



New Lakes in Rotorua!

Over the first weekend in October, the Bay of Plenty received more than 120mm of rain across 72 hours.

Waka Kotahi regional manager of maintenance and operations Rob Campbell said winter always took a toll on the roads and the damage caused by particularly heavy rain recently had been "especially bad".

"This winter has seen a significant increase in potholes across the country, compared to the past three years. This is down to a combination of current network conditions and the wet winter." He said potholes could occur for any number of reasons, but water was the primary cause and they could "appear quickly" after heavy rain.

"With our older pavements, if there is a crack in the road surface, or a displaced stone, it will allow water to sit in the road surface. As vehicles drive over the ponding water, tyres create hydraulic pressure, forcing the water down into the pavement." He said over time as vehicles continue to run over the pothole it would grow as weakened areas break off. Sections of road that are due for renewal - like part of SH29 - were more prone to potholes as the pavement and surface were "weaker and starting to fail". Potholes were required to be repaired within 48 hours of being identified by the contractor.

He said the transport agency was now undertaking the country's "largest-ever road renewal season" to improve the overall state highway road condition. From late September through to April next year, more than 700 lane kilometres of state highway would be resealed or rebuilt throughout Waikato and Bay of Plenty – more than 13 per cent of the region's network.

Waka Kotahi national manager maintenance and operations Neil Walker said contractors were often finding potholes that had been newly filled reappearing due to ongoing rain and the pumping action generated by vehicles that pass over them. "In the 2021/22 financial year alone, more than 45,000 potholes were repaired across the 11,000km for New Zealand's state highway network. While Waka Kotahi has an obligation to take reasonable care to maintain the state highway network in the best condition possible, we do not guarantee that the entire network will be in perfect condition at all times." Walker said that generally once the agency

or its contractors learn of a defect on the road, they respond within a "reasonable time period".

Waka Kotahi is responsible for maintaining state highways, while Rotorua Lakes Council is responsible for Council roads. According to Rob Campbell, complaints made to Waka Kotahi claiming the road's condition had caused damage to a vehicle were assessed on a "case-by-case basis". Drivers were expected to have insurance for their vehicles in the event of any damage that may occur on the road, he said. "Their insurer should be their first point of contact where any damage has occurred and, if appropriate, their insurer would then be in touch with Waka Kotahi." However, it is understood lengthy wait times could be putting off drivers impacted by pesky potholes.

Anyone who notices damage on roads can phone Rotorua Lakes Council on 07 348 4199 and a Customer Advisor will log the job directly with RLC's contractor to inspect and repair. Council's expectation is that inspections and repairs by the contractor are done as soon as is possible but acknowledges repairs may be weather dependent. The public can contact Waka Kotahi via 0800 4 HIGHWAYS (0800 44 44 49) to advise them of any potholes they see.

If a situation poses an immediate threat to people's lives or safety, you can also contact the Police to report the situation (or dial *555 from a mobile phone).

Sources: NZ Herald, RLC and Horowhenua websites.

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The new tenants in the Hall next to the petrol station in Ngongotaha are Kaimaikaponga, who are working amongst other things on education opportunities for young people relating to conservation, pest control etc. Watch this space!

The price of importing is likely to increase over the coming months. Also, Infometrics principal economist Brad Olsen has warned the Official Cash Rate could reach 4.5 percent.

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LAKEVIEW GOLF AND COUNTRY CLUB

Daylight saving is here, the weather is starting to improve, and there is a definite feeling of heading toward those long summer days. The greens were cored at the start of October so we look forward to seeing the benefits of this maintenance in a couple of weeks.

The Top Dog competition has finished with the finals unfortunately having to be played in terrible weather conditions and to make matters worse the players had to play 36 holes!! So, the eventual winners certainly had to work for their victory and we CONGRATULATE Kani Edwards and Tyson Wylie. Mention must also go to their opposition, Paul Retemeyer and Houston Te Puni who had to battle the weather only to miss out on the win. Well done to all.

The weather unfortunately also had a say in the Life Education Trust charity tournament which had to be postponed to another date still to be confirmed. So, fingers crossed that we are over the worst and the next competition Four Ball Best Ball can be played in better conditions.

Twilight golf starts October 11th for ladies and October 12th for mixed. Tee off from 4.30pm – 6.00pm - a great way to spend an afternoon/evening out with friends getting some exercise and having some fun.

A reminder that the ladies twilight golf is specifically targeted

at new to golf or first-time golfers. This is to encourage ladies who might feel a bit uncertain to come along and have a go in a friendly fun non-pressure environment. There are plenty of laughs, great camaraderie and the score is inconsequential! So, if this sounds like something you and your mates would like to try, come along and join us.

