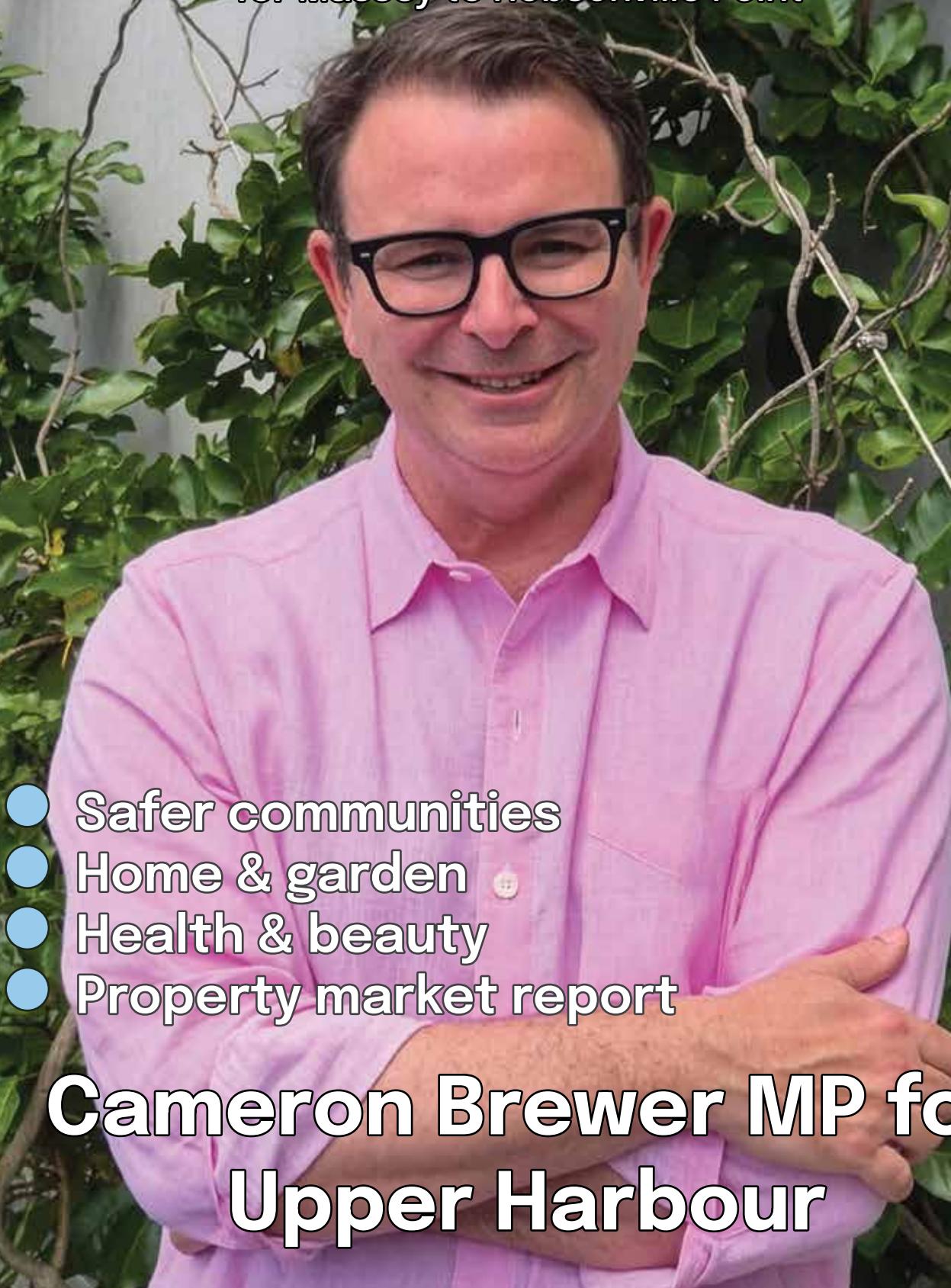


February 2026

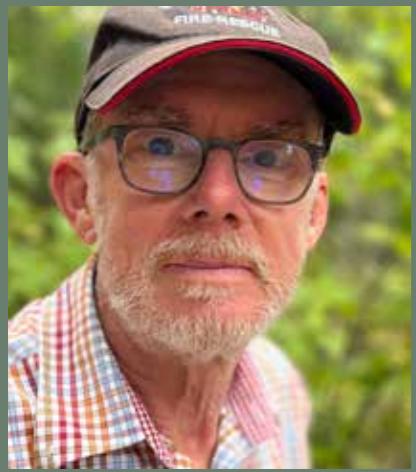
# The **Westerly**

FREE monthly community magazine  
for Massey to Hobsonville Point



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

**Cameron Brewer MP for  
Upper Harbour**



## Greetings

Welcome to our community magazine for another year of information, ideas, and fascinating articles designed to keep our readers in touch with their area.

Like many families we are involved with preparing children for the challenges of a new school year, balancing youthful enthusiasm with reality. Some students have celebrated recent exam results, and can now look ahead to their futures. Congratulations to those who are now able to achieve their dreams.

Youngsters have more modest plans, the newest and most trendy school bags and lunch boxes, the correct equipment for the coming term, often a difficult time for parents who are recovering from the Christmas expenses. Families with outgrown uniforms might be able to pass them on to families struggling to prepare their children for the school term.

Summer should help to make the transition to a more regimented routine easier, we can all enjoy the light evenings to find time for evening walks, easing our way into the new term.

Music in the parks is organised by Auckland Council, check their calendar to enjoy this activity. Meet our Everyday Heroes is featured at Northwest, a number of different features for family fun.

How many families found time to explore our area and find those hidden gems, during your summer break?

Our local bus services provide a wealth of destinations to suit a wide range of interests. A trip can enable interesting bus walks as well as a way to get to work.

I hope you can find ideas in this month's magazine to help with the month ahead, whether it is meal planning, organising your property or finding a tradie to get those outside jobs tidied away.

Preparing your home for sale, checking out our local property market for ideas and an update or downsize, this is the time of year to take advantage of what our neighbourhood has to offer.

Whatever your plans are for the next month, The Westerly is your magazine to enjoy and relax with. Let us help you ease into 2026 with our good wishes for a productive year.

John. Editor.



Circulation is 12,500 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](mailto:editorial@thewesterly.co.nz)

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THEWESTERLY.CO.NZ

## People & Places

### 2026 Upcoming Events hosted by Cameron Brewer MP for Upper Harbour

Chinese New Year with guest Nancy Lu MP  
Tuesday 25 February, 4.30-6.30pm @ Sunderland Lounge



Join us for Upper Harbour's Chinese New Year celebrations with guest Nancy Lu MP and local performers as we kick off with the momentum, strength, and forward motion of the Year of the Horse. This is a year to move with purpose, clear goals, confident decisions, and bold energy. Success in the Year of the Horse isn't about standing still so let's start 2026 together amongst our vibrant Upper Harbour community.

FREE event. RSVP essential via QR code or [upperharbouroffice@parliament.govt.nz](mailto:upperharbouroffice@parliament.govt.nz) (09) 416 3249



Photo from the 2024 Dragon Boat Festival celebration at the office of Cameron Brewer MP, Hobsonville.

### Upper Harbour Youth Advisory Panel 2026

Apply now for a spot on Cameron's 2026 YAP - 3 spots left! If you live in Upper Harbour and are 15-25 years, have your voice heard! We discuss issues and policies that are important to youth for the MP to take to the halls of Parliament, so if you are a community driven leader, please join the Upper Harbour Youth Advisory Panel.

Applications close Wednesday 4 March, 5pm

#### I want to hear from Upper Harbour's Youth!

2026 Upper Harbour Youth Advisory Panel



Scan here  
to apply



Cameron Brewer  
MP for Upper Harbour  
[upperharbouroffice.parliament.govt.nz](http://upperharbouroffice.parliament.govt.nz)  
Ph: 09 416 3249 A: 15/102C Hobsonville Rd

Apply via the QR code form or email the office on [upperharbouroffice@parliament.govt.nz](mailto:upperharbouroffice@parliament.govt.nz).

Name, age, phone number, suburb, school or occupation.

Why would you like to be on the Upper Harbour Youth Advisory Panel?

What issue are you most passionate about?

What issue do you believe affects the youth of Upper Harbour the most?

Enquiries on (09) 416 3249



Photo from Upper Harbour's 2025 YAP meeting with Hon James Meager, Minister for Youth

### Senior's Morning Tea with Hon Chris Penk

Monday 20 April, 10am @ Hobsonville Bowling Club



Neighbouring MPs: Cameron Brewer and Hon Chris Penk

If you live in Upper Harbour and are over 60 years, come along for a cuppa, morning tea, robust conversation and Q+A with special guest Minister Penk. As MP for our neighbouring electorate, Kaipara ki Mahurangi, Hon Chris Penk is also Minister for Building and Construction, Minister for Land Information, Minister for Small Business and Manufacturing & Minister for Veterans. Cameron and Chris want to hear what is important to you!

FREE event. Please RSVP to

[upperharbouroffice@parliament.govt.nz](mailto:upperharbouroffice@parliament.govt.nz) (09) 416 3249

## Are you mortgage ready?

So you or someone you know have decided that 2026 is going to be your year of owning your own home. It's important to understand what the banks look for in the mortgage approval process – are you mortgage ready?

### Four things that will help you prepare:

#### 1. Check your credit score.

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

You can obtain a copy of your credit file to check for any negative marks that could impact your application.

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

#### 2. How is your bank account looking?

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

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

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

#### 3. Clear the debt decks.

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

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

#### 4. Talk to a mortgage adviser upfront

The best time to involve a mortgage adviser is the moment you decide that you wish to buy.

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

To get mortgage ready, Stephen Massey – Loan Market, Call 021 711 444 or check out my website [loanmarket.co.nz/stephen-massey](http://loanmarket.co.nz/stephen-massey)



Stephen Massey  
Mortgage Adviser  
[stephen.massey@loanmarket.co.nz](mailto:stephen.massey@loanmarket.co.nz)  
021 711 444



Let's chat.

## Hobsonville Physiotherapy



February brings a welcome return to routine. The kids are back at school, the holidays are winding down, and many of us are finally catching our breath. After a summer of beach days, road trips, and family fun, it's common to feel a little out of sync – physically and mentally.

At Hobsonville Physiotherapy, we often see clients at this time of

year who are ready to refocus on their own wellbeing. Whether you're easing back into work, returning to the gym, or simply trying to shake off the stiffness from long car rides or disrupted sleep, now is the perfect time to check in with your body.

Our team offers personalised assessments, hands-on treatment, and practical strategies to help you move better and feel stronger. We can help you address those lingering niggles you've been putting off, prevent new injuries as you ramp up activity, and support you in building sustainable habits for the year ahead.

We know this time of year can be a juggle – with shifting routines, busy mornings, and new schedules settling in. That's why we offer flexible appointment times and a welcoming, local space where you can prioritise your health without adding to the chaos.

Let's make 2026 the year you move with confidence, not discomfort. Whether you're managing a specific issue or simply want to feel more energised and mobile, we're here to help.

Give us a call, come in and see us or book online – and take the first step toward a stronger, more balanced you.



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



## Kiwi Caravans



Feeling the post holiday blues? Have FOMO hearing about your friends and colleagues holidays? Desperate to go away for Waitangi Day? Or maybe you had an oopsie with your caravan? Well then it's time to give Kiwi Caravans a call!

Proudly locally owned and operated, Kiwi Caravans specialises in importing, repairing and servicing UK caravans. If you're looking to upgrade or start your caravan journey, we have options to suit every Kiwi adventurer from comfortable 2-berth models to roomy 6-berth options. Don't forget about the water barrels, entry steps and awnings, we are your one-stop shop!

After-purchase care? You bet! We have service options to keep you going, and upgrade options like solar or self-containment. We are even there to help with repairs when you accidentally reverse into a tree, a cricket ball takes out your window or you didn't avoid that pothole in time...

Our experienced team is on hand to help you with all of your caravanning needs – Give us a call now!

Established in 2018, Kiwi Caravans began with a clear vision: bringing high-quality UK caravans to West Auckland. Family-owned and based in Hobsonville, we've grown into a trusted name built on genuine service, expert knowledge, and a welcoming, down-to-earth approach. We pride ourselves on taking the time to understand our customers, whether you're purchasing your first caravan and need guidance through the technical details, or you're an experienced caravanner looking to service, upgrade, or customise your current setup – we're here to help every step of the way.

Visit our website or get in touch today to start your next adventure with Kiwi Caravans.

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

027 244 2443

[graeme@kiwicaravans.co.nz](mailto:graeme@kiwicaravans.co.nz)



## Black & White Coffee Cartel Westgate



Welcome to Black & White Coffee Cartel Westgate.

We opened our doors in October 2025 and have loved becoming part of the vibrant Westgate community. As part of a café franchise with 18 stores nationwide, Westgate is proudly our second Auckland location and a space we're excited to grow with our locals.

Every Black & White café has its own personality, with unique artwork hand-picked by the team. At Westgate, our space is warm, welcoming, and designed for locals to relax, connect, and enjoy great food and coffee – whether you're grabbing takeaway or settling in for brunch with friends and family.

Our all-day brunch menu features favourites like eggs Benedict, fluffy pancakes, and our signature Boss Breakfast, along with plenty of seasonal specials. We also offer a tempting range of sweet and savoury cabinet food and fresh daily baking, perfect for a quick treat or something to take away.

Coffee is at the heart of what we do. Our blend is a smooth, well-balanced combination of beans from Brazil and Honduras from central America, poured to perfection by our talented and experienced baristas. Not a coffee drinker? We also serve refreshing smoothies and a beautiful range of matcha from Kyoto, Japan.

Behind the scenes is our wonderful team of locals, bringing years of experience in customer service, barista craft, and baking. Their passion and care are what truly make Black & White Westgate special.

The café was initially set up by our Head Office team from Christchurch, and now that Westgate is established, we're looking for an extraordinary franchisee to take this exciting venture forward.

If you or someone you know would like to learn what it means to become a Black & White Boss, visit [www.blackandwhitecoffee.co.nz](http://www.blackandwhitecoffee.co.nz) or contact Tony Yin at [tony.yin@blackandwhitecoffee.co.nz](mailto:tony.yin@blackandwhitecoffee.co.nz).



