

# Manukau

## Masterplan Summary Overview

**The purpose of this Manukau Masterplan Summary document is to set out the long-term regeneration vision for Manukau city centre.**

It captures the aspirations shared by partnering agencies including Eke Panuku, Auckland Council, Auckland Transport, mana whenua and the Otara-Papatoetoe and Manurewa local boards.

The document outlines the strategic development approach, the spatial outcomes sought for buildings, the public realm upgrade projects, and the staging of projects over time.

### A Suite of Documents

The Masterplan builds on the plans for Manukau that were established in the 2017 Manukau Framework Plan and High Level Project Plans (HLPP). The Framework Plan outlines a shared vision and approach for Eke Panuku and its partners to regenerate the Transform Manukau area by 2040.

The full document HLPP can be found at:  
<https://www.ekepanuku.co.nz/neighbourhoods/manukau/#the-plans-guiding-manukau-s-transformation>

### What is a Masterplan Summary?

The Masterplan Summary collects the information at hand into a single document. It provides the:

- strategic approach,
- spatial outcomes of buildings and the public realm,
- stages of development to deliver change over a realistic time-frame.

This masterplan is to be shared with partners and stakeholders and includes relevant information they shared.



Completed Hayman Park Playground play tower





# Introduction

## THE MASTERPLAN SUMMARY

### Programme Background

Manukau is an Eke Panuku regeneration area with the aim of creating a thriving city centre, connected to healthy and sustainable neighbourhoods.

The Manukau area is home to a young, diverse and growing population, rich in Pacific and Māori culture with strong community networks. Manukau is located at the centre of the growing South Auckland region only eight kilometres from the Auckland International Airport and well linked to the Auckland City Centre by rail and bus. It has a civic and tertiary education, a retail focus and several Auckland-wide attractions.

Since 2016, Eke Panuku and our partners have laid the groundwork with the community. Several projects are already underway, including property sales to achieve high quality development outcomes, public realm upgrades, community building and coordination with initiatives that focus on building local job skills and employment opportunities.

### Vision for Manukau

Manukau is the thriving heart and soul of the south. Manukau Central is the gateway to affordable and sustainable urban living, a meeting place and a hub for learning, leisure, cultural experiences, surrounded by healthy neighbourhoods

### What we are Proposing

Eke Panuku has already delivered six significant public spaces and streetscape projects, sold four development sites, and implemented numerous small-scale improvements in the city centre. These projects are supported by Placemaking activations, events and initiatives. Progress in Manukau is well underway, with much more planned for the future.

The masterplan includes 41 projects. This is a combination of streetscape upgrades, open space/park upgrades, development sites, upgrades to existing council buildings and a programme of small, tactical upgrades such as new lighting and planting.





# Cultural Context

## STORY OF PLACE - WORKING WITH MANA WHENUA

### Te hau o te whenua, te hau o te tangata

Mana whenua engagement on the Transform Manukau programme has articulated a cultural narrative specific to the area:

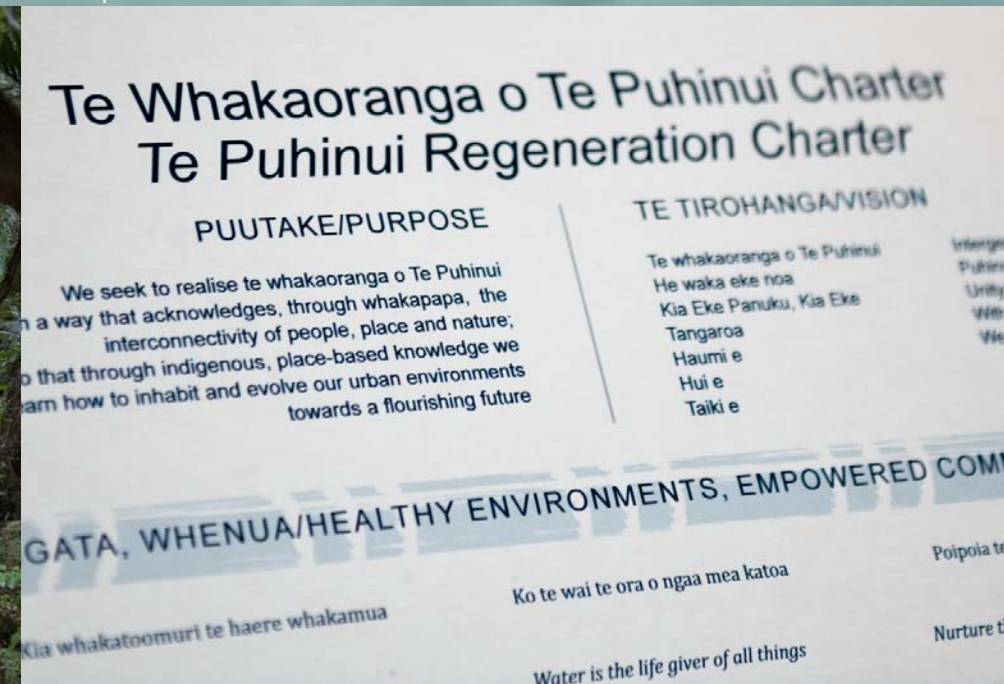
### *Mai I ngā maunga ki te moana*

### *From the mountains to the sea*

This narrative has shaped the Masterplan, specifically the key move of unlocking the potential of the Puhinui Stream and connecting Manukau with its natural surroundings—from Maunga to Moana, Matukutūreia (McLaughlan's Mountain) and the Matukutūreia Stonefields, Matukutūruru (Wiri Mountain) to the Manukau Harbour, Puhinui Stream, and Estuary.

The cultural narrative aims to provide context for ongoing discussions with Mana Whenua during future implementation through:

- expressing Mana Whenua cultural associations
- pursuing development consistent with Mana Whenua principles and guidance
- favouring a people-centred environment that supports community-building and an awareness and respect for the natural environment
- improving stormwater management, which should be an integral and visible part of the projects.





# Five Key Moves



**Key move one:** Realising the potential of the Puhinui Stream – enhancing the Puhinui Stream corridor and creating a source of community pride, activity, movement and interaction.



**Key move two:** Creating a vibrant heart – redeveloping multiple sites throughout Manukau Central, overhauling the public realm, and creating places to live, work, play and celebrate.



**Key move three:** Developing the Wiri healthy neighbourhood – working in partnership to create healthy homes and neighbourhoods in the Wiri neighbourhood centred on the Puhinui Stream.



**Key move four:** Harnessing learning and innovation opportunities – supporting Manukau as a hub for end to end learning and business innovation, and enabling the community to drive social and economic prosperity.



**Key move five:** Enhancing community connectivity – further developing the public transport network, and spreading a safe cycling and walking network, to improve community connections, near and far.

## Once completed Manukau will have:

- More affordable homes and housing choices
- A revamped Hayman Park and Manukau Plaza
- A healthy Puhinui Stream
- More job opportunities in the city centre
- Safe, vibrant and interesting streets



## Future of Manukau - Updated 3d view

- Project area
- Potential development (council, Crown entities and public institutions)
- Puhinui Pathway
- Future Airport to Botany (A2B) rapid transit route

**Enhancing the Puhinui Stream corridor and creating a source of community pride, activity, movement and interaction**



# Public Realm

## PROJECTS

Our regeneration work is funded by the sale and development of underutilised council land and assets, allowing us to create thriving town centres at no cost to ratepayers.

