



The opening of Transmission Gully offers new possibilities for better uniting our community and having a safer, more secure way of life.

### Kia ora

Tēnā koutou e te whānau. It's a pleasure to bring you the second issue of *Kōrero* for 2022.

The theme for this issue is urban planning, a theme that we connect with the value of whanaungatanga (see opposite). Our village has made it clear that friendliness and caring are big parts of who we are and who we want to be. As we look to the future and all the changes coming towards us, whanaungatanga is a value we want to hold onto.

The issue opens with items from Iain MacLean and Guy Marriage outlining some of the changes coming our way as result of decisions by both central and local government (pages 4–5). Like communities all around Aotearoa, we care about people's ability to have homes of their own, but we also care about quality of life. Guy asks, "densify or sprawl?" What do you think?

On pages 6–7 you can read the stories of two whānau who have gone the densification route. Pat Hanley and his partner recently subdivided their property and built a new whare. Meantime, Emma Pym and her partner moved into a new property on land that was once a thriving garden, renowned for its freesias. What thoughts do their stories spark for you?

The village planning review process has provided great insights into the thoughts and aspirations of our community. We pull some of this together on page 8 and then share some direct quotes from residents on pages 10–11. We think you will be inspired! We have contributions from two members of the talented Winchester whānau. Megan's poem (page 12) was written when she was only seven. A spooky vibe but also, she captures an amazing sense of this place. Nikky introduces the idea of a Transition Town, an idea that seems to address a lot of the values and priorities we share. Does the idea appeal to you?

If all this sparks a desire to get involved and share ideas with others, come to the community workshop on Wednesday 27 April! Let's listen to what PCC has to say about its plans. Then, let's share our ideas about what we want future development in Pukerua Bay to look like and how we want to interact with our neighbours.

In our next issue, we're going to keep thinking about the future of our place, with the overarching theme of climate change. We'll also bring news of this year's Matariki celebrations, all connected to the value of kaitiakitanga.

As always, we welcome your contributions, due by 15 May. You'll find our contact details on page 18 – we'd love to hear from you!

#### Waiho i te toipoto, kaua i te toiroa.

Let us keep close together, not wide apart.

We acknowledge mana whenua of Pukerua Bay, Ngāti Toa Rangatira. For Ngāti Toa news, see <u>ngatitoa.iwi.nz</u>

## Our community's values: whanaungatanga

In this year's first three issues of *Korero*, we're using this space to showcase three core values that seem evident in people's responses to the Village Plan survey: manaakitanga, whanaungatanga, and kaitiakitanga. This time, our focus is on whanaungatanga.

Whanaungatanga is about building and maintaining relationships. It's root word is whānau, so it is about creating a sense of family connection. We grow a sense of whanaungatanga through working together and having shared experiences. People in whanaungatanga relationships take responsibility for each other's welfare. They care about each other and work for the good of the group. Everybody matters and everybody belongs.

### Ehara taku toa i te toa takitahi, engari, he toa takitini.

Success is not the work of an individual, but the work of many.

### Community workshop

When: Wednesday 27 April, 7.30–9.00pm

Where: Pukerua Bay Community and School Hall, Rāwhiti Road

Purpose: Workshop on the Northern Growth Area Structure Plan

Have your voice heard! There may not be a lot we can do to affect changes coming towards us, but that doesn't mean we have no influence. The workshop will be a chance to learn more about Porirua City Council's Northern Growth Structure Plan and give our feedback. We may even decide to create a Structure Plan of our own!





### It's open!

The opening of the Transmission Gully route, now named Te Ara Nui o Te Rangihaeata (the big road of Te Rangihaeata) is a transformative moment for our community. It wouldn't have happened without the hard work of many people who lobbied for it on our behalf. Not all are here to enjoy it today, but we remember them and thank them. Ngā mihi nui!

## Local development is coming — like it or not!

Porirua City Council (PCC) is overseeing changes to planning and development that will have a big effect on Pukerua Bay.

The Wellington region is one of the government's 'high-growth areas', and Pukerua Bay is likely to be caught up in changes we have very little say over. Porirua's population is expected to grow by 50% in the next 25–30 years from developments already well into the planning phases, so our city is not immune to the pressures of change.

