



City Rail Link (CRL) Stations Retail Provisions



Te Waihorotiu Station – Retail Provision

Prime Retail Opportunity at Wellesley Street

Positioned for maximum visibility and seamless access, the Wellesley Street retail unit is strategically located to capture the attention of passing foot traffic without disrupting passenger flow.

Designed to support precinct revitalisation, the open sightlines across the retail units enhance safety and visibility, aligning with CPTED (Crime Prevention Through Environmental Design) principles.

Key Features:

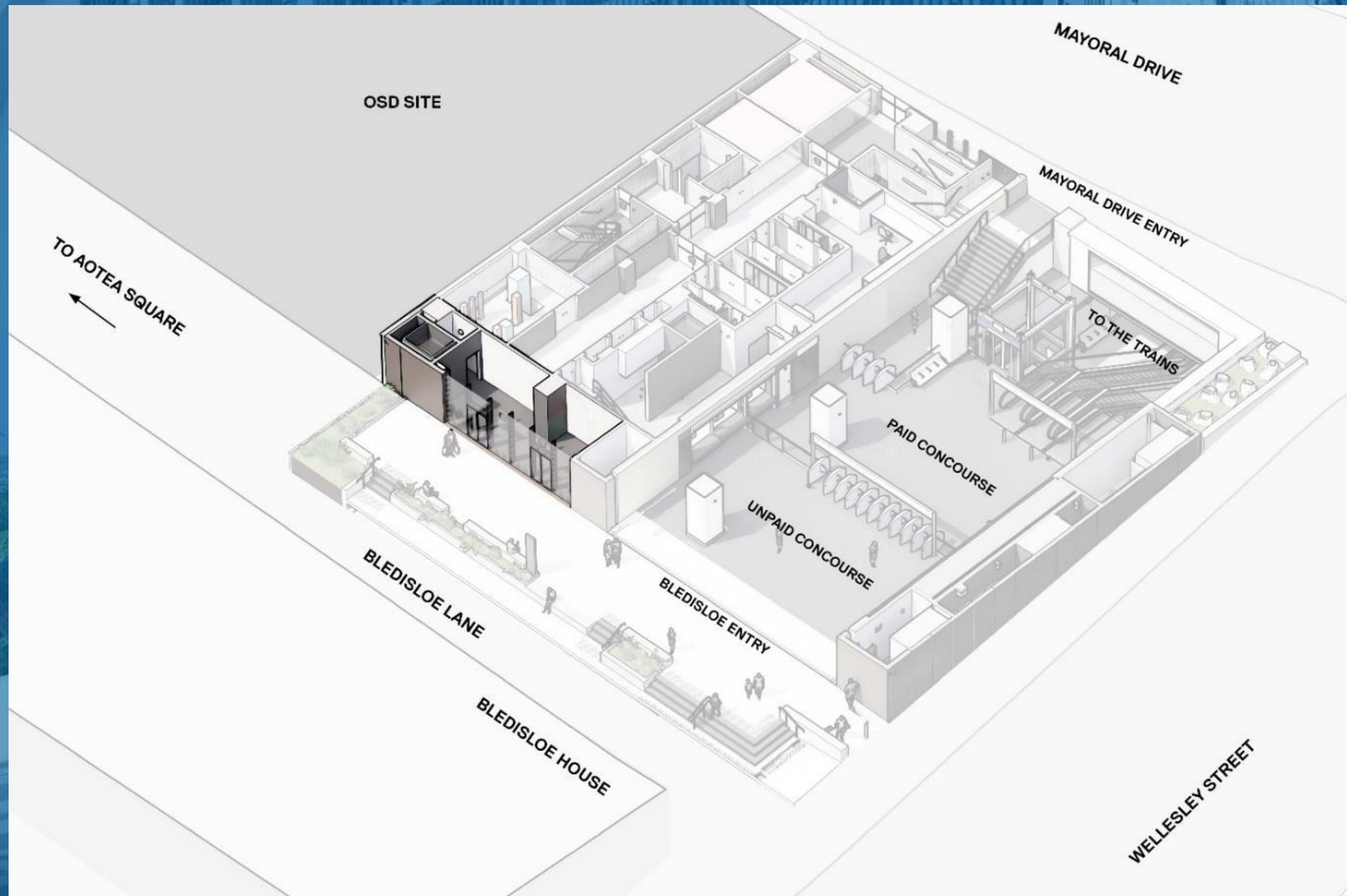
- Step-free access makes the unit suitable for a wide range of retail tenants.
- Accessibility Built-In: Unit J00 includes a dedicated accessible WC.
- Retail operations will exclude commercial cooking provisions, ensuring a clean and low-impact environment.

