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13th June 2017

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Issue 347

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After being made aware that some people don't realise that Oamaru has a bus service. I started to ask some customers, to my surprise, most were not aware. So, have decided to place the timetable on page 7. Hoping this will help those that cannot drive get around town. Winter a time for hibernation? Going to work in the dark and home in the dark - only if you are a bear... Help keep yourself sane by getting out as often as you can when the sun is out.

Until next week - Regards, The Telegram.

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Mud and more mud....

plus soggy leaves. After the rain last week, lawns are holding a lot of moisture, needing as much sun and airing as possible to firm them up again - raking leaves off grass is a must. Miles of wet leaf cover will be

blocking much needed light and in shady areas, grass may rot away. Soggy leaves are perfect for adding to compost.

Roses: I picked the last bunch of Summer Roses this week. The rain dealt to most still in bud which I remove from bushes and the ground. The fungus Botrytis Cinerea requires cool wet weather to thrive and can wreak havoc among plants susceptible -like Roses, Azaleas and bedding plants. We need hard frosts to take care of fungus and bugs. I spray Lime Sulphur first, which defoliates bushes, then wait several weeks before spraying Champion Copper and Conqueror Oil - usually leaving this second spray until after I have pruned in July. New seasons, bare rooted Roses have arrived in Garden Centres - prepare ground by digging in old stable manure or bagged Rose mix. If planting a Rose in the same place a Rose has been growing, you will need to remove most of the soil and replace with soil from another part of the garden - disease is transferred very quickly from one Rose to another. Roses planted at this time of the year are less likely to suffer from planting stress.

Last week I mentioned a few new seasons trees available locally and worth selecting - I continue with more below.

For large gardens: Fraxinus (Ash) deciduous fast growing attractive shade trees 5m high in 5 years, (est) height 30 m. Golden Ash / Claret Ash and pendula weeping Ash.

Fagus (English Beech): beautiful deciduous shade trees or hedging, 4m in 5 years (est) 30m, fagus sylvatica purpurea attractive wine leaves, Fagus sylvatica, fresh green.

Crataegus (hawthorne) Paul's scarlet, deciduous 3m in 5years, est 6m, very hardy displaying full clusters of dark pink flowers in November.

Ginkgo biloba: Deciduous, colourful, unique foliage, Pest and drought resistant mature height 13-20 m / mature width 12m, one for a shelter belt.

Smaller gardens: Gingo jade butterflies: unusual deciduous, dwarf - slow growing vase shaped tree, jade leaves. 3m high 2m wide.

Gleditsia emerald cascade: A very attractive weeping form, smaller growing making an ideal garden focal point. 2m high by 3m wide.

Cotinus Goggygria / Grace (smoke bush) large spreading Shrub - stunning plum coloured leaves, plumes of smoky pink flowers in Summer. Height 2m after 5 years / 3m when mature.

Michelia starbright: Very pretty, fragrant, evergreen large shrub with creamy-white blooms. Can be used for hedging or screening. Height 4m width 2m in 7/10 years.

Vegetable garden: Muddy conditions keep me off soil, so trenching manure/compost in will have to wait... well done if you dealt with this before all the rain. When the soil dries out a little here on the coast, plant Garlic, Shallots, Buttercrunch Lettuce plants, Broad Beans, and topweight Carrot seeds.

Fruit: Tamarillos, if lucky enough to have these in your garden, they will be hanging like jewels from almost bare branches - such a treat at this time of the year. Because the plants do not make hardwood, they are frost tender - but here on the coast in a sunny location, they ripen and are ready to pick now. Tamarillos will grow from tip cuttings - a bush will last for a decade if protected during Winter and prefer to be outside - not in a glass house.

