

The Westerly

September 2026

FREE monthly community magazine
for Massey to Hobsonville Point

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

Toy Hero

www.toyhero.co.nz



Greetings

As we go forward into spring new options open up in our community. The promise of evening activities, walks, cycle rides, sports and books. The new footpath is gradually creeping up Clark Road, the addition of additional parking areas will improve traffic flow on that route.

As a child I was captivated by the concept of finding a treasure trove. Stories, country walks, trips to the beach to dig and sift through the sand, all fed my desire to find the ultimate treasure. As an adult my ideas have changed to finding ‘treasures’ in the community where I live.

I was recommended HeroBooks in Hobsonville with vague directions ‘near the SPCA centre’.

I went on my treasure hunt to locate this elusive shop, hidden in the concrete jungle of warehouses, down a maze of roads from the Hobsonville Primary school. A real treasure trove of potentials, a small shop with a wealth of books, games, puzzles and infinite possibilities to excite and keep every age group busy. A hidden gem.

Fortunately they will soon be moving to a location much easier to find, less hidden, more an open book.

In this technological age when the world is going much faster than I can keep up, I am captivated by this new discovery that I can easily understand. Finding books that appeal to the teenagers in our family is a refreshing change from computer games.

Other topics that are included this month include the useful tips on preparing a home for sale in this uncertain market, the NZ Mountain Film Festival on 18th September in the Sunderland Lounge, Hobsonville Point, and our usual invaluable details about the wide variety of local businesses and clubs that contribute to our community.

I am sure we are all looking forward to a milder Spring after some frosty mornings and recent chilly nights.

John. Editor.



What’s inside

- 3 People & Places
- 9 Safer Communities
- 10 Community News
- 16 Food & Beverage
- 17 Property Hub
- 19 Property News
- 24 Property Statistics
- 28 Property Market
- 41 Home & Garden
- 49 Young Learners
- 51 Aged Care
- 54 Health & Beauty
- 57 Area Columnists

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Get in touch with Gabrielle today editorial@thewesterly.co.nz

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THEWESTERLY.CO.NZ

People & Places

Book Hero turns the page with launch of Toy Hero



Book Hero turns the page with launch of Toy Hero

Independent Kiwi retailer expands into toys after serving more than 100,000 customers and selling 345,000 books in under two years.

When much of the retail conversation is about store closures, shrinking sales and tough economic conditions, one independent Kiwi

business is heading in the opposite direction.

Less than two years after launching Book Hero, the online bookseller has recently unveiled Toy Hero, a dedicated online toy store.

The move follows strong customer demand for toys, puzzles and games, which quickly grew to around 20 per cent of Book Hero’s sales.

Rather than treating toys as an add-on, the team has created a dedicated destination bursting with 20,000 products and built on the same promise customers have come to expect – fast delivery, competitive prices and humans at the helm.

Book Hero has served more than 100,000 New Zealand customers and sold more than 345,000 books since launching, bucking a challenging retail environment and proving there’s still strong demand for independent retailers that straddle online, experiences and activations and immediacy. You can save on delivery costs by collecting your order at the Book Hero shop in Hobsonville.

Tim Wackrow, Co-Founder at Book Hero and Toy Hero, says Toy Hero is a natural evolution of the business.

“We’ve learnt that what customers value most is certainty. Whether it’s a birthday this weekend, a family road trip or just keeping the kids entertained, people want to know they can order from a Kiwi business and have it arrive overnight. That’s exactly what we’ve built Toy Hero to do.”

“Families were already shopping for toys alongside books, so creating a dedicated destination with the same fast delivery, fair pricing and personal service that people know us for was the natural next step.”

Toy Hero is now live at www.toyhero.co.nz

Front page image- L to R Dylan Bland, Lizzy Lockhart, Roopa Grainger, Tim the Toyman Fulton

Waitakere Forest & Bird 2026 Lecture Series



Thursday 17th September 7.30 pm . Josh Campbell and Dan Borja – Moth monitoring at Matuku Link.

Josh Campbell and Dan Borja are both master’s students in Biological Science at the University of Auckland. Josh’s research focuses on lepidoptera (moths and butterflies) and the behaviour associated with their camouflage. As part of his research, Josh has been

undertaking moth monitoring using light traps at Matuku Link Reserve, recording their diversity and phenology. Dan’s research focuses on camouflage of wing patterns of moths. This stems from psychological studies which demonstrate the importance of symmetry as a tool for quick visual object recognition and identification. He aims to provide evidence for this in animals by looking at how wing patterns of moths are observed by birds.

Venue: Ranui Community Centre 474 Swanson Rd, Ranui. Non members welcome, free but koha appreciated to cover hall hire. For further information ph Liz 0274 762732 lizanstey@hotmail.com



The truth about foot orthotics



At Hobsonville Podiatry we are aware of some myths that are out there around foot orthotics.

Some clients we have spoken to have had very unpleasant experiences with orthotics and are sworn off them. When used correctly orthotics can be very beneficial to healing

an injury and reducing pain.

What are foot orthotics? Orthotics are 3D printed or foam devices that go into your shoe (instead of the shoe's inner sole). They are designed to change the timing of load on the foot and ankle. Through this change, we can take pressure off injured tendons, joints, bones & healing can occur.

Does everyone need them? Here at Hobsonville Podiatry we will advise orthotic supports if we think they will help with your injury/healing process. For some individuals their injury will not properly heal until their foot is adequately supported and stress taken off the appropriate muscles/tendons. Others will not require them as their natural foot posture is not hampering the healing process.

Should they be uncomfortable? Not at all. Well made orthotics should be comfortable from the get-go. We work with our clients to ensure wearing orthotics is a pleasant experience - if they are not comfortable we will make changes to the devices . We want you to feel so great in your orthotics that you want to wear them, not that you feel you have to.

Will orthotics fix my foot pain? While orthotics are a great device to help heal injuries faster, adjunct treatments (e.g. massage, stretching, strengthening) at home and in the clinic are often needed to fully resolve the issue - orthotics are simply one part of the treatment plan.

Hobsonville Podiatry, level 1, Hobson Centre, 124 Hobsonville Road, Hobsonville.

www.hobsonvillepodiatry.co.nz

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Why some injuries heal slowly

One of the most common frustrations people experience after an injury is how long recovery can take, even for something that seemed small at the time. From a physiotherapy perspective, healing isn't just about the injury itself; it's about the tissue involved, the load placed on it, and how the body responds over time.

Different tissues heal at different speeds. Muscles have a rich blood supply, so they repair relatively quickly. Tendons and ligaments heal more slowly because they have less circulation. Cartilage and some joint structures take even longer. When people expect all injuries to follow the same timeline, recovery feels "slow" even when it's completely normal.

Load is a major factor in recovery. Everyday activities, even simple ones, can overload healing tissues if they aren't ready, causing irritation and slowing progress. However, complete rest also limits healing because tissues require controlled movement to stimulate repair. The challenge is finding the right balance: enough load to promote recovery, but not so much that it causes setbacks.

Pain can also change how the body moves. Protective patterns like limping, bracing, or avoiding certain positions reduce efficiency and place extra strain on other areas. Over time, these compensations can become part of the problem.

At Hobsonville Physiotherapy, we assess which tissues are involved, how they're responding to load, and whether movement patterns are helping or hindering recovery. Treatment focuses on gradually increasing load tolerance, restoring normal movement, and strengthening supportive structures so healing can progress without repeated setbacks. Understanding why injuries take longer to heal helps people stay patient, stay consistent, and stay confident - knowing that slow progress is often part of a normal, healthy recovery.

To book in with our Physiotherapists head to www.hobsonvillephysio.co.nz, email physio@hobsonvillephysio.co.nz or call 09 416 4455

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Our Home Sweet Home

By: Noel and Suzanne, Keith Park Village

We have been living in Independent Living for two years, since June 2024. In that time we have watched Keith Park grow from a few buildings to a wonderful vibrant Village.

There is caring staff and management always about should you need help with anything.

Our residents are an energetic Fabulous group of people, some of who have become firm friends. Also, meeting up with others from our past life.

Our move to Keith Park Village was one of our smartest.

Our days are busy the way we like it involving ourselves with many of Keith Park Village activities.

Exercise classes, Pilates, Line Dancing, Bats walking group, gardening group. Just to name a few. Happy Hour each Thursday.

We have a great Cafe in the Village, or a walk to one of the many close by. Our favourite is "160" De Havilland.

We enjoy the many walking tracks, mostly all flat easy walks.

Our favourites are walking the Coastal walk to Catalina Wharf or off to Scott Point. We are all lucky to have the amazing "Te Kori Park" behind our beautiful Village. This park is well Pathed for short walks.

Our Village and Hobsonville never disappoints.

Find your new home at Keith Park Village.
To find out more call Nicolle on 416 0750.

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Disability parking issues



Recently we've had clients caught out with the changes to the fines for parking in a disability parking space. The infringement fine for parking in a mobility (disability) car park without displaying a valid permit in Auckland and across New Zealand is \$750. This increased from the previous \$150 fine. This changed in October 2024. This was because people were abusing these parking spaces and the fines had been set long ago. It also brought the fines into line with countries like Australia.

For those who qualify for a Mobility Parking Permit

If you hold a Mobility Parking Parking Permit, you can use specially designated parking spaces. These are wider than normal and close to the shop or venue. Depending on where you are in New Zealand, you might also be able to park in a standard car park for longer than is normally allowed. To apply for a mobility parking permit you can download the form or get one from your GP or CCS. You complete the application and pay the fee. Your permit should arrive in about two weeks.

You can also get subsidised taxi rides through the Total Mobility Scheme

If your disability makes it difficult to use public transport, you can apply to get support from the Total Mobility Scheme that will pay for some of the expense of door-to-door transport.

There is lots of great information to help with your issues on our website www.cab.org.nz, but sometimes it helps to talk about the problem with someone. You can just pop into the CAB Massey in the library building Te Manawa at Northwest or call 833-5775 and we can help you work through your options.

If you think helping people with these sorts of situations would be rewarding for you, contact Barbara at the CAB - 833-5775



Loan Market

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

Distance Families: The power of the written word



When my husband was a young man, he had a summer job as a postie. Each Christmas, the New Zealand Post Office recruited extra staff to cope with the flood of Christmas cards. During December it wasn't unusual to see two posties cycling together along the footpath—one carrying the regular mail, the other delivering Christmas cards.

Most adults have spent years opening the letterbox to find bills, bank statements and other routine mail. Today children rarely experience the excitement of finding an envelope with their own name on it. With so much communication now electronic, our grandchildren seldom receive mail through the post.

During my research I coined the phrase "squirrelled-away love depositories." I discovered that distance grandchildren and distance grandparents treasure every piece of snail mail they receive. When I interviewed grandparents and adults who had grown up as distance grandchildren, most had letters, cards and postcards carefully stored away.

Grandparents, your handwritten words are opened at just the right moment, treasured and filed away in a special place.

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People & Places

If you're a distance grandchild, know that any letter, card or postcard you send to a grandparent will be stashed with pride.

And if you're an expat or migrant hoping to nurture this tradition with your children, make it easy. Keep postcards, stationery, postage stamps and airmail stickers on hand. The easier it is to write, the more likely it is to become a family habit.

In a world of instant messages and disappearing texts, the written word still has unique power. A letter can be read again years later and become a lasting reminder of love that distance cannot diminish.

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 her latest edition, 'Being a Distance Grandchild'.

Seeking a second term as Upper Harbour's MP

By Cameron Brewer

Unleashing our democratic rights are important, so make sure you're enrolled at the right residential address, and that you get to the ballot box this election. So many men and women have fought, and lost their lives, to ensure we have free and fair elections, and so let's not disappoint them.

I'm putting my hand up again for a second term as your local MP in Upper Harbour. While we lose some of Massey and some of Wairau Valley this election, we pick up Westgate, Whenuapai, Herald Island, Schnapper Rock, and Rosedale. It's a privilege to represent such a wonderful electorate, full of so many great hard-working people.

We've seen dozens of new classrooms built, or approved for construction, in the past three years which I'm really proud of. It's also great to see the brand-new Te Pae primary school, just off Fred Taylor Drive, set to open for Term One, 2027.

Achievement among our local school students is lifting and truancy is falling. We've seen retail crime fall, ramraids all but disappear, serious assaults fall, and the presence of our police lift. We also recently opened the new Westgate bus station, and we're committed to delivering the dedicated Northwest Busway into the city.

However, there's still so much more work to do. And now as a Minister in the Coalition Government, I believe I am the best placed person in our community to continue to advocate and advance all the infrastructure still required for our incredibly fast-growing area.

My team in the Hobsonville electorate office are first-class and they help so many locals on a wide range of issues. We will continue servicing our constituents on local matters right up to the 7 November election day... and hopefully beyond.

Authorised by Cameron Brewer, upperharbour@national.org.nz, 022 380 3463



Cameron Brewer
For Upper Harbour



National

Authorised by C Brewer, cameron.brewer@national.org.nz

NZ Mountain Film Festival

The Connected Neighbourhoods Trust is arranging a showing of the NZ Mountain Film Festival. This will be on the evening of 18 September at the beautifully refurbished, historic Sunderland Lounge in Hobsonville Point. It will feature two hours of award-winning films. Doors open 6.30pm,

Evening commences 6.45pm. Ends by 9.30pm. BYO snacks and drinks. Early Bird tickets will be just \$15pp until 6 Sept (under 5's free) for purchase through www.neighbourhoods.nz/mountainfilm.

