome the fresh energy of spring–

only to be met with itchy eyes, sneezing, and skin flare-ups. Seasonal allergies don’t just affect your sinuses; they can have a surprising impact on your skin health too. When allergens like pollen, dust, or certain foods trigger the immune system, inflammation often shows up on the skin. Common concerns in spring include dryness, rashes, hives, and acne-like breakouts. Sensitive areas, such as around the nose, mouth, and eyes, can become red and irritated. For some, eczema or rosacea may also worsen during allergy season.

This is where good skincare plays a vital role. Professional facials not only calm irritated skin but also strengthen the skin barrier, making it less reactive to allergens in the environment. Treatments that include barrier repair, LED light therapy, and nourishing infusions help to restore balance, soothe inflammation, and protect the skin against further irritation. A consistent at-home skincare routine with barrier-friendly products also keeps skin resilient during seasonal changes.

But glowing, calm skin isn’t just about what you put on the outside. Gut health plays a critical role in how the body responds to allergens. An imbalanced digestive system can heighten inflammation, making allergic reactions more severe and longer lasting. Supporting gut health through a nutrient-rich diet, probiotics, and digestive support can reduce the intensity of allergy symptoms–helping both your skin and overall wellbeing.

This spring, if you notice your skin struggling with sensitivity, don’t just mask the symptoms. Treat your skin gently, invest in professional care, and nourish your body from within. To help you get started, SWAN is offering 10% off any 1-hour facial or 1-hour skin consultation during October and November. A seasonal boost for your skin and wellbeing might be just what you need.



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Area Columnists

West Auckland gets police beat team

By Cameron Brewer – MP for Upper Harbour



Police have launched Auckland’s first suburban beat team, which began patrolling the Henderson CBD last month.

It was great to join Minister of Police, Mark Mitchell, and other local leaders to welcome the

new seven-person police beat team. They are squarely focused on increasing police visibility and community engagement, and are already making a difference.

Following a beat team for Auckland’s central city, this marks the region’s second dedicated team. The additional officers join more than 63 police deployed in beat teams around the country since funding was received in Budget 2024.

Police data shows there were just over 3,500 victimisations in Henderson in the year to the end of July. The vast majority of these were thefts. There were also more than 100 burglaries, assaults, and eight sexual offences.

The new Henderson-based team includes a sergeant and six experienced constables.

“Our officers will be regularly patrolling public spaces, engaging with businesses, and connecting with locals. They’ll be a familiar and trusted presence in the Henderson CBD,” says Waitematā West Area Commander, Inspector Simon Walker.

When police are visible and approachable, it not only helps prevent crime but also fosters a sense of safety and confidence that allows the community to thrive.

Inspector Walker says the Henderson team has hit the ground running, and could not be happier with their roles. Further, what’s really pleasing, is the reception that they’re getting from the community when they’re out walking the beat.

National will continue to crack down on law and order, with significant success so far.

Finally, since the recent serious altercation outside Hobsonville Woolworths, where a firearm was allegedly discharged, Waitematā Police have arrested three people. We can be continually proud of the work our local police do every day in our community – making the North West of Auckland safer



Cameron Brewer MP for Upper Harbour

✉ UpperHarbourOffice@parliament.govt.nz
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National



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Dragon Boat Festival unites culture and community

West Auckland came alive in May with the sights and sounds of the Dragon Boat Festival, as hundreds of families gathered at the SportHub Community Centre to celebrate culture, connection, and community pride.

Also known as Duānwǔ jié, the Dragon Boat Festival is one of China’s four major traditional celebrations. Falling on the fifth day of the fifth lunar month, it is marked with performances, games, and shared experiences.

Co-hosted by Synergy Sports with support from Sport Waitākere, this year’s West Auckland event drew more than 500 people, featuring 20 live performances and interactive activities. Toddlers perched on shoulders, grandparents watched lion dancers, and young performers took the stage with pride.

