

ISSUE 27. JULY / AUGUST 2018

Central Park Henderson NEWS

Bernie Allen
How the West was won



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FROM THE TOP



Danielle Hancock,
Chairperson

- BA5's now managed by CPHB.
- More on Lincoln Rd Upgrade.
- 'Life in the trenches'.

Boy it is amazing what you can fit into a month - our Board has been very busy working on your behalf.

Business After 5 (BA5) events have now been fully transferred to us to manage and we have engaged the New Zealand Flower and Garden Show (NZFGS) team to help us coordinate these. We look forward to you meeting the team when you join us next. The next event will be hosted by BNZ at Kings Garden Café on the 15th August so come and join us for a warm and cosy event.

All of our members have been invited to a members' forum with Auckland Transport (A.T.) and NZTA for an exclusive update on the Lincoln Road upgrade. This will occur as we go to press on 24th July and following this, we will announce the date for the public presentation. A.T. also continues with their LR Upgrade features in this issue, Instalment 3 - 'Life in the trenches'.

We are working on refreshing our websites for both CPHB and West Auckland Business Club, many thanks to the Henderson-Massey Local Board for their support with this.

I thought you might like to be introduced to our board if you don't know them all, a short profile will be included in this column over the next couple of issues.

Danielle Hancock - Chair. Danielle has spent her career working with local and national government in land development and is now Operations Manager at Thomas Consultants in Henderson. Danielle helped North West Country to achieve their Business Improvement District status and spent three terms on

their board.

Kelvin Armstrong - Deputy Chair. Kelvin owns KAAR Automotive and has multiple locations across the West. He has been an active Board member of the Rosebank Business Association and now Central Park Henderson and was involved in the Business Improvement District.

Nicole Snook - Secretary. Nicole owns three businesses in New Zealand, with NZ Performance Tuning being our local company. Nicole has been a stalwart for business improvement across the west for many years and is active in the local area.

As seen in Henderson-Massey Local Board - Chairperson's (Shane Henderson) June Report...

"The West Auckland Business Club, driven by CPHBA, delivered a real knockout of an event this month. At a breakfast function, the local MP and Minister of Housing Phil Twyford delivered a fantastic speech and answered questions on housing and transport fit for a modern city. I was delighted to hear plans and attention being given to the West, it has been a long time coming from central Government. It was great to see the Business Association putting on such an event, this organization is going strong and steady. It is ready for new opportunities and chances to tell the Henderson story, and I think all Westies are really heartened by that".

Danielle Hancock, Chair CPBA

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West City KIA

All offers valid to July 31st 2018

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'The Goods' from Garry

Garry Bates,
Business Development Manager

NZFGS is back again for 2018!

NZ's premier garden design showcase

Everyone from weekend home and garden warriors, to horticultural, design and art aficionados are urged to mark their diaries now for the 2018 New Zealand Flower and Garden Show, being held for a second time at West Auckland's The Trusts Arena from 28 November until 02 December 2018.

Organisers of New Zealand's premier garden design showcase are on a mission to rekindle our nation's love affair with gardening by reminding Kiwis that ANY DAY is a good day if you are lucky enough to be in the garden!

To ensure that Auckland's unpredictable weather doesn't play havoc with visitors plans, organisers have released discounted Earlybird tickets for \$28 (Seniors \$26) plus booking fees, which for the first time will be valid for ANY DAY of the five day show if purchased by 31 August 2018.

Running over five days, visitors will be offered the chance to experience award-winning garden exhibits, feature floral art installations and displays, indulge in a spot of retail therapy and enjoy gourmet food and beverages. This year, there will also be an increased focus on expanding the show's indoor exhibits so that there will be plenty for visitors of all ages to see and do, whatever the weather brings.

Popular Show favourites will be back again, including the FLONZI Apprentice Florist of the Year Competition, Yates Community Gardening, Food Demo Zone, as well as Meet the Experts. New and innovative plants and products will also be on display and available for purchase.

Event Director and multi-award -winning garden designer, Kate



Hillier, is looking forward to seeing the garden and landscape spectacular come to life again at the Henderson location, and hinted at some other exciting, new show announcements in the coming months.

"We are always seeking out new ways to enhance our visitors Show experience and the new ticket structure is just one of a number of exciting new initiatives we have planned for 2018."

