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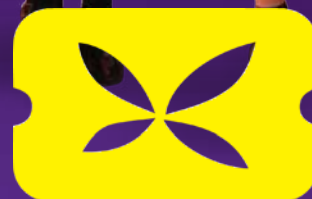
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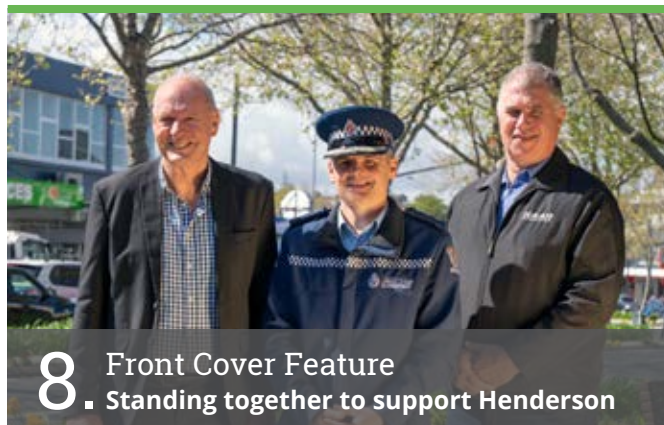
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Standing together to support Henderson



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## CHAIRS REPORT

It certainly has been a tumultuous six months especially given the second lockdown which has led to many re-evaluating their business models. For me it has been planning and relooking at my planning which has taken (like most of us) much effort and not a little stressful at times.

With your association it has been a similar exercise, planning toward the Business Improvement District (BID), the hard work previous to the first lockdown, and the subsequent pressure of the aftermath.

Previous to the BID success, there was seriously a lot more we wanted to do, being a group of Board volunteers and only one fulltime contractor we had our constraints. As you are aware, after successfully creating the BID we can look to unleash these aforementioned barriers and get on with our initiatives. Your board and management are fine-tuning our strategic and business planning, and with some of the groundwork already achieved, continue undertaking work on the BID database collection and cleaning.

While writing this report, I'm taking a break during the school holidays to recharge and reflect on the tasks ahead. The first, and important one, is our preparing our organisation into readiness for the upcoming AGM, also signing off on several of our compliance obligations. In ticking the boxes on this, we've been strengthening our community engagement, not an easy task in the 3-2.5 / C-19 restrictions.

We continue with our goals, one being Safety and Police liaison. I had the pleasure of meeting some of the entities involved with the Henderson Town Centre (HTC) Activation Plan (the first release in the feature article), whilst this meeting was a first for me, our BID Manager has been part of this community driven organisation since its inception. I was thoroughly



**KELVIN ARMSTRONG**

impressed by the passion expressed from my first meeting with this group.

Covid has had a varying impact for our businesses, this last lot of restrictions, it was for many I have spoken to harder than the level 4 lockdown. More and more businesses are trimming costs and unfortunately, downsizing. Businesses need to stay in business and keep contributing to the economic and social wellbeing of their local communities. Once this is achieved, they may also be able to assist the wider community's recovery by providing services, facilities, skills, or other resources.

Please consider who you do business with during these uncertain times, purchase from local and if you're having challenges, or know someone who is, reach out.

.....  
**KELVIN ARMSTRONG, CHAIRPERSON CPHBA**

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## BA5 REPORT

The BA5 is returning in October.

Hopefully, we will finally be able to return to the BA5 after cancelling 3 times, holding breath...

The West Auckland Business Club (WABC) produces the Business after 5 (BA5) as the event and networking subsidiary of Central Park Henderson Business Association (CPHBA)

Mitre 10 MEGA is booked for October and Tristram European for November. Their event last October was packed and hugely popular with, an outstanding business card draw.



At Mitre 10 MEGA  
Henderson last October

### BA5 - OCTOBER

(BUSINESS AFTER 5)

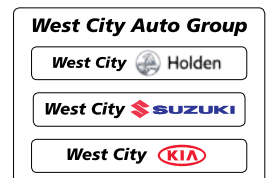
WEDNESDAY 21<sup>ST</sup> OCTOBER

MITRE 10 MEGA  
HENDERSON



The BA5 has a wonderful group of sponsors who are passionate about West business and making a difference in our community – Please return their support and SHOP LOCAL.

