

Ngāti Whakaue housing development in Ngongotahā to support more whānau into homes

A new housing development in Ngongotahā is being welcomed as a positive step toward addressing local housing challenges, with a strong focus on stability and long-term outcomes for whānau. Te Taumata o Ngāti Whakaue Housing Ltd — the housing arm of Te Taumata o Ngāti Whakaue Iho Ake Trust, established in 2005 — has announced plans for a 38-home development on iwi land on Stembridge Road, designed to support families into warm, secure homes.

The 3.5-hectare site is being leased from Ngāti Whakaue Tribal Lands, reflecting a wider iwi-led approach to enabling housing on whenua for the benefit of whānau. The project reflects both the scale of housing need in Rotorua and a commitment to doing things differently — not just building houses, but delivering better long-term housing outcomes.

Anahera Waru (pictured), Te Taumata o Ngāti Whakaue Housing Limited chairperson says the development is about creating real, lasting change. “Too many of our whānau are facing housing insecurity, and we saw both an opportunity and a responsibility to help address not just the immediate need for homes, but the underlying issues that create housing instability in the first place,” she says.

The development will include a mix of homes for rangatahi, kaumātua and whānau, with four one-bedroom homes for young people, 15 two-bedroom homes for older residents, and 19 three-bedroom homes for families. All homes will be single-level, designed to create an accessible and cohesive living environment. Waru says the intention is to create homes that support connection and wellbeing. “This is about more than building houses. It’s about supporting whānau into stable, healthy homes and creating pathways toward long-term independence and home ownership.” The development builds on the long-standing work of Te Taumata o Ngāti Whakaue Iho Ake Trust supporting whānau across

health, education and social services. A key feature of the development will be the wraparound support available to residents, including budgeting advice, education programmes, and support services delivered on-site. A community hub is also planned to provide a space for residents to connect and access services.

The homes will be built in partnership with reputable national builder Signature Homes, with a focus on quality design, durability, and liveability for residents. Importantly, priority will be given to those with the greatest housing need, particularly those already on the housing register, with rents set at no more than 25 percent of household income.

“We understand the drivers behind housing need, and this development reflects that. It’s about making sure the right support is in place so whānau can succeed over time,” Waru says.

The Trust has already held two community hui in Ngongotahā, where there was strong engagement and constructive feedback from locals. While there was broad support for the development, residents also raised important concerns around traffic, parking, speeding, and wider infrastructure pressures. Waru says those conversations have been valuable and will continue to shape the project as it progresses. “We’ve really appreciated the openness of the community. We’ve heard the concerns, particularly around traffic and infrastructure, and understand these have been raised with Council, who will work through them as part of the process,” she says. Construction is expected to begin later this year, with a goal of completing the development by Matariki 2027 — marking not just new homes, but a positive step forward for whānau. **Article by Bridgette Tapsell, Manukura Ngāti Whakaue, Ngāti Pīkiao, Raukawa.**



Client: Te Taumata o Ngāti Whakaue Iho Ake | Project: Stembridge Road, Ngongotahā, Bay of Plenty | Drawing: 25/15/01 Landscape Concept Plan | Scale: 1:300 @ A1 | Issue Date: 19/12/2025 | Drawn: MB | Check: RG | Greenwood ASSOCIATES

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Sunday: 9.45am Eucharist followed by coffee and fellowship.

Thursday: 9.45am Contemplative Eucharist followed by coffee and fellowship.

11.00am Bible Study.

All welcome!

Ngongotaha Social Club 2026

A new social club called, "Ngongotaha Social Club 2026" has begun. They meet on every second Wednesday of every month at 10am until 11:30am. It will be held at the St. Barnabas Church Hall on School Road. If you are new to the area and do not have many friends yet, you are very welcome to attend. For more info phone Raewyn 027 4792893.



Our horses, riders and team have had a great first term back for 2026 with lots of new and old faces returning. We have started the year with a focus on Dressage, with riders navigating patterns in an inclusive group environment. We are looking forward to starting Jumping in Term 2 and can't wait to see what our riders achieve.

A big welcome on board and thank you to our three newest Sponsors for 2026- Lockwood Homes, Polynesian Spa and Fourflax. EquiSucceed operates completely independently from any government assistance and as such we have to raise all of the funds necessary to maintain the facility, riding programmes and very special team of therapy horses and ponies. Local Business sponsorship goes a long way in helping us to do this and is vital in ensuring we continue to operate. If you're looking for a local charity to support we would love to hear from you.

About The Weather

Four priests decided to enjoy the beautiful weather and went golfing in polo shirts and khakis.

However, their game was not going well, and after a series of terrible shots, the caddy asked, "Are you guys priests?"

"Yes, we are," replied one of the priests, "Why?"

'Because,' said the caddy, "I've never seen such bad golf and such clean language."

LAKEVIEW GOLF AND COUNTRY CLUB

At the time of writing Cyclone Vaianu was causing havoc across the North Island so we hope everyone managed to stay safe. The weather this year has certainly been keeping us guessing here's hoping for some more settled weather before we have to hunker down for winter. The greens are recovering well after coring: one advantage of the rain!

Club competition for April sees the completion of the Vice Captains Trophy and the start of the Mamaku Cup. ANZAC day we are hosting a fundraising tournament for Hunter Edwards. Hunter is off to the United States to follow her dream of joining the LPGA tour!! Hunter's hard work and dedication have earned her a Division 1 golf scholarship to Oakland University in Michigan. This is a fantastic achievement and her Lakeview whanau are proud to have been a part of her journey. A huge shout out to Hunter's whanau as their support and encouragement has no doubt played a huge part in Hunter achieving this milestone. We wish Hunter all the very best and look forward to watching her on the LPGA tour.

Our Matchplay Club Champions have been found for 2026. It is a great achievement to get your name on the honours board so a huge CONGRATULATIONS to the following players - Senior: Jordyn Fiaola, Intermediate: Ken Kennedy, Junior: Sam Ripia and C Grade: Will Holmes. Vets golf is on every Tuesday (weather permitting) registration from 9am tee off 9.15am. A great way to connect and socialize while getting some exercise and enjoying some laughs! The green keepers new shed project is well under way with the old sheds now demolished, the old green hut moved and the site cleared ready for action! We are excited to finally have this project under way. The old sheds were over 50 years old and well past their use-by-date. It's great to be building with one of our valued sponsors, Wide Span sheds. They have been awesome to work with! If you are thinking of new sheds, we highly recommend you give Wide Span a call.