CLUBHOUSE NEWS!!!! We are so excited to announce that finally after 2 1/2 years of blood sweat and tears, setting up a temporary clubhouse in the middle of a global pandemic and then endless setbacks in trying to plan and start a new clubhouse build in a post pandemic environment, the rebuild can finally start!!! The footprint has been pegged out and work will start on clearing the area and putting up fencing. Members and visitors will finally get to see some action. They say good things take time and we know this will be awesome not only for the golf club but for the community too!

Someone pointed out the other day that Christmas is only a couple of months away...how can that be?? It has this habit of creeping up, so if you are an early bird and are thinking presents, why not give someone a membership at Lakeview. We have a variety of membership options including a 6 month Summer Membership. Contact the shop if you would like to know more.

Enjoy the warmer weather and feel free to come and check out our clubhouse progress.

Golf shop phone number is 07 357 2341.

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Valuing ourselves and our community

How do you value yourself? Is it by the hours you have in a day that are paid for by someone else? For example, you may be working in an eight to five job for a certain hourly rate.

Is that rate a true reflection of the value of your life and the skills and expertise you are providing that person or organisation?



Perhaps you are fortunate to be a stay-at-home mum or dad looking after the tamariki or mokopuna. How is your time valued? Will your daily Key Performance indicators and the value you place on being at home include achieving the goals you have for your tamariki, rather than receiving an hourly rate in dollars? Some things cannot be measured or overvalued such as the quality time we have with whanau.

Then there are things such as living in Awahou, Hamurana, Ngongotaha, Kaharoa or Mamaku. How do we value living in these beautiful spots? If we own our own property or are renting then we can partially value our living in these places by the mortgage or rent we pay to live there. But how do you value the reserve at Mamaku or the swimming holes at the Hamurana and Awahou rivers?

What about our neighbours, whanau and friends in our community. How do we value them? What about the church or community groups we support such as the local golf club or yoga class. Perhaps it includes the marae and your Iwi you affiliate to. What makes these places and people so good that we are willing to give up our precious time to be with them?

Before you start wondering what this article is all about, I need to inform you that it is not as much about time management as it is about community management. In accounting terms, we are talking about the value of assets, and you are the asset. Your time is a precious commodity, so how are you valuing your time? Where you spend it is a big factor in the business of our communities. For example, you may be that person who goes for a walk at six o'clock every morning where you live. By default, you become a part of the security for the rest of us who are comfortably still sleeping as you walk by. How do those of us sleeping value the service you are providing us? Especially during those bitterly freezing mornings.

Our rural communities are filled with extremely valuable people. People who are giving up their time to invest into our community and families when they could easily be living or investing their lives somewhere else. Many of these people fly below the radar. People like our volunteer fire fighters who now have to attend more community emergencies than their traditional roles of fighting fires.

I am sure we could make an endless list of the contributions people make in our communities of Ngongotaha, Awahou, Kaharoa, Hamurana and Mamaku that automatically increase the value of those same communities.

So, when it comes to valuing ourselves and our communities, what really matters most? Is it our community's safety? Is it relationships? Is it the services in those communities. Perhaps it is what the communities offer us and what we can offer our communities. Those opportunities to make a positive difference in each other's lives will always exist. But will we take them?

I for one have fond memories created in our community. Like the time I was just a kid and a helicopter was flying above a group of us kids on the fairway of the second hole at Hamurana. It was one of my father's Christmas functions and Santa Claus was in the helicopter chucking lollies out to us. Back in the day when no one thought that the velocity of the downdraft would make the lollies fly at us kids faster, just as we were looking up with big open eyes trying to spot the lollies.

Those were great days that could never be repeated today. Not because fewer kids seem to buy into the Santa Claus thing today, or even the health and safety stuff, but more because someone somewhere thought that the value of kids experiencing fun things such as lolly scrambles with a helicopter was not worth the value or cost of flying a helicopter out here in the first place.

As we head towards summer, I am sure there will be opportunities for us all to value each other and demonstrate that we value our environment and friends in our community. It could be something as simple as a wave or a smile or if you are feeling really generous, a lolly scramble from a helicopter for kids on the second fairway of the Hamurana Golf course. Fore!

Ngahihi o te ra Bidois is a Motivational Speaker, Professional Director, businessman, author, husband, father. Koro and MBA. A Maori Boy from Awahou. See <https://thefaceofnewzealand.com/>

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Halloween Jokes

Q: Why did the vampire need mouthwash?

A: Because he had bat breath.

Q: The maker of this product does not want it, the buyer does not use it and the user does not see it. What is it?

A: A coffin.

Q: When is it bad luck to be followed by a black cat?

A: When you're a mouse.

Q: What is a pause in work at a mortuary called?

A: A coffin break!

Q: What is in a ghost's nose?

A: Boo-gers.

Q: What does a panda ghost eat?

A: Bam-BOO!

Q: Why do vampires have a hard time making friends?

A: Because they are a pain in the neck.

Q: Why do witches wear name tags?

A: So you can tell which witch is witch.