## BA5 SUPPORTING SPONSORS



# GOOD PRACTICE GUIDELINES ARE GOOD NEWS

says security company

## The long-awaited New Zealand Security Association's Good Practice Guidelines for Security Services have finally been published.

The guidelines provide much-needed advice on safe operating practices for security companies. Security guards often work alone and at night. And the guidance covers a range of operational issues. From leadership and accountability through to risk management, site safety, recruitment, licensing and training, clear expectations are set.

Sadly, the impetus behind the guidance was the tragic death of security officer Charanpreet Singh Dhaliwal back in 2011. Working on his first shift guarding a Henderson construction site, he was struck on the head by a group of intruders and tragically died.

Charanpreet was an inexperienced guard working alone. The coroner's investigation into his death recommended several improvements to the security industry.

The last to be implemented are these guidelines which will help to improve the health and safety of security personnel on the job.

Local security company, General Security, has welcomed the publication of the guidelines.

"The Good Practice Guidelines provide a framework



for all security companies to work from," said James Sutherland, Managing Director of General Security.

"It builds the way to setting new standards, maximising safety for security officers and also lifting professionalism within the security industry."

Based in Henderson, General Security are already implementing the new guidelines. The company welcomes the clarity the guidance provides for all those working in the industry, including customers.

"Nobody wants there to be another tragic incident affecting the security industry," said Sutherland.

"And these guidelines go a long way to improving the health and safety of all security personnel."

For more information or to download a copy of the guidelines, go to the New Zealand Security Association's website at [www.security.org.nz](http://www.security.org.nz).



General Security Services Ltd  
199C Lincoln Road, Henderson  
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E: [info@GeneralSecurity.co.nz](mailto:info@GeneralSecurity.co.nz)  
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## STANDING TOGETHER TO SUPPORT HENDERSON

**Did you know that Henderson was named after early colonial settler Thomas Henderson, who started a Timber Mill in the area in 1847, to process kauri trees cut from Henderson Valley and were upstream from the eastern flanks of the Waitakere Ranges?**



Henderson Township circa late 1950s

The Falls Hotel is a two story Kauri building which was built by John 'Long John' McLeod, a mill manager for Thomas Henderson.

Standing together! As three of our West leaders, Henderson-Massey Local Board Chairman, Chris Carter, Police Area Commander, Inspector Stefan Sagar and Kelvin Armstrong, Chairman of the Central Park Henderson Business Association have come together in unity, along with agencies and local community stakeholders to support a community-led approach which has steered the way to the development and the creation of the (HTC) Henderson Town Centre Community-led Plan.

The plan is supported by many stakeholders including the; local Police, Henderson-Massey Local Board, Auckland Council, Central Park Henderson Business Association, local MP's Hon' Alfred Ngaro and Phil Twyford, Auckland Transport, WestCity Waitakere,

The Fono, West Wave, Whanau o Waipareira, Neighbourhood Support Waitakere, Community Waitakere, Salvation Army, Zeal, Sport Waitakere, Family Action, Panuku and Henderson Rotary



The development of the plan was culminated with workshops, discussions and feedback from relevant stakeholders and community.

Applying wide lenses and the community-led approach across the 'HTC' was the primary objective taken by the group. This provided an opportunity to create, implement effective and positive activities to improve safety, increase activity usages supporting the economic development for local businesses. It was about bringing our families and communities back into Henderson.

The HTC Community-led Plan will focus on a number of activities which is led by committed agencies and community stakeholders. A number of activities



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CPHBA Chair Kelvin Armstrong



Police Area Commander  
Inspector Stefan Sagar



HMLB Chair Chris Carter

are identified applying a collaborative approach include; CCTV cameras, supporting homelessness, promoting youth development, re-assurance and visible deployment of Police and community patrol volunteers, a vibrant plan of events and activities into the HTC, even the rumour that the Santa Parade might be returning to the Henderson Town Centre next year, that's the aim!

Sadly, the reality and arrival of COVID-19, we all had to learn to be adaptable and flexible in the way we deliver, focus, and support our communities.

We admit, times are tough, and everyone is doing their best to get through this and support their families, with some, pivoting their business model to cater for the current environment. For that, we acknowledge you all as we stand together during these challenging times.