Door sales will be \$20pp if not sold out prior.



Hobsonville's first Repair Café is coming



To coincide with Repair Festival Aotearoa 2026, we're excited to launch Repair Café Hobsonville.

Save the date - Saturday 19 September. Set aside those items you've been meaning to repair and bring them along. Whether it's a bike, a favourite piece of clothing, a small household item or something that just needs a little TLC, our volunteer repairers will be there to help.

A Repair Café is a free community event where people can bring broken items and get help from experienced volunteers to repair them. It's a great way to save money, reduce waste, learn new skills and connect with others in

the community.

2pm - 4pm at Headquarters Building, 214 Buckley Avenue, Hobsonville

This is a volunteer-run initiative

Repair Café Hobsonville is run by volunteers, and we're always looking for more people who are keen to get involved. We'd love to hear from volunteer repairers of all kinds-bike mechanics, sewists, jewellery, tech troubleshooters, electricians, handy fixers etc.

Not a repairer? We also need volunteers to help with organising, admin, hospitality, social media and health and safety.

If you'd like to join the team, email repaircafehobsonville@neighbourhoods.nz or visit our Repair Café Hobsonville Facebook page.



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Auckland's wildfire warning



Across the Northern Hemisphere, this summer has delivered a stark warning about what happens when heat, drought, wind and abundant vegetation combine. Spain has battled enormous fires, with hundreds of thousands of hectares already scorched in 2026. France has endured prolonged extreme heat, while Britain-traditionally regarded as a relatively low wildfire-risk country-has experienced major fires during an exceptional summer heatwave. Canada and the United States continue to face destructive fires capable of overwhelming communities and emergency services.

The lesson for New Zealand-and particularly Auckland-is difficult to ignore.

As the climate warms and weather patterns become more extreme, landscapes that have historically been considered relatively damp and fire-resistant can become dangerously dry. Auckland has extensive parks, recreational reserves, bushland and managed forestry. In normal conditions, much of this vegetation forms a lush landscape. During prolonged dry periods, however, leaf litter, dead branches, grasses and dense undergrowth can become a continuous carpet of fuel.

The danger is not simply the presence of vegetation. It is the lack of separation.

In parts of the Waitākere foothills and other bush-fringe communities, homes sit close to heavily vegetated terrain, sometimes along narrow or difficult-to-access roads. Once a fast-moving fire enters such an environment, firefighting becomes a race against time. Embers can travel ahead of the main fire front, ignite roofs, decks, gutters and vegetation, and create multiple fires simultaneously.

We have seen the consequences before. The major fires that affected the Waitākere foothills in the 1970s should remain part of Auckland's collective memory. The difference today is the scale of development and the number of homes positioned within or immediately beside bush environments.

Fire and Emergency New Zealand already advises homeowners to create defensible space around properties, including clearing combustible vegetation, maintaining gutters, thinning trees and ensuring



emergency vehicles have adequate access. It recommends removing or reducing significant fuel within the immediate area around a house and thinning vegetation farther out to slow fire spread.

That advice deserves to become a community conversation-not simply an individual responsibility.

Residents living alongside bush should consider forming local groups of like-minded homeowners and developing practical plans before an emergency occurs. Those plans should include:

Escape routes. Identify at least two evacuation pathways where possible, establish meeting points and make arrangements for children, elderly residents, pets and animals. Fire and Emergency specifically recommends having more than one way out because the direction of a wildfire can change rapidly.

Defensible space. Create meaningful separation between houses and surrounding vegetation. Clear gutters, remove accumulated leaf litter, prune trees and reduce highly flammable vegetation close to buildings.

Independent water and protection systems. Homeowners in high-risk locations should investigate professionally designed sprinkler or wetting systems, protected water storage and backup pumping arrangements capable of operating during power outages. Such systems should be designed and installed with appropriate fire-safety advice rather than treated as a substitute for evacuation.

The critical point is that residents should not assume firefighters will always be able to save every property. During a major event, resources must be deployed where they can be most effective, while communities may face rapidly changing priorities.

Preparation therefore isn't about trying to fight a wildfire yourself. It is about buying time, reducing fuel, creating options and-most importantly-getting people and animals out safely.

The question facing Auckland's bush communities may no longer be whether conditions capable of producing a major wildfire will occur. It's the choices that we make today that determines if we are prepared, and save our structures, or are we prepared to lose them.



Graham McIntyre
CFO
Waitakere Fire

Community News

Tooth additions: A simple solution after a tooth extraction



Having a tooth extracted can be an unsettling experience, particularly if you already wear a denture. Many people assume that losing another tooth means they will need an entirely new denture. Fortunately,

that isn't always the case. In many situations, a new tooth can be added to your existing denture. Known as a tooth addition, this is a common, practical and cost-effective solution that restores your smile without the expense of replacing your entire denture. At DT Denture Clinic, we carry out all tooth additions in our on-site laboratory, allowing us to provide fast turnaround times and, in many cases, a same-day service. Before any treatment, we carefully assess both your denture and the extraction site to determine the most appropriate option for your individual circumstances.

The timing of a tooth addition is important. In some cases,

we can add the new tooth to your denture before your extraction appointment. This is known as an immediate tooth addition. Your denture is then fitted immediately after the tooth has been removed, so you don't have to leave the dental surgery with a visible gap in your smile. This is especially popular when a front tooth is being extracted. In other cases, it may be more beneficial to allow the extraction site to heal before adding the new tooth. Once healing has progressed, we can usually complete the tooth addition with our same day service.

As your mouth heals, it is natural for the gums and bone to change shape. Because of this, your denture may eventually require a reline to maintain a comfortable, secure fit. We'll discuss this with you as part of your treatment plan and recommend the most appropriate time if a reline is needed.

Whether your tooth has already been extracted or you're planning an upcoming extraction, it's worth seeking professional advice before assuming you need a new denture. In many cases, your existing denture can be successfully adapted, saving both time and money while restoring your smile.

If you'd like to know whether your denture is suitable for a tooth addition, contact the friendly team at DT Denture Clinic. We'll assess your denture, explain your options, and help you find the solution that's right for you.

DT Denture Clinic - Phone: 09 416 5072

Thinking Europe 2027? Now is the time to start planning

Spring is officially here, and traditionally this is when the early bird offers for Europe 2027 start to appear.

Airlines, cruise lines and tour providers are releasing their promotions, fares and early booking specials, making September a great time to start turning those European dreams into plans.

Why book early? More choice, better availability and access to some of the best early bird offers. And for us

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Community News



Kiwis travelling all the way from down under; every saving helps. Even if your travel dates fall later in 2027, it's still worth starting the conversation now. We can secure land arrangements and early-bird offers where available, then keep an eye on airfares as future

flight schedules open. And do mark 19 September in your calendar.

We're hosting our Travel Bazaar at the Auckland Showgrounds, bringing exclusive travel deals and inspiration under one roof.

Entry is completely free, with expo-only offers, personalised travel advice and plenty of inspiration, whether you're dreaming of a European adventure, tropical escape or luxury cruise.

Families, if you haven't yet made plans for the April or July school holidays, now is definitely the time to get moving. Travelling with friends or family? Ask us about group bookings too, these can sometimes unlock additional savings and flexible payment options.

And for a little inspiration, our new UK & Europe travel brochure is now available. Pick up a copy in store or browse the 60-page digital edition online on our website.

So, grab a cuppa, gather your travel companions and start dreaming. The possibilities are endless. Come and have a chat with us.

We'd love to help bring your Europe 2027 plans to life.

When a community is under pressure

Across our community many employers are finding it increasingly difficult to recruit and retain reliable staff. At the same time families are dealing with rising stress, anxiety, financial pressure, isolation and, in some cases, drug and alcohol abuse. These issues are often treated in isolation, but there is a connection.



Highly addictive drugs such as methamphetamine strongly affect the brain's reward pathways. When people are already living with chronic stress, trauma, loneliness, anxiety or a lack of purpose, the attraction of an intense and immediate escape can become dangerously powerful. The consequences can spread far beyond the individual - affecting children, partners,

workplaces, finances and whole families. Rather than simply accepting the problem, I believe Kumeu has an opportunity to build a community-led response.

I am currently exploring the development of a local prevention, harm-reduction and recovery initiative involving health professionals, schools, businesses, families, community organisations, people with lived experience and potentially farm-based wellbeing and recovery programmes.

The aim would be broader than simply telling people not to use drugs. It would look at prevention, education, early intervention, meaningful employment, connection, mental wellbeing, healthy sources of reward and purpose, and practical pathways back into community life.

At this stage, I would like to hear from people who believe this is worth pursuing.

If you work in health, addiction services, education, youth support, local business, community organisations, farming, wellbeing, funding - or if you have lived experience of addiction or its impact on a family - I would value your input.

Perhaps the first step in changing a problem is deciding, as a community, that we will no longer simply accept it.

Dr Fiona Mead- 111 Vet Clinic Kumeu - Ph 09 869 6111

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Cat lovers – we need your help



The NZ Cat Foundation operates a sanctuary in Huapai that is home to more than 150 rescued cats. Our sanctuary provides a safe, lifelong haven for older, disadvantaged, and unhomeable cats, allowing them to live out their lives in comfort, security, and with the care they deserve.

Volunteers play a vital role in helping us maintain the sanctuary and ensure our cats enjoy happy, healthy lives. We are always looking for reliable and compassionate volunteers who are responsible, work well as part of a team, and have a genuine love of animals. Volunteering at the sanctuary is also an excellent way to complete community service requirements for programmes such as the Duke of Edinburgh Award, St John, Scouts, Guides, church groups, university placements, animal science studies, and more. We are happy to verify and sign off volunteer hours as required.

As a charity, we rely heavily on the support of volunteers and urgently need more people to join our team.

We also gratefully welcome financial donations and contributions of cat food to help cover veterinary expenses and the ongoing costs of caring for our

sanctuary residents. In addition, The NZ Cat Foundation supports community Trap-Neuter-Return (TNR) programmes and assists with feeding and caring for vulnerable cats living in the community.

To learn more about volunteering or making a donation, please visit our website at www.thenzcatfoundation.org.nz.

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Three World Gold Medals for Local Dancer

At just 14 years old, Daisy Insley representing TapNZ has achieved an incredible milestone, winning three World Gold medals in dance while representing New Zealand on the international stage.

Daisy's first gold came at the Dance World Cup in Dublin, Ireland, where 11,500 dancers from 60 countries competed. She won Gold in her Tap Solo section, competing against 37 dancers from 16 countries. She then took part in the Showstopper section, competing across multiple dance styles and was the only tap dancer among 31 competitors from 13 countries. Her performance earned another Gold, along with an invitation to perform at the prestigious Gala event.

Daisy then travelled to San Sebastián, Spain, for the Global Dance Open. Competing in the Tap Solo section against 15 dancers from nine countries, she once again took home Gold and achieved the highest score across all tap sections. She was also invited to perform at the GDO Gala.

These outstanding results are a remarkable achievement, particularly given the size and international calibre of both competitions.

Now home in New Zealand, Daisy is already preparing for her next challenge – representing New Zealand at the IDO World Championships in Prague in 2027.



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Sarah Ball
Senior Property Relationship Manager



Country Living Realty (Hobsonville) Limited
ta West Auckland Property Management

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Community News

Welcome to Gaurav Biswas

New Branch Manager, Henderson

Davis Funeral Services is pleased to announce the appointment of Gaurav Biswas as Branch Manager, Henderson. Gaurav will be leading Davis Funerals' services and community outreach activities with families and communities across West Auckland.

