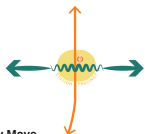


CATCHMENT

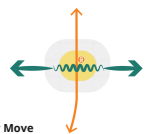


Key Move

1

Create station precinct.

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

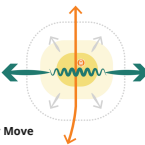


Key Move

2

Create a commercial hub around station precinct

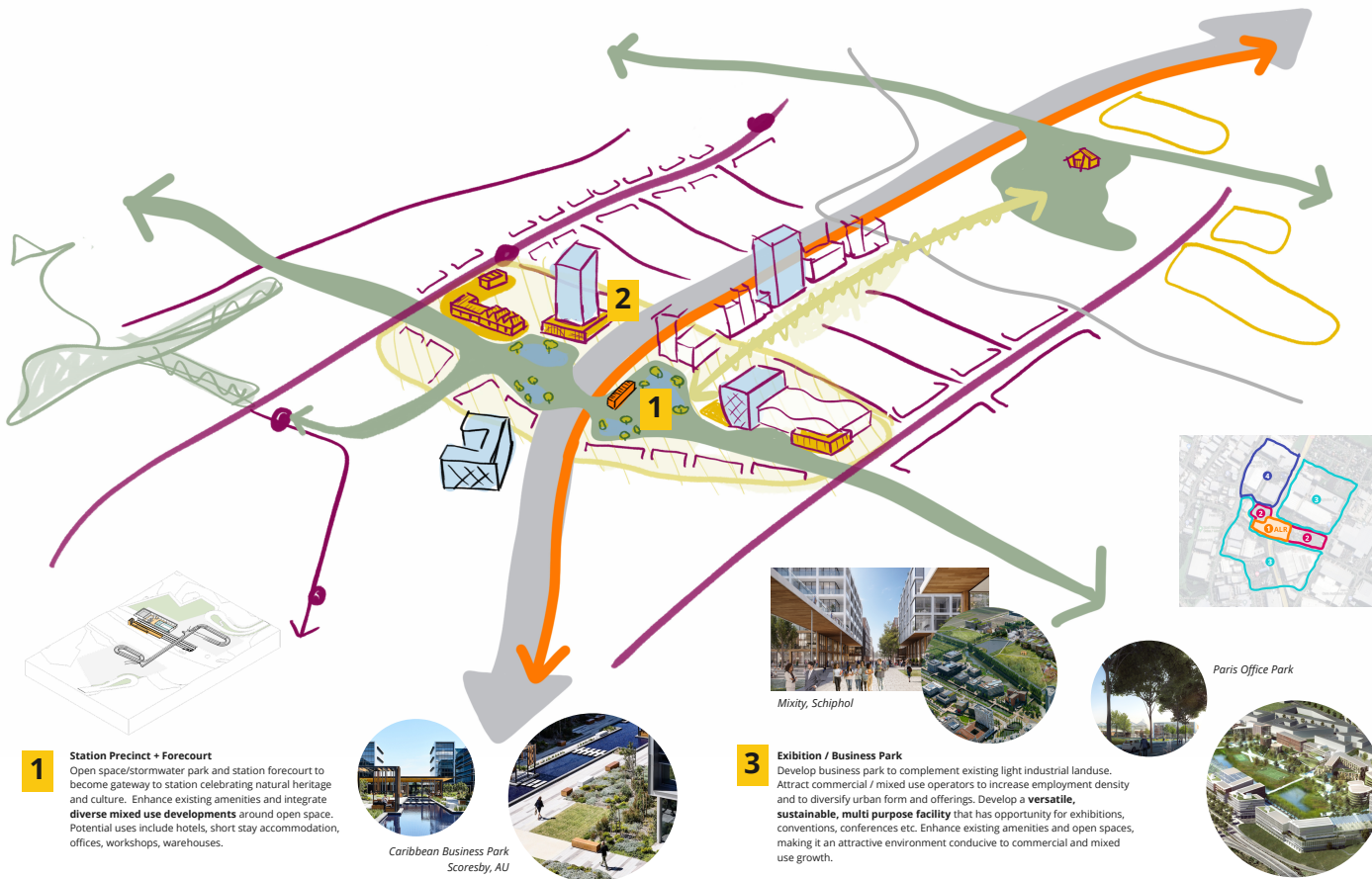
Increase employment density and to diversify urban form and offerings. Potential uses: hotel, short stay accommodation, exhibition/conference facilities, mixed use commercial



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.