Lemon "Meyer" are cold hardy and will fruit all year. If planting a new plant, remove all flowers and small fruit for the first 3 years to get branch work established, then it will produce for

years... Plant where they get afternoon sun, feed with citrus food in early Spring and early Autumn.
 NZ Cranberry(Myrtus ugni) has a taste combination of Strawberry, Pineapple and Apple - my Grandchildren pick and eat them when ever here. A small evergreen bush very fragrant when fruiting - can be hedged.
 Cheers, Linda.

The Disability Information Service

The Disability Information Service has a wide range of equipment and aids to support you in daily living, from handi-reachers, toe washers, walking sticks, shower chairs, walkers to sock aids - the list goes on! All at not-for-profit prices. We also have a great continence product service with free delivery of product to your home. As well as providing free disability and health information and advice.

We are in Oamaru on Thursday 22 June, 10am – 3pm, at the Te Whare Koa, 19 Frances Street. Working alongside the Te Kākano Nurse-led Clinic, with Nurse Practitioners who provide free primary care.



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Aged Services

Age Concern Waitaki, 100 Thames St, Oamaru 434 7008

Budget Advice

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Celebrant

Maryan Coleman, maryancoleman47@gmail.com 437 2929 021 027 05033

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Ron Sim Chiropractor 23 Eden Street, Oamaru 434 8784

Citizens Advice

Citizens Advice Bureau North Otago 434 9743 or 0800 367 222

Counsellor

Amanda Acheson, NZCCA 027 521 1187

Kaye Mattingley, DipGrad Otago. NZRSW. MANZASW 434 1188

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Oamaru Adventure Park Report

The 'Oamaru Adventure Park Report', commissioned by Council, describes how the local economy could be boosted by creating business ventures such as a zipline in the Oamaru harbour area.



The 69-page report includes comprehensive information on the Waitaki district, including information on current visitor numbers (both nationally and locally), visitor nights, existing tourist attractions and what else could be considered from an economic development perspective.

It suggests that development in the Oamaru harbour area could be phased in a staged process with the first phase constructing a Quarry-to-Harbour Zipline. Other phases could include an adventure tower, aerial high ropes and a tower climb. Natural play areas for children, accommodation and event space are also discussed. Also included is information about Tourism Waitaki's 2025 Strategy, and identifies key stakeholders.

The report also demonstrates how new ventures such as a zipline will attract greater numbers of visitors and tourists, and with more attractions on offer, they are likely to have longer stays in the district. It is expected that there will be a high level of interest in the proposed zipline from potential investors.

A full report can be located on the Waitaki District Council website <http://www.waitaki.govt.nz> search for "Oamaru Adventure Park Report". Views from the community and stakeholders will also be sought during Council's 2018-28 Long Term Plan consultation

Wednesday 14th

Community Diary

Afternoon Social Housie. 1.30pm St John, 21 Exe Street. All welcome. Relaxed session using counters. Graeme 437 2220.

Cancer Society Support Group Meeting, Held at Community House Meeting Room, 100 Thames St at 10.30am. All welcome.

Excelsior Petanque Club Day, 1pm. Ph. 437 1590 or 437 0388.

Eveline Indoor Bowls 7pm at the Centre. New members always welcome. Ph 437-2471.

N.O. Patchers & Quilters meeting - St. John's Hall, Exe St. at 7.30pm. New members welcome. Ph. Helen 434 5680.

Parents Centre Playgroup (0-6yr) 10am, Salvation Army Hall. Everybody welcome.

St Patrick's Indoor Bowling Club, Centennial Park, 7pm. Ph. 4347196

Waitaki Community Gardens Working Bee, 1-3pm. Volunteer and take home fresh vegies! Ph. Ra 021 115 4884.

Weston Indoor Bowls, 7:30 Weston Hall Ph. 4348281.

Yankee Bowls 1:30pm, Centennial Park. Fun bowls for everyone. Ph. Bob 437 1704 or Gilda 437 2471.

Thursday 15th

Awamoa Indoor Bowls Club at 1:30 pm, Awamoa Bowling Pavilion Towey Street. Contact 434 5061

Diabetes Walking Group -meet at Chelmer St Gardens carpark 10.30am. Ph Jan 437 2348.