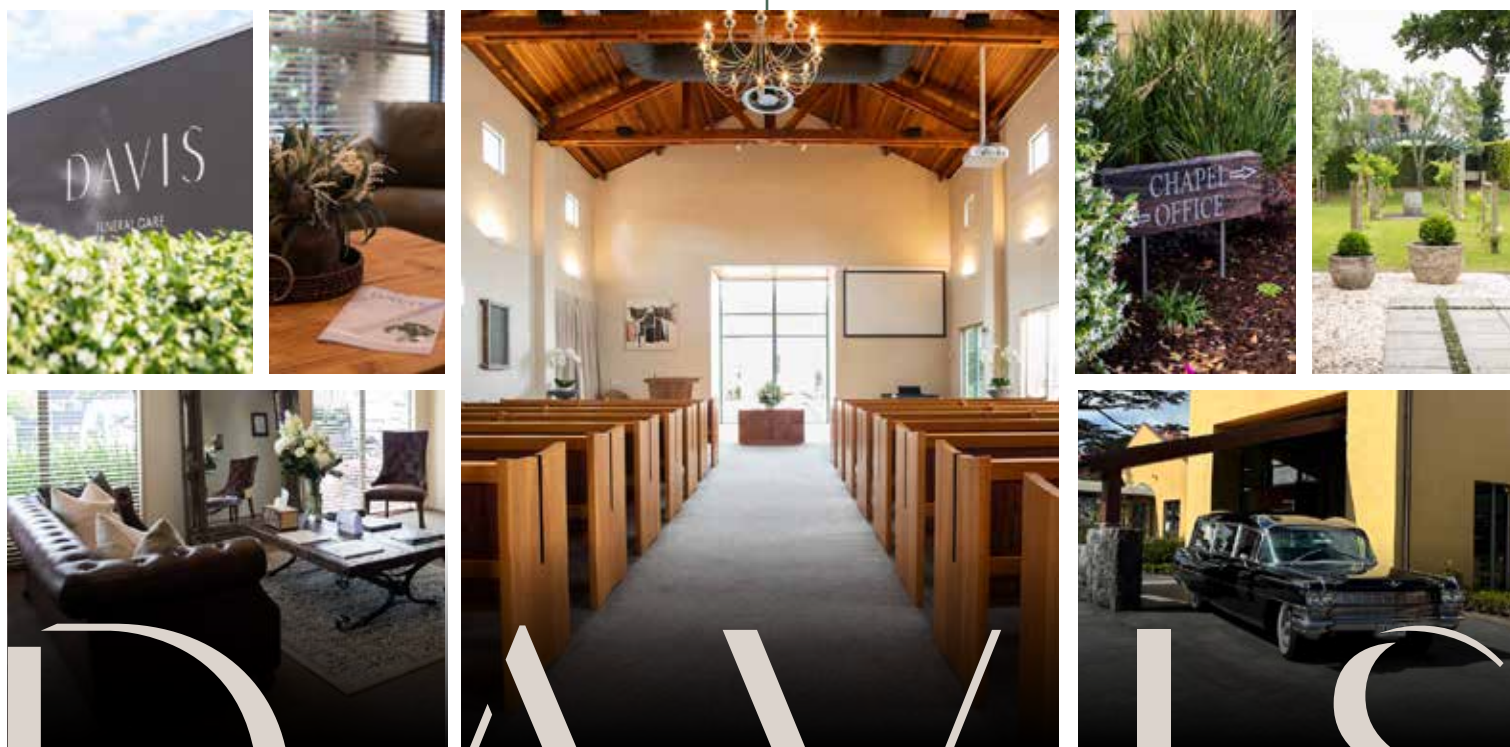
"I want to be able to use my experience in the funeral industry alongside the resources that Davis has to provide the families of West Auckland with a seamless and caring service when they need us."

Davis Funerals has served families across the greater Auckland area for nearly a century. We recognise the continued growth and changing needs of communities in the west, and we want to ensure they receive quality, individualised service when they need it.

Davis Funerals maintains an active role in the community, focused on supporting the wellbeing of local families and communities. One example is our close partnership with Hospice West Auckland, supporting the invaluable services Hospice delivers every day at no cost to the patients and families they support. This partnership

provides not only vital funding, but also education and volunteer support to help ensure families and the wider community are truly supported.

"We're thrilled to have Gaurav join the Davis team. He comes with tremendous experience and a strong track record of delivering outstanding service to the families he has served," says General Manager Michael Powell.



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Food & Beverage

Urban Flair Cafe at 248 Main Rd, Kumeu



My daughter & myself arrived in Aotearoa 15 years ago & fell in love with Kumeu and its beautiful community at first sight.

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Do you know the saying "never work with family"? We completely disagree!

Together, we have always wanted to create something unique that is reflecting our vibes, so we opened Urban Flair Cafe.

Lucia brings fresh energy, enthusiasm, kindness & modern vision to the cafe when I bring decades of hospitality experience & creativity with my French-Spanish-Italian roots. Together, while having fun & enjoying our unique set up, we handle every detail of your visit. When you step through our doors, you aren't just a customer, you are a guest in our family bach. We are offering toasted sandwiches made with sourdough, a large range of gluten free-vegan sweetness & traditional French pastries. Our sourdoughs are made with natural ingredients, traditional long fermentation, no added dough improver, additives or added gluten. Cream of the crop, we are serving Atomic Coffee, one of the best coffee beans in NZ.

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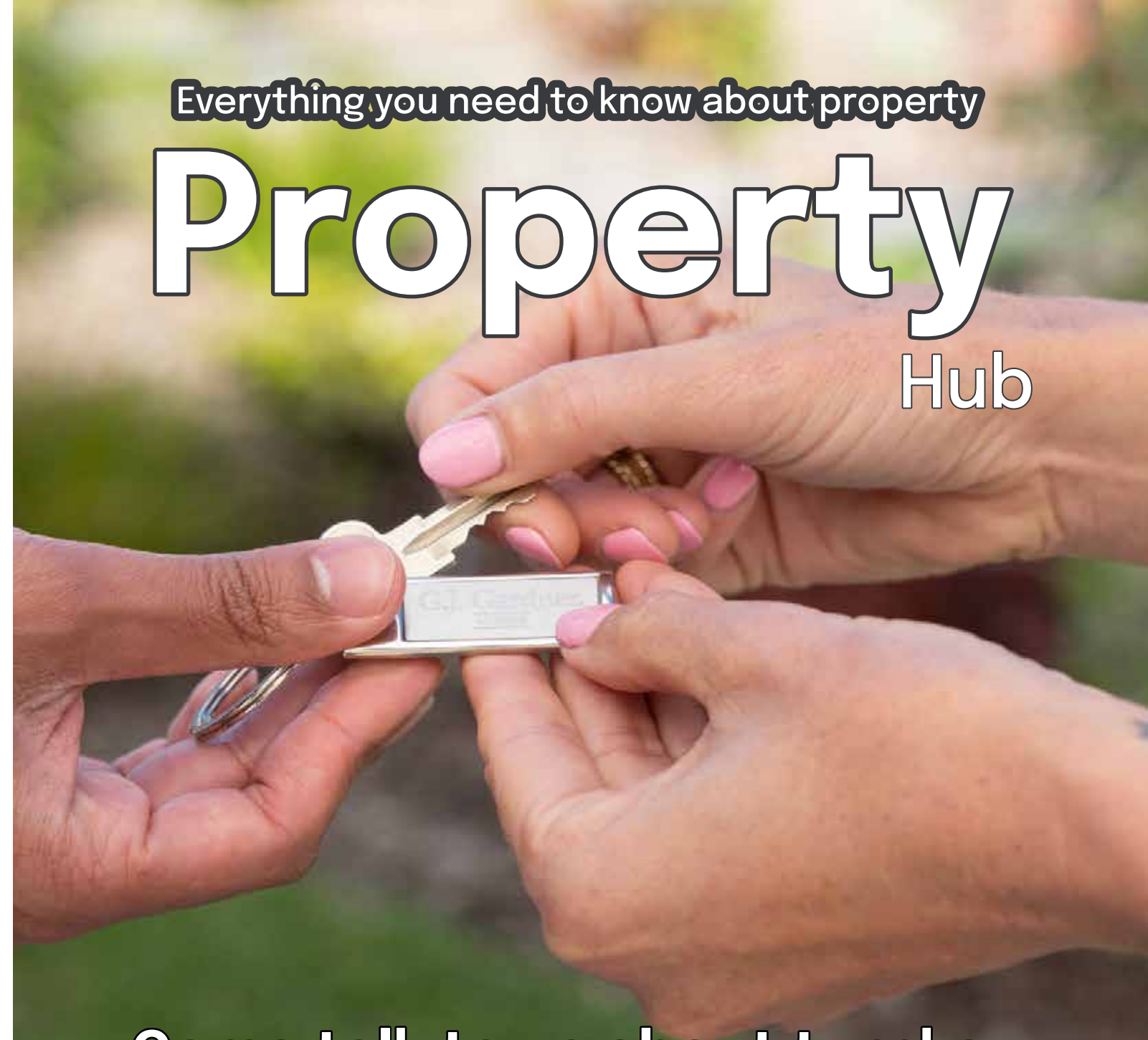
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What's inside

19
24
28
41

Property News
Property Statistics
Property Market
Home & Garden



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Property Hub:

A simpler way to build



Why turnkey packages are becoming an increasingly popular choice for new home buyers.

Building a new home doesn't have to be complicated. For many buyers, a turnkey package offers one of the simplest and most straightforward ways to secure a brand-new home without many of the challenges associated with building.

Unlike a traditional build, where you purchase the land first and then arrange finance throughout construction, a turnkey package combines the home and land into one complete solution. With just a deposit upfront, the balance isn't due until your new home is complete, making budgeting and financing much easier for many buyers.

It's a popular option for first home buyers, busy families and investors alike, providing greater certainty while removing much of the stress that can come with managing a build.

Turnkey packages also allow buyers to enjoy all the benefits of building new. Modern layouts designed for today's lifestyles, warmer and healthier homes built to current building standards, improved energy efficiency and the confidence that comes with a low-maintenance home designed to last.

If you're considering building on Auckland's northwest fringe, Urumaraki Heights in Helensville presents an exciting opportunity.

This boutique subdivision offers generous sections, expansive rural views and the perfect balance of country charm with everyday convenience. Local cafés, schools and essential amenities are all just minutes away, making it an ideal place to put down roots while enjoying the relaxed lifestyle Helensville is known for.

To make the opportunity even more attractive, buyers who sign up by 31 September can be among the first 10 purchasers to receive an interest-free turnkey package during construction (terms and conditions apply).

Whether you're entering the property market, looking for your next family home or seeking a simpler way to build, a turnkey package could be the solution you've been looking for.

Visit the G.J. Gardner Homes Rodney West Showhome at 47 Urumaraki Avenue, Helensville, or talk to the local team today to discover what's available.



North West housing market stand-off



By Graham McIntyre, Raine & Horne Kumeū-Hobsonville | 027 632 0421

North Island's housing market is experiencing something of a stand-off. Buyers are taking their time, vendors are holding firm on price, and the result is a market that feels quieter and more measured than it has in recent years.

But while the headlines may suggest uncertainty, there is another way to look at the current conditions – particularly here in North West Auckland.

For buyers in the North West, this is a market offering something that has been in short supply during more competitive periods: choice, time and the opportunity to negotiate.

The latest national figures reflect the cautious mood. The national median house price in July was \$760,000, down just 0.7% on the same month last year, while the national House Price Index was down 0.4%. Excluding Auckland, however, the index actually increased by 0.2%. Sales volumes were softer, with 6,090 properties changing hands nationally – around 10% fewer than a year earlier – while Auckland sales were down 8.9%.

There were also 7,698 new listings during the month, giving buyers plenty of properties to consider. The median time to sell increased to 50 days, highlighting just how much more deliberation is taking place before a transaction is completed.

It is this combination of plentiful stock and cautious decision-making that has created the current stand-off. Buyers know they have options and are prepared to wait for the right property and the right price. At the same time, vendors are generally reluctant to make significant concessions, hoping that the right buyer will eventually come along.

In many respects, this is simply the market finding its balance.

For North West Auckland, that balance is particularly interesting. While parts of the wider Auckland market have experienced more pronounced softening, values across the North West Auckland area have generally held up comparatively well. Demand remains consistent for properties below the \$1 million mark, particularly those that offer good value, sensible layouts and the lifestyle advantages that continue to attract people to the region.

First-home buyers remain an important part of the market, as do families looking to upsize. Townhouses and lower-maintenance properties are attracting buyers who are conscious of affordability, while established

homes with more space and land continue to appeal to families wanting to make their next move. The important point is that buyers have not disappeared. They have simply become more selective.

That distinction is important for homeowners considering selling. In today's market, presentation, pricing and positioning matter enormously. A property that is competitively priced and presented well can still generate strong interest, even when the broader market is subdued. Conversely, properties priced according to yesterday's market can sit for longer while buyers wait for vendors to adjust their expectations.

Interest rates remain another important part of the equation. With borrowing costs and household expenses still front of mind, buyers are understandably doing their homework before committing. Cost-of-living pressures have encouraged a more cautious approach, with purchasers taking time to understand their finances and make sure the property they choose genuinely works for them. That caution can actually be positive.

Rather than buyers feeling pressured to purchase simply because stock is limited, today's purchasers have an opportunity to compare properties, carry out their due diligence and negotiate from a more informed position. For those who are financially prepared and have a clear idea of what they want, a slower market can create opportunities that are much harder to find during a boom.

There is also the approaching election to consider. Political and economic uncertainty can cause both buyers and sellers to pause, particularly when making one of the biggest financial decisions of their lives. Add global uncertainty, household cost pressures and changing expectations around interest rates, and it is understandable that people are taking a little longer to make their move.

However, people still need to buy and sell property. Families need more room. First-home buyers want to get onto the property ladder. People relocate for work and lifestyle reasons. And homeowners who have been waiting for the right opportunity will eventually decide that the time is right for them.

That is why the current market should perhaps be viewed less as a market that has stalled and more as one that is carefully recalibrating.

Recent QV figures support this broader picture. The average New Zealand home value has softened, while Auckland values have also declined, but the pattern remains uneven across different parts of the country. Some regions are performing considerably better than others, demonstrating once again that property is ultimately a local market.

For homeowners in North West Auckland, that local perspective is particularly important.

National headlines can tell us what is happening across New Zealand, but they cannot tell you what a particular street in Kumeu, a townhouse development in Hobsonville or a family home in the Whenuapai area is worth today. The market can vary considerably between suburbs, property types and even individual streets. That is where local knowledge becomes invaluable.

The current environment may not provide the rapid price growth or urgency that characterised previous property cycles, but there are plenty of reasons to remain positive. North West Auckland continues to offer a combination of lifestyle, community, housing choice and relative affordability that keeps it firmly on the radar of buyers. The market may be moving slowly, but it is moving.

For buyers, that means opportunity. For sellers, it means understanding the market and competing effectively. And for anyone considering a move, it means getting a clear picture of what is happening locally rather than relying solely on national headlines.

