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Central Park NEWS

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FROM THE TOP



The Year Ahead

We need your help!

Greetings to you all, I hope you had an amazing time with your families and Santa was generous. I managed to get a week and a half break from work at our holiday home in Whangaparaoa, not so sunny but the break has recharged the batteries. Your Board is looking to steer CPBA through what will be a very busy and intense few months which will lay the foundation for the rest of the year.

As you all will be aware, CPBA is holding a Special General Meeting on Wednesday, 8 February at The Lincoln Green. The background behind this is that we, your CPBA board, were never opposed to a BID as discussed at the SGM on 7 December 2016; however we were opposed that we had no input into the process. CPBA and HLMBA have now found common ground and a way forward.

West Auckland business associations are very fragmented, and quite frankly working independently of each other is probably not the best for all of our businesses. We should have one voice.

Currently CPBA have 114 members paying a membership fee. From a practical

view, the activities that we undertake on behalf of our CPBA membership actually benefit around 600 businesses within the CPBA precinct. A BID would mean a fairer contribution by all the businesses and not just have a few contributing for the greater good.... It makes the playground more level!

The CPBA Board believes that the best way forward is to establish a one BID structure by a merger of HLMBA and CPBA.

Any proposal to support the establishment of a BID and or merger between CPBA and HLMBA can not, and will not, occur unless it has the support at the above meeting of CPBA members, and latterly with the HLMBA members, they will be holding their own SGM.

To Summarise

CPBA will hold a Special General Meeting at 4.30pm Wednesday 8 February 2017 at The Lincoln Green, and the purpose of this meeting is to consider:

1. Whether CPBA should endorse and support a planned Henderson - Massey Local Board BID establishment project, the boundary of which will include the CPBA precinct;

2. Whether CPBA should support and endorse a proposed targeted rate deduction of \$500 being included in the BID ballot and whether this would be made up of a flat rate of \$250 p.a. per property, with the remainder rated on the capital value of the property and the indicated budget for 2017/2018;

3. Whether CPBA should endorse and support a merger of the HLMBA and CPBA, with the objective of achieving the establishment of a unified BID for the greater Henderson/Lincoln Road/Central Park/The Concourse, and that the Board of CPBA is authorized to negotiate and conclude the arrangements for the merger prior to the BID ballot expected in March 2017.

I cannot stress enough how important it is that you attend. CPBA is at a poignant and very influential stage of its existence. Please feel free to call me if you would like to chat further about the BID Process.

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Cover: The Parex Industries team

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'The Goods' from Garry

Garry Bates,
Business Development Manager

Lincoln North Issues....

It was great to catch up with the Henderson Community Constable recently, Senior Constable Martyn Spear, who had set up a temporary office in the Lincoln North Shopping Centre.

There has been some concern with beggars and aggressive behaviour at Lincoln North Shopping Centre and social media have certainly made a meal of it.

A West Auckland beggar making up to \$150 a day confirmed a begging syndicate is active in the area, as seen in the media. The 'syndicate' tag is mostly a cooperative theme, ie warning each other when police are around, Martyn explained, not an organised ring as reported.

Martyn says, overall, it is completely safe, albeit a little confronting to some. There have been some issues, but those have been / are being addressed.

The process Martyn undertakes is that he tries to find out what the social drivers are to begging, do they have a home to go to, work out social support. From there, discuss the negative effect



on the centre, businesses and the people visiting.

If it continues, they are warned that a trespass order may be served. If ignored, then offenders are trespassed. Last resort if they continue to beg and intimidate, then arrest and facing court action may follow. Their behaviour cannot be tolerated, Martyn says, at the expense of those in the community.

Part of the problem, Martyn explained, is people giving them money - virtually all use the money for drugs and alcohol - they are quite honest about it. One person, recently from Northland, who had been 'dealt with' up there, Martyn added, received money and went around the corner to the TAB.

The general consensus is that it is safe to come to Lincoln North; if people are abused, threatened or intimidated then avoid the offender, do not give them money - Call the Police. Begging is not illegal, but the above behaviour is.