Kakanui Playgroup 9am-12pm, Kakanui school. First 3 visits free.

Mainly Music - pre-schoolers/parents. 10am Oamaru Baptist, 14 Sandringham St. \$3. Ph Angela 437 0911. mainlymusic.org.nz

N.O. Asthma Society Respiratory Exercise Class, 10am, St John Hall Lounge, Exe St. Ph. 434 3202.

St Paul's Thrift Shop open 10am - 2pm.

Friday 16th

AA Meeting, Orwell St Chapel, 12 noon. Ph. 432 4191 or 437 2928.

Saturday 17th

Meadowbank Community Stadium Bowls, 14 Conway St, 1.15pm. all welcome. Ph. 434 0951.

Sunday 18th

Excelsior Petanque Club Day, 1pm. all most welcome. Ph. 437 1590 or 437 2557.

Oamaru Phoenix Bowling Club A.G.M. 10.30am, Oamaru Club :Lounge.

St Paul's Church, Coquet St, 10am. All welcome.

Oamaru Farmers Market - Fresh, local produce, coffee, hot food. 9.30 - 1pm, cnr of Wansbeck & Tyne St.

Monday 19th

Happy Scoundrels, over 55 10pin bowling 12.45pm, Galleon Complex. Ph. Mike 437 0224 or Garry 434 1463.

Interested in learning to shoot .22 target rifles? Come to the Tokarahi Rifle club indoor range. Tokarahi Hall at 7-30pm.

Kakanui Playgroup 9am-12pm, Kakanui school. First 3 visits free.

Oamaru Ordinary Cycle Club inc AGM 7:30pm, Scottish Hall, Tyne St. Ph 03 4348285 or oamaruordinary@gmail.com.

SeniorNet Oamaru - Computer, devices and help session services. 10am, 2 Trent St, for joining phone Dorothy 434 7278.

Tokarahi Spinners & Weavers meet at the Tokarahi Hall at 10am. Ph. Christine 434 2223.

Woodturners, 1pm @ Clubrooms, Oamaru Racecourse. More info Ph. 439 5795.

Tuesday 20th

AA Meeting, Orwell St Chapel, 7.30pm. Ph. 4324191 or 4372337.

Age Concern Gentle Exercise Programme for over 60's Orwell St Chapel Hall, at 1:30pm contact Heather Ph. 437 2404.

Arthritis Peer Support Group, Star & Garter, 10.30am

Barnardos Kidstart Playgroup 9-12noon for preschool children & parents, St Mary's Anglican Church Hall, Bring morning tea.

Diabetes Walking Group, Chelmer St Gardens carpark 10.30 am. Everyone welcome. Ph Jan 437 2348.

Justice of the Peace, available every Tuesday 11am-1pm, W.I.N.Z building, Coquet st.

Meadowbank Indoor Bowls, 7pm at the Centre, Centennial Park, Ph. Noel 437 0217 or Bob 437 1704.

Oamaru Club Indoor Bowls 7-9pm every Tuesday, at Oamaru Club Hall, 32 Severn St, Ph Maria 439 5240.

Oamaru Garrison Band Practise Nights, Band Rooms, Cnr Severn & Isis St at 7.30pm. All players most welcome.
St Paul's Indoor Bowls, 2pm Church Hall. Ph. Mike 434 6722.
U3A Waitaki - talk/discussions at St Johns Hall Lounge, 2-4pm. For more info Ph. Linda 434 6613.

Up & Coming

N.O. Cancer Society Quiz Night, Northstar, Mon June 26th at 7pm. 6 people per team, \$5pp. Ph. Lynda 027 434 3585.
O.C. Inc Outdoor Bowls Section A.G.M., held at O.C. Inc, Monday 26th June, 7pm. members your attendance is momentous.
Maheno Bowling Club A.G.M., Clubrooms, 2pm, 25th June. All welcome.

