

ISSUE 03. JULY/AUGUST 2016

# Central Park NEWS

LOCAL BUSINESS IS OUR BUSINESS



West Auckland Business Hall of Fame Inductees  
John Barnett and Joe Babich

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# FROM THE TOP



## Taking stock

I hope the purchasers bring their skill, knowledge and employment to the West... it's a great place to do business.

Taking stock of being the Chair of CPBA over the last six months, it's a good time to reflect on what has been achieved in such a short time frame. 83 members have joined, a win in the advocacy stakes, the volunteer board settling in well, MOU signed off between CPBA and RBA. I had no idea what I was getting myself in to! I have learnt so much! and am thankful for the opportunity.

We are currently working on the Constitution overhaul and thank Nicole (board) and Anita (Corban Revell) for their time and energy on this. Our Hostings will commence shortly, starting with an informal get together in September, date, venue and times will be sent to you via email. Also CPBA has been invited to join West Auckland Business Club (BA5) to two combined formal hostings a year, and CPBA will put on a further two formal hostings per year by itself. This will give our members the opportunity to network in formal and informal settings with like-minded business people.

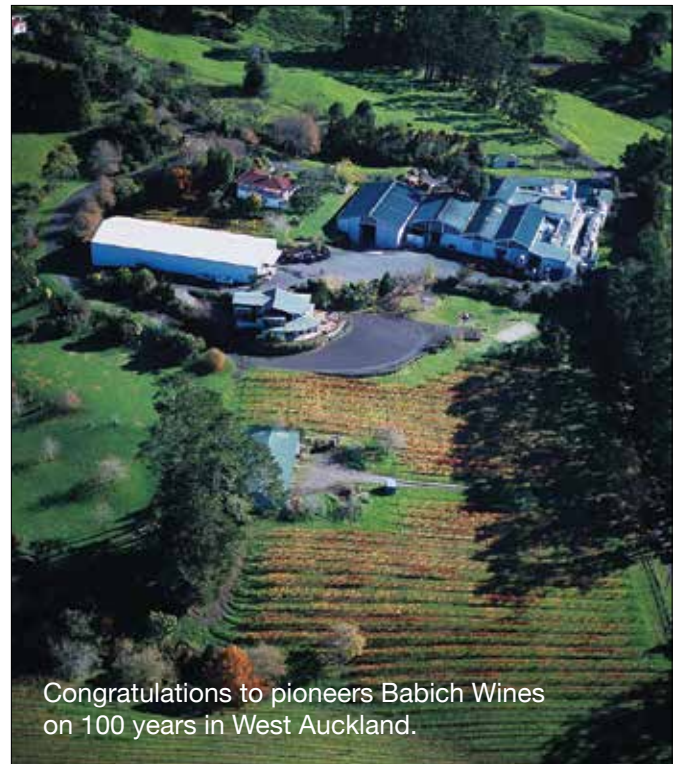
I look across the road from us and contemplate what business might be attracted to the land that's for sale on the corner of Lincoln Rd and Central Park Drive (the old orchards). I hope the purchasers bring their skill, knowledge and employment to the West... it's a great place to do business.

We wish Garry Bates all the best and a speedy recovery from his operation; we hope he's back on deck in the next 3 weeks. If you're wanting to become a member email me on [johns@davisfunerals.co.nz](mailto:johns@davisfunerals.co.nz) while Garry is recovering.

As this winter cold snap continues I look forward to a well-earned break, and will be disappearing for a month into the warmth of the summer sun in Croatia.

Let us know if there's anything happening in your area by phoning, emailing, sending photos to us - we can place them in this magazine or on the website and Facebook.

John Schipper  
Chair CPBA  
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Congratulations to pioneers Babich Wines on 100 years in West Auckland.

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**West City Kia**



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West Auckland Business Hall of Fame 2016 Inductees  
John Barnett ONZM and Joe Babich ONZM



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## 'The Goods' from Garry

Garry Bates,  
Business Development Manager

It's been an eventful July for me, currently on leave for the month following a successful operation, followed by two weeks in Auckland Hospital, then down to Cambridge with friends to convalesce for a further two.

