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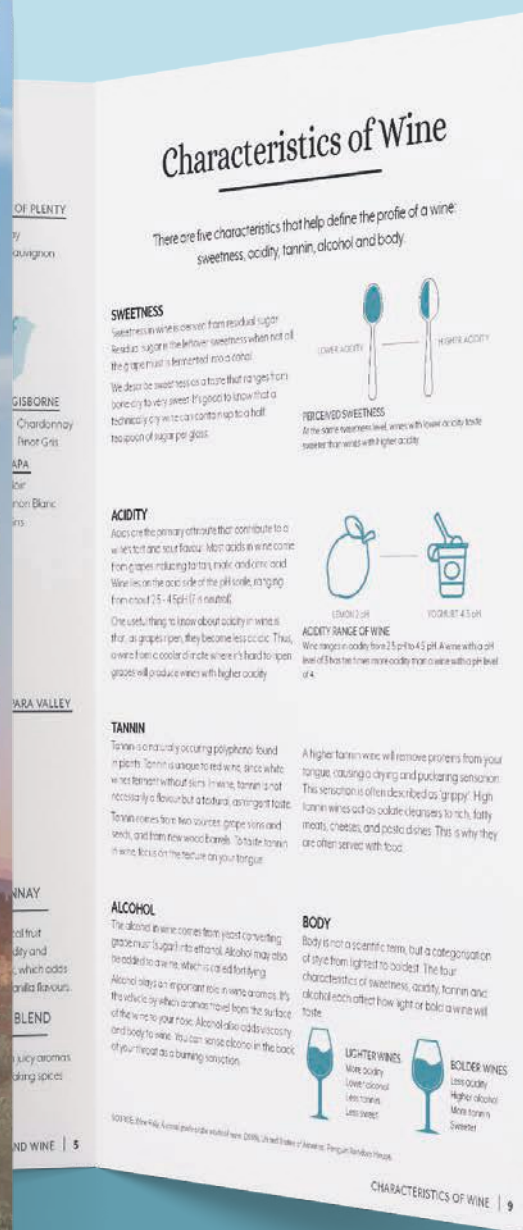
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RETURNS IN FEBRUARY

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the all new Golf 8 is coming

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HENDERSON CHRISTMAS FESTIVAL

In the Town Centre - Deemed a Success

In December we saw the Christmas Festival return to the Town Centre, which Central Park Henderson Business (CPHBA) was partly instrumental in achieving, in partnership with The Police, Henderson-Massey Local Board (HMLB), agencies, and local stakeholders. We are delighted in its success.

"Support for the return of the Christmas Festival to the Henderson Shopping Centre marked a long overdue recognition by the HMLB that the Henderson CBD still remains the heart of West Auckland" said Chairman Chris Carter.

"As a proud 'Westie', I was very pleased to join the CPHBA and the Police on 12 December in helping to launch the event which had a great public turnout.

In addressing the large crowd, the former MP for Te Atatu, fondly recalled that one of his best memories as local MP was his annual opening of the Henderson Festival and its associated Christmas Parade. Chris Carter said he hoped



Waitakere Chinese Association - Steven Huang photo



BA5 SUPPORTING SPONSORS





that 2021 would see the return of the Henderson Christmas Parade to the Henderson Shopping Centre as a special part of the annual Henderson Festival programme.

CPHBA Board member, Nicole Snook enthuses...

"The Henderson Christmas Parade was fantastic. My two boys especially loved the bubble fun, and it was great to see so many people there, they even bumped into a couple of their friends.

"Having the streets blocked off with lots of stalls was great and the entertainment was lovely to listen to and watch, as we were wandering around. From a convenience point of view, it was a good location with regard to Mall parking and also being able to do a spot of shopping after we had visited all the things on offer at the festival.

"We are all looking forward to the next one later this year.



Nicole Snook photo

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CHAIRS REPORT

Well, the long weekends are behind us now, at least until the beginning of April anyway, that being Easter Yikes!! Trust you had a good break and feel somewhat refreshed and up-to-date with plans, business etc for the coming of Autumn.

In December we saw the Henderson Christmas Festival return to the Town Centre, which our CPHBA was partly instrumental in achieving in partnership with The Police, Henderson-Massey Local Board, agencies, and local stakeholders. We are delighted in its success, see a brief on page 5.