North Otago Cancer Society - Quiz Night; Northstar, Monday, June 26th 2017, 7pm. Max 6 people/table \$5pp. Ph 0274343585.
Glenavy Women's Institute has organised a public meeting to look at **keeping our community safe**. WHEN: June 21st 2017 at 7.30pm, WHERE: Glenavy Hall. All are invited to come and listen to Rob Coleman from Neighbourhood Support. WHO ELSE will be there: Police & Fire Brigade

Pop up Market, Oamaru Sat 1st of July, 10am next to Victor Nelson's Cycle shop. re-vamped furniture, jewellery See you there!

What's happening at Weston Playcentre?

Last week the children at Weston Playcentre had a lot of fun celebrating Queen's birthday. We had a tea party where many drinks were enthusiastically poured into the little cups. After that the children had lots of fun having a go at making their own butter by shaking some jars filled with cream. It took a long time and there were some sore arms (including some of the parents too!) but eventually we had some butter to spread on our bread. Just as



well too because the children were very excited about preparing their own fairy bread for the tea party, what a treat! The grand lady herself even made an appearance and we sung her happy birthday and presented her with her very own birthday cake. The children also enjoyed making glittery crowns and beautiful jewellery to impress our special guest. Happy Birthday QueenieJ. If you and your child would like to join in the fun, come along to Weston

Playcentre for 3 free visits, Tuesday – Friday 9-11.30am (during the school term). We'd love to see you there.



Nicola Mountain presenting a donation from the Zonta Club of Oamaru to Tony Dudley for Orwell Street Counselling to assist women who need help with payment for addiction counselling. The money was raised from fundraising activities including the sale of Entertainment books.

Quick and easy Jam Biscuits.

200gr butter - softened, 1/4 cup Icing sugar, 1.3/4 cups plain flour, 1/4 cup custard powder, 1/4 cup jam.

Preheat oven to 170C and grease or line a tray with baking paper. Mix butter with icing sugar until smooth. Add remaining dry ingredients and mix thoroughly. Roll heaped tsp sized balls of dough and place on tray. Use the handle end of a wooden spoon to press into centre of ball, stopping before it touches the bottom. Fill centre with jam of your choice. Bake for 15-20mins until pale golden.



Oamaru Beautification Trust donate two new park seats

A collaboration between Waitaki District Council and the Oamaru Beautification Trust has resulted in two park seats being donated for people taking in the views at King George Park.

Parks Officer Mike Kwant says the seats will complement other seats that have been installed in various Oamaru parks including Cape Wanbrow and Friendly Bay. "This generous donation means that Oamaru has more seating in popular parks and reserves where people can relax, watch sporting events and take in the harbour views," says Mr Kwant.

The simple yet durable and attractive Kwila seats at King George Park, constructed and installed by Downer, are similar to others at Cape Wanbrow and Lookout Point. One seat is located next to the Union Cricket club rooms where people can watch cricket matches as well as having harbour views. The other seat is adjacent to the Harbour View Rest Home, giving residents easy and convenient access where they can enjoy the views of the park.

There are other parks where additional seats can be donated. Should anyone be interested in making a donation they can contact Council staff.

"If anyone is interested in donating a seat for Cape Wanbrow, the Learn-To-Ride bike park at Friendly Bay or the Oamaru Public Gardens we would like to hear from them."

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Wanted

Books - always buying at Oasis Oamaru, 10 Harbour St. Ph.434 6878.

Tools Wanted - Tradesmen, Carpenters, General Gardening - everything considered. Ph. 021 450 405.

Garage sale

Combined Garage Sale, Saturday 17th, 9am. Start of Ettrick St, good variety of items.