The HTC Community-led Plan has certainly provided a forum for the network to collaborate and ensure a jointed approach across Henderson is explored and maintained.

Panuku has welcomed the opportunity to be part of the team and have shared their aspirations and strategic plan with the group to ensure all are heading for the same goal post.

The Henderson business community is now a formal Business Improvement District (BID) through the efforts of the Central Park Henderson Business Association, which is keen to be one of the leading stakeholders in the plan. The group is grateful for the wonderful support from the local Police and Henderson-Massey Local Board.

The local board has contributed significant support towards the plan and will continue to maintain its strong relationship with the network of stakeholders as it journeys together in support of a safer and viable economy for the Henderson Town Centre.

Our local Police, headed by Area Commander, Inspector Stefan Sagar relished this opportunity along with his team supporting the plan for a safer and vibrant Henderson Town Centre.

*People Photography by LFHQ Studios.*

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## FROM GARDEN TO TABLE

**With Mitre 10 MEGA Henderson & Westgate**

**October is an exciting month for the teams in the garden centres at Mitre 10 MEGA Westgate and Henderson**

Why? Spring is the perfect time to start off Spring and Summer seedlings! Before jumping right in however, it's important not to get too ahead of yourself. For summer seedlings, remember, the soil temperature is still too cold to chuck them straight in, so we recommend starting your seeds off inside and in trays, until it gets a bit warmer; a sudden frost could be disastrous for your precious young seedlings!

The month of October is also a great time to ensure that your soil is in tip-top, fruit and vege growing condition. For general, all-round soil goodness, we recommend Tui Garden mix to add a nutrient-rich organic layer to your soil, perfect for healthy fruit trees, shrubs, vegetables, and flowers. Tui have mixes for all purposes, from tomatoes to indoor plants, and



bulbs to herbs. A good mulch wouldn't go amiss at this point in the season, and because of its water-retaining capability, it's a great way to help Auckland save water.

For every bag of Tui growing mix sold, Mitre 10 will donate to 'Trees that Count' - a conservation charity working on restoration of native forests throughout New Zealand.

**Seeds to plant straight to your garden early to mid-Spring:**

Carrots, broad beans, turnips, radishes.

**Seedlings to plant in the garden from seedlings early to mid-Spring:**

Spinach and silverbeet, cabbages, broccoli, and cauliflower.

**Sow in trays early to mid-Spring:**

Lettuces, tomatoes, chillies and capsicums, onions, and Asian greens.





## BUSINESS ADVISORY

### Partnership with CPHBA

Are you passionate about your work? Do you walk into the workplace with a spring in your step and a clear sense of direction? If the answer to these questions is no, then it's worth having a chat to business advisor and West Aucklander, Jon Brough.

#### Attributes:

- MBA (Otago) [Strategy/Finance]
- BSc Hons (Otago)
- Member of the NZ Institute of Directors
- Strategic Management Team- Partnership Goodman Fielder
- Contracting strategic and management services to Government, retail, apiculture, and Maori owned entities.
- Experience in all the major primary sector industries; including processing, distribution, sale, and services.

#### Key Capabilities:

- CEO and General Management
- Strategic Planning
- Business Development
- Change & Project Management
- Economic Development, Risk Analysis, Financial Analysis and Reporting.
- Sales, Marketing and Communications
- Financial Planning and Budgeting
- Building/maintaining key relationships.
- A wide cultural perspective.
- Leadership and capability building in people.

### The Aims of the Partnership Programme:

- **To develop** a plan for the sustainability of the business.
- **A Budget and structure** for the growth of the business.
- **A detailed learning** that will help you get a focus on what is needed to do together to get the business more profitable.
- **Simple structured planning** to learn how to Budget effectively and continue the focus on financial results and the improvement of end of Year Profit and long-term sustainability for your business.
- **The training starts** with a look at your history and performance to date - What was happened and what can we do to improve? Then to look at your 'value' in the market.
- **As business owners** and decision makers, you will learn and create a sound and detailed Budget, and a detailed Plan of Approach for Business Growth. This will be based around both your existing Customer base and investigating new opportunities.
- **Planning is critical** for your business and if you take the time to plan and learn how to create from within, you will begin to recognise a Success-curve.



