

growth
return
investment



invest NEW LYNN



new lynn introduction

New Lynn is a suburb 10 kilometres to the south west of Auckland city centre. It is situated at the point where the Whau River, Great North Road and the western railway line converge. New Lynn's accessibility and strong linkages to other nearby centres make it a desirable place to live and a sought-after place to locate business and create new jobs.

New Lynn into the future

Our vision is to create a unique sustainable urban place that, centred on a world class transit interchange, can attract and maintain a population of 20,000 residents and 14,000 workers (by 2030). It is a vibrant and cosmopolitan place reflective of the rich diversity of the community and the special characteristics and pride that come from being "out west". It is a place that, though true to its roots and in tune with its stunning wider natural

New Lynn plays a significant role in providing retail services and employment to Auckland. Now with dynamic growth proposed and new supportive infrastructure, New Lynn is the place to locate retail and business services as well as a good environment to live in.



setting, has been redefined to fully reflect the opportunities of 21st century urban living. A location of choice for those able to choose where they live and set up business in Auckland. This vision requires a step change in how New Lynn is regarded and where it is positioned in Auckland's town centres, particularly with regards to land values and the 'value order'. This is an action that is taking place now!

The public investment occurring in New Lynn has paved the way for growth management that assists private investment. The centres where people like to spend their time and respond to most positively require high density and mixed use urban development within 10 minutes walk. We are encouraging this success in New Lynn for new development and business growth. We invite you to be part of it.

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location & geography

CONNECTIVITY

The new public investment enables safe and free movement through the centre within integrated street networks, connecting the area into the wider environment.



SUSTAINABILITY

We want to see a self-sufficient town centre that is resource efficient, environmentally responsive and adapts to changing needs of Auckland and its local community.

CONCENTRATION

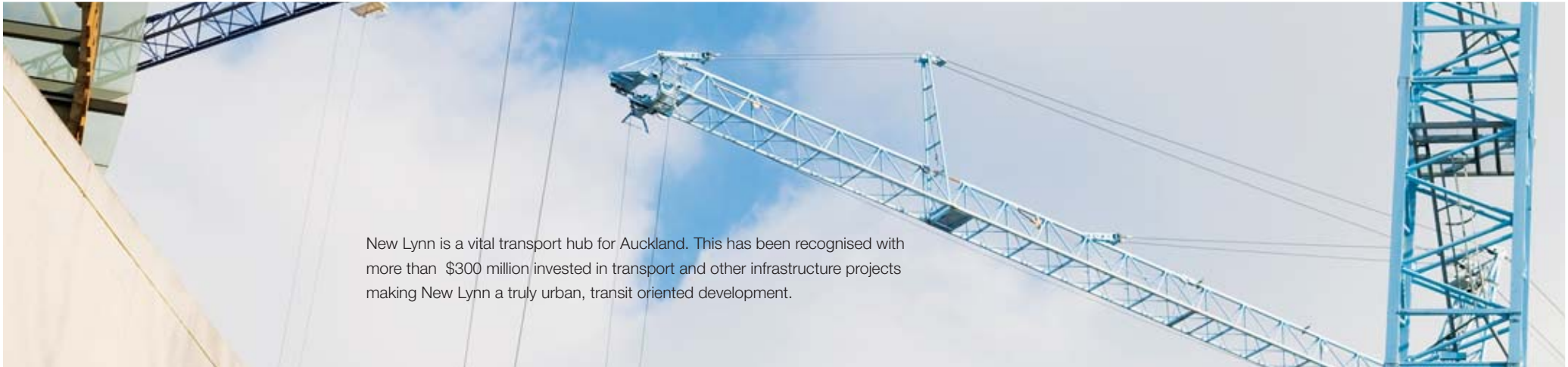
We want to see good density and intensity of land use, set within appropriately scaled block structures, improving the town's vitality.