QUIZ NIGHTS ARE BACK!!!

Yes, that's right it is quiz night season again. Kelvin has been busy setting the questions and the chef has been stacking the menu with your favourites! So grab your brainiest mates and come and make a night of it. Great food good vibes and maybe bragging rights. Dates for your diaries- April 24th and May 29th: be sure to lock these in and we will see you all there.

EVENTS/FUNCTIONS

If you are looking for a venue for your next conference/ meeting/workshop get in contact with us! With our stunning clubrooms, beautiful outlook and amazing Head Chef, we can make your next hui one to remember. Lakeview offers great break out options while consuming some delicious kai. Who wants to be cooped up in a windowless room trying not to fall asleep? Come to Lakeview and instead enjoy the experience!

Contact us at Events@lakeviewgolf.co.nz

Rotorua Archery Club hold club days on Sundays from 9.30am – 11.00am. Set up is from 9.15am so come up and give it a go everyone is welcome! Until next month stay safe.

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Keeping Ngongotahā Moving

Greetings Ngongotahā,

Many of you have told me you've noticed the sharp rise in fuel prices lately. With ongoing conflicts overseas pushing up global oil costs, what we pay at the pump here at home is under real pressure. I know this is hitting household budgets hard — whether it's the extra cost of the school run, commuting to work, or moving goods around our district.

The good news is there is no need for fuel restrictions right now. The Government is actively monitoring the situation and taking steps to ensure New Zealand has the reliable fuel supply we need to keep businesses open, people employed, and essential goods moving — including right here in Rotorua and Ngongotahā. We're also acting to support local families who are feeling the pinch. A range of practical, targeted measures are now in place to help put money back into your pockets:

- Superannuitants and veterans are receiving an increase this month. Around 960,000 people nationally are getting a boost, with a married couple who both qualify seeing payments rise by more than \$50 a fortnight.
- Low-to-middle income families — around 280,000 of them — are benefiting from higher Family Tax Credit payments, which will mean hundreds of extra dollars a year depending on family size.

- Working families are getting extra help through a temporary increase in the InWork Tax Credit. Around 143,000 families will receive up to an extra \$50 a week for up to a year to directly assist with rising fuel and living costs. Further Working for Families changes took effect from 1 April.
- Students haven't been forgotten either — over 50,000 are receiving additional support, with a single student over twenty-four on Student Allowance now getting around \$22 more per fortnight.

We can't control global oil prices or events happening far away, but we can — and we are — responding responsibly here at home. By delivering targeted support and sticking to a steady plan, we're helping Rotorua families, including those in Ngongotahā, get through this challenging period.

If you have concerns about how these changes affect you or your family, or ideas on what else would help our community, please don't hesitate to get in touch with my office.

Hon Todd McClay

Member of Parliament for Rotorua

Authorised by T. McClay, Parliament Buildings, Wellington

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Balancing your Body and your Life – Navigating "The Change"

Menopause has become a much talked about, and somewhat feared topic at the moment. With the rise of content on social media focusing on different ways to get through this transition, it is always interesting to look at going back to basics.

This stage of a woman's life is a natural biological shift, and while we may remember our mothers struggling a lot during this time, we now know there are lots of lifestyle changes that can be made that can make this part of life a bit easier to navigate. Hot flushes, sleep disturbances and mood swings are all very real during this stage, but lifestyle and nervous support can help lessen the impact these have on our lives.

Nutrition is a great starting point, as making some small changes can have a big impact. Prioritising anti inflammatory food, such as Omega-3's particularly in the form of extra virgin olive oil, reducing trigger foods such as caffeine and alcohol, and ensuring you have enough iron, calcium and vitamin D will all help with the common complaints during this time.

Use movement to help combat osteoporosis and to alleviate stress and anxiety. Just make sure you aren't doing heavy cardio too close to bedtime – the increased heart rate does not help with those night time hot flushes!

Stress management and sleep hygiene are also significant players in the symptom management of perimenopause/ menopause. Getting 10 minutes of natural daylight on your

eyes in the morning helps to regulate your circadian rhythm, while meditation or mindfulness are great at reducing cortisol spikes which can disrupt your sleep. The spine houses the nervous system, which communicates directly with the endocrine (or hormone) system. So it makes sense that if your nervous system isn't functioning at its best, that is going to impact how your hormones are working.

Chiropractic care focuses on activating your nervous system so it can perform at it's best. A chiropractic adjustment can help reduce or eliminate pain at the local level or joint (think frozen shoulder or aching joints that are commonly associated with the decrease in oestrogen in menopause), but can also make changes more globally in your body, such as reducing the effect of the sympathetic nervous system (fight or flight). This in turn can help with sleep, anxiety and temperature regulation.

Using lifestyle changes and supporting your nervous system through chiropractic care, creates a synergistic partnership to help navigate this potentially tough time. Taking an active rather than passive role in your health can reap huge benefits that will make sure you aren't just surviving in life, but thriving.

Dr Kirsten Laurence, B. Chiro. Bsc. NZ Registered Chiropractor, Animal Chiropractor & Menopause Coach at equinox chiropractic 12 Western Rd Ngongotaha. Ph 021 674 552





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Age Concern

After interviews, we have rented the tiny home we had available, and the tenant has moved in and is able to stay renting as long as she likes. The lucky recipient is a single lady who already lives in the area.

The government, in all its wisdom, has sent a directive to all schools with lunch in schools for pupils, saying that they are no longer able to give leftover lunches to community groups. Instead they would prefer it if the left-over lunches went into the bin to feed the pigs. This has a huge effect on Age Concern Rotorua as we had a partnership with the Salvation Army and Feeding Rotorua and used to get the leftover lunches for the elderly.