For many families, city-wide cultural events can feel out of reach. “That’s why this event was so meaningful,” says Linda Cai, Asian Outcomes Lead at Sport Waitākere. “Instead of asking families to travel across the city, we brought celebrations into local parks, school halls, and community centres. It worked—children who once sat in the audience became performers.”

Students from Arahoe School and New Lynn Primary led lion dances, gave speeches, and performed with confidence in their heritage. One parent reflected: “For the first time, my daughter felt her culture wasn’t just accepted—it was celebrated, by her school and her neighbours.”

For Linda, the shift is clear: “Tamariki are developing confidence, teachers see improved engagement, and whānau notice stronger intergenerational connections.”

The festival also promotes wellbeing, with traditional activities like dragon dance, drumming, and tai chi fan encouraging movement and connection.







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Men’s Shed

Nestled in the Royal Heights Shopping Centre, Massey Community Men’s Shed is more than just a workshop – it’s a vibrant, welcoming space where men of all ages and backgrounds come together to learn, share, and grow. Whether you’re a seasoned craftsman or someone who’s never picked up a tool, the Shed offers a unique opportunity to explore new skills, swap stories, and work shoulder to shoulder on personal or community projects, all while enjoying good company and a few laughs. Retirement and downsizing can be challenging. Many retirees find themselves isolated, or without their personal workshop, and the shift to being at home all day can create what some call “underfoot syndrome.” Men’s Sheds provide the perfect escape, offering a new space to tinker, create, fix things, and connect with like-minded blokes. Our workshop has tools and materials for our members interests, including woodwork, electronics and computers, 3D printing, DIY, inventing, and much more. Everyone is free to have a go, with no judgement – only encouragement and support. It’s a place where accountants learn from builders, and plumbers learn from computer programmers. Everyone discovers new talents they hadn’t had the chance to explore during their working life. Membership is only \$100 a year. We undertake projects for early childhood centres, community gardens and environmental groups, within the shed and out in the community. Our small shop, ‘Works End’ offers refurbished tools and household items. Come along to any of our open sessions to see first-hand what makes Massey Community Men’s Shed special.

Why do I need a will?

Wills help make sure that your wishes are carried out and the people and things that matter most to you are looked after once you’re gone.

Do I have to make a will? No. But it is a good idea to have a will, because it allows you to say what you want to happen to your property after you die. You can also say

who you want to take care of your children (or anyone else who depends on you) You also decide who will be your executor – the person to carry out the wishes you set out in your will, after you die.

What happens if I don’t have a will? If you die without a will, this is known as dying “intestate”.Your property will be distributed according to the “laws of intestacy” The court will appoint an administrator instead of you being able to choose your executor. This might not be the way you would have wanted things done, and it can make the process more confusing and time-consuming for your loved ones.

Do I need a lawyer to make a will? You can make your own will, but home-made wills are more likely to be challenged and/or create difficulties during the probate process. It is a good idea to get the help of a lawyer, or a trust company, such as the Public Trust (publictrust.co.nz), to prepare a will. They will help make sure your will is legally correct and less likely to be challenged.

Who looks after my will until I die? If a lawyer or trust company has been involved in preparing your will, they will usually hold the will. You should be given a copy, which you should keep with your personal records. This copy should clearly indicate who holds the original will.

You can choose to hold your own original will. If you keep the original, it should be kept in a safe place. There is no national register of executed wills, so it is important to tell a close relative or one or two close friends where you keep it.

What is “probate” and when does that happen? If your estate is worth more than \$15,000, your loved ones or the legal representatives have to apply to the High Court to prove that your will is valid, and to get permission to deal with your property. This is called applying for “probate.” The court might take more than 2 months to process this application. If everything is in order, the court will then “grant probate”. Your property can’t be distributed until 6 months after probate is granted. This allows time for any claims to be made against the estate. However, if your estate is less than \$15,000, your will does not need to be approved via probate. This avoids the time and cost of having to go to the High Court. For example, if you



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have less than \$15,000 at a bank, your loved ones can go directly to the bank to release your money. The same thresholds apply if you don't have a will – but instead of applying for probate, your next of kin would be applying for “letters of administration” instead.

