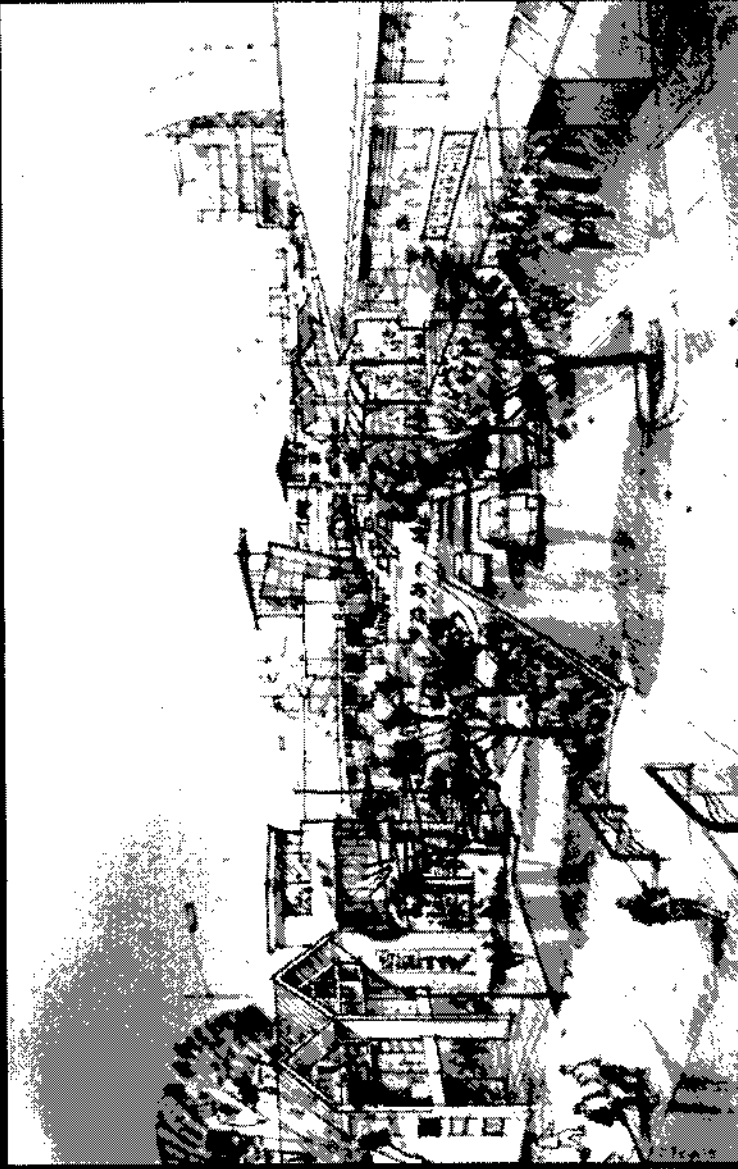
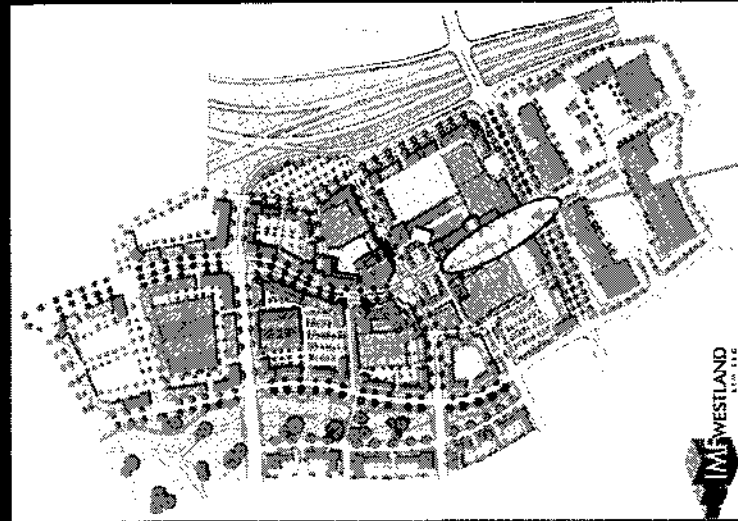
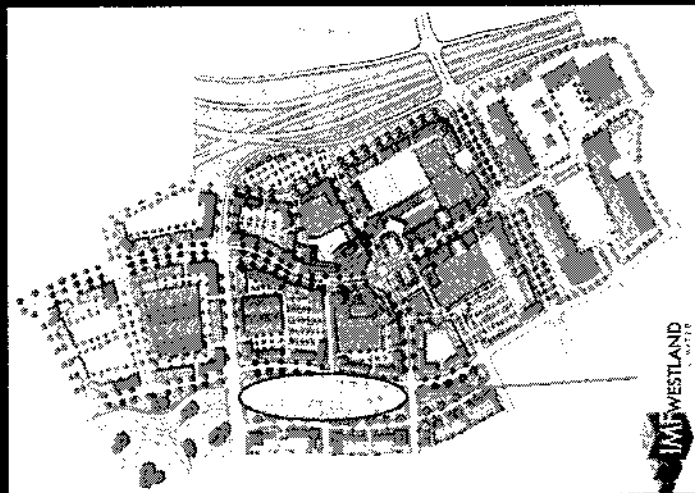