Saturday 17th top end of Eden Street. 9am - 1pm. Lots for everyone

Situations Vacant

Sport Waitaki; We have a unique opportunity for a community minded and enthusiastic person! Oamaru's Gentle Exercise Programme is looking for a new seated exercise instructor. Remuneration is minimal but this role gives back more than money can buy-and a delicious afternoon tea! 1 hour per fortnight of seated yoga, tai chi or sit dancing. Get in touch with Rhiannon at **Sport Waitaki for more details, 4349379, 0294349379 or sportwaitaki@sportotago.co.nz**

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Monday to Friday		Fare \$3		
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	Toward Street	10:10am	12:10	2:40pm
	Iona Home	10:15am	12:15	2:45pm
	North End Shops	10:20am	12:20	2:50pm
Arriving	Hospital	10:30am	12:30	3:00pm

All enquiries to Whitestone Taxis 434 1234



Wendy Eckhardt (soprano) and Bruce Albiston (baritone), were the performers at the June Oamaru Opera House Lunchtime Recital, accompanied by June Cameron on Piano.

Classified Adverts

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A REAL ESTATE UPDATE

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Oamaru

GETTING PROPERTY FIT

If you want to improve your general fitness, you need to get out and exercise. If you want to be a successful property investor, you must work at it. Here's what you need to do to become property fit and become a successful property investor.

Mindset

Property is expensive: you generally must have the deposit to put towards the purchase price. For an owner occupied home this being in the vicinity of 20%. However, there are different lending rules for an investment property and a 40% deposit is required, therefore you will need to borrow money from the bank of up to 60%.

There are exemptions to the LVR restrictions, which are applicable to both investors and owner-occupiers.

The exemptions include new builds, bridging finance, re-financing existing high LVR loans, and funding for non-routine extensive repairs due to natural disaster or weather tightness issues.

Deposit

Bottom line work hard and save, save, save. Borrowers with owner occupied and investor collateral can use the combined collateral exemption to obtain finance up to 60% of the value of the investment properties and 80% on their owner occupied property.

Bank

This is the most important partnership in your quest to become a fit property investor. You could be asking your banker to lend you 60%. You need to convince your banker that you have a track record of steady employment and saving so they will feel confident in lending you the money, knowing you have a culture of saving and working and being able to make the monthly mortgage payments.

Establish a team

As a property investor, your team should be made up of a banker or mortgage broker (assist with finance), real estate agent and property manager (assist with buying and managing property), lawyer (assist with purchase contracts and settlement), and accountant (assist with tax and structures and cashflow with tax savings). Negotiate on the purchase price of a property but don't skimp on the costs of the services of your team. If you don't get the right advice it could cost you thousands.

Research

Not all markets and properties perform the same. You need to understand how demand and supply works and look for areas that are in high demand with low supply. These are areas where the bulk of people want to reside, they are usually close to the centre of major cities with transport links, good schools and shops.

You will need to meet with your accountant before you exchange a contract so that he or she can explain how negative gearing will impact your cash flows.

Find the right manager

Once you have settled on the property, you need to secure ongoing cash flow by sourcing the right tenant and ongoing management of the property. The best property manager will manage your property on your behalf to ensure rents are collected on time, minor repairs and complaints are handled on your behalf giving you peace of mind.

For expert advice on all things real estate, call the team at LJ Hooker Oamaru on 434 9014 today.

Introducing.... Lynn Stevens

LJ Hooker Oamaru is pleased to welcome the newest member of our team – Lynn Stevens.

After 20 years Lynn has returned to Real Estate and excited to be selling property at a time when Oamaru is thriving.

Eight years in the hospitality industry demonstrates Lynn's dedication to customer service and satisfaction. She is now keen and eager to help with all your real estate requirements.

Lynn is reliable, savvy and energetic, but most of all she is down to earth, friendly and trustworthy.

Call Lynn at LJ Hooker Oamaru on 027 710 6989 or email lynns@ljhoamaru.co.nz

She is ready to listen and DEDICATED TO RESULTS!