Hillier credits 2017 Show attendees for the new, flexible ticket structure; "Some of our 2017 visitors said they would like to be able to take advantage of discounted Earlybird tickets and still have the flexibility to decide which day they would attend. Our team set about making that happen and the new ANY DAY ticket was born!"



CPHB Chair Danielle Hancock visits the show in 2017

For more information visit www.nzflowergardenshow.co.nz

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OPSM Lincoln North

Stephen Hill is an optometrist franchisee with OPSM. Member - New Zealand Association of Optometrists.

OPSM is a leading provider of ophthalmic care – (pertaining to the eye) in New Zealand and Australasia. OPSM has been working out of Lincoln North since 1991 when Stephen moved out from an inner-city practice in Ponsonby.

At OPSM, we strive to provide the highest quality eye care to the people of Henderson and surrounds. Our team are all carefully selected and enthusiastic about helping clients achieve their visual goals, including choosing the right frame and lens combination for whatever purpose.

There are different services available here from simple screening tests for drivers' licence renewals, to fully comprehensive examinations, including the best Ultra-Wide Digital Retinal Scan for an outstanding record of the inner eye's condition. The testing looks for conditions that might be impacting the visual performance of the eyes at work or at play or in between, like cataract, glaucoma and macular degeneration.

There are solutions for prescription sunglasses in great stylish brands like Ray Ban and Oakley. We use world leading lens manufacturers for making up spectacles, with some lenses being made to personalised measurements regarding the frame fitting characteristics for individual circumstances. This means better vision and less trouble adapting to new prescriptions.

We have a range of certified safety frames and lenses available for manufacturing or building environments. The Company has access to an interest free time payment option to smooth out the costs of any services.

Having a great interest in contact lens work, I'm always happy to provide free trial lenses for clients who might like to see what life would be like out of spectacles for a probational period. We are also using special contact lenses for their possible control of myopic (short-sightedness) progression in young children.

We like to provide a more personal and caring



Stephen Hill

environment for solving visual issues and take the trouble to solve any unforeseen troubles that arise after the purchase. We are happy to provide a free adjustment and cleaning service for our customers.

"I feel strongly about supporting the local community in their vision care," Stephen says so with this in mind he has an eye specialist with a clinic here at the practice every two weeks. This is to provide a convenient starting point for any specialist needs.

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The People In Your Neighbourhood

2018 has seen a lot of traction gained in the youth employment sector. With the final quarter 2017/18 we have seen the success of the first JobFest for 2018. Always looking at ways to work in with community, Youth Connections partnered together with the annual NZ Careers Expo - delivering JobFest on 24th May, 2018 at the ASB Showgrounds.

The Numbers:

- 2569 total attendees.
- 1132 attendees where registration data was collected. Of these: 63.2% were Not in Education, Employment or Training.
- 37 paid exhibitors.
- 10+ industries represented. With Retail (15%), Construction (12%) and Hospitality (12%).
- Over 1000 jobs on offer on the day.
- Estimated 408 people contacted by an employer post event.
- 231 interviews completed.
- 77+ people employed.

Part of the success of Youth Connections JobFest Events lies in the work that is put into preparing young people for employment interviews and opportunities. Enter Rob Luisi - Youth Employment Broker and all-round youth support coordinator for Ranui135's Employment Pathway programme (REP programme).

Ranui 135 is a grassroots registered charitable Trust. It was founded by 4 members of the Ranui community in 2002, with 11 years being staffed solely by volunteers.

Ranui 135 aim to empower young people through positive youth development, developing inspirational leadership in young people and increasing the capacity of, and for, youth workers.

Back in 2002 the Ranui 135 was the bus route to Downtown Auckland. The young people who began the youth initiative identified the bus as something that they



REP Employment Broker Rob Luisi, Ranui135 Manager Zee Luisi and Dominique Leauga from Youth Connections



all had in common.

As a community, Ranui has historically had a significant percentage of low skilled workers, with many employed as shift workers and the average salary being \$20,700K. Over the years Ranui 135 has developed programmes and activities to support and engage with young people.

Their local model, the vision is to always have a place for the young people of Ranui to come to that is safe, inspiring and that is staffed by positive skilled individuals who can assist them in an aspirational and vocational capacity; assisting those farthest from the employment market to achieve their potential.