★ Tony Yin

Business Development Manager (Director)

m. +64 22 630 6622

e. [tony.yin@blackandwhitecoffee.co.nz](mailto:tony.yin@blackandwhitecoffee.co.nz)

Black & White Systems Ltd

The Franchise Organisation Of Black & White Coffee Cartel

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

## Your future business runs on today's numbers



Why good bookkeeping is an essential part of running your business in 2026

In 2026, strong businesses are built on reliable information and the ability to look ahead with confidence. That is where good bookkeeping earns its place as an essential part of the business, not just a background task.

Bookkeeping is often misunderstood as purely transactional. Data in, data out, job done. In reality, the real value comes from what happens after the transactions are processed. Accurate, up-to-date books give you a realistic picture of how your business is performing and where it is heading.

At OnPoint EVA, we use a combination of strong bookkeeping practice and smart tools to support this work. These tools do the heavy lifting in the background so the focus can stay on reviewing, analysing, and sense-checking the numbers.

That said, good bookkeeping is not something you can fully automate and walk away from. A skilled bookkeeper remains essential. We work closely with our clients to interpret the information, explain what matters, and

### OnPoint EVA

Accurate bookkeeping means fewer surprises, clearer decisions, and the ability to plan ahead with confidence.

We provide reliable, up-to-date bookkeeping so you have regular financial visibility and know exactly where your business stands.

That means:

- Better visibility over cashflow
- Easier conversations with your accountant
- More confidence when planning what's next

From reconciliations to GST returns, your numbers stay organised, accurate, and ready when you need them.

So instead of guessing, you can plan. Instead of reacting, you can decide. And instead of stressing about the books, you can focus on running your business.



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ensure the numbers make sense in the context of the business.

Bookkeepers maintain accurate, timely financial information throughout the year, while accountants use that information for compliance, reporting, and strategic advice. When both are supported properly, end of year financials run far more smoothly.

This approach saves time, reduces risk, and avoids costly clean-ups. GST is handled correctly, issues are identified early, and the groundwork is done consistently throughout the year.

Most importantly, it creates space. Space to step out of the day-to-day detail and start forecasting cashflow, planning for growth, and preparing for quieter periods with confidence.

Good bookkeeping gives you more than tidy books. It gives you time, perspective, and peace of mind.

## Why Choose Youngman Plumbing & Gas



When it comes to plumbing and gasfitting, safety is paramount. That's why it's crucial to choose a certified plumber and gasfitter for all your needs. Our team has the expertise and qualifications to ensure all work is performed safely and in compliance with

New Zealand regulations. We'll provide you with the necessary certification upon completion of the work. This certificate is essential for safety and insurance purposes.

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## Cheers without the tears: Managing heartburn and reflux when the bubbles flow



Summer is one of the most enjoyable times of the year. It brings warm days, backyard BBQ's, celebratory bubbles, and long evenings spent with friends and whānau. But for many New Zealanders, this period can also bring unwelcome discomfort in the form of heartburn and reflux.

Reflux occurs when stomach acid travels back up into the oesophagus, causing that familiar burning sensation in the chest and throat. Symptoms often worsen over summer as we indulge in richer foods, enjoy a few extra drinks, and stay up later than usual. Alcohol, particularly sparkling wine, beer, and cider, can relax the valve at the base of the oesophagus, often causing reflux. Paired with seasonal favourites like sausages, seafood, pavlova, and spicy marinades, it's easily understood why heartburn becomes a frequent problem.

Fortunately, a few simple strategies can help you raise a glass without the burn:

**WE**

are dedicated to exceptional patient care

With increased capacity, Waitemata Endoscopy offers greater access to a group of experienced Gastroenterologists and Surgeons, dedicated to providing quality and compassionate care.

**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 via:

[www.waitemataendoscopy.co.nz/referrals](http://www.waitemataendoscopy.co.nz/referrals)

Or call us on (09) 925 4449

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



- Enjoy alcoholic beverages in moderation and consider alternating with water.

- Smaller, more frequent meals can reduce pressure on the stomach, while minimising triggers such as citrus and tomato-based dishes.

- Avoid caffeine after midday - it relaxes the valve too.

- After eating, avoid reclining straight away, opt for a relaxed stroll or summer swim instead.

If heartburn becomes persistent, interferes with sleep, or affects your quality of life, it's worth investigating further. A Gastroscopy is a minimally invasive, safe procedure that allows us to examine the oesophagus and stomach using a thin tube with a camera. It is used to identify what's causing your symptoms and help guide the best treatment for you.

At Waitemata Endoscopy, we aim to make taking a proactive approach to your gut health easy. We accept GP, specialist, and self-referrals via our website. Our experienced specialists can perform most Colonoscopy or Gastroscopy procedures for you within 7 days of receiving the referral, when you let us match you with the availability of our 20 Gastroenterologists and Surgeons.

As we near the end of summer, enjoy the bubbles without the burn. With a few simple steps and timely care when you need it, you can savour the last of summer in comfort. Cheers to sunshine, good food, and celebrations without the reflux.

**Dr John Perry - Gastroenterologist & Endoscopist**  
Waitemata Endoscopy

**WE**

WAITEMATA  
ENDOSCOPY



Dr John Perry  
Gastroenterologist & Endoscopist

a joint venture with Southern Cross Healthcare

## New year resolution for your business



You have been reading our advice on these pages for over a year now. So why not now take action and let us look after your risk management and health and safety requirements?

Signing up to Securo Ltd for health and safety advice and consultancy will enable your organisation to protect its people, meet legal obligations, and operate with confidence.

The Health and Safety at Work Act 2015 places clear duties on businesses, officers, and workers. Navigating these requirements can be complex, especially when regulations, guidance, and best practices continue to evolve. Securo provides practical, plain-language advice that helps organisations understand what is required and how to apply it in real workplaces.

A key benefit of working with Securo is access to tailored solutions. Rather than generic templates, Securo takes the time to understand your industry, risks, and organisational culture. This results in systems, policies, and procedures that are realistic, proportionate, and more likely to be followed by staff, improving safety outcomes and engagement.

Securo can also help your business move from reactive compliance to proactive risk management. Through audits, risk assessments, and ongoing support, you can



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](http://www.securo.co.nz) 0800 55 33 44

SECUR

identify hazards early, reduce the likelihood of incidents, and support continuous improvement. This can lead to fewer injuries, less downtime, and lower costs associated with accidents, insurance, and enforcement action. Check out the Securo walk-through video; it only takes 8 minutes and 45 seconds on how to create a Hazard and Risk Register, create a safe operating procedure, access the document library or customise the Securo App. <https://www.youtube.com/watch?v=7XhWhvowygU>.

Equally important is the peace of mind that comes from expert support. Knowing you have qualified health and safety professionals to call on saves time for managers and directors, allowing them to focus on running the business while remaining confident that your health and safety responsibilities are being met.

Ultimately, partnering with Securo demonstrates a commitment to worker wellbeing, legal compliance, and sustainable business performance. It also strengthens reputation, trust, resilience, and long-term organisational success. Contact John Riddell today by email at [securo4@securo.co.nz](mailto:securo4@securo.co.nz) or visit our website at [www.securo.co.nz](http://www.securo.co.nz).

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## Safer Community

### Flooding, Slips and Subsidence



Fire and Emergency deploys to a wide diversity of incidents around the country to protect people and what they value. The recent water deluge that dropped on Oakura is similar to the saturation that occurred through Piha and suburbs in August 2021, Auckland in January 2023 and Muriwai in February 2023.

When soils become over-saturated and the soil layers create a Laha layer, the resulting damage is significant and occurs almost instantaneously affecting large areas of land.

**In most instances before the land releases you will get the following signals:**

- Significant soil filled water with large water volume and pressure
- The land may start to slump in places or seems to put weight on solid objects like trees, posts, structures, retaining walls.
- These hard objects may resist for a small time but not a long time as the weight transfers
- Sudden release will ultimately occur bringing plant matter, mud, dirt, water, trees, poles all cascading down until it is held back by geography or hard objects (then may repeat)

The level of public understanding in slips and subsidence is limited and until recently Fire and Emergency had no



training module available to paid and volunteer staff. The tragic loss of Craig Stevens and David van Zwanenberg in Muriwai on 13th February 2023 highlights the extreme risks that exist. David and Craig were both excellent Fire Fighters at an experienced level and other observers at the site had no significant pre-warning.

What did exist was the significant soil filled water which presented in volume and under pressure. While in Muriwai's Domain Crescent that night, my team door knocked a number of houses to ensure the occupants had evacuated as the hillside moved. One house I went to had the same significant soil filled with water of volume and pressure gushing out of the back door and onto the deck. We knocked on the door and the owner answered, he was completely unaware of the deluge at his back door, unaware of the failing hillside and oblivious to the immediate danger that existed to him and his wife.

Please be aware of the warning signs. Please act quickly to get your loved ones out of harm's way. For any information on this article or related Fire and Emergency information please get in touch-

#### Contact

Call Graham McIntyre, Phone 0276 320 421 or email [graham.mcintyre@fireandemergency.nz](mailto:graham.mcintyre@fireandemergency.nz)

**Graham McIntyre**  
Chief Fire Officer -  
Waitakere Fire Brigade



# Community News

## ABIS – Accredited Building Inspection Services



ABIS is a trusted, independent building inspection company based in Auckland, providing thorough and reliable property inspections for homeowners, buyers, and sellers. Led by Jozef, an LBP and BOINZ trained Building Inspection Surveyor, ABIS is committed to helping clients make informed property decisions with confidence.

With over 30 years of experience in the building industry, ABIS has an extensive understanding on how New Zealand homes are built, and how they can fail over time. Our inspections are carried out using a careful, methodical approach and in accordance with NZS 4306:2005. From older villas to modern builds, we inspect each property with the same attention to detail and professional care.

ABIS provides comprehensive pre-purchase and pre-sale building inspections, healthy homes compliance inspections, weathertightness and moisture assessments, maintenance inspections and more. Reports are clear, easy to understand and include photographs of any areas of concern, allowing clients to clearly see and understand the condition of the property.

What sets ABIS apart is our commitment to independence, transparency and honest reporting. We do not carry out repair work, ensuring our advice remains unbiased and solely in the best interest of our clients. Our goal is not to alarm, but to inform and provide practical insights that help clients plan, negotiate or proceed with peace of mind.

Proudly servicing Auckland, ABIS has built a reputation for professionalism, reliability and clear communication. Whether you are purchasing your first home, selling a property, or are seeking reassurance about an existing investment, ABIS offers building inspections you can trust. For more information, visit [www.abis.nz](http://www.abis.nz) or get in touch with Jozef on 027 946 6994.

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Auckland

## Smashing Promotions continues its incredible growth

We are proud to announce that Smashing Promotions has become an official vendor to Qantas, supplying Jetstar with custom-made tool bags.

Closer to home, Simplicity recently loved their new range of custom trucker caps and bespoke playing cards, created to reflect their brand with personality and impact.

If you are looking for a fresh and innovative promotional initiative, we love a challenge (as long as it's legal). From concept through to delivery, our experienced team works closely with clients to create practical, creative solutions that truly stand out.

Give Mark and the team a call today and let us wow you. phone (09) 4126235

Check out the website at [www.smashingpromotions.nz](http://www.smashingpromotions.nz)

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## Community News

## Mindset shifts in amazing Muriwai



Now working from a stunning Muriwai location, as well as an office in Te Atatu Peninsula, I use my skills, knowledge and life experience to help you make shifts in your subconscious to create real changes in your life. What I do gets to the root cause of any issue and resolves it.

If you need help with addiction, anxiety, panic attacks, childhood emotional neglect, confidence, eating disorders, fears, phobias, latability, procrastination, lack of motivation, relationship issues, sexual blocks, and/or weight issues then I am the therapist for you.

If you have something you want to be free from, I give you that freedom. If you have something you want in your life and can't seem to get, I help you to get it. I help you to update the software in your mind to become your most confident & healthiest self.

Who wouldn't want to heal in this location? Check out the view from my office. Get in touch so we can chat about getting you the freedom you've always wanted.

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- Sleep dentistry - IV and oral sedation available for a relaxed experience
- Dental implants, dental bridges, and dentures for tooth replacement
- Free basic dental care for high school children aged 13-17

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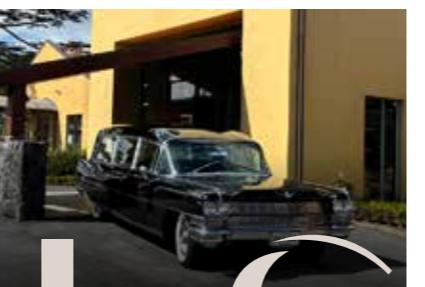
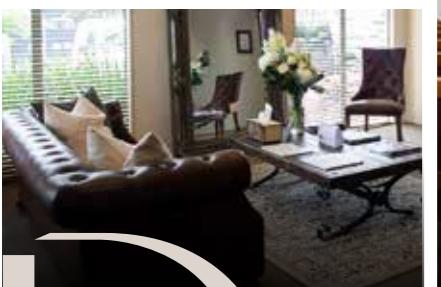
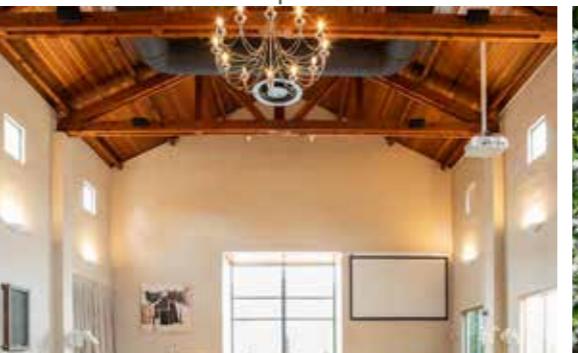
### Davis Funerals



This month I want to offer a personal reflection on the Christmas season just gone, not so much the weather, but instead some of the poignant moments that for me and the team at Davis Funerals underscored the value of the importance of a "farewell done right".