# Town Images



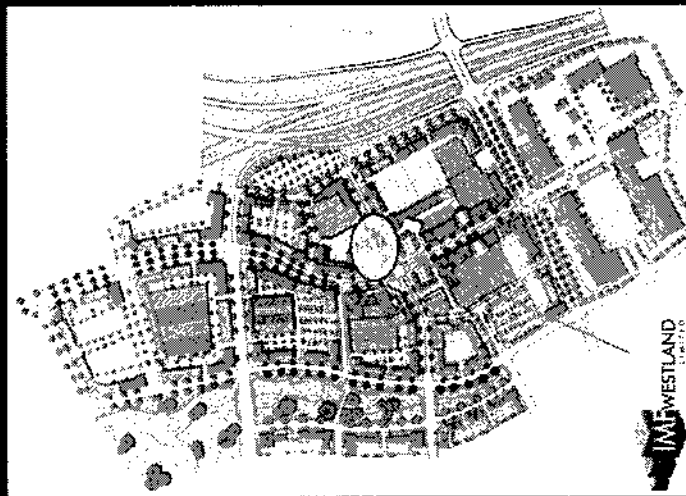
View looking north along the Main Street

# Town Images



View down Sakaria stream

# Town Images

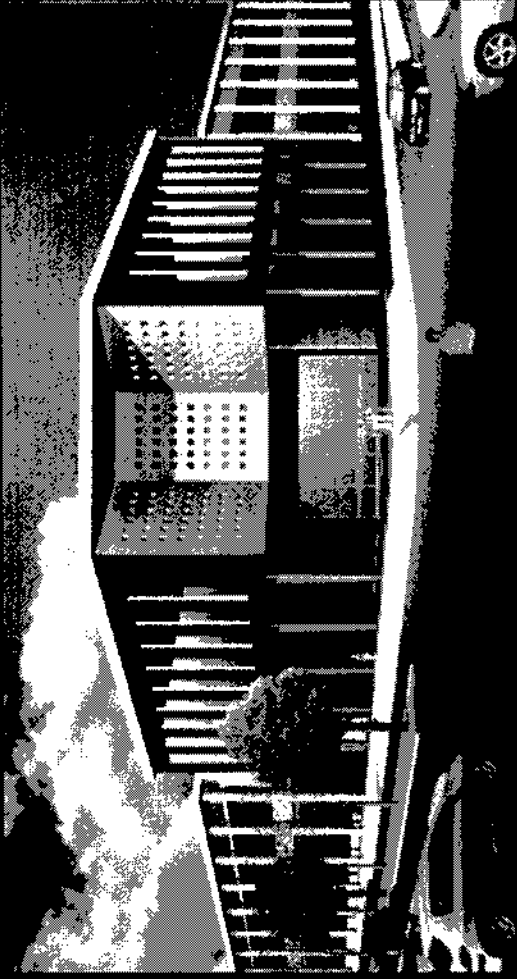
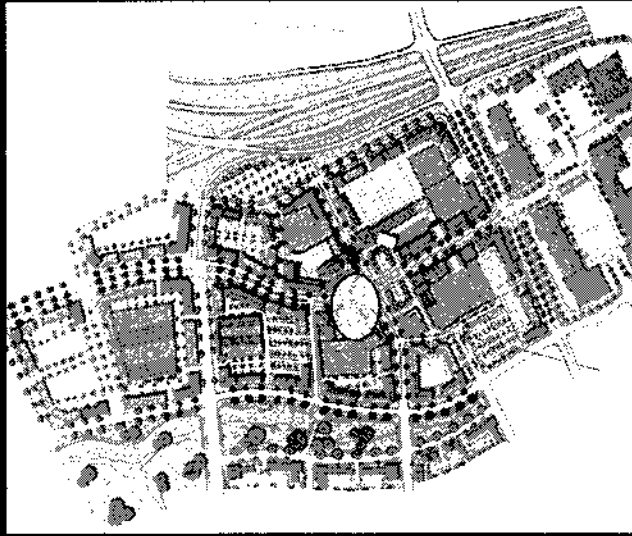


