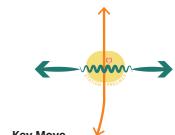


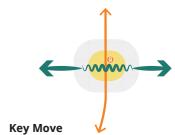
CATCHMENT



Key Move

1 Create station precinct.

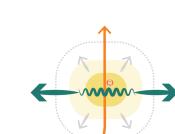
Intensify amenities / mixed use offerings around station. Stormwater parks and station forecourt become gateway into area and celebrate cultural heritage.



Key Move

2 Create a commercial hub around station precinct

Increase employment density and to diversify urban form and offerings. Potential uses: hotel, short stay accommodation, exhibition/conference facilities, mixed use commercial



Key Move

3 Transform Airport Oaks into one of the most prominent **Exhibition / Business parks** in Auckland

leveraging of close proximity to Auckland Airport and ALR.



1

Station Precinct + Forecourt

Open space/stormwater park and station forecourt to become gateway to station celebrating natural heritage and culture. Enhance existing amenities and integrate **diverse mixed use developments** around open space. Potential uses include hotels, short stay accommodation, offices, workshops, warehouses.



Caribbean Business Park
Scoresby, AU



3

Exhibition / Business Park

Develop business park to complement existing light industrial landuse. Attract commercial / mixed use operators to increase employment density and to diversify urban form and offerings. Develop a **versatile, sustainable, multi purpose facility** that has opportunity for exhibitions, conventions, conferences etc. Enhance existing amenities and open spaces, making it an attractive environment conducive to commercial and mixed use growth.