The government's National Policy Statement on Urban Development directs councils, including PCC, to free up their planning rules while focusing on high-quality streets, neighbourhoods, and communities, which are more intensive around city centres and transport connections. The goal is to create high- and medium-density communities with good urban design and open spaces without sprawl at the urban margins.

Councils have very little choice over this, as the substantive changes are mandated by the government.

Intensification and development are already happening in Pukerua Bay, with new infill housing, and greenfields developments planned for Muri Road and Mt Welcome Station.

The Northern Growth Area (NGA) between Plimmerton and Pukerua Bay is identified as a Future Urban Zone in the District Plan where further greenfields development will be concentrated. PCC is developing a new Structure Plan for the NGA, which maps suburb connectivity, walkability, bus routes, and other key features affecting local development. Structure Plans provide for a wide range of future land uses, including future residential areas, economic development opportunities, areas for protection, including future recreation and conservation reserves, and management of existing reserves, including improved access and maintenance.

PCC has to notify this as a variation to the Proposed District Plan by August 2022.

The Residents' Association (RA) has been concerned about the potential impact of the NGA since it was first proposed. Issues include the loss of the unique identity of Pukerua Bay if it merges into a bigger suburb, and people have pushed for years for a green belt to the south.

The community will have an opportunity to provide feedback on the structure plan. The RA is working with PCC to ensure the community's voice is heard, and we're planning a community workshop on 27 April. You're warmly invited to come and share your thoughts and expertise.

Nā Iain MacLean

## Densify or sprawl?

While we may think that Pukerua Bay is the perfect small village, it seems that central government has other plans. In passing the Enabling Housing Supply Amendment Bill just before Christmas, Labour and National agreed to densify the country. A good thing in many ways, but it may also have some unforeseen consequences.

Wellington will densify, but so too will other cities, including both the Hutts, Kāpiti, and Porirua. Come August 2022, it will be completely lawful for anyone in Pukerua Bay to plan for three houses on their section, where previously only one or two were allowed.

Houses can be taller, too – 11 metres high, or 12 metres at the peak of a roof. This can easily mean a three-storey house. Awesome if you have a big flat rear yard and no-one to play ball on it – from now on, you don't even need to ask permission. You just submit your building consent application and away you go. Not only that, but your neighbours can't complain. No more being a NIMBY – it could happen to all of us.

If you think three storeys might be quite tall enough, you're in for a surprise. Other changes mean that, in theory, Pukerua Bay could go to six-storey housing anywhere within ten minutes' walk of the train station, our local 'rapid transit' stop. Ten minutes' walk covers just about the whole of the village up on the hill! Our local Councillors may not entirely agree with that concept and are promising to test its boundaries to allow Pukerua Bay to stay at a smaller, sweeter scale. However, developers will be interested to grab sites and rebuild more densely. Sites that you may not think would work – remember the demolition of the old Paekākāriki Tavern and its rebuilding into the present ghastly apartments? The same could easily happen to us here too, but three times taller.

Lastly, just to spoil your supper, PCC is also planning for almost continuous housing from here to Plimmerton. The Residents' Association is continuing to argue hard for a big green belt between us and Plimmerton Farm, but there is going to be a long battle ahead: Densify? Or sprawl? Choose only one!

Nā Guy Marriage



For Kate and Iain, the answer was to densify. With Guy's help, they now have a beautiful new home in what was their backyard and there's a full house next door!

### Up with the barricades or down with the welcome mat?

We really need to think about the kind of Pukerua Bay we want and to be prepared for a bit of a battle to realise our vision.

Factors influencing the shape and character of the Bay include the opening of Transmission Gully, central government's urban development plans, Porirua City Council's (PCC's) Structure Plan and, the elephant in the room, climate change.

Central government wants to see residential intensification rather than urban sprawl. That's good news for Pukerua Bay. I think most of us want to see the village character retained. That means preventing developments to the south resulting in suburbanisation through merging Plimmerton and Pukerua Bay.

A green belt south of the Bay should be given priority, in light of climate change and the need to protect our natural environment. For similar reasons, intensification needs to maximise the retention of all our beautiful trees, so characteristic of Pukerua Bay.

Intensification does not necessarily mean a field day for developers and speculators. What I think it does mean is that we will need to work closely with PCC. To do that, we need a clear vision for our community, to look for opportunities to make our vision a reality, and to apply pressure as necessary.

