

Metropolitan Transformation

From Drive-Thru to Living Room

A Decision-Maker's Primer on the
Regeneration of Manukau.

Transforming Southern Auckland into a 24/7 Metropolitan Heart.

Renovation Required: Changing the City's Operating System

THE DRIVE-THRU (Past)



THE LIVING ROOM (Future)



Shifting from moving cars to connecting people.

- **Definition:** Designed for efficiency. Enter, transact, leave.
- **Legacy:** 1970s auto-dominated layout.
- **User Experience:** Transient, transactional, 'empty non-place'.
- **Key Metric:** Vehicle throughput.

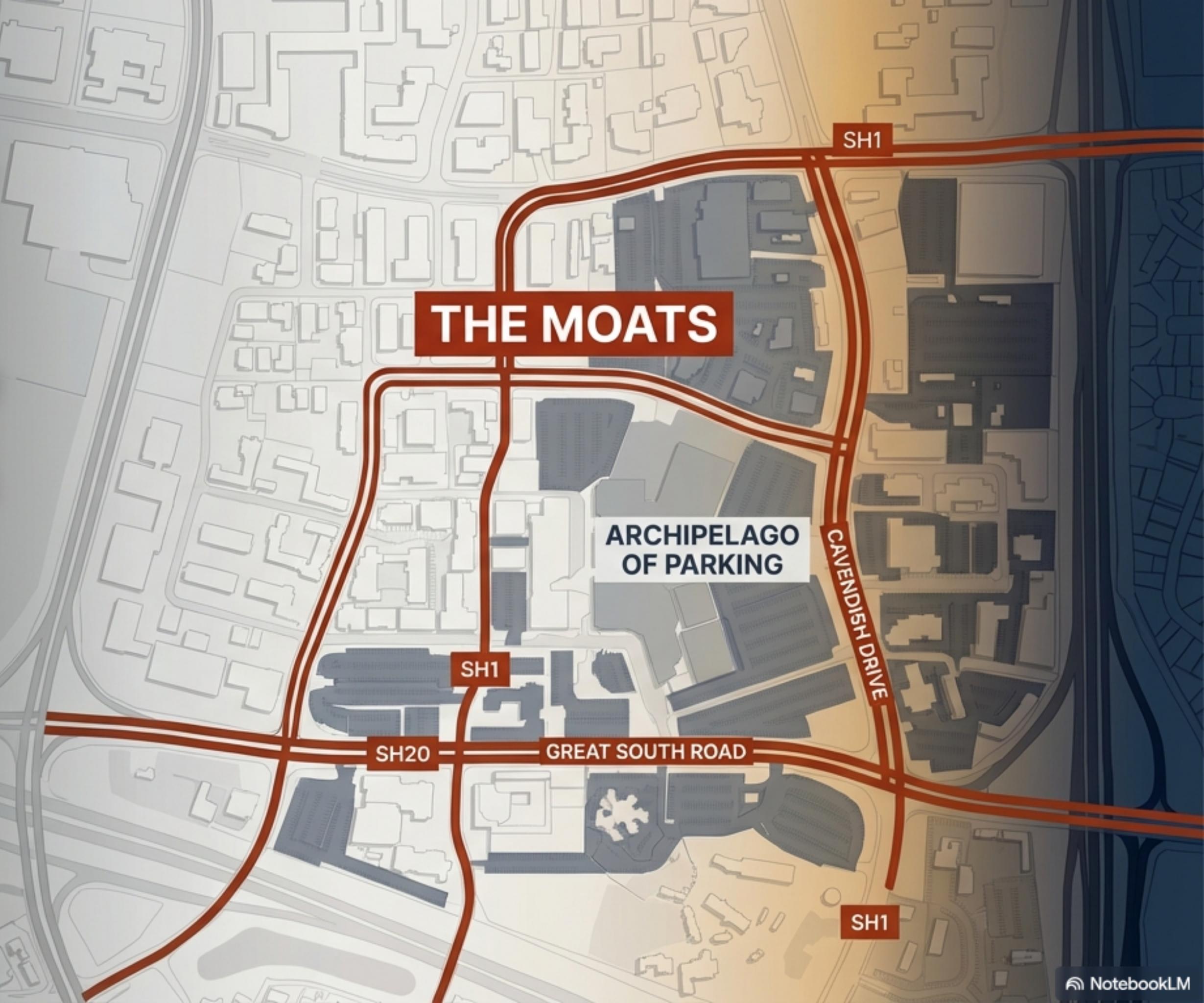
- **Definition:** Designed for connection. Linger, interact, dwell.
- **Future:** Human-scaled urban ecosystem.
- **User Experience:** Inhabited, social, 'thriving heart and soul'.
- **Key Metric:** Human interaction and dwell time.