Every December we host a growing number of families at our annual remembrance service and supper. An evening of laughter, yes, a few tears, connection, and reflection, involving families who have experienced the loss of a loved one in the recent past. Chatting over a cup of tea, what was evident is the immense value gained from having a farewell, the benefit to be gained taking time to reflect, and how doing so empowered those families to better manage and learn to live with the inevitable grief linked to death.

In December, Davis Funerals was the key sponsor and partner of the Mercy Hospice Lights to Remember event. One of the major annual fundraising events for the hospice. Aside of the spectacular visual, and being given



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the opportunity to address those gathered, a number of comments that were offered to me as people took in the lights and listened to the talented violinist from the Auckland Philharmonia again reinforced the immense value of a farewell in helping people navigate their grief, and of course the invaluable support of the hospice to the community.

Coverage of these events can be found on the Davis Funerals Facebook page.

Throughout the holiday period I had the privilege to personally assist several families. We know that nobody wants to be dealing with a death, less so during the holiday season. In each case these were families who had had a previous experience with Davis Funerals and where I had taken care of past arrangements for them. Aside of the personal reconnection, that of course everyone involved would wish could be under happier circumstances, what was so apparent was the immense burden that was lifted from the family, and the value of a "Farewell Done Right."

We live in an age where some feel goodbyes are not important. I would however challenge this and contend that "A Farewell Done Right" whilst invariably differing from family to family, is such an important step in learning to live beyond a death.

Michael Powell - General Manager Davis Funerals

### Two regions, One unforgettable journey: Slow and comfortable travel – our August and September tours



Our tours are about experiencing more – culture, history and the quiet luxury of time. Boutique Tours France invites travellers to do exactly that with two beautifully curated journeys through France, designed to be taken back to back for an easy travel experience.

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From there, guests transition smoothly into a fourteen-day exploration of the Dordogne, one of France's most historically rich regions. Medieval towns, prehistoric heritage, golden stone architecture and local traditions, together we discover a France that feels authentic and profoundly human. History here is lived, layered and everywhere you look.

For those joining both tours, transfer days connect the regions effortlessly. These days are fully organised and guided, transforming travel time into part of the holiday itself. Guests are looked after every step of the way. With a maximum of just eight guests, accompanied by two wonderful, knowledgeable guides, Boutique Tours France offers an exclusive experience that larger tours simply can't match. Travel is in comfortable, spacious vans, allowing the group to move slowly, enjoy scenic routes and make spontaneous stops. There are no early starts. Days finish around 4 pm, leaving time to enjoy our beautiful accommodation – relax by the pool, play pétanque, walk the garden, read, nap or simply be on holiday. This is slow travel, rich in culture and history, designed for those who want depth without pressure.

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It's never been more complicated to leave NZ and return back. With online travel websites not offering accurate information or taking any responsibility for these requirements, booking travel on the internet or Googling the answers to border regulations in an ever-changing environment, is a massive risk to take.. With the security of a physical store, experienced consultants, 100% Kiwi business owner operated, TAANZ bonded and local, who better to be your travel agent wingman?

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This award winning office owned by West Auckland local Carolyn Hedley is regularly in the winners circle. They are recognized as being cruise specialists and are a top New Zealand office with Helloworld Travel.

Carolyn Hedley is a Master's Cruise Consultant which was achieved after many cruises and self study, one of the few in New Zealand.

Carolyn has travelled to many corners of the earth having experienced many cruises including the Arctic, Galapagos, Alaska, Mexican Sea of Cortez and many Mediterranean cruises. Her favourites are expedition style cruises and small ship cruising.

Lesley Johns has also experienced lots of cruises and prefers the larger ships with more entertainment options and casinos, so we understand how each person has their own preferences when it comes to cruising.

Nadee Perera is from Sri Lanka and has recently visited Fiji and Samoa and is the go to person for family holidays and particularly if anyone is wanting to go to the beautiful island of Sri Lanka.

The office also has a number of escorted tours and the next one departing in February is our small group to Great

Barrier Island. We still have a few spot available on this 4 night tour and our last one went off extremely well.

Carolyn is taking a small group to the East Coast of the USA in September. This tour has 2 parts, the first one is a 7 night Trafalgar Coach Tour from Boston to New York and travels through New England in the Fall. We then have 3 days exploring New York before embarking on an Azamara Cruise from New York to Montreal. Give Carolyn a call if you want to know more.

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## CLARE GUNN

Chief Dermoscopist

I am pleased to announce that I will be joining Skinscape 360, an innovative new skin cancer clinic opening in Takapuna, alongside Associate Professor Richard Martin.

Skinscape 360 represents a significant advancement in skin cancer care in New Zealand, bringing together specialist clinical expertise with cutting-edge technology, including 3D total body photography and artificial intelligence. This integrated approach enables earlier detection, more precise monitoring, and a truly patient-centred experience.



I am excited to be part of a clinic that is redefining how skin cancer is detected and managed, and setting a new benchmark for excellence in care.

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## Food & Beverage

### Hazel's Fruit & Popcorn Granola

#### ingredients

- 500gm rolled oats
- 3/4 cup grapeseed oil
- 5 tbsp liquid honey
- 1 tsp cinnamon, ground
- 1 cup sunflower seeds
- 1 cup pumpkin seeds
- 3/4 cup almonds, but we can use any nuts
- 3/4 desiccated coconut
- 1 cup cranberries or blueberries
- 1 cup raisins
- Popped popcorn

Pre-heat your oven to 180\*c

Take a large roasting tray and line it with baking paper.

In a large bowl combine the oats, cinnamon, sunflower seeds, pumpkin seeds, nuts and coconut.

Mix well before adding the honey and oil, and combine again before spreading out on the roasting tray.

Bake for 10 minutes, before removing from the oven and stirring well with a spoon. Place back into the oven and bake for a further 10-15 minutes or until the mixture is nice and brown.

Remove from the oven and stir in the dried fruits. Mix again and allow to cool completely before adding in some popped popcorn store in an airtight container



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Everything you need to know about property

# Property Hub



West Auckland Property Management  
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Home & Garden



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# Property News

## Introducing Angie!



With over six years' experience in property management, I have successfully managed diverse portfolios of apartments and residential homes across Auckland. I bring a strong understanding of the Residential Tenancy Act and the local market, and I take a practical, proactive approach to property management, delivering efficient and attentive service. I pride myself on clear communication, strong attention to detail, and building positive, long-term relationships with both owners and tenants to achieve the best possible outcomes.

A lifelong West Auckland local, I grew up in Piha Beach and have a deep connection to the surrounding communities. Outside of work, I enjoy spending quality time with my partner and daughter, as well as catching up with friends and family.

Many thanks, Angie

## A local approach to Property Management in West Auckland

Property management plays an important role in looking after rental homes and supporting both owners and tenants. Based at 2 Clark Road, Hobsonville, West Auckland Property Management operates with a practical, people-focused approach supported by a small, dedicated team.

Tracy looks after the accounts, managing rent processing and owner statements to ensure financial information is clear and accurate. Her role provides consistency and reliability behind the scenes, giving property owners

confidence in the day-to-day running of their rentals.

The property management team is led by Angie and Aria, who manage the ongoing care of rental properties across West Auckland. Their work includes tenant selection, routine inspections, maintenance coordination, and communication with both owners and tenants. With strong local knowledge, they respond to issues promptly and aim to keep tenancies running smoothly.



For owners exploring property management options or seeking initial advice, Graham manages all new enquiries. He works with landlords to explain processes, expectations, and next steps in a straightforward manner. Graham can be contacted at [graham@wapm.co.nz](mailto:graham@wapm.co.nz) or on 027 632 0421.

Angie is available directly on 027 499 8415, and Aria can be reached on 022 090 1416, ensuring owners and tenants have clear points of contact.

With a focus on clear communication, consistency, and local understanding, the team continues to support rental properties throughout West Auckland in a practical and professional way.

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# Probate threshold raised: what you need to know by Debra Barron, Principal at ClearStone Legal



In September 2025, the probate threshold increased from \$15,000 to \$40,000 – the first update in over 15 years. This change aims to reduce delays and costs for families managing modest estates.

### What is probate?

Probate is a court process that confirms a will and authorises executors to distribute assets.

Previously, if someone died with more than \$15,000 in assets in their sole name, probate was required before banks, KiwiSaver providers, and in some cases, insurers could release funds.

### What's changed?

- No probate needed for estates under \$40,000 (as long as there's no land or property, shares or vehicles).
- Estates over \$40,000 or involving land or property still require probate.

### Why the increase?

The old limit of \$15,000 was set in 2009 – before the implementation of KiwiSaver. Too many small estates were unnecessarily caught in the probate process. The new threshold reflects modern realities and eases the burden on grieving families.

### Benefits

- Faster access to funds
- Lower legal costs
- Less stress for families
- Frees up court resources for complex cases

### What stays the same

- You still need a valid will

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- Estates with property, shares or assets above \$40,000 require probate

We recommend you review your will and estate plan to ensure your wishes are clear, review every seven years or when there is a change of circumstances (relationships beginning or ending, birth or adoption of a child, loss of a loved one).

If you would like help with your estate planning feel free to contact the team at ClearStone Legal with offices in Te Atatu Peninsula and Huapai. Phone 09 973 5102 or email admin@cslegal.co.nz to enquire further.

## Notices of Interest against property titles

What happens if your relationship breaks down, but you are not registered on the title of your shared home? This situation can make you feel like your former partner has the power to sell your shared home without your agreement. However, the Property (Relationships) Act 1976 gives partners who are (or have been) in a qualifying relationship with their partner the power to protect their interest in the shared home – even if their name is not on the title.

Section 42 of the Act allows the non-registered partner to lodge a notice of claim on the property title. Once lodged, a Section 42 Notice has the same effect as a caveat. It prevents the registered owner from selling or otherwise dealing with the property without the non-registered partner's agreement.

To lodge a Section 42 Notice, you must have been in

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## Rental Market Report



Auckland's rental market shows a strong renter's market with more properties, delivering increased choice, more incentives and lower cost to Renter's. A surge in new listings up 20% in late 2025, has delivered an over-supply as developers fail to sell and add property to the rental pool. Rents in other areas not

subject to the flourish of development are stabilizing or slightly rising for quality properties offering good storage, parking and security. Demand from migration is anticipated to tighten the rental market later in the 2026, shifting from an oversupply to a potential shortage by 2027.

Professional property management, great property presentation, and strategic pricing are key for landlords seeking to attract a good tenant that looks after the property and provides a secure income over an extended period of time.

Some of the high desirables being sought by Tenants are:

- Garaging
- Street Parking
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West Auckland Property Management offers an excellent property management experience with over 25 years in market. Talk to Graham McIntyre today about your rental property, gain a free and fast rent appraisal and discuss the differences that make West Auckland Property Management your preferred choice.

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## Property report



Average national residential property values rose in the December quarter, due mainly to Christchurch's property price stability, but a glut of homes for sale in Auckland means buyers start 2026 with the upper hand.

QV's House Price Index shows average residential property values across New Zealand rose 1.1% in the December quarter from the prior September quarter, lifting the national average to \$910,118. Although that's 0.9% higher year-on-year, it's 13.1% below the national peak in January 2022.

The QV HPI uses a rolling three month collection of sales data, based on sales agreement date.

The December quarter rise follows a prolonged period of flat or falling values during much of 2025.

Big numbers of property listings remains a key housing market driver with over supply being a major contributor to lower prices in many areas. The three big property portals ended 2025 with huge volumes of properties for sale. Realestate.co.nz had more than 30,000 for sale listings, TradeMe Property had more than 41,000, and OneRoof had over 38,000.

"With the number of homes for sale nationwide at the highest level in a decade, buyers continue to have dominance, with more choice and the ability and power to negotiate. This is keeping value movements in check, even as activity surges in areas like Christchurch. That dynamic is also contributing to improved affordability in relative terms, particularly for first home buyers.

Of the main cities, Christchurch recorded the strongest quarterly growth at 2.5%. Next was Hamilton at 2.1%. The Auckland Region recorded a 0.8% increase, with Dunedin up 0.4%. Wellington City dropped 0.5%.

Auckland and Christchurch, apartments and townhouses face pricing pressure because of supply, higher building and servicing costs, and because values for stand-alone homes have fallen.

"In many cases, buyers are choosing houses on their own sections offering more storage, privacy, living space and carparking over townhouses or apartments that lack these amenities and are often not significantly cheaper to purchase and often over encumbered by body corporate, resident group fees or laneway fees.

We're also seeing the effects of a reset in development land values in some locations, following elevated prices paid during the previous peak such as the Waitakere ward where values have dipped more sharply. With QV CostBuilder data showing building costs remain elevated compared to pre-peak levels, alongside higher interest rates, some developers who paid a premium for land during the peak can no longer afford to develop or hold it, resulting in land being resold in some cases at

significantly lower prices than originally paid.

If you haven't heard, it's an election year. This can create a degree of caution, which may restrain activity at times as buyers and sellers take a more wait-and-see approach. As a result, any change in values is expected to be gradual rather than rapid.

The average home value across Auckland is now \$1,204,006, with values 3.3% below where they were at the same time last year, and 20.6% below the nationwide peak of January 2022.

Lower prices have improved affordability for some buyers. However, interest rates remain much higher than during the peak which means servicing debt is still a barrier to many potential buyers.

The suggestion to buyers is talk to a Mortgage Broker early, understand your position and get your paperwork in order. If you are buying a plaster-coat home or a lifestyle property, be sure to talk this through with your broker as some banks are negatively pre-disposed to lending on some types of property.

If you are seeking to rent, sell, or buy in this challenging market, it pays to talk to an agent that is experienced, trusted and capable.

Contact -

**Brendon Hodge 021 608 234 or**

**Graham McIntyre 027 632 0421**

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## Local expertise, global connections

Terry Jones has a background in farming and in his later years, property development and has worked in the real estate industry for over 20 years. He has a vast knowledge and energy in residential, lifestyle commercial and development which he is passionate about.

With a combined 45 years, this professional team Terry and Janet Jones, are experienced in the real estate industry and have a wide knowledge of the local areas and the current market. Terry and Janet are a highly motivated, highly skilled and experienced team producing results that go above and beyond their client's expectations.