Also, finally, I'm out of The Falls after a very lengthy period of legalize with Auckland Council, as the Hotel stands on public land and the ensuing issues we faced with the new lease. Now the wonderful new owners can really get their feet under the desk...Watch this space, some good things will happen there.

You won't see my smiling face with delivery of this magazine, but I will be back for the next publication...We now have 80+ Members with a number of businesses looking to come on board in August

Welcome to all our New Members.



The Falls

## Email Marketing through the CPBA/RBA

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## Major events at the Trusts Arena in August:

### Saturday 20th August - Shreya Ghoshal Concert

Shreya Ghoshal is an Indian playback singer, best known for her Hindi film songs in Bollywood.

She is a young musical sensation who has mesmerised the Indian diaspora with her songs in many Indian languages.

### Saturday 27th August - Shin Concert

Shin is a Taiwanese singer, songwriter and actor. Shin is noted for his wide vocal range and extremely powerful voice which is lacking in Mandopop. Shin is also renowned for his high screams while singing rock songs.

### Tuesday 30th August - 17 Concert

Seventeen also stylised as SVT, is a South Korean boy group formed by Pledis Entertainment in 2015 and has been obtaining tremendous success amongst rookie groups.

Their first EP 17 Carat also made its way to Billboard's 10 Best K-Pop Albums of 2015, the only rookie album on that coveted list.

The boys have since performed in two sold-out concerts in Seoul this year and are set to make even more waves in Asia and the rest of the world.

For more details of major events visit the trust Arena website which is updated each day - <http://thetrustsarena.co.nz/>



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Left to right: Hall of Famers - John Barnett ONZM, Peter Babich MBE, Sir Robert "Bob" Harvey KNZM QSO, Bryan Heron MNZM, Philip Revell, Patricia Heron, Joe Babich ONZM, Jakov "Jim" Delegat, Ross Dallow MNZM QPM NZSSM (Erebus), Sir Graeme Douglas KNZM MNZM FPS, Sir Kenneth Stevens KNZM

## Always Ahead of the Game - West Auckland business leaders celebrated at Hall of Fame

**Two local business people were inducted into the BNZ West Auckland Business Hall of Fame by the Deputy Prime Minister Bill English at a recent luncheon at The Trusts Arena. Joe Babich, ONZM, of Babich Wines and John Barnett, former CEO and Chair of South Pacific Pictures, were acknowledged for their outstanding contribution to business that extends beyond their West Auckland bases. Each laureate has a story of boldness, initiative, innovation and success contributing greatly to their specific communities.**

Babich Wines is celebrating its 100th anniversary. It was in 1916, when the legacy of fine wine making started with Josip Babich producing and bottling his first wine when he was barely 20 years old. Continuing the tradition and taking the strategic lead in 1996 is **Joe Babich**, Babich Wines' Managing Director and Director of Winemaking.

For more than 35 vintages, Joe has carved an international reputation for his stylish, finely balanced white and red wines and has been acclaimed as one of New Zealand's most talented and most respected

winemakers and wine judges.

Joe joined the business in 1958, and has revolutionised Babich's approach to winemaking. He along with his brother, Peter, have progressively modernised the winery, expanding the vineyards beyond Auckland to include Hawkes Bay and Marlborough. He identified the company's recently developed Irongate vineyard in Hawke's Bay as having the best potential to produce wines of the style and structure that had impressed him so much in Burgundy and Bordeaux. He has produced one of the first New Zealand chardonnays to

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Joe Babich ONZM receives his award from Deputy Prime Minister, Bill English



Babich Wines' founder Josip Babich



Hand Harvesting in the Hawke's Bay

be not only matured, but also fermented and matured on its yeast lees in barrels, enjoying spectacular competition success.