Our next priority is signing on/setting up the Member Register for our Business Improvement District (BID) Members, as is set out in our Constitution, also as required by 'BID' Policy Operating Standards. As those businesses and properties that sit inside the BID boundary are automatically 'affiliate' members of the CPHBA BID, we assume that you wish to be contacted and in our online business directory. Unless otherwise advised by the company manager.

We are keen to complete this task in order to upgrade the directory and to be able to communicate with our business colleagues. In our next issue of the magazine there will be a Signup Form, Details of Membership along with the BID Boundary Map to further/ facilitate this.

The December NZIER Consensus Forecasts show a substantial upward revision to growth predicted over the coming year. The opinion is clearly for a 'V' shaped economy recovery in New Zealand. Expectations of stronger household spending is a key driver behind the upward revision to the growth outlook.

This gives us an insight into the difficulties some firms are having finding skilled labour, I am definitely experiencing this along with some members I have spoken to.



KELVIN ARMSTRONG

Clearly, with our borders closed, it is increasingly difficult to access a skilled workforce - one answer is to train, train, train, new and young people. Our association manager Garry Bates, is working with The Ministry of Social Development (MSD) to assist with this, see pages 10 & 11 in this issue. There is more to come in the April/May edition, with the soon to be updated Flexi-wage subsidy.

.....
KELVIN ARMSTRONG, CHAIRPERSON CPHBA
kelvin@kaar.co.nz - 021 828 008

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MEGAWestgate

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**MITRE 10
MEGA**

**WESTGATE &
HENDERSON**



Ladies Night

OF EVENTS AND EXTENTIONS

The teams at Mitre 10 MEGA Westgate and Henderson are looking forward to (hopefully) returning to a bit of normality in 2021.

The stores both have exciting events planned throughout the year, starting with Westgate's Man Shed promotion run in partnership with radio station The Rock.

Customers who spend more than \$40 in store during the promotional period will be invited to head to the Westgate store on unlocking day, and given chances to unlock a shed full to the brim with prizes worth over \$10,000.

The customer who successfully unlocks the shed keeps it, and all the prizes inside.

"Our customers and suppliers alike absolutely love our Man Shed promotion, so we are excited to be able to start the year off with an event such as this" said store owner Dave Hargreaves.

"We know our customers missed out on some important events on our calendar in 2020, so to be able to crack in to 2021, and have all guns blazing for events such as our annual Trade Breakfast and Ladies' Night will be great", he went on to say.

On top of this, the team is planning an exciting re-launch event to coincide with the opening of the massive store extension mentioned in the last issue of the WEST Magazine.

"It's certainly going to be unmissable; we're keen to get in front of many people as possible with offers, and prizes that will be substantial to say the least" said Dave.

The extension is due to open towards the end of 2021, and the Hargreaves have assured us that members of West Auckland Business will be the first to know about it!



Man shed



Easy as kids

APPRENTICESHIPS

WHY WOULDN'T YOU?

Hospitality

There's never been a better time to train your workforce! With Free fees on all apprenticeships and targeted traineeships, as well as Apprenticeship Boost wage subsidies, employers are being given a golden opportunity to address skills shortages.

The Ministry of Social Development (MSD) works with the Central Park Henderson Business Association (CPHBA) to put employers in touch with job seekers.

For Business

MSD can assist to recruit suitable candidates via their job seeker service. It's a no-fee recruitment service, to help you find the right candidate for your business.

There may be funding and support for employers who hire an MSD candidate. There is also help for employers to assess and plan training programmes, traineeships, and apprenticeships for new or existing team members.

Work Broker Marion Tuaivi will manage this relationship oversee any new business connections.

For the Apprentice

Train for free in an area you're passionate about. You can gain new skills and a qualification and play a part in kick-starting New Zealand's economy. If you take part

in an apprenticeship, you can also get paid while you learn on the job.

New Connected service

Connected is an all-of-government service for employers, job seekers and people seeking information about study, training, or business support.

Anyone is welcome to drop into a Connected centre without an appointment for support to navigate the services available from government agencies in their region.

The nearest Connected site for West Auckland businesses is at the Waitakere Work and Income Service Centre at 36-44 Sel Peacock Drive, Henderson.

For more information

To find out more about what's available at a Connected site, go to: connected.govt.nz.

To find out more about Work and Income Employer Services, go to: workandincome.govt.nz/employers

Employers can call MSD's Employer Services team from Monday to Friday, between 8am and 6pm. Phone: 0800 778 008

If you are looking for work, phone MSD on 080 559 009



Construction BCITO



Following on from the article in our last issue (page 12) 'Apprenticeships - The Lowdown'

below adds to the 'FAQ' list...