Well recognised faces amongst the Hobsonville, West Harbour and Whenuapai community, Terry and Janet have a reputation for outstanding service and results. These results have seen them awarded winning 'top achievers' office and nationally in Real Estate for over a decade.

Underpinning their approach to selling property is a strong set of family values, trust, and integrity which ensures that they have no stone unturned when it comes to providing superior customer service. Team Terry Jones are a committed team, working cohesively to produce outstanding results they continually achieve for their clients.

Janet has over 25 years of experience in the real estate industry and with a background in sales for an international company, she is instrumental in creating comprehensive marketing campaigns tailored to individual properties which create maximum exposure to potential buyers to gain the best results for their clients.

Combined with Terry's knowledge and experience, Team Terry Jones understands that when it comes to choosing an agent, (s) it is vital that they understand implicitly that this may be one of your largest assets and that they take that responsibility seriously.

Terry and Janet Jones have resided in the Hobsonville area for 30 years and enjoy family life, sport, getting together with friends and being involved with the local schools and community.

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## What comes next for the New Zealand market in 2026?

Many market commentators expect 2026 to see real estate growth, with the weaker phase of the Kiwi market over the past four years behind us. Key questions remain around the pace of growth and potential headwinds, including global issues, regulatory debates, and a possible capital gains tax ahead of the year-end election.

Economically, there are positives. The Reserve Bank of New Zealand forecasts GDP growth of around 3% in 2026, with rising employment and a lower unemployment rate, supporting property sales and house prices. The latest MintHC survey by economist Tony Alexander shows strong business confidence, with many planning increased recruitment and rising inventories for the first time in almost three years.

Cotality's 2026 outlook highlights that 2025 mortgage rate cuts will continue to benefit households and support housing activity, with around 12% of loans on floating rates and 33% due to reprice within 3-6 months. They anticipate property sales to rise from around 90,000 in 2025 to 100,000 in 2026, with national median property values potentially growing by 5%.

Raine & Horne New Zealand General Manager James Shepherd noted strong activity for first-home buyers and investors in 2025, with regional variations. Markets tied to agriculture, such as Canterbury, Southland, and Waikato, performed well, while Auckland and some main centres were softer. Raine & Horne expects increased demand in 2026 as economic recovery continues.

For buying or selling property, contact your local Raine & Horne office: [raineandhorne.co.nz/kumeu](http://raineandhorne.co.nz/kumeu).

Credit: Raine & Horne headoffice



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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](mailto:office@kumeu.rh.co.nz). This service is free from cost.

SUBURB	STREET	CV	BED	FLOOR AREA m2	LAND AREA m2	SALE PRICE
Coatesville	Sunnyside Rd	\$2825000	6	377	13000	\$2725000
Helensville	Hand Road	\$900000	4	129	1161	\$895000
	State Highway 16	\$1700000	3	180	41500	\$1700000
	Inland Road	\$1775000	0	240	18200	\$1595000
	Kaipara View Rd	\$1550000	4	182	13900	\$1680000
	Karaka Street	\$740000	4	146	0	\$725000
	Downer Street	\$910000	3	170	813	\$860000
	Urumaraki Ave	\$1880000	0	309	11100	\$1495000
Herald Island	n/a					
Hobsonville	Bomb Point Drive	\$1250000	4	187	0	\$1250000
	Greenfinch Road	\$1150000	4	195	227	\$1087500
	Shelduck Way	\$770000	2	85	104	\$745000
	Silvereye Road	\$1125000	4	182	207	\$1125000
	Nugget Avenue	\$1125000	3	171	195	\$1065000
	Mayfly Lane	\$850000	3	118	61	\$885000
	Buckley Avenue	\$750000	2	58	0	\$615000
	Marlborough Cres	\$1275000	2	75	0	\$1142000
	Liquidambar Drive	\$1495000	3	171	258	\$1265000
	Kokowai Parade	\$1575000	5	286	357	\$1572500
	Kerewhenua Cres	\$720000	2	82	89	\$740000
	Hudson Bay Road	\$1100000	3	156	152	\$1070000
	Bomb Point Drive	\$1025000	2	185	0	\$960000
	Onekiritea Road	\$1125000	4	189	182	\$1117000
	Curtiss Circle	\$620000	0	0	239	\$534000
	David Carnegie Road	\$970000	3	111	151	\$955000
	Hobsonville Pt Road	\$780000	2	111	0	\$745000
	Onekiritea Road	\$630000	1	66	63	\$609500
Huapai	Sunny Crescent	\$1750000	5	275	1540	\$1440000
	Maple Lane	\$1350000	4	250	0	\$1300000
	Ara Kakara Avenue	\$1225000	3	175	605	\$1175000
	Podgora Avenue	\$490000	0	0	323	\$353400
Kumeu	Fruitlands Road	\$1375000	4	228	662	\$1392500
	Nellie Drive	\$1100000	4	160	406	\$1125000
	McIndoe Road	\$1300000	4	195	566	\$1266000
	Cutfield Lane	\$1350000	5	212	615	\$1365000
	Schoolside Road	\$1100000	4	195	237	\$1090000
Massey	Mahinga Place	\$990000	4	182	350	\$950000
	Woodside Road	\$820000	3	140	414	\$860000
	Anich Road	\$975000	3	70	2256	\$800000
	Kopi Place	\$730000	3	80	613	\$693500
	Puhikawa Street	\$380000	3	0	137	\$840000
	Helena Street	\$940000	3	120	675	\$885000
	Vina Place	\$960000	5	170	984	\$985000
	Kotiu Place	\$400000	3	0	164	\$835000
	Reybert Place	\$1075000	3	180	643	\$1212500
	Royal Road	\$1275000	3	250	809	\$1245000
	Kemp Road	0	3	0	0	\$665000
	Petrel Place	\$750000	2	130	0	\$778000
	Cyclorama Cres	\$630000	2	70	138	\$570888
	Triangle Road	\$710000	2	80	0	\$726000
	Clyma Place	\$910000	3	93	1092	\$762000
	Moxham Grove	\$810000	3	100	716	\$870000
	Exotic Place	\$810000	4	157	450	\$835000
	Halloran Place	\$710000	3	90	328	\$710000

SUBURB	STREET	CV	BED	FLOOR AREA m2	LAND AREA m2	SALE PRICE
Riverhead	Cityview Place	\$1030000	3	157	451	\$1050000
	Tiriwa Drive	\$620000	2	74	91	\$605000
	Granville Drive	\$870000	3	90	989	\$956000
Ridge Road	\$1050000	0	0	11900		\$900000
Pohutukawa Parade	\$1600000	4	224	882		\$1390000
Pohutukawa Parade	\$1625000	4	214	917		\$1592000
Tauwaka Crescent	\$1650000	4	296	812		\$2185000
Crabb Fields Lane	\$1400000	4	202	1130		\$1412500
Munford Lane	\$1525000	4	212	801		\$1700000
Maude Street	\$1050000	4	155	585		\$1050000
Albert Street	\$900000	3	110	810		\$775000
Arthur Street	\$1250000	4	127	730		\$1198000
Taupaki	Hunter Road	\$1725000	5	280	41400	\$1610000
	Taupaki Road	\$1900000	3	211	12000	\$1800000
Waimauku	Sarah Todd Lane	\$1050000	4	150	2204	\$1310000
	Pukemarino Road	\$1225000	4	217	804	\$1410000
	School Road	\$580000	0	0	4185	\$460000
	Valley Road	\$1300000	3	85	67800	\$1410000
	Taylor Road	\$1940000	4	260	11700	\$1890000
Waitakere	Caton Road	\$1060000	1	140	40000	\$940000
	Scenic Drive	\$1200000	3	188	2933	\$1265000
West Harbour	West Harbour Dr	\$1475000	4	270	581	\$1350000
	Westpark Drive	\$1550000	5	230	852	\$1595000
	Connemara Court	\$1475000	4	240	600	\$1650000
	St Catherine Cres	\$770000	3	0	67	\$770000
	Forster Place	\$930000	3	82	569	\$760000
	Cherub Place	\$1400000	4	220	623	\$1375000
	St Catherine Cres	\$780000	2	83	115	\$690000
	West Harbour Drive	\$1950000	5	490	1093	\$1775000
	Woodhouse Place	\$950000	3	126	147	\$857000
	Lagoon Way	\$1165000	3	222	715	\$1120000
	Crosby Road	\$720000	2	112	62	\$700000
	West Harbour Drive	\$860000	3	118	152	\$860000
	West Harbour Drive	\$860000	3	118	157	\$860000

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.

Graham McIntyre on 027 632 0421

Brendon Hodge on 021 608 234

Country Living Realty Limited T/A Raine and Horne Kumeu - Hobsonville. Licensed REAA (2008).

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.

# Raine & Horne®

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# There's a lot happening right now in the world of property and finance.

The latest Cotality Home Value Index shows property values dipped in December, with the national median value now \$808,403. Here in West Auckland, the average home value is currently around \$921,680.

The property market has also seen more homes coming onto the market. Data from realestate.co.nz shows there were 30,390 properties listed for sale in December, up 3.1% compared to last year and the first time in a decade that December listings have topped 30,000. This is giving buyers more choice but also creating more competition for sellers.

On the finance side, there's plenty to watch as we head into 2026.

The next Official Cash Rate announcement is scheduled in late February. Many fixed-rate home loans are coming up for renewal. And for a lot of households, summer spending has crept up more than planned.

This time of the year is a good moment to pause. And when it comes to your finances, it's a chance to reset. The simple question I'm asking clients is:

"Does your financial set up still match your current situation, and is it helping you, your family and your goals for the year ahead?"

Life changes quickly. New homes, jobs, growing families, rising costs, new priorities and plans - all of these can make the setup that once worked perfectly become quietly outdated.

Taking some time for an annual check-in can make a real difference - helping you feel better prepared for whatever this year brings.

To make this easy, we've created a simple Financial Reset Checklist.

You can scan the QR code with your phone to access it. It's free and designed to help you see what's working well, what might need a refresh, and where a short conversation could really help.

If you tick even one box, that's your cue to get in touch.

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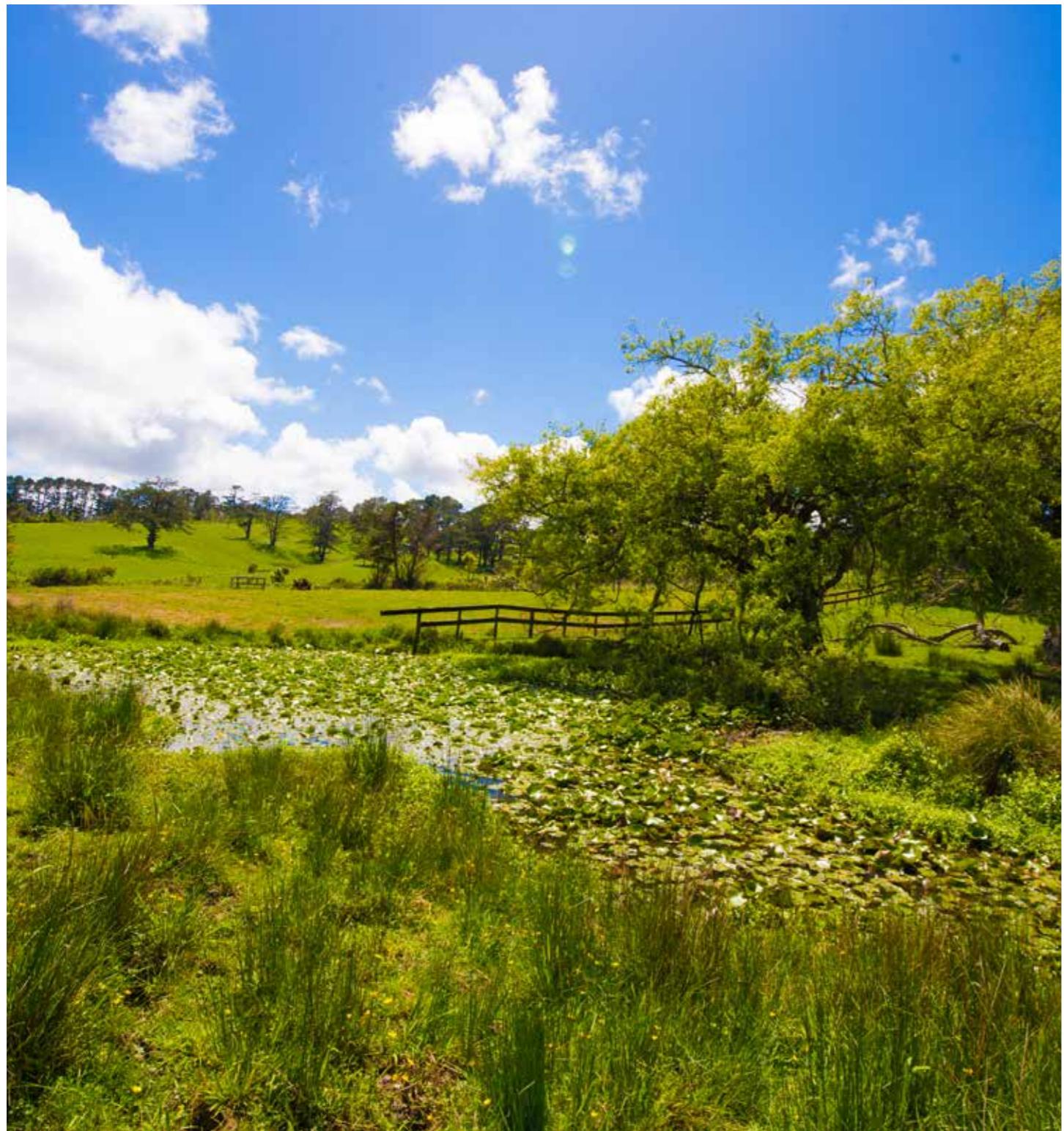
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[office@wapm.co.nz](mailto:office@wapm.co.nz)