Q: Why do skeletons have low self-esteem?

A: They have no body to love.

Q: What's the best compliment to give a vampire?

A: "You suck."

Q: How do you turn the lights out on Halloween night?

A: Use the lights witch.

Q: What do you call a skeleton who never does his chores?

A: Lazy bones.

Q: What did one ghost say to the other?

A: Do you believe in humans?

Q: How many cannibals does it take to change a lightbulb?

A: I don't know but you really shouldn't be in the dark with a cannibal.

Q: Why don't werewolves ever know the time?

A: Because they're not whenwolves.

Q: Which browser do ghosts use to search for information?

A: Ghoul-gle.

Q: What is in a ghost's nose?

A: Boo-gers.

Q: What do ghosts order at the bar?

A: Boos. And then they leave sheet-faced.

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The Joys of Spring

A University student in the October holidays is having a conversation with his Dad.

"So how are your classes?" asks the father.

"Good."

"How's the rugby team doing?"

"Okay."

"Making new friends?"

"Some."

"What are you thinking of majoring in?"

"Communications."

Two blondes are driving to Wellington during the October holidays

On a long boring stretch of highway, they start complaining about how long it's taking to get there and the driver asks "What do you think is further away, Wellington or the moon?" The passenger replies "Oh my God, you give blondes such a bad name. I can't believe how stupid you are, you can't even see Wellington from here!"

One spring afternoon, 3 children were having a picnic in their garden.

Suddenly, the eldest daughter asks, "Mummy, why did you and Daddy name me Lily?"

To which the mother replies, "Well Lily, you may not know this, but all 3 of you girls were born in this very garden and when you finally were born, a single Lily petal fell on your head, and so we named you Lily."

Lily smiled, content with the answer

"And Mummy, why did you name me Rose?" Asked the middle daughter.

To which the mother replies, "Well Rose as I said before, all 3 of you girls were born in this very garden and when you finally were born, a single Rose petal fell on your head, and so we named you Rose."

Rose smiled, content with the answer.

And finally the third daughter asked, "Urnd murmeh, wheh deh yuh nem meh?"

To which the Mother replied, "Be quiet Tree Branch."



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Authorised by Tāmāti Coffey MP, Parliament Buildings, Wellington.

Our economy and the case for optimism - Tamati Coffey

When we look around the world, there is no doubt that things are gloomy. You've probably seen the headlines about Europe's energy crisis, worldwide supply chain issues, and inflation in the United States. While there are challenges ahead for us too, there are many reasons for New Zealanders to be optimistic about the future – and, as a Labour MP based here in Rotorua, I wanted to share some of them with you.

Together, we've ensured that our economy has pulled through the pandemic better than the Global Financial Crisis. Debt is actually low and GDP is up. Our exports are in demand, and we're seeing more people in work, with higher wages, which makes both Rotorua families and our economy stronger.

We're starting the next phase of our economic recovery in a stronger position than many, despite facing the same global challenges. We've built unique advantages that give us reason for optimism. For example, securing New Zealand's clean, green brand has boosted exports, tourism and business investment.

While the fundamentals of our economy are strong, we know that things are tough right now for Rotorua families. That's why we've taken action to ease cost of living pressures, including with our fuel tax cut.

Our Government is right alongside New Zealanders in tough times and we will continue to be right alongside people here in Rotorua as we take the opportunities that lie ahead.



Age Concern

Well, our Positive Ageing Expo has gone for another year and turned out to be bigger and better than last year. A big thanks to the Rotorua Trust for once again supporting the Expo financially and this year even having a stall.

Thanks also to Parksyste for allowing us to use their venue which has proven to be perfect for us in size and location. One of our aims during the Expo was to attract new members and we were able to join up about 20 who all got a special joining pack which contained a variety of useful items and some edible treats.

The Parksyste Café also proved to be popular and provided their usual delicious food throughout the day. There was a constant stream of interested people and the atmosphere was abuzz with noise.

You have still got time, if you meet the criteria, to apply to live in one of our Tiny Homes, in Paraone Street when they become available early next year. A reminder that the criteria are that you are a paid-up member of Age Concern Rotorua, that you do not own your own home, that you are paying a high rental where you are or living rough or with a relative. At present, our Consultants, Sigma, are working through a consent process with the Council but are finding some roadblocks. Once consent is granted, we will order the homes from Whangarei and the build process will be about 3 months.

It was interesting to see Talor Kahu starring on the front of the last Ngongotaha News. I was Principal of Kaitao Middle School when he was a student and I recall vividly the rugby injury that incapacitated him for such a long time. Talor was always a high achiever and I also recall the time he went to the Aims Games, which has about 3,000 young, year 7 and 8 competitors, and he received the Trophy for showing the best Sportsmanship when he was playing basketball. Only one person out of all those students was given the very special accolade and it was him.

