

WESLEY + PUKETĀPAPA

NEXUS VISION STATEMENT

Wesley, Puketāpapa, and Hay Road stations will become high amenity and well-connected places to live, work, learn and play.

These stations recognise the natural system of streams and creeks that run through the Te Auaunga water catchment. Opportunities exist to daylight some of these hidden streams and celebrate these natural networks for biodiversity, ecology and stormwater management benefits.

A new centre at Wesley provides amenity for the intensification of homes and workplaces while Puketāpapa and Hay Road will provide opportunities for contemporary living and employment growth that is well connected to the ALR/public transport network. Growth in these areas will continue to support and complement existing centres at Mt Roskill and Three Kings.

CITY SCALE



KM1

A new civic centre and transport interchange [civic heart]
Wesley centre and interchange as a transport and community hub.



KM2

Expressing natural systems [community waterways for movement]
Blue green infrastructure that connects communities within the catchment by strengthening east west connections, daylighting streams/ landscape and cultural narratives, whilst providing opportunity for more resilient and adaptive places.



KM3

Connecting the region [high place value people streets]
Direct and convenient access across SH20, servicing and connecting the communities of Blockhouse Bay, Lynfield and Waikowhai south of the motorway.

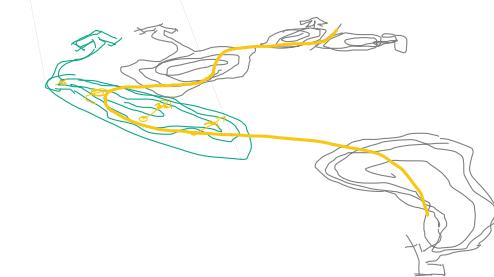
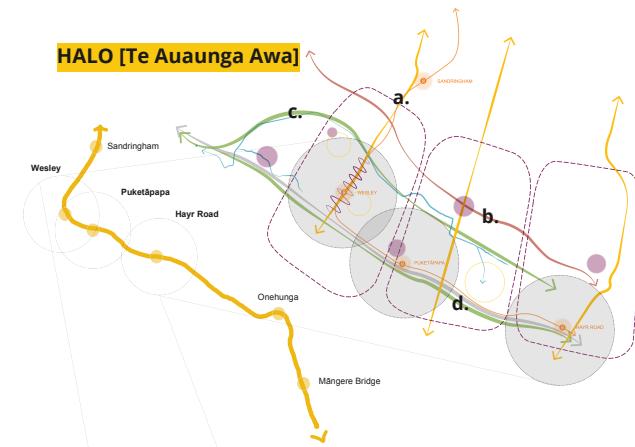


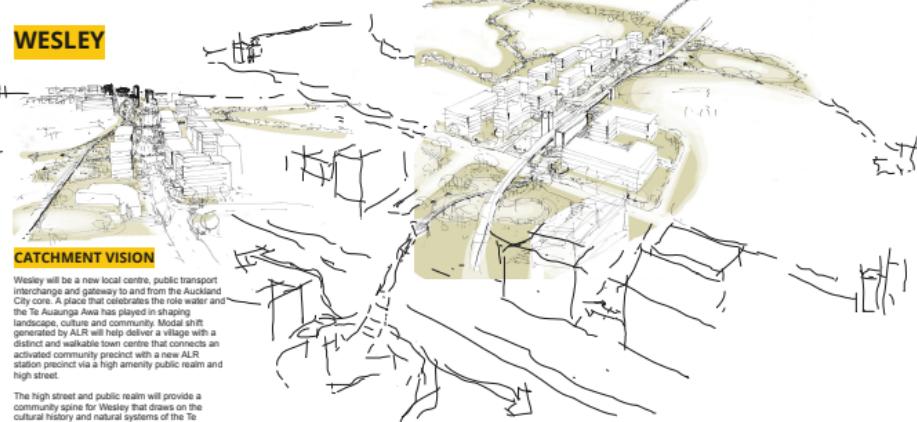
KM4

Strengthening employment opportunities
Intensification of employment opportunities along Stoddard Road and supporting the unique qualities of existing local centres to further stimulate economic growth.