The Problem is “Urban Moats,” Not Distance.

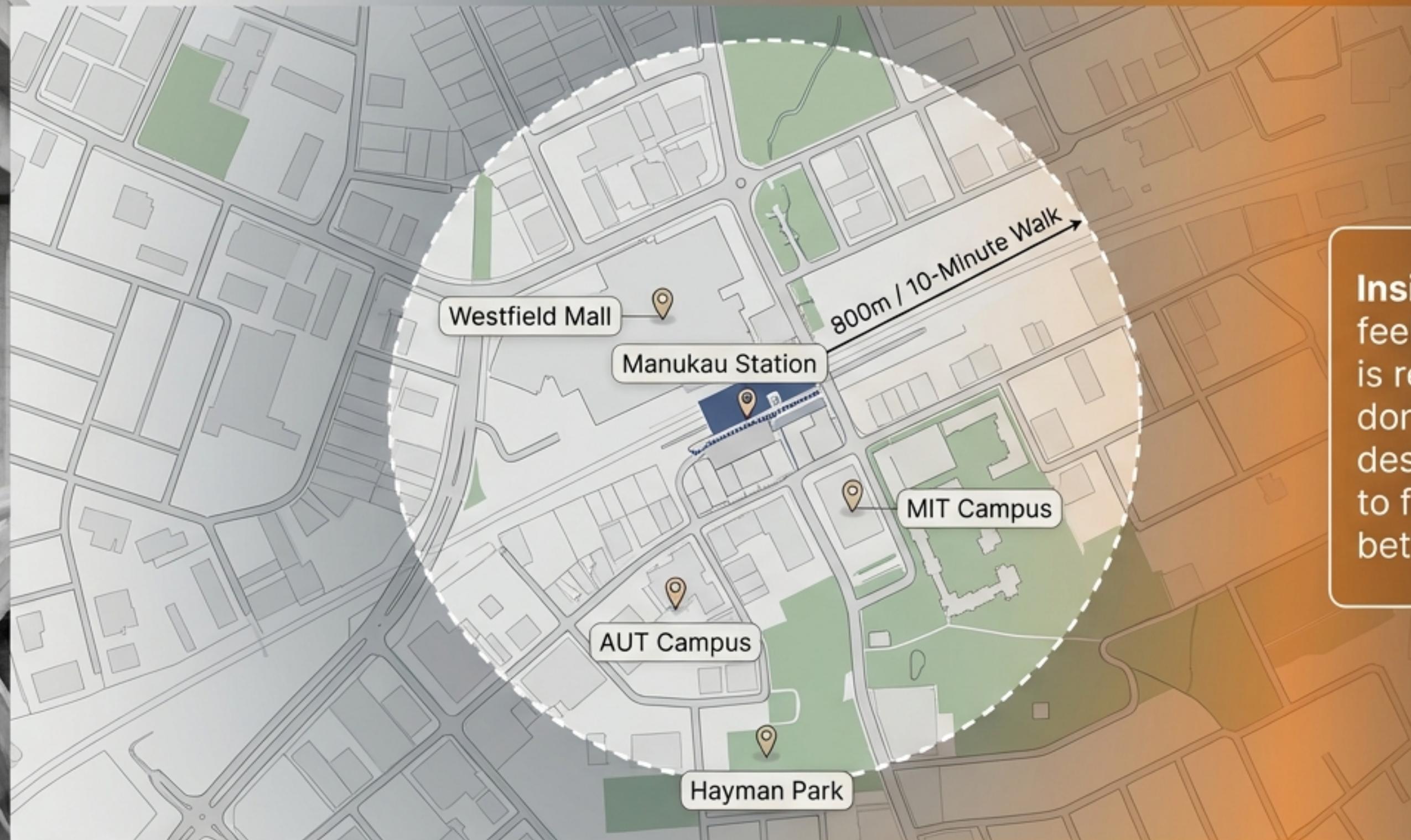
Manukau suffers from physical severance.