At Citizens Advice Massey we are seeing more people who are wanting to challenge a will. And we also see many people dealing with the consequences of their family member not having a will. It is a stressful time when a loved one dies but having a well thought out will helps to alleviate some of this stress. If you have a question on wills or anything else or think you may be interested in joining the friendly team at CAB Massey visit us at Te Manawa 11 Kohuhu Lane, Westgate or email us at enquiries.massey@cab.org.nz

Distance Families: Do you have family living in the U.S.?



suspended parcel deliveries to America until the situation is clarified.

For now, you can still send a letter or greeting card, but not a parcel.

I've experienced this first-hand. One of my U.S. grandsons celebrated his birthday in September. His gift has been wrapped and ready for weeks, sitting on my desk—but the Post Office simply cannot accept it. As it languishes on the wrong side of the Pacific Ocean, I'm reminded of a key finding from my master's thesis and my book, 'Being a Distance Grandparent' that change is the constant companion of families spread across the globe.

I wrote:

“Distance Grandparenting regularly evolves, flip-flops and transitions as life and whatever the world throws at it causes constant change. Nothing stays the same for long and at times our worlds can feel like an emotional yo-yo – much of it beyond our control.”

And here I am like others are living out that very reality again.

My grandson did receive his birthday card and fortunately, before sealing up the gift, I filmed a little video of his present. He was able to see it on the day—but of course, it's not quite the same as holding it in his hands.

Now my thoughts turn to Christmas. Like many Kiwi families with loved ones in the U.S., I can only hope this situation is resolved before then. Otherwise, stockings

might be filled with electronic gift vouchers rather than parcels this year.

For updates, keep an eye on New Zealand Post's website: nzpost.co.nz/personal/sending-guidelines/world-zones#ZoneUS

HelenEllis is a Hobsonville Point researcher, anthropologist and veteran of Distance Parenting & Grandparenting. Helen is the Founder of DistanceFamilies.com and author of 'Being a Distance Grandparent' and 'Being a Distance Son or Daughter', part of a three-part intergenerational book series highlighting the 'how it is' and 'how to' of Distance Families. She will publish 'Being a Distance Grandchild' in early 2026. Helen would love to meet you on Saturday 8 November, 10am-4pm, during ArtPoint at Sunderland Lounge, Cinema Rd, Hobsonville Point.

Waitakere Forest and Bird Talk: Thursday 16th October 7:30pm



John Dyer – The role of Fish & Game's management of game birds

Recently retired Northern Wildlife Manager for the Auckland and Waikato Fish & Game Council John Dyer will talk about his experiences and

management of waterfowl over the past decades.

This includes the reasons and data behind the annual banding of thousands of grey and mallard ducks, many of these done by volunteers and people learning to band. It also covers past banding of paradise shelducks, current aerial monitoring of Canada geese, black swan and paradise shelducks. The other part of his job he'll discuss will be the law enforcement of the Wildlife Act and freshwater fisheries management.. 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

Scott Point School Art Exhibition

This past term has been a vibrant journey through the world of art, and it's with immense pride that Scott Point School celebrated the culmination of our students' hard work and creativity. Our school hall was transformed into a gallery, showcasing a stunning collection of over 900 pieces of art from our Years 0 to 8 tamariki.

Walking through the exhibition was like stepping into a

kaleidoscope of imagination and talent. Our youngest artists explored colour and design, with every piece an expression of individual talent. Nearby, the works of our Year 3 and 4 students reflected their deep dive into swirling, expressive brushstrokes and diverse colour.