The Age Concern Rotorua AGM was held on the 11th of October, at Parksyste, and we had a good turnout of a mixed bunch of people. Despite all the changes throughout the year

Age Concern has continued to thrive and we have grown in numbers by an extra 130 as well as a handful of volunteers.

Age Concern launched a new brand, earlier this year, to attract new people through their doors, but its core business of supporting older kiwis to live their best lives will still be their key focus. The refresh was timely because the charity had not changed significantly since it launched over 70 years ago.

The makeup of our population has changed too—we're getting older, living longer, and we're more diverse than ever before.

Age Concern is changing what we do and how we look to better reflect our older population in New Zealand. We also have an ageing population with those over 65 making up 1/4 of our population.

Our new brand reflects the leadership role we have and the respect we hold for our elders. We are shifting the perceptions of ageing, standing up to ageist attitudes and policy, and focusing on programs and activities that support dignity, wellbeing, and social connections.

Age Concern's identity had been one of service in the past, with a focus on the concern and serving people's needs. That is an important part of our history, and still in our DNA, but the changes we are making are about being a bold, progressive, and vocal on issues affecting older people and their families.

Leadership, mana and community are the qualities our new brand represents. The bold contemporary design uses individual Huia feathers to suggest the mana of our older adults and the leadership role Age Concern takes. The circle of three feathers portrays the concept of community, friendship, and respect—all things we value and uphold.

Stay safe

Rory O'Rourke
Manager

Covid prevention

Mrs Smith was in her eighties and very much admired for her sweet disposition and kindly ways to all. The carpet cleaner came by to perform the annual spring cleaning one afternoon and she welcomed him in for tea and biscuits. After she excused herself to make preparations, the young carpet cleaner could not help but notice a crystal bowl on top of the old pump organ with a condom floating in it.

Feeling a bit uncomfortable but curious, when Mrs Smith returned, he asked the obvious question.

"Oh yes", Mrs Smith replied, "Isn't that wonderful? I was walking down the street in town and found this little package. It said to put it on the organ and keep wet to prevent diseases. And you know, I believe it has been working since I have gotten this far without catching Covid!"

To celebrate the end of winter, my local bed shop is having a spring sale.

The rest of the bed is still full price though.

Vladimir Putin is giving a speech to a packed house when someone in the crowd - a factory worker named Boris - sneezes. Putin stops. He sets down his notes and asks "who sneezed?".

Silence. You could hear a pin drop.

"I ask again; who sneezed?"

In the fifth row Boris starts to sweat.

"Last chance..."

Boris is sweating bullets.

Putin is visibly annoyed. "Very well. Commissars, take the first row out and shoot them."

Political officers draw their pistols and take the first row of the auditorium out at gunpoint. A volley of gunshots is heard a moment later.

Putin turns back to the crowd who are stunned but too terrified to say anything.

"Well? Who sneezed?"

Boris is trembling in his seat.

"Alright then! Commissars, get the second row-"

Boris finally musters up the courage, springs to his feet, and raises his hand.

"It was me, Comrade Putin! I was the one who sneezed!"

Putin locks his cold eyes on Boris. The whole crowd is waiting in terror for his next words. Boris is trying his best not to soil himself.

After a long pause Putin leans forward and says "Bless you".



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NGONGOTAHA INDOOR BOWLS

12th September 2022 Fun Night It sure was a fun night. Everyone seemed to be enjoying the night, not sure if our team was though. The winners for the night were Richard Mills, Nicole Ruthe and Jan Drabble. They each got a tin of fruit and a jar of jam. The losing team just had to be our team of Myself, Bruce Mapsom and Greg Chase. We each got a lolly.

18th September 2022 On Sunday some of our players took part in the Papamoa Sports Open Fours sponsored by Summerset by the Dunes Papamoa at the Te Puke Sports Centre. Two of our members Kevin Whyte and Delwyn Hughes were in the winning team with Wayne Hitchens from Owkata Club and Keith Richardson from RSA, who recorded four wins and a draw to win outright. Well done to them and they won some good prizes.

19th September 2022 Aggregate It was Nicole Ruthe's birthday, so we sang to her. All our members were present tonight. The winners were Kevin Whyte and Greg Chase with three wins.



26th September 2022 Fun Night & Prizegiving
Tonight the theme colour was blue and most of the players were dressed for the occasion. We had nibbles and punch to keep us going for the night.

Three different mats were set up for us to play on.

The obstacle mat was a challenge for all. Most of the members enjoyed the night of fun. Prize giving saw most players get a prize. Two members needed a large box to put all the trophies in to take home. Congrats to Richard Mills and Nicole Ruthe. Well done to all players and we look forward to next year.