My partner and I 'intensified' a few years back, building a secondary dwelling on

our Rāwhiti Rd property. The cost was well below what we would have had to pay for an existing dwelling in the Bay. We now have a small, very eco-friendly home, surrounded by mature trees. Best of all, we have family living in our old house.

There are already numerous examples of intensification occurring around the Bay. Given the struggle facing young families to house themselves, maybe intensification could be seen as an opportunity for families, friends, and small groups of like-minded people to come together, build together, and live together?

I remember a time when we were worried that we were going to lose a teacher at the school because we didn't have enough young families. The place became rather static. We couldn't keep the fish and chip shop going. So, maybe in the future we'll see sufficient population growth to support an actual restaurant here, an ATM machine, a chemist. Like a proper village. But a suburb? No, thanks.

Photo credit and story nā Pat Hanley



### Creating new memories



Kia ora. Over the New Year of 2021, we moved to a new home on a recently developed site on Rāwhiti Road. We are so grateful that this house has enabled us to join this wonderful community and given us a sanctuary to start a little family of our own. We're also very aware that a beautiful garden was destroyed in the making of our whare – and that people have fond memories of what was once where we are now.

There are so many things we love about Pukerua Bay – evening Goat Track beach loops, the community garden, the supportive Facebook group members, Greedy & Co, yoga classes, ocean swims, multiple public toilets (handy when pregnant!), people stopping in to say hello and welcome us, our village shops, the better-than-Wellington weather, a very close train station. With the opening of Transmission Gully, we now even have a quieter road!

When we started our house hunt, we quickly accepted that we would need to adjust our expectations. Originally, we were hoping for the Kiwi dream of a quarter acre with established fruit trees, natives, and space for the veggie garden. However, we've been pleasantly surprised with what you can do on a 400sqm section – even one with a 100sqm house plonked right in the middle and some slightly awkward mini slopes! We've got a native corner, a herb hillside, planter boxes for veggies, a berry fence, and some baby fruit trees, including a lemon, a lime, a fig, a feijoa, and a peach!



We're looking forward to creating our own memories on this land. Perhaps people in the future will fondly remember this house for the berries growing through the fence that they nibbled on the way home from school?

> Photo credit and story nā Emma and Ziggy (and soon to be little sprout)

## Community workshop

As Iain explains (page 4), Porirua City Council (PCC) is preparing a Structure Plan that will provide a big picture of planned development across the city. We can't have a great deal of influence on this, but we can have some. At the community workshop on 27 April, we're going to learn about PCC's intentions, and use what we know about our community's aspirations to provide feedback. In the longer term, we're interested in creating a Structure Plan of our own that recognises the limitations on what we can do but also identifies the opportunities.

## A vision for our community – what you said

As you know, we've had a Village Plan in place for many years, and we've recently been working on reviewing and revising the Plan. This places us in a good position to offer feedback to Council about what we as a community want.

Our analysis of the survey results suggests agreement on the following vision:

A friendly, caring, and vibrant community in a beautiful natural setting, supported by good local infrastructure and facilities.

As we've discussed, three overarching **values** seem to run through the responses and are being tested out through *Kōrero:* manaakitanga, kaitiakitanga, and whanaungatanga.

When you were asked about **urban** development, you did not all say the same things, but there were some clear themes. You said that you want to protect the things you love – our friendly and relatively small community, the beauty of our natural environment, and our distinct identity. You want us to be connected to the wider region and to reflect our place in a bicultural nation. You want quality, affordable housing, more shops, and more local businesses. At the same time, you want to protect the local ecology and avoid high rises or urban sprawl. A lot of people like the idea of a green belt and there was strong support for addressing climate change. On pages 10–11, you can see some of what people said in their own words.

### A Structure Plan of our own?

As mentioned above, we're keen to flesh out some of your ideas into a Structure Plan of our own. Potentially, a digital version that could be hosted on the community website. With three new developments coming our way, we're especially interested in finding opportunities to create some form of green belt that will help us maintain what we love and provide natural spaces for our new neighbours to enjoy. While we don't know the details of the workshop at the time of writing, this might be work that can begin there.