Senior Constable Martyn Spear with Garry Bates, CPBA

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Shout out to 'The Town Cryer' - Oyez, Oyez

Connecting communities so they can thrive is the mantra of the Western Leader.

Formed in the early 1960's at Stoddard Rd, Mt Roskill, the Western Leader moved to the John Henry Centre in Henderson in 1975 where they remained for over 35 years.

Now in the hub of West Auckland/CPBA business precinct at Waipareira Ave, this office is where they write, take photos and lay out all the local news stories you read and see in the newspaper. Anything you read and enjoyed - that was produced here in the west.

"Any mistakes or stories you don't like - we own them all," editor Rebecca Stevenson told CP News. "It's a big responsibility and it's not for the faint-hearted but we are always up for the challenge."

Western Leader does breaking West Auckland news for 'stuff.co.nz', and their office is also responsible for the Nor-west News. "We aim to be the voice of our community, telling our stories, celebrating our successes and highlighting things that aren't working as well as they could be," says Rebecca.

The office is divorced from the advertising side of the business so they're not influenced by the dollar, but highly motivated to make the content must-read, so eyes get on the Western Leader which includes the adverts.

"We take seriously the commitment

advertisers make to the Western Leader and by focusing on good journalism we believe we are making sure they will get good bang for their buck."

For those of you who remember, often you would see the Western Leader in their caravan throughout the 1980's at events and shows, unfortunately that is, until it was stolen. The iconic local paper has been synonymous with the development of The West for 50+ years.



When I owned Michaels Restaurant, the Western Leader resided upstairs in the 'Tower' of the John Henry Centre for the whole time Michaels was there. Previous Editors Pauline Caley, Geoff Dobson, Wally Thomas and Matthew Gray were regulars and I spoke to Wally and Matthew to reminisce for this article.

Wally Thomas, now Communications Manager at Auckland Transport, had this

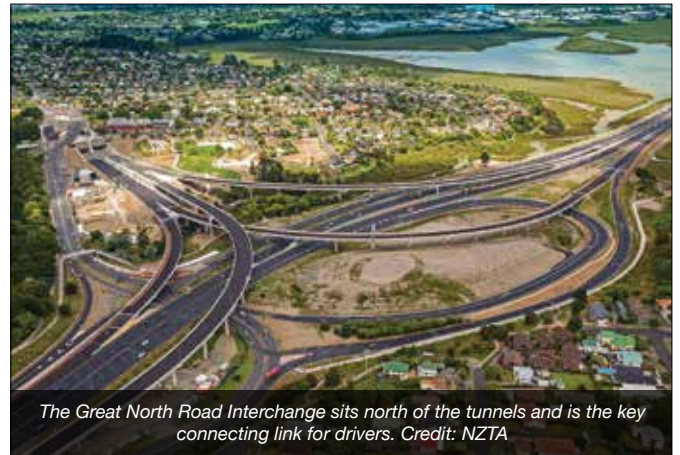
to say:

"The media landscape, and technology, has certainly changed. Those were the days when we still used typewriters, and a fax machine was a modern marvel!! And every desk in the office had an overflowing ashtray on it!! One thing that hasn't changed however is the Western Leader's primary purpose which was and still is to reflect the community, bringing useable news and information right into the home, every week. The Western Leader, over many years, has been central to building and celebrating the unique culture of 'the West'."

Matthew Gray - currently at the Waitemata DHB as Communications Advisor - was editor from 2001 until 2010, and went on to be Head of Content for its parent company, Suburban Newspapers. Matt talked about loving the sense of ownership the community had for the Western Leader - "people read and truly valued it," he said. "Westies are a parochial lot and it was therefore a great privilege to be part of the great little team that worked hard to keep them informed and gave them a voice."



State Highway 20 has been extended to connect to the tunnels and State Highway 16. Credit NZTA.



The Great North Road Interchange sits north of the tunnels and is the key connecting link for drivers. Credit: NZTA

Waterview Connection project - finishing faultlessly

With only a few months to go before the end, it's crunch time on the NZ Transport Agency's Waterview Connection project as the construction team work efficiently and safely to deliver a faultless finish.

