

2024-2025 ANNUAL REPORT



# NEW LYNN

BUSINESS ASSOCIATION



Services | Retail | Hospitality | Community | Heritage

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## A MESSAGE FROM THE CHAIRPERSON AND NEW LYNN BUSINESS ASSOCIATION EXECUTIVE COMMITTEE

On behalf of the New Lynn Business Association Executive Committee, I warmly welcome you to the 2025 Annual General Meeting. Thank you for taking the time to read this important document, and more importantly, thank you for your ongoing support and involvement in our association throughout the year.

We especially want to acknowledge our members, volunteers, and partners who contribute to the strength and vibrancy of New Lynn's town centre. Your continued engagement is vital to the success of the Business Association, and we value the trust you place in us to advocate on your behalf. New Lynn has a long and strong history of being a local shopping and services town centre, a place that is community oriented and serves the needs of the people of the area. We are proud of the town centres growth, sustainability and the people who work together to make New Lynn a great place to live, work, shop and play.

In this AGM booklet, you'll find an overview of the work we've undertaken, the achievements we've made together, and the important role the Association plays in ensuring the town centre remains a thriving place to do business. From safety initiatives like CCTV projects to our calendar of local events, these efforts reflect the commitment of our management team who work hard to fundraise and deliver projects that support the prosperity of New Lynn.

As we look ahead, our focus remains on supporting business growth, town centre activation with the Whau Local Board and Auckland Council, business continuity, and resilience in an ever-changing environment. Together, we can continue to enhance the town centre's appeal and ensure New Lynn remains a place where businesses and community can flourish.

Thank you once again for your support. We look forward to working alongside you in the coming year.

### **Dinesh Mani**

Chairperson, New Lynn Business Association  
On behalf of the Executive Committee

## MEMBERSHIP SURVEY AND FEEDBACK – THE FINANCIAL YEAR ENDING 2025 AND THE FUTURE OF NLBA

In May – June of 2025, the association asked the membership via a survey what their views, ideas and opinions were on the upcoming business and strategic planning process. It is important to the executive committee that we seek views and opinions of the membership to ensure that we are transparent, clear in our planning process and have given membership the opportunity to provide commentary to actions past, present and future plans. The aim of the organisation is to promote business in the area and to achieve the objects outlined in the constitutional rules. Details of the feedback is provided in the 2026- 2027 annual plan, we include herewith some feedback:

"New Lynn Business Association do a great job" - Long term business and property owner (50 years) Bruce

"The promotions we have are all we need – just do them well and advise them more on social media" – Long term business owner – Michele

"Very happy with the work NLBA have been doing" - Long term business – Maxine

"Keep up with the new branding and events held" – Long term business and property owners – Marie

"Keeping up the already good work being [done] in this space, frequent comms and keeping the BID informed and engaged" in response to Q2 What do you think could take place to promote the development and advancement of the commercial interests of business people and businesses in New Lynn BID?

## ANNUAL GENERAL MEETING

Tuesday, 14th October 2025, 5.30pm to be held at Theia, 25 Veronica Street, New Lynn, Auckland

### AGENDA

5:30pm	Members - Social Time.	All
6:00pm	Dinesh Mani to welcome all members.	Chairperson – Dinesh Mani
6:05pm	Dinesh Mani to call the meeting to order. Apologies.	Chairperson – Dinesh Mani Secretary – Sharon Gregory
	Confirmation of the Minutes of the AGM held 15th October 2024. Resolution to accept the minutes.	Chairperson Dinesh Mani All members present
6:15pm	Treasurer/Accountants: Accountants and auditors reports. Record of Related Party Transactions. Resolve to adopt the 2024-2025 audited accounts and record of related party transactions.	Treasurer/Accountant Norah Ding / Sue Lester
6:25pm	Quotes received for the 2025 - 2026 Audit period: - Small Audit NZ \$4,800 + GST	Treasurer - Norah Ding Accountant - Sue Lester
6:30pm	Executive reports for the period 2024 - 2025. Chairperson - Dinesh Mani NLBA Contract Managers	Chairperson – Dinesh Mani Administration and Contract Managers – Sharon Gregory and Tracy Mulholland
6:45pm	Move to adopt the executive reports.	All
6:50pm	Move to approve the following financial year 2026-2027 draft budget which includes a BID targeted rate grant amount of \$248,500 that includes a 4% increase of \$9,557.71 to the BID targeted rate grant for 2026-2027 financial year. Further ask the Whau Local Board recommend to the Governing Body the amount of \$248,500 be included in the Auckland Council draft 2026- 2027 annual budget consultation process.	Chairperson – Dinesh Mani Deputy Chairperson - Vish Bhati Treasurer - Norah Ding Accountant - Sue Lester
7:00pm	Move to approve the NLBA 2026-2027 Business Plan. Presentation of a summary of the feedback from membership regarding the 2026 – 2027 Business Plan.	Chairperson – Dinesh Mani Contracted Managers – Sharon Gregory and Tracy Mulholland
7:10pm	Move to approve the NLBA 2026 – 2028 Strategic Plan as per the Auckland Council BID Policy and NLBA Constitutional requirements. Presentation of a summary of the feedback from membership regarding the 2026 – 2028 Strategic Plan.	Chairperson – Dinesh Mani Contracted Managers – Sharon Gregory and Tracy Mulholland
7:20pm	Acknowledgement of the NLBA executive committee service and thanks.	Chairperson – Dinesh Mani
7:25pm	Election of the new executive committee (nominations received). Appoint the new executive of NLBA. 7 vacancies. Move to appoint a Chairperson and Treasurer for the 2025 – 2026 NLBA Executive Committee.	Secretary – Sharon Gregory to advise nominations received. Present names of members standing. Chairperson - appointed.
7:35pm	The appointed Chairperson to speak: Working for our membership.	Chairperson elect.
7:40pm	General business.	General business
	Close	