For Transitional ITOs and Managed Apprenticeship Providers:

- What will be the role of transitional ITOs and providers in Apprenticeship Boost?

There are a few things you can do that will support this process running smoothly:

- Make sure all the data for apprenticeships that you provide to TEC* is up-to-date and accurate so we can ensure that we can match with the data that employers submit to MSD.
- Process new enrolments for apprenticeship as promptly as possible.
- Help out where you can with enquiries from employers whose applications haven't been successfully processed because the data they have submitted doesn't match the data in TEC's system.

- Will I have to update the data we send to TEC* more frequently?

For transitional ITOs there will be no change to data reporting. Please keep the ITR as up-to-date as



Joinery

possible. For providers there will be some small changes. There is a new template for Workspace2 and the reporting schedule on this will be supplied directly to providers that have been approved by TEC* to deliver managed apprenticeships.

- How will AB affect other TEC funding paid to TEOs (Tertiary Education Organisation) for apprenticeships?

Apprenticeship Boost won't affect any other TEC funding TEOs are currently receiving from TEC. Apprenticeship Boost payments will be made directly by MSD to employers.

- If I am a training provider who hasn't offered Managed Apprenticeships in the past, can I start now?

No, at this point in time TEC does not want to see growth in Managed Apprenticeships. The reason for this is that as the transition to RoVE (Reform of Vocational Education) occurs we

- (a) do not want to complicate/confuse things for employers or apprentices, and
- (b) RoVE is about creating a collaborative vocational education system rather than one that is competitive.
- Our continued message is that it is business as usual, which means employers signing up apprentices with relevant transitional ITOs.

*TEC - Tertiary Education Commission



Marion Tuaivi

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CONSIDERING SELLING? WHY GO TO MARKET NOW? with Ray White Universal

The December holiday period is often a time of reflection for people as they assess their plans for the following year. For many, after such an unpredictable year in 2020, those discussions would have centred around where and how they want to live in the future.

Knowing the property market was in a robust state leading into the Christmas break, potential buyers would likely assume that the competitive nature of the market will continue into the New Year.

When we look at the two major factors that influence the market, we know that currently supply - or new listings are 11.11 per cent higher than they were this time last year. This means that comparatively more owners are bringing their property to the market for sale. This may have you wondering why or how then, if there are more properties for sale, it would be a good time to sell?

When we look at demand, or the number of sales that have occurred over the same period, they are 37.91 percent higher. Meaning that even though there is more property for sale, the level of activity from buyers is still outpacing that of sellers by quite a margin when compared to the previous year. So, if the pressure from buyers is continuing to build, wouldn't it be better to just wait until the prices keep rising, meaning that I can achieve a higher sale price?



This question is raised regularly, and the answer is in two parts. The first is, it is incredibly hard to identify the 'top' of the market, until of course it has already been reached. By that time, however, the balance of power in the transaction then shifts to the buyer and downward pressure is applied to prices.

The second factor to consider, particularly for those that are both sellers and buyers, is that when the price of your home goes up, so does the price of the one you're looking to purchase. If you are considering upgrading, a percentage increase on a more expensive home (the one you may be buying) will be greater than that on a less expensive home (the one you are selling), which in real terms would have a negative impact on affordability.

There are several factors in the wider economy that are supporting confidence at present, but it is also important to be aware of potential impacts on the market this year.

Economists believe the next 12 months may hold:

- The end of the mortgage deferment scheme
- The revision and reimplementation of LVR restrictions in March 2021
- The potential of low mortgage rates rising
- An increase of consents and construction of residential property
- More expats returning home
- Borders remaining closed
- No trans-Tasman 'travel bubble'

Last year laid bare for all to see how hard the market and economy are to predict and it remains difficult this year as well. What we do know though is that right now the conditions when it comes to selling are very favourable.

Call one of our team, or pop in for a chat to see how we can help.





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Unsure what to do with your property? Sell or hold? Talk to our Loan Market experts to gauge your options; perhaps you need to upsize or downsize? Our Residential team are there to help. Or if you're not quite ready to buy, you can discuss rental options with our Property Management team. Keen to diversify your portfolio? Have a chat with one of our Commercial specialists.

Whatever your need is, we have the solution.