2017 is a milestone year for the project as it marks the end for New Zealand's largest and most ambitious roading project ever - a 5 km, six lane motorway connection between State Highways 20 and 16, including the longest and deepest road tunnels in the country, to complete the Western Ring Route.

Work started in early 2012 and the project is scheduled to be completed and open for traffic by April 2017.

The Well-Connected Alliance is the team delivering the project and comprises the NZ Transport agency, Fletcher Construction, McConnell Dowell, Beca Infrastructure, Parsons Brinkerhoff and Obayashi Corporation.

Alliance Project Manager Iain Simmons comments that the team achieved a lot of great things last year to set the team up for a faultless finish.

"Our impressive list of things included completing underground installation of all mechanical and electrical gear in the tunnels, construction of motorways ramps and two ventilation buildings to remove fumes from the tunnels. As well, a number of community facilities - playgrounds, new walkways and recreational facilities - have been handed over for the public to enjoy."

"The achievement of all these great things - and many more - is the culmination of a lot of hard work from the many great teams that go to make up the Alliance," says Iain.

The expertise of personnel from the Alliance includes a host of experienced and highly skilled individuals from New Zealand and overseas

"At present our team are working through the commissioning process which is testing that operational gear works safely in the tunnels and that all the fire life safety equipment performs as expected particularly in the event of an emergency."

Benefits for Auckland

The Waterview tunnels and Great North Road Interchange will

reduce congestion on local roads by shifting vehicles on to the motorway, create a direct link from the central business district to the Auckland International Airport and other key freight hubs, and improve Auckland's links with its regional neighbours.

The Waterview Connection will leave behind better local community amenities and spaces for people to enjoy, sports fields, skate parks, basketball and volleyball courts. Visitors to areas in and around the project can also explore the extensive landscaping and native planting that has taken place over the past four years as well as new cycling and walking paths and a heritage trail.

In terms of the economy, it's expected that by enabling commuters, businesses, freight and tourists to move around the region faster, it will foster economic growth and improve business productivity in New Zealand's largest city.

Western Ring Route

This Waterview Connection completes the final section of the Western Ring Route, a 47km motorway that will provide an alternative to State Highway 1 and the Auckland Harbour Bridge linking Manukau, Auckland, Waitakere and the North Shore.

"The Western Ring Route will give drivers a direct motorway to motorway connection all the way from Manukau to West Auckland and the North Shore, helping people to skirt around the heavy motorway congestion in the central city area and Auckland Harbour Bridge," says Brett Gliddon the Transport Agency's Auckland Highway Manager.



Approximately 4159 pieces of individual equipment in the tunnels require checks and tests. Credit NZTA



In our quest to find out more about our local businesses and what is behind names on doors, we visited Parex this week and met with Barnaby Thompson, General Manager.

Parex is slightly off the main beaten track and you'll only see it if you venture to Tolich Place. The company has been a West Auckland pillar for over 18 years and you wouldn't even know it.

Originally a manufacturer of industrial plumbing materials in the 60s, it evolved to become more of a distributor of big brands like Delonghi, Bissell, Stiebel Elton and the famous food waste disposer InSinkerator.

About 18 months ago, Parex, owned by Structurflex, was bought out by InSinkerator, the mother of all disposers, also a business of US giant Emerson, the global technology and manufacturing company. Most of us know the brand and see it as a luxury but hardly anyone knows the true ecological benefit of such a system. The food doesn't just get pulped and flushed, it helps

create energy.

Disposal units are way more environmentally friendly to get rid of food scraps than roadside organic collections. Just think of the amount of polluting trucks required for said collections as opposed to the food being flushed down the wastewater systems. Even composting has many downsides. The proposed plan by the Auckland council to collect organic matters separately from household waste for composting purposes will only cost more to the tax payers, it will also cost the environment with extra bins, extras trucks etc...

The technology and the power behind the system is rather impressive and when we got to read the research available that shows the different benefits of the disposers, we understood why even the Ministry for the Environment recommends their use to decrease the community's carbon footprint and increase sustainability.