## MINUTES OF AGM 15TH OCTOBER 2024

Attendees	<p>Voting Attendees</p> <p>Piper Construction - Warren Piper, Murray Sharma &amp; Associates – Raj, Navin Sharma- Property owner, Barfoot &amp; Thompson – Vish Bhati, Robbie Bhullar, Little Treats Café – Norah Ding, Woottons Auto Accessories – Phil Parker, Car-Tech – Michele Gilmer, New Lynn Bible Chapel –Lew Myer, Berryman Real Estate Limited – Graeme Berryman, RSA New Lynn – Francene Picot, AKF,-Vijay Bajantri, Sugar and Sweet – Nislah Mohammed and associate, New Lynn Police – Warren Strand, Wise Fox – Pein, Bakery, Kaloni Moli - McDonalds, Don Thomas – Property owner, Pien – Wise Fox, Christine Thomas - Thomas &amp; co, Tracy Mulholland – nominated by Dinesh Mani as representation for Mani Holdings</p> <p>Attendees non-voting</p> <p>Amelda Jeffery, Whau Local Board – Kay Thomas and Alana Clark – Food &amp; Beverage assistance</p>
Apologies	<p>Dinesh Mani (nominated a representative) Doug and Marlene Easton, Sitendra Singh</p> <p>Confirmation of the Minutes of the AGM held 30 October 2023. Resolution to accept the minutes as presented to the AGM.</p> <p>Moved: Michele Gilmer Second: Vish Bhati</p>
Treasurers and auditors reports	<p>Treasurer/Accountants: Accountants and auditors reports.</p> <p>Resolve to adopt the audited accounts as presented by the Treasurer and provided to the AGM.</p> <p>Moved: Michele Gilmer Second: Navin Sharma</p>
Auditing 2024-2025	<p>Quotes received for the 2024 - 2025 Audit period: Small Audit NZ \$4,300 + GST HLB Man Judd \$6,000 + GST Moore Markhams Auckland \$7,500 + GST Appoint auditor.</p> <p>The AGM appointed Small Audit NZ after discussion regarding their skills, knowledge and ability.</p> <p>Moved: Michele Gilmer Second: Vish Bhati One record against the auditors: Navin Sharma, all other members were in favour</p>
Executive Reports 2023-2024	<p>Executive reports for the period 2023 - 2024.</p> <p>Vish Bhati – Chairperson and Amelda Jeffery – Manager presented their reports as provided to the AGM.</p> <p>Recommendation: To adopt the reports of the Chairperson and the Manager</p> <p>Moved: Michele Gilmer Second: Norah Ding All in favour, nil against</p> <p>Accept reports.</p>
Annual budget and Funding 2025-2026	<p>Move to approve the following financial year 2025-2026 draft budget which includes a BID targeted rate grant amount of \$238,942.57, that includes a 3% increase of \$6,959.49 to the BID targeted rate grant for 2025-2026 financial year. Further ask the Whau Local Board recommend to the Governing Body the amount of \$238,942.57 be included in the Auckland Council draft 2025- 2026 annual budget consultation process.</p> <p>The AGM were presented with the proposed plans for the 2025 – 2026 period and the budget 2025 – 2026</p> <p>Recommendation: The budget and plan presented are proposed to be adopted. Recommend adopting the NLBA 2025-2026 Business Plan and budget.</p> <p>Moved: Michele Gilmer Second: Navin Sharma All in favour</p>