# **Leah** is changing Real Estate in **Pukerua Bay**



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- Jess & Alan Walker

"Leah's communication really made for a smooth and enjoyable experience. We were kept up to date with information and never had to make any follow ups. **Her market knowledge and advice made us feel really comfortable and in safe hands.** Highly recommend." - Matt & Jess

### Thinking of selling?

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Leah Jeffries Sales Consultant 022 046 1242 leah.jeffries@tallpoppy.co.nz

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## Your words on urban planning

Combating urban sprawl is vital. How many years will it take for PKB and Plimmerton to become joined together by development allowed by the recent sale of Plimmerton Farm? What a nightmare!

We strongly support the concept of a green belt. Ours should be a community that actively protects its natural environment for its own sake and because that is a way of looking after our people.

Promote and support eco-friendly developments with trees, green spaces, protection for areas of native bush/swamp, smaller-footprint energy-efficient houses, permeable paving options (where paving is required), recycling, composting, walkways, cycleways, and public transport. Lobby against self-serving, profit-driven, overly lengthy/restrictive covenants that create bland, soulless suburbs of synthetic carfocussed 'McMansions'.

I think we should think carefully about how to accommodate more houses and people and not lose the awesome vibe we have. I think we must prepare for population growth but let's front foot it and do it in a way that works for us.

[There's] not enough affordable housing for kids who grew up here and would like to stay on. It's very expensive to subdivide and PCC can be picky about the wrong things. Older people can find themselves in big houses that may no longer suit their needs and be interested in subdividing so their kids can live on the property. But the cost and complexity can make it overwhelming. Too much squeezing of housing into sections and no facility for parking resulting vehicles. Not suitable for high rise buildings.

If PKB does expand because of more housing, I think apartments of 3 or 4 stories should be accepted, as long as they don't affect their neighbours. At some stage, we have to let things happen in our own suburb. The same goes for state houses.

Not developing traditional, boring suburban layouts on flat land with wide footpaths and curving AusRoad compliant cul-de-sacs – instead, permit tight, innovative, densely packed housing connected with pedestrian paths.

If we could influence PCC Plans around developments – whether eco considerations are even part of it. So not just plonking in a treeless suburb like Aotea or Grenada with plastic playgrounds and McMansions with little public transport.

It would be great if we can have ecovillage of people sharing facilities. Or even just encourage tasteful subdivision where people might share garden space, vehicles, and things like laundry facilities. Have some social housing units. We don't want to see six story buildings but there are places where three would be fine. E.g., hillsides where they wouldn't actually block views or shade people.

Maintain restraints on higher density housing projects. These are not needed in Pukerua Bay and would destroy the very soul and heart of the area. Mid-size settlement with additional multilevel buildings on eastern side of Muri Road houses, with a sports hall housing squash, table tennis, badminton and gym, with a public flower garden alongside SH59 with daffodils, dahlias, roses... with walkways on each side of every street, bigger library with near-by toilet facilities, flying fox at Greenmeadows...

A vibrant community where people know each other and have opportunities to connect both unplanned ways and actual events. A community gathering space. A place with green open space, tall native bush to walk in where children can play and be in touch with nature. Places to ride bikes and scoot and skate and walk safely. Great public transport to connect adults to work and kids to high school. A place where people come to visit because it is known for its natural beauty and friendly welcoming spirit. A place where businesspeople can operate. A safe and clean beach where we can all swim and play.

Lots of good walking/cycling tracks connecting communities (including those proposed in the Northern Growth Plan). More housing – built responsibly and respecting ecology. Lots of green space. Shift from goods ownership to goods sharing within the community. e.g., "renting" community-owned items like lawn mowers, cage trailers, etc. so that every house doesn't need to each own the same tools that may get minimal use.

A harmonious relationship between residential amenities and the environment. It should still be good for families. A beautiful natural environment that is nurtured – a vibrant and diverse community that takes action on social and environmental issues – a place where children and young people thrive and have a voice – a place that values its history and is committed to respectfully honouring Te Tiriti.

A peaceful and welcoming village, which is self-sustaining but connected. A place where all ages can enjoy the natural environment and leisure activities.

A thriving, connected, sustainable community. A model for a more positive way of living.