In 2025 we were granted an Innovation Award from Age Concern NZ which allowed us to purchase some freezers to store the food and in 2025 gave away, at no cost, over 1,500 meals and already this year we have given out over 400 frozen meals. It is obvious there is a need, so we are seeking alternatives. The Salvation Army has continued to provide us with a variety of foods and goods suitable for our elderly. A huge shout-out to Callum at Edmund Road Four Square for providing us with 54 prepacked meals for our members.

For the second year in a row Age Concern Rotorua has been awarded one of 5 Innovation Awards from Age Concern NZ, and has a monetary value attached. Our idea this year is to hold a Positive Ageing photographic exhibition using up-to-date photographs of members doing our many activities, using the same base boards as we already have but they are over 10 years old and are photographs of, in some cases, deceased people. We hope to hold this exhibition in space that has plenty of foot traffic as it will be good advertising for Age Concern. We are also fortunate that we have a retired photographer as a member who will take the photographs for us.

Later this year we will be joining forces with Family Focus to give

out information about the epidemic that is a concern for our elderly, Elder Abuse. We plan to have a session where people can come along, have some kai and talk about and get some information about, Elder Abuse. Age Concern, Rotorua does not have the MSD Contract for Elder Abuse, but Family Focus does but we do give referrals and follow-ups.

Single women are turning to reverse mortgages as a way to get more cash flow in retirement - and some commentators say it may sometimes be because the adjustment to a "single" pension rate is too tough. Research on reverse mortgages in New Zealand has not been conducted in New Zealand before, and it is timely given the trajectory of our ageing population and the financial pressures retirees face. While reverse mortgages were relatively niche, only offered by Heartland Bank and Southland Building Society, they could become more common.

Reverse mortgages can be useful, but they come with sensitivities around debt and intergenerational wealth. If someone remortgages their house later in life, this can affect the level of debt a person holds, potentially passing it on to their children. Research was aimed at providing an objective understanding of how these loans are actually used. The average amount borrowed was just under \$50,000 and 95 percent were voluntarily repaid before the borrower died. The typical applicant was a 72-year-old single woman.

New Zealanders appeared more cautious than Australians, who often borrowed up to the maximum permitted amount. Here in New Zealand, the market is highly regulated to help protect financially vulnerable people - those who are struggling financially and repayments may be difficult to make. This research shows that New Zealanders are sensible by not taking out large loans in their retirement years, and that appropriate safeguards are in place. What is vital in the future is the need for people to be financially literate, so they understand what financial options are available to them and what the most appropriate might be. Single women are often left alone in the household by themselves with the house with maybe 20 years to run. People who were widowed or separated would find their pension dropped from the married rate of \$828 a fortnight each, to the single rate of \$1076. The amount of discount to NZ Super is not proportionate to your expenses.

It would make it more challenging to remain in the family home. But that should also affect widowed men, although the gender difference would reflect the higher rate of women being widowed. However, I wonder to what extent it also reflects the known gender gap in retirement savings - if women have lower levels of savings, they may have a greater need to access the equity in their home.

New Zealanders had a conservative approach to reverse mortgages. Current retirees are part of a generation who believe that it is not good to take on debt, especially in retirement. This is despite the fact that the debt does not have to be repaid during their lifetime. It would be interesting to know the reasons why the mortgages are voluntarily repaid before death. Possible reasons include selling the home to move into a retirement village - where reverse mortgages are not permitted, or family members repaying the debt to avoid erosion of their inheritance.

There is scope for retirees in New Zealand to be more relaxed about reverse mortgages and to take better advantage of the opportunity to improve their standard of living. There is a balance to be struck between spending money/wealth on oneself versus leaving more money/wealth behind for family members to spend. Observations would show that it is mostly people who have separated or divorced. Women usually end up worse off than men after a relationship breakdown - probably due to lower earning power and also psychological issues.

Rory O'Rourke
Manager Age Concern



The advertisement for CardioScan Aotearoa features a light blue background with a stylized brain graphic on the right side. At the top left is the CardioScan Aotearoa logo, which includes a colorful wave icon and the text 'Lakes CardioScan Aotearoa'. To the right of the logo is the website 'cardioscan.co.nz'. Below the logo is the main headline: 'Your friendly, local, private provider of cardiac, respiratory & sleep testing'. Underneath this is a dark blue box with the heading 'Our Services' in white. This box contains a list of services in two columns: Echocardiograms, Exercise Tolerance Tests (treadmill), Stress Echocardiograms, Holter Monitors (wireless), Ambulatory Blood Pressure Monitors, ECG, Spirometry and Respiratory Testing, Sleep Apnoea Tests (home-based), and CPAP machines and accessories available. At the bottom of the services box, there are two columns of specialist names: 'Cardiac specialist Dr Peace Tamuno' and 'Respiratory & Sleep specialist Dr Neena Kalsi-Dew'. At the very bottom of the advertisement, the address '1238 Haupapa St, Rotorua' and contact information 'E: lakes@cardioscan.co.nz | T: (07) 242 7225' are provided.

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NGO Trout Fishing Club, which encourages and supports young people to take up fishing, has announced the first round of winners.

They are Anthony Quest, who has won a Golden Fish and Gift Voucher, and John Woods and Oekert Coetzee, who have each won a head lamp, courtesy of Hamills Sports Rotorua . Other sponsors include Rotorua Family Holiday Park, and Zero to 100. Pictured below are Dianne McCarthy, co-owner of Rotorua Family Holiday Park, and Simon Aston, co-founder of NGO Trout Fishing Club.



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By Negotiation | rwrotorua.co.nz/ROT33109 | Julie Brake 021 110 0320



FOR SALE



801a Hamurana Road, Hamurana

4 2 2

Unlock the potential of this prime 2.79ha Hamurana site. Whether you choose to landbank or develop, a preliminary plan for six 1-acre lots is already available. The property features two existing two-bedroom homes, offering immediate lifestyle or rental options near Lake Rotorua. Ideally located near the boat ramp and golf course, this is a rare opportunity to invest in a rapidly growing lakeside community.