HALO [Te Auaunga Awa]





CATCHMENT VISION

Wesley will be a new local centre, public transport interchange and gateway to and from the Auckland City core. A place that celebrates the role water and the Te Araunga Awa (Te Ara) in the natural landscape, culture and community. Modal shift generated by ALR will help deliver a village with a distinct and walkable town centre that connects an activated community precinct with a new ALR station precinct via a high amenity public realm and high street.

The high street and public realm will provide a community spine for Wesley that draws on the cultural history and natural systems of the Te Araunga Awa to the North to connect places that people work, learn, play and live as well as adjacent growing communities across the motorway.

Activated by the new ALR station, Stoddard Road will retain its character transitioning into a more industrial form, creating ecologically sensitive and highly connected industrial address at the edge of the urban core of the city.

Along with a new railway connection across the motorway the station precinct will facilitate bus interchange strengthening building on the modal shift presented by ALR away from private vehicle use and enhancing Wesley's role in connecting the region.

Environment

- 1 Regeneration, health and well-being and local needs
- 2 Circular Economy
- 3 Sustainable infrastructure and climate resilience
- 4 Protecting and enhancing natural systems and biodiversity
- 5 Sustainable energy
- 6 Safe, easy, greenways
- 7 Safe, walkable and urban
- 8 Sustainable and urban

- 1 Economically viable
- 2 Integrated smart, digital and sustainable infrastructure, power, water, building services and waste
- 3 Circular economy
- 4 Digital readiness of smart infrastructure
- 5 Circular economy
- 6 Safe, walkable and urban
- 7 Sustainable and urban

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Value for Money

- 1 Freehold under utilised land
- 2 Utilising underutilised land
- 3 Utilising the space under the station
- 4 Utilising the land above the station

Access + Integration

- 1 Walk friendly people centres with high place value
- 2 Walk friendly people centres along the Greenway
- 3 Walk friendly people centres in adjacent growth centres of Sandringham, Stoddard and Sandringham, Maungata, and Wesley

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Experience

- 1 Public realm that delights place based heritage and culture
- 2 Public realm that delights culture and art
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- 8 Public realm that delights culture and art



KM01

A civic and cultural spine

Connecting the Te Araunga Awa and Maunga to the station and station plaza [a cultural and civic spine]

KM02

A place to work

Strengthening east-west connections and movement networks to connect workplaces, homes, education institutions and centres to the station.

KM03

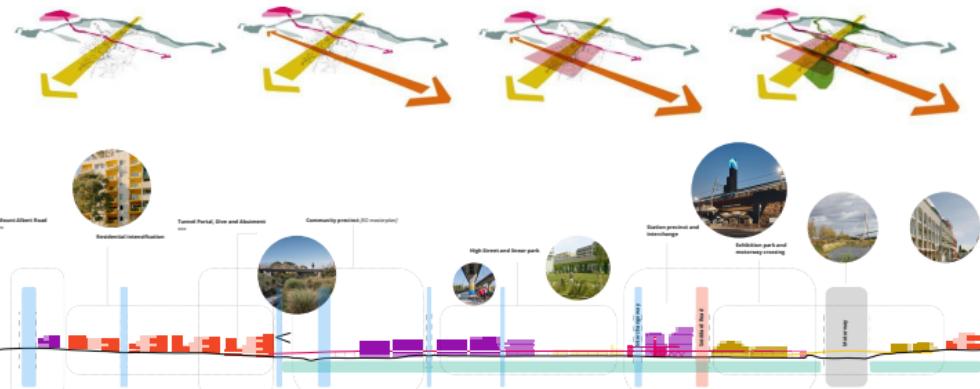
A new centre and transport precinct

Intensify development around the station and across the motorway.

KM04

Green/ blue book ends

New and existing public open spaces connected via the rail alignment. A new park for community integration and industry exhibition.



PUKETAPAPA

We Are Well Connected

CATCHMENT VISION

Puketapapa will be a neighbourhood that is well-connected to community infrastructure, local parks and jobs by generous green pedestrian and cycle routes. Most importantly it is characterised by its proximity and link to Puketapapa Maunga, in a physical, cultural and visual sense.