I would like to see some cohesion between both sides of the current motorway with some sort of destination in the centre, and a few more shops. **))** 



OF THE ANDCO GROUP ANDCO MEANS MORE

### Going home in the dark

I feel like monsters are about to pounce any second as I shakily walk down the steep hillside. I stumble around trying to keep to the path. There is a spooky trickle of water beside me as I cross bridge after bridge.

The wooden ball looks like it is full to the brim with magical creatures. I'm becoming used to the light now. The steppy-stumps look like they've been covered in luminous, fleecy blankets.

Now I'm at the Halloween house. As I near the stairs I see specks of moonlight. Silver moonlight.

Now I'm out of the valley I start to near the three witches' trees. People are working on the railway line at the station.

As I get near the park I know there is not very far to go till I reach home. All my energy is gone now I'm climbing the hill.

As I go through the enchanted forest I feel a sudden rush of excitement go through me. As I enter the garden my journey ends. I look up at the big, bright full moon and think: "What an adventure!"

Nā Megan Winchester, age 7 (written in 2013)



Music in nature, March 2022. Photo credit: Jay Eden

#### Music in nature

On a warm Saturday in March, members of our community enjoyed a magical hour at Brendan Beach, listening to Gabriele Gschwendtner (Uriele) performing her beautiful piano compositions. Gabriele's performance was in gratitude for the welcome she has received as a new resident to the Bay. Those of us who were there, sitting on the sand as the sound of the music mingled with the sound of the waves, feel just as grateful to her. A true experience of whanaungatanga.

### Matariki 2022

24 June will see the first time Matariki is celebrated as a public holiday. A series of events will be held in Pukerua Bay, culminating on 2 July. For details, see your next issue of Korero, or go to the Pukerua Bay Hub Facebook page: facebook.com/PKBHub

# Your local councillor

# Josh Trlin, councillor for the Northern Ward / Pukerua ki te Raki



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Kia ora! My name is Josh Trlin. I'm one of your local Northern Ward councillors and I want to hear from you.

- Have an idea to improve our city?
- · Concerned about an issue within our community?
- · Want to know more about the work your council is doing?

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· Got a problem you need council help to solve?

Drop me a line and let's have a chat.



JoshTrlinPorirua josh.trlin@labour.org.nz 027 374 0114



## A community in transition

As other writers in this issue discuss, the Pukerua Bay of 10 years' time is likely to look very different to the village we all know and love today. While you may understandably be concerned about the impact of changes such as higherdensity housing, taller buildings, and large new developments nibbling at our borders, a growth in the size of our population can also offer a range of exciting new possibilities – including the ever-increasing feasibility of turning our community into an official 'transition town'.

### What is a 'transition town'?

'Transition' is a movement that has been growing since 2005. Community-led Transition groups are working for a lowcarbon, socially just future with resilient communities, more active participation in society, and a caring culture focused on supporting each other. Their approach is based on the Transition Principles <u>transitionnetwork.org/about-</u> <u>the-movement/what-is-transition/</u> <u>principles-2/</u>.

In practice, these groups are using participatory methods to imagine the changes we need, setting up renewable energy projects, re-localising food systems, and creating community and green spaces. They are nurturing the Inner Transition of the cultural and mindset changes that support social and environmental change. They are sparking entrepreneurship, working with local councils, building community connection and care, repairing and re-skilling.

The community level of scale has huge potential to influence change and is a crucial part of developing and guiding social and economic systems toward sustainability, social justice, and equity. There is an increasing recognition that top-down approaches are not sufficient to affect change and need to be combined with community-level responses.

It's an approach that has spread to over 48 countries, in thousands of groups. One of the key ways Transition spreads is through telling inspiring stories. That's part of what we hope to do in future issues – inspire you with some thoughts about what Pukerua Bay, the Transition Village, could look like and feel like, for all of us. In the meantime, if you'd like to do your own research, check out the global hub of all things TT at **transitionnetwork.org**.

Nā Nikky Winchester

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## Pukerua Bay ANZAC commemorations, 2022

You are warmly invited to take part in this year's ANZAC commemorations.

8.00 am	<b>'Stand to'</b> at the RSA Clubrooms, 5–7 Wairaka Road, followed by light refreshments.	
11am	<b>Community Remembrance Service</b> , Pukerua Bay School and Community Hall, Rāwhiti Road.	
11.30am	The RSA Clubrooms will be open for companionship and refreshments.	
Noon	Wreath laying ceremony at the Wall of Remembrance, Whenua Tapu Cemetery, Airlie Road.	