By Negotiation | rwrotorua.co.nz/ROT33129 | Tim O'Sullivan 0274 974 986



FOR SALE



977a Hamurana Road, Hamurana

4 1 1 1

This four-bedroom Lockwood home offers a picturesque lakeside lifestyle. Featuring open-plan living, a modern kitchen with a scullery, and a large deck, it's built for comfort with double glazing and a wood fire. Includes a dedicated office, kids' nook, and internal garage. The expansive 2,843sqm section boasts fruit trees, veggie patches, and room for animals. Enjoy captivating views and serene country living.

By Negotiation | rwrotorua.co.nz/ROT33236 | Mandy Lee 0276 732 331 and Kat Flavell 027 494 4646

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FOR SALE

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3  1  1  1 

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Deadline Sale | rwrotorua.co.nz/ROT33181
Angela Parker 0274 213 619



FOR SALE

13 Leonard Road, Ngongotaha

Title has come through for this appealing 4011 m2 (more or less) lifestyle section positioned against a peaceful rural backdrop and ready for you to build your new home. The section is already beautifully planted and landscaped, providing privacy and a sense of space, with services already installed at the gate. Plan your future today!

By Negotiation | rwrotorua.co.nz/ROT33224
John Piercy 027 446 4549



49 Patetere Street, Mamaku

3  1  1  2 

Featured on Find My Country House NZ, 49 Patetere Street is a renovated, insulated character home with a cozy woodfire. Enjoy north-facing decking, a double garage, and a carport. Set on a private half-acre with a playhouse and chicken coop, it's a fully fenced, semi-rural paradise perfect for the family.

Deadline Sale | rwrotorua.co.nz/ROT33311
Angela Parker 0274 213 619 & Chander Sandhu 027 516 1260



72 Tarena Street, Mamaku

6  2  2 

Located on a private one-acre block in Mamaku, 70 and 72 Tarena Street offer dual living. Features include a tenanted two-bedroom cottage and a character-filled main house with double glazing, solar panels, and insulated walls. With generous spaces, ample land for animals, and subdivision-like independence, this property offers immense potential.

By Negotiation | rwrotorua.co.nz/ROT33121
Angela Parker 0274 213 619

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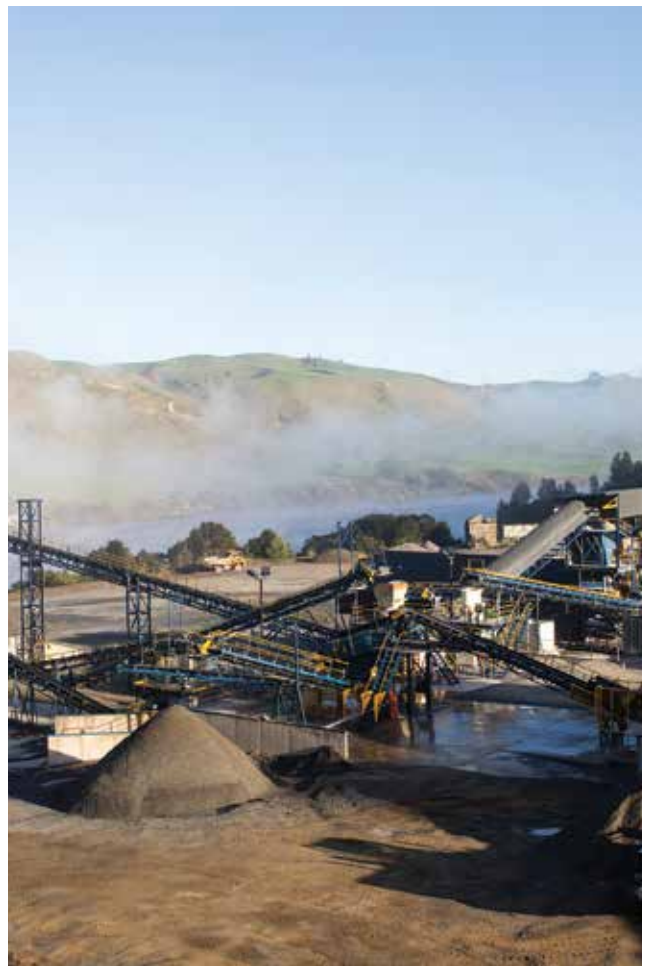


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NGONGOTAHA INDOOR BOWLS

Monday 2nd March Graded Triples

It was a very serious night of bowls for some. But there is only one winner and that was John and Gail with four wins. Richard, Greg and Colin were runners up with two and a half wins for the night.

Monday 9th March Buttons

Bruce Wiggins and Robin had the buttons till they lost them to Kevin, Greg and Trevor.

Friday 13th March Umpires Tournament

There were three teams from our club that took part in this event. We had fun but no prizes.

Sunday 15th March Rotorua Championship Pairs

We had three teams take part. There was good competition. Greg and Helen qualified but were defeated by Kevin, Andrew and Maria. Bruce Mapsom and Nicole, Gail and Chris all played in the plate event but got knocked out.

Monday 16th March Graded Pairs Curry Cup

We had three teams qualify Greg and Grahame, Mike and Gail, Helen and Colin,

Monday 23rd March Play Off Graded Pairs

It ended up to be a close game between Helen and Colin, Greg and Grahame. They had a draw last end but Greg was holding the last shot and ended up winning that game. They played Mike and Gail who were defeated by Greg and Grahame. The winners were Greg and Grahame. Runners up were Mike and Gail. Grahame was playing some nice draw bowls.

Monday 30th March Whyte Trophy

It was a very competitive night of bowling. Because it was on points we did not know who the winners were till the end. The winners were Kevin Whyte and Bruce Mapsom with 26 points. Runners up were Greg and Robin with 24 points.

Anyone looking at playing bowls can contact:

Richard Mills 07 3323623

Kevin Whyte 07 3574766

About The Weather

John decided to go skiing with his buddy, Keith, so they loaded up John's minivan and headed north. After driving for a few hours, they got caught in a terrible blizzard, so they pulled into a nearby farm.....and asked the attractive lady who answered the door, if they could spend the night. "I realize it's terrible weather out there and I have this huge house all to myself, but I'm recently widowed," she explained. "And I'm afraid the neighbours will talk if I let you stay in my house."