GAMBAS A LA GRILLA - GRILLED PRAWNS

Ingredients (per serve):

- 2 x Fresh Tiger Prawns
- Cos Lettuce – 4 leaves per serve
- Coriander (garnish)
- Lemon Cheek (garnish)

Mango Pipirrana:

- 1/2 x Red onion
- 1 x Tomato
- Handful of Mango – cubed (fresh or frozen)
- 3/4 Cucumber

Dressing:

- 40ml Extra Virgin Olive Oil
- 1 pinch of Oregano (dried or fresh)
- 20ml Sherry Vinegar

Marination:

- 100ml Lime Juice
- 1 x Diced chilli
- 1/2 spear of Lemongrass

Preparation:

- Dice all ingredients for the Pipirrana, leaving the mango cubed.
- Mix your Dressing together in a separate small bowl.
- Mix Marination together in a second separate small bowl.
- Butterfly cut your prawns, head, and shell on.

Cooking and Plating

- Place your prawns in the marination and set aside for 5mins
- Pre-heat your grill plate until it begins to smoke / electric No.8
- While waiting for your marination and the grill to heat, you can mix your dressing into the Pipirrana using a medium bowl and separate out your cos leaves on a plate.
- Remove your prawns from the marinade and season with salt and pepper before placing them shell side down on your grill plate. These will cook through in approximately 5mins (size dependant) You want the flesh to still be moist, but pink through.
- Once cooked place the prawn directly on the Cos Leaves, pile a good amount of Pipirrana over the top.
- Garnish with lemon and coriander and serve immediately.



The Falls Bistro
Chef Cristian Pincheira

WINE MATCH - Babich Wines BLACK LABEL - Marlborough Pinot Gris.

Crafted with food in mind, the on premise only Black Label wines have been grown on their estate owned vineyards in both Marlborough and Hawke's Bay and made in a style that is slightly richer and more textural. This Pinot Gris was first produced in 2009, is exclusive to restaurants and bars and has been developed to complement food with its dry, rich and full-bodied style. It is partially fermented in oak barriques.

This wine is available at their Cellar Door, open 6 days a week.

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MELANOMA...

Is a type of cancer that occurs in your skin. It often appears as a new spot on normal skin or develops from an existing mole. Melanoma is the most dangerous type of skin cancer. If left untreated, it can spread rapidly to other parts of your body and become life-threatening. New Zealand has one of the highest rates of melanoma in the world.

Melanoma is a type of cancer that begins in your skin's pigment cells, known as melanocytes.

Melanocytes produce a brown-coloured pigment called melanin. This gives skin its colour.

When melanocyte cells group together in the skin, they can form a mole. Most moles are harmless. However, sometimes the melanocytes in them begin to grow and divide in an uncontrolled way and form a melanoma.

Most melanomas are caused by overexposure to sunlight, or more specifically UV radiation. Each time your unprotected skin is exposed to UV radiation from the sun or other sources, such as sunbeds, the UV radiation causes changes to the structure of the melanocytes.

This causes your skin to become permanently damaged. The damage worsens with more UV radiation.

Melanoma occurs most commonly on parts of your body that have been sunburned. However, it can appear in skin anywhere on your body – even on parts that aren't usually exposed to the sun, such as the soles of your feet or under your toenails.

If you notice any new spots or darker, growing or changing moles, get them checked straight away.

You may use ABCDE's of Melanoma as a guide.

The ABCDE's of Melanoma

A - Asymmetry

B - Border irregularity

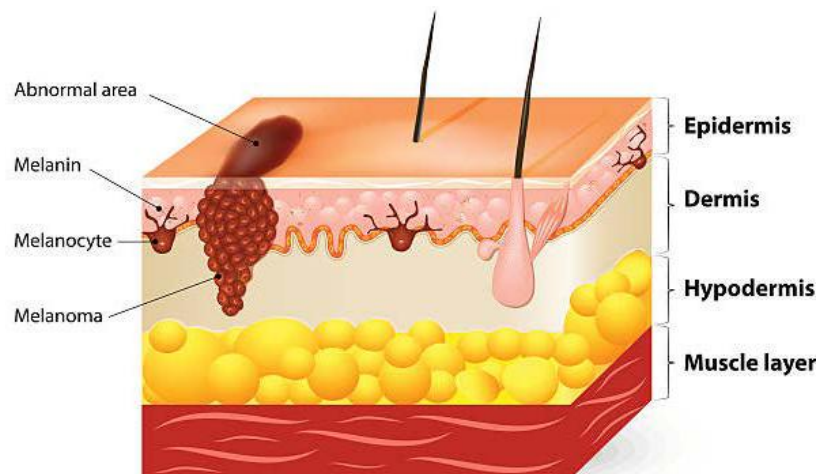
C - Colour variation.