Anyone looking at playing bowls can contact:

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For Sale By Deadline: 03.11.2022 (unless sold prior) **View** ROT30747
Contact Tim O'Sullivan 0274 974 986 & Mandy Lee 0276 732 331

SOLD



Ngongotaha 32 Ngongotaha Road

Sitting proudly and privately on a 1100m2 section and tucked down a right of way. This three bedroom weatherboard home has had double glazed aluminium joinery installed and a large deck built off the lounge. There is still work to be done here so come and make this home your own.

SOLD! **View** ROT30573
Contact Leanne Leef 021 835 915

FOR SALE



Ngongotaha 6 Ariki Street

Comfort, character and convenience close to the lake and village. This charming home combines character features with updates for modern living. 3 good sized bedrooms plus an office, modern kitchen & bathroom and open plan living with a log fire. Separate garage and carport plus an enclosed outdoor undercover area.

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FOR SALE



Ray White

Ngongotaha 23 Kingsley Drive

Elevated and situated for perfect sun and views across to lifestyle paddocks. This 3 bedroom, 2 bathroom home has fabulously large open plan living that gives access from dining to deck and cobbled courtyard. Entertain with friends and family or simply relax and enjoy the peaceful rural vista. The double internal access garaging and a large separate laundry have space for toys and goodies to tuck away.

For Sale By Deadline: 20.10.22 (unless sold prior) View ROT30746 Contact Leanne Leef 021 835 915

FOR SALE



Owhata 36/3a Brent Road

Enjoy the benefits of this recently upgraded and sunny 2 bedroom unit in one of Rotorua's best known retirement lifestyle villages. New kitchen and bathroom and redecorating and carpets throughout. Sunny conservatory, large single garage with workshop/storage area plus a private patio vege garden space. Great facilities at the village include indoor/outdoor bowls, arts and crafts hobby areas, village lounge for functions, 24/7 alarm system and more. Close to shops and public transport.

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Rotorua Lakes Council Elections

Preliminary results are in for this year's local elections in Rotorua - see below - and show that more people have voted this year than in the past three local elections.

The Preliminary Result, which includes votes that came in Saturday morning but excludes some special votes, has Rotorua at 46.46% voter return with the Final Result still to come. Voter turnout as at the Final Result for 2019 was 45.15%, in 2016 was 45.99% and in 2013 was 43.44%.

Final results, which will include the last of the special votes will be publicly notified.

The newly elected Council and community board members will officially take office the day after public notification.

The inaugural meeting for the incoming elected members is scheduled for 21 October when they will be sworn in. Induction of the newly elected members will follow.

Please note: The outcome of these elections may change once all votes have been counted and Final results are in.

The preliminary result for the Rotorua Lakes Council elections held on Saturday 8th October is as follows.

Mayorality Votes Received

TAPSELL, Tania 7,160
 TABUTEAU, Fletcher Independent 3,956
 SANDFORD, Ben Independent 3,901
 KUMAR, Raj 3,532
 MACPHERSON, Reynold Rotorua District Residents & Ratepayers 3,495
 SEARS, Rania 365
 ANANDA, Kalaadevi Fresh Eyes Fresh Approach 281

Rotorua Rural Ward (1 vacancy) Votes Received

BARKER, Karen Community Focused Leadership 1,537
 TRUMPER, Shirley Your Independent Rural Voice of Choice 785

Rotorua General Ward (6 vacancies) Votes Received

WANG, Fisher Independent 7,903
 KAI FONG, Sandra 7,870
 BROWN, Gregg 6,602
 LEE, Robert Rotorua District Residents & Ratepayers 5,427
 PATERSON, Don Saving Rotorua 5,044
 O'BRIEN, Conan Independent 4,959
 RAUKAWA-TAIT, Merepeka 4,602
 GRAY, Ryan I think. I listen. I act 4,594
 DAVIS, Brendan Rotorua District Residents & Ratepayers 4,247
 HOSKING, Trish Independent 4,140
 CHATER, Nick 3,996
 PINDER, Steve 3,910
 CHETTY, John Rotorua District Residents & Ratepayers 3,398
 YATES, Mercia 3,383
 SPARKE, Kaya 3,130
 TE KOWHAI, Rawiri Rotorua District Residents & Ratepayers 2,991
 TUAKANA-JONES, Grace Independent 2,433
 BLACK, Kariana 2,340
 SEARS, Rania 1,938

Rotorua Māori Ward (3 vacancies) Votes Received

KEREOPA, Lani 2,088
 MAXWELL, Trevor Horowaewae 1,814
 WARU, Rawiri 1,696
 BIASINY-TULE, Potaua 1,556
 TAPIATA, Hana 1,539
 HATARAKA, William 495

The voter return was 46.46%, being 22,920 votes, excluding special votes.

Warwick Lampp

Electoral Officer Rotorua Lakes Council 9 October 2022

Source: RLC website



NZ ShakeOut is our national earthquake drill and tsunami hikoi, and this year it's taking place on Thursday 27 October 2022 at 9.30 am.