JM WESTLAND  
ARCHITECTS

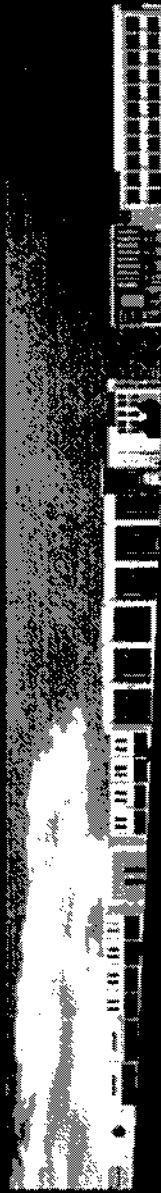


Westgate Business Chambers

# Town Images

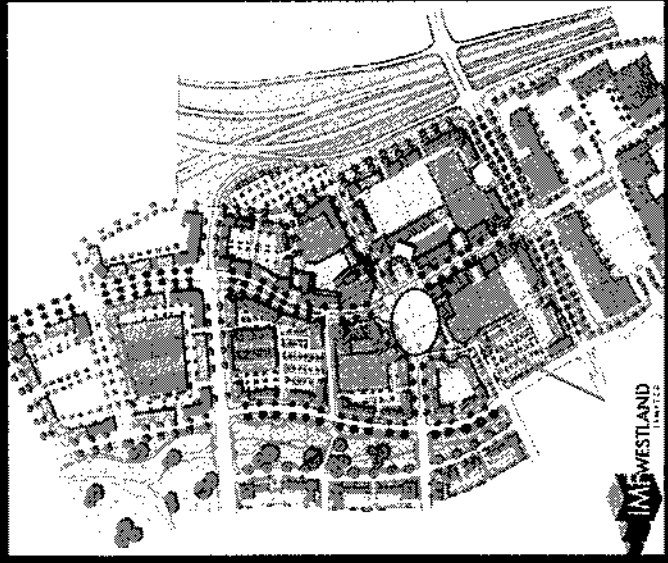


Entertainment Complex



Street Scene

# Town Images



Town Square

# Town: What Could Be



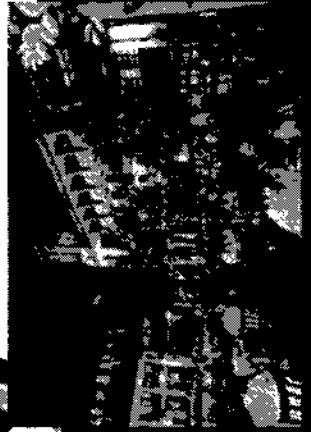
High quality built environment



Vibrant and vital public places



Enhanced natural environments



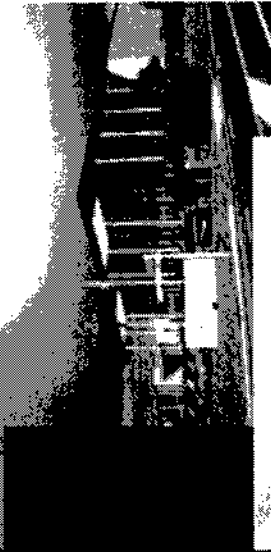
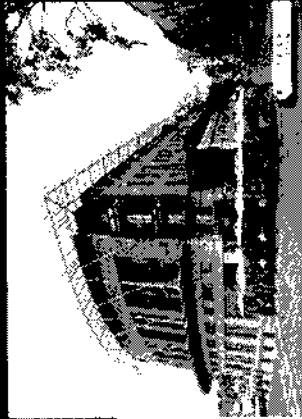
24/7 living



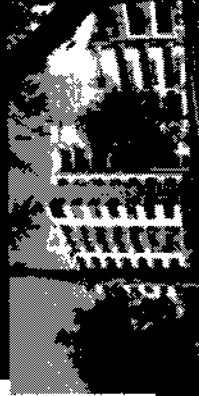
# Town: What Could Be



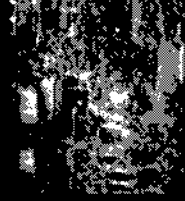
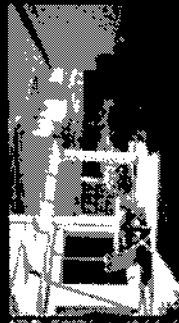
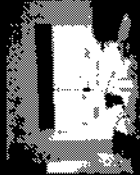
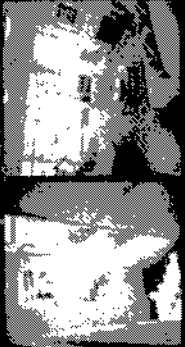
interesting places  
with character



superior business  
settings



housing choice, diversity and equity



# Economic Assessment

- A vibrant, credible and viable business location
- Diversity and compact urban form
- Utilisation of natural features
- Character, pedestrian based street retail
- Range of live, work and play opportunities
- High quality public urban environment