So what does this look like exactly? With all the growth and development in Ranui, young people can call into the Ranui House where they find Rob and his team readily available to listen to, and assist

young people attain key skills, develop life plans and relationships to help them not only with their vocational plans but also in the key areas of their lives - health & wellbeing, education, family support and more.

This year alone has seen the Ranui Employment Pathways programme supporting 33 local young people into training, education and paid employment. Many of whom received assistance gaining foundation skills in seeking and securing employment, driver licences and ongoing support for employers who employ local Ranui young people.

If you have an employment opportunity for a local young person - be sure to connect with Rob Luisi and their young people.

To find out more, visit Ranui135 on Facebook @ranui135.realize or email garry@cphb.org.nz.

BNZ New Senior Partners

If a closer Partnership with a Bank that adds value to you and your business sounds appealing there are two gentlemen you really should meet. They are Matt and Sam, the two new Senior Partners who look after BNZ's Business and Commercial banking team in West Auckland.

While relatively new to these specific roles, between them they have combined Banking experience of over 36 years. They also both live locally and therefore share a passion for the community they work in. This is the essence of what makes BNZ Partners different from their competitors, a local based relationship model.

Sam is a recognised figure in the banking industry in the West, having spent most of his working career here. He is a family man, past surfer, and strong advocate for his client and professional connections. Having grown up, diving off Cornwallis and learning how to surf at Piha and Muriwai, Sam has an appreciation for the uniqueness that West Auckland provides, as well as some of the characters in the West.

With near on 20 years at BNZ Matt has spent most of his career in Corporate Banking. He prides himself on providing bespoke and market leading finance solutions that give clients a competitive edge. Spare time is spent fishing and diving or competing in off road motorsport. His sporting claim to fame is trawling for the North Harbour rugby team.

A key focus for them is fostering a strong team culture and enablement of their Bankers giving the Relationship Managers discretion to provide on the spot funding approvals (subject to satisfactory due diligence of course).



Above: BNZ Senior Partner Sam Swan with client, Andrew Murray, Image Holdings Ltd.



Left: BNZ Senior Partner Matt Carnell.



This empowerment coupled with innovative funding products such as the unique Invoice Finance solution, can often free up a business's cashflow to assist in achieving sales growth.

Clients are telling us the outlook for growth opportunities is strong but finding skilled staff remains a challenge. Business are looking at ways to become more efficient through investment in machinery and/or digital strategies including AI. As a Banking Partner we are constantly looking for new ways to enable execution of these strategies.

Both Matt & Sam recognise the importance of being immersed in the local community and claim to have the best Bankers in the market. Sam is quoted as saying, "BNZ partners is about having a local presence, and a local appreciation for what's important." If you are passing by one of our BNZ Partners centres (the Koru lounge of finance) please do stop in and say "hi".



Nick Thompson | Business Partner
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Auckland’s electric rapid transit may extend to Kumeu

Auckland’s \$6 billion light rail programme could extend to Kumeu in the northwest.

NZ Transport Agency chief executive Fergus Gammie told the NZ Herald in July, the plan for modern trams from the CBD to Westgate in West Auckland will probably be extended to Kumeu.

The agency still intends to build a \$3.7 billion line for modern trams, aka light rail, from the CBD to the airport but sees the line as combining transport and development opportunities along the corridor, Gammie says.

The changes came after Labour handed over responsibility for light rail from Auckland Transport (AT) to the NZTA and promised to build light rail from the CBD to the airport and West Auckland within a decade.

Transport minister Phil Twyford’s office says he agrees with what Gammie advocates.

At the recent CPHB business breakfast the minister told those present, “A few weeks ago I announced with Mayor Phil Goff a 10 year fully funded \$28 billion transport plan for the city. It includes \$1.8 billion as seed finance for the two priority light rail lines: one from the city to Mangere, and the other for the North West”.

The North West line will have stations at Pt Chevalier, Rosebank, Te Atatu, Lincoln, Royal Rd and Westgate. “So then with rapid transit rail on both the western line and SH16, the next step is to connect the two with high frequency bus services on the main arterials”.

Congested roads from a housing boom and projections of 25,000 more homes in the northwest by 2032 are driving the trams to Kumeu plan.