Special resolution – NLBA constitutional rules	<p>Special resolution - move to approve the NLBA updated Incorporated Societies rules.</p> <p>The new rules related to the Incorporated society were presented to the AGM and a copy prior to the AGM and with the notice of the AGM a copy was also provided with the agenda on the evening. All changes presented and provided to the NLBA membership were approved. A copy of the constitutional rules will be submitted to the Incorporated Society Office</p> <p>Moved: Michele Gilmer Second: Navin Sharma All in favour</p>
7:15pm	The Chair acknowledgement committee service and the work completed by contractors and any other persons who support the NLBA in its business endeavors.
Appointment of the 2024-2025 NLBA Executive committee and the secretary	<p>Chair and committee stood down, the secretary took the floor to present the nominations to the AGM. Election of the new executive committee (nominations received by the appointed date). The purpose is to appoint the new executive of NLBA, a Chairperson and Treasurer</p> <p>7 vacancies and 7 nominations received. Those nominations are:</p> <p>Vish Bhati is nominated as chair - no-one opposing Norah Ding as Treasurer - no-one opposing Executive committee nominations – representative for Woottons Philip Parker, New Lynn RSA- Francene Picot, Mani Investments -Dinesh Mani, McDonalds -Kaloni Moli, Michele Gilmer – Car Tech and</p> <p>Recommendation that all nominees be elected, with Vish Bhati as Chairperson and Norah Ding as Treasurer</p> <p>Moved: Navin Sharma Second: Warren Piper All in favour</p>
Chair Vish Bhati	Chairperson Vish Bhati spoke regarding the NLBA and the role of the organisation to support business and economic/social growth in New Lynn. Chairperson Bahti thanked the membership for their support of his nomination and thanked all for their contribution to the NLBA.
General business.	General business comments pertained to keeping New Lynn safety, security and cleanliness in the town centre as a priority.
7:45pm	Close

## CHAIRPERSONS REPORT

It is my pleasure and duty to report on behalf of the Executive Committee what has been another good year for the NLBA. We have had positive interactions with the Auckland Council, Whau Local Board and Auckland Transport to positively impact the town centre. More work is being done to lobby for support for infrastructure and asset improvements in the town centre and, this with the future growth of Crown Lynn and other development sites. More has to be done to ensure New Lynn town centre has its share of financial support from the Council and that the Auckland Council take seriously the need to continually maintain the town centre to a good standard of council assets.

The NLBA has had some contractor changes this year with Sharon Gregory joining the team as Administration Manager. Sharon is doing a great job in connecting face to face with our membership and supporting the membership.

The finances of the NLBA remain in good shape, with this last year seeing three projects with financial assistance through fundraising and advocacy, those projects are the Christmas event, the CCTV project and a survey to establish consumer, local business and member opinions on Auckland Council asset improvements – we are proud of this project as it has meant we were able to share with the Whau local Board what the consumer and business people say about what needs to occur in New Lynn. Projects have been allocated as a result of this and other work so our thanks go to the Auckland Council and Whau Local Board representatives for their support of good business practices in New Lynn. The finances of the Association remain in good shape with good reserves. Importantly, costs were under control and being spent in the right areas. This has meant we are on budget and have achieved over and above with budgeted projects due to fundraising efforts for the financial year.

My aim as Chairperson with the Executive Committee is to liaise and work with the executives and contractors whilst always keeping in mind, the NLBA constitutional rules and our objectives. We note that the Chair has a good working relationship with the contractors and that we as an executive committee are fully informed on actions, outputs and work programmes. The monthly reporting as per the



rules (10 per year and additional as required) include comprehensive reporting on finance, projects, special projects, media, management matters and issues arising. We are pleased with the progress of the team this year.

Last year saw the AGM and membership support a new initiative - The Ambassador programme and the team have been working on this and other approved projects to support continuity of business and growth in the BID area.

I take this time to thank my fellow Executive Committee members and to thank the Deputy Chair – Vish Bhati for his past contribution as Chair and now Deputy Chair, thanks go to Treasurer Norah Ding, committee members Michele Gilmer, Francene Picot, Philip Parker, Kaloni Moli. Thank you to the voluntary executive committee for their time and effort to support the association. We as an executive thank Whau Local Board member Warren Piper and Kay Thomas Chair of the Whau Local Board for their contribution. Both provide a valuable perspective on New Lynn's growth and future Auckland Council plans. It is most important that we take this time to thank all of our membership and the wonderful people of the New Lynn Business Association for their ongoing support of the Association – for without our members and their business we cease to exist.