Ultimately, the current stand-off will be resolved when buyers and sellers find common ground. The properties that are priced realistically, presented well and marketed effectively are likely to be the ones that attract the attention.

For homeowners across the wider North West Auckland area, the message is therefore one of confidence rather than concern: this is a market where patience, preparation and good local advice can make a real difference.

If you are considering buying, selling or simply want to understand what your property is worth in the current market, contact Graham McIntyre at Raine & Horne Kumeū-Hobsonville on 027 632 0421 for a confidential, no-obligation conversation about the local market.



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Graham McIntyre
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First Home Buyers: Understanding Deposits



Article by Fiona Taylor, Senior Registered Legal Executive at Smith and Partners

When buying a home, the word “deposit” can be confusing because it is used in two different ways.

Your mortgage adviser, broker or bank may ask, “How much deposit do you have?” when arranging finance. At the same time, the real estate agent may ask, “How much

deposit will you pay?” when signing an Agreement for Sale and Purchase.

Although the same word is used, they mean different things.

The bank’s deposit

When a lender talks about your deposit, they mean the total amount you are contributing towards the purchase price, including savings and KiwiSaver funds if eligible.

This determines how much you need to borrow and helps calculate your Loan-to-Value Ratio (LVR).

Some lenders may approve lending with less than a 20% deposit, particularly for first-home buyers, subject to lending criteria and Reserve Bank restrictions.

The agreement deposit

The deposit under the Agreement for Sale and Purchase is usually 10% of the purchase price, although a lower amount can be negotiated with the vendor.

It is generally paid once the agreement becomes unconditional and forms part of the purchase price.

Why the difference matters

The Agreement Deposit usually needs to be paid before settlement. Mortgage funds, KiwiSaver withdrawals and some other funding sources, however, may not be available until settlement day.

Before signing an Agreement for Sale and Purchase,

make sure you know how the Agreement Deposit will be funded from money already available to you. If cash is limited, you may need to negotiate a lower deposit with the vendor.

If you are buying your first home and are unsure how the deposit requirements apply to you, contact Fiona Taylor at Smith and Partners before signing your Agreement for Sale and Purchase – Fiona.taylor@smithpartners.co.nz or phone 09 837 6845.

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Your SuperGold Card could be worth thousands of dollars–

Most people think of their SuperGold Card as a handy way to save a few dollars on shopping, travel or a coffee. But if you’re planning to sell your home, it could be worth thousands of dollars more–because your SuperGold Card could help you save significantly on real estate commission. That’s why Raine & Horne Real Estate Kumeu-Hobsonville is proud to offer eligible SuperGold Card holders 15% OFF our selling commission. And when you’re preparing for retirement or the next chapter of your life, every dollar matters. Think about what an extra few thousand dollars in your bank account could mean. It could help boost your retirement savings, contribute towards your next home, fund travel, support your family or simply provide greater financial breathing room as you enjoy the lifestyle you’ve worked hard to achieve.

For many mature homeowners, the family home represents decades of hard work, sacrifice and memories. Perhaps the children have grown up and the house is now more space than you need. Maybe you’re considering downsizing to something easier to maintain, moving closer to family or friends, relocating to be nearer to essential services, or embracing a retirement village lifestyle. For your free NZ Downsizing Blueprint, scan the code and start reading:



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Whatever your reason, selling your home can be a significant financial decision–and one where seemingly small savings can make a meaningful difference. With over 20 years of experience helping

mature homeowners navigate important property decisions, Graham McIntyre understands that selling a home isn’t simply a property transaction; it is often a family journey. There can be emotional attachments, practical decisions and plenty of questions about what comes next. Graham’s role is to make the process clear, straightforward and focused on achieving the best possible outcome for you. When you sell a valuable asset such as your home, the final amount that reaches your bank account matters.

The 15% SuperGold commission discount means eligible cardholders can reduce one of the significant costs associated with selling their property. The exact savings will depend on the sale price and commission applicable to your property, but for some homeowners, the difference could amount to thousands of dollars. That’s money that could stay with you rather than being spent on selling costs. As you approach retirement, having more money available can provide something even more valuable: choice. Choice about where you live, choice about how you spend your time, choice about helping family, and greater confidence about the financial years ahead. You don’t have to be ready to put your home on the market today. If selling is something you’re considering in the next 6–12 months, now is an ideal time to understand what your property could be worth, what your selling costs might look like and how much you could potentially save with the SuperGold offer. Graham McIntyre would be delighted to provide a no-obligation appraisal, discuss your plans and explain exactly how the SuperGold offer works. There’s no pressure and no obligation–just an opportunity to explore your options and discover how much more of your home’s value you could potentially keep. Your SuperGold Card could be worth more than you think. And when it comes to retirement, every extra dollar in your bank account can make a difference.

To find out more, contact Graham McIntyre on 027 632 0421, Raine & Horne Real Estate Kumeu-Hobsonville. Country Living Realty Ltd, Licensed REAA 2008.

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Area Property Stats

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

SUBURB	STREET	CV	BED	FLOOR AREA m2	LAND AREA m2	SALE PRICE
Helensville						
	Awa Avenue	\$1225000	4	212	600	\$1085000
	Inland Road	\$2080000	5	230	102800	\$2150000
	Pipitiwai Drive	\$1905000	5	330	10500	\$1650000
	Pipitiwai Drive	\$1375000	4	189	21400	\$1188000
Herald Island						
	Duncan Rise	\$1225000	3	150	839	\$1300000
Hobsonville						
	Kerewhenua Cres	\$880000	2	117	131	\$842000
	Flounder Road	\$1125000	4	138	235	\$1120000
	Thomas Rielly Ave	\$1200000	3	172	252	\$990000
	Bannings Way	\$1200000	3	140	609	\$1180000
	Catalina Bay Drive	\$1300000	3	207	189	\$1340000
	Hobsonville Point Rd	\$610000	1	60	0	\$525000
	Hendrika Court	\$1400000	4	212	688	\$1380000
	Jack Seabrook Rd	\$2000000	4	230	0	\$1820000
	Picnic Point Rd	\$1275000	4	212	212	\$1200000
	Bomb Point Drive	\$1525000	3	241	0	\$1500000
	Hobsonville Point Rd	\$720000	2	68	0	\$695000
	Mapou Road	\$860000	2	114	140	\$825000
	Pilot Drive	\$1225000	4	186	248	\$1150000
	David Carnegie Rd	\$810000	3	96	112	\$777500
	Landing Path Dr	\$800000	2	92	109	\$700419
	William Stratton Lane	\$950000	3	137	110	\$870000
Huapai-Kumeu						
	Malbec Place	\$1250000	4	170	763	\$1150000
	Tarras Road	\$1200000	4	195	405	\$1115000
	Maple Lane	\$1675000	4	376	752	\$1558500
	Aro Mato Place	\$730000	0	0	863	\$735000
	Konoba Avenue	\$1275000	4	223	569	\$1167000
	Vintry Drive	\$600000	4	180	203	\$925000
	Babina Avenue	\$1225000	4	191	414	\$1150000
	Kuawa Drive	\$1250000	4	199	639	\$1315000
Massey						
	Cloghan Close	\$790000	3	91	521	\$820000
	Royal Road	\$640000	2	80	0	\$510000
	Hassan Drive	\$820000	3	90	0	\$891000
	Realm Place	\$1250000	4	130	0	\$800000
	Don Buck Rd	\$1000000	3	120	368	\$750000
	Mamuku Drive	\$990000	4	143	133	\$850000
	Don Buck Road	\$860000	3	118	575	\$630000
	Clyma Place	\$970000	3	140	631	\$771000
	Holmes Drive South	\$1050000	3	90	727	\$949000
Muriwai						
	Oaia Road	\$1700000	4	190	2846	\$1830000
Parakai						
	Raabia Close	\$800000	3	161	456	\$820000
	Parkhurst Road	\$880000	3	133	2011	\$920000
Riverhead						
	Alice Street	\$790000	3	93	88	\$655000
	Alexandra Street	\$1175000	4	195	904	\$950000
	Coatesville-Rhead Hwy	\$2680000	3	170	36500	\$2117150
	Coatesville-Rhead Hwy	\$630000	2	59	19	\$500000
	Coatesville-Rhead Hwy	\$630000	2	59	19	\$495000

SUBURB	STREET	CV	BED	FLOOR AREA m2	LAND AREA m2	SALE PRICE
Taupaki						
	Nixon Road	\$2600000	7	447	23400	\$3000000
	Nixon Road	\$2380000	5	280	40900	\$2936000
	Nelson Road	\$2150000	3	132	45900	\$1950000
Waimauku						
	Hamilton Road	\$2175000	5	298	30300	\$2100000
Waitakere						
	Burnham Road	\$950000	4	135	911	\$930000
West Harbour						
	West Harbour Drive	\$750000	3	76	435	\$760000
	van Dyke Place	\$990000	3	120	646	\$965000
	Sailfish Drive	\$1200000	4	160	0	\$1150000
	Lupetti Rise	\$1075000	4	216	485	\$1105888
	Luckens Road	\$1075000	4	219	532	\$1050000
	Whiting Grove	\$1425000	4	250	713	\$1210000
	Pahi Place	\$1125000	4	180	894	\$875000
Westgate						
	Tarapuka Road	\$450000	4	125	139	\$900000
	Greenbrier Street	\$910000	4	128	174	\$900000
	Henwood Road	\$820000	2	98	0	\$730000
Whenuapai						
	Tarapuka Road	\$450000	4	125	139	\$900000
	Greenbrier Street	\$910000	4	128	174	\$900000
	Henwood Road	\$820000	2	98	0	\$730000

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

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North West Auckland rental market balance



North West Auckland’s rental market is entering a more balanced phase, with increasing housing supply giving tenants more choice while landlords face a greater need to price and present properties competitively.

After several years of strong rental demand and competition, the rental market across North West Auckland is showing signs of settling. Across New Zealand, national median weekly rents have leveled out at around \$620 to \$626, while Auckland rents are sitting at approximately \$660 to \$696 per week, depending on the index used. Annual rental movements across Auckland are generally flat to slightly lower, reflecting a market that has moved away from the rapid increases experienced in previous years.

For North West Auckland, the changing market is being shaped by continued residential development, increasing rental stock and changing tenant expectations. Areas including Hobsonville, Westgate, Massey, Hobsonville, Whenuapai, Kumeu, Huapai and Riverhead have all experienced significant growth, with new subdivisions, townhouses and modern family homes adding to the available housing stock.

According to local property professional Sarah Ball, this increased supply is creating a noticeably different experience for both tenants and landlords.

“North West Auckland has continued to attract families and tenants looking for more space, carparking, newer homes and good access to employment and amenities. But with more rental stock becoming available, tenants are now in a stronger position to compare properties and make considered decisions”

The shift is particularly evident in the way tenants approach the rental search. During the tightest periods of the market, renters often felt pressure to apply immediately for a property and compete with multiple other applicants. With more choice now available, that urgency has eased.

Tenants can increasingly compare weekly rent, location, parking, outdoor space, heating, energy efficiency, presentation and the overall condition of a property before making a decision.

“We’re seeing a rental market where tenants can be more selective,” says Sarah. “Properties that are well presented, realistically priced and offer the features tenants want are still highly attractive, but renters are becoming more discerning.”

For landlords, this represents an important change. During periods of rapidly rising rents, strong demand and limited supply could mean properties attracted considerable interest regardless of their presentation or pricing. The current environment requires a more

considered approach.

With additional rental properties available, tenants have greater opportunity to compare similar homes. A property priced above comparable rentals may take longer to secure a tenant, particularly if it does not offer a clear advantage in terms of location, condition, size or features.

For North West Auckland landlords, understanding the current local market is therefore becoming increasingly important. What a property achieved 12 or 18 months ago may no longer provide an accurate indication of today’s achievable rent.

The large amount of newer housing across the North West is another important factor. Developments in Hobsonville, Whenuapai, Westgate and Massey have introduced modern townhouses and standalone homes featuring open-plan living, contemporary kitchens, additional bathrooms, off-street parking and outdoor areas. These properties can be particularly attractive to tenants looking for low-maintenance, modern living.

However, the availability of newer homes also means properties are competing directly with one another. Presentation and value can make a significant difference when tenants have several comparable options.

“Tenants have more options, so presentation matters,” says Sarah. “A property that is clean, well maintained and competitively priced can stand out very quickly. Equally, a property that is overpriced or doesn’t present well can struggle, even in a desirable suburb.”

Family homes remain an important part of the North West Auckland rental market. The area continues to appeal to families seeking newer housing, additional living space, access to schools and parks, shopping facilities and transport connections. Yet even family tenants are becoming increasingly conscious of overall value.

Weekly rent is only one part of the decision. Commuting times, school zones, outdoor space, storage, parking and the condition of the property can all influence where a household chooses to live.

It is also important to recognise that North West Auckland is not one uniform rental market. Hobsonville, for example, has a strong concentration of newer homes and townhouses and continues to attract tenants seeking modern housing and convenient amenities. Westgate and Massey offer a broader mix of housing, with affordability, retail, employment and transport connections influencing demand. Further north, Kumeū, Huapai and Riverhead provide a different proposition, with more spacious properties and a semi-rural lifestyle appealing to tenants who may be prepared to trade some commuting convenience for additional space and lifestyle.