Joe's insight and ability have been officially recognised with a multitude of awards and accolades. He won the Winemaker of the Year Award at the New Zealand Royal Easter Show in 1994; was awarded the Sir George Fistonich Medal in Recognition of Service to NZ Wine at the NZ International Wine Show in 2013; inducted into the New Zealand Wine Hall of Fame at the 2015 Royal Easter Show Wine Awards and made an officer of the New Zealand Order of Merit for services to wine making. The highlight of his career was in 2012 when the Babich brand was named in the 'Top 50 World's Most Admired Wine Brands' by Drinks International magazine.

Under his helm the company has become one of New Zealand's leading wineries producing wines for sale in New Zealand and for exporting to 35 countries around the world. A true legend indeed.

On the other hand **John Barnett** has been the driving force behind some of NZ's landmark television dramas and feature films. Having produced five of New Zealand's top 10 grossing feature films (Whale Rider, Sione's Wedding, Sione's 2: Unfinished Business, Footrot Flats: A Dog's Tale and What Becomes of the Broken Hearted?), his success lies in recognising a good idea, and then topping it with good creatives and lets them wheel his projects.

As New Zealand's most prolific producer, Barnett's producing career began with children's television serial The Games Affair in

1974, followed by a trio of documentaries profiling New Zealand writers including a rare screen interview with Janet Frame. Barnett moved to managing talent, most notably that of John Clarke and Fred Dagg, at a time independent productions were mushrooming. Middle Age Spread in 1979 marked the beginning of his career as a solo feature producer and the rest, as they say, is history. He went on to working on local as well as foreign productions including finding finance and contributing to the marketing efforts of hits like Footrot Flats and Whale Rider. A thinking man, he has also been a voice of NZ Film Commission policies; involved in the distribution of film, television and video material; and development of local multiplexes and cable channels Like Rialto Channel.

Barnett has spearheaded South Pacific Pictures for almost 19 years and the company's production, which includes the longest



Brothers Peter and Joe Babich and next generation, Dave Babich

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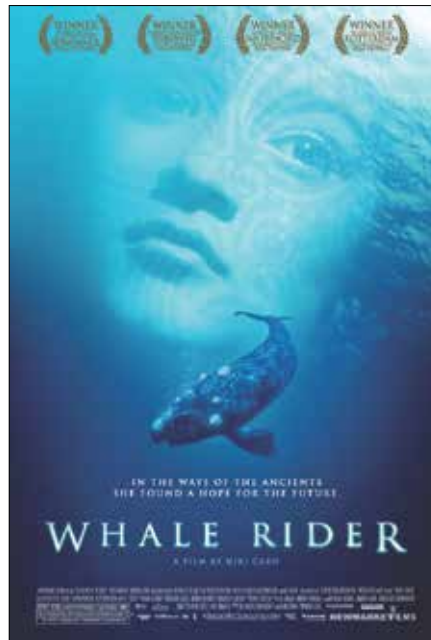
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John Barnett ONZM, receives his award from Deputy Prime Minister, Bill English

running drama and soap opera Shortland Street, has contributed as much as 40% of local television. Back to the future – he has recently moved on from his role as Chair at South Pacific Pictures and returned to his roots as an independent film producer. One can only patiently look forward to his forthcoming projects Cleo and Tip Top Taj Mahal which he is currently working on with South Pacific Pictures.

A man for all seasons, his acknowledgements includes 2011 Aotearoa Film and Television Award, 2006 Air New Zealand Screen Award, 2003 Officer of the New Zealand Order of Merit, 2003 New Zealand Film Award, 2003 BAFTA Award, 2003 Australian Film Institute Award and 2002 SPADA Screen Industry Awards. He also has been awarded an honorary Doctorate of Commerce at Victoria University, for his contribution to New Zealand film and television. No wonder he



Shortland Street set

is the rock star of New Zealand film and TV production.