### PROJECTS COMPLETED

- 01 BARROWCLIFFE POND SHARED PATH
- 02 BARROWCLIFFE BRIDGE WORKS
- 03 PUHINUI WIRI PLAYGROUND WORKS
- 04 PUTNEY WAY STAGE 1
- 05 WIRI BRIDGE CAPITAL WORKS
- 06 HAYMAN PARK PLAYGROUND WORKS

### SHORT TERM: FY 2025

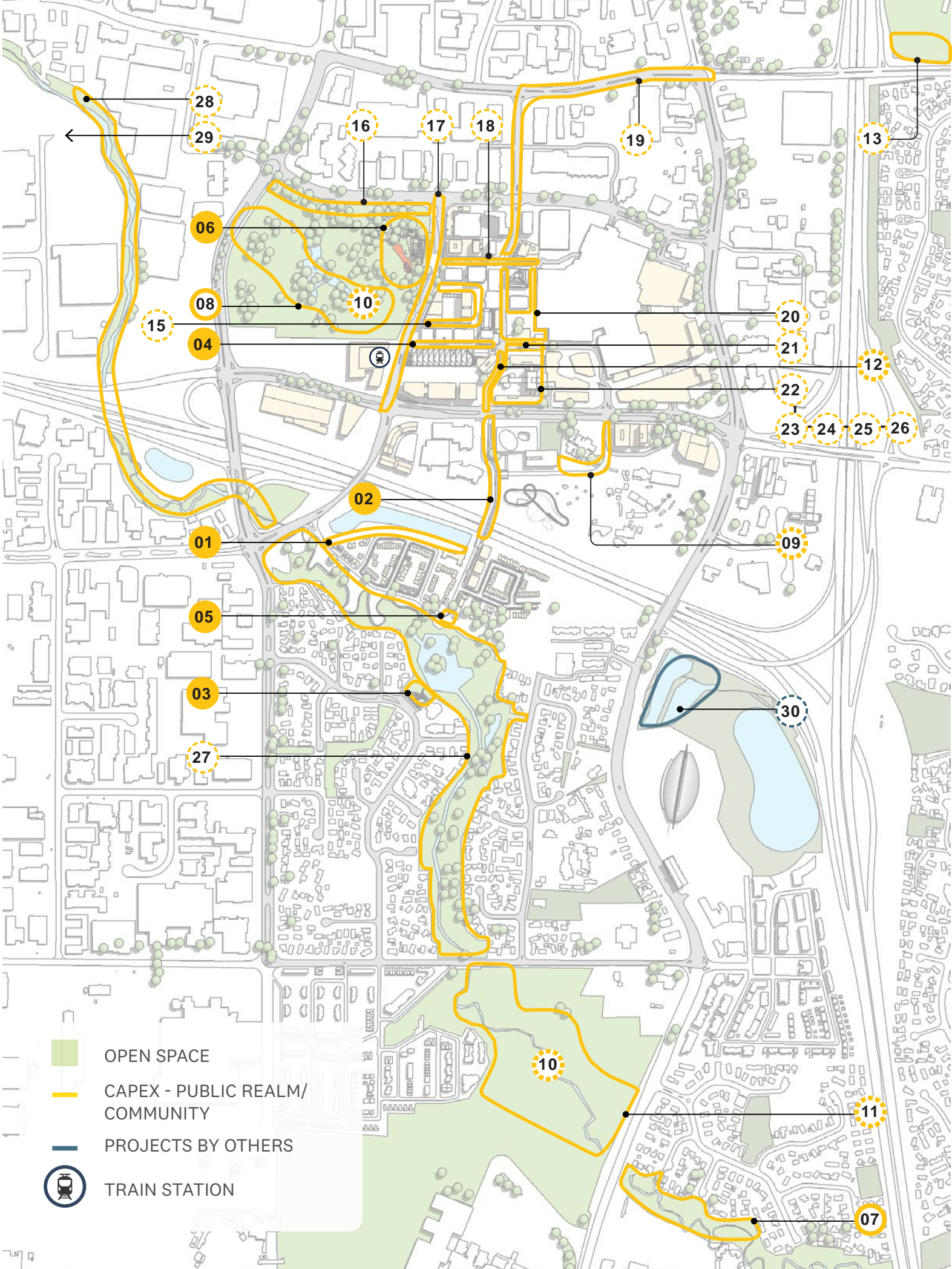
- 07 PUHINUI STAGE 1 - RATAVINE RESERVE WORKS (TE AKA RAATAA)
- 08 HAYMAN PARK WETLAND WORKS CONTRIBUTION