#### We will remember them

E kore rātou e kaumātuatia Pēnei i a tātou kua mahue nei. E kore hoki rātou e ngoikore Ahakoa pehea i ngā āhuatanga o te wā. I te hekenga atu o te rā Tae noa ki te aranga mai i te ata. Ka maumahara tonu tātou ki a rātou Ka maumahara tonu tātou ki a rātou. They shall grow not old, as we that are left grow old. Age shall not weary them, nor the years condemn. At the going down of the sun, and in the morning, We will remember them. We will remember them.

"For the Fallen" by Robert Laurence Binyon (1869– 1943), published in The Times on 21 September 1914



## COME ALONG AND JOIN THE PUKERUA BAY RSA & COMMUNITY CLUB

- OPEN: 4.30 11PM THURSDAY AND FRIDAY 4.30 – 8PM SATURDAY
- WHERE: 5-7 WAIRAKA ROAD

For more information, email **pukbayrsa@gmail.com** or call 04 239 9083. Facebook: **Pukerua Bay RSA and Community Club** 





www.manaakilegal.co.nz

## Aroha mai, aroha atu – caring for one another

#### Next issue

The theme for the next issue is **climate change**. We welcome your contributions of stories, photos, poems, or articles and notices of community events.

Kōrero relies upon its advertisers and sponsors to keep going. Please get in touch if you're interested.

The copy deadline for the next issue is **15 May**. Our email address is <u>newsletter@pukeruabay.org.nz</u>

Korero News and stories from Pukerua Bay

And a second
Greedy and Co.
Reser

98 Rawhiti Road, Pukerua Bay

Hours 8am-1pm (Tuesday - Saturday) Coffee, Homemade Baking & Pies

#### Our team

*Kōrero* is brought to you by Kate Dreaver, Jonathan Harker, Anne Johnston, Iain MacLean, Moira Lawler, Nikky Winchester, and Mel Galletly. It is supported by the Pukerua Bay Residents' Association and by all our valued contributors, sponsors, and advertisers.

### Advertising and sponsorship

*Kōrero* comes out approximately every eight weeks. We need your support to keep it going. Please consider donating or placing paid advertising.

Advertising rates for **five issues** start at just \$50 for a local listing (see below); \$80 for a card-sized ad; \$160 for a halfpage ad; and \$220 for a full-page ad.

Advertising rates for **one issue** are \$20 for a card-sized ad, \$40 for a half-page ad, and \$60 for a full-page ad.

You can **sponsor** an entire issue for \$300.

**Community notices** are very welcome, but please consider a koha.



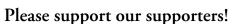
OUR SKINK: The image of the Whitaker's Skink on our banner, and in the Residents' Association logo, was created by local artist, Pauline Morse.

### Pukerua Bay Community website and directory

The Pukerua Bay community website **<u>pukeruabay.org.nz</u>** holds lots of useful information, including a local business directory.

You can download a PDF of *Kōrero* from the website at: **pkb.nz/korero** or via this QR code.

If you have suggestions for the website, please email: <a href="mailto:newsletter@pukeruabay.org.nz">newsletter@pukeruabay.org.nz</a>



Mark Minenkoff	Registered electrician	027 449 4651
McClean Electrical Services Ltd	Registered electricians	027 306 7119
Gabriele	Piano and marimba lessons	021 073 4386 uriele@urielepianomusic.com
Denise Uschmann	Ti Kouka Yoga	022 392 0877 <u>tikoukayoga@uschmann.ch</u>

Events calendar		
25 April:	ANZAC service, 10.00–11.00 am, Community and School Hall, Rāwhiti Rd.	
27 April:	Workshop on the Northern Growth Area Structure Plan, 7.30–9pm, Community and School Hall, Rāwhiti Rd.	
10 May:	Residents' Association meeting, 7.30–9.30pm, RSA, Wairaka Rd.	
14 June:	Residents' Association meeting, 7.30–9.30pm, RSA, Wairaka Rd.	
2 July:	Community celebration of Matariki.	
To list an event in the June issue, please email <u>newsletter@pukeruabay.org.nz</u> by <b>15 May.</b>		





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