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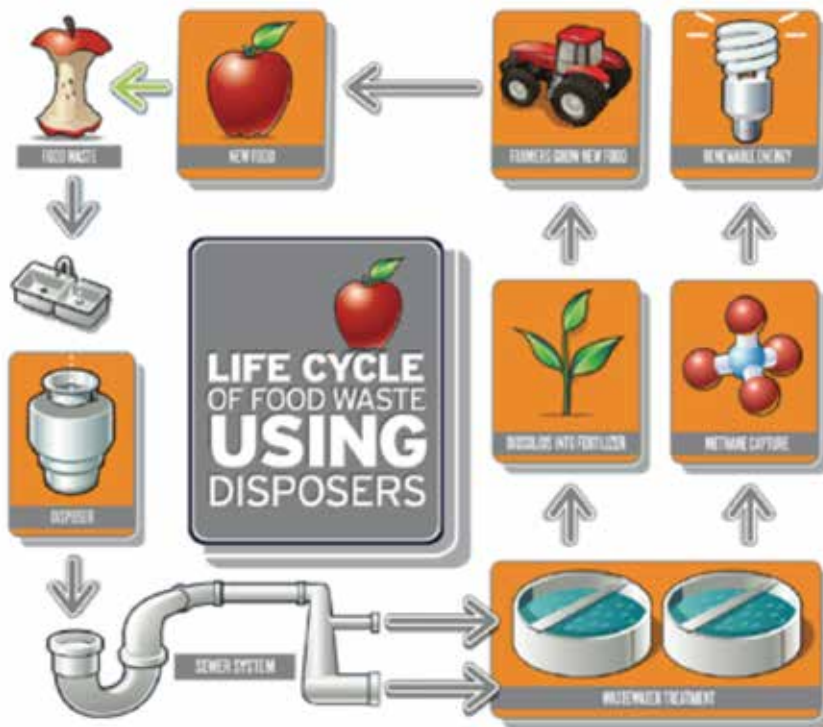


Lawrence Ponniah

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Just to illustrate our point:



So the recent purchase of Parex by Emerson has only strengthened the team of Tolich Place, they are now more focused on their offering and they not only distribute the InSinkerator disposers and instant hot water taps to the major NZ retail names like Harvey Norman, they also represent other premium brands like EcoSpring, Triton and Schweigen.

Triton is a famous English brand of electric showers, ideal for remote showers like in baches, sports clubs where there are unpredictable demands for hot water and you only pay for the hot water you use.

Barnaby is obviously a big advocate of his own products and especially the

EcoSpring hot water system as, once again, it proves to be more beneficial for New Zealanders' wallets and the environment. "Unlike Gas, which seems so unfairly popular in the country and is not renewable, the EcoSpring harnesses natural occurring thermal energy from the air to heat the water and you save up to 70% of your power bill in the process," says Barnaby.

The EcoSpring system was installed recently in the only 8 Homestar rated house in NZ and was also a big part of the Hobsonville point project, going into at least in a third of the nearly 4,500 homes built in the precinct.

Then more on the convenience side of his premium brands, Barnaby demonstrated to us the benefits of his Schweigen rangehoods. Despite being the most energy efficient extraction system around, it is the most silent - in rare supply these days but much appreciated when it comes to appliances.

Barnaby Thompson has big plans for Parex in the next few years with new innovative products in the pipeline. Many should change the way we live without impacting so much on the environment. "If only we had more government or even local support, we could help more New Zealanders in their everyday lives," sighs Barnaby. "I have managed to put Henderson on the world Emerson Map with the visit of the US and Asia Pacific top chiefs this year, so hopefully we can be heard locally as well!"

The Team at Parex is a friendly bunch of people who have been loyal to the company for many years and when you meet them, you can see why they all stay put. Great atmosphere and great challenges keep them going and growing. Should you wish to learn more about the benefits of a food waste disposal system or a water heating energy saving tool, please don't hesitate to call Barnaby and his team or visit their show room.



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West City KIA

Special General Meeting 'SGM' for Central Park Business Association (CPBA)

You are invited to attend a Special General Meeting of the CPBA to be held at 4.30pm on Wednesday, 8 February 2017 at The Lincoln Green.

