

Massey North/Westgate



Adopted changes to Waitakere City District Plan

The changes have been adopted to ensure that private developments are of a high quality and are coordinated with town centres that work well and provide employment opportunities.

Massey North–Westgate

The Massey North – Westgate area, along with West Harbour, has become what is known as a 'dormitory' suburb, where many people commute to other areas to work and have poor access to community facilities, services and schools.

The vision for the Westgate town centre is to build a 'heart' for the area to provide greater employment opportunities and improve shopping and community facilities.

The existing Westgate shopping centre includes mostly shops and stores but also commercial and office activities, restaurants, cafes and medical centres.

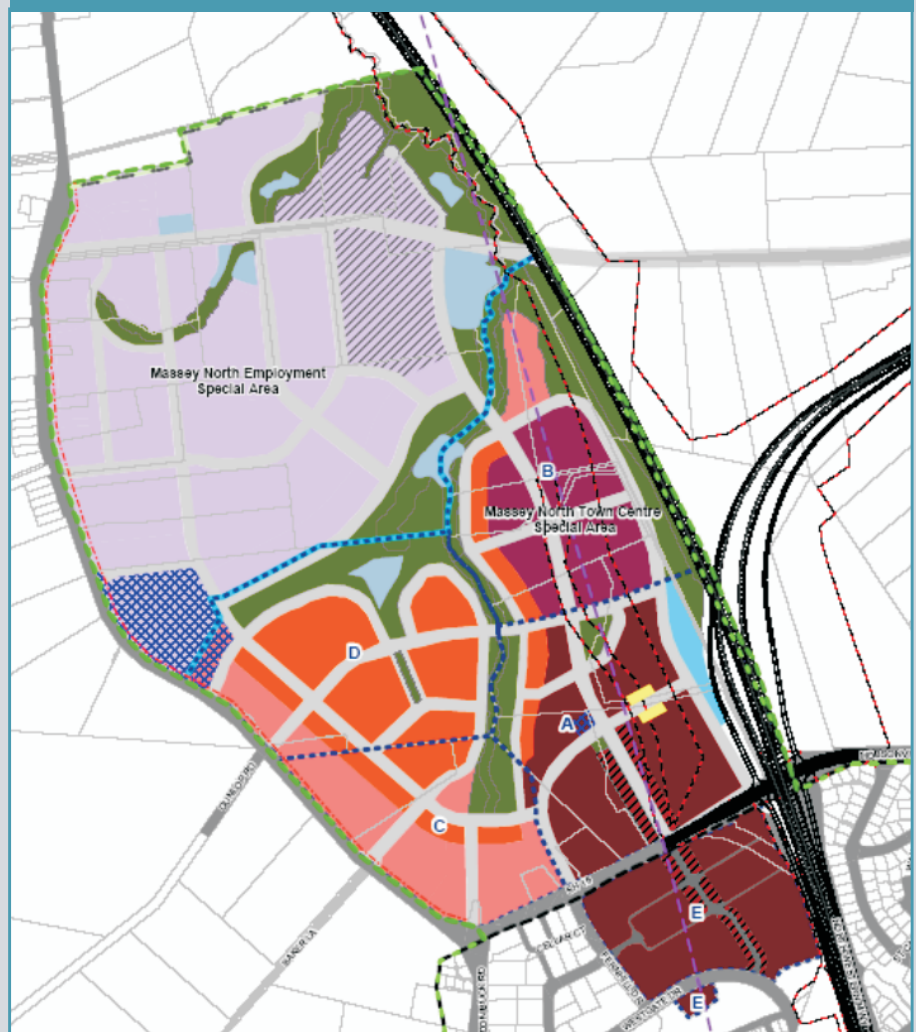
It was developed in the 1990s with large retail stores arranged around a large central open-air parking area. The shopping centre has proved to be very successful.

For Westgate to fully develop as a major town centre, it needs more commercial and retail-zoned land. The City's other main town centres, Henderson and New Lynn, each have more than 30 hectares of land zoned for these activities, while Westgate has only 12 hectares.

It is estimated the retail area of Westgate should be three times this

size to meet potential demand. The aim is to have more shopping, business, office, entertainment and commercial activities so there will be more employment and a thriving town centre where people gather to shop, spend time and work. It is also envisaged that opportunities for high quality apartment living will be provided.

Massey North Urban Concept Plan



The adopted district plan changes are part of Waitakere's Growth and Transportation Integration Programme – a response to the Local Government (Auckland) Amendment Act 2004.



Massey North/Westgate

Plan Change 15

District Plan Changes

There are a number of adopted changes incorporated in **Plan Change 15** to assist Massey North - Westgate to develop. The changes introduce two separate areas; the Massey North Town Centre Special Area and the Massey North Employment Special Area.

They reflect a change from a rural to an urban area, and at the same time ensure the protection of the environment. An integrated approach to managing storm water and the area's stream ecology will be taken. The Adopted Plan Changes aim to deliver a compact town centre that avoids "sprawling" and inefficient land use and provides more jobs for Waitakere residents.

Three Layers of Management

The first layer of management is a Urban Concept Plan that will covers the whole Massey North-Westgate area. It sets out design standards and outlines the activity areas, location of the main street retail and commercial area, pattern of roads and pedestrian networks, natural areas and other local features that should be considered in the development of the area.

The second layer calls for a Comprehensive Development Plan to be prepared as part of a resource consent for any

new subdivision or the development of new buildings within the Massey North Town Centre Special Area. This plan will cover infrastructure such as roads, community facilities, stormwater and wastewater. It will also go into greater detail about matters shown on the Concept Plan such as housing densities, site layouts, the positions of key buildings and open space areas.

The third layer of management will be a resource consent for each proposed building or development. These will include a detailed assessment of design and quality and how a building relates to the street and surrounding developments.

Each building will be considered against the other layers of management, (i.e. the Concept Plan and Comprehensive Development Plan). Other rules about the area will cover building design and relationship to pedestrian areas and streets, height, noise, parking and management of the environment.

While all of the above is a relatively high level of management, development in the town centre will provide a central location for retail, services, jobs and urban living in a more intensive environment and therefore will need to be carefully designed.



For complete details on the district plan changes, please contact the Council or visit the Council's web site at www.waitakere.govt.nz.