But a group (Public Transport Users Association- ‘PTUA’) is promoting extension of passenger rail to Kumeu says trains can provide fast, frequent and reliable service at less cost, also carrying freight to Auckland Airport and reducing road congestion.

The association says the tram route west is unclear, will



require feeder services and could cause major disruption.

“Plans for light rail ignore existing lines on the railway network, in particular, the North Auckland Line beyond Swanson and out through Kumeu; which local communities and advocates argue should be revived for passenger services in advance of expensive new light rail on a whole new corridor.”

While the PTUA says there’s no official study comparing the cost of rail, modern trams or a busway from Puhinui to the airport, Gammie says the NZTA is doing business cases for the two light rail lines by early next year.

A former director-general for transport services in New South Wales, Gammie was involved in light rail projects in Newcastle and Sydney.

“Every light rail project around the world has been disruptive, but everyone loves light rail when it is finished.”



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EVs continue to exceed target

New Zealand's EV fleet stood at 8696 to the end of June, 507 more than recorded in May.

Half way through 2018, the 8000 end-of-year electric vehicle target has already been well exceeded.

At this rate, the country will have more than 10,000 EVs by the end of 2018. That's well on track to meet the 16,000 goal for 2019, and to achieve the Government's aim of 64,000 EVs by the end of 2021.

Add in the Auckland regional fuel tax from July 1, a national fuel tax which applies from September 30, a possible "feebate" to encourage low-emission vehicles, the rapidly growing variety of EV models with increased range available and expanding charging infrastructure, and the 64,000 goal appears even more achievable.

The latest Ministry of Transport EV figures show used imports continuing their



Ministry of Transport
TE MANATŪ WAKA



dominance in the EV market. Used light pure electrics made up 4764 of June's 8696 total. That compares with 4434

in May - a rise of 330. New light pure electric vehicles reached 1633 to the end of June, 82 up on the previous month.

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Bernie Allen

How the West was won

Davenport Directors Bernie Allen & Nicky Craig

Westie lawyer, Bernie Allen, talks law firms and life

Ever thought that being a lawyer was a cruisy number? Think again. In nearly 50 years of practice, Bernie Allen has seen it all, and he says, "It takes its toll."

"The legal profession is challenging, vibrant, rewarding and enervating," says Bernie, "but you get all of that, every day, all the time!" he says. "And it's not uncommon to go home at night feeling drained."

Bernie is a "Rainmaker" at Davenports West, which means that his role is connecting to the community and sourcing work.

"Everything that happens in society walks through that door each week," he says, "so you have a remarkable variety." From there, Bernie directs work off to the most skilled lawyer in each area.

Bernie's own speciality at the firm is Asset Planning, which covers everything around the protection and devolution of assets - from your own home to businesses small or large. "We have had clients with us since their businesses were small," says Bernie, "and over the years they've developed into significant companies with many of these people still connected to West Auckland. We've been privileged to have shared their

journeys and are now helping a number hand over to the next generation, or to be bought out by large industry players."

Bernie grew up in Henderson when its population was just 6,000. His childhood memories include kayaking down the Henderson Creek, riding home-built trollies down the new roads of Divich and Coniston Aves in Te Atatu South, and vineyards and bush walks on the door step. His family moved to the area in 1951 when his father, Peter, took a job as a foundation teacher at Henderson High School. He later became principal.

Not wanting to comprise the father/son

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relationship, when it came time for high school, it was decided Bernie would go to Mt Albert Grammar rather than Henderson High, and so began his life-long association with Rugby and other sports.

Sir Bryan "Beegee" Williams, who went on to become an All Black at the age of 19, was Bernie's closest friend at MAGs. They both went on to play for the Auckland team in the '70s during the reign of rugby notables including Andy Haden, Peter Whiting, and Brad Johnstone.

Bernie's life-long love of sport has seen him involved with the Waitemata Rugby Club, the Huapai and Redwood Park golf clubs and in the development of the West Harbour tennis centre. It is a love that is shared by his family who are mad about rugby, tennis and golf (though Bernie is somewhat mum on his handicap)!

After university and a law degree, Bernie landed his first law clerk role with a young go-getter, lawyer Ian McHardy in 1970.

McHardy would go on to become mayor of Waitemata City.

"It was a wild ride through the 1970s as his practice expanded rapidly," says Bernie.