This variation makes local knowledge increasingly valuable when establishing an appropriate rental price.

“The best approach is to understand what tenants can rent for a similar weekly price in your immediate area,” says Sarah. “Your property is competing with those homes, not with what the market was achieving 12 or 18 months ago.”

For tenants, the current conditions provide an opportunity to be more selective and assess whether a property represents genuine value. Rather than feeling pressured to immediately secure the first suitable home, renters can increasingly compare several properties and weigh the differences in rent, quality, location and features.

The broader national picture supports this shift. Rental listings have increased across several major centres, including Auckland, Canterbury and Wellington, while some regional and South Island markets continue to experience rental growth. This divergence highlights the importance of looking at individual local markets rather than relying solely on national headlines.

In North West Auckland, the combination of continued population growth, new housing and greater rental availability is creating a market that is more balanced than it has been in recent years.

That does not mean demand has disappeared. North West Auckland remains an attractive place to live, particularly for families and tenants seeking modern homes, space and lifestyle options. Instead, the relationship between landlords and tenants is becoming less one-sided.

For renters, that means more choice and less urgency. For landlords, it means realistic pricing, good presentation and an understanding of competing properties are increasingly important.

“North West Auckland is still a strong rental market, but it is becoming a smarter market,” says Sarah. “Both landlords and tenants are benefiting from having more information and more choice. The people who understand the local market will be best placed to make the right decisions.”

As North West Auckland continues to grow, its rental market is likely to remain an important part of the region’s property story. For anyone considering renting, investing or managing a property in the area, keeping a close eye on local conditions could make all the difference.

See more at www.sarahball.co.nz

For local North West Auckland rental-market advice and insights, contact Sarah Ball on 0274 998 415.

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**West Auckland
Property Management**



126 Universal Drive, Henderson

The home is a solid stucco Masonery Bungalow, born in the 1940's with good bones, good services and a great land area.

It is one of the original Farmhouses in the area with loads of character and a unique corner site.

Zoning is mixed urban zoning with two road frontages.

The offer includes:

Land- Fee simple freehold at 615sqm (more or less)

House - 120sqm full of character

Studio - 70sqm used as an office and previously as a sleepout

Shed - Additional double carport and storeroom

So much to consider, and a realistic Vendor asks for your price feedback



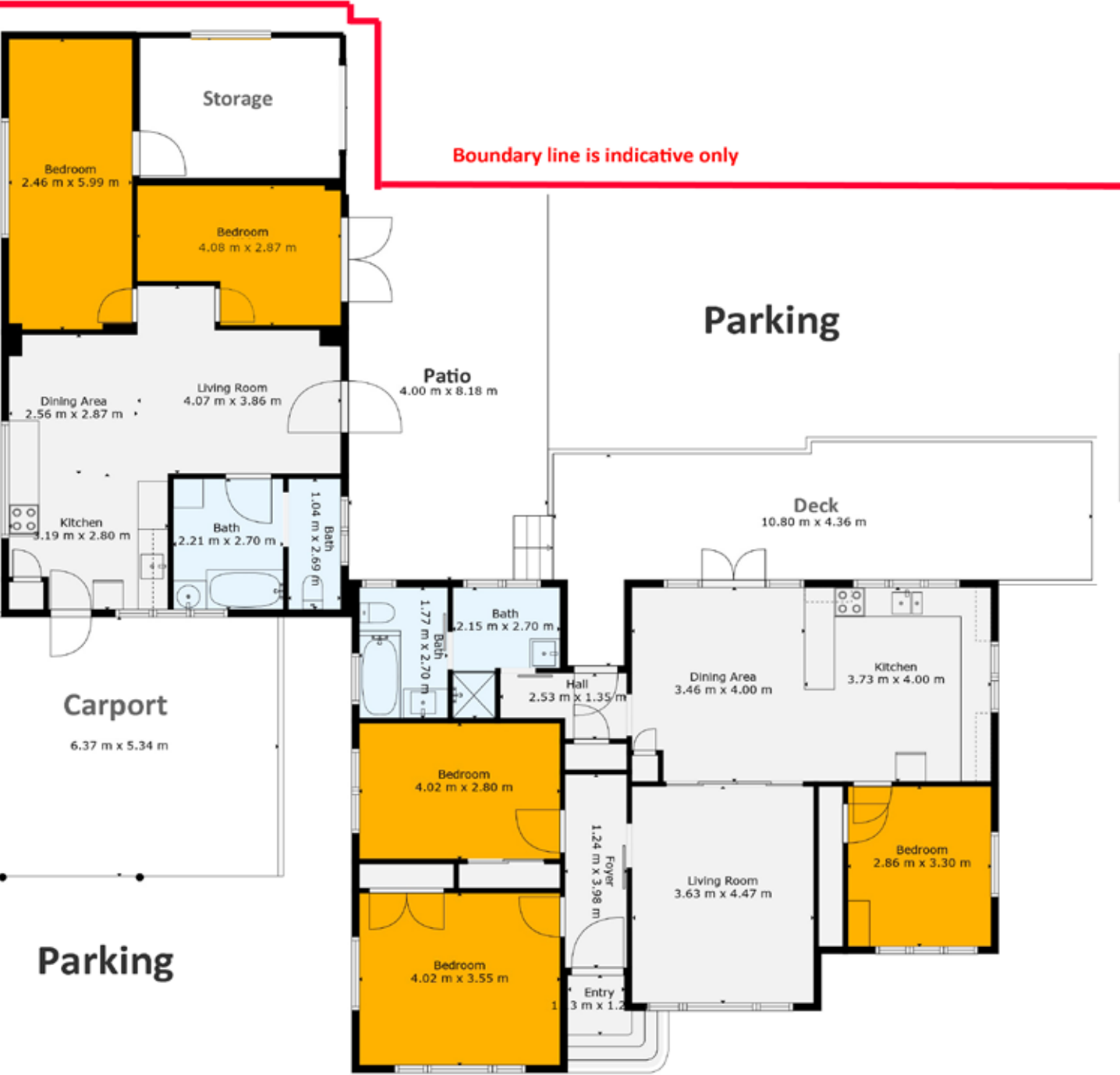
For more information on this property call:
Glenn Savery on 027 599 8415 or
Graham McIntyre on 027 632 0421 or you can email:
graham.mcintyre@hobsonville.rh.co.nz
Country Living Realty Limited T/A Raine and Horne Kumeu
- Hobsonville. Licensed REAA (2008).



- Featuring:**
- 3 Bedroom main house
 - 2 Bedroom in Sleepout (+ storage)
 - 2 Bathroom
 - Double Carport
 - 2 Road access
 - Mixed zoning
 - Large Country kitchen
 - Multi use property with development potential
 - Land Fee simple freehold at 615m2 (more or less)
 - Floor area 190m2

For more information on this property call:
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126 Universal Drive, Henderson



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A more considered approach

Raine & Horne

Graham McIntyre

Graham McIntyre is a proven, consistent high performer with 20 years professional experience and was part of the Mike Pero Real Estate brand for over 10 years before it was purchased by Raine & Horne. His independently verified testimonials on Rate My Agent showcase his empathy, compassion, and unwavering commitment to achieving optimal results for his clients. By collaborating with all reputable agents and brands, Graham ensures that competition delivers the best outcomes for his clients. Scan the bar code for more details.



Unique marketing tools

Graham utilises a diverse range of marketing tools to effectively communicate and influence buyers. These include:

- **Database:** Targeted emails to buyers, influencers, and collaborators.
- **Signage:** Signboards with QR codes for instant listing access.
- **Rate My Agent:** Promotes listings directly to real estate agents in the area to share with buyers.
- **Property Hub:** Four page editorial spread reaching over 40,000 people in the North West.
- **Amplify—360:** Ai remarketing through Facebook, Google, and Instagram exclusive to Raine & Horne.
- **Trade Me Silver Package:** Provides exceptional visibility and value for money.
- **Sponsored Social Media Posts:** Targets specific demographics in the area.
- **Local Publications:** Advertising in Kumeu Courier and The Westerly magazines, flip-books, and emailed PDFs.

Only available at Raine & Horne

Raine & Horne offers unique and exclusive marketing tools to ensure your property stands out:

- **rh.co.nz Website**
- **Amplify 360 - Ai Remarketing**
- **Video Sponsored Posts:** Highlighting the property’s unique features.
- **Property Hub and Local Magazines:** Editorials and features in Kumeu Courier and The Westerly.
- **Agent to Agent promotion:** Targeting of local agents and mortgage brokers.

These tools ensure targeted messaging to targeted groups, consistent relevant messaging, and buyer engagement, throughout the buyer journey from cautious, to curious, to captivated.



Property Hub

Exclusive to Raine & Horne

This exclusive four-page editorial spread in Kumeu Courier and The Westerly offers:

- Print circulation to 22,500 households.
- Digital distribution to over 8,000 recipients.
- Relevance in the market for 30–60 days.
- Exposure for Raine & Horne Kumeu–Hobsonville clients.
- High-quality visuals and editorial content



Extended demographics

Hot Property

PROPERTY-HUB.NZ

27

Hinuera stone on a 1/2 acre section

Seldom found this is an outstanding mini-life-styler in an urban setting, offering the best of urban and lifestyle living.

Offering the good life in so many ways, the home has been meticulously crafted to deliver functionality and beautiful form.

Crafted in Hinuera split face, kiln fired stone, it offers a special exclusive style that merges seamlessly decking and patio entertaining. Extensive sliders deliver the outside in, enjoying open plan lounge-dining and kitchen-cozy meeting the dynamic needs of family living.

Hardwood flooring that takes your breath away. All bedrooms, bathroom and laundry off a central corridor. Master, ensuite and walk in wardrobe also enjoys slider access to north facing decking.

Over 500 square meters of raised bed gardens, fruiting trees, delivers an orchard and market garden at your doorstep. A short stroll to shops, schools, park and transport links. So if you're a family looking for the good life - you've just found it.

Get in touch today to view
Graham McIntyre 027 632 0421
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Whoever you are, and whatever you read, Property Hub has the biggest shop window of any print advertising, delivering enhanced photography, supersized, in full colour on gloss paper. The flip-book and pdf publication also packs a punch to ensure buyers of all ages and cultures have the opportunity to become active and engaged buyers. This editorial four page spread is offered exclusively when you list your property with Raine & Horne Real Estate.

Contact

Graham McIntyre Phone 0276320421 Email graham.mcintyre@hobsonville.rh.co.nz
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G.J. Gardner Homes are acknowledged for their innovative design concepts. Our designers are continually coming up with fresh ideas and creative living plans. Here's your chance to view some of their latest ideas incorporated into this stunning showhome.

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G.J. Gardner. HOMES



38 Vinistra Rd Kumeu

Gold Award Winner 2021 - Ultra Modern Family Home

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,

Get in touch today-

Glenn Savery on 027 599 8415 or Graham McIntyre on 027 632 0421

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Featuring:

- Negotiation
- Floor area 162 m2
- Land area 472 m2
- 3 bedroom
- 2 bathroom
- 2 garage
- Gold winner 2021



Spring Into Action with Burmester Realty



Spring is just around the corner, and traditionally it's the season when the property market comes alive. But if you're considering selling this year, getting ahead of the spring rush could be one of the smartest moves you make.

At Burmester Realty, our team is already preparing for a busy season across North-West

Auckland. From residential homes and coastal properties to lifestyle and rural, our experienced team covers the wider North-West and understands that every property - and every vendor requires a different approach.

Being independent is one of our greatest strengths. We can think outside the square, tailor our campaigns to each individual property and make decisions based on what is right for our clients rather than following a corporate formula.

And we believe great real estate marketing shouldn't have to cost vendors thousands of dollars upfront.

That's why Burmester Realty offers FREE marketing, combined with our super-competitive commission structure of 2.90% on the first \$500,000 and just 2% thereafter, plus GST. It means more money stays where it

belongs - in our vendors' pockets without compromising the quality of the campaign.

Our team continues to achieve outstanding results throughout the North-West, supported by strong local knowledge, extensive buyer networks, professional marketing and good old-fashioned hard work.

Whether your property is in town, by the coast or down a country road, we'd love the opportunity to show you what we can do. So, if selling has been on your mind, don't wait for everyone else to put up their FOR SALE sign.

Beat the spring rush. Get ahead of the market with Burmester Realty.

Local knowledge. Proven results. Real people. Real service.

Burmester Realty - Your One Stop Property Shop- 0800 18 88 80

Sarah Ball
Senior Property Relationship Manager

Country Living Realty (Hobsonville) Limited
a West Auckland Property Management

027 499 8415
office@wapm.co.nz
wapm.co.nz

2 Clark Road
Hobsonville, Auckland



Team BURMESTER
Burmester Realty. Licenced under The REA 2008



Home & Garden

Spring cleaning time

Waterblasting with STIHL SHOP Kumeu & Westgate

Spring is the perfect time to give your outdoor areas a good clean. Waterblasters are one of the fastest and most effective ways to clean decks, driveways, houses, outdoor furniture and even muddy mountain bikes. They can also use less water than a traditional garden hose while delivering better cleaning results.

Choose the right size

When it comes to waterblasters, bigger isn't always better. Using too much pressure on surfaces such as wood, stucco or plaster can cause damage.

Smaller models are ideal for general property maintenance, including cleaning cars, bikes, decks and outdoor furniture. For larger jobs such as washing houses, concrete floors or unblocking drains, consider a medium-sized model. Larger machines are designed for heavy-duty work, including large machinery, long driveways and professional cleaning.