As discussed at our last SGM on the 7th day of December 2016, the Henderson Lincoln Metro Business Association (HLMBA) and the Henderson Massey Local Board have proposed the establishment of a Business Improvement District (BID) that includes the Central Park Business Association (CPBA) precinct.

HLMBA held a SGM in November 2016 to pass resolutions endorsing the above planned BID establishment project which includes the CPBA precinct. CPBA Board members and several CPBA members, attended the HLMBA SGM and requested that HLMBA consult with CPBA in respect of the proposed BID to be established affecting the CPBA precinct.

Your CPBA Board recognises the value of establishing a BID but was opposed to the manner in which the BID could be established without CPBA input, particularly in respect of the allocation of funding.

Accordingly, there were subsequent discussions between HLMBA and CPBA to find a way forward.

A BID is a mechanism used to fund a business association infrastructure through a self-imposed rates levy. The concept of a BID has been widely implemented in Auckland, New Zealand and overseas.

A BID programme is a local economic development initiative run by the business association in partnership with the local board. The support of the local board is essential to the establishment of a BID. Local boards and councils get voted in and out but a properly BID funded business organisation continues regardless and gives stability to a business area with benefits in the form of marketing, advocacy, networking, enhanced trading space, etc.

A business organisation run by volunteers struggles to succeed. However, a business association supported by a BID model funded by a self-imposed rates levy is sustainable. It can afford professional administration. The benefits of professional administration can be seen in CPBA which has benefited from the professional administration support provided by Rosebank Business Association (RBA). Incidentally, RBA derives part of its funding from a BID.

Currently, CPBA has 100 plus members paying a membership fee. However, from a practical perspective, the activities of CPBA benefit approximately 600 in the CPBA precinct. A BID process would mean a fairer contribution by all businesses in the precinct that benefit. This is done by a self-imposed rates levy.

A little by a lot contributes to the benefit of all.

In recent discussions, HLMBA advised that they will proceed with a BID establishment process excluding the CPBA precinct, if CPBA members so desire. The CPBA Board believes that the establishment of a BID that includes the

CPBA precinct is good for CPBA members. CPBA by itself cannot seek to establish a BID without the support of the Henderson Massey Local Board.

HLMBA have the support and funding from the local board for a BID establishment project targeted for ballot in March 2017.

From that perspective, the CPBA Board is of the view that CPBA should support the establishment of one BID that would benefit all the businesses in the CPBA precinct and the wider Henderson area. This would include Henderson, Lincoln Road, Central Park and The Concourse. The proposed BID boundary will be attached to an agenda for a Special General Meeting to be circulated.

The CPBA Board believes that the best way forward is to establish a one BID structure by a merger of the HLMBA and CPBA.

Any proposal to support the establishment of a BID and/or to merge CPBA with HLMBA cannot, and will not, occur unless it has the support of the SGM of members of CPBA. Any discussions between HLMBA and CPBA are subject to the approval by members of the HLMBA and CPBA.

Accordingly, HLMBA will be holding a SGM of their members and, likewise, CPBA will hold a SGM of their members to discuss and agree on the way forward.

