

New Lynn



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.

New Lynn Town Centre

Over the next 15 years New Lynn is likely to:

- grow by more than 10,000 people
- provide more than 3000 extra jobs
- double the size of its retail base
- see traffic increase – but also better train and bus services
- continue to be an industrial centre

The New Lynn Town Centre covers the area within a one kilometre radius of the Railway Station. This is the area already identified in the District Plan as appropriate for more intensive development.

The vision for New Lynn is:

- a thriving centre providing more jobs
- an accessible town centre with efficient public transport links

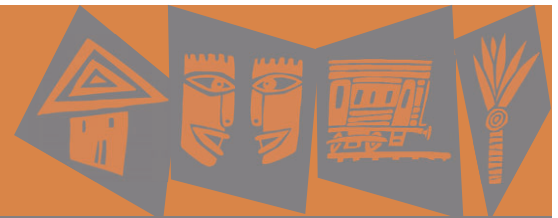
- safe, vibrant streets which encourage walking
- quality public spaces
- integrated community and social services
- urban growth managed in an environmentally sustainable way

Key issues to be addressed:

- congestion will increase as the proposed extension of State Highway 20 brings more traffic
- busier rail crossings as train services increase
- decline of the older main street area with the spread of retail away from the centre
- a growing population will need more and varied affordable housing
- more quality open spaces



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.



New Lynn

Plan Change 17

The new planning rules will establish:

- good urban design controls
- new mixed use retail areas with enhanced public spaces and streetscapes
- an expanded, well-linked retail area
- diverse residential development, with "buffer" controls to manage noise levels

We need good urban design and planning to get the urban structure right. This includes controls on:

- what activities happen where
- the sort of buildings we live and work in
- density – how much we fit into an area
- street networks

Good urban design and planning integrates transport, housing, economic development and environmental improvement. When the urban structure is right the town centre is a vibrant, prosperous place.

The Council is promoting a safe, vibrant New Lynn with a strong identity and community pride, using good urban design principles.

Separate Information Sheets are available on

Street Frontages

Human Environments

On-site Car Parking



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