### MEDIUM TERM: FY 2026

- 09 KARINA WILLIAMS WAY EXTENSION WORKS
- 10 MANUKAU PUBLIC ART CONTRIBUTION (ACROSS THE PROGRAMME)
- 11 PUHINUI STAGE 2 - CMDHB WALKWAY WORKS (TE AKA RAATAA)
- 12 OSTERLEY WAY AT CIVIC - STREETSCAPE

### LONG TERM PROJECTS: FY 2027+

- 13 MANUKAU SPORTS BOWL
- 14 PARKING MANAGEMENT SOLUTIONS (ACROSS THE PROGRAMME)
- 15 14 DAVIES AVE ACCESS LANE
- 16 RONWOOD AVENUE STREETSCAPE
- 17 A2B STREETSCAPE CONTRIBUTION
- 18 AMERSHAM WAY STREETSCAPE
- 19 CAVENDISH DR & SHARKEY ST AUT LINK STREETSCAPE
- 20 MANUKAU SQUARE WORKS
- 21 PUTNEY WAY STAGE 2 STREETSCAPE
- 22 CIVIC BUILDING COURTYARD WORKS
- 23 CIVIC BUILDING SOUTH LAND DEVELOPMENT
- 24 COMMUNITY FACILITY INVESTMENT
- 25 MANUKAU STEPS WORKS
- 26 MANUKAU SERVICE CENTRE CONTRIBUTION
- 27 PUHINUI STAGE 3 - WIRI RESERVE WORKS
- 28 PUHINUI STAGE 4 - MANUKAU INDUSTRIAL AREA WORKS
- 29 PUHINUI STAGE 5 - PUHINUI PARK WORKS (PLUNKET AVE)
- 30 HEALTHY WATERS UPGRADES





# Completed

## SELECTION OF PUBLIC REALM PROJECTS

### 1. Barrowcliffe Bridge and Place:

The bridge was designed to reconnect the Wiri community with the Manukau town centre, including a new walking and cycle route, making it safer and easier to access.



### 2. Putney Way Stage 1 Streetscape:

Stage one improved pedestrian access and environmental outcomes outside the new Bus Station. A Placemaking initiative with the community produced 10 artworks designed by local students with support from the Roots Collective. These were installed on lampposts to illustrate the melting pot of cultures that make up the local community.



### 3. Hayman Park Playground Stage 1:

Stage one included new play areas, a half basketball court, a kiosk and toilet building, a plaza and architectural canopy.

### 4. Hayman Park Playground Stage 2:

Stage two included a 12.8m high play tower, four age group playgrounds, a flying fox, BMX bike track and additional half-courts.



### 5. Wiri Bridge Upgrade:

This bridge connection is an important link to connect people safely into the Wiri Stream Reserve and along the Puhinui Stream to the central Manukau area.

### 6. Puhinui Wiri Playground:

The playground design is based around māra hūpara (natural play) and draws on the Puhinui Stream and natural environment for design themes.



# Flagship

## PUBLIC REALM PROJECT TE AKA RAATAA



*Artists impression of the future Puhinui Stream project which will enhance the mauri of the aawa and whenua by uplifting the unique water quality and function, supporting biodiversity, and recognising the unique identity of the place.*



# Flagship

## PUBLIC REALM PROJECT COMMUNITY FACILITY INVESTMENT



*Artists impression of the potential Community Facility / Civic  
Building extension activating the southern edge of Manukau Plaza*