### We Street talked to Kelly Horan, Business Manager of Drain Ranger

"Having used business advisors in the past we haven't found one that has really made a difference until we met Jon. Jon ticks a number of boxes for us, he conveys a lot of knowledge, experience and thinks outside the box, he regularly communicates and sends us updates, and we appreciate his 'no-nonsense' approach" Kelly said...

"A key component for us choosing Jon is that we believe he understands our business priorities, wants us to succeed and most importantly he has made it clear that he will make us accountable to perform on the agreed tasks, quite frankly this is the push that we need for our business





# HELPING EMPLOYERS AND SUPPORTING PEOPLE INTO WORK

**The Ministry of Social Development (MSD) is urging West Auckland employers to get in touch if they are looking for staff. The impact of Covid-19 has resulted in more people looking for work this year, and many are highly skilled.**

Denise Bayne, MSD's Work Services Manager for West Auckland, says dozens of local employers are using MSD's free recruitment service to find people for a range of roles.

"We offer a no-fee recruitment service for employers, and provide a number of services, from advertising an employer's vacancy to shortlisting candidates."

Denise says some employers advertise every single job with MSD and appreciate having candidates screened as it makes it easier to find the right people.

In the west, industries like construction, film, and business support, are all big users of MSD's employment services.



Mana in Mahi

Denise says that since Covid-19, MSD has gained many highly-skilled job seekers, and all are keen to work as soon as possible.

"It's all about finding the right people for the job, and we do that really well," she says.

Her team of MSD work brokers meet with employers and prepare a recruitment plan for them. They make a point of learning as much as they can about the business, so they understand the role, and the sort of person it would suit.

Employers can meet candidates at their work place, or at one of MSD's local Work and Income offices. Many employers prefer to meet at a Work and Income office as it gives them a space to meet pre-selected job seekers and have work brokers on hand to discuss any support and in-work training that might be available if they employ a candidate.



Denise Bayne

## Extra support and training for candidates

Once an employer has found a candidate to hire, they may be able to get extra support from MSD. A wide range of training and employment assistance is available including wage subsidies and post-placement support and training.

Work brokers provide this information when they meet with an employer, and there is also information for employers on the Work and Income website.

## At a glance:

### Apprenticeship Boost

Apprenticeship Boost is a payment to help employers keep and take on new apprentices. It means apprentices can keep earning and training towards their qualifications as the economy recovers from the impacts of COVID-19. The payment is made directly to employers.

### Mana in Mahi – for employers

'Strength in Work' If you're keen to helping a person begin a new career, MSD can help with funding and on-the-job support.

### Flexi-wage

If you're interested in an MSD candidate who needs support to gain the required skills for the job, such as training or mentoring, MSD may be able to help with a subsidy.

### For more information:

Email: Denise Bayne - [denise.bayne001@msd.govt.nz](mailto:denise.bayne001@msd.govt.nz)

Website: [workandincome.govt.nz/employers](http://workandincome.govt.nz/employers)

Phone: 0800 778 008

Employers can call MSD's Employer Services team from Monday to Friday, between 8am and 6pm.



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# EXCITING NEWS! FROM UNIVERSAL REALTY

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Joining the Universal Property Management team as Business Development Manager, is **Paris Youroukelis**, a well-known face around West Auckland and already a popular member of our team. Paris is your first port of call should you be looking to choose or change your Property Management Company.

Choosing to have your property or asset professionally managed is a big commitment. Property management is so much more than coordinating tenancies and rental payments. The role is a unique balance between helping landlords achieve their financial goals and ensuring they also honour their many legal obligations.

Whether it's the family home or part of a multi-million dollar investment portfolio, you need to be sure your

asset is being maintained to the highest standard. As our industry sees ever-increasing layers of compliance and legislation, you also need to trust that you have the right people on board with the right skills and knowledge to keep you safe. Feel free to call Paris for a no-obligation chat, anytime.