Additional Opportunity:

An exploratory second unit is available at the Victoria Street end. While it requires some adaptation to become retail-ready, we're open to ideas and committed to collaborating with prospective tenants to create a complementary retail offering.



Te Waihorotiu Station – Wellesley Street Retail



Karanga-a-Hape Station – Retail Provision

Retail Spaces at Mercury Lane & Beresford Square are positioned for Impact

Discover two strategically located retail opportunities at Level L0 designed to maximise visibility, enhance pedestrian engagement, and activate key station frontages.

Mercury Lane Retail Space – Unit J01

- Size: 45.1m² (approx. 34m² usable due to structural elements)
- Visibility: Prime exposure to approaching foot traffic
- Design: Seamless access without disrupting passenger flow
- Activation: Engages and enlivens the Mercury Lane frontage

Beresford Square Retail Space – Unit J00

- Size: 26.2m²
- Purpose: Positioned to activate the plaza between the station building and service block
- Shelter: Retail opening protected by a canopy for weather resilience
- Smart Design Features
- Space-Proofed Layouts: Includes a 4m queuing zone at active edges
- Secure & Stylish: Manually lockable units with glazed shopfronts, stainless steel frames, and frameless glazing or precast façades
- Brand Visibility: Dedicated 450mm signage zone for clear tenant branding



Karanga-a-Hape Station – Mercury Lane Retail Space

Light, Visible & Vibrant

This retail space offers clear sightlines from Mercury Lane through to the L0 concourse, creating a dynamic and engaging presence for passing foot traffic.

Architectural Highlights:

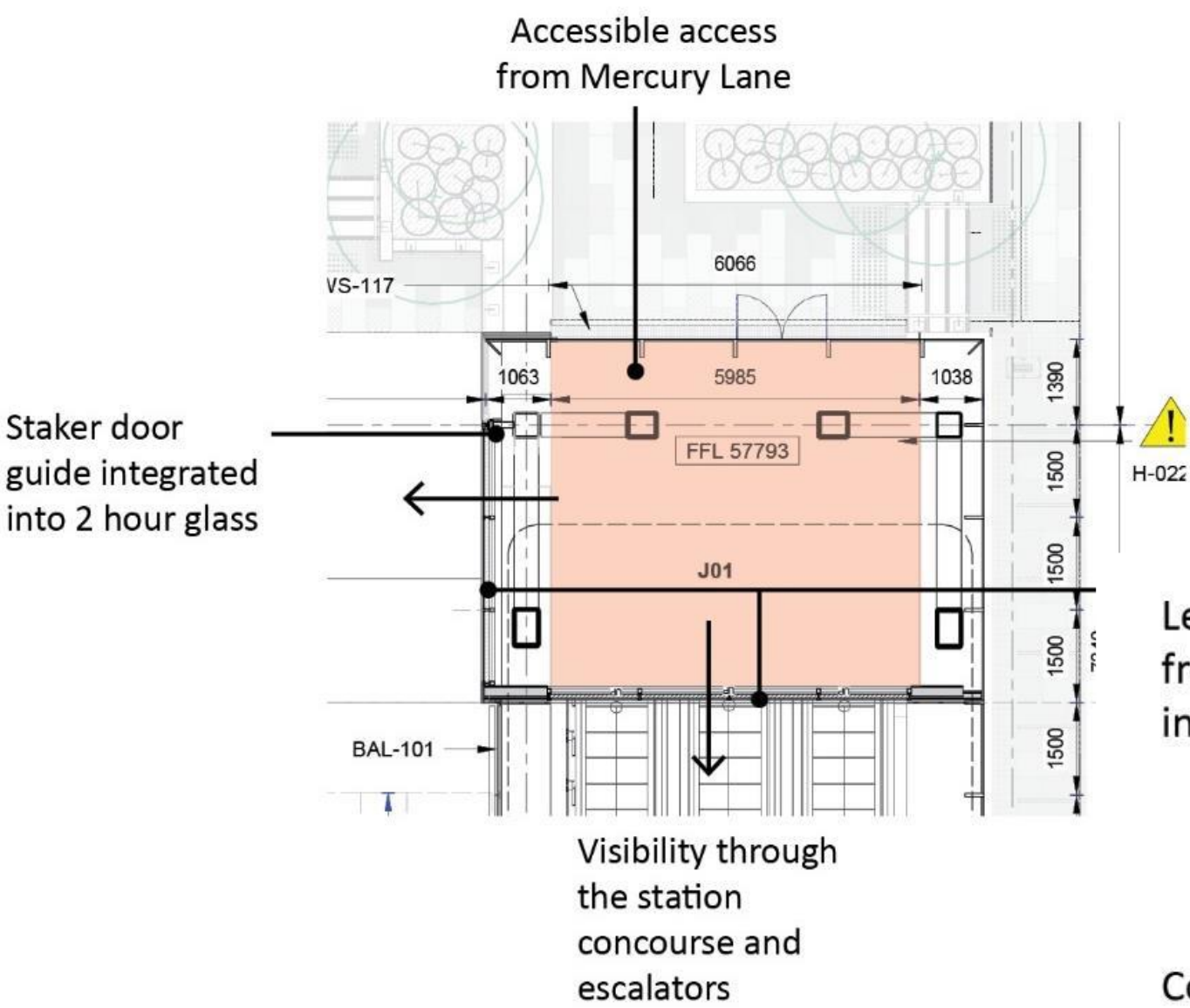
- Frameless Glazed Façade: Southern façade wraps around the unit, delivering a sleek, modern look.
- Urban Activation: Integrated seating enhances the foyer experience and encourages dwell time.
- Structural Constraints: Bracing at the front reduces head height, limiting internal accessible circulation.