"Don't worry," John said. "We'll be happy to sleep in the barn and if the weather breaks, we'll be gone at first light." The lady agreed, and the two men found their way to the barn and settled in for the night. Come morning, the weather had cleared, and they got on their way and enjoyed a great weekend of skiing.

But about nine months later, John got an unexpected letter from an attorney. It took him a few minutes to figure it out, but he finally determined that it was from the attorney of that attractive widow he had met on the skiing weekend.

He dropped in on his friend Keith and asked, "Keith, do you remember that good-looking widow from the farm we stayed at on our skiing holiday about 9 months ago?" "Yes, I do," said Keith. "Did you, er, happen to get up in the middle of the night, go up to the house and pay her a visit?" "Well, um, yes!" Keith said, a little embarrassed about being found out, "I have to admit that I did."

"And did you happen to give her my name instead of telling her your name?" Keith's face turned beet red and he said, "Yeah, look, I'm sorry, buddy. I'm afraid I did. Why do you ask?"

"Well, she just died and left me everything."

Agrodome

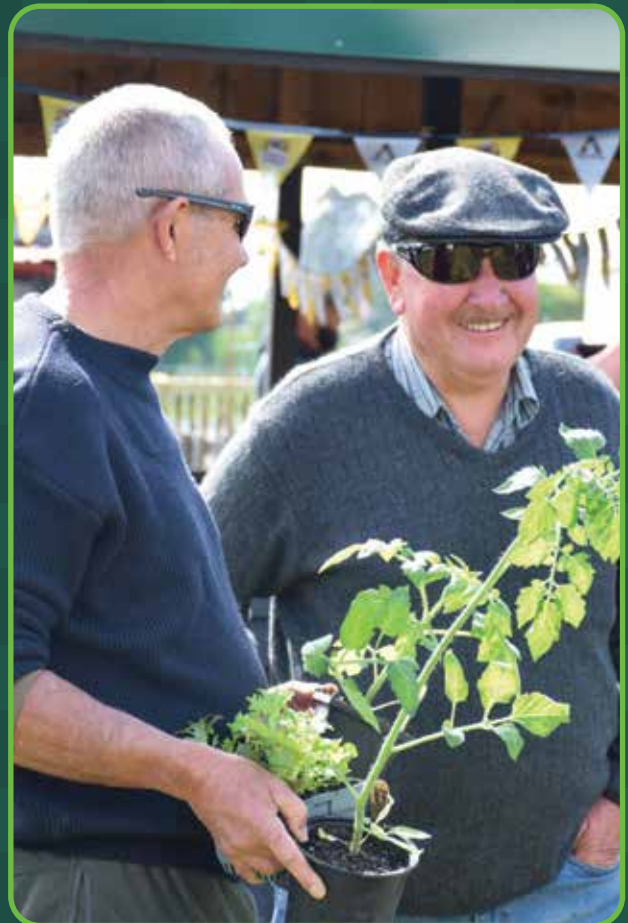
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Do you recognize anyone in this picture?

This is one of the photos that Carol Spice sent to us. Albert Spice (Dad) coached a soccer team we are keen to see if you may be one of the players pictured in this photograph. Do you have any memories of your time as a member of the team? Did you have a special name for your team? Can you name anyone in the photograph? If you would like to refer to a number to each player, we are looking at from left to right; top row 1-7. The next row down 8-12 and the lad with the ball is no:13.


If you have any information about these players, please contact Lynn Benfell at progressngongotaha@gmail.com



How to Become a Grate Hero

Before the next storm, take a photo of the drain grate nearest you. Then clean it up: sweep, shovel and rake, put on your gloves and take out the debris. Then take an after photo.

You've just helped keep rubbish out of your neighbourhood, helped tidy the lakefront and helped reduce flooding. If there's a blockage, contact Rotorua Lakes Council. Then show your photos to your neighbours and see if you can encourage them to keep all the grates in your street clear.



Ngongotaha Medical Centre Limited


Doctors: Simon Firth, Jane Carman, Genevieve Matthews, Kingsley Aneke, Jorgelina Ferreira, Louisa Barter, Samantha Keenan, Rosie Carey

2026 – FLU VACCINATIONS

The Flu Vaccine for 2026 is now available

- ❖ We are holding Flu Clinics on Wednesdays and Thursdays starting April 29th 2026, between 8.30 a.m. and 12.00 p.m. and again from 1.00 p.m. to 4.30 p.m.
- ❖ The Ministry of Health recommends that you have your flu vaccine from late April to ensure you have the best protection throughout the winter months
- ❖ If you meet the following criteria, a FREE flu vaccination may be possible (otherwise the cost is \$43)
 - ❖ You are 65 years of age or older
 - ❖ You are pregnant
 - ❖ You have a chronic condition; Including Heart Disease, Chronic Respiratory Disease, Diabetes or another specified conditions (check with the Surgery)

Please phone the surgery 07) 357 1030 for an appointment or if you have any questions - this year you can also book via the patient portal under "Flu Clinic"

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March Market Snapshot

Ngongotaha: 9 sales, 739k average sale value, 38 current listings

Hamurana: 3 sales, 1.42m average sale value, 48 current listings

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ARIZTO

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Happenings

- 20 Apr Cohort entry Ngongotaha School
- 24 Apr Quiz night at Lakeview Golf Club
- 24 Apr ANZAC Ceremony at Kaharoa School
- 25 Apr Ngati Rangiwewehi ANZAC day at Awahou Marae (Tarimano) from 10.00 am Public invited to ceremony and kai
- 5 May Shine Together Kaharoa School Production 11.00 & 6.30pm
- 6 May Shine Together 6.30 pm
- 21-24 May Mamaku's Marsupial Madness Challenge
- 5 June Kaharoa School hosts Rural Cross Country Event

Regular Events

- Monday Indoor Bowls 7.00 pm Ngongotaha Community Hall
- 2nd Monday Mamaku Garden Circle 1 pm at Fire Station. New members welcome.
- Tuesday Vets Golf 9.30am, Junior golf after school at Lakeview
- Talking Tech on Tuesdays at Parksyde
- 2nd Wednesday Rotorua Collectibles Club: Do you collect anything? Share your passion at St Barnabas ph 0272923579
- 2nd Wed Ngongotaha Social Club 2026 10.00 -11.30 St Barnabas Church Hall Ph Raewyn 027 4792893
- 4th Wed Ngongotaha Garden Circle, Ngongotaha Hall 1 p.m.
- Every Thurs Junior Golf after school Lakeview
- Senior Net Drop-in technology 10 am: Age Concern Tarewa Pl.
- Thursdays 5pm Twilight Lawn Bowls, Clubhouse Domain Rd
- Thursdays Rotorua Scrabble Club 9:00 AM to 12:00 PM, Parksyde
- Last Thursday of the month 2.00 pm Poetry Appreciation Society. Contact Kay myfairykay@gmail.com or 0274 982 787
- 3rd Saturday of each month The Care Village Market Day Tauī St
- Sunday 9.30 to 11.00 Rotorua Archery Club at Lakeview. Last Sunday Farmers Market at the Agrodome.

