

# WESLEY + PUKETĀPAPA

## NEXUS VISION STATEMENT

Wesley, Puketāpapa, and Hayr 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.

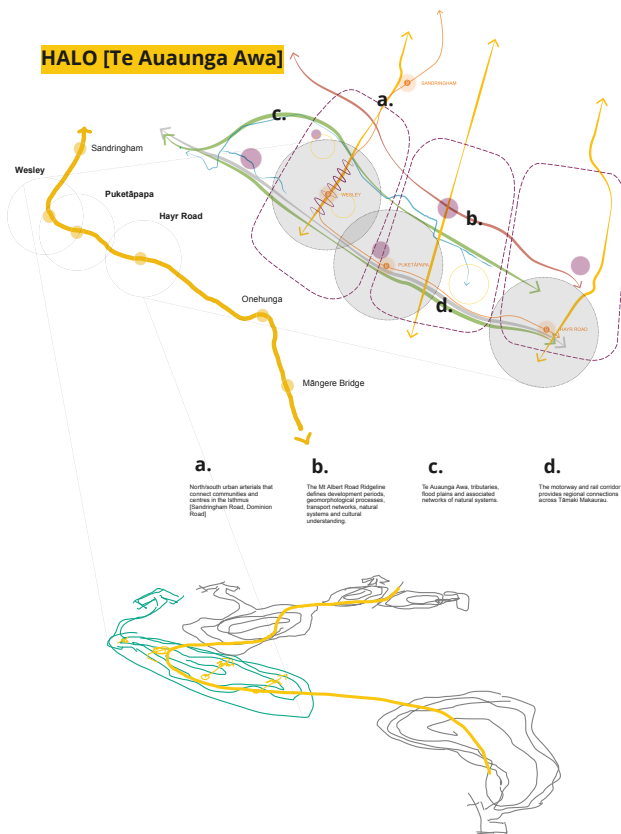
A new centre at Wesley provides amenity for the intensification of homes and workplaces while Puketāpapa and Hayr Road will provide opportunities for contemporary living and employment growth that is well connected to the ALR public transport network. Growth in these areas will continue to support and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



## CITY SCALE

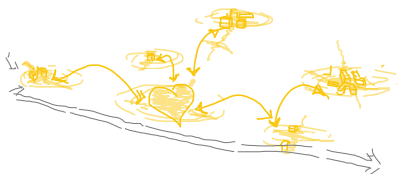


## HALO [Te Auaunga Awa]



### 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 Waitohai 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.



## 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 Auaunga Awa has played in shaping 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 Auaunga 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 commercial character transitioning into a more intensely developed, ecologically sensitive and highly connected industrial address at the edge of the urban core of the city.

Along with a new active transport 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.

## Urban + Community

- 1 New local centre and urban high street environment.
  - Development Road as a new centre for commercial and residential development.
  - A new public realm and active transport interchange to connect the region.
  - A commercial and urban precinct to be developed around the station precinct.
  - A higher density industrial base for business along Stoddard Road.
- 2 Supporting growth around existing centres.
  - To the East to connect Stoddard Road, the Harbour and the new ALR station.
  - To the West to connect the new ALR station and the existing industrial base.
- 3 Utilise the rail corridor and adjacent land as an active public realm that draws together civic and community uses.
  - Connect community infrastructure with civic and public realm to provide a high quality public realm and active transport interchange.

## Access + Integration

- 1 Link Stations as an active and public transport interchange.
  - Develop a new public realm and active transport interchange to connect the region.
  - To the East to connect Stoddard Road, the Harbour and the new ALR station.
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- 2 Develop a new public realm and active transport interchange.
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## Experience

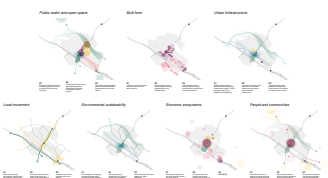
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## KM01

**A civic and cultural spine**  
Connecting the Te Auaunga Awa and Maunga to the station and station plaza [a cultural and civic spine]

## KM02

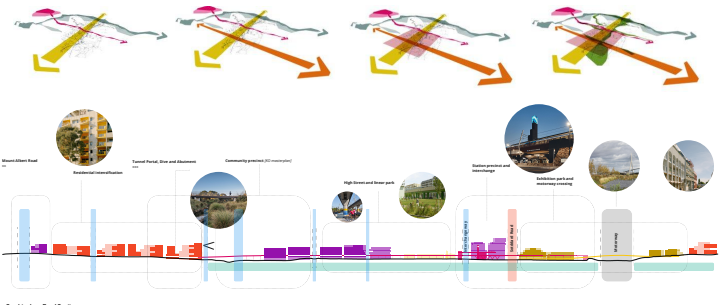
**A place to work**  
Strengthening east-west connections and movement networks to connect workplaces, homes, education institutions and centres to the station.