Access & Fit-Out:

- Shell & Core Design: Ready for tenant-specific fit-out.
- Accessible Entry: Step-free access from Mercury Lane with a flush 20mm threshold.
- Floor Build-Up: 270mm allowance to align with external levels.

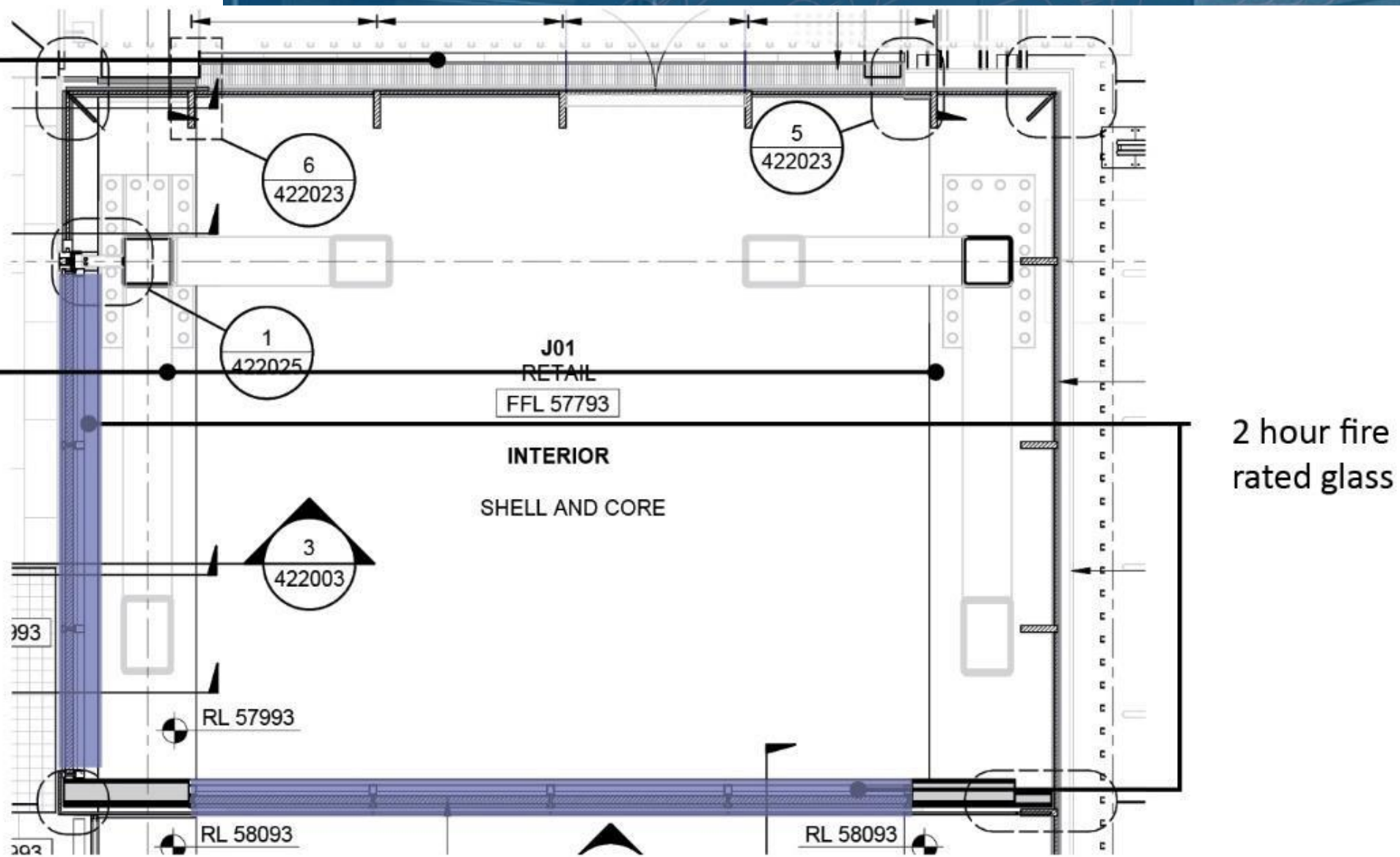


Karanga-a-Hape Station – Mercury Lane Retail Space



Level threshold from external to internal

Concrete beam extending through retail unit



Karanga-a-Hape Station – Beresford Retail Space

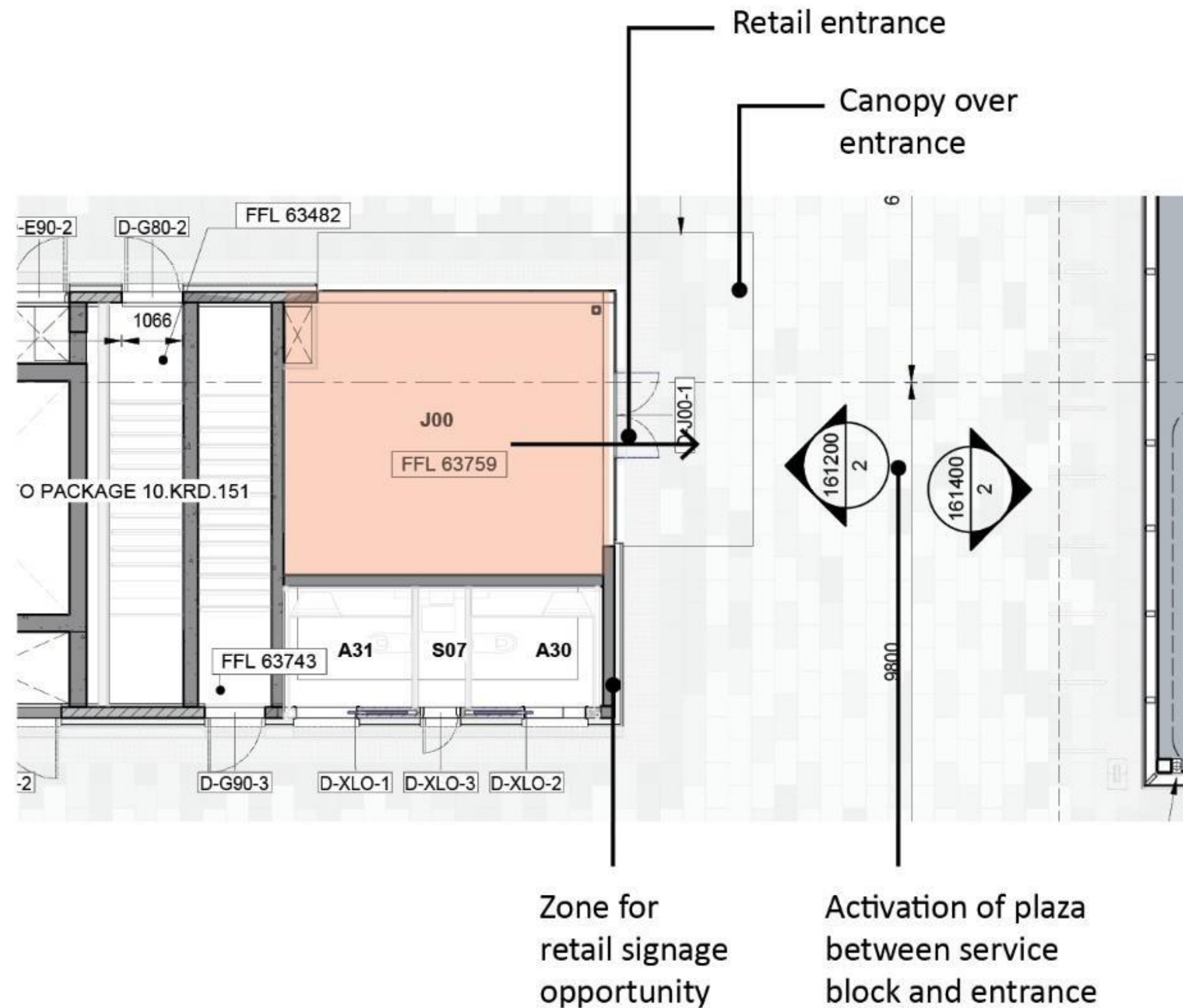
- Plaza-Facing & Purposefully Positioned
- Located just behind the station entrance, this retail unit enjoys visibility through a fully glazed façade, capturing the attention of arriving passengers and passersby.

Key Features:

- Sheltered Entry: A sleek 2m-wide glazed canopy with a gentle 5° slope provides weather protection and architectural flair.
- Plaza Activation: Strategically placed to open into the central plaza between the station building and service block, encouraging foot traffic and vibrancy in the shared space.
- Modern Design: The transparent frontage ensures strong visual connection with the plaza, enhancing engagement and retail appeal.



Karanga-a-Hape Station – Beresford Retail Space



Maungawhau Station - Retail

- Strategically Positioned on Both Sides of the Station Entrance
- These two retail units are designed to maximise exposure and accessibility, engaging directly with the station plaza and enhancing the commuter experience.

- **Key Features:**

- High Visibility: Positioned at key entry points offering clear sightlines and strong presence for approaching passengers.
- Seamless Access designed to support smooth pedestrian flow without obstruction.
- Weather Protection openings are sheltered by the station's glazed canopy, ensuring comfort in all conditions.

- **Retail-Ready Design:**

- 4m queuing zones at active edges
- Manually lockable units
- Integrated into the station's distinctive 'Earth Element' façade
- Glazed shopfronts with stainless steel frames
- Dedicated 450mm signage zone for strong brand visibility

- **Plaza Activation:**

- Both units are positioned to energise and activate the station plaza, creating a vibrant, people-focused environment.