**Dinesh Mani** – Chairperson NLBA

## TREASURERS REPORT

This report covers the Financial Statements for the period 1st July 2024 to 30th June 2025

I am pleased to present this year's Treasurer's Report on the finances of the New Lynn Business Association. This year's accounts have been prepared by Kaipara Accounting and the audited accounts by Small Audit NZ and they have concluded that, in their opinion, the accompanying financial statements of the Association are prepared, in all material respects, in accordance with the accounting policies outlined in financial statements.

In the year ended 30 June 2025 we received \$260,956.49 income against a budgeted income of \$231,983.08. The extra income was interest received in grants to the amount of \$3,500 Fundraising of \$15,000, Commercial activities (AC – Survey) \$5,700, Funds in advance mural \$1,002.00 Culvert funds of \$1,991.41 and \$1,780.00 in associate fees and subscriptions.

The early receipt of Council BID Funding had been treated as income in advance and is a sum of \$59,448 The association was in communication with Auckland Council regarding the period of payment and worked toward the correct payment period however, Auckland Council again paid in the incorrect period. This income will be calculated as 2025 – 2026 funding as per the BID agreement with Auckland Council.

Our expenditure of \$276,064 which was \$95,727.22 in projects and \$180,336.71 in operating costs.

The indicative budget for 2026- 2027 proposes an executive committee recommendation and increase in the targeted rates of 4% to \$248,500

Overall, the finances for the New Lynn Business Association continue to be in good shape and well managed. My thanks to our executive committee, BID management team Sharon Gregory and Tracy Mulholland for managing our budget efficiently and to Kaipara Accounting for their dedication to professionalism and proficiency in financial management.

The New Lynn Business Association carries no external debt outside standard creditors and contractors.

I am continually working alongside the executive committee and Tracy Mulholland to ensure accurate reporting and accounting practices are in place.

Norah Ding

New Lynn Business Association Treasurer

## CONTRACTORS REPORTS

This year's Annual General Meeting reflects a strong and successful year for the NLBA. Despite challenging economic conditions and a rising cost of living New Lynn has remained a progressive and thriving town centre. Our members have shown resilience, and our community continues to grow and flourish.

While the economy remained relatively flat, increased costs have placed pressure on customers and businesses alike. Nevertheless, we've witnessed positive developments. The opening of new restaurants and cafés has enriched the vibrancy of New Lynn, boosted the local Night Time Economy, and supported our food-related promotion initiatives. Currently, food and food-related businesses make up approximately 27% of our Business Improvement District (BID) membership.

The NLBA is committed to planning well in advance for future town centre improvements. Survey work has been undertaken to ensure feedback is considered in future funding decisions by Auckland Council and The Whau Local Board. This ensures a closed feedback loop between stakeholders and effective investment strategy.

We continue to meet all legal compliance obligations. NLBA's health and safety responsibilities cover our office premises, team members, directly managed events, and any contracted or third-party providers associated with those events. We maintain comprehensive insurance policies to support these obligations.

We also report monthly to Auckland Council through our executive committee meetings and proactively raise any environmental concerns that may pose health and safety risks to our community.

Our social media platforms—Facebook and Instagram—remain pivotal in driving consumer engagement. The marketing team continuously evolves content strategy and timing to ensure relevance and impact. Our website and membership database are regularly updated to reflect accurate information.

Throughout the year, a variety of promotions and local events were organised to deepen engagement across the New Lynn community. These ranged from seasonal celebrations to networking events and promotions and played a key role in building a vibrant, inclusive atmosphere within the town centre. By creating opportunities for residents, visitors, and local businesses to connect meaningfully, the events fostered a sense of shared identity, strengthened neighbourhood ties, and enhanced the overall community spirit.

Additionally, we've completed a comprehensive IT and systems review and have identified opportunities for upgrades that will enhance reporting processes and improve overall operational efficiency.

Over the past year, the NLBA has actively reviewed internal operations and strategic goals to ensure ongoing relevance and impact in a changing environment.

We look forward to the year ahead and are excited to build on this momentum as we head into another promising year.

Record of related parties Transactions 2024-2025 - Subject matter Notes to the Performance Report

Catering for events or activities. Rents office space to NLBA. Any other New Lynn Business Association member that provides catering or restaurant, food services such as Mae Nam Khong, The Wardroom, Little Treats, Sweet Treats, The New Lynn RSA restaurant, Musashi, New World New Lynn and other NLBA food service membership.