About The Weather

Right after takeoff, a pilot comes on the microphone to welcome his passengers. "Thank you for flying with us. The weather is..." Then he suddenly starts screaming while still on the mic, "OH MY GOD! IT IS BURNING! IT IS BURNING!" Then silence. A few seconds later, he comes back on and says, "I'm terribly sorry about what happened. I spilled some scorching hot coffee on my lap... you should see my pants!!" A voice from the back of the plane yelled, "Why don't you come here and see ours?"

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100+
YEARS

ANZAC DAY MEMORIAL SERVICE
NGATI RANGIWEWEHI

25th April - 10.00am
at Awahou Marae

The Ngati Rangiwewehi War Veterans
Memorial Service Committee invite you to:

ANZAC @ AWAHOU MARAE

NAU MAI HAERE MAI



62 Gloucester Road, Awahou

ALL WELCOME



"Nā Rātou, Mō Tātou"
"Let's Honour Them Together"

Kaharoa School

Tēnā koutou whānau

Welcome to term 2. After the wild weather from Cyclone Vaianu during the holidays, we are hoping for a more settled start to what is going to be another busy term.

Amongst other things, Kaharoa School is preparing for a production in the first few weeks, participating in the Mini-Marathon and hosting the Rural School's Cross Country.

Fun Run: We finished term 1 with fun and fitness, while also fundraising for the



Rotorua Mini-Marathon. Children sought sponsors, and on the last Monday of term our tamariki, dressed in their house colours, ran as many laps of the field as they could for an hour - a fantastic demonstration of our school motto: Tā Mātou Pai Ake - Our Best Always. To add a bit of excitement, a bubble machine was in operation, the water slide was open for the last few laps, and the class who fundraised the most selected a teacher to slime.



Rotorua Mini-Marathon: As part of our school's focus on fitness in term 2, we will once again be participating in the Rotorua Mini-Marathon on Friday 1st May. Our tamariki have been leading up to this by working hard to complete 40km over the last 2 months, and on the 1st, all students will travel by bus to the Rotorua Energy Events Centre, joining in with hundreds of other children from different schools to run the final 2km of their 'marathon'. The running and fitness focus of the Kaharoa Fun Run and Rotorua Mini-Marathon both support and lead into our school cross-country later in term 2.

Rural Cross Country: Kaharoa School will host the rural cross country event on Friday 5th June (postponement Monday 8th June). All Kaharoa children participate, as well as visitors from other local schools. This is another excellent opportunity for our students to demonstrate their physical abilities and resilience while enjoying the great outdoors. Top place-getters in this event will have a chance to compete in the BOP Cross-Country event later this year.



Winter Sports: This term we start winter sports and it is wonderful to see team practices happening around the school at lunchtimes and after school. Thank you to our wonderful parents who help in so many ways; from coaching and managing teams to running practices, and even turning up on cold winter mornings and evenings to help tamariki participate in weekly games.



Kaharoa School Production - Shine Together

This year's production celebrates the ideas that everyone matters, growth comes from effort and encouragement, we all shine in different ways, and we shine brightest together. The story follows a small group of students who discover an old rocket behind the school shed. What starts as fun launches them into space, where Starguides lead them through constellations representing the powerful learning themes above.

Tickets will be available to purchase online. The link will be on our school website.

Every class will perform an item, and at the heart of the show is a special retelling of the story of Matariki, followed by performances from our Kapahaka group, choir, and band.

Key Dates (4-7 May):

<p>Monday, 4 May - <u>Dress Rehearsal</u> during school day.</p> <p>Tuesday, 5 May - <u>Matinee performance</u> 11am. Normal school hours.</p> <p><u>First evening performance 6:30-8:30pm</u> (students required back at school by 6pm).</p> <p>Wednesday, 6 May - Students may have a late start, 10am.</p> <p><u>Final evening performance 6:30-8:30pm</u> (students required back at school by 6pm).</p> <p>Thursday, 7 May - Year 0-6 students may have a late start, 10am.</p> <p>Year 7/8s have Manual so need to be here at usual time.</p>

Kaharoa School PTA Calves Update - our calves are all doing great and are now available for purchase. They are approx 7-8months old and for sale at \$1300 each. If you are interested, please email Ruth at ruthpta@kaharoa.school.nz

ANZAC Ceremony Friday, 24 April - during our first week back in Term 2, we will be holding our annual ANZAC commemoration ceremony, led by our seniors. Parents and caregivers are welcome to attend.

We have space for new students in some areas of the school:

Kaharoa School is 13 minutes from Ngongotaha. Our pre-school transition visits are held fortnightly on Thursday afternoons with our new entrant teacher (contact the school office for more information if interested). We currently have 7 students in our new entrant class and would love you to join us. Our current Year 6-8 classes are very full - we have spaces in our Primary classes.

Please refer to the Kaharoa website for further information and school newsletters. www.kaharoa.school.nz

Ngā mihi - The Kaharoa Team

.....

Mamaku's Marsupial Madness Challenge 2026

.....

21st May (Noon) - 24th May (10am)



\$15
adult

\$5
child

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GAMES AND ACTIVITIES FOR THE KIDS



**FANTASTIC PRIZE POOL
UP FOR GRABS**

ANZAC and Teresa Ann Whyte

I was away at the time, but heard that our local Ngongotaha community lined the streets of Ngongotaha to honour the life and passing of one of our own... Teresa Ann Whyte.