## 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

Puketāpapa 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 Puketāpapa Maunga, in a physical, cultural and visual sense.

Puketāpapa 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-three storey development with focus placed on quality 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 Fearon Park, Puketāpapa 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 typologies to support diversity and affordability across the Precinct**
  - Increased density along May Road and around the Mount Roskill local centre to support the provision 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 activated employment hub along Stoddard Road**
  - Consolidation of commercial and office uses to further support employment growth while ensuring efficient use of land.
  - Intensification of uses towards Wesley station creating/transforming a broader intensive mixed use neighbourhood.

### Access + Integration

- 1 Linkages throughout the Puketāpapa precinct will be designed to ensure convenient, safe and comfortable movements for commuters, residents and school children**
  - Consideration of quality green linkages, together with opportunities for footpaths, cycleways and pedestrian crossings.
- 2 Leverage proximity to Wesley station**
  - Consideration of quality green linkages, together with opportunities for footpaths, cycleways and pedestrian crossings.
- 3 Puketāpapa station will create direct access to Stoddard Road and May Road with enhanced pedestrian and cycle connections across the catchment to the south of the motorway**
  - Consideration of quality green linkages, together with opportunities for footpaths, cycleways and pedestrian crossings.

### Experience

- 1 A public realm that daylights place based landscape and cultural narratives**
  - Consolidation to Puketāpapa Maunga, both physical and visual, are prioritised and enhanced.
  - Design and relevant terrain - a ground plane and development pattern that is integrated with the topography, biodiversity.
  - Wesley Creek - To encourage biodiversity in the landscape through the Maunga, this natural waterway is reinforced by the A18 between Wesley to Hay Road.
- 2 Puketāpapa station will create a sense of arrival and identity for the precinct incorporating generous green public space with integrated play opportunities**
  - Consideration of quality green linkages, together with opportunities for footpaths, cycleways and pedestrian crossings.
- 3 Enhance street amenity and connection will be delivered through a series of walkable and cycleable links from War Memorial Park to Fearon Park, Puketāpapa Maunga and Keith Hay Park**
  - Consideration of quality green linkages, together with opportunities for footpaths, cycleways and pedestrian crossings.

### Environment

- 1 Development incorporates restoration and regeneration of Wesley Creek catchment**
  - Intensification and regeneration of Wesley Creek and other natural systems (landscaping).
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- 2 A high intensity public realm**
  - A consolidated system of active blue-green infrastructure.
  - A bio-diverse and habitat rich landscape (green development, streets, and open space).
  - War Memorial Park to Fearon Park, Puketāpapa Maunga and Keith Hay Park to further diversify active uses, improve access and street frontage, provide local resilience to surrounding development.
- 3 Provision of green linkages will support enhanced interaction opportunities with the surrounding landscape, creating a nature-based connection**
  - A consolidated system of active blue-green infrastructure.
  - A bio-diverse and habitat rich landscape (green development, streets, and open space).

### Value for Money

- 1 Leverage the significant investment of Auckland Rail Rail to transform and connect Puketāpapa to neighbouring precincts and the existing Mount Roskill town centre**
  - Consideration of quality green linkages, together with opportunities for footpaths, cycleways and pedestrian crossings.
- 2 Create opportunities for higher paid jobs and future industries**
  - Consolidation to Puketāpapa Maunga, both physical and visual, are prioritised and enhanced.
  - Design and relevant terrain - a ground plane and development pattern that is integrated with the topography, biodiversity.
  - Wesley Creek - To encourage biodiversity in the landscape through the Maunga, this natural waterway is reinforced by the A18 between Wesley to Hay Road.

### KEY MOVES

**01 Enhanced 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.



## PLACE CONCEPT

