

HAYR ROAD

Our 20min Light Rail Neighbourhood

NEXUS

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 Precinct**
 - Increased density on the northern side of Carr Road and around the Three Kings town centre to support the provision of diverse and affordable housing options.
- 2 Create new open space within the catchment to further improve local amenity**
 - New local-scale open space is integrated into the station block and along Carr Road providing public space for people to move around, relax and move in comfort and safety.
 - WSDU streetscape along Carr Road connecting the station and the Mount Roskill School.
- 3 Direct and legible linkages to support movements between the station and Three Kings Town Centre**
 - Direct land use integration along Carr Road which complements the existing Three Kings town centre, enhance public realm and wayfinding between the station and Three Kings town centre.

Access + Integration

- 1 Create a 20min ALR neighbourhood with active mode integration**
 - Create safe active transport linkages and enhance streetscape amenity
 - Ensure safe movement for school-aged children from the station to surrounding schools
 - Enhance connectivity and access between Hayr Road and existing public spaces
- 2 Improve North-south access to increase Hayr Road station catchment**
 - Design new bridge across railway to connect neighbouring neighbourhoods to station as a high quality link
 - Integrate adjacent bus station with Carr Road edge & A&M station.
- 3 Integrate station plaza design with Carr Road streetcarriage opportunities**
 - Early activation of the precinct will be supported through the provision of a plaza with supporting activated uses

Experience

- 1 Support business and employment growth through clustering of land uses**
 - Change from light industrial to an intensive light industrial/workshop mixed use neighbourhood, creating a western extension from the station plaza
 - Consolidation of industrial uses to further support employment growth while ensuring efficient use of land/landform plan.
 - Activated footpaths focused around A&M station to create a sense of arrival
 - Road and community land uses clustered around the existing Three Kings town centre
- 2 Celebrate cultural and natural heritage**
 - Work closely with Mana Whenua, collaborate to define the integration, celebrating Maori values
 - Celebrate local culture with art and design integration
- 3 Streets and public spaces are designed for all ages and all abilities**
 - Street and walking connections to be designed with all generations in mind
 - Green high number of school aged children utilising this station.

Environment

- 1 Create a visible identity as a contemporary water sensitive neighbourhood.**
 - Carr Road as an opportunity for best practice WSDU street design that also provides well measured for school-aged children
- 2 Re-activate and restoration of brown network/ecotypes**
 - Seek opportunities to rehabilitate and daylight biotic.
 - Brown fabric development is efficient as the ground plane to provide sufficient space for water ecology, planting, ecology benefits.
- 3**

Value for Money

- 1 Leverage the significant investment of Auckland Light Rail to transform Hayr Road neighbourhood**
 - Change from light industrial to an intensive mixed use neighbourhood creating a western extension from the station plaza
- 2 Create opportunities for higher paid jobs and future industries employment in collaboration with higher education institutions, Mana Whenua groups, and apprenticeship schemes.**
 - Leveraging the presence of the existing industrial based businesses, consolidation into highly efficient mixed use/industrial zones to support increased employment opportunities for the local community
 - Work closely with Mana Whenua, collaborate to define the integration, celebrating Maori values.
- 3**

Key Moves

Create a visible Water Sensitive Urban Design (WSDU) neighbourhood through implementation of WSDU 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

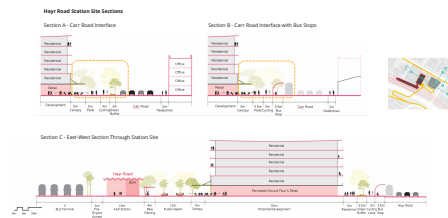
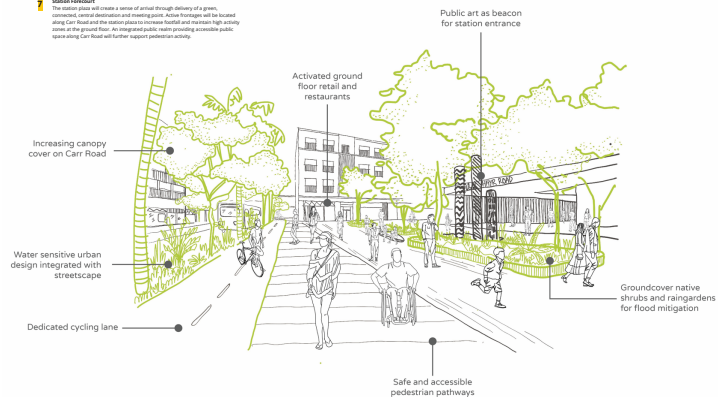
Create high quality, safe walking networks to existing open space and recreation destinations supported by new open space within the catchment to provide increased amenity and access for residents, school children and workers



Te Auaunga 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 design/management.



7 Station Forecourt
The station plaza will create a sense of arrival through delivery of a green, connected, central destination and meeting point. Active frontages will be along Carr Road and the station plaza to increase footfall and maintain big zones at the ground floor. An integrated public realm providing accessible space along Carr Road will further support pedestrian activity.



1 Three Kings Town Centre
Hay Road Station precinct will support intensification of retail and community-based uses clustered around the existing Three Kings town centre

2 Residential Uplift
Intensification clustered around three king's town centre to support provision of diverse and affordable housing options and activation and expansion of the existing centre.

3 Consolidated Industrial
Leveraging the presence of the existing industrial based businesses, consolidation into highly efficient industrial zone to support increased employment opportunities for the local community.

4 WSUD Streetcape - Carr Road
Create a WSUD pedestrian focused streetscape along Carr Road connecting the Station to Mount Roskill School. Providing public spaces for people to move around, rest and dwell in comfortable and safety.

5 Future Walking/Cycling Bridge
Providing a direct connection into ALR from neighbourhoods south of the motorway will enhance benefit of ALR. Bridge should be designed with pedestrian amenity in mind and be a minimum width of 5m.

6 Mixed Use Neighbourhood
Change from light industrial to an intensive mixed use neighbourhood creating a western extension from the Station plaza

7 Station Forecourt
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12 Residential Intensification
Residential activity within proximity to the station anticipated to intensify to take advantage of property values created by ALR. Zone accessibility



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



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



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



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Te Tātua-a-Riukiuta
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.

