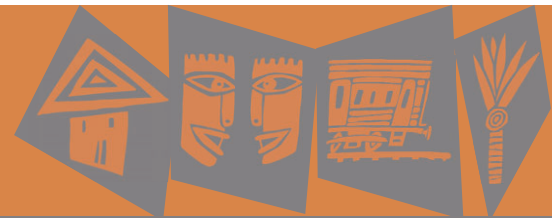


New Lynn



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 Street Frontage Rule

Adopted Plan Change 18 changes the rules that affect how buildings are designed and positioned on a site.

Town centres that have attractive and lively streets tend to function better as community "hubs". Buildings contribute positively to this when blank walls along street frontages are avoided and buildings are not set back behind rows and rows of car parking.

The current District Plan requires that only some developments take into account how buildings relate to the street. The adopted changes will see all building developments in the commercial area of the Centre (within the new Community Environment- New Lynn) taking account of their impact on the streetscape.

As New Lynn becomes more built-up, it is important the Town Centre develops more people-friendly streets, both in the core, and in links with the surrounding community. People-friendly streets are attractive and lively, with:

- interesting building facades and well-designed shop fronts
- ease of access into and between buildings
- trees and street furniture, where pedestrian movement and safety is not compromised

People friendly streets encourage 'meeting and greeting' as well as ease of movement.



The older part of the centre displays a strong connection between buildings and street.

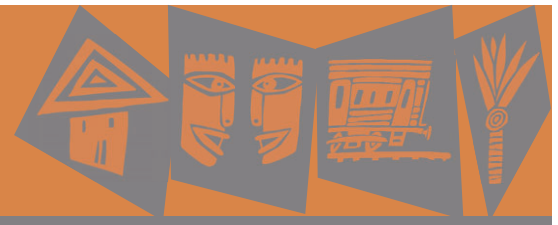


Newer development often turns its back to the street. Blank walls create an unfriendly street.



Through good design it is possible to combine an active street frontage with on-site car parking.

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 18

Depending on the type of road and site shape, a range of developments are provided for under the new Street Frontage Rules.

For current and future main shopping areas, the rules require that buildings are close to the street edge, and that buildings open out to the street, creating an active street frontage. Car parking is to be to the rear of buildings, or above or below ground level.

For other streets in the commercial area there is more flexibility over the placement of buildings. Even so, all new development is expected to ensure that part of the building is close to the street edge. In these streets car parking may be to the side or rear of buildings.

Development along street edges will have to be two storeys in height. This recognises the current character of the centre, and helps to create a more defined street edge. It will also encourage a greater mix of activities, allowing for retail and commercial development at street level, with residential or commercial opportunities above.

Separate Information Sheets are available on

New Lynn Town Centre

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.