ShakeOut events are held across the world to remind people of the right action to take during an earthquake. Drop Cover and Hold. ShakeOut is a self run drill that you can practice at home, work or school. You can also practice a tsunami hikoi (evacuation walk) if you're in a coastal area. Go to getready.govt.nz for further information.

What to do during an earthquake

Drop, Cover and Hold is the right action to take in an earthquake. It:

- Stops you being knocked over
- Makes you a smaller target for falling and flying objects, and
- Protects your head, neck and vital organs.

Do not run outside or you risk getting hit by falling bricks and glass.

If you are near the coast remember, Long or Strong, Get Gone.

- Drop, Cover and Hold until the shaking is over.
- If the earthquake lasts longer than a minute or is strong enough to make it difficult to stand, move quickly to the nearest high ground or as far inland as you can out of tsunami evacuation zones.

How to make your home safer

You can take steps to help reduce the effects of an emergency on you and your property.

- Use brackets or straps to secure tall and heavy furniture into wall studs.
- Move heavy and fragile items to shelves or cupboards lower down.
- Hang pictures and mirrors on appropriate hooks (no single nails).
- Make sure you know the location of emergency cut-off switches and taps for gas and water mains.
- Some brick and concrete chimneys are at greater risk of collapsing in an earthquake. Check the Earthquake Commission's website for more information about how to make chimneys safer.
- If your home has suspended floor foundations, check that they're in good condition. Check that good connections are in place between the foundations and house above.

In February 2021, there were changes to New Zealand's Residential Tenancy Act. These changes make it easier for renters to quake safe their homes. If you're a renter and want to quake safe your home, make sure you talk to your landlord or property manager first.

Ngongotaha Medical Centre Limited

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Repeat Prescriptions - Processing Timeframe

The volume of requests for Repeat Prescriptions has grown significantly in recent times and we have reached a point where processing these within our historical timeframe has become unattainable. Accordingly we are changing our target processing timeframe to ensure we can provide certainty as to when your script request will be ready for collection.

Repeat Prescription Requests (if approved) will be available at your nominated Pharmacy or for collection at our Reception after 3.00 p.m. two (2) working days after your request has been submitted.

(i.e. Ordered on Tuesday, Prescription Available After 3.00 p.m. Thursday)

Should valid circumstances dictate that you need a repeat prescription within a shorter timeframe, please discuss this with reception or the duty nurse. If there is a clear need for urgent processing of your request and it is approved, we will endeavor to have your prescription available at the nominated pharmacy or our reception after 3 p.m. the following working day. Please Note: Any urgent request for a repeat prescription must be phoned through to the practice nurses or reception – not sent via MyIndici or E-mail.

Medication Management – It is your responsibility to ensure you request a repeat prescription well before your medication runs out. We thank you for your understanding

What is a Caveat?

The word 'caveat' is a concept hailing from the Latin phrase 'caveat emptor' meaning warning, beware, buyer beware. In the legal world there are different kinds of caveats that can be used for different underlying reasons and for different purposes.

The two main types of caveats used on land transfer property titles these days fall under the Land Transfer Act 2017, and the notice of claim procedure under the Property (Relationships) Act 1976 (having the same effect as a caveat and is often referred to as a caveat for simplicity). In both instances, a caveat is notice that, when lodged with LINZ, gives the claimant (caveator) the opportunity to protect an existing right or to establish an existing claim or interest in a property. Essentially, the caveat's job is to put a stop on or prevent registrations or other action against the title that might destroy the claimants right or claim (e.g. a mortgage or transfer/sale).

Interestingly, caveats or notice of claims in themselves do not create new rights or establish existing ones – i.e.: just because a caveat is registered doesn't mean there IS a valid claim. The presence of the caveat simply serves as a warning flag or notice to the world of a potential interest affecting a property.

When might a lawyer use a caveat process? There are a few scenarios – say, a long-term sale and purchase agreement with a deposit paid over and settlement anything more than 2 months from unconditional; or where there's a dispute over a property sale and purchase contract; or under an agreement to mortgage to secure a debt perhaps. Under the Property (Relationships) Act a notice of claim would be used where a partner has a potential claim to a property that is not registered in their name to prevent dealings with the property to the potential detriment of the relationship partner. Notices of claim sit on their own more in the family law area rather than the civil law area, although the two are intertwined.

When might a lawyer NOT use a caveat process? Hmm, well probably about once a year I get someone waving registering a caveat around as the legal answer to fix perceived rights interfered with, or wanting to secure money owed to them. Sometimes scenarios go like this: 'My sibling has used some money from my elderly Mum/Dad's bank account and I want to put a caveat over Mum/Dad/Sibling's house to protect the money they took'. The more common scenario is where a family arrangement has gone sour and it's: 'We loaned an adult child money to buy a house and/or pay other debts and wrote up an agreement ourselves and now we want to caveat their house – here's the agreement we wrote up!'.