How often will you use it?

If you only plan to use your waterblaster around 6-12 times a year for smaller jobs, an entry-level model may be all you need. If you'll be using it more frequently, investing in a higher-spec machine can provide greater pressure, water flow, convenience and additional features.

Electric, battery or petrol?

Electric models are ideal when you have easy access to power and don't need to move around too much. Battery and petrol models offer greater freedom to work anywhere, while petrol machines generally provide

higher pressure, water flow and durability. STIHL's new battery models can even be used with water from a bucket, provided you have a suitable water source.

Nozzles & accessories

STIHL waterblasters come with a range of nozzles and accessories. Fan jet nozzles cover larger areas quickly, while rotary nozzles concentrate power on stubborn dirt. Brushes are available for delicate surfaces, and patio cleaners make cleaning large flat areas faster and easier.

Come and see the STIHL waterblaster range at STIHL SHOP Kumeu or Westgate.

Both stores are open 7 days for all your outdoor power equipment and waterblasting needs.



CLEAN ANYTHING, ANYWHERE WITH A STIHL WATERBLASTER!

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Spot the Septic System

Sometimes finding a septic tank can be a job in itself! Recently, one of HydroVac's wastewater technicians faced a prickly challenge when a septic tank was found hiding beneath a thick jungle of blackberry. After some careful clearing, the tank was finally accessible and ready to be serviced.

Regular septic tank cleaning and maintenance can help prevent blockages, unpleasant odours, poor drainage and costly repairs, while keeping your wastewater system working as it should.

If your septic tank is playing hide and seek, HydroVac knows a few tricks.

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Call for any wastewater enquiries - we know our stuff!

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Whenuapai Floral & Garden Circle



We will be back on the 10th of September after our winter recess. There are trips planned to beautiful gardens and some interesting speakers lined up. We are waiting to see your best blooms and best garden produce and hear about your successes and failures. Do come along and share a couple of hours with fellow enthusiastic gardeners. We are nearing the fortieth anniversary of the formation of our Club with the very first meeting having taken place in November 1986 after Zita Horsley gathered twenty four women along with three men at the Village Hall for an inaugural Meeting on the 16th of October. Apparently, a Thursday was chosen because it coincided with the weekly visit of the Mobile Library. (Sadly, that practice has been discontinued.)

Daffodils have been showing their bright heads for a few weeks now and magnolias are already in bloom so while the nights are still cold, warm days are ahead as spring shows off with all its frills and fragrant floral power.

If you would like to know more about our Club, and wish to join us, please phone Judy Garrity on 8335592. Meetings are held at 1 p.m. at 41 Waimarie Road, Whenuapai Village, on the second Thursday of the month with trips on the fourth Thursday. Entry fee is \$4 with another dollar per raffle ticket (good prizes).

Until next time, Happy Gardening from Mary Anne Clark.



Raine & Horne

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SPRING STARTS HERE

Give your garden the perfect foundation with **Premium Garden Mix.**

Rich in organic matter, easy to work with and ready for planting. Premium Garden Mix gives flowers, vegetables and shrubs the nutrients they need to thrive this spring.

Spring starts with KPL

Pools • Water Storage • UV Filtration • Drainage • Plumbing

We are in for a dry summer, prepare now and install extra water storage at unbeatable prices. Supply and install are all taken care of by us. Tanks from 300L – 31,000L Take advantage of the rain and prepare for the draught now.

From crystal-clear pools to safe drinking water and reliable outdoor plumbing, KPL has your spring projects covered.

Swimming pools and Spas Maintenance, green pool recovery, servicing, pumps, filters & repairs – Water Storage Tanks supply & installation, tank cleaning, maintenance, pumps & pressure systems – UV Filtration New systems from \$2,530 incl. GST, UV lamp replacement, filter servicing, and validated UV systems for drinking water – Drainage Drain laying, repairs, stormwater solutions & drainage pumps – Plumbing Garden taps, irrigation repairs, outdoor showers, dog washes, gutter & tank cleaning, roof wash-downs and stormwater flush-outs.

Did you know..?

Validated UV systems are legally required for shared or commercial drinking water supplies serving 25+ people, including schools, marae, cafés and camps.

Healthy gardens. Clear pools. Safe drinking water. Reliable plumbing.

Book now before the spring rush. 156 Main Road, Kumeū – 09 412 9108 Lydia@kpl.co.nz



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El Niño is here – What does it mean for your drains?



El Niño has officially arrived in New Zealand, and while we often associate drainage problems with too much rain, months of dry weather can create problems of their own.

So, what does that mean for your property?

Prolonged dry conditions can cause soils – particularly clay – to dry, shrink and move. This ground movement can expose

weaknesses in older underground pipes and potentially contribute to cracked, displaced or damaged drainage.

Septic and wastewater systems also need some love. Dry weather is a great opportunity to have septic tanks, treatment systems and disposal fields inspected and maintained rather than waiting until problems appear.

And don't forget your stormwater system just because it isn't raining.

Long dry periods allow leaves, dirt and debris to accumulate in cesspits, channels, gutters and stormwater lines. When rain eventually arrives, all that built-up debris can restrict the system just when you need it most.

Need more fresh-water storage?

For rural and lifestyle properties that rely on tank water, an extended dry period can put serious pressure on household water supplies.

If your existing water storage isn't cutting it, we can install new fresh-water rain tanks or additional tanks to increase your property's storage capacity.

What else can the Ninjas do?

CCTV inspect underground drains for damage

Hydro jet and clean stormwater and wastewater lines

Clean cesspits, sumps and stormwater assets

Vacuum and clean septic tanks

Service wastewater treatment systems

Repair or replace damaged drainage

Inspect and repair septic disposal fields

What can you do at home?

Use the dry months to give your property a quick check. Clear leaves and debris from gutters, channel drains and accessible grates. Check around septic and wastewater

EVERYTHING TO DO WITH DRAINS 24/7

- ✓ Vacuum loading/suction ✓ Septic tank empty & council inspection
- ✓ Cesspit cleaning, pump chambers, grease trap cleaning
- ✓ Hydro excavation, pile holes ✓ Drain unblocking & root cutting
- ✓ CCTV locating & fault finding ✓ Drain repairs & maintenance



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disposal areas for anything unusual, and keep tree roots and large plantings away from underground drainage where possible.

Most importantly, don't wait for the first massive downpour - or an empty water tank - to discover something isn't working.

Call the Ninjas and get ahead of it.

Time for a spring refresh



After months of wet winter weather, it is good to finally see some longer days and warmer temperatures. Spring is also a good time to take a look around the outside of your home and check

whether the paintwork needs some attention.

Auckland's rain, wind and strong sun can be hard on exterior surfaces. You may notice faded colours, peeling paint or areas that are beginning to crack. Sorting these problems early can help protect your home and prevent more expensive repairs later.

Exterior painting needs dry, settled weather, so many jobs were delayed over winter. As the weather improves, bookings for spring and summer start filling up quickly. If you have been thinking about repainting, now is a good time to organise a quote.

Focus on Painting is a local Auckland painting team specialising in interior, exterior and roof painting. We can help with anything from a full house repaint to smaller areas damaged by the weather. We use quality products suited to New Zealand conditions and take care with the preparation to make sure the finish lasts.

You can view our recent work and customer reviews at facebook.com/focusonpainting or visit focusonpainting.co.nz.

For a free quote, call or text Brad on 021 756 890, or email focusonpainting@gmail.com.

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Tile and grout cleaning and re-colouring

Are you tired of looking at your lovely tiled floor and walls only to be disappointed by the dirty stained grout lines? Traditional cleaning methods actually leave your grout dirtier and bacteria laden than before you started?

Grout is porous, and dirt, grime and bacteria soak into the surface leaving it unsightly, unhealthy and practically impossible to clean using normal cleaners. Give GroutPro West Auckland a call, we deep clean (vacuum extraction) and re-colour your grout to look like new again.

Colourseal is a highly durable coloured coating that adheres to the surface of the grout creating a water and stain proof barrier that will keep the grout looking like new.

We can replace the porous cement grout with an epoxy grout which too is stain resistant and waterproof. We offer shower glass restoration and apply a durable protective coating afterwards.

We remove and replace all silicone too

We can also apply relative sealing to your tiles, both interior and exterior.

I've been a franchisee of The Pro Group for 11+ years and we're well established with proven results. Contact me for a free quote: Mark Bowers ' 027 477 2231 - Email mark.bowers@theprogroup.co.nz

Can't keep your grout clean?

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www.theprogroup.co.nz Call Mark Bowers 027 477 2231

A New Chapter for Blackout Electric



We're pretty excited to share some big news from Blackout Electric. From 24 August, we're expanding our Auckland presence and welcoming the Auckland customers and team from Essence Electrical Systems into Blackout.

Essence was established in 2021 by Ryan and Eva Simpson. As they make the move from Auckland to Christchurch, we've had the opportunity to take over their Auckland client base and welcome their existing Auckland team into ours.

For us, it felt like a really good fit. We're both family-run businesses, and we understand how important the relationships you build with your customers are. We wanted to make sure Essence's Auckland customers continued to have a local team they know and trust, rather than simply being left to find someone new.

It's an exciting step for Blackout and one that will allow us to grow our team, take on more work across Auckland and offer our customers an even broader range of electrical expertise.

We're also really looking forward to getting to know the new customers and continuing the relationships that Ryan and Eva have built over the years. Having their existing team come across means customers will still see familiar faces, while also becoming part of the wider Blackout team.

Being a local business is important to us. We've always believed that supporting the communities around us is just as important as the work we do on the tools. We're proud to support local organisations including Helensville Rugby and Waimauku Bowling Club, and we're looking forward to continuing to give back as we grow.

It's a pretty exciting time for Blackout Electric, and we're grateful for the opportunity to grow while staying true to what we've always been about - good people, quality work and looking after our customers.



BLACKOUT ELECTRIC

www.blackoutelectric.co.nz

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022 500 5856





Splashing, squelching, stomping and running through puddles brings plenty of laughter and joy. At the same time, children are developing confidence in their bodies as they practise movement, balance and coordination, experiment with cause and effect, and experience the wonderful sensory feeling of mud and water beneath their gumboots.

Being outdoors throughout the seasons is something we value strongly at Gumboots & Farm Friends. Winter encourages us to slow down, notice the changes happening in our environment and appreciate the small discoveries that can sometimes be missed on warmer, busier days.

Our spacious rural environment gives tamariki the opportunity to experience childhood with room to move, explore, investigate and connect with nature. Whether it is discovering ice on a chilly morning, digging in the garden, exploring with real tools, racing through wet grass or finding the biggest puddle to jump into, there is always something new to discover.

For us, winter certainly does not mean staying indoors.

So bring on the rain, frost, muddy puddles and chilly mornings – at Gumboots & Farm Friends, winter is made for getting outside, exploring and having fun.



Spaces available

Discover the Kaitiaki Kindergarten difference

Phone: 09 411 8890

Little Light for little learners



At Little Light Educare in Kumeu, we believe every child is capable, curious and full of potential.

Our approach is guided by Te Whāriki and inspired by the philosophies of Reggio Emilia and Emmi Pikler. We see children as active participants in their own learning, with their ideas, interests and unique ways of expressing themselves valued and respected.

We believe childhood should be unhurried, joyful and full of discovery. Through play, meaningful relationships and hands-on exploration, children are encouraged to explore, investigate, create and develop confidence and independence at their own pace.

Our calm, thoughtfully designed environment is an important part of the learning experience. Natural materials, open-ended resources and inviting indoor and outdoor spaces encourage children to explore, imagine, problem-solve and connect with nature.

Most importantly, we see learning as a partnership with families. We strive to create a place where every child and whānau feels a genuine sense of belonging, connection and community.

If you are looking for an early learning centre where your child will be known, respected and encouraged to shine, we would love to meet you.

Come and visit Little Light Educare at 7 Wookey Lane, Kumeu. Meet our team, explore our learning environment and discover what makes our community special.

Little Light Educare – where little minds shine.

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Aged care

True community at Kumeu Village



Choosing the right care for a loved one is a deeply personal journey. It is about finding an environment where they feel safe, respected, and truly at home. Tucked away in our beautiful local wine country, Kumeu Village provides that peace of mind.



We offer a pet friendly, family-focused sanctuary where our residents enjoy comfort, independence, and a true sense of belonging. We know that health and lifestyle needs change over time. We provide continuous high-quality, compassionate care tailored to

rest home, hospital, and specialised dementia level care. This continuity ensures your loved one receives consistent, professional support in a familiar and reassuring environment.

Beyond our exceptional clinical standards, we focus heavily on the emotional well-being of our community. Life here is designed to be engaging and fulfilling. Our lovely, picturesque grounds offer a peaceful setting for quiet reflection, while our communal spaces always hum with warmth and connection. We cultivate a lively, supportive atmosphere where everyone can maintain their personal dignity and experience meaningful companionship throughout the day.

We would love to show you what makes our village so special and because we want to give you our full, undivided attention, we invite you to book a time for a chat and a look around. This ensures a member of our team will be available to answer your questions and guide you through our care options. Contact us today to schedule your visit on 09 412 9112 or email info@kumeuvillage.co.nz and we will be in touch.