D - Diameter over 6 mm

E - Evolving (enlarging, changing)

If you are worried that you have a melanoma, see your doctor or a qualified skin check provider for an examination. At Waitakere i-Medical Centre, we are able to do skin check & excision. We provide dermoscopy photos and we have minor surgery theatre onsite. If melanoma is recognised and treated early enough, it's almost always curable.

MELANOMA



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NEW RETAIL VOICE ON CPHBA BOARD

The Central Park Henderson Business Association is delighted to welcome a new retail voice onto the Board. Hazelle Ventura is the Store Manager for Farmers WestCity and brings a wealth of knowledge and experience. Hazelle joins the existing board members and strengthens the retail representation.

Farmers first opened in Henderson in 2000 and has 50 team members, employing many local Westies. The store is central to the WestCity Waitākere mall. From fashions to fridges, Farmers WestCity has a wide selection of goods,

making it a magnet for local shoppers.

A long-time resident of Glen Eden, Hazelle has enjoyed a 14-year career at Farmers. She's had several management roles in various stores, including New Lynn and NorthWest, before becoming store manager at WestCity three years ago.

Hazelle is especially proud of the customer service provided by the team. Each customer is greeted with a friendly welcome, and the knowledgeable staff are ready to help. She believes the team culture is what sets the store apart.





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And it has ensured Farmers WestCity has been able to survive the challenges of Covid and lockdown. Hazelle says that the 'live local, shop local' message has been heard by the community. And she's very grateful for the ongoing support of West Aucklanders. According to Hazelle, 'The Kiwi mentality to support one another has made a difference.'

A desire to give back to the business community was behind Hazelle's decision to become a CPHBA Board member.

'I'm looking forward to representing the retail sector in West Auckland and speaking up for all retailers – small, medium and large,' she says.

It may be early days for Hazelle, but her involvement has already been an eye-opener.

'There are many successful local businesses, and lots of exciting things going on that go under-reported,' she advises.

A top priority for Hazelle is raising the profile of West Auckland businesses in the wider region.

'I'm grateful for the opportunity to contribute to the business association,' she concludes.

We are delighted to have Hazelle on-board. With her bubbly personality, knowledge and expertise, Hazelle is a very welcome addition to the business association.

We are always on the lookout for fresh ideas and new perspectives. So, if you are interested in taking a more active role in the association, get in touch with Garry Bates on 0274 904 260.

Photography by LFHQ Studios.



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YOUR FEBRUARY CHECKLIST

with Kings Plant Barn.

Between running off to the beach and enjoying the sun, try to keep your garden well-watered, stay on top of the weeds, and be sure to enjoy the bounty of your harvest.

PLANT NOW

Vegetables

Chillies: Don't miss out on some of the interesting large-grade, super-hot chilies that are available now. Plant them out into larger pots or in the garden as they produce fruit.

Herbs: Plant herbs and leafy veggies such as basil, lettuce, coriander, parsley, and spinach but make sure you keep them well-watered.

Future crops: Towards the end of the month start planning and planting out winter crops including broccoli, cauliflower, and silver beet.

Fruit

Citrus: Ensure that summers in the future are filled with zest by planting some citrus trees now.

Passionfruit: Plant passionfruit in fertile, free-draining soil rich in organic matter such as compost. Plant in a spot with good airflow and ensure that you avoid wetting the foliage when watering.

Feijoa: For best results with feijoas, plant two different varieties to ensure good pollination. Plant an

earlier season and a later season variety to extend your harvest..

Trees & Shrubs

Fragrance: Grow a sensationally scented garden by planting some evergreen star jasmine, gardenias or the tropical climber stephanotis.

Tropical Plants: You can still bring the tropics home by planting mandevilla, vireya, frangipani, hibiscus and bird of paradise.

Flowers & Perennials

Instant Colour: Add a dash of colour by planting some of our annual flowers, including petunias, dianthus, penstemon, marigolds and gazanias.