Lawyers can just slap a caveat on, right? Umm no, actually we can't – the bar is in fact very high and there must be a caveatable interest in the land itself to support registration. The buck stops with us, and we can face professional sanction and damages for improperly using legal processes that interfere with someone else's property rights. Despite perceived 'wrongdoing' or well-intentioned loan agreements written up between lay parties, these scenarios usually only amount to personal rights, not caveatable rights supporting an interest in someone's land. So, in a private loan agreement scenario, for example, unless there is quite specific wording the lender will not have the right to lodge a caveat to secure debt. This is the position even where the lender



has loaned money for the express purpose of buying the property, or paying off mortgages on the property, or provided goods and services that have been used to improve the property.

My suggestion is that in private loan scenarios to ensure you approach a lawyer to draw up a formal loan agreement ensuring rights to register a caveat to protect your interests, as well as payment arrangements and so on. The cost of seeing legal advice at the outset won't be a patch on the hassle and legal costs when it's all turned to custard, and you want your money back!

**Article supplied by Ros Morshead
Solicitor at Lawbox**



On a beautiful spring day, a farmer had led his cow to a small stream next to a green, lush meadow. The animal happily guzzles some water, while the farmer milks her. Two engineers come hiking down the path that follows the stream.

"Excuse me, sir", says one, "what are you doing there?"

"Well, I'm milking the cow", answers the farmer. Considering the question, and their looks, he adds: "You must live in town?"

"That's right", the man responds. "You see, I've heard of milking a cow, but I've never witnessed the process myself. And to tell the truth, I'm quite intrigued to see how it works!"

"Then wait until you've tasted the fresh, still warm milk!" exclaims the enterprising farmer, producing two tin mugs. "\$1 each."

Without a second thought, the engineers agree and are in bliss. They feel like they've never tasted milk before in all their life.

"You see", continues the talkative one, "we are engineers. I'd like to get a more thorough understanding of how this works. What I have already perceived is that the water goes in at the front, and the milk comes out at the bottom shortly after. That's obvious. But what happens in between?!" The farmer shoots him a doubtful glance. But ever eager to do business, he replies: "Look here, gentlemen, I am but a simple man and don't understand any of this. But tell you what: For \$500, I'll sell you the beast, and you can research her all you want."

The engineers do have the money between them. And after some discussion, with some encouragement from the farmer's side (beautiful specimen, never find the same at such a price), they agree and purchase the cow. The farmer hands them a piece of rope to lead the animal away, and off they go.

Two hours later, the sun being quite warm that day, they stop again. And decide to still their thirst with some more of that delicious milk. One leads the cow to the stream, who starts drinking at once. The other one is at the back, cluelessly pulling the udder.

As he has not the slightest idea of what he's doing, and the cow having been milked just two hours previously, the result is: none.

"Hey", he prompts the guy at the front, "I believe the water intake is not sufficient. Try and put the nozzle a bit deeper into the water!" The other guy, not a man for half-hearted action, pushes the cow's head down into the water. Mouth, nose and all. The poor beast starts to panic - and to

wildly poop.

"Not THAT deep!", the engineer shouts. "She's already drawing up the mud...!"

RED SKELTON'S RECIPE FOR THE PERFECT MARRIAGE

1. Two times a week we go to a nice restaurant, have a little beverage, good food and companionship. "She goes on Tuesdays, I go on Fridays."
2. We also sleep in separate beds. Hers is in Auckland, mine is in Dunedin.
3. I take my wife everywhere, but she keeps finding her way back.
4. I asked my wife where she wanted to go for our anniversary. She said, "Somewhere I haven't been in a long time". So, I suggested the kitchen.
5. We always hold hands. If I let go, she shops.
6. She has an electric blender, electric toaster and electric bread maker. She said, "there are too many gadgets and no place to sit down." So, I bought her an electric chair.
7. My wife told me the car wasn't running well because there was water in the carburettor. I asked where the car was. She told me, "In the lake."
8. She got a mud pack and looked great for 2 days. Then the mud fell off.
9. She ran after the rubbish truck, yelling, "Am I too late for the rubbish?" The driver said, "No, jump in."
10. Remember, marriage is the number one cause of divorce.
11. I married Miss Right. I just didn't know her first name was Always.
12. I haven't spoken to my wife in 18 months. I don't like to interrupt her.
13. The last fight was my fault though. My wife asked "What's on TV?" I said "Dust!"

Question: is Red Skelton still alive?

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Dating Advice From 1930s magazines

Source: Woman's Own

The man always orders

Whether he's your father, brother, or boyfriend. In addition, the woman can never independently ask the waiter for anything.

Don't drop your knife

If you do drop your knife, you must ask the waiter for a new one (unless, of course, you're a woman, in which case you have to ask a man to ask). Do not, under any circumstance, pick it up.