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Management**

Office locations:  
2 Clark Road, Hobsonville  
327 Main Road, Kumeu



## A World Away - Home with Income

### 169 Awa Road, Kumeu

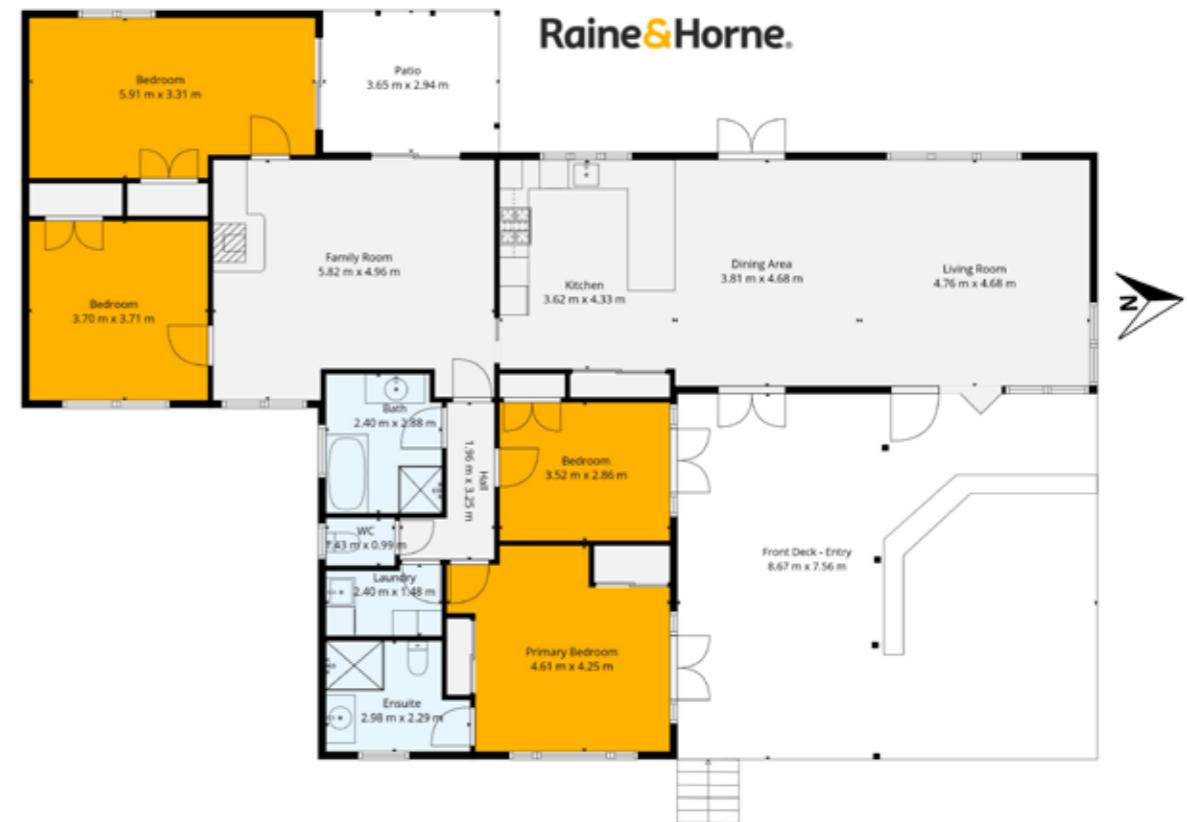
A tranquil and quiet valley, away from the bright lights, and the countless cars, and yet close enough for a dinner out or a quick dash for milk. Welcome to Willow Tree Cottage. A home that entangles lifestyle with convenience and the mixed comforts of uncompromised alfresco living with access from Dining, Lounge and Bedrooms. A home that is two: A four bedroom, two bathroom, two lounge single living family homestead 186sqm, and... Off a separate

drive, a stand alone home offering three bedrooms, one lounge, one bathroom 86smq being a home or an income. Independent appraisal range is around \$700 per week for this.

The landscaping is impressive, stepping you down to a mixture of accessory buildings and converted stables now transformed into the ultimate lifestyle zone, complete with a home gym, bar area, and chill-out space for entertaining or unwinding.

### 169 AWA ROAD KUMEU

Raine&Horne.

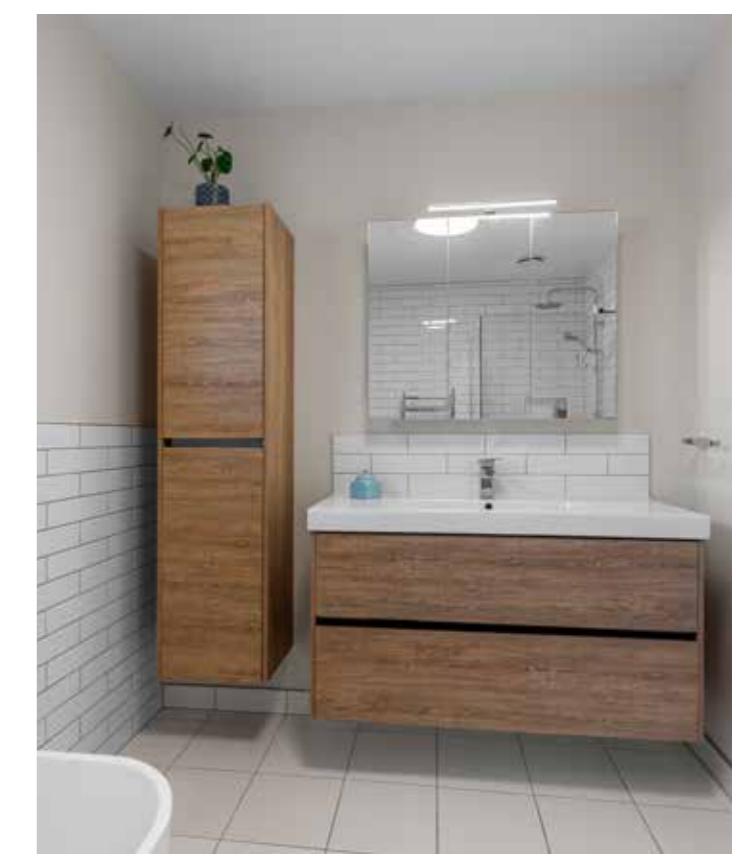
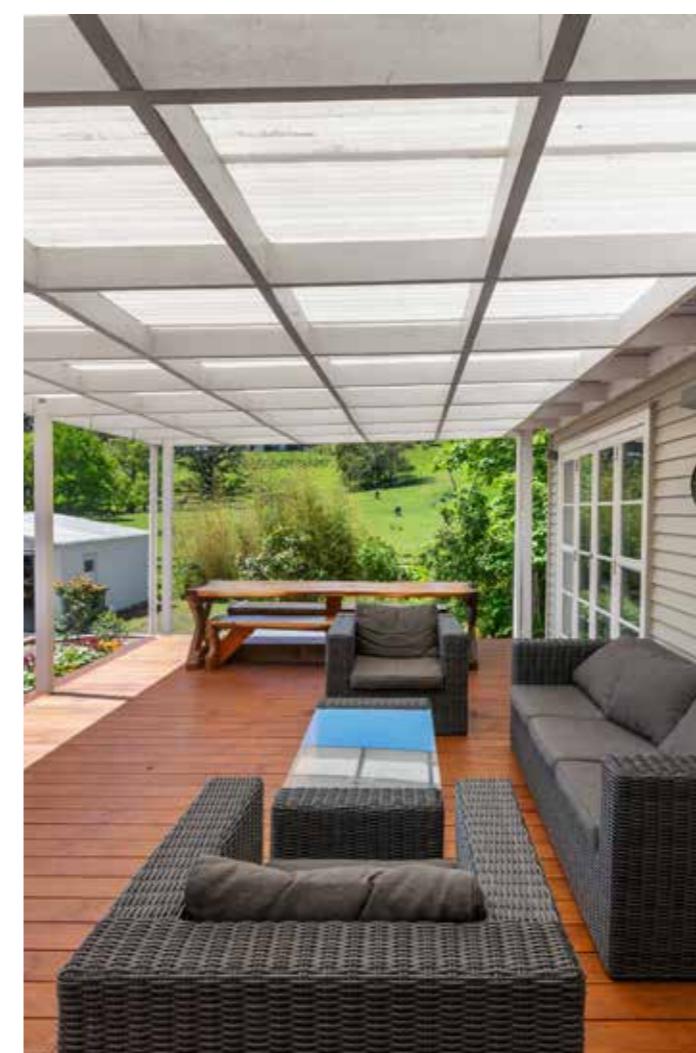


Disclaimer - For Visual Purposes Only. We Measure Internal Spaces Which Exclude Wall Thickness. Measurements Should Be Verified By Viewer.



#### Featuring:

- 7 bedrooms
- 3 bathroom
- 2 living
- 3 garage
- Land area 4.05 Hectares
- Floor area 275 sqm
- Lifestyle Property
- Two houses
- Man cave



For more information on this property call:

Graham McIntyre on 027 632 0421  
or email: [graham.mcintyre@kumeu.rh.co.nz](mailto:graham.mcintyre@kumeu.rh.co.nz)

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## Gold Award Winner 2021 - Modern Family Home

### 38 Vinistra Road, Kumeu

Up-beat urban family living at it's best in Huapai. This ultra-modern, single level, and super-comfortable, surprisingly spacious 3-bedroom, 2 bathroom award winning home, promises to deliver a wow experience. If you are a discerning buyer looking for a home that is clever, well constructed, and appointed to a very high standard, this home should be on top of your list.

Warm timber pavilions invite you inside this light-drenched, architecturally designed home. High raked ceilings add elegance and space to the combined kitchen and living area. A wrap-around hardwood

deck offers uncompromised indoor-outdoor flow and connects with the master and secondary bedroom. Despite its modest budget, 38 Vinistra boasts premium black detailing and fixtures that put it a class above the rest. This beautiful Maddren Home has all the extras and all the conveniences for easy family living.

For more information on this property call:

Graham McIntyre on 027 632 0421

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## Featuring:

- 3 Bedroom
- 2 bathrooms
- Land area 472 sqm approx
- Floor area 162 sqm approx
- 2 Garage
- Huapai triangle location
- Close to school, park, shops, cafes
- Easy access to walking tracks
- Note- Images represent 2021 showhome



## MINOR DWELLINGS

How a minor dwelling could benefit you.

Building a Minor dwelling is just about to get a whole lot easier! With new regulations that have come in, now is the time to start thinking about how a minor dwelling could benefit you.

09 412 5371 / [gjgardner.co.nz](http://gjgardner.co.nz)

We offer a range of minor dwelling plans, as well as the capability to incorporate your ideas, and customise plans to suit your needs. G.J. Gardner gives you peace of mind, taking care of the project from start to finish, including all site services, meaning no hidden surprises.

Fully complying with the NZ Building code, you can rest assured in the comfort and long term performance of a brand new G.J. Gardner compact home.

With our proven systems and processes, we are able to provide certainty with pricing and the completion date of your project.

Enquire with GJ's Rodney West today.

**G.J. Gardner.** HOMES



## Asking price \$649,000

2 Riverpark Crescent, Henderson

This tidy, stand-alone home features two double bedrooms, one bathroom, a separate toilet, and a comfortable living area, all within an 80m<sup>2</sup> (approx.) floor area. The layout is practical, easy to live in, and perfectly suited as an entry into the property market or a solid addition to an investment portfolio. Four off-street car parks provide excellent convenience - a rare feature for a property of this size. The flat section also offers potential to add value over time or explore future development opportunities (subject to council approval). Located in a popular Henderson neighbourhood, the property is close to local schools, parks, public transport, shopping, and amenities, with easy access to main arterial routes.

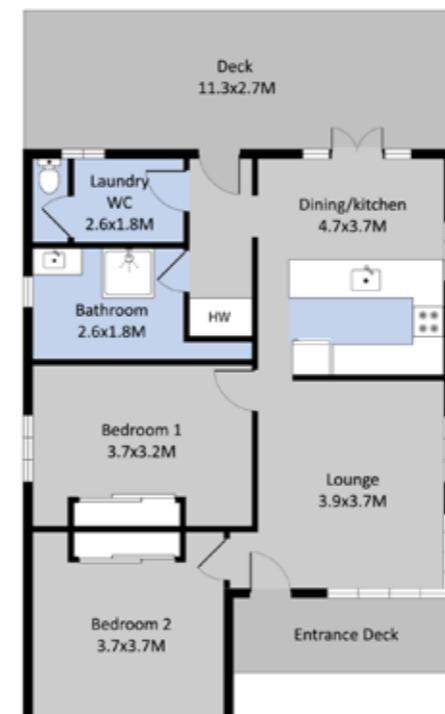
Don't miss this chance to secure a versatile property with great potential. Contact us today to arrange a viewing!  
Graham - 0276320421 or Glenn - 0275998415

**For more information on this property call:**

Graham McIntyre on 027 632 0421 or Glenn Savery 027 5998415. Country Living Realty Limited T/A Raine and Horne Kumeu - Hobsonville. Licensed REAA (2008).



2 Riverpark Crescent, Henderson



DISCLAIMER: We take no responsibility for omissions and errors.  
All dimensions are approximate.



Featuring:

- 2 bedroom & 1 bathroom
- Land area 319 sqm & Floor area 80 sqm
- Stand alone
- Fully fenced
- Cul-de-sac location
- Private & secure
- Close to bus stop
- Good off-street parking for multiple cars
- Fee simple freehold site



### Kiwi Camping

Kingfisher Kingfisher 4 Air Tent 4 Person



**\$799**

SKU: 387782

### Kiwi Camping

Kingfisher Kingfisher Recreational Tent



**\$349**

SKU: 382260

### Kiwi Camping

Kingfisher 4 Recreational Tent



**\$199**

SKU: 2053510

### Weber

Traveler Compact Portable BBQ Black



**\$699**

SKU: 2036302

### Grilled

Tulsa Portable Gas BBQ



**\$299**

SKU: 2000648

### Meteor

Homestead Portable Gas BBQ



**\$199**

SKU: 2000634

### Kiwi Camping

Table and Bench Set



**\$229**

SKU: 2002766

### Kiwi Camping

Bi-Fold Table with Pantry H: 700mm, W: 1220mm, D: 760mm



**\$199**

SKU: 382267

### Kiwi Camping

Chillax Chair H: 900mm, W: 620mm, D: 600mm Black and Grey



**\$99.99**

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## Home & Garden

### Waimauku Garden Club

Can't wait for our next trip to be held on the third Thursday of February.