VITALITY

We want to see a people friendly mixed use environment with residents and visitors generating a mix of retail, entertainment and recreation uses.

IDENTITY

New Lynn will have a stronger sense of place and local identity that lets people and businesses have pride and confidence.



New Lynn is a vital transport hub for Auckland. This has been recognised with more than \$300 million invested in transport and other infrastructure projects making New Lynn a truly urban, transit oriented development.

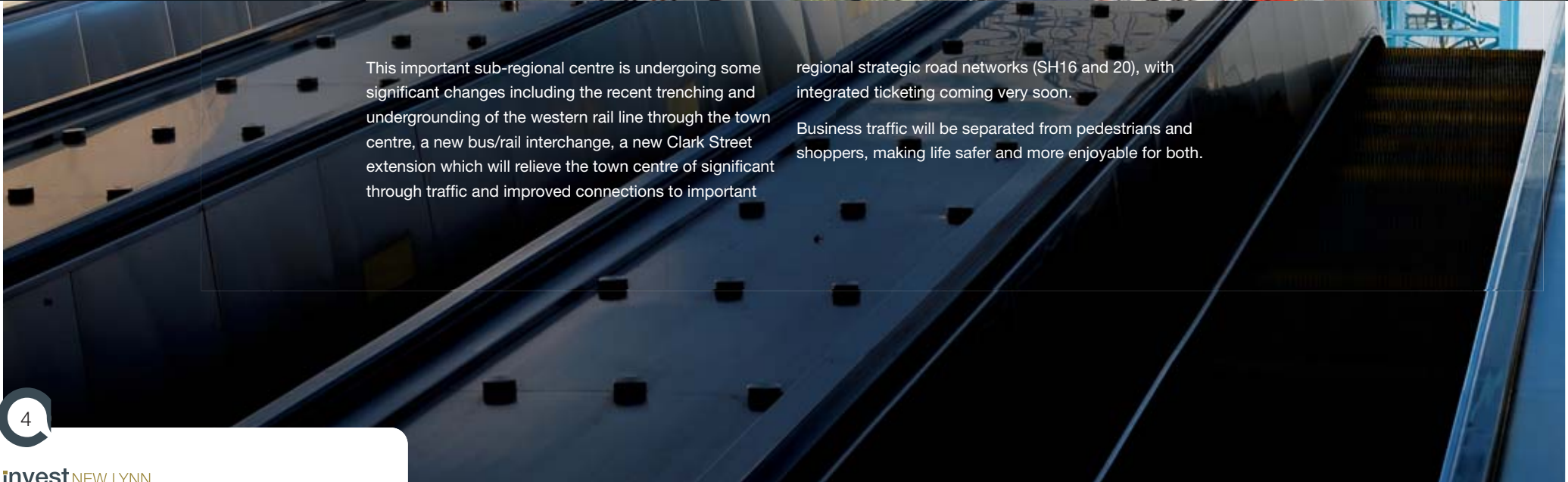
transport oriented hub



This important sub-regional centre is undergoing some significant changes including the recent trenching and undergrounding of the western rail line through the town centre, a new bus/rail interchange, a new Clark Street extension which will relieve the town centre of significant through traffic and improved connections to important

regional strategic road networks (SH16 and 20), with integrated ticketing coming very soon.

Business traffic will be separated from pedestrians and shoppers, making life safer and more enjoyable for both.



the economy

The regeneration of New Lynn is already underway. It will deliver higher employment and residential densities around New Lynn's centre for a strong local economy with retail, commercial and manufacturing activities. It will have a higher quality public realm, urban design standards and a range of housing options.

BUSINESS ADVANTAGES

- Easy access to road, rail and air
- Ability to work close to home
- Close to major markets
- Brownfield development opportunities
- Labour pool

This regeneration will create the commercial opportunities for people living in other places to reach New Lynn directly using public transport, but also in creating employment and a thriving economy for New Lynn's community.