White Mandevilla



Speak to your local

Garden Experts

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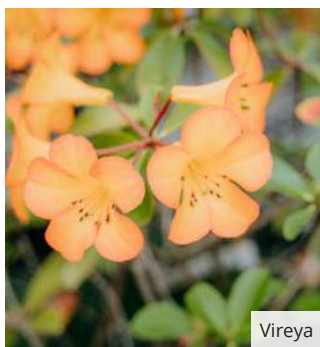
Perennials: Plant flowering perennials now to enjoy their gorgeous blooms. Petunias, geraniums and alstroemeria all look particularly beautiful.

Spring bulbs: As spring bulbs start arriving at Kings, start planting them out to ensure a glorious display of colour next spring.

TEND

Vegetables: Keep your veggie garden well fed and watered this summer to help plants stay healthy and productive, as well as being less likely to fall victim to pest insects. When watering tomatoes, courgettes and pumpkins try to avoid wetting the foliage.

Fruit Trees: Deeply water fruit trees once a week and net trees as fruit ripens to ensure the birds don't eat it all. As deciduous fruit trees finish fruiting, start to summer prune.



Vireya



Star Jasmine



Punnet Veggies Cauliflower etc

Flowers: Deadhead spent flowers regularly to keep your plants flowering for longer. Water and feed regularly.

Lawn: Sprinkle your lawn with SaturAid to help it to retain moisture, and water with collected rainwater or grey water.

HARVEST

You can still harvest your Reed and Hass avocados, as well as delicious cape gooseberries, passionfruit, capsicum, chillies, melons, sweetcorn, tomatoes, beans, and berries. Yum!

Looking for more help or expert garden advice? Come instore to talk to our friendly staff, or give us a call on 0800 PLANTS for general inquiries.



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PROPERTY - COVENANTS

The West Auckland property market is booming with plenty of new developments and construction happening all over the West. If you, or your employees, are looking at buying a property, or building, it is crucial you know what interests affect the title.

Various interests may be registered against a title and which set out rules and/or restrictions about how a property/dwelling can be used and enjoyed. One interest commonly appearing on titles in modern times, especially in new developments, is a land covenant.

What are Covenants?

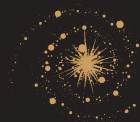
Covenants are a set of rules and restrictions that affect how a property can be used. If you are buying a new section and/or house, chances are there will be land covenants registered on the title. Developers often have covenants in place to maintain certain standards of quality with, for example, construction and landscaping. Covenants may also contain restrictions on any number of things, including: the type of materials that can be used to build with, the size of the house and where it

can be placed, and even its colour and architecture. Modern developments usually do not permit relocatable homes, or the use of recycled or second-hand materials.

Covenants may also restrict the type of activities allowed on a property, such as running a business, or even if pets are allowed. While some of these things may seem unnecessary or intrusive, they form an important part of the property and an owner is legally bound to observe them at all times. Other landowners who share the same covenant rules can seek to enforce them where a property owner fails to follow the covenant rules, and could potentially face court action.

What could a covenant mean for you?

Landowners should always have a clear understanding before buying about the effect covenants can have on the landowner, the construction of a building, and activities that are allowed on the property. Make sure to always engage a lawyer who will obtain all registered interests that affect the title and who will thoroughly explain the effect and impact covenants will have on you and the enjoyment of your land.



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the all new Golf 8 is coming.

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5 YEAR
WARRANTY





Davis Car Show - Collard Place

DAVIS CLASSIC CAR SHOW RETURNS IN FEBRUARY

The Central Park Drive business is holding their popular annual Davis Classic Car Show for the 3rd time in February. This event is **FREE** to attend and any funds raised through attractions and donations will be given to West Auckland Hospice. It's also free to show your car.



The day is all about getting families out and about, and letting them enjoy a car show featuring bikes, cars, and trucks of interest. Everything from Minis to Mercs; American, European, Aussie, and US muscle, it will all be there. In addition to the cars there will be kid's face painting, food trucks to keep those hunger pangs at bay and a small market featuring a number of stall holders.

This year, there is even more happening!

As well as the beautiful cars and trucks to look at, we have a family area in our back garden with a Bouncy Castle. There'll be an eating area, market stalls, a street magician, roaming MC, a fantastic spot prize as well as the opportunity to vote for your favourite vehicle in the people's choice awards.

Further information regarding the event can be obtained by contacting the manager of Davis Henderson, Mike Powell on 0220 598 014 or mike@davisfunerals.co.nz

To register: email RSVP@davisfunerals.co.nz - Supplying vehicle year and make.



CPHBA Members Eric & Marion Livingstone's - '23 T-bucket (426cu Hemi) & '68 Plymouth Barracuda (big block)



CAR SHOW

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