Last but not least, reinstated under the new title of "BNZ West Auckland Business Hall of Fame", all thanks to relentless efforts of West Auckland Business Club, Rosebank Business Association and UHY Haines Norton, to help continue this legacy of entrepreneurship, foster business success in the region and inspire generations to come. The sole purpose of the awards is to pay tribute to outstanding achievements of individuals who had a profound impact on the prosperity, growth, heritage, culture and community of West Auckland.

Supported by ATEED, BNZ West Auckland Business Hall of Fame will be an ongoing annual premier business event to mark the milestones of its inductees. We look forward to the next gathering of our business elite.

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## Doing business in the Concourse with Jetpatcher

**Eight hundred metres from the Lincoln Road off ramp on the North Western Motorway is The Concourse. Jim Turnbull, Director of Jetpatcher Corporation, affectionately reminisces over the history of Jetpatcher and its presence in The Concourse.**

In 1987, Jim built the first Jetpatcher road repair machinery unit. 29 years later and more than 550 machines in service around the world (Australia, England, Mexico, Africa, Thailand, and more), Jetpatcher machinery is continuing to prove that it is 'simply a better way' of repairing roads. With just a driver and an operator one Jetpatcher machine can replace a complete road repair gang. The machine provides a cost-effective way of maintaining the wearing surfaces of asphalt roads, car parks, footpaths, industrial areas including repairs of pot holes and crack seals.

A family business, tucked away at the end of The Concourse, Jetpatcher moved in the area some 20 years ago. Jim recalls upto 200 cars doing burnouts at times on The Concourse and the police arranging to keep vigilance from his office for several nights. Since then signs have gone up prohibiting light vehicles in the area in the night. A heavy industrial part of the west, where the biggies of yesterday (like Alloy and Sensation yachts) have thrived and disappeared, displacing as many as 400 staff members; life has moved on here in The Concourse with nearly full occupancy.

According to Jim, one of the issues gripping The Concourse early on was



increased council rates compared to other areas. At the amalgamation of Auckland City Council, some 50 odd businesses in the area had been paying higher council rates. Collectively a petition was filed along with the Central Park businesses in opposition to the higher rate. Represented by Lawrence Ponniah of Corban Revell, Jim acknowledges that their voice was slowly being heard and rates have come gradually to a level of fairness. So impressed was the council on one of its visits to The Concourse, where 80% of the businesses turned up to unanimously voice their opinion against the high rates.

More street lighting and more dedicated lanes to the transfer station are some of the issues that require further attention. At times, traffic can be queued up at the transfer station posing as a potential hazard to regular commuters. Nevertheless,

close proximity to the new highway has made getting to work or back home a breeze.

Jetpatcher is truly a kiwi business with innovation at the core of its existence. Providing advanced solutions to its customers is in its blood. With a handful of staff, who have been with the business for as long as 20 years, Jim is fondly referred to as the 'King' of the business. Would they consider moving from The Concourse? The answer was very obvious in a gentle smile with its own nuance meaning.



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### West Market Update

By Deborah Dowling  
General Manager -  
ColliersWest Auckland

West Auckland is a hub of activity. More than around 60,000 new residents, 8,000 jobs and 20,000 new homes are destined to arrive here. Astute developers are snapping up land and delivering fresh ideas and new developments in New Lynn, Avondale up through to Kumeu.

It is no surprise that West Auckland is tipped as a major hot spot for investors and developers looking towards the future. With billions of dollars of infrastructure money coming to the West to improve roading and services, locals can expect to see even more activity and interest as growth continues.

We all know about Auckland's ongoing housing shortage. We need at least 14,500 new homes to be built every year just to keep pace with the city's population growth, 1,208 homes every month. The Productivity Commission has estimated a shortage of 32,000 homes.

The Hobsonville development will accommodate 3,000 new dwellings, which will take 10 years to complete. We need 11 more Hobsonvilles immediately and four or five more every year just to meet demand.

Colliers recently hosted our first West Auckland Property Forum Group, which attracted more than 160 people. There is a real appetite for information as the community experiences unprecedented growth in its backyard. This free event is scheduled to run on a quarterly basis and offers specialist speakers who will discuss the market and how it affects the West, its people, lifestyle and properties.