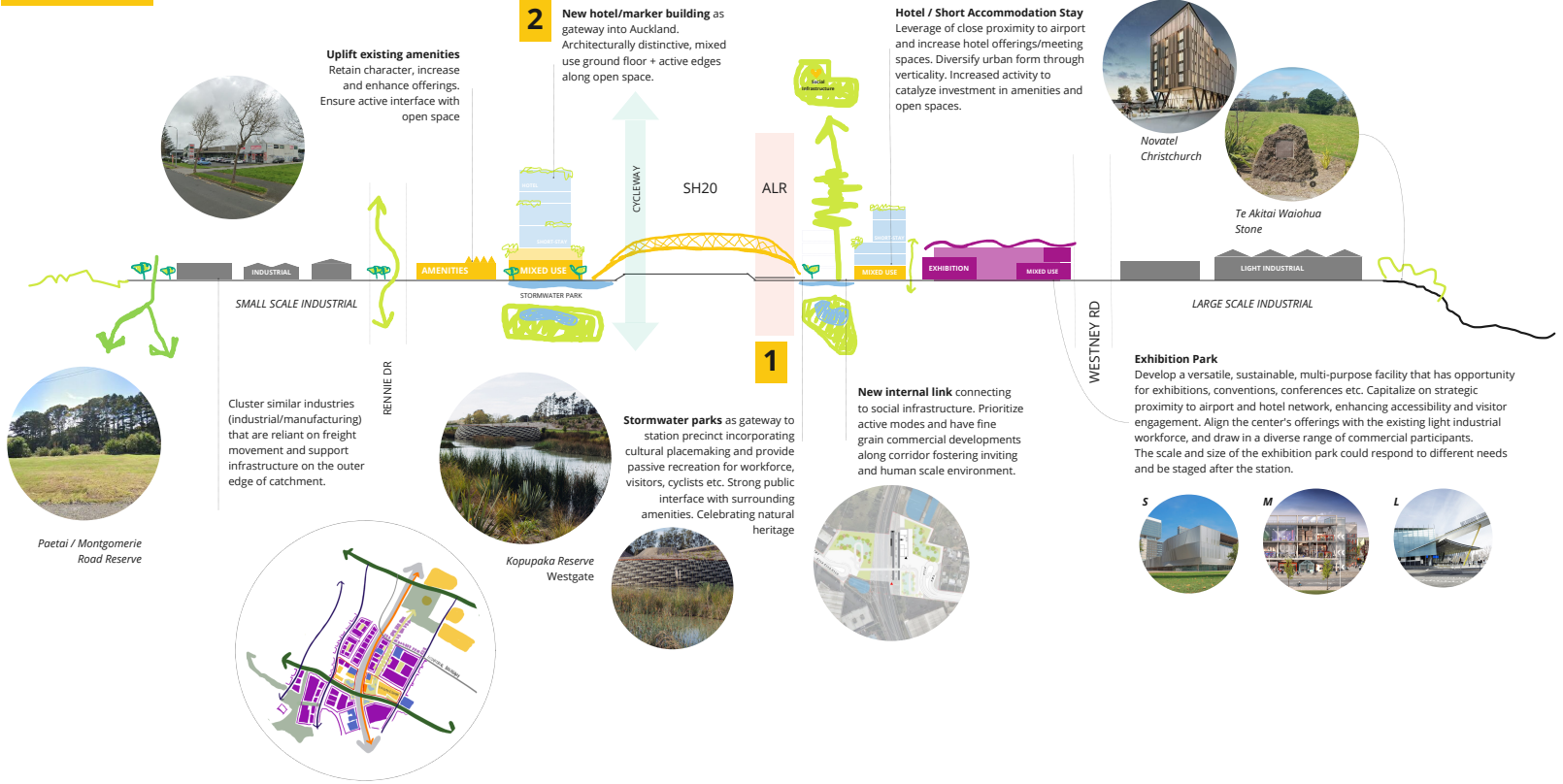
Mixity, Schiphol



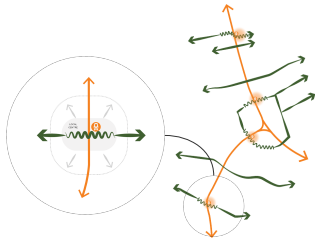
Paris Office Park



URBAN FORM



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.

[illegible][illegible][illegible]

<p>4. Water sensitive urban design (WSUD) as opportunity for cultural/planning, urban ecology, social well-being, and urban innovation</p> <ul style="list-style-type: none"> • Green spaces/waterways provide additional status/links to become gateway into urban nodes and celebrate natural heritage • Potential for stormwater management to be integrated with design and through wider area becoming a 	<p>5. Create strong green landscape throughout area to support business park</p> <ul style="list-style-type: none"> • Opportunity for strong landscape (transformation) framework to highlight attractiveness and desirability for commercial growth • Increase urban edge/throughout catchment, particularly along key corridors for active modes 	<p>6. Create next level corridor that connects and celebrates key natural areas</p> <ul style="list-style-type: none"> • Increase urban edge/throughout active modes
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<p>1 Develop business plans to complement existing high industrial level and increase commercial density</p> <ul style="list-style-type: none"> • Attract commercial/ mixed use developments to increase employment density and to diversify the base from office and finance • Invest in amenities and enhance access to transit, essential services, schools and industry <p>Provision as a global business hub, attracting international operators for employment and investment</p>	<p>2 Increase short term accommodation and hotel facilities to attract transient business sector</p> <ul style="list-style-type: none"> • Increase close proximity to transit and essential services • Encourage mixed uses into hotels to strengthen as place jobs and services • Invest in amenities and enhance access to complement the urban core to complement the urban core <p>Provision as a global business hub, attracting international operators for employment and investment</p>	<p>3 Use co-location/subsidies to attract business sector</p> <ul style="list-style-type: none"> • Develop a variety, multi-use space that can be converted for production, conversions for subdivisions, restaurants, etc. • Capitalize on strategic proximity to airport and transit network, enhancing accessibility and create employment and office opportunities • Align the center with the existing high industrial facilities, and drive in additional office range
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<p>Climate Change Sustainability</p> 	<p>Children + Young People</p> 	<p>Connected Communities and Facilities</p> 	<p>Shared Identity and Wellbeing</p> 
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- 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, Ruarangi Creek, Naylor's Esplanade Reserve, Peninsula Point Reserve)