And deservedly so.

Here are some of 1,600 comments posted on the Four Square Facebook page. I encourage you to visit the four square facebook page to see for yourself what a wonderful person was in our midst.



Such a lovely lady, always so nice to chat to
I never saw her without a smile
Awww she was such a beautiful lady and so friendly and bubbly
This is so sad. She was always so friendly and welcoming
Moe mai ra Teresa. You always had a smile as you greeted your customers
You will be sadly missed by all
Teresa was a truly special part of our Four Square Ngongotaha
Such a special lady
She was to me "home"
She was there when I got the worst news of my life
When Teresa was at New World, we would always make a beeline to her counter. We sooo missed her when she left and went to NQO4Square
She made us very welcome when we moved into the Ngongotaha community
The Ngongotaha volunteer Fire brigade team posted "Thank you for being so supportive of our team
Teresa! Always a smile and a genuine concern about if we were getting enough rest. Always very grateful for us. As we were for you."
Rest in love Teresa. Will miss your gorgeous face and awesome sense of humour
Café Dynasti posted "Teresa you are going to be so missed. Your beautiful smile and always a happy greeting when you are there. We will miss you here at the café too. Very very sad
She was such a kind beautiful soul and someone that truly touched everyone she came into contact with. Her bright light will be missed in the shop forever
Massive loss to the Ngongotaha community
She was so bubbly, friendly and always took an interest in her customers
Teresa was a lovely lady who was always well respected
RIP young lady. You always found a way to brighten someone's day.
U will be dearly missed
She was such a ray of sunshine & will be sadly missed
She was always such a friendly and positive spirit, always made me

smile on a bad day
She was the first person to be kind to us after we immigrated here.
Such a lovely and kind soul
A beautiful lady who made everyone welcome.

There are around 1,600 comments on the Four Square Ngongotaha facebook page. All beautiful farewells to a beautiful Ngongotaha legend. All positive, all heartfelt, all true.

Na reira, moe mai ra e te tuahine, e te kaiarahi. E Teresa kua ea aau mahi I waenganui I a matou. Haere, haere, haere atu ra! He aroha mutunga kore ki a koe e te wahine Rangimarie. Hurinoa ki te whanau Pani. Ma te Atua koutou e Manaaki e tiaki. Tena koutou katoa.

Thank you Teresa. It is said that a person dies twice. The first time is when they die physically. The second time is when their name is spoken for the last time. Teresa, we will speak your name fondly in our Ngongotaha community for many, many years and keep you well and truly alive in our hearts and community. Moe mai ra, moe mai ra.

On another kaupapa I would like to invite you to our ANZAC remembrance service and kai at Awahou marae starting at 10 o'clock. We will honour those who served in the armed forces from Ngati Rangiwewehi and have a nice kai together afterwards. You are all welcome to attend this community event.

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/>

About The Weather

A battleship was out at sea during heavy weather for several days...

The visibility was poor with patchy fog, so the captain remained on the bridge keeping an eye on all activities.

Shortly after dark, the lookout on the wing of the bridge reported, "Light, bearing on the starboard bow."

"Is it steady or moving astern?" the captain called out.

Lookout replied, "Steady, captain."

The captain then called to the signalman, "Signal that ship: We are on a collision course, advise you change course 20 degrees."

Back came a signal, "Advisable for you to change course 20 degrees."

By that time, the captain was furious. He spat out, "Send, I'm a battleship. Change course 20 degrees."

Back came the flashing light, "I'm a lighthouse."

Tall Poppy
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Autumn is a powerful selling season.

With the busyness of Summer ending and Buyers focused on decisions. Now is the time to talk.

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Kym Sheldon
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kym.sheldon@tallpoppy.co.nz

BULBARA TIA TALL POPPY LICENSED UNDER REAA 2008

Consumer's Suggestions for a home emergency kit (one person, 3 days)

If you're building your own kit based on ours, don't worry about brands. Get whatever is available near you. You might find that it's easiest and saves time to order some supplies online, either for home delivery or click and collect.