Feel free to contact any of us: Ann (0210357406), Gail (021344070), Maree (0274963006) Moira (0274989154, Sandi (0273184514)



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## Didn't quite finish that holiday DIY painting project?



The holidays are often when homeowners plan to tackle painting projects – a fresh coat in the lounge, weathered exterior walls, or window trims. But DIY painting doesn't always go to plan.

If your project was started but not finished, or some areas just don't look quite right, Focus on Painting can help. We specialise in completing DIY paint jobs, fixing unfinished or patchy work, and delivering high-quality finishes that last.

Our team of qualified local painters works efficiently, using the right preparation, materials, and attention to detail to ensure your home looks its best. All our work is backed by a 5-year warranty, giving you added peace of mind.

Don't let unfinished paintwork linger through summer. Whether it's interior touch-ups, exterior repainting, trims, fences, or full room repaints, we'll take care of it properly – so you can enjoy a fresh, polished home without the stress.

Sometimes the smartest DIY decision is knowing when to hand it over to a professional and enjoy a long-lasting result.

You can see our work and read reviews from happy customers at [facebook.com/focusonpainting](https://facebook.com/focusonpainting).

Free quotes are available – call or text Brad on 021 756 890, or email [focusonpainting@gmail.com](mailto:focusonpainting@gmail.com).

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\*Conditions Apply

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If you already have a quote, you can lock it in today and secure your chance to win \$30,000 off your pool. If you've been thinking about getting a pool, why not request a free quote and start your pool journey today? It's an easy first step towards transforming your backyard into a space for relaxing, entertaining, and making lasting memories with family and friends.

To find out more, contact Narellan Pools Auckland West on 0508 476 657 or visit [narellanpools.co.nz](http://narellanpools.co.nz).

**Terms and Conditions:** Competition is open to all permanent residents of New Zealand aged 18 years or over who meet the requirements set out in these Terms and Conditions. The promotion opens on Monday, 19 January 2026 at 9:00 AM NZDT and closes on Tuesday, 31 March 2026 at 5:00 PM NZDT. For full terms and conditions visit [narellanpools.co.nz/30k-promo/](http://narellanpools.co.nz/30k-promo/)

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## Tough kid 2026 – Building resilience, confidence, and community



Mitre 10 MEGA Westgate and Henderson are proud to once again partner with the Royal New Zealand Air Force (RNZAF) to present TOUGH KID 2026 at Whenuapai Air Base on Thursday, 26 March 2026. This much-loved annual event continues to

bring together schools from across West Auckland for a day of challenge, teamwork, and unforgettable fun.

### What is TOUGH KID?

TOUGH KID is a high-energy, child-friendly, military-style obstacle course designed for Year 3-6 students. The RNZAF has created a 1-1.5 km course across the base fields and Sioux Block, packed with mud, water features, and physical challenges that test strength, agility, and resilience in a safe and supportive environment. While the course maintains the spirit of previous years, 2026 introduces new twists and obstacles to keep participants engaged and excited.

### Event Highlights

- Obstacle Course Action: Students will run, climb, crawl, and splash their way through RNZAF-designed obstacles.
- RNZAF Capability Displays: A range of equipment and vehicles will be on display, giving kids the chance to explore and learn about Air Force operations.
- Special Demonstrations: Subject to weather and personnel availability, attendees may get to witness a flyover and parachute demonstration—always a crowd favourite.
- On-Site Entertainment.
- Prizes for all: Every participant will receive a prize as they cross the finish line.

### Registrations & cost

The event is capped at 1,500 participants, with a cost of \$4 per student. All registrations must be made through participating schools, which are asked to assist with coordination and provide teacher or parent volunteers on the day. Schools wishing to take part can request an information and registration pack by emailing [marketing.westgate@mitre10.co.nz](mailto:marketing.westgate@mitre10.co.nz).

### Why schools love TOUGH KID

Each year, TOUGH KID continues to grow in popularity, offering students an incredible opportunity to build

confidence, develop resilience, and work together—while having a fantastic time. The memories created on the course last well beyond the event itself and contribute to stronger school communities.

Mitre 10 MEGA Westgate and Henderson extend their sincere thanks to the RNZAF for their support and collaboration in bringing TOUGH KID 2026 to life. We look forward to welcoming students, teachers, and whānau to Whenuapai Air Base on 26 March 2026 for another action-packed day.

Registrations close two days prior to the event.

For further information or to secure your school's spot, please contact [marketing.westgate@mitre10.co.nz](mailto:marketing.westgate@mitre10.co.nz)

## Lincoln Heights school



In the māra (garden) at Lincoln Heights School, learning happens in small, steady ways.

Tamariki plant seedlings, turn compost, feed chickens, and watch what happens when living things are given time and care. The Kāhui Māra Kai sits inside a mainstream school in Massey, but its rhythms are closer to a working garden than a classroom.

Four years ago, it began with a few garden beds and a simple curiosity about what kai-based learning could offer. Since then, it has spread across the school grounds, a sheltered outdoor classroom, compost systems, more gardens, chickens, and a fale that the tamariki speak about with pride. A fale is a Samoan meeting house, built on the border on the māra kai.

"I want others to understand that what I've done is for everyone," one tamariki from Lincoln Heights School says.

The learning is practical. Tamariki know when to harvest, how weather changes the soil, and what happens when something is forgotten. They also know that nothing here works alone.

"Our māra kai shows the beauty of teamwork, how fun it can be and how plants are similar to us. Watching plants grow reminds me of how I'm still growing in this group/community," another tamariki explains.

Care for the environment is woven through everything.

"I want others to understand the importance of gardens and nature and how we can't survive without it and how we need to take care of our environment," a student says.

There is joy in the work too.

"I really enjoyed this because I really loved being here and having fun with my friends," another tamariki shares.

In this corner of Massey, the māra has become more than a place to grow food. It is a place where responsibility, connection and belonging take root – slowly, collectively, and in the open air.




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## On To It Garden Services – Taking the hard work out of garden care



Maintaining a beautiful outdoor space takes time, effort, and expertise – and that's where On To It Garden Services comes in. Known for their reliability and hands-on approach, this local business has built a strong reputation for delivering quality garden care with a personal touch.

On To It Garden Services specialises in a wide range of garden and property maintenance solutions, including lawn mowing, hedge trimming, garden tidy-ups, pruning, planting, and ongoing maintenance programmes. Whether it's a small residential garden or a larger lifestyle property, the team approaches every job with the same attention to detail and pride in their work.

What sets On To It Garden Services apart is their "get it done right" attitude. They understand that no two gardens are the same, and they take the time to listen to their clients' needs, offering practical advice and tailored solutions to keep outdoor spaces looking their best year-round.

For homeowners, landlords, and businesses looking for dependable garden services, On To It Garden Services offers peace of mind, knowing their property is in capable hands. With a strong focus on consistency, quality, and customer satisfaction, they truly live up to their name – when it comes to gardens, they're on to it.



On To It Garden Services Ltd  
Calvin Bates  
0272 111 075  
ontoitgardenservices@gmail.com

## When tree roots go hunting: The hidden impact of dry spells on drains

Tree roots are incredibly intelligent systems. Their sole mission is simple: find water, nutrients, and stability. During long dry spells, when moisture in the soil becomes scarce, roots don't just stop growing – they go searching. And unfortunately for homeowners, underground drainage pipes are one of their favourite targets.

Drain pipes often contain small amounts of moisture from everyday use, condensation, or tiny imperfections in joints. To a thirsty root, this is an open invitation. Roots will exploit the smallest crack or joint, slowly forcing their way inside. Once in, they thrive – growing thicker, spreading further, and eventually creating blockages that restrict or completely stop wastewater flow.

Over time, these root invasions can cause serious damage. We regularly see collapsed pipes, recurring blockages, sewage overflows, and costly repairs – especially after prolonged periods of dry weather followed by heavy rain.

The tricky part is that the damage is happening out of sight. By the time symptoms appear – slow drains, gurgling, or unpleasant smells – the problem is often well advanced.

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## Hauraki Gulf is in trouble



The Hauraki Gulf is in trouble, and needs healing. This beautiful body of water is rich in diverse eco-systems. However, it is facing a slow death.

With the enormous increase in Auckland's population over the past century, vast land clearing has occurred for building houses and roads, and millions of tons of soil have washed into the Gulf resulting in sedimentation polluting the waters. This chokes and smothers life in the Gulf, reducing light levels and limiting the ability for marine creatures to find their food.

Where plants have been removed from the soil, the soil becomes unstable. Kaipatiki Project in North Auckland is a not-for-profit environmental organisation growing a sustainable future for people and nature. Their thriving plant nursery enables volunteers to raise many thousands of chemical-free native plants to be used to restore the health and vitality of the Hauraki Gulf. Community planting days trap the sediment in place to improve the biodiversity of the available land. Planting native shrubs and trees also provides food for native fauna. Collapsing ecosystems need balanced biodiversity to recover. Planting is just a start, and the plants have to be looked after.

In addition, the Hauraki Gulf is home to a treasure trove of marine life, but fishing practices have harmed the habitat of the Gulf, and have completely altered the sea floor. Practices include commercial and recreational fishing and bottom trawling, all of which contribute to an imbalance of species and large reductions in numbers. The Hauraki Gulf is also a seabird sanctuary of international significance. Heal the Hauraki was formally launched last year with a docu-series and media campaign ([healthehauraki.com](http://healthehauraki.com)) and seeks to bring communities together and help the Gulf thrive again, aligning with science and traditional Maori cultural knowledge.

Image from the Heal the Hauraki videos.

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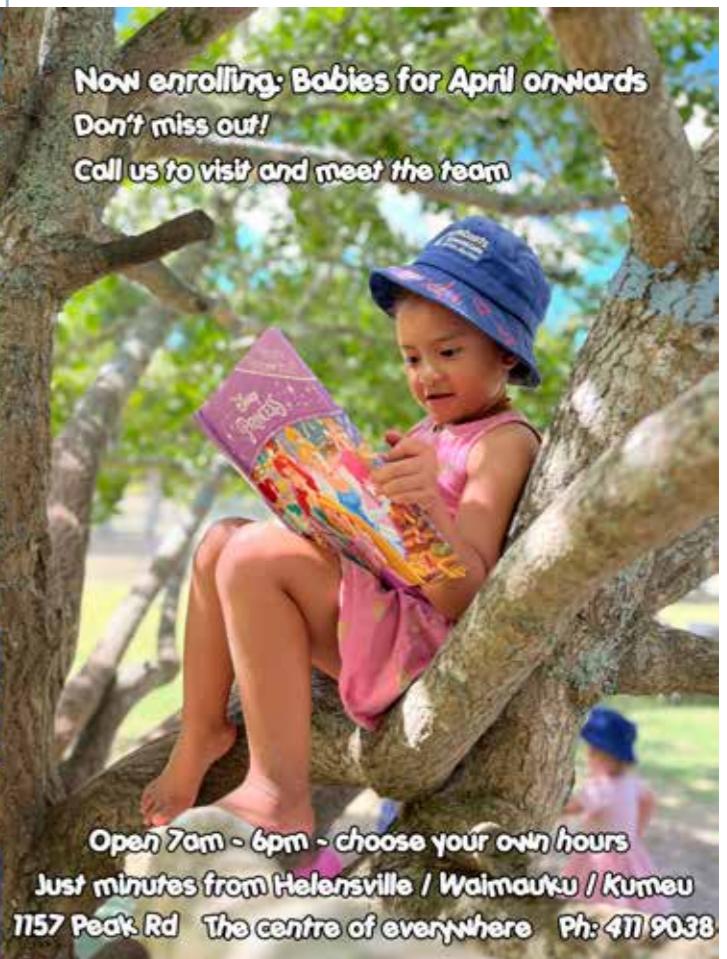


## Young Learners

### Growing together: Simple ways to spark curiosity with your children this season

Across our community, gardens are bursting with new life – and there is no better time to get children outdoors, exploring, planting, and discovering. At Gumboots, our tamariki have been deeply engaged in hands-on gardening experiences through our Garden to Table programme. Their enthusiasm has reminded us just how powerful simple, everyday interactions with nature can be for young children.

You don't need a large garden to get started. Even a small



## Young Learners

You can recreate this curiosity by lifting up a log, exploring compost, or even starting a simple worm farm at home. Children quickly learn that every creature has a job, and caring for the environment starts with understanding these small but mighty helpers.

### Grow something you can eat

There is nothing quite like watching a child pick their own vegetables and proudly present them to the kitchen. Our children have planted a wide range of kai – from zucchinis and cucumbers to spinach, corn, beetroot, potatoes, and pumpkins. When children help grow food, they're far more willing to taste it, cook with it, and talk about where food comes from.

Families can try this at home by choosing one seasonal vegetable to plant and cook together. A simple stir-fry, salad, or smoothie becomes so much more meaningful when children have nurtured the ingredients themselves.

### A community challenge: The great pumpkin grow

This year, every child at Gumboots has taken home their own pumpkin seedling to care for – all in preparation for our big community event, the Gumboots Country Fair on 14 February 2026. We'd love to see our wider community



join in too. Anyone can grow a pumpkin, whether in a garden bed, a large pot, or even a grow bag.

### Let's keep growing memories

Gardening with children doesn't need to be complicated. It's about slowing down, noticing the small things, and learning alongside them. Whether you're planting your first seed or tending a thriving veggie patch, these shared moments create memories that last long after the harvest.

## Meet your everyday heroes



**Meet our Everyday Heroes**  
Saturday 14 February | 10am-2pm  
NorthWest Shopping Centre, Town Square, Maki Street

Enjoy a fun-filled day in the sunshine at NorthWest Shopping Centre to celebrate the everyday heroes who keep our community safe. Head to the NorthWest Town Square and meet the teams from New Zealand Police, the New Zealand Defence Force, St John, Fire and Emergency New Zealand, Surf Life Saving and Coastguard New Zealand. Climb aboard real emergency vehicles, meet the heroes behind the uniforms and keep the kids entertained with free face-painting and balloons. A must-see day out for the whole family.

### Free movies in the Square

Movie night is coming to the giant outdoor screen in NorthWest Town Square. Grab the family, cosy up with a blanket and settle in for a night to remember. The Centre closes at 6pm, but Maki Street restaurants will be open late for all your pre-movie eats.