As you moved through the hall, you could see how our older students embraced more complex styles. The result was a fascinating display of modern art where they showcased their understanding of using a variety of media to explore feeling and form. Their work was a powerful display of self-expression and skill.

Each artwork told a story of discovery, creativity, and perseverance. We were so proud of every student for their incredible effort and for sharing their unique perspectives with us all.

Kaupapa Māori pathways helping Tamariki flourish



“Equipping our bilingual unit with resources of this capacity is a real boon for our tamariki,” says Maria Laxa, Vice Principal of New Windsor School. “Consistent access to kaupapa Māori wellbeing experiences strengthens their reo, whakapapa, and tikanga. This builds confidence, belonging, and gives them tools for self-regulation and discipline they'll carry for life.”

That's the impact of \$103,000 in combined funding from Tū Manawa Active Aotearoa and the Education Partnership and Innovation Trust (EPIT), now supporting Māori bilingual units at Rānui Primary and New Windsor School.

The funding is being used to deliver priorities identified during wānanga with whānau and kaiako:

- deeper whānau engagement
- consistent access to wellbeing opportunities
- sustainability through local capability building

Through partnerships with Ki o Rahi Tāmaki Makaurau, Tū Kotahi, Toi Mauri Ora, and The Kindness Institute, tamariki are experiencing kaupapa Māori wellbeing pathways as part of everyday learning.

“These kura [schools] are strong foundations for identity, belonging, and lifelong hauora [health],” says Christian Curtis, Systems Innovator at Healthy Families Waitākere. “By working closely with partners and schools, we're shaping the next year so tamariki can grow their confidence, strengthen connections, and flourish through kaupapa Māori pathways.”

Update from Anna Atkinson – Upper Harbour Local Board

One of the best things about local boards is that we get to make decisions that directly affect the lives of our communities. Whether it's a new playground, a transport safety project, or planning future facilities, the work we do has a real impact close to home.

At Te Kori Scott Point, the board recently held a workshop to plan the next stages of development. Options being considered include a modular skate area, undergrounding the water tanks, extending the carpark, building a hard court (future-proofed for a cover), exploring a community space, and opening up the back area. These ideas will go out for consultation before anything is finalised, but it's great to see progress.

Later this month we'll also allocate the last of our Local Board Transport Fund. Proposals include safety markings on Picasso Drive near Marina View School to slow traffic, and new footpaths and carparks along Clark Road at Te Kori Scott Point.

Beyond our local work, two major issues are being considered by the council that will affect Auckland for years. The first is the replacement for Plan Change 78, which originally allowed three three-storey houses on most sections. A new proposal, likely out for consultation next year, includes major zoning changes in Hobsonville and West Harbour – despite no transport funding for Hobsonville Road intersections in the ten year plan.

The second is a possible law change to bring Auckland Transport back in-house. This could improve long-term planning but also create very different approaches across Auckland. We will have to make it work for us.

Wishing you a happy spring,

Anna Atkinson. These views are my own and not those of the Upper Harbour Local Board.

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Kiwi Caravans started in 2018 with a dream to bring premium UK caravans to West Auckland and are proud to be family owned, operated and based in Hobsonville. We pride ourselves on taking the time to get to know our customers and find solutions that work for them - whether you're buying your first caravan and need help working out the technical aspects of caravanning or you're a seasoned veteran who is looking to modify or upgrade, our team is happy to help!

We aren't just a proud family owned company though, we are also camping enthusiasts! We love to explore and travel - whether it's camping in our own Swift Sprite around stunning Aotearoa, a drive down marvelous Muriwai or hopping on a plane, outside of the workshop you'll find us exploring! We are also proud to have passed this love of travel on to our daughters and multiple other Kiwi's - we love to hear and see pictures about our clients adventures, one of our clients is currently travelling the length of the country with their family sends us regular updates of their adventures which makes the whole teams day to see!