In 1974 the company merged with city firm, Davenport Buxton Gibson, whence the current name derives and a few years later had offices in Auckland, Takapuna, Glen Eden and Henderson. The firm is soon to hit the century mark, with Davenports West inching towards its 50th year.

Until its move to swanky new premises in Universal Drive, Davenports West was one of the few remaining old businesses on Henderson's main road. It was there that the firm became involved with the family of murder victim, dairy owner, Arun Kumar. They were able to help the family with legal work and the ultimate sale of the business pro bono, continuing Davenports West's strong ethos of giving back to the community.

Bernie found time to lunch from time to time with Commonwealth weight-lifting champ, the late Don Oliver, and a professor of Hebrew from the University of Auckland, the late, Professor E. M. Blaiklock where they nattered over life, faith, and metaphysics. His faith led him to run seminars for men on assessing the significance of their lives and helping them to find greater meaning.

So, what's on the cards for Bernie as he heads towards half a century in the game?

"Retirement is not a word that I favour!" he says, although he and wife Mary derive enormous joy from spending time with their three children and eight grandchildren. "With so much involvement with clients, sports clubs, charities, and church groups, it's not so easy to just step aside," says Bernie. So, he has no timeline for departure yet, intends to decrease his hours somewhat.

Bernie has recently become honorary solicitor for the Barbarians Rugby Club reuniting him with a bunch of old rugby mates.

"I'm always up for a challenge," says Bernie, a sentiment that has seen him play guitar, learn photography, join a car club and write several books - including a book of poetry. He is currently working on a history of the legal profession in West Auckland.

With his new titanium hip and knees, Bernie has had to change his preferred sport to road cycling - in some ways it's a simile for his life. "Yes, it's been a wonderful journey and a privileged one. But it ain't over yet!"

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West Auckland Business Club

Business After 5 (BA5)

In early 2017 the West Auckland Business Club (WABC) merged with the Central Park Henderson Business Association (CPHB).

CPHB is focused on stimulating prosperity in West Auckland by providing the business community, the opportunity to form relationships, to support each other and to grow.

To do this, WABC runs key events in the West, including the encouragement of networking to enable businesses in West Auckland to make connections that fosters growth and development. One such programme WABC proudly supports and co-ordinates is the well-established BA5 networking events. These events have been running for 20 years and have been well attended by business, both locally and across Auckland.

The BA5 format consists of 9 hostings per year at different businesses and providers venues each month. The formalities are restricted to less than 30 minutes, with the host providing drinks and nibbles.

CPHB members have priority booking opportunities to WABC events.

For 20 years Auckland Tourism Events & Economic Development (ATEED), previously Waitakere Enterprise, very generously provided the West Auckland Business Club Event Management services which concluded in June this year. The ATEED team of Erin, Lorraine and Jacquie have done a great job in ensuring the smooth running of the BA5.

From July, BA5 will be coordinated by Event Management Company, the NZ Flower and Garden Show. (NZFGS). A member of CPHB, 'NZFGS' has a very experienced background in marketing and show presentation throughout NZ.

We look forward to you meeting their team when you join us at the next BA5, which will be hosted by BNZ at Kings Garden Café on the 15th August, members will have received their invite in July.

CPHB is especially proud of, and appreciative to our BA5 Sponsors. Their combined goal is to develop a fruitful business event that encourages idea sharing, support and connectivity for the attending business community.



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Lime brined Chicken with Rocket, Pumpkin seed & Jalapeño Salsa

Ben Branks runs the Kings Garden Cafes in both Henderson and Orakei. We asked Ben for a quick and easy recipe that could be cooked when you arrive home after work. Ingredients to be assembled the night before, brine prepared, then added to chicken - done

One whole free range chicken
Extra-virgin olive oil for cooking
Salt and pepper

Prepare & submerge chicken in the brine, ideally in a snap lock bag over night in fridge.

Method - Chicken

Remove from liquid 2 hours prior to cooking and leave to dry in fridge (as soon as you get home).

Add olive oil and salt and pepper to the chicken in suitable pan.

Fan bake for 50 minutes at 180c - check if cooked - slice the skin between the leg and the breast and peek at the juices. If they're clear, the chicken should be done.

Rest for 10 minutes.

Serve with jalapeño rocket salsa

Method - Salsa

Blend all ingredients in food processor to make a thick pesto like consistency.