Essentials

- Drinking water: Store at least 9L (ideally 20L or more) per person. You can clean and fill old drink bottles with tap water. Avoid using bottles that have held milk or other dairy products as residue can remain even after cleaning, contaminating the water. Visit getready.govt.nz to see how to store water.
- Water purification: Aquatabs 50-pack One tablet treats 1L of unchlorinated water, making it safe to drink. Get more if you're storing more than 50L water. If using another brand or type of water treatment, check how many tablets or drops are required per litre of water.
- Store enough food for each person for at least three days (nine meals per person). Take account of any special dietary needs. Pre-cooked canned meals are a good choice – they're cheap, don't require heating or water to rehydrate, usually have a long shelf life, and don't need refrigerating.
- Can opener:
- Radio (battery powered): XCD Portable AM/FM Handheld Radio. Battery-powered radios and torches typically perform much better than wind-up 'dynamo' models. Wind-up types often have NiMH rechargeable batteries that stop working well when unused for long periods of time.
- Torch (battery powered): Energizer Compact Metal Light
- A second torch may be handy if you have four or more people at home. Headlamps are a good choice so you can keep your hands free. Don't use candles – they're a fire hazard, particularly during earthquakes and aftershocks.
- Batteries (two full sets): Maxlife AAA Alkaline Batteries 4-pack x 4
- Alkaline and lithium disposable batteries last much longer than carbon zinc models, both in use and in storage. Check what size you need for your torch and radio, and find the expiry date printed on batteries to make sure they have a long shelf life.
- Masks (P2 or N95 rated): Masks rated P2 or N95 filter out more particles than P1 or unrated masks, offering better protection from toxic dust, ash, fumes and viruses. We recommend your kit includes at least three masks per person.
- First aid kit: Protec The Solution General Purpose First Aid Kit .You'll want a kit with a range of wound dressings and some strong bandages. Some kits claim a high piece count but lack those items, often making up the numbers with dozens of basic plasters and the like. This Protec kit is comprehensive and good value. Add a second kit if you have more than a couple of people at home.
- Painkillers: Ethics Paracetamol 500mg tablets 100-pack
- Earplugs: Esko Vortex Class 5 Earplugs 6-pair-pack. Class 5 earplugs provide the greatest noise reduction. They're useful to reduce the volume of ongoing alarms and sirens, and may help you sleep.
- Work gloves (heavy duty): Firm Grip Leather Palm Gloves. These will help protect your hands, like when moving earthquake rubble and glass.
- Duct tape: Paint Partner 48mm x 30 Silver PVC Duct Tape. Duct tape can provide a temporary fix for all manner of things, holding together damaged objects and creating a waterproof seal on torn plastics and some fabrics.
- Toilet and hygiene: Portable Toilet Boom Bucket with lid seat x 2 To minimise odour, use one bucket for poos and toilet paper, and another for wees. Make sure both have lids. Visit getprepared.nz to find out how to make bucket toilets. Permanent marker: Label the toilet buckets – one 'poos' and one 'wees'.
- Sawdust (or similar): 50L bag. Use sawdust (or other dry mulch such as dry leaves, dry soil or shredded newspaper) to cover poos each time the bucket is used. It'll minimise odour.
- Disposable gloves: Protec Powder Free Disposable Vinyl Gloves 100-pack. Hygiene is particularly important during an emergency. Protect yourself with gloves when cleaning the toilet buckets and throw them away when you're done.
- Thick plastic bags: Big Black Sacks Extra Thick Rubbish Bags 620mm x 900mm 5-pack . Use as a lining for your poo bucket, and empty (remove the entire bag) every few days. Add extra plastic bags if you've got more than a couple of people at home.
- Storage container: Anko 60L Storage Tub on wheels with lid . Store bags of poo in a large container with a lid. Keep them separate from regular household waste until the emergency is over and rubbish collection services resume.
- Extra water: 1.5L bottle x 4. In addition to drinking water, you'll need extra water to dilute urine before emptying into the garden. Fill old drink bottles with tap water.
- Disinfectant: Clor-O-Gene The Wonder Fluid
- Toilet paper: Value White 2ply Toilet Tissue 12-pack
- Soap: Protex Antibacterial Long Lasting Freshness Bar Soap
- Hand sanitiser: Essence 500ml Hand Sanitiser
- Disinfectant wipes: Strike Disinfectant Wipes 120-pack. Disposable wipes are a good choice in an emergency when water is scarce.

Other essentials to be added

Tools for turning off water, power and gas, plus instructions for how.

Spare toiletries and sanitary items you need.

Personal items you need, such as spare hearing aid batteries, contact lenses and fluid.

Essential medications and copies of prescriptions.

Special medical equipment you need, including a back-up power source if required.

Supplies for babies and toddlers, pets and other animals, including their food and water.

Cash in small denominations, plus spare fuel for your vehicle if you live far from shops.

ATMs and eftpos services could be offline, and petrol pumps may not be working.

A list of items in your kit and how to use them, and a note of where other supplies are kept at home – for example, in grab bags.

You don't have to keep all your supplies in one place, as long as you know where they are and they're easy to access in an emergency. It's wise to keep a torch handy in case you need to find supplies in the dark.

A kit list will make it easy to check anything that's missing during annual checks.

A copy of your emergency plan.

Granny Flat Exemptions

The situation in the Middle East has dragged on with the control of oil becoming a global issue and we're already seeing the cost-of-living jump. Household budgets are set to be squeezed further because oil and its by products sit behind the supply chain of almost everything we buy. Macro level price stickiness means costs are unlikely to fall back to where they were. After some initial resistance, we'll adjust to new price norms, and those higher prices will 'stick'.

As costs continue to rise, I think more people will look toward multi generational living or sharing land as a long term way to reduce expenses. Momentum has already been building for years around so called 'granny flats', sleepouts and tiny homes as alternative accommodation options, and that trend is only likely to grow.

Recognising this changing social shift, the Government recently made regulatory changes so the landscape is clearer and easier for home/landowners, local councils, and building professionals. So, what exactly are the changes and what do they mean for home or landowners?

From January 2026, people can build small, stand alone dwellings without needing building or resource consent. A free for all? Not quite. There's still exemption conditions to meet, and no - you can't simply put one up in your backyard or convert a garage or sleepout. What has changed is that the rules have been simplified to speed up the building process for these types of dwellings and clarify exemptions under the Building Code and Resource Management Act.

Basically, one small standalone dwelling up to 70 square metres can be built without needing building consent. The dwelling must be a simple design, built from new, detached from any other building, comply with the Building Code, and built by a licensed building professional.

Further, all exemption conditions must be met, and a project information memorandum (PIM) obtained from your local council before building work starts. A PIM is an existing procedure of submitting building plans

and compliance documentation, so everybody involved - including future owners and insurers - is clear about the nature and scope of the work. Council must also be notified once the work is complete.

However, it's not as straightforward as it sounds. For example, the dwelling can't be attached to an existing house or any other building, can't be made up of multiple structures, and can't be a converted garage, sleepout or other existing building (partly due to different fire safety requirements).

Because granny flats are permanent, the proposed site also needs to be free of natural hazards, meet height and setback rules, comply with local planning requirements, and have the necessary utility connection approvals. In some cases, the site simply won't be suitable, or additional work may be required before building can begin. In these situations, a building consent and/or resource consent may still be needed.

The 'Building Granny Flats Building and Resource Consent Exemptions' work together, but their use depends on a site's circumstances, district plans, and what's being built. Some projects will qualify for both Building and Resource Consent exemptions, while others may still need to go through the process of obtaining consents under one or both.

MBIE has a wealth of guidance on its website for councils, building professionals and land/homeowners, and it's the best place to start. These changes are new for everyone, so if you think your project might meet the granny flat exemptions, it's worth saving yourself time, money and potential headaches by having an early conversation with your local council. A preliminary discussion can help you confirm whether your plans fit the rules before you dive too far into the process.

On a final note before diving into the process, make sure you speak with your lawyer about formalising any property sharing or occupation agreement before you accept money from anyone or allow them to live on your property. Being clear about everyone's intentions at the outset can prevent major headaches later on.

Article written for Ngongotaha News by
Ros Morshead, Solicitor at Lawbox

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