Ray White Universal Property Management has been building their portfolios from the ground up. Having the right people doing the right job, is their mantra and Property Management is no different. With Rachel Cadamy also coming on board with years of Residential and Commercial Property Management, Rachel is the perfect addition to our team and working alongside Geraldine Babbe, has the ability to take the time to ensure all the properties and landlords are up to speed with the current legislations and expectations. In this day and age, it is imperative that the properties are compliant as penalties and fines for breaching these rules and regulations can reach tens of thousands of dollars, if not taken seriously. Call Rachel or Geraldine for a chat today, to check that your property is safe.

Ray White Universal Property Management understands the importance of educating those involved in the property management process to achieve better long-term outcomes for all. We've developed a series of comprehensive information guides for both landlords and tenants to ensure all of our clients have access to the most up-to-date information. Scan the QR codes below to request your copies.



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# FRESH MUSSELS ON TOASTED SOURDOUGH

MAKES 2 PORTIONS

## Ingredients:

- 12 green lip mussels
- 1 shallot diced
- 2 teaspoons of chopped fresh tarragon
- 1 tablespoon of fresh diced parsley
- 100mls of dry white wine
- 1 teaspoon of whole grain mustard
- 20gms of butter
- 1 piece of well toasted sourdough pp

## Method:

In shallow pan with lid,

steam mussels in white wine.

Remove mussels and beards from shells, discard shells.

Cut mussels' meat into halves

Add shallots, mustard and herbs to wine and mussel stock reduce to 1/3.

Add chopped mussels to warm and butter to thicken, season to taste with salt (not too much) and pepper

Once mussels are warmed through sauce and butter is incorporated pour over toasted sourdough

This delicious dish will be back on the menu when this issue hits the street, Ben advised WE street magazine. We'll be sure to come in and have it again YUM!!



Our good friend Ben Branks from Kings Garden Café at Kings Plant Barn in Universal Drive gives us this popular recipe. The Café provides the delicious catering to our BA5's.

## WINE MATCH - Babich Wines BLACK LABEL range Marlborough Sauvignon Blanc.

Grapes from their Waihopai, Awatere and Wairau Valley Estates were picked, crushed, and pressed at perfect ripeness. A small percentage underwent malolactic fermentation also. This multiple Award winning wine is available at their Cellar Door, open 6 days a week.

# Experience

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# HAY FEVER

(also known as allergic rhinitis)

**Hay fever most commonly occurs during spring and early summer. It is usually caused by different types of pollens from trees and grasses, as well as mould spores. It is the inflammation of the lining of the nose and eyes due to allergy. Hay fever causes blocked, runny, and itchy nose, sneezing and itchy watery eyes.**

Substances that cause hay fever are present in the air and are breathed into the nose. They include grass, weed & tree pollens, house dust mites, mould spores, hair, and skin flakes from animals (known as 'dander') and cockroach droppings.

Allergic rhinitis can be categorised into two groups; seasonal rhinitis (hay fever) is when symptoms occur at certain times of the year (e.g., spring) and perennial rhinitis is when symptoms occur at any time of the year. Dust mites and domestic pets are the most common causes of perennial rhinitis. Your doctor may need to order blood tests or skin-prick tests to find out what you are allergic to.

Once you know which allergen is triggering your symptoms, the major treatment aim is to avoid it. Treatment includes antihistamines, nasal corticosteroid and/or decongestant medications may provide symptom relief. Immunotherapy may help desensitise you to certain allergens. For some people bad rhinitis can be associated with worsening asthma so it can be hard to breathe.

## Immunotherapy

If allergic rhinitis symptoms continue to be troublesome despite the use of allergen avoidance and appropriate medications, immunotherapy may be helpful. The aim



is to desensitise you to the allergen and reduce or even eliminate your symptoms. During immunotherapy you receive a very small amount of the allergen - either by injection or sub-lingually (under-the-tongue). The amount is increased gradually over several years.

## Prevention

The best way to avoid an allergic reaction is to avoid the allergens that trigger it - something that is easier said than done.

## Avoiding allergens

While allergens can be difficult to avoid, here are some suggestions that may help.

If you have seasonal hay fever:

- Consider staying inside when the pollen count forecast is high, on windy days or after thunderstorms
- Select plants for your garden that are pollinated by birds or insects, rather than plants that release their seeds into the air
- Avoid mowing the lawn, raking leaves, or having an open compost heap
- Splash your eyes with cold water or shower after any activities that have exposed you to a lot of pollen
- Rub petroleum jelly (like Vaseline) inside your nose to stop the pollen from coming into contact with the lining of your nose.