a “credible business address”

10,000 jobs

\$0.5 billion capital works

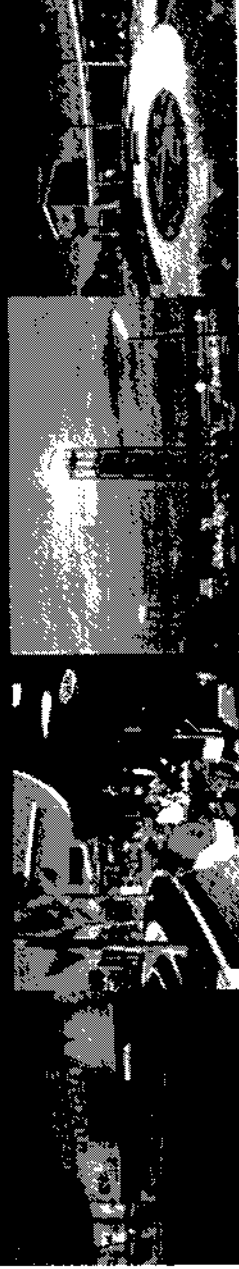
\$1 billion p.a

# Who is IMFWestland Ltd?

*A committed local company with a history of investment, development and management in Waitakere City*

## **IMF Westland:**

- Controls over 50Ha of land at Westgate
- Has necessary resources and expertise
- Is committed to building a viable and sustainable future for Waitakere City
- Has partnership options with major international property businesses
- Owns Westgate and Fraser Cove Shopping Centres



# Project Timetable

Local Government (Auckland) Amendment & Resource Management Act

- Change to Regional Policy Statement (ARC)
- Shift In Metropolitan Urban Limit (ARC)
- District Plan change

31 March 2005

## SUBMISSIONS & HEARINGS PROCESSES

- Public submissions
- Submissions collated, notified & counter submissions
- Hearings & decision (Early 2006)
- Appeals & final decision

Early 2006

• Change to Regional Policy Statement

- Shift to MUL
- Enabling District Plan
- Comprehensive development plan

Late 2006

**CONSTRUCTION COMMENCES**

2007