

HAYR ROAD

Our 20min Light Rail Neighbourhood

Vision Statement

The station is located mid-way along the ALR line - 20minutes to either the city centre or airport. Less than 20mins to anywhere else along the line. The benefits of accessibility unlocked by ALR and supplemented by bus and active mode connections will create favourable conditions for suburban intensification. A new focal point for the neighbourhood with activity, commercial and community uses will underpin Hayr Road as a contemporary mixed-use neighbourhood.

Hayr Road will provide a variety of housing typologies from single-family to multi-unit dwellings, with increased residential density focused on the northern side of Carr Road and around the Three Kings town centre. The precinct will be characterized by safe, walkable and green streetscapes, allowing students to commute to Mt Roskill schools conveniently and safely. Key north-south walking networks will connect the station with Three Kings town centre that provides a number of community facilities, services and amenities.

A key feature of change in the neighbourhood will be visible flood mitigation measures integrated with landscape/streetscape design through extensive implementation of water sensitive urban design. ie. bioswales and stormwater ponds. Existing blue infrastructure (previously piped) will be uncovered and enhanced into an open green public space for the residents of Hayr Road.

Local Outcomes (From the 7 Corridor Strategies)

Urban + Community

- 1 Deliver a variety of housing typologies to support diversity and affordability across the station
- 2 Create new open space within the catchment to further improve local connectivity
- 3 Create new high quality linkages to support movements between the station and surrounding areas
- 4 Deliver land use intensification along Carr Road providing public spaces for people to gather, relax and dwell in comfort and safety
- 5 Add a connection along Carr Road connecting the station and the Mount Roskill School

Access + Integration

- 1 Create a 20min ALR neighbourhood with active mode integration
- 2 Create high quality linkages and enhance streetcape amenity
- 3 Create a space for school-aged children from the station to surrounding schools
- 4 Enhance connectivity and access between the station and public spaces



Experience

- 1 Support business and employment growth through clustering of land uses
- 2 Create a cultural and natural hub/centre
- 3 Create public spaces designed for all ages and abilities

- Create a space for play and learning to be connected with all ages and abilities, including a high number of school aged children utilising this station.

Environment

- 1 Create a visible identity as a contemporary water sensitive neighbourhood
- 2 Re-vegetation and restoration of stream environments
- 3 Create opportunities for local produce and food sovereignty for best practice food street design and food gardens
- 4 Safe movement for children and families

Value for Money

- 1 Leverage the significant investment of Auckland Light Rail to support Hayr Road neighbourhood
- 2 Create opportunities for higher paid jobs and future employment growth in collaboration with higher education institutions, Mana Whenua groups, and apprenticeship schemes.
- 3 Create opportunities for the existing industrial land uses to consolidate into highly efficient mixed developments to support increased employment opportunities for the local neighbourhood
- 4 Work closely with Mana Whenua groups to help to define the integration, celebrating Mana values

Key Moves

Create a visible Water Sensitive Urban Design (WSUD) neighbourhood through implementation of WSUD throughout redevelopment sites, along Carr Road and the Motorway

Redevelop to provide a range of intensive living and employment options within station precinct that complement and support the Three King's town centre

Create high quality, safe walking networks to existing open space and recreation destinations supported by new open space within the catchment to provide increased amenity and access for residents, school children and workers



CITY SCALE



CATCHMENT

BLUE GREEN NETWORKS

Te Auanga Water Catchment

Opportunity for improved stormwater management with ecology and biodiversity benefits. Due to the station's location in a gully and piped stream network there are opportunities for more natural approaches to water and habitat management.



STATION APPROACHES • FORECOURT

1

Station Forecourt
The station plaza will create a series of areas through delivery of green, strong, and safe spaces and meeting points. Active frontages will be located along Carr Road and the station plaza to increase footfall and maintain high activity zones at the ground floor. An integrated high street providing accessible public space along Carr Road will further support pedestrian activity.



URBAN FORM

1

Three Rigs - Town Centre
Hoy Road Station precinct will support intensification of retail and community-based uses clustered around the existing Three Rigs town centre.



2

Residential Uplift
Intensification around three new town centres to support provision of diverse and affordable housing options and activation of the existing centre.



3

Consolidated Industrial
Leveraging the presence of the existing industrial zone, business consolidation into highly efficient industrial zone to support future growth opportunities for the local business community.