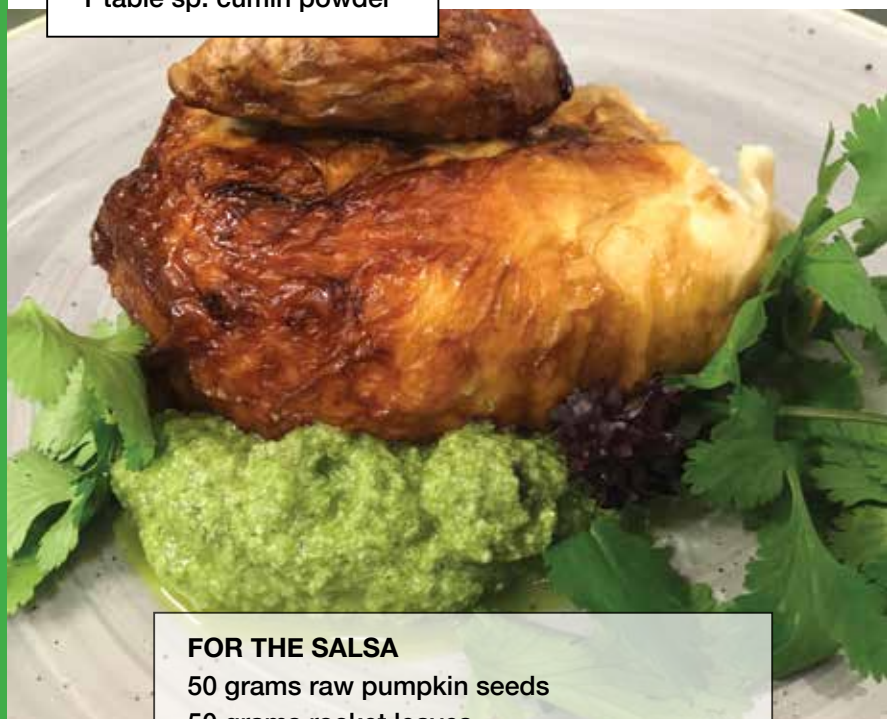
Great with chicken, beef, lamb, fish & especially good with any Mexican meals or as a dip for bread and fresh vegetables.

Wine Match -

Babich Winemakers' Reserve Marlborough Sauvignon Blanc. Available from their Cellar door

FOR THE BRINE

100ml lime juice
50 g sugar
25 grams salt
300ml water
1 table sp. cumin powder



FOR THE SALSA

50 grams raw pumpkin seeds
50 grams rocket leaves
40 mls lime juice
50mls vegetable oil
50 g jalapenos including some of the brine
Bunch of coriander stalks and leaves
Salt and pepper to taste

Babich

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Saturday 10am to 5pm. Sunday closed.



All you wanted to know about Lincoln Road ... and were too scared to ask.

By Auckland Transport



Very soon - if it hasn't already started happening by the time you read this - you will see thin trenches (less than 500mm wide) being dug at regular intervals in the Lincoln Road berms and at less regular intervals, across the road itself. Mostly they'll be dug at night - especially those in the road - and be filled in again by morning.

Why?

To be sure we have the best possible idea of where the under-surface services are located.

In between the trenches and in difficult locations, contractors will be reading the sub-surface with ground-penetrating radar.

Again, why?

As the Irishman said, "to be sure, to be sure".

This is all part of the process of knowing where things are before we start works. It will help to avoid finding unhappy surprises once we do start.

This sub-surface exploration is only one of the testing regimes that AT will carry out before any works start. We've already tested for contamination. Next will be testing the soil on which the road will be built and finding its mechanical characteristics and the water-table level. And we'll also be testing the strength of the current "pavement" which includes the layers of compacted

materials on which the surface asphalt is laid. This is to see if it meets today's demands and standards for future decades of service.

Above the surface we've done extensive traffic monitoring of a very large area from Te Atatu to Swanson, to discover the actual traffic patterns that create the traffic on Lincoln Road.

And that's just the start of the research we're doing.

Part of this is necessary because there are many things we don't know for sure; and part is because the rules and requirements for building roads have changed in recent years and we have to be sure that what is planned measures up to what is required.