Don't order fruit

Apparently, it's "embarrassing."

Wipe lipstick marks from your glass before leaving

It's in bad taste to leave lipstick on a glass or a napkin. But do wear lipstick!

If something is spilled on the table, don't clean it

Call the waiter to do it. Unless, of course, you're a woman, in which case you must ask a man to call the waiter.

Always tip your soup plate away from you

"Tipping it towards you is the height of bad manners," as is scooping the spoon towards you as opposed to away from you.

Keep elbows off the table

Somehow putting an elbow on the table is on par with combing your hair at the table.

Wear a bra

But, surprisingly, only on the condition that you need one.

Never look bored

It adds, "even if you are."

Don't sit in awkward positions

It should be noted that the magazine's example of awkward was a woman with her legs uncrossed and her arm resting on the armrest. How "mannish" and awkward!

Meet the parents on the first date

Getting introduced to your partner's parents can be a pretty big step in a relationship. In the '50s, however, it was customary for girls to introduce all dates to their parents first.

Guys should wear a watch

When meeting the parents before a date, guys were supposed to ask them when they wanted their daughter back home. Wearing a watch was both practical and a marker of responsibility for those looking for a second date.

Don't talk about yourself

"Don't talk too much and, above all, don't talk about yourself, ever. Men have a horror of girls who babble on forever and ever like a brook. Men like to talk about themselves and what they want is an intelligent listener."

Men must walk closest to the curb

Their lives must always be put more at risk should danger ensue.

Men always pay

If a woman tried to pay for a date, it would be humiliating for a man.

Fake it till you make it

A 1938 article in Mademoiselle magazine reportedly advised students to create an image of popularity, going as far as to get your Mother to send you flowers and turning off the lights when you're in your bedroom at night so it looks like you're out.



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Gardening this month

October signals mid-spring and there is plenty to do in the garden. Spring crops and flowers will be starting to appear so it's time to plant more to ensure a continuous supply of delicious veges, juicy fruit and fragrant floral displays that will last you into the summer months!

Plant broccoli, cabbage, capsicum, chilli peppers, leeks, potatoes, silverbeet, strawberries, tomato, watermelon, beetroot, passionfruit, rhubarb, tamarillos, salad veges and herbs.

Plant up pots with citrus to enjoy trees laden with juicy lemons, oranges, limes and mandarins ready to be plucked from the branch.

Control slugs and snails with slug and snail bait.
Plant up hanging baskets and terracotta pots flowers for summer.

Add a layer of mulch around all plants to conserve moisture and check that your watering systems are working.

Increase watering of all plants in containers or pots as the weather warms up.

Repot houseplants if you haven't already done so, including orchids after flowering.

Sources: Palmers & Tui Websites

Funding available now from Bay of Plenty Regional Council for environmental change

Funding has been established through the recent Long Term Plan process to enable grass/flax roots climate change adaptation planning directly by communities, at their scale.

The funding is in recognition that communities are deeply connected to place and changes to that place. Up to \$15,000 is available for individual projects which enable groups to start planning for a changing climate at a community scale.

Applications close 31 October 2022.

For more information, head to the Bay of Plenty Regional Council website: Funds available for community adaptation planning (boprc.govt.nz)

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Happenings

11 Oct Online event 5:30 - 6:30pm Topic: Transition Towns .This event is organised by Green Drinks who will post details and a link on their FaceBook page closer to the date.

15 Oct Arts Village Koanga Market, 9am - 3pm Forest and Bird will be running a stall with the theme of "Sustainable Gardens". There will be information on composting, trapping, recycling, native plants, bee friendly plants, and some activities for children.

27 Oct ShakeOut see page 15

Regular Events

Monday Indoor Bowls 7.00 pm Community Hall

Tuesday Vets Golf 9.30am, Junior golf after school during school term at Lakeview

Tech on Tuesday at Parksyde

2nd Wednesday Friendship Club 9.45 am St Barnabas Church Hall

4th Wednesday Ngongotaha Garden Circle meet at Ngongotaha Hall

Every Thursday Junior Golf after school during school term at Lakeview Golf and County Club

Triple P Parenting

These free online Triple P programmes are now available to all New Zealand parents via a fully-funded Support for COVID-19 public health initiative, thanks to the Ministry of Health with support from Whāraurau.

The main goals of Triple P are increasing the knowledge, skills, and confidence of parents, and reducing the prevalence of mental health, emotional, and behavioural problems in children and adolescents. All it takes is 15 minutes a day.

Help your child or teenager learn to manage and reduce anxious feelings, now and in the future.

- Online support for parents of anxious kids (6-14 years)
- Find out the 'why' and 'how' of child and teen anxiety
- Learn more about what's helpful and what can accidentally add to anxiety
- Start applying new strategies immediately
- New online program based on proven principles
- Improve your child's emotional wellbeing in the long term
- Reduce your own stress, too!

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