#### MARKET SNAPSHOT

##### Industrial

The industrial sector continues to be strong in the West with prime stock recording a vacancy rate of just 2.4% and average sale yields achieved of 6.54%. We expect this sales yield to reduce further over the next 12 months due to the continuing low interest rate environment coupled with the strong investor demand in this sector and location.

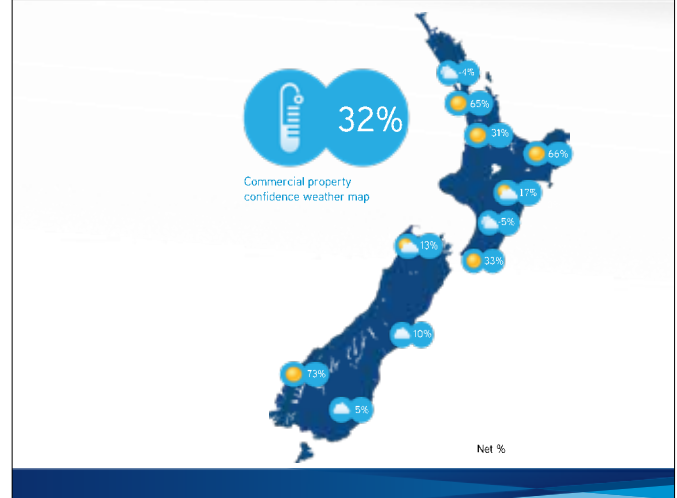
##### Office

Limited dedicated office space is a longstanding trend in the West and a reflection of the high proportion of owner-operated businesses. There is approximately 93,000 sqm of office space spanning across West Auckland, with the major hub in Henderson. Stride Property will add another 4,211sqm by the third quarter 2016, as Stage 2 nears completion. Already the majority of this space has been leased to either existing West Auckland businesses relocated to the new town centre or new businesses coming to the West.

Current pre-releasing of office space is driving strong tenant demand across the West, as well as the absorption of existing refurbished space pushing the vacancy rate down to just 5.5%. The average West Auckland prime office rent is now at \$240 per sqm,

### Commercial Property Investor Confidence

June 2016 - record high



well below the average metropolitan office rent of just over \$290 per sqm. This along with lower OPEX rates, is another strong attraction for incoming commercial tenants to the West.

##### Retail

Currently, West Auckland has approximately 210,000 sqm of retail space with a vacancy rate of just 4%. This figure will change dramatically over the next couple of years, as many more projects are planned or already under construction. Tenant demand for retail continues to be strong as retailers recognise the growing residential population who will need to be serviced.

As usual, investment stock is in high demand and we are seeing yields as low as 5.25% being achieved in prime product in West Auckland. With several new retail developments due to come to the market towards the end of 2016 and beginning of 2017, this figure could drop further as there is such limited stock across all of Auckland and demand from overseas and local buyers still remains extremely strong.

##### Unitary Plan

The Unitary Plan has been a long time coming but it is nearly upon us. By 19 August, the council is required to publicly notify its decisions on panel recommendations, at which point the appeal period will commence. Appeals have to be lodged by 16 September for consideration.

The new zoning provisions will influence the region significantly, especially where residential development is concerned. It projects 30-40% of growth to occur in Greenfield areas, which it discusses in the Future Urban Land Supply Strategy (FULSS). The FULSS has earmarked large tracts of land in West Auckland; including Whenuapai, Redhills, Kumeu, Huapai and Riverhead. This is reflected in the new proposed Structure Plan, just released for the Whenuapai area.

We are on the cusp of change and growth and now is the time to be doing your research.

For more information contact:

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**Level 1, NorthWest Shopping Centre,**  
**1 Maki Street, Westgate**



## Central Park Drive Road Markings and Roding Issues

Dr Grant Hewison  
Director, Grant Hewison & Associates

At the June meeting of the Henderson-Massey Board, Auckland Transport provided an update on the current status of various Local Board Transport projects.