Over-scaled arterial roads and motorways act as barriers, cutting off residential neighborhoods like Wiri and Papatoetoe from the center.

Result: “Disparate Islands of Activity.” Destinations are visible but feel unsafe to walk to.

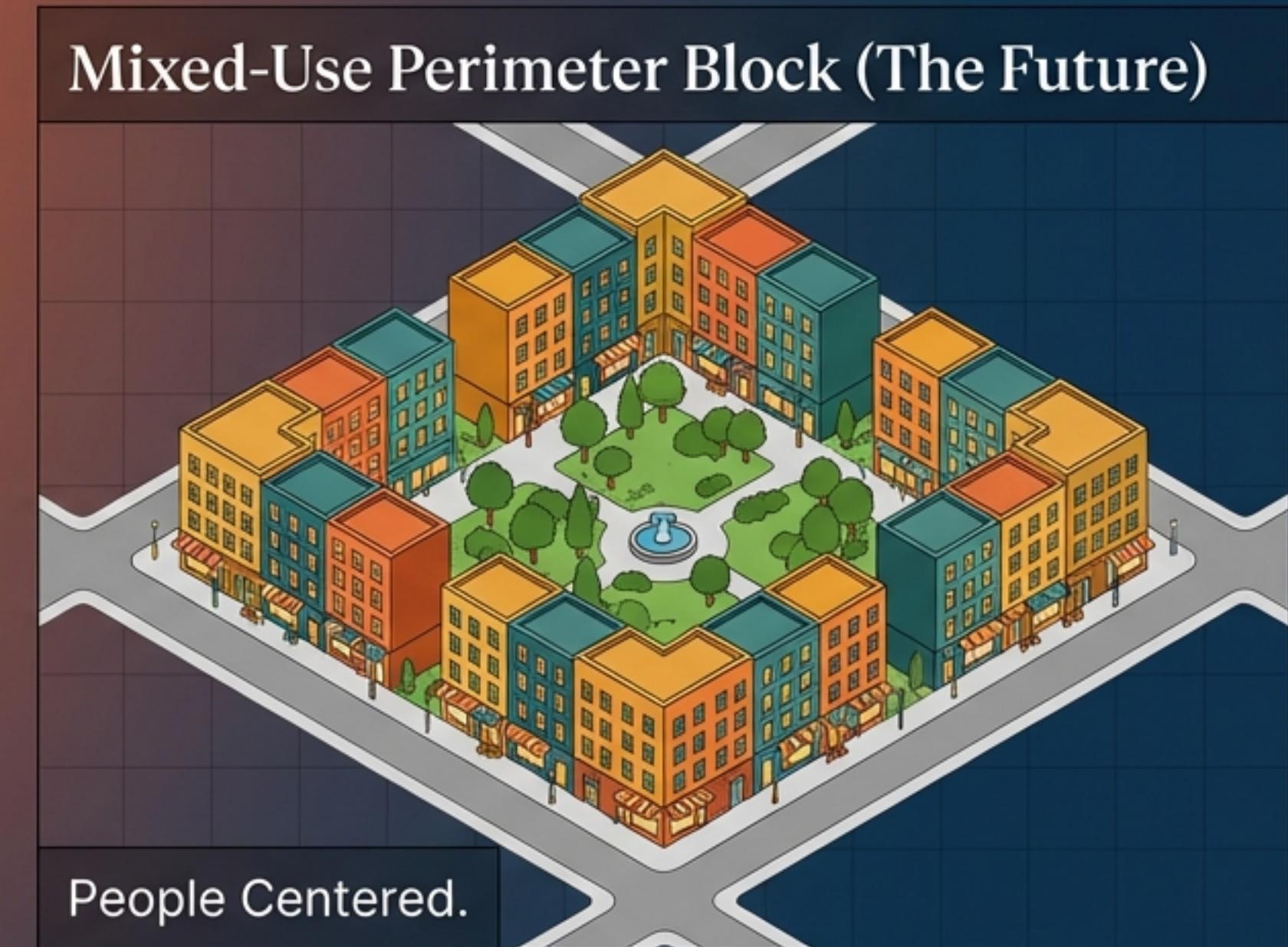