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100,000 visitor milestone for Bike Hub



A West Auckland charity that started their first Bike Hub in a humble container eight years ago has just clocked up 100,000 visitors across the nine hubs it now operates.

It's largely thanks to Aucklanders showing up week after week to buy or donate second hand bikes, or to learn how to maintain the bikes they already have, says EcoMatters Environment Trust's Bike Manager Brent Bielby.

"We're blown away by the support we've had from Tāmaki Makaurau, which truly shows that Aucklanders want access to this type of community service in their lives," says Bielby.

In the 2024-2025 financial year alone, EcoMatters' nine Hubs have seen over 35,000 visitors; fixed 12,267 bikes with those visitors and sold 2158 donated and refurbished bikes.

Of that total, New Lynn Bike Hub saw 4659 visitors; fixed 1704 bikes and sold 265 donated and refurbished bikes. Over in Henderson, the team saw 3620 visitors; fixed 1437 bikes and sold 307 donated and refurbished bikes.

EcoMatters CEO Carla Gee adds that reaching this milestone shows the demand is there, not just for individuals, but for the whole family.

"I'm particularly proud that this is a space for the whole whānau to enjoy. Making cycling accessible and affordable for more people of all ages is good for our community and our health. It's also good for the health of the environment, which of course is the basis on which EcoMatters operates."

Reaching the 100,000 mark adds weight to cycling statistics such as Auckland Transport's monthly cycling monitor tool, showing a 4.5% YOY increase in cycling movements around the region.

"Cycling counters and other tools are necessary" says Bielby, but our Hubs offer a much broader, deeper picture of cycling in Tāmaki Makaurau; we can say that there are more people interested in cycling than is reported in a range of media, and this is so encouraging."

Technology-facilitated coercive control



Technology-Facilitated Coercive Control (TFCC) is when someone uses technology to control, scare, manipulate, or have power over someone. TFCC is a common tactic used by abusers in their pattern of intimate partner and sexual violence. TFCC is someone using a phone or other devices to harm, hurt, manipulate you or make you feel unsafe even when they are not in the same place as you. They may abuse you as part of bigger pattern of harm for example, stalking, intimate partner violence, sexual violence, physical abuse, or constantly contact you and remind you they have control over you online and offline - making you feel intimidated, fearful, or confused. They can isolate you from friends and whānau by telling you who you can or can't communicate with.

If you or someone you know is experiencing TFCC, know that this behaviour is not ok and it's not your fault. TFCC can include when someone such as an ex-partner threatens, punishes you, constantly puts you down, or controls you through your phone or prevents you from using your phone to call friends, family, or reach out for help.

TFCC can have devastating far-reaching impacts - undermining your mana and your right to feel safe in your whānau, hāpori (community), and digital spaces. People experiencing TFCC report feeling fearful, alone, anxious, and disempowered. Some can feel confused, especially when it's happening from someone they know or care about. They also may be isolated from family and friends which can make it harder to get access to support.

Dealing with TFCC is hard, and you don't have to go through this alone.

A range of support is available, including Netsafe at netsafe.org.nz, Women's Refuge at womensrefuge.org.nz or Shine at 2shine.org.nz.

For more details, type "netsafe tfcc" into your browser.

Seniors' Wellness Expo - Go for gold

Monday 3 November 2025. 10am - 2pm Sunderland Lounge Cinema Road, Hobsonville Point

Join us for a day dedicated to celebrating and supporting the wellbeing of older adults in our community. Come anytime between 10am - 2pm.

Light refreshments provided.

Discover services, groups and resources that encourage healthy, connected and purposeful living.

Optional short presentations including:

- Movement & core strength
- Cooking nutritious and easy meals (even for one)
- Fall prevention
- The big wide world of public transport
- ...and more.. All free. All are welcome. Come along for a fun, informative, and uplifting day.

Any questions, or if you would like to be involved, contact katie@neighbourhoods.nz

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Ryman resident, Suellen,
and her granddaughters