4

WSUD Scenescape - Carr Road
Create a WSUD-pedestrian focused scenario along Carr Road connecting the Station to Mount Rook School. Providing public spaces for people to move around, rest and be in a comfortable and safe environment.



5

Future Walking/Cycling Bridge
Providing a direct connection into ALB. An elevated section of the motorway will enhance benefit of ALB. Bridge should be designed with pedestrian amenity in mind and be a minimum width of 8m.



6

Mixed Use Neighbourhood
Change from light industrial to mixed-use residential and office neighbourhood creating a western extension from the Station precinct.

7

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Residential Intensification
Residential areas within proximity to the station precinct to intensify to take advantage of property values created by ALR 20min accessibility.



**10**

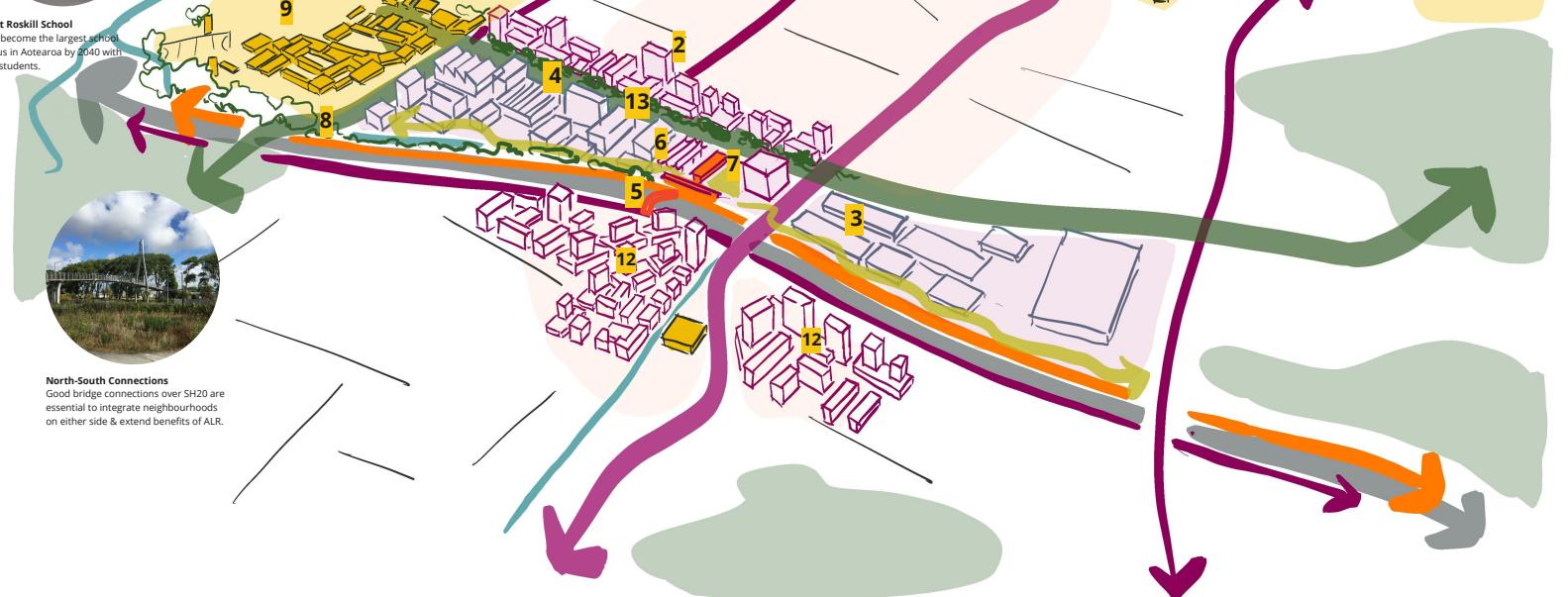
Te Auaunga Stream Network
Provides ample opportunity for green streets, naturalised infrastructure to better manage stormwater

**9****Mount Roskill School**

Set to become the largest school campus in Aotearoa by 2040 with 5,800 students.

**11**

Te Tatua-a-Riukuta
Three Kings Maunga provides the setting for c1500 new homes in the quarry and additional tripling of Kainga Ora houses in the Three Kings Neighbourhood.

**North-South Connections**

Good bridge connections over SH20 are essential to integrate neighbourhoods on either side & extend benefits of ALR.