If you are allergic to pet dander: keep your pet outdoors and out of bedrooms!

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Nelson - Dean McKenzie

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Hanmer Springs Canterbury - Graeme Murray

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Dunedin Otago - Miles Holden

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## Lease Agreement

# COMMERCIAL LEASES & COVID-19

**For those West Auckland businesses with lease agreements (office, retail, and industry), the post Alert Level 4 lockdown environment has been a steep learning curve and, often times, an ongoing legal headache for both landlords and tenants alike.**

While many landlords want to do the right thing contractually and ensure the good tenant/landlord relationship survives the Covid 19 pandemic, on the flip side, many tenants have sought some sort of rent relief to assist with cash flow management until their businesses return to some sort of normality.

Some landlords have loss of rent insurance policies, while some tenants have business interruption insurance, both without specific infectious disease exclusions. Some parties, however, have not been able to avoid a legal dispute as an agreed position has not been reached.

To help with a commercial reality that economically affects all of the parties involved, the Government's economic response package includes:

- the reintroduction of depreciation on industrial and commercial buildings (including accommodation assets) from the start of the 2020-21 tax year, and now, a streamlined, subsidised, and voluntary arbitration and mediation service administered by the Ministry of Justice (MOJ) to help resolve commercial lease disputes for SMEs.

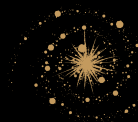
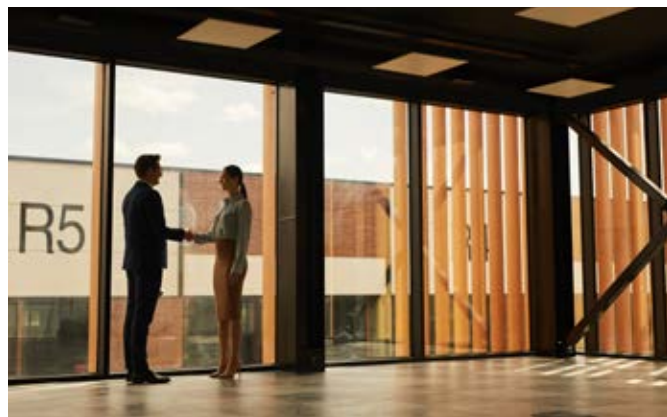
The aim is to resolve disputes quickly and cost effectively by agreement either via:

a) **Binding arbitration** i.e. a decision is made by an Arbitrator after considering both sides, and is limited purely to the terms of the lease. The lease must include a clause allowing for reduction of rent in an emergency and both parties must agree to arbitration; **OR**

b) **Mediation** i.e. a process administered by a Mediator who helps the parties to identify the issues and reach an agreement – decisions are not imposed on the parties, but are recorded in an agreement and the issues are not limited to the terms of a lease. Both parties need to agree to mediation, but rent abatement clauses are not required.

The parties should decide which service is best suited to their situation and lease document itself, and apply directly via the 'MOJ' website - [justice.govt.nz/tribunals/](https://justice.govt.nz/tribunals/)

See: COVID-19 commercial lease dispute services



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## OCTOBER CHECKLIST: with Kings Plant Barn.

**Plant Now** – Start planting your summer veggies, as well as stunning annual and perennial flowers. Get them in quick and stay on top of the weeds to ensure you get to enjoy your plants to the fullest.

### Vegetables

Prepare new beds by forking the soil and adding Organic Compost, Sheep Pellets and Natures Organic Fertiliser.

**Seedlings** - Start planting out tomatoes, basil, beans, eggplants, and capsicum seedlings.

Plant herbs like coriander and parsley in part shade to protect them from the afternoon sun. Doing this will mean they don't 'bolt' to flower and seed as quickly, meaning they last longer.

**Seed Sowing** - There's plenty of time to sow your summer veggie seeds. Make sure they are planted with plenty of space between them and are in a sunny position. Germinate tomato, eggplant and melon seeds in punnets before moving out into the veggie patch.

### Fruit

**Passionfruit** - Plant in a warm sunny spot in well-draining soil, with a trellis or stake to support the vines as they grow. Mix in Compost and Sheep Pellets before planting for added nutrients.