The problem with underground services - phone, fibre, electricity, gas (if it's there), water, sewerage and stormwater - is that maps are usually approximate when first drawn and then the locations of the services can change over many years as they are added to, decommissioned, or repaired and when new services are added, all slotted in where the installers can find a place.

People who've been around a while, will readily understand now much new development has happened in the last two decades and with it, a massive increase in the new services that have had to be provided.

And it's not just services for properties on Lincoln Road. Trunk services that supply the side streets - some of which - like the Universal Drive and Paramount Drive extensions didn't even exist a decade ago - are often delivered via connections running back to Lincoln. On top of that we have to be sure that the services are future proofed to allow them to expand to meet the demand that will come as population and the business sector grow. On top of that again, connections have to cross under the surface of Lincoln Road from one side to the other.

The trenches will confirm that the services are where we think they are and if not, they will help us locate their exact path. This is expensive and disruptive work and so we won't dig continuous trenches but will map between the trenches using ground-penetrating radar.

You might ask, why not use radar for the whole job? Unfortunately, it isn't 100 percent reliable; it picks up some things but not others, picks up some things in some places but not in others. However the combination of trenching and radar can combine to give us certainty in many places and a high degree of probability in the rest.

Because we can only do a small amount each night (in order to have the ground reinstated for morning traffic and business operations) this will take about 20-26 weeks. However, when that is complete we will have a base survey which can be used in creating 3D computer models of what lies beneath the ground. This will show us exactly where we need to dig what is known as a common services trench for the replacement services. It will also give us images of both horizontal layouts - sewage and storm water pipes for example, must be laid side by side whereas phone and power cables can be stacked vertically one above the other.

This is all critical for four reasons. First, we have a good chance of "doing it once and doing it right"; second, once we have a full picture of the current services we can model where to put the new services (which until the work is completed will be a duplicate). It will also show us whether the new services can be side-by-side or stacked, of a mix of both; third, we can install all the new services and then cut-over from the old set to the new, without disrupting supply to customers.

The fourth reason is that it takes specialists to install some of the services and/or connections, and to do the cut-over from old to new. However, with Auckland's full-on growth, these specialists and their equipment are in short supply and much in-demand. So, we need to be as accurate as possible in planning how much of everything we need and order it in good time and, then synchronise the availability of materials to the availability of specialists.

One benefit arising from all of this comes when we have installed the new service conduits, in the single common services trench. Here the conduits for all the services will be placed in a sequence and at the correct distance

from each other. These conduits are pipes with power, phone and fibre cables inside them with sufficient cables/cable capacity to meet projected phone, power and data demand for the foreseeable future. They are also large enough for the utility companies to draw new cables through when demand increases.

It is important to note that other project elements will continue to progress during this period. These include final geometric design road, traffic modelling, consents/planning and property/land negotiations and purchase.

The other part of the project that may soon be manifesting signs of happening, are the works to upgrade from Central Park Drive/Triangle Rd, into the interchange with the North Western Motorway,.

This is being undertaken by NZTA on our behalf ahead of the main project because NZTA needs to synchronise these works the motorway improvements between Lincoln and Westgate.

It is possible that we'll have some news for you by the time of our next article, in September.

Testing for contamination was a chemical process. While there was very little contamination that we didn't expect, there will be specialists on hand during construction in case something does come to light. We'll also have a detailed plan for how to remove and dispose of contaminated materials if any are found.

Testing the nature of the soil and water table below the road is more mechanical and will tell us whether additional drainage is needed either now or to future proof the ground for future climate change. As retaining walls will need to be built in many places at the boundary between road and properties (either to support the edge of the road or to support the properties), knowing the nature of the soil will tell us how large and strong the walls and their foundations need to be. It will also tell us whether the soil can take the pressure of the bigger vehicles using our roads these days or additional strengthening will be necessary.

Likewise, testing the existing road pavement - the roading materials on top of the soil - will tell us the same things; is it strong enough for heavier weights or will we have to strengthen that as well?

This is all data that will be used to guide the design of the road that we will start building in due course. It helps to explain why the lead-up to this project is taking the time that it is. As they say in the military, "time spent in reconnaissance is never wasted".

Finally, there is all the data we have obtained from the traffic surveys already done, and those still to come. What they can tell us is both fascinating and reassuring - but we'll go into that in the next article.

Ends