# Development

## SITE PROJECTS

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### PROJECTS COMPLETED

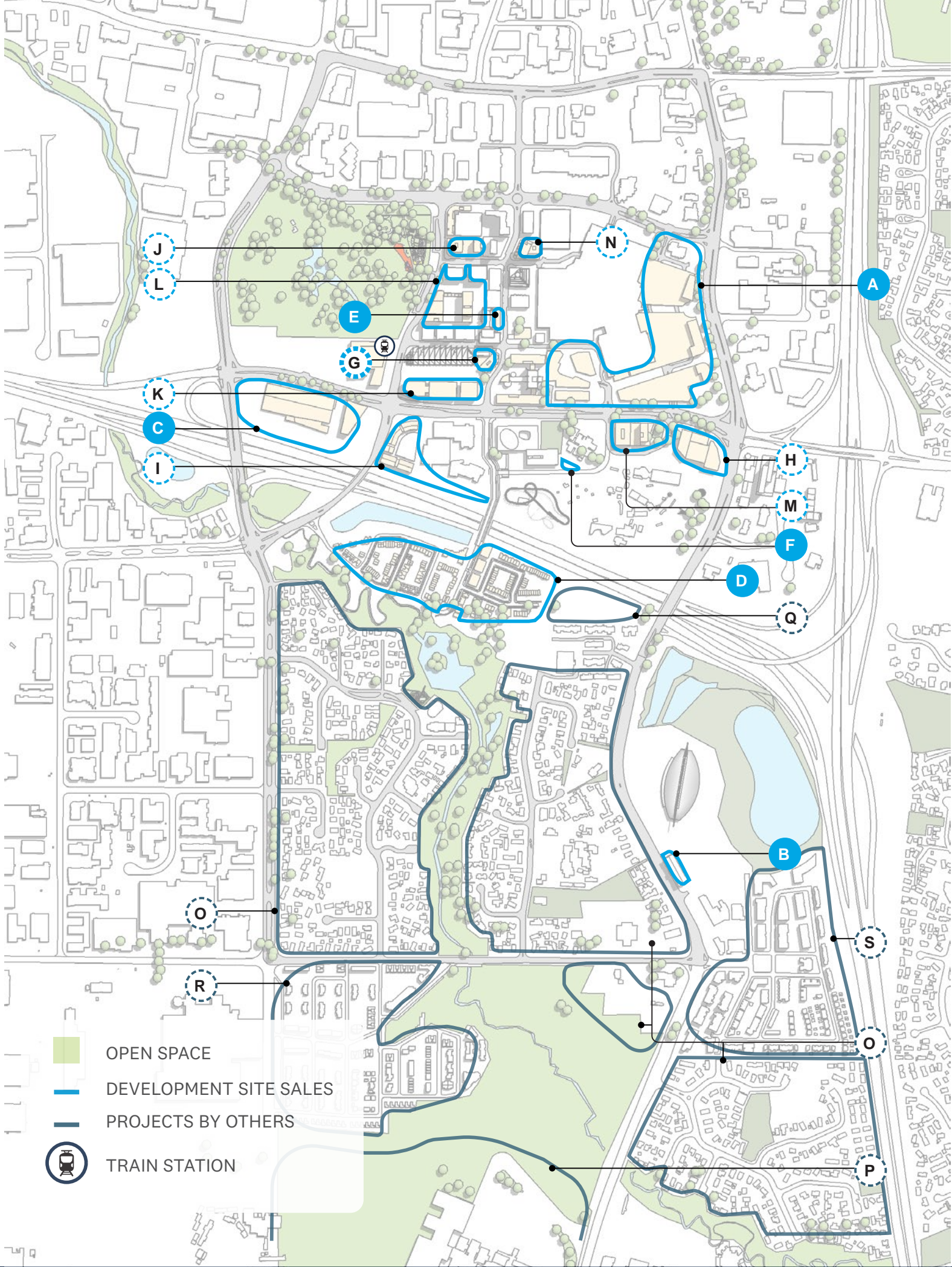
- A** WESTFIELD MALL CARPARK SITE SALE
- B** DUE DROP EVENTS CENTRE CARPARK (PARTIAL SALE)
- C** 52-54 MANUKAU STATION ROAD (MIT) SITE SALE (STAGE 1 & 2)
- D** 20 BARROWCLIFFE PLACE SITE SALE
- E** KOTUKU HOUSE FORECOURT SALE
- F** KARINA WILLIAMS WAY LAND SWAP