**Citrus** - Plant into free draining soil and mix in

Compost and Slow Release Citrus Fertiliser. Dwarf varieties only grow to 2 meters tall, are also available, and are the best for container growing.

**Berries** - Want homegrown summer berries? Now's the time to plant strawberries, raspberries and blueberries. For a bountiful harvest plant more than one variety.

### Trees & Shrubs

**Roses** - Plant now in a sunny position to enjoy their delightful blooms this spring and summer.

**Hydrangeas** - An old-fashioned flower that is coming back in style! With huge gorgeous blooms, hydrangea are happy being in full sun or part shade, and make great cut flowers for arrangements.

### Hedges and

**Screening** - Getting hedges and large screening trees into the soil now gives them time to get settled in before summer. Keep newly planted trees and shrubs well-watered (with a watering can) and feed with Kings 24+.



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## Flowers & Perennials

**Instant Colour** - Add an instant dash of colour to your pots and garden beds. Choose from petunias, lobelias, alyssum, gazania, marigolds, snapdragons and heaps more in our Seedling Punnets, Potted Colour and King Sized Colour ranges instore now.

**Perennials** - There are loads of gorgeous long-flowering perennials now in, including petunias, calibrachoa, lavender, nemesia, geraniums, and so many more. Plant in soil mixed with Compost and Sheep Pellets.

## Tend

**Veggie Garden** - Protect newly planted seedlings from slugs and snails with Quash. Keep on top of any weeds emerging in newly planted beds. Regularly remove



laterals from your tomato plants and feed them with Kings Tomato food.

**Feeding** Keep plants happy and healthy by feeding your plants regularly over spring. Feed with our natural and organic fertiliser range including new products from Yates and Tui instore now.

**Mulching** - Apply mulch around your garden to help suppress weeds and reduce your watering needs as it starts to heat up.

## Lawns

Get your lawn looking great for summer. Use Yates Weed N' Feed to feed your lawn and kill off broadleaf weeds (remember to be careful around the edges and not spray your flowers, shrubs or veggies). Repair bare patches by sowing the area with patch pack lawn seed.



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The Good Home

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**The Trusts** - has the perfect venue for you, remember Christmas is coming up fast.

The Trusts operates several venues across West Auckland, each with their own personality and style. Take your pick from three of the following:



Monday steak night at iTi

## iTi

Overlooking Titirangi's beautiful native bush, iTi offers a peaceful escape from busy lifestyles. Specialising in delicious small bites that are perfect for sharing, iTi also provides an extensive range of wine, cocktails, and craft beers. From the 'big plate' menu you just can't go past their Monday Night special: \$20 Ribeye with potato & parmesan rosti, broad beans, oxtail ragout, porcini mushroom sauce. Get in quick as their Monday nights book out fast!

W: [weareiti.co.nz](http://weareiti.co.nz)  
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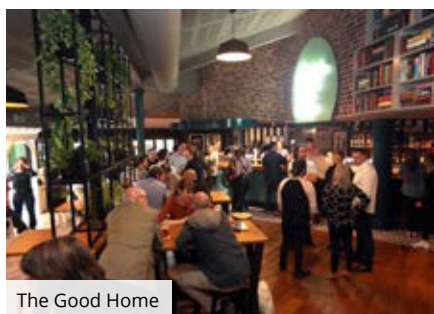
## The Hangar

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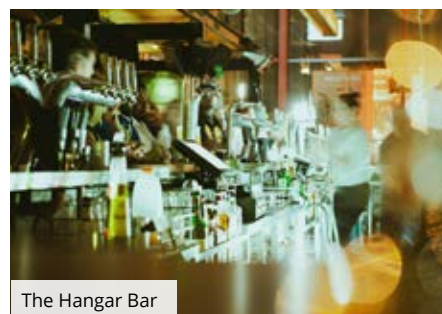
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West Magazine called in to visit James Buchanan of Bu-Mac Engineering in Henderson, and to see his beautifully presented Ranchero.

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James has owned the vehicle for almost 5 years, spent over 3 years completely rebuilding it and regularly drives it to work



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2020 VW T-Cross with Wireless charging



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