Maungawhau Station – Large Retail Space

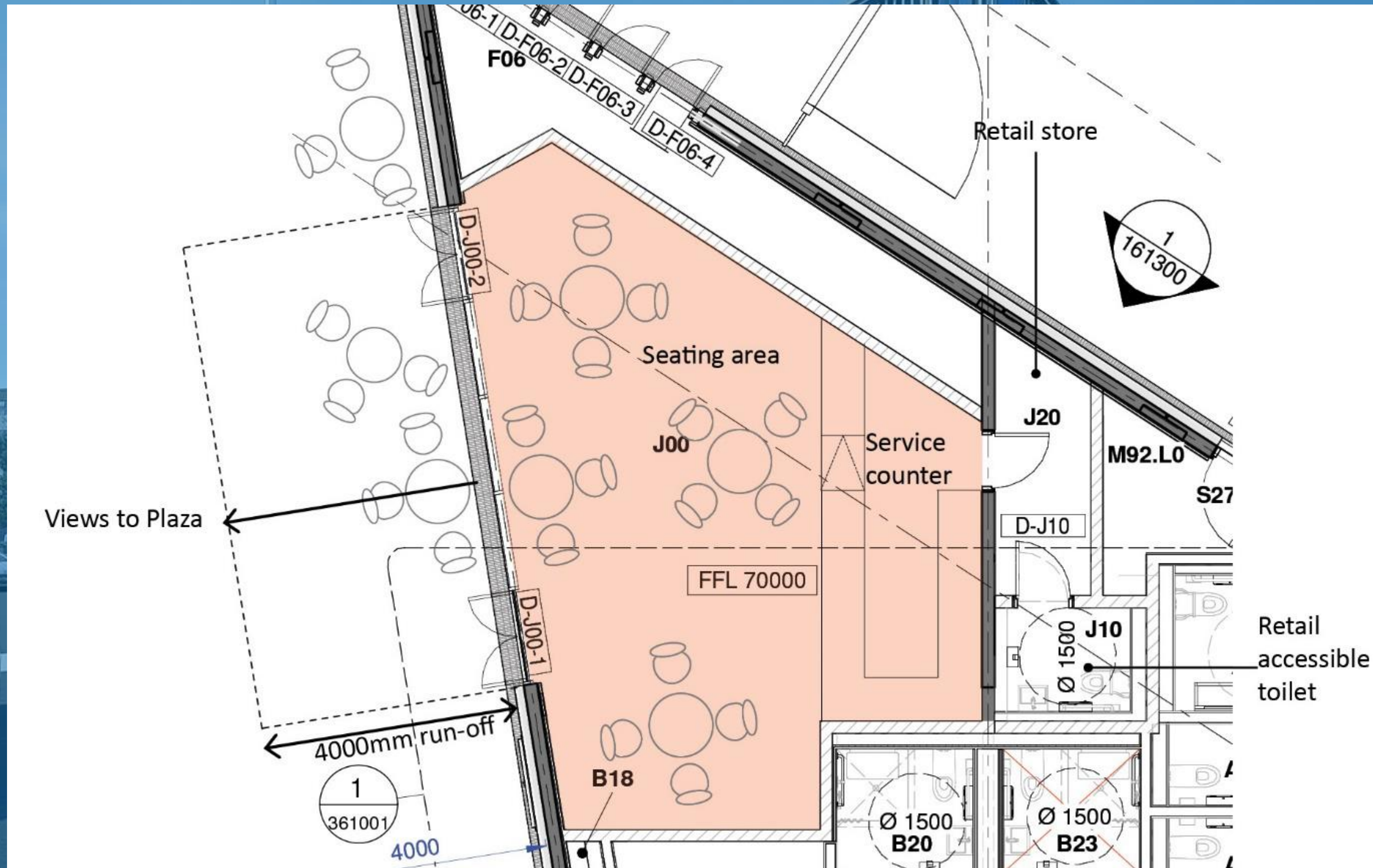
The 'Large Retail' space, J00 is 50.5m² a suggested/indicative layout is shown.

The retail space has provisions for exterior seating to activate the plaza edges, making the station building a destination for passersby as well as passengers.

A retail storeroom (J20) and toilet (J10) are accessible within the space (retail toilet is not being provided, capped services only with toilet shown indicatively only)



Maungawhau Station – Large Retail Space



Maungawhau Station – Small Retail Space

- Compact, Clever & Community-Focused
- At just 7.2m², this retail unit is perfectly suited for a ‘coffee window’ or similar grab-and-go concept. Despite its size, it offers high visibility and strong potential for activation.

Key Highlights:

- Indicative Layout suggested configuration supports efficient service and customer flow.
- Proven Concept with local examples show successful operation of coffee windows in spaces of similar size.
- Plaza Engagement: Positioned to serve both commuters and passersby, contributing to the vibrancy of the station precinct.



Maungawhau Station – Small Retail Space