Grey Power welcomes fairer approach to senior driver assessments



Grey Power New Zealand has welcomed new guidance that confirms routine cognitive testing should no longer be used as a standard part of assessing the fitness of healthy

older people to drive. “For too long, many older drivers have been subjected to routine cognitive tests despite there being little evidence that these tests accurately measure a person’s ability to drive safely,” says National President David Marshall.

The new guidance follows an independent review by the University of Auckland, which found that for older people who are physically and mentally healthy, the available evidence does not support the routine use of cognitive assessments as part of fitness-to-drive evaluations.

Instead, doctors are being encouraged to take a more holistic approach, considering a person’s overall health, medical history, vision, physical abilities and, where necessary, using an on-road driving assessment to determine whether they remain safe behind the wheel.

Driving is vital to the independence, wellbeing and social connection of many older New Zealanders. Decisions about whether someone is fit to drive should be based on their overall ability, not on a single screening test. Grey Power is encouraging members to continue using their regular GP or nurse practitioner for licence renewals wherever possible, as they are most likely to

have a good understanding of their health history. “Our position has always been that safety must come first, but assessments should be based on sound clinical evidence and individual circumstances rather than assumptions about age.”

Grey Power New Zealand represents tens of thousands of older New Zealanders through its nationwide network of local associations. The organisation advocates on issues including retirement income, healthcare, housing, transport, energy costs and the rights and wellbeing of older people.

Digital safety for older people

Netsafe, the New Zealand online safety non-profit organisation, has developed a digital safety hub for older people and seniors. Whether using technology for work, fun, or staying connected with loved ones, staying safe online is possible once armed with the right information. The organisation brings a range of tips, advice and resources for older people whether they are protecting their personal information, setting up a social media account, or trying to recognise online scams. The online



guides are designed to help navigate the digital world with confidence.

Head for [netsafe.org.nz](https://www.netsafe.org.nz) and search “Older people” to find where you will find that with the support of Chorus, Netsafe has created a range of handy “Get Set Up for Safety” resources,

designed with older adults in mind. While individuals may already be following best practice, it’s always worth brushing up in digital safety and security. There is a range of short easy-to-read fact sheets, longer in-depth booklets, videos, and interactive activities on key online safety topics. One can view these online, download them, print them out or share them with others. Topics include two-factor authentication, details of accessible devices to help with difficulties with vision, hearing and dexterity, AI, scam safety and securing devices. There is also a comprehensive guide for volunteers, facilitators or community groups supporting older adults to know what is available to provide knowledge and confidence to participants individually or in groups.

Keith Park manager wins Ryman honour



Keith Park Village Manager Kim Dawson has been recognised with one of Ryman’s highest honours, taking out the prestigious Kevin Hickman Award.

Selected from more than 7,800 team members across

New Zealand and Australia, Kim received the award in recognition of her exceptional leadership, kindness and commitment to residents, families and colleagues.

Ryman Chief Executive Naomi James said the award celebrates people who embody the values of company co-founder Kevin Hickman.

“Kim’s dedication to Ryman’s philosophy of care is reflected in her genuine belief that our care is truly good enough for Mum and Dad,” Naomi said.

“Known for her kindness and compassion, she creates an environment where residents, families and team members feel valued and supported.

“She leads with heart, supports those around her to succeed, and consistently demonstrates the values that make a real difference in people’s lives.”

Kim joined Ryman in 2021 after being drawn to the company’s values and resident-first approach.

Before becoming Village Manager, she built a successful career touching on various sectors including service delivery, asset management, and cybersecurity. However, she yearned for a role that echoed the purpose she felt when volunteering for IHC in her younger days, to return her focus to service, relationships and community.

“I feel very humbled,” Kim said after receiving the award.

“It’s super nice to be recognised and I’m truly grateful to be able to do what I do.”

Kim says the village manager role gives her a strong sense of purpose, while citing the support of her husband Lindsey, the values instilled by her parents, and the guidance of General Manager Operations Lynn Charlton as also contributing to her success.

For Kim, Ryman’s promise of care being ‘good enough for mum and dad’ is more than a slogan. Her own parents now call Keith Park Village home.

“It meant that I could genuinely say, hand on heart, that what we do is good enough for mum and dad,” she said.

“Because it truly is.”

For residents and families at Keith Park Village, Kim’s award reflects the caring, supportive community that she and her team work hard to create every day.

Demystifying technology with Kumeu SeniorNet

Many of us grew up in an era of landlines, handwritten letters, and paper maps. The transition to a world dominated by touchscreens and internet passwords has been sudden, and it is completely natural to feel a bit hesitant or nervous around modern devices. A common fear is pressing the “wrong button” and breaking something. At Kumeu SeniorNet, our mission is to take the mystery - and the fear - out of technology entirely.

We specialise in teaching seniors the fundamental basics of smartphones, tablets, and computers from the ground up. You won’t find any confusing IT jargon or overwhelming lectures here. Instead, you will find clear, patient, step-by-step guidance delivered by peers who understand exactly where you are coming from because they were once in your shoes. From simply turning your device on and adjusting the screen brightness to safely navigating your applications, we move at a speed that suits you.

Technology should be a tool that serves you, not a source of stress. We gather together on the first Wednesday of each month at 10:00 am at St. Chad’s Church, Huapai. Bring along your device, your list of questions, and a smile. You will leave with a little more knowledge and a lot more confidence.



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Nestled in the heart of Kumeu wine country, overlooking Kumeu River Winery and surrounded by picturesque grounds, Kumeu Village is a rest home with a difference. We don’t just care for our residents - we’re on a mission to provide a true home, rich with experiences and companionship. Kumeu Village is a vibrant community where our residents can live active and varied lives with autonomy and dignity.

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Health & Beauty

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Discover strength, balance, and confidence at Symmetry in Motion Pilates—where every movement is designed to help you feel better in your body.

Whether you're new to Pilates, returning to

exercise, preparing for surgery, or rebuilding strength through rehabilitation, our welcoming studio offers a supportive place to move with purpose. Thoughtful, controlled exercises can improve posture, flexibility, core strength, balance, mobility, and body awareness.

At Symmetry in Motion Pilates, we understand that every body is different. Sessions focus on quality, individual attention, and movements tailored to your abilities, health needs, and personal goals. Freya Scollay, a registered osteopath and Pilates instructor with 25 years of experience, will help you develop strength safely while encouraging steady, lasting progress.

Specialised programmes are available for pre-surgery strengthening, post-surgery rehabilitation, injury recovery, and maintaining independence throughout later life. Building strength before surgery may support your recovery, while carefully guided rehabilitation can help you regain movement and confidence at an appropriate pace.



Humans - Horses - Hounds

SYMMETRY heart

Freya Scollay
MOst, Dip Pilates
027 866 2500
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We proudly welcome the 50-plus population—from active adults seeking to stay strong and mobile to clients in their 80s, 90s, and beyond. You are never too old to benefit from safe, considered movement. Exercises can be adapted to accommodate reduced mobility, balance concerns, joint discomfort, osteoporosis, previous injuries, and different levels of fitness.

Pilates is more than a workout. It is an opportunity to reconnect with yourself, ease everyday tension, and leave feeling refreshed, centred, and energised. You'll be welcomed into an encouraging environment where progress is celebrated and movement feels rewarding.

Whether you want to prepare your body for surgery, recover well, remain active, or simply invest in your future health, Symmetry in Motion Pilates will meet you where you are.

Book your session today. Move with intention. Grow with confidence. Find your symmetry in motion.

More Than a Cosmetic Clinic

When people hear cosmetic medicine clinic, they often think immediately of injectable treatments.

While those treatments are part of what we do at Restore Cosmetic Medicine, they are only one part of a much broader skin-health service.

Restore is a doctor-led skin, laser and cosmetic medicine clinic, which means you can come to us not only because you want to improve how your skin looks, but because

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www.restorecosmed.co.nz
contact@restorecosmed.co.nz

20 Matua Road,
Huapai.

Health & Beauty



you have a skin concern you would like assessed and managed holistically, with access to a wide range of treatment options.

That might be persistent redness or rosacea, pigmentation or melasma, acne, hair loss, a changing mole, a bothersome skin lesion, excessive sweating, a stretched earlobe piercing, or simply wanting to support your skin to age well. Our services include medical skin consultations, skin cancer checks

and mole assessments, minor procedures and removal of appropriate benign lesions.

We also offer a wide range of laser and energy-based treatments for concerns including pigmentation, redness and visible vessels, unwanted hair, tattoo pigment, skin texture and rejuvenation. Alongside this, our skin therapists provide advanced treatments such as medical-grade peels, microneedling, LED therapy and personalised skincare plans.

Cosmetic medicine remains an important part of the clinic too, but we consider this the "icing on the cake". Addressing skin health is always our first priority. The advantage of having all of these services under one roof is that treatment can start with understanding what the concern actually is, rather than simply choosing a procedure from a menu.

You don't need to know what treatment to book. In fact, we generally prefer to see you for a thorough consultation first. All you need to know is that there is something you would like to address, and you want expert advice on the best way forward.

Dr Cherie Wyatt-Hutana- Restore Cosmetic Medicine Doctor-led skin health, laser and cosmetic medicine in Huapai.

More than skin deep

Sarah Tumulty- Functional Skincare Practitioner & Nutritionist. SWAN Skin Wellbeing & Nutrition | Kumeu

When we notice acne, redness, dryness, sensitivity or changes in our skin, our first thought is often:



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Sarah Tumulty
Functional Skin Practitioner & Nutritionist

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What should I put on it? But sometimes the better question is: What might be influencing my skin? Our skin doesn't work in isolation. What we see on the surface can be influenced by skincare, environment, nutrition, digestion, hormones, stress and sleep. This is why two people with similar-looking skin concerns may need very different approaches.

Start with the skin barrier

A healthy skin barrier helps keep moisture in and irritants out. Over-cleansing, excessive exfoliation or using too many active products can leave skin feeling tight, dry, red or reactive. Simplifying your routine and focusing on hydration, barrier support and carefully selected ingredients can often be a better starting point.

Looking from the inside out

Nutrition provides important building blocks for our skin, including protein, essential fats, vitamins, minerals and antioxidants. Digestion also matters because our body needs to break down and absorb the nutrients we eat.

Hormonal changes can influence oil production, breakouts, pigmentation and dryness, while ongoing stress or poor sleep may also show up in our skin. Rather than focusing on one symptom, I like to look at the bigger picture.

At SWAN Skin Wellbeing & Nutrition in Kumeu, I combine professional skin analysis and personalised topical skincare with an inside-out approach, considering nutrition, digestion, hormones and lifestyle when relevant. Healthy skin is about understanding your individual skin and what may be influencing it, both inside and out.

September Reader Offer: Mention this article when booking a Skin Consultation during September and receive \$25 off your consultation.

swanskinandnutrition.com

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West Auckland Property Management

When did you check your risk?



My husband had become more tired. Poor sleep, long workdays, a bit more weight around the middle. He put it down to getting older and stress.

I'd been on to him to get checked out for ages.

When he finally did, his blood results gave him a shock: prediabetes, high lipids, raised blood pressure, gout and high BMI.

He sat with it for two days. Then he asked me what he should do.

Over the next three months, he did more for himself than my nagging had achieved in years.

There was no crash diet or banning Friday night drinks. We looked at what he was actually eating, how he was moving, his sleep and the habits that had crept in around work.

For him, that meant more vegetables, sensible portions of carbohydrate, regular meals instead of long gaps and then raiding the cupboard at night, and a few changes around alcohol and movement.

Three months later he was 6.5kg lighter, his HbA1c was back out of the prediabetes range, his blood pressure was normal, and his lipid markers had improved.

But the biggest change for him?

His energy was back. He felt like himself again.

I work primarily with men 45+ in insurance whose blood pressure, cholesterol, blood sugar or weight are starting to head the wrong way.

If that sounds familiar, I'm offering a free 7-day food tracking review.

Track a normal week. Don't diet. Don't "be good". At the end, I'll show you the 2-3 things I'd focus on first.

One week. Worth knowing, don't you think?



Janey Carr
Metabolic Health Coach | Nutritionist

Nature's Health

FREE 7-DAY FOOD TRACKING REVIEW
Scan for your free review:



For men 45+ working in insurance

Ask Dr. Heather



"I'm 7 weeks pregnant and usually have Botox® every few months. Is it safe to keep going? What about once the baby arrives and I'm breastfeeding?"

Anon, Hobsonville

The short answer is no, and it is the same answer you should get from any injector worth seeing. Injectable treatments such as Botox® during pregnancy or while you are breastfeeding are contraindicated. Not because we know they are harmful, but because we do not know that they are safe.

Injectable treatments have not been formally tested on pregnant or breastfeeding women, for fairly obvious ethical reasons. Cosmetic treatments are elective, which means there is no reason to take even a small unknown risk when it can simply wait.

If you had treatment before you knew you were pregnant, do not panic. It occasionally happens and there is no clear evidence linking a routine appointment before pregnancy was known with harm. Do mention it to your lead maternity carer, though, so it is documented properly.

That said, not everything has to stop. Other treatments such as microneedling or a select few chemical peels are safe, although they need to be chosen carefully, with pregnancy-safe ingredients.

Pregnancy and breastfeeding are a temporary part of life that need to be about keeping Mum and baby safe. Cosmetic treatments are a wonderful way to feel more like yourself after it passes, but for now enjoy the beauty of this special time.