This included identifying issues with Central Park Drive Road Markings and Roding as well as Actions and the timeframes for carrying out the actions.

ISSUE	ACTION	TIMEFRAME
The current Soljan Drive/Central Park Drive intersection lane arrangement (one lane widening to two at signals, narrowing to one and widening again close to Lincoln Road) is causing problems; drivers queuing in cycle lane, some drivers crossing centerline.	AT to re-think the lane lines and shorten the right turn bay to provide 2 continuous lanes from the new signals through to Lincoln Road.	In progress.
The new traffic signals don't need to be operational yet and they are causing some additional delays.  Please note that there was a detector fault on 11 April which would have triggered the side road phase too frequently and added to issues here. This has now been repaired.	AT to look into switching off for now. Alternatively lengthen the duration of trigger for right turn bay signal..	Completed. AT have increased the presence time of the detector loop at the right turn.
There is insufficient parking for businesses.	AT to review parking restrictions on Central Park Drive between Paramount Dr and Lincoln Rd to see whether some broken yellow lines can be removed. AT to advise how long it will take to complete this review.	Removal of cycle lane adjacent to Davis Funeral Home not preferred. Existing NSAAT restrictions on the northern side of CPD required due to narrow lane width. Consultation is progressing.
Drivers are encroaching into the cycle lane, putting cyclist at risk. It was suggested that the cycle lane be taken out and the wide footpath to be converted to a shared path.	AT to review with input from Walking and Cycling team.  Note that the planned road marking changes should help with this problem, it may be sensible to hold off making changes here until the road marking changes have taken effect.	With a shortage of resource with our contractor, which may bring delays the expected completion date to mid-July, rather than our previous promise date of mid-June.
Congestion for long periods of the day along Central Park Drive.  AT advised that this intersection is over capacity for long periods of the day during the week and on weekends. The signals have been set up to prioritise Lincoln Road as the regional arterial route. Lincoln Road and Triangle Road approaches also experience significant delays and AT need to prioritise the main road and the exit from the motorway.	Traffic Operations Centre staff have reviewed this and do not recommend changes at this time as it will result in increased delays on Lincoln Road. They have recommended a review following the proposed changes to road markings.	Closed
Question: Has the new road been vested and can it be accessed by the public?	Yes. The new road is vested and open	Closed
Question: Do AT have plans to run buses along Central Park Drive?	None are planned for the northern end of Central Park Drive, but new routes are planned for Lincoln Road from mid 2017. For further information see AT website.	Closed

Of particular concern is Paramount Drive - a busy road in the Central Park area. One end intersects with Central Park Drive whilst the other intersects with Lincoln Road, two very busy roads. The road itself is rather narrow; this is made worse because of vehicles parking on either one side or both sides of the road.

Safety is the biggest issue here, due to excessive road parking and various hazards on the road. There is a dip in the road and a somewhat blind corner where there is parking on both sides of the road. The road has a mix of commercial, industrial and residential use. The road is busy with foot traffic, general traffic and heavy transport traffic due to the mixed business use of Paramount Drive.

At the Lincoln Road end there is the Waitemata District Health Board along with Immigration offices and a retail food area. Couple this with the busyness of Lincoln Road and it's a problem with parking on both sides and people being unfamiliar with the area.

Paramount Drive also is home to a lot of major car dealerships.

Due to parking on both sides of the road, on some parts of Paramount Drive, it is difficult to exit business establishments safely as you can not see both left and right without nudging your car into the oncoming traffic.

There are often near misses. This is not helped by parking on both sides of the road, together with some vehicles parking on the grass/footpath occasionally.

With the areas of Paramount Drive where there is parking allowed on both sides of the road, often wing mirrors have been clipped.

It is good to see some attention being paid to these issues by Auckland Transport and the Henderson-Massey Board, but with increasing traffic, it is also important to move to solving these problems.