### Inside Out 2

#### Friday 20 February 2026, starts at 6:30pm

Teenager Riley's mind headquarters is undergoing a sudden demolition to make room for something entirely unexpected: New Emotions! Joy, Sadness, Anger, Fear and Disgust, who've long been running a successful operation by all accounts, aren't sure how to feel when Anxiety shows up. And it looks like she's not alone. Rated PG.

### The Minecraft Movie

#### Friday 27 February, starts at 6:30pm

Four misfits find themselves struggling with ordinary problems when they are suddenly pulled through a mysterious portal into the Overworld: a bizarre, cubic wonderland that thrives on imagination. To get back home, they'll have to master this world while embarking on a magical quest with an unexpected, expert crafter, Steve. Rated PG.



## Aged care

## A new year at Craigweil House

As the new year begins, Craigweil House continues to focus on what matters most – providing a calm, caring, and supportive home for our residents. While the festive season brought joyful Christmas celebrations shared by residents, families, and staff, the start of the year is a time to settle back into familiar routines and everyday comforts.

Our dedicated team remains committed to delivering quality rest home and hospital level care, with kindness, respect, and genuine connection at the heart of everything we do. From friendly conversations to attentive daily support, Craigweil House is a place where residents are known, valued and cared for.

We welcome families to visit and see how we support residents to feel safe, comfortable, and at home throughout the year. PH 094208277

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## Aged Care

### SeniorNet Kumeu



We had our AGM in November and it all went well with a new member voted on to our committee. In December we had our Christmas meeting which attracted a lot of our members and one new member. Next year will be the same as before with meetings once a month in which we will inform our members of the technical innovations and also articles on new trends. We will continue our very popular courses where we try to run twice a month. In November we ran two courses one on mobile phones and the other on Google maps how to use them on and off line. Our club has had a very successful year and has grown in numbers and hope the trend will continue. If you would like to see what we are about no matter your skill level please come and meet us for a free meeting which we have on the first Wednesday of the month at 10 am in St Chads Church hall 7 Matua Road, Huapai excluding January. We hope to see you then.

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### Grey Power urges extreme caution for seniors attending major sporting events after assault outside Auckland Stadium



Grey Power is urging older New Zealanders to take extreme care when attending major sporting events this summer, following a disturbing incident in which one of its members was harassed and assaulted outside an Auckland stadium.

The member, a 62-year old football supporter, was leaving Western Springs Stadium recently when he was followed by four young men who subjected him to a prolonged barrage of verbal abuse, including misogynistic and homophobic slurs, and attempted to provoke a physical confrontation. "This was not harmless rowdiness," says Grey Power President Gayle Chambers. "It was targeted intimidation. No one should feel unsafe simply for attending a sporting event."

Despite the seriousness of the incident, the victim was advised that police do not have the resources to investigate the matter to pursue the offenders. Grey Power says this raises wider concerns about public safety around stadiums, particularly during the busy summer events period and on high-risk days involving heavy alcohol consumption.

## Aged Care

"We're advising our members to take extreme care when attending large sporting events," Chambers says. "Please ensure you are well supported, travel in a group where possible, and avoid isolated areas when leaving a venue. What happened to our member reflects a broader cultural problem".

#### Grey Power is calling for:

- Stronger, visible security and policing outside major stadiums;
- Improved crowd-management planning on high-risk weekends;
- A national conversation about alcohol-fuelled aggression and the social norms that enable it.

"Respect should not end at the stadium gate," Chambers says. "Older New Zealanders deserve to enjoy public events without fear. No one – and certainly no senior – should be left vulnerable because a small group decides that humiliation is a sport."

### Tom Hendriks



For Summerset at Monterey Park resident Tom Hendriks, his life in New Zealand is as far removed in experience as it is in distance from his childhood growing up in wartime Europe. As a teen, Tom lived in Nazi-occupied Holland, taking part in the perilous work passing messages to the Dutch Resistance. Tom's youth meant he was spared from frontline duty, and the Germans didn't think twice about a boy on a bicycle. "My parents never even knew of my involvement 'til many, many years after the war."

Although Tom's wife, Else, was only six when war broke out, she vividly recalls hiding in a bedroom as bombs dropped close by. The occupying Germans ordered every family to turn in their radios to keep them ignorant of what was happening on the Front. "My father had two radios," says Else. "He turned in one, and then kept the other, hidden inside a false wall and would listen to the BBC World Service." Her father was betrayed by a neighbour, and German soldiers raided the house. "My father had just enough warning to hide inside the cavity with the radio." Once the war was over, my mother was desperate to leave Holland. "We had been billeting a Major from the New Zealand Army, who talked about New Zealand and my mother decided that it would become our home. We sailed to Sydney then flew to Whenuapai."

Just a few short months later, Tom, who had been serving in the Dutch army in Indonesia also arrived at Whenuapai. "I saw a photo of New Zealand and thought it looked like paradise."

The couple, who have been married for 73 years, met in an Auckland cafeteria run for ex Dutch servicemen. The

pair settled in West Auckland, where Tom moved into real estate and Else raised the family.

This story is adapted with permission from a feature first published in Summerset Scene magazine, issue 33, <https://www.summerset.co.nz/about-us/summerset-scene/>

### Kiwi Rehab



Kia ora te Tau Hou - Cheers to the new year!

We hope you had a safe and relaxing Christmas and New Years - or maybe you had a few too many at new years... not to fear! Whether you broke yourself, broke your equipment, it's time for an upgrade or you've been putting off that

service, our team are here to help!

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## Ask Dr. Heather



Is Botox® used for helping migraine headaches the same as the Botox® used for lines and wrinkles?

Anon, Kumeu

Yes, it is the same medicine. The difference lies in how it is used, where it is placed and what the treatment is trying to achieve. In cosmetic treatments, Botox® is injected into specific facial muscles

that create lines. The focus is on softening lines, while keeping your natural expression.

Migraine treatment is completely different. The goal is not cosmetic. Botox® is used to interrupt muscle and nerve activity that contributes to migraine attacks, leading to a decrease in severity and/or frequency of headaches. The injections are tailored to areas of pain and can include the face, temples, back of the head, neck and shoulders.

The beauty of Botox® for migraines is that it also achieves wonderful cosmetic results when used correctly on facial muscles. Looking and feeling good? Yes please! A common concern however, is whether migraine Botox® will "freeze" the face. When the procedure is performed correctly, it usually doesn't, so it is important to see an injector who understands facial anatomy so you achieve good functional and cosmetic results.

If you are considering this treatment, start with a conversation with your GP and/or Neurologist to see whether it fits into your migraine plan to ensure it is safe for you and that other causes of migraines have been excluded. Results are often very effective with huge improvements in pain and function, which many describe as life-changing.

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, YouTube and iHeartRadio). If you have a question for Dr. Heather you would like answered anonymously, please email [askdrheather@allor.co.nz](mailto:askdrheather@allor.co.nz)



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# Area Columnists

## Life jacket bill now with select committee

By Cameron Brewer MP for Upper Harbour



As local families head out on the water this summer, submissions have closed on my Life Jackets for Children and Young Persons Private Member's Bill.

Strong engagement from the community and sector groups shows

how important it is to keep children safe on the water.

Drowning remains one of the leading causes of unintentional death for children under 15. Ensuring young people wear life jackets on the water can save lives.

My Bill would require children under 15 to wear life jackets on vessels six metres or less.

Submitters also raised strong support for extending the requirement to all Kiwis on small vessels – a point I expect the select committee will carefully consider.

Submitters agree that regional inconsistency in life jacket rules creates confusion and risk. One clear, nationwide rule could save lives.

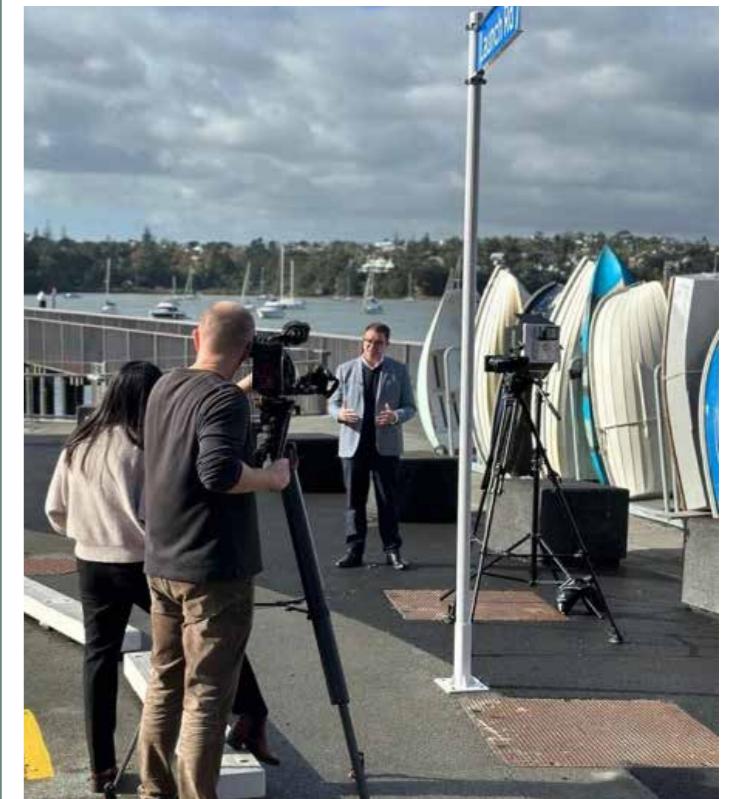
My Bill is supported by Water Safety New Zealand, Maritime New Zealand, Coastguard New Zealand, and Drowning Prevention Auckland.

It is a practical, evidence-based measure that could immediately reduce fatalities. I'm pleased with the high level of engagement and the constructive feedback received so far.

I want all New Zealanders to stay safe on the water this summer, and I look forward to the select committee carefully considering the submissions.

I am confident Parliament will then support into law getting all Kiwi kids on small boats into life jackets.

All the best to you and your family for the rest of 2026.



**Have a great summer!**

**Cameron Brewer**  
MP for Upper Harbour

[upperharbouroffice@parliament.govt.nz](mailto:upperharbouroffice@parliament.govt.nz)  
09 416 3249 | 15/102C Hobsonville Rd

**National**  
Authorised by C Brewer, Parliament Buildings, Wgtn.  




Stay in touch!



## Want a regular meeting place for your activity



The Massey Birdwood Settlers Association (MBSA) Hall is an excellent venue for regular activities combining practicality, community focus, and reliability. Here are the key reasons it works so well:

### 1. Strong community atmosphere

The hall is deeply rooted in the local community, built in 1956, and the Association was formed in 1925, which creates a welcoming, familiar environment. For regular activities—such as clubs, classes, rehearsals, or meetings—this sense of belonging helps people feel comfortable returning week after week.

### 2. Consistent availability and stability

Because it's designed for ongoing community use, the hall is well-suited to recurring bookings. Groups can rely on a consistent schedule, free from the uncertainty that sometimes accompanies commercial venues.

### 3. Versatile, functional space

The hall layout accommodates a wide range of activities, including exercise groups, hobby clubs, social gatherings, workshops, and meetings. Open floor space, seating flexibility, and basic amenities make it easy to adapt the room to your needs without major setup each time.

### 4. Cost-effective for regular use

Community halls like MBSA are typically much more affordable than private venues, especially for weekly or fortnightly activities. This makes it sustainable for long-term programmes and keeps participation costs low.

### 5. Accessible and familiar location

Being locally-based means participants don't have to travel far, which is crucial for maintaining attendance over time. Familiar surroundings also reduce barriers for new or older members.

### 6. Supportive management and volunteers

Resident and ratepayer associations are typically led by individuals who are passionate about community engagement. That often translates into helpful communication, flexibility, and a genuine interest in seeing regular groups succeed.

### 7. Encourages routine and commitment

Having a consistent, dependable venue helps activities become part of people's weekly routines. Over time, the hall itself becomes associated with the group's identity and continuity.

In short: the Massey Birdwood Settlers Association Hall is ideal for regular activities because it's welcoming, affordable, flexible, reliable, and designed around community connection—exactly what long-term groups need to thrive. Contact John Riddell by email at

[masseybirdwood@gmail.com](mailto:masseybirdwood@gmail.com) with your organisation's details, contact phone number, physical address, and the times you would like to use the hall.

## Music in Parks – Corbans Estate Arts Centre



Music on Saturday 7 February from 5pm – 8.30pm

We're off to the historic grounds of a former winery, the Corban Estate Arts Centre located in the heart of west Auckland. Join us from 5pm for a mix of funk, R&B, pop, and dance music featuring a back-to-back set from Te Reo artists Rei and Huia, followed by funk-soul legends Big Tasty. Entry is free.

Rei (Ngāti Raukawa, Ngāti Pākeha) is the next generation of Aotearoa bilingual artists, fusing international sounds into urban and electronic bangers. With multiple Waiata Māori Awards and NZ Music Awards nominations, Rei is carving out his space by constantly innovating. He's joined by Huia, whose music features electronic beats, organic percussion, and deep harmonies with conscious lyrics in Te Reo Māori and English, moving from ambient tunes to dancehall bangers.

Bringing the funk out of the trunk are Big Tasty, an electrifying eight-piece funk and soul band. They captivate the crowd with their classic funk and authentic Aotearoa sounds, inspired by legends like Earth Wind and Fire and Stevie Wonder.

Accessibility: Limited mobility parking, smoke-free, alcohol-free. Dogs on a leash please.



## Play time pays off



NZCT Helps West Harbour School Raise the Bar (and the Playground)

New Zealand Community Trust (NZCT) has awarded West Harbour School a \$15,000 grant to build a new senior playground and improve safety on the school's bike track – giving students safer, more engaging spaces to play, learn, and stay active.

Principal Anna Smythe says, "Our old senior playground had to be decommissioned for safety reasons, so this support from NZCT means our students now have a safe, modern space to enjoy every day. It has already transformed the way our students play and learn together, and it helps them get off devices too."