Dr. Heather Anderson is a Cosmetic and Emergency Doctor who practises in her own clinic at ALLOR Cosmetic Medicine in Whenuapai and features in the All or Nothing Podcast where she discusses self-worth and other aspects of cosmetic medicine (available on Spotify, Youtube and iHeartRadio). If you have a question you would like answered anonymously, email askdrheather@allor.co.nz



ALLOR
COSMETIC MEDICINE

Dr. Heather Anderson
72 Waimarie Rd, Whenuapai
M: 0222626762
www.allor.co.nz

Area Columnists

Scott Point School tackles food waste



With funding from Auckland Council's Waste Minimisation and Innovation Fund, Scott Point School has installed three innovative CarbonCycle hot compost bins, helping reduce the amount of food waste sent to landfill.

When food waste goes to landfill, it produces methane, a harmful greenhouse gas. By composting food scraps on-site, the school is reducing its environmental impact while creating a valuable resource for its gardens.

A team of senior students worked alongside Tim and Sophora to build the new compost bins. The CarbonCycle system is rat-proof and can safely process all types of food waste, making it a larger and more efficient solution than the school's previous bokashi bins. As fungi, bacteria and insects break down the organic material, the compost naturally heats up, allowing even proteins and fats to decompose quickly. Just five days after installation, the compost had already reached an impressive 52°C.

Tim and Sophora also led an engaging composting workshop for Get Wise teachers and students, helping build knowledge and enthusiasm for sustainable practices.

The school looks forward to producing nutrient-rich compost to nourish its gardens, grow healthy plants, and provide fresh, healthy kai for students to enjoy.

Food Trucks at Hobsonville Point Park



Looking ahead... thinking of an easy night out close to home?

Grab your whānau, meet up with friends or come along and get to know your neighbours at Open Circle Food Trucks Evening at Hobsonville Point Park. Enjoy delicious food from a range of food trucks, relax on the grass, challenge someone to a lawn game, or simply soak up the community atmosphere. Friday 9 October 5pm - 8pm at Hobsonville Point Park, 1 Buckley Avenue, Hobsonville. Free entry.

Bring a picnic blanket, bring your appetite, and come along for a relaxed evening in the park. Check out the poster for all the event details. We hope to see you there!



Hon Cameron Brewer MP for Upper Harbour

✉ UpperHarbourOffice@parliament.govt.nz

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Stay in touch!



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National N

Are you using a consultant for your risk management and health and safety?



Small businesses often operate with limited resources, tight deadlines, and an assumption that everyone understands how to work safely. But effective health, safety, and risk management systems don't fall into place on their own. They need structure, regular review, and a clear understanding of the risks present in day-to-day work. This is where a health and safety consultant can play a practical role, offering guidance that complements—rather than replaces—the oversight of WorkSafe Inspectors.

A consultant begins by spending time in your workplace, observing real tasks as they happen. This site audit helps uncover issues that can easily be overlooked when you're familiar with the environment: machinery without proper guarding, storage creeping into walkways, manual handling practices that strain workers, or emergency exits partially blocked by temporary items. These observations aren't about fault-finding; they're about identifying critical risks that could lead to harm if left unaddressed. The consultant then discusses why each issue matters and outlines realistic steps to improve safety.

You're responsible?
Let's get your
H & S sorted

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.

Alongside the site visit, a documentation audit brings clarity to the systems behind your operations. Policies, procedures, training records, incident reports, and contractor information are reviewed to ensure they're accurate, up to date, and aligned with what happens on the floor. This process often highlights gaps or inconsistencies—areas where intentions are good but execution needs strengthening. By bringing documentation and practice together, the consultant helps create a health and safety framework that is both workable and compliant.

WorkSafe Inspectors provide essential regulatory oversight, but their visits are infrequent and focused on enforcement. A consultant, by contrast, supports ongoing improvement. Their role is to help you understand your risks, organise your systems, and build a safer workplace long before an inspector arrives.

Contact John Riddell from Securo by email securo4@securo.co.nz or check out www.securo.co.nz

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How Massey Birdwood became a community institution



The Massey Birdwood Settlers Association Inc, founded in 1925, has been one of Massey's most influential community institutions, shaping the suburb's development socially, economically, and civically for nearly a century. Its influence can be understood across four major areas: community facilities, civic advocacy, social cohesion, and local leadership.

Community Infrastructure - The Association's most visible contribution is the Massey Birdwood Community Hall, approved in 1954 and opened in 1956. It has remained a central hub for residents ever since. The hall hosts churches, martial arts clubs, dance classes, kindergartens, craft groups, and more—bringing hundreds of locals through its doors weekly. Its ongoing maintenance, funded through hall hire, ensures Massey retains a high-quality, affordable venue for community activities.

Civic Representation and Advocacy - Since 1925, the Association has acted as Massey's voice to local government, advocating for better bus services,

fair allocation of council resources, and the interests of ratepayers. It prepares submissions on annual plans and policy proposals, ensuring Massey's needs are heard at the city and regional levels. This long-term advocacy has helped secure improvements in infrastructure and services across the suburb.

Social and Cultural Development - By supporting cultural, sporting, and social groups, the Association has strengthened community identity and cohesion. Its founding members—such as Lucken's and Spargo—are commemorated in local street names, reflecting the Association's deep roots in Massey's early settlement history.

Leadership and Local Governance - Many Association members have gone on to serve in elected roles on the Waitakere City Council, Waitemata District Council, and Henderson-Massey Local Board and the Waitakere Licensing Trust, extending the organisation's influence into formal governance.

Overall Impact - For 100 years, the Massey Birdwood Settlers Association has shaped Massey's development by providing essential community facilities, advocating for residents, nurturing local culture, and producing civic leaders, making it one of Auckland's most enduring and impactful community organisations.

If you would like to join the Association and learn about community governance, contact Secretary John Riddell by email at masseybirdwood@gmail.com. Membership fees are currently low; however, come November, they could rise.

5 ways we support

30 Sponsorship

Targeted support for commercial or charitable local projects with broad reach.

thetrusts.co.nz The Trusts

To learn more about the funds and which one fits your requirements, please visit thetrusts.co.nz

Growing a food forest in the heart of Massey

Something very special is taking root at Triangle Park Community Teaching Garden.

Over the past year, our community has been working together to transform part of the garden into a thriving food forest – a diverse, abundant growing space designed to produce food while working with the natural systems of the whenua.

In June, 60 people joined us for our first major planting day. Our volunteers and community partners have continued that work through winter – building soil, making compost, learning about biochar and preparing the food forest for its next major milestone.

In August, our community planted fruit trees. Over time they will form part of a productive, resilient ecosystem providing fruit, habitat, learning opportunities and a beautiful green space for generations of local people to enjoy.

For us, the food forest is about much more than growing food. It is about sharing knowledge, strengthening our connection with the whenua and creating a place where people from across our community can work alongside one another.

Triangle Park Community Teaching Garden welcomes volunteers every Wednesday and Saturday from 10am–12pm. There is always something happening – planting, harvesting, composting, propagating, maintaining the garden or simply sharing knowledge and conversation over a morning in the garden.

You don’t need gardening experience, and you don’t need to commit every week. Come for an hour or stay for the morning. Our volunteers bring many different skills, backgrounds and experiences, and there is a place for everyone.

As our food forest grows, we would love more of our local community to grow alongside it.

Triangle Park Community Teaching Garden

385 Don Buck Road, Massey

Volunteer sessions: Wednesdays & Saturdays, 10am–12pm

Find us on Facebook: Triangle Park Teaching Garden

Come and be part of what we’re growing in Massey.



Tennis Day returns to West Harbour

A celebration for the whole community

West Harbour Tennis & Pickleball Club is gearing up for one of the most anticipated community events of the year: Love Tennis Day, happening Sunday 13 September from 10am to 2pm at the club on Picasso Drive, West Harbour. This annual nationwide initiative is all about opening the doors, welcoming newcomers, and celebrating the joy of racquet sports with a fun, family-friendly festival atmosphere.

The club will be buzzing with activity throughout the day. Free tennis drills led by experienced coaches will give players of all ages and abilities the chance to learn new skills or simply enjoy a hit. Both tennis and pickleball courts will be open for casual play, making it the perfect opportunity for families to try something new together or for lapsed players to rediscover their love of the game.

Adding to the excitement, there will be games and challenges with prizes, a lucky draw for Love Tennis merchandise, and a major highlight: a draw for a free annual membership to the club. Whether you’re a seasoned competitor or picking up a racquet for the first time, everyone has a chance to walk away with something special.

No community event is complete without good food, and the club will be firing up the bbq for a free sausage sizzle. It’s a simple but much-loved tradition that brings people together and keeps the energy high.

Love Tennis Day is designed to be welcoming, inclusive, and fun. It’s a chance to meet the local coaches, chat with club members, explore the facilities, and enjoy a relaxed day out with family and friends. Mark your calendar, bring your enthusiasm, and join the Tennis & Pickleball community for a fantastic day celebrating sport, connection, and community spirit.



Kia ora, from Anna Atkinson

Chair of the Upper Harbour Local Board

At the end of June, the Upper Harbour Local Board adopted its work programme for the year, with several important projects planned for Hobsonville, West Harbour and Whenuapai.

Key projects include landslip remediation at Luckens Reserve, in this financial year, with improvements to the reserve’s playground, basketball court and wheeled play facilities. Funding has also been allocated for a new walkway around Tamiro Road Reserve in Whenuapai, and for continued development of Te Kori Scott Point, including support for the Connected Neighbourhoods Trust’s plans for a facility and future play facilities. The Board will also continue supporting Connected Neighbourhoods Trust, which does outstanding community development work across Hobsonville, as well as local environmental groups, including organisations that support Habitat Hobsonville.

While I remain disappointed that Auckland Council’s Governing Body has not allocated funding for stages two and three of Te Kori Scott Point, it is encouraging to see progress continuing. The temporary pump track and football goals are used frequently.

New zebra crossings at Launch Road and Hudson Bay Road, long requested by residents, are progressing thanks to community members who took the time to log concerns with Auckland Transport.

A great example of community feedback in action is the recent installation of the wobbly goals at Hobsonville Point Park, which came about following a request from children at Hobsonville Point Primary School. We know local communities often have valuable ideas about how our parks and open spaces can be improved. Community feedback plays an important role in helping shape facilities that meet local needs.

As always, Upper Harbour Local Board business meetings and workshops are open to the public. If you have any questions or concerns, please feel free to contact me at anna.atkinson@upperharbourlocalboard.govt.nz.



Raine & Horne

Graham McIntyre
Licensed Agent
Kumeu | Hobsonville

027 632 0421
graham.mcintyre@hobsonville.rh.co.nz



rh.co.nz/Kumeu

Raine & Horne New Zealand PTY Ltd
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At Te Manawa during September

Our preschool programmes continue, so be ready to wiggle, giggle, and dive into stories together.

Wriggle & Rhyme

Tuesdays at 10:30am (term time only)

Perfect for our tiniest humans (up to 18 months) – active movement using songs and rhymes, with time for caregivers to catch up afterwards.

Rhymetime

Wednesdays at 10.30am (term time only)

For little ones aged 18 months to 3 years (but all ages are welcome to join the fun) – with songs, finger rhymes and books.

Storytime

Fridays at 10.30am (term time only)

A magical session for tamariki aged 3 to 5 years – stories, imagination, and adventure await.

Come along, bring a friend, and make it part of your weekly routine.

Te Manawa will also have lots of fun and free programmes and activities for the whole whānau during the school holidays. Pop into the Hub in the week leading up to holidays to grab a booklet with more information.

Our regular programmes for adults

Digital Drop-In

Mondays 10:30–12pm

Need help with your personal device? Drop in to our sessions with a tech query for one-on-one digital coaching. Our tech-passionate librarians will be available to help you with some quick fixes and digital basics. So, bring your device, ask some questions, and upgrade your confidence in day-to-day technology.

BrainCharge

First Tuesday of the month 11:30am–12:30pm. Specially created for adults, BrainCharge is all about boosting brain health, building connections and supporting mental wellbeing. Our sessions are packed with fun, engaging activities that get you moving, thinking, and feeling good.

English Conversation Club

Fridays 1–2pm Looking to improve your English conversation skills and meet people in the Massey community? Join our English Conversation Club to build your confidence and practice speaking English in a friendly, relaxed environment and make new friends.

Home Book Delivery





Feel free at Waterford

What if retirement could feel this good?

Life at Waterford has a particular ease to it. You came out for a roll on the bowling green and somehow it's almost lunch. No matter, the café is right there and someone you know is already at a table.

Here, every day is designed by you. Float in a pool that you never need to clean. Follow the coastal boardwalk and stumble on a farmers' market. Then watch the sun set over the bowling green as you perfect your game. And suddenly, you'll wonder where the day went.

With all the perks and none of the upkeep, Waterford is home to a stunning range of beautifully-finished apartments starting from \$950,000*. Surrounded by the natural beauty of Hobsonville Point, one of Auckland's most peaceful and picturesque suburbs, this is the lifestyle you've been waiting for.

If this sounds like your pace of life, don't hesitate to get in touch and book a viewing.

-  09 905 4632
-  84 Buckley Avenue, Hobsonville, Auckland
-  waterfordvillage.co.nz

*Retirement Living for residents 70 years and above. Access to care subject to availability and not guaranteed. ^Apartments are available under a licence to occupy.



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