Mixity, Schiphol



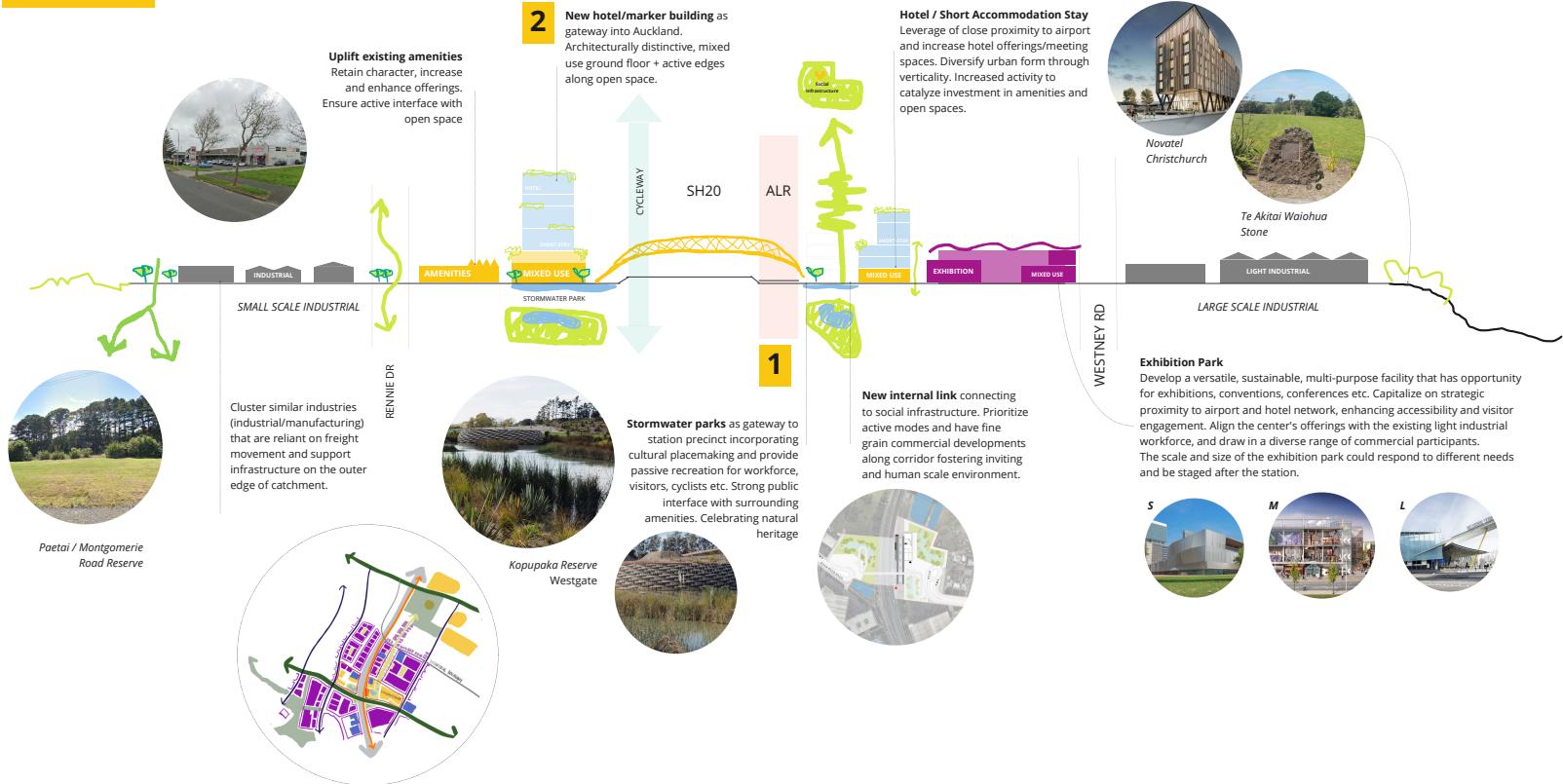
Paris Office Park



Paris Office Park



URBAN FORM

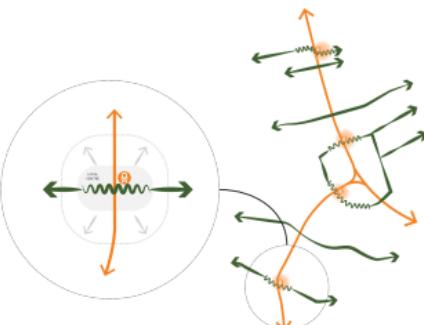


AIRPORT OAKS

The Gateway to the City

Vision Statement

Airport Oaks will expand on the existing commercial and industrial opportunities in the area, intensifying the land around the station with more amenities and short stay accommodation. Leveraging its strategic proximity to the airport, there is an opportunity to build a gateway to the city with a new exhibition / sustainable business park that forms part of the connected network of open spaces and natural resources.



Urban + Community

- 1 Create new centres around station with open space, intensifying land around amenities.
- 2 Develop land around station into commercial hub

• Create a place for business to connect, including a mix of retail and office, including:

- Develop a creative, multi purpose space for business, including a mix of retail, office, workspace, restaurants, etc.
- Enhance existing retail, creating a mix of retail, creating an attractive environment for visitors, and reward user growth.

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Access + Integration

- 1 Integrate East Street corridor with wider green infrastructure and active transport network
- 2 Build new station bridge

• Create green infrastructure along the Paetai / Montgomerie Road, Naylor's Esplanade Reserve, Oruarangi Creek, Peninsula Point Reserve.

- Enhance existing infrastructure, including a mix of retail, office, workspace, restaurants, etc.
- Integrate walking, cycling, and public transport, making it an attractive environment for visitors, and reward user growth.

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Experience

- 1 Gateway to the station area to enhance local culture and have strong place identity
- 2 Enhance station areas for recreational engagement for workforce and visitors
- 3 Opportunity to enhance the local environment and natural resources

• Create an external interface between station to new and existing developments.

- Support active users with infrastructure and facilities that only one freight corridor.
- Create a fine grain, integrated station area, connecting to adjacent station and each other.

• Integrate walking, cycling, and public transport, making it an attractive environment for visitors, and reward user growth.

Environment

- 1 Maximise local design identity as opportunity for cultural planning, urban design, and natural resource management
- 2 Create strong green infrastructure in the station area to support urban business and residential areas
- 3 Create green spaces that support the station area, including urban regeneration and promote active modes

• Opportunity for strong green infrastructure to support urban regeneration and promote active modes

- Integrate green spaces, including urban regeneration, skills, talent and industries
- Protect and enhance business hub, utilising existing infrastructure for enhanced economic output.

Value for Money

- 1 Develop business park to complement existing industrial land use and increase employment density
- 2 Increase short term investment opportunities and land offerings through a mix of uses
- 3 New conference facilities

• Develop business park to complement existing industrial land use and increase employment density

- Leverage existing proximity to the airport, including direct employment density and its associated business and investment offerings.
- Integrate green spaces, including urban regeneration, skills, talent and industries
- Protect and enhance business hub, utilising existing infrastructure for enhanced economic output.

• Increase short term investment opportunities and land offerings through a mix of uses

- Leverage existing proximity to the airport, including direct employment density and its associated business and investment offerings.
- Integrate green spaces, including urban regeneration, skills, talent and industries
- Protect and enhance business hub, utilising existing infrastructure for enhanced economic output.

• Develop a new multi purpose facility for business, conferences, and events.

- Capitalise on existing proximity to the airport, including direct employment density and its associated business and investment offerings.
- Integrate green spaces, including urban regeneration, skills, talent and industries
- Protect and enhance business hub, utilising existing infrastructure for enhanced economic output.



Key Moves

1. **Intensify commercial offerings** around station as the gateway to Auckland (first and last stop before Airport land) with a mix of uses: offices, workshops, conference/exhibition centre, short stay accommodation, etc.
2. **Increase employment density** and introduce fine grain commercial edges along key active corridors.
3. **Celebrate, enhance, and connect existing natural heritage** (Paetai / Montgomerie Road Reserve, Oruarangi Creek, Naylor's Esplanade Reserve, Peninsula Point Reserve)

CITY SCALE