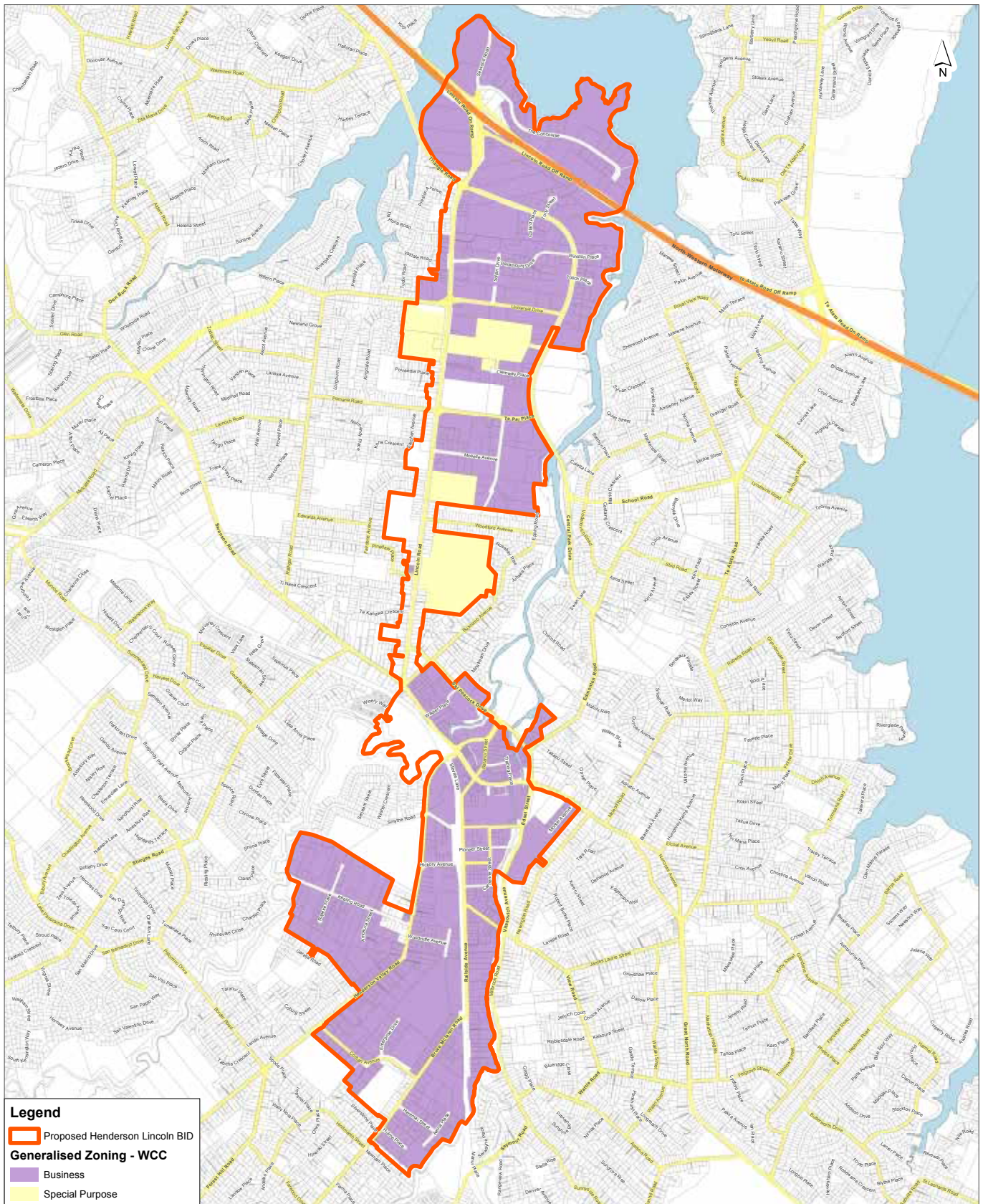
Summary

CPBA will hold a **Special General Meeting at 4.30pm Wednesday 8 February 2017 at The Lincoln Green** and the purpose of this meeting is to consider whether:

1. Whether CPBA should endorse and support a planned Henderson - Massey Local Board BID establishment project, the boundary of which will include the CPBA precinct;
2. Whether CPBA should support and endorse a proposed targeted rate deduction of \$500 being included in the BID ballot and whether this would be made up of a flat rate of \$250 p.a. per property, with the remainder rated on the capital value of the property and the indicated budget for 2017/2018;
3. Whether CPBA should endorse and support a merger of the HLMBA and CPBA, with the objective of achieving the establishment of a unified BID for the greater Henderson/Lincoln Road/Central Park/The Concourse, and that the Board of CPBA is authorized to negotiate and conclude the arrangements for the merger prior to the BID ballot expected in March 2017.

Currently, the various business associations in Henderson are fragmented, for example, we have HLMBA, CPBA, ATEED, West Auckland Business Club and others operating independently. In the interests of all of us, it is desired that these associations are brought under one umbrella organisation to represent the entire precinct.

For more information contact: John Schipper 021 270 0992



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