The new playground has already become a favourite spot for students, who are more active, enthusiastic, and engaged during break times. Staff have also noticed improvements in teamwork, confidence, and overall wellbeing. Whānau are spending more time on site too, with many staying after school to enjoy the new play space. The school is also working to improve safety on its bike track by removing an overly high launching platform and modifying water-trapping berms that had created slippery and hazardous conditions. The goal is to ensure a safe, fun environment where students can

build confidence and explore. Board Chairperson Darren White adds, "Seeing our students' excitement every day reminds me why supporting projects like this is so important. The new playground is a real gift to our school community."

Year 7 student Oscar Bjorklund shares, "I love the climbing frame and spinners! It's so much fun to play with my friends and we're outside more than ever."

NZCT's GM of Grants, Marketing and Communications, Ben Hodges, says, "It's great to help the school with a safe new playground so their pupils can do what they do best – have fun and play! NZCT can fund this community good thanks to the fundraising partnerships we share with local hospitality venues via their responsible gaming lounges."

## Family Fun 15 February



Enjoy the continuing Summer Series from Connected Neighbourhoods and Upper Harbour Local Board. Join us for an afternoon of getting to know your neighbours whilst having fun at beautiful Whenuapai Park, 36 Whenuapai Drive. The event is free and all are welcome. Please remember plenty of sunblock and water. We look forward to seeing you there.



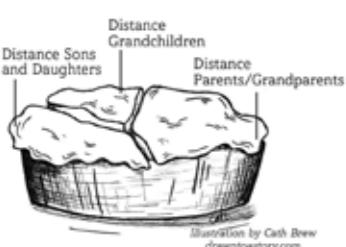
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## Distance Families: The distance family thinking pie



What has Goldilocks and the Three Bears got to do with intergenerational families separated by oceans and time zones?

The Distance Family Thinking Pie is a symbolic reminder that each generation thinks

about one another according to its own internal scale—and that this is okay. The “slices” of this pie differ by generation, much like Goldilocks’ porridge: big, medium, and small.

Distance grandparents consume the largest slice. They think about their adult children most, closely followed by their distance grandchildren. They worry, grieve, and feel the void of separation. Their distance family is constantly on their minds. For many grandparents, the first thought each morning is: Were there any messages overnight? I know this well—I check my phone for notifications before doing anything else.

Distance sons and daughters occupy the middle slice. They think about their parents often, but not as frequently as their parents think about them. That’s okay. Their mornings tend to begin with long to-do lists and immediate responsibilities. There is only so much mental space—or “bandwidth”—available in a busy day.

That middle slice can grow, however. If a parent becomes unwell or uncertainty about the future arises, adult children often think about their parents far more, and the balance of the pie temporarily shifts.

Distance grandchildren hold the smallest slice. Most do not constantly think about their distance grandparents, but that does not mean they don’t care. Their focus is largely on their own worlds, and that is developmentally normal—though, as always, there are exceptions.

The purpose of the Distance Family Thinking Pie is not to judge or critique. It exists to highlight a reality: the quantity of distance-family thinking varies by generation. Understanding this helps families develop compassion and realistic expectations of one another.

Helen Ellis 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’, ‘Being a Distance Son or Daughter’ and the last of her book series, ‘Being a Distance Grandchild’.

## Splash Safely! Auckland Council urges summer vigilance around pop-up pools



Council’s Team Leader Swimming Pools Compliance, Wayne Daniel, says the loss is a heartbreak reminder that toddlers are curious and will wander.

“When a drowning ‘statistic’ turns out to be someone you know, the impact is life-changing. That’s why it’s so important for parents and caregivers to keep watch of their children when playing near water, within sight and reach, without distraction,” says Daniel.

Daniel says the council has more than 32,700 registered pools that his teams inspect, however they are seeing a huge increase in temporary pop-up pools that people tend not to register.

“These pools pose the same safety risks for drowning as permanent pools. A toddler can drown in just 40cm of water and it can happen so quickly. People don’t tend to realise just how little it takes.”

Portable pools over 1.2m high don’t need a full fence, but they must have a barrier around the entry point. Even if you don’t have young children yourself, you never know who may be visiting.

To help tamariki stay safe follow these simple tips:

- Stay close to children when they’re playing in or near water
- check fencing and gates are in good condition and that entry to the pool is properly restricted
- make sure fences are 1.2m high, gates are self-latching and self-closing, and the latch height is 1.5m above ground
- eyes on; don’t get distracted by your phone, visitors or chores
- never prop pool gates open
- check gate latches are working and remove climbable objects
- empty small portable pools when not in use
- never leave ladders against portable pools or spas.

As Auckland heats up and families race to unbox their temporary backyard pools, Auckland Council is urging whānau to keep safety front of mind, especially when young children are around water.

In a recent tragedy a toddler drowned in a temporary above-ground pool. Auckland Swimming Pools Compliance, Wayne Daniel, says the loss is a heartbreak reminder that toddlers are curious and will wander.

## From city wharves to wild dunes – ways to share Auckland’s beaches with nesting birds this summer



Summer has well and truly arrived and as Aucklanders flock to the coast for swims, strolls and sandy picnics, another kind of seasonal buzz is happening along our shores. It’s nesting season for many of our native coastal birds and while most nesting wraps up by the end of January, fluffy, fast-moving chicks are still very much on the ground and learning to survive.

As the Auckland Council environmental services team on the ground often point out, we are lucky to share our coastline with some of New Zealand’s rarest species. With a little care and cooperation, Aucklanders can prove summer fun and wildlife protection go hand in hand, ensuring these birds, and their chicks, have a future long after the sand has cooled and the crowds have gone.

In the busy northern beaches, Beach Patrol Officers funded by the Rodney Local Board are out daily at hotspots like Omaha, Snells Beach, Te Ārai, Pākiri, Muriwai and Tapora. Their role is simple but powerful: talk with beachgoers about how to enjoy the coast while protecting vulnerable species like the New Zealand dotterel (tūturiwhatu), fairy tern (tara iti), bar-tailed godwit (kuaka) and little penguin (kororā).

At Te Henga (Bethells Beach), three tiny dotterel chicks have been spotted darting across the sand. After wild and windy weather kept minders away, their reappearance was a thrill. The family is sensibly sticking close to the dunes, using them as shelter and escape routes to keep their chicks safe. Across Auckland, roped-off nesting zones, temporary dog rules and clear signage are helping protect birds at their most vulnerable. Te Henga offers a programme where dog owners can borrow a leash if they arrive to walk their dog and have forgotten their own. These aren’t barriers to enjoyment; they are an invitation to share our beaches thoughtfully.

## Community patrol



Ten years ago this month, four residents of Massey officially started patrolling the suburb after receiving their NZ Police vetting clearance and affiliation status from Community Patrols of New Zealand (CPNZ).

As with all of the CPNZ units across NZ, they needed to be self-funded and having just started out they conducted their mobile patrols using one of the founding member’s own cars. The volunteer patrols came across their first stolen car within the first week. Having seen the value of such a NZ Police-backed organisation, West Auckland businessman John Blewett of the West City Auto Group came to the assistance with providing two Suzuki vehicles for the mobile patrols funded in part by the Waitakere Licensing Trust. Within a year of operation, numbers increased to over 20 members.

Long-time Massey resident Dave Thomson and founding patrol member is also celebrating 10 years of service with the now-called West Harbour Community Patrol. Dave reflects on how the criminal activity over the last decade is now being committed by so many young people.

Today, the West Harbour Community Patrol is supported with 30 volunteer patrollers with two modern purpose-equipped patrol vehicles, conducting over eight patrols each week.

None of this would have been possible without the generous support of the community-minded sponsor Dave Hargreaves of Mitre10 Mega Westgate and Henderson. If you have four hours a month you can give to your community and have a clean Police record we would love to hear from you. Email [join@cpnzwestharbour.org.nz](mailto:join@cpnzwestharbour.org.nz). Or if you would like to help fuel our tanks you can make a donation to West Harbour Community Patrol Inc 01-0495-0503020-00. CC63971. All donations of \$5 or more are eligible for 33% tax refund. Be sure to email [secretary@cpmzwestharbour.org.nz](mailto:secretary@cpmzwestharbour.org.nz) with your donation details so an official donation receipt can be emailed to you.



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# Scott Point School 2025 Year 8 Graduation



Congratulations to all of our Year 8 students who completed their time at Scott Point School in December 2025. At the end of the year, special awards were presented to recognise outstanding achievement among our Year 8 learners. Each award was thoroughly deserved, and we are proud to acknowledge the following recipients.

Trustee's Cup for General All-Rounder -Siena Howard  
Principal's Cup for Outstanding Excellence - Levon Roy Chowdhury

Munn Digital Literacy Award - Joseph Qin

Meehan Mathematics Cup - Alex Song

Lawton Literacy Cup - Zenah Abdelsalam

Creativity Award - Yvonne Miao

Ching Leadership Cup - Sophie Turley

Moral Compass Award - Eden McPherson

Citizenship Award - Navya Sharma

Morrison Compassion Award - Mason Goo

Cultural Award - Ezra Strickland

Glover Personal Achievement Award - Arkav Ranka

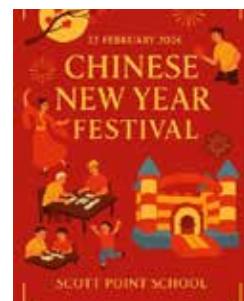
Get Wise Environment Award - Ayane Malik

Baker Sports Cup - Jack Senior

Woodgate Sports Cup - Noa Andersson

Congratulations to all our class award winners who were also recognised for excelling in Whanaungatanga, Orangatanga, Rangatiratanga and Kotahitanga.

## Connected Neighbourhoods



Connected Neighbourhoods Trust is collaborating with Wish Foundation for our very first Chinese New Year Festival to be held 22nd February at Scott Point School 4-7pm. All welcome.

The family friendly festival will feature cultural performances, mahjong tables, inflatable T-Rex (or other inflatables) races, bouncy castle, lawn games, live music, and food trucks. Whether you're new to Chinese New Year or celebrating familiar traditions everyone is warmly invited to enjoy an afternoon of connection and festivities. Brought to you

by Wish Foundation ([wish.org.nz](http://wish.org.nz)) , in collaboration with Connected Neighbourhoods Trust and Scott Point School

## Volunteering is valuable

At the start of a new year, we may think about what we may want to do while contributing to our community.

I work as the manager of the wonderful team of volunteers at the Citizens Advice Massey. I wanted to know what keeps them coming back, why they volunteer. The response I got was that it is very rewarding to be able to help other people, that it gives you a sense of satisfaction. They also find that they learn a lot for themselves. One said that her self-esteem had improved since she had been volunteering.

For those who have been in a situation where they need information or want to know about their rights, but do not know how to get the answers, the local Citizens Advice Bureau in Massey can be the first port of call to seek advice. People think that bureaux are only a signposting organisation, putting people in touch with other services that are better placed to help than the local CAB. Far from it! The CAB can provide a quality information service based on accurate and up-to-date information that assists people in making complex decisions to improve their lives.

Citizens Advice is running a training course for new volunteers early in the year. If you can listen, are open-minded, keen to learn, interested in people, enjoy helping others, want to learn about your community and can make a regular time commitment, you may wish to join our successful team. You will also need excellent English skills and basic computer knowledge.

We'd love to hear from you if you feel you have the skills and wish to join our friendly team. You may find that you learn things for yourself too.

Contact Barbara 833-5775 or [massey@cab.org.nz](mailto:massey@cab.org.nz)  
Barbara Guy

## Richard Small to be inducted to lead Discoverers Church

Discoverers Informal Church has been meeting monthly at the Headquarters building since 2021. It provides a friendly, interactive and inclusive Christian fellowship. Discoverers has also hosted children's Christmas decorations workshops each December which had been well attended, with 130 attending this last December.

The church works closely with the Connected Neighbourhoods Trust and also supports various community events. Rev Barry Jones was the initial facilitator. Over the past year Rev Richard Small has taken

over the leadership of Discoverers.

He was ordained by the Methodist Church in November 2025. Richard and his wife Anaise live nearby with their children. They are keen to connect further with the Hobsonville community. He also runs a part-time immigration law practice.

Discoverers is delighted that Richard has been appointed to lead the church half-time for at least the next three years with the generous support of the Methodist Church of New Zealand / Te Haahi Weteriana o Aotearoa. Richard is looking forward to building on the work already done and engaging with the community.

Richard's induction will be held at the Sunderland lounge on Cinema Road at 3:30 pm on Sunday 8 February followed by refreshments. Members of the community are warmly invited to attend.

For more details about this event contact Barry Jones:

Email: [beejaynz05@gmail.com](mailto:beejaynz05@gmail.com). Phone: 022 068 3873

## Waitakere forest and bird talk



Thursday 19th February 7:30. Monitoring, citizen science and finding what information is out there

Join us for a talk by Frazer Dale, The Biodiversity Guy. Former school teacher, Zoo Educator, Mayoral Conservation Award Winner and currently Senior Advisor for Conservation Education at Auckland Council. Knowing what biodiversity is in your local area or near your conservation project is really useful information to know. However, monitoring is often the conservation action we prioritise the least. Come learn how to find out what biodiversity monitoring information is already out there for you to access, how to get help from council, plus top tips for doing your own monitoring. 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](mailto:lizanstey@hotmail.com)

## Tamariki Pre-school Programmes at Te Manawa



We've made a few changes to our regular term pre-school programmes—please read on so you and your little one don't miss out.

### What's new?

- All pre-school programmes now start at 10.30am
- Kids Play has moved from Mondays to Wednesdays, following Rhymetime

### Programme Schedule & Restart Dates:

#### Wriggle & Rhyme

Tuesdays | 10.30-11.00am Level 3 Auditorium  
- Restarting Tuesday 10 February

#### Rhymetime

Wednesdays | 10.30-11.00am Children's Area followed by: Kids Play

Wednesdays | 11.00-11.30am Children's Area  
- Restarting Wednesday 11 February

#### Storytime

Fridays | 10.30-11.00am Children's Area  
- Restarting Friday 13 February  
Check out everything happening this month: <https://linktr.ee/temanawa>

Remember all pre-school programmes are drop in; no bookings required.

Everyone is welcome, free, fun, and perfect for your little ones.

Te Manawa 11 Kohuhu Lane, Westgate, Auckland 0614

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