Creating a sustainable economy mean supporting New Lynn's strengths as a retail and employment centre, and assisting its

transition from a manufacturing base, towards a highly skilled and employment rich commercial centre.

A successful Transit Oriented Development will also need to be supported by a 24-hour economy that captures the opportunity to host events and support specific business activities that are clustered around New Lynn's growing Asian community.



residential new lynn



New Lynn's comprehensive transport and design renewal has prepared the way for several major brownfields residential developments. It is now ready to open its doors to a new era of private investment.

New residential areas need to be built at densities of between 80-120 dwellings per hectare if the population target is to be met.

New compact family housing including town houses, small apartments and terraced housing will all form part of the mix.

We are seeking a step change from New Lynn's current environment into a higher-value, higher-quality place and to have higher land values. This will be achieved by higher quality apartment development in association with the Transit Oriented Development. New Lynn has a diverse demographic mix, and demand for larger freestanding dwellings near the town centre will also continue.



The range of amenities in and around New Lynn includes:

- New Lynn Transit Station
- LynnMall
- The award-winning New Lynn Community Centre
- New Lynn Library
- Titirangi Golf Course
- Manawa Wetlands
- Olympic Park children's playground
- Whau River
- Avondale Racecourse and Avondale Markets
- Kelston Boys' and Kelston Girls' High Schools

New Lynn is just five minutes from Titirangi with its vibrant arts, café and market scene. The Waitakere Ranges and world-famous west coast surf beaches are a short, scenic drive away.



merchant quarter

This precinct has always been and always will be the heart of New Lynn. It offers the most exciting opportunities for redevelopment in all of the Auckland region outside the CBD. It is the centre of the Transit Oriented Development and will soon be considered again the 'hub' of the west.

Our vision of a reinvigorated mixed use hub will complement the transport investment. This new heart will support a wide range of uses and social activities, including entertainment, special functions and events. It will be characterised by fine

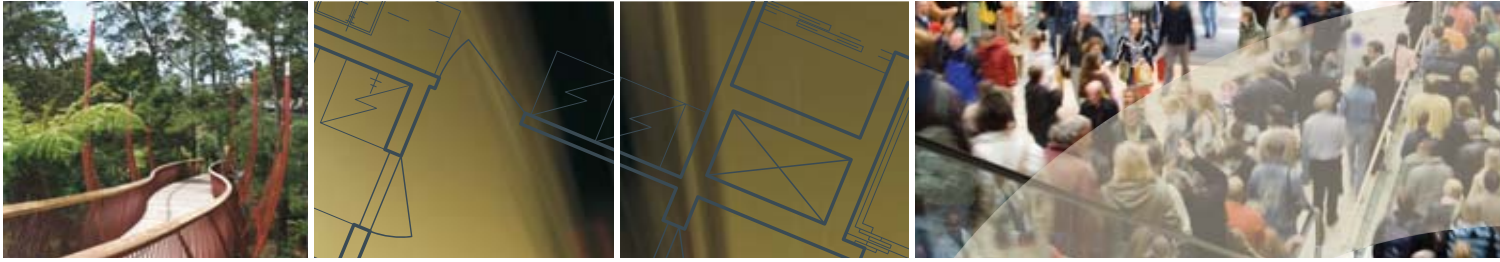


grain built forms (well-connected spaces and small building footprints) to reflect the existing scale of the character buildings. Pedestrian priority lanes will break up the urban block and create highly interconnected spaces linked with the other precincts.

The design of buildings and public space within the Merchant Quarter will be of the highest quality.

This is a great place to do business. There are significant areas for future business, industry and a live/play environment.

New Lynn's Urban Plan will ensure land is available for development. We will work together with businesses and community to make this happen.



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New Lynn is a premium business destination and Waitakere City Council is committed to building its business sector. We are keen and motivated to deliver robust economic outcomes.

Please contact us for more information:
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