Approved by the NLBA executive committee: Jonny Zhu/Theia (landlord) and married to Norah Ding (committee member)

Related parties Francene Picot (committee member) Sharon Gregory (Administration Manager)

## OUTPUTS AND ACHIEVEMENTS FROM THE 2024 – 2025 BUSINESS PLAN

The projected outcomes for the 2024 - 2025 year are summarised below and over the page:



## Monthly Newsletters



## Networking Events

**Your invitation to a FREE New Lynn Business Association Networking Event Lunch**

Join us for a special opportunity presented by the New Lynn Business Association assisting your business growth

Tuesday 24 September 2024 | 12:00pm to 1:30pm  
Hosted by Masaki Japanese Cuisine  
3075 Great North Road, New Lynn

**Topic: Your Business Success**

**Guest Speakers**

**BUSINESS MONITORS**  
Leo Gooch

**Work and Income**  
Rosa Williams & Rozanne Widdie  
Free live employment guidance and services available to your business

**MSR**  
Navin Sharma & Rajni Mahaling

**Thomas & Co**  
Michael Richardson & John Gandy

**Steve Veele Accountants**  
Steve Veele

Place to this FREE networking event lunch are limited to 40 members.  
RSVP as soon as possible to ensure your seat.  
To RSVP or for more information contact Annette Mitchell on 027 544 5566.  
NLBA members FREE  
The New Lynn Business Association is proud to host this business event.

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## Colouring Competition

**LOVE YOUR INFRASTRUCTURE COLOURING COMPETITION**

FOUR \$200 NEW LYNN SHOPPING VOUCHERS TO BE WON

Prize package is a New Lynn shop and tour comprising a \$200 NLBA shopping voucher for each category and a five minute NLBA presentation about caring for our infrastructure.

**Prize Winner**

First Name	Surname	Phone	Email	Age	10-14 yrs	15-19 yrs	20-24 yrs	25-29 yrs	30-34 yrs	35-39 yrs	40-44 yrs	45-49 yrs	50-54 yrs	55-59 yrs	60-64 yrs	65-69 yrs	70-74 yrs	75-79 yrs	80-84 yrs	85-89 yrs	90-94 yrs	95-99 yrs

**NEW LYNN BUSINESS ASSOCIATION**



The NLBA committee and management team work tirelessly throughout the year. The work they do covers significant financial planning and summaries including preparation of the auditors and accounting reports required to be presented at the AGM. Each month a summary of the financial position is prepared together with a formal Managers report and presented to the Executive Committee for comment and approval. All work related to the Auckland Council Business Improvement District Policy is prepared in line with agreement terms and presented for approval.

NLBA is involved in lobbying on behalf of the members for improvements within the area and are well connected to do this.

Fundraising is also a big part of the NLBA work, over this period this included \$3,500 for Christmas events, \$15,000 for CCTV, \$5,700 for town centre beautification and \$5,700 for fundraising for the NLBA/Auckland Council Business Customer Survey Report.

All events and promotional activities are executed with a strong focus on budget management, ensuring cost-effectiveness while maximising community engagement. The primary goal is to attract visitors and increase foot traffic within the area, contributing to both vibrancy and economic vitality. Each initiative is aligned with strategic goals and tailored to reflect the unique character of the district.

## NLBA 2024-2025 EXECUTIVE COMMITTEE

The people that contribute their time as committee members. This is a voluntary role. Each year a thank you gift is provided to the committee at Christmas time, the committee are given a gift basket and at each meeting food and non-alcoholic beverages are provided.



**Dinesh Mani**  
Mani Investment Limited  
**CHAIRPERSON**  
027 527 6009



**Vish Bhati**  
Ray White  
**DEPUTY CHAIRPERSON**  
02 2600 2600



**Norah Ding**  
Little Treats Café  
**TREASURER**  
09 222 1166



**Michele Gilmer**  
Car Tech Automotive  
**COMMITTEE MEMBER**  
09 826 0595



**Kaloni Moli**  
McDonalds New Lynn  
**COMMITTEE MEMBER**  
09 827 3879



**Philip Parker**  
Auto Care representing  
Woottons Auto  
Accessories  
**COMMITTEE MEMBER**  
027 539 9191



**Francene Picot**  
BNZ New Lynn  
representing  
RSA New Lynn  
**COMMITTEE MEMBER**  
021 131 6094

### Contractors:

Sharon Gregory, Administration Manager, 027 399 5925 | Tracy Mulholland, Contract Advisor, 021 287 2296



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