Puketapapa station enables increased density along May Road supporting the provision of more diverse housing options. Responding to the height sensitivities across the southeastern sections of the catchment, this area will reflect two-storey development with focus placed on active green linkages and connections for pedestrians and cyclists. Specifically, enhanced street amenity and new walkable and cycleable linkages will be delivered connecting War Memorial Park to Fearn Park, Puketapapa Maunga and Keith Hay Park.

Provision of consolidated commercial land uses supported by improved pedestrian connections will be focused along Stoddard Road capitalising on proximity to the station (and also Wesley Station) to support development uplift and activation.

Local wayfinding and walking connections along Stoddard Road and towards the Mt Roskill Schools campus will be enhanced. New public spaces integrated into the station block and along May Road will provide public spaces for people to move around, rest and dwell in comfort and safety. Early activation of the precinct will be supported through the provision of a plaza with supporting activated retail and hospitality businesses.

Flood mitigation measures will be integrated within landscape and streetscape design through extensive implementation of water sensitive urban design.



Urban + Community

1 Deliver a variety of housing types, including diversity and affordability across the Precinct

- Increased density along May Road and around the Mount Roskill Local Centre to support a variety of diverse and affordable housing options

2 Support the existing Mount Roskill Local Centre

- Development along Stoddard Road and May Road is complementary to neighbouring centres

3 Deliver a consolidated and integrated urban design along Stoddard Road

- Consolidation of employment land uses to further support employment growth and use of land.
- Activation of uses towards Wesley Station creating a unique localised employment and retail neighbourhood

Access + Integration

1 Linkages throughout the Puketapapa station will be designed to ensure convenient, safe and comfortable movement for residents, commuters and school children

2 Leverage proximity to Wesley Station

- Consider plan and design Puketapapa growth, together with opportunities at Wesley

3 Puketapapa station will create Dengworth/Inland Road and May Road with integrated bridge connections across SH62 increasing convenience to the south of the motorway

Experience

1 A public realm that delights placegoers and residents and cultural narratives.

• Connections to Puketapapa Maunga, both physical and visual, are key to the success of the area.

• Design and artwork reveals

• A place that is integrated with the

• Mount Roskill area

2 Puketapapa station will create a vibrant public realm through a series of walkable and cycleable links from War Memorial Park, Puketapapa Maunga and Akarana Golf Club

3 Enhance street identity and connectivity along May Road through a series of walkable and cycleable links from War Memorial Park, Puketapapa Maunga and Akarana Golf Club

Environment

1 Development incorporates restoration and reconnection of Mount Roskill's natural systems

• Biodiversity and regeneration of Mana Creek and its associated wetland systems (wetwelling)

• Diversify, filtering, and reducing the amount of storm water from within the catchment area

• Connecting habitat

and biodiversity throughout the station catchment

1 Provision of green linkages will support enhanced interactions between the station and Te Waihōra Creek, creating a nature-based connection.

• Also diverse and habitat rich landscape along the station development, streets, and open spaces.

• Active blue-green infrastructure

• A high diversity and habitat rich landscape (private and public) along the station, streets, and open spaces.

Value for Money

1 Leverage the significant investment in the station to transform and connect Puketapapa to neighbouring precincts and the existing Mount Roskill town centre

2 Create opportunities for higher value employment in the station in collaboration with higher education institutions, Maori and Pacific groups, and the local business community.

• Leverage the presence of the existing business through consolidation into high quality and well-located zones to support increased employment opportunities for the local community.

• Work closely with Mana Whenua to collaborate to define the integration, redefining Maori values.

KEY MOVES

01 Enhance connections to the existing Mount Roskill Local Centre with increased density along May Road corridor and around local centre



02 Connected green corridors responding to the historic water systems and natural landscapes across the site. Enhance access and connections to existing public space network.



03 Consolidated employment hub along Stoddard Road capitalising on the improved access from the new station and across the motorway while leveraging the proximity to neighbouring employment areas in Wesley and Hay Road.



Mount Roskill Station: Residential development around the existing Mount Roskill Station



Residential Station: Residential development around the proposed residential station



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SECTION A



PLACE CONCEPT