### MEDIUM TERM: FY 2026

- G** 10 PUTNEY WAY SITE SALE

### LONG TERM PROJECTS: FY 2027+

- H** 12 MANUKAU STATION ROAD CARPARK SITE SALE
- I** 50 MANUKAU STATION ROAD SITE SALE
- J** 8 DAVIES AVENUE SITE SALE
- K** 33 MANUKAU STATION ROAD SITE SALE
- L** 14 DAVIES AVE SITE SALE
- M** 2 CLIST CRESCENT SITE
- N** 9 OSTERLEY WAY SITE SALE
- O** KĀINGA ORA INVESTIGATIONS
- P** MANUKAU HEALTH PARK DEVELOPMENT
- Q** NGATI TAMAHO DEVELOPMENT
- R** WIRIHANA RESIDENTIAL DEVELOPMENT
- S** PACIFIC GARDENS RESIDENTIAL DEVELOPMENT





# Completed

## SELECTION OF DEVELOPMENT SITE PROJECTS

### 1. Due Drop Events Centre Carpark (partial sale):

New Ramada hotel and residential building with 85 hotel units, 67 apartments and a restaurant/café. Located adjacent to the Wero Whitewater Park to the east and the Events Centre to the north.

### 2. 52-54 Manukau Station Road Site Sale:

Stage 1 is the new Manukau Institute of Technology Trades and Engineering Campus. It is a state-of-the-art 9,000m2 educational facility housing the engineering and trade schools.

### 3. Barrowcliffe Place Masterplan:

The project has seen the construction of 239 brand new 6 Homestar dwellings, including standalone houses, terraced homes, and 5 small apartment blocks to cater to the diverse needs of families and individuals in this neighbourhood. Further apartments and a co-living building will be added in the future.

### 4. Kotuitui Stage 1:

Kotuitui Limited Partnership (Te Ākitai Waiohū/Avant). A collection of 2 and 3 bedroom terrace homes.

### 5. Puhinui Park:

Puhinui Park Limited Partnership (New Zealand Housing Foundation, Te Tumu Kainga and CORT Community Housing). A collection of 1 and 2-bedroom apartments and 3-bedroom homes

### 6. Kotuitui Stage 2:

Kotuitui Limited Partnership (Te Ākitai Waiohū/Avant) A collection of 2 and 3 bedroom terrace homes.





# Flagship

## DEVELOPMENT SITE PROJECT 14 DAVIES AVENUE



*Artists impression of the future mixed use development on the 14 Davies Avenue development site and the Airport to Botany rapid transit route from Hayman Park*



# Placemaking

## SELECTION OF PLACEMAKING PROJECTS AND INITIATIVES

### 1. AUAHA Ō MANUKAU (Manukau Containers):

Auaha ō Manukau refers to the 4 container nodes (whare) placed around central Manukau. This placemaking initiative utilized repurposed Queens Wharf containers to bring more opportunity into Manukau for local community groups to test ideas in the physical space.

### 2. RE:Purpose/Use/Cycle Fashion Show:

This was a free community youth Fashion Show run by Dressed in Confidence. This was an initiative led by Nora Swann, who also leads the Pacific Fusion Fashion Show. The 3-day celebration in Manukau of Matariki, including the RE: Purpose/Use/Cycle Fashion Show, enabled our Transform Manukau aspirations at a grass-roots community level.

### 3. Manutahi

Manutahi is a network of local groups, organizations, and initiatives hosted by Eke Panuku. Initially known as the “Transform Manukau Advisory Group”, this has flourished into a diverse group of passionate locals who support the Transform Manukau project.

### 4. The Pump Track at Manukau Sports Bowl:

The pump track is a semi-permanent interactive installation for bikes and gives us a chance to test the appetite for that activity in different spaces.

### 5. MATARIKI KI UTA:

This was a two-day free community signature event held on Osterley Way, Manukau to celebrate Matariki 2022 – the first public indigenous holiday for Aotearoa. Day-time activity included food & market stalls, customary Māori activities and games.



1



2



3



4



5



Vision: Manukau is the *thriving heart and soul of the south*.  
Manukau Central is the gateway to affordable and sustainable urban living, a meeting place and a hub for learning, leisure, cultural experiences, surrounded by healthy neighbourhoods.

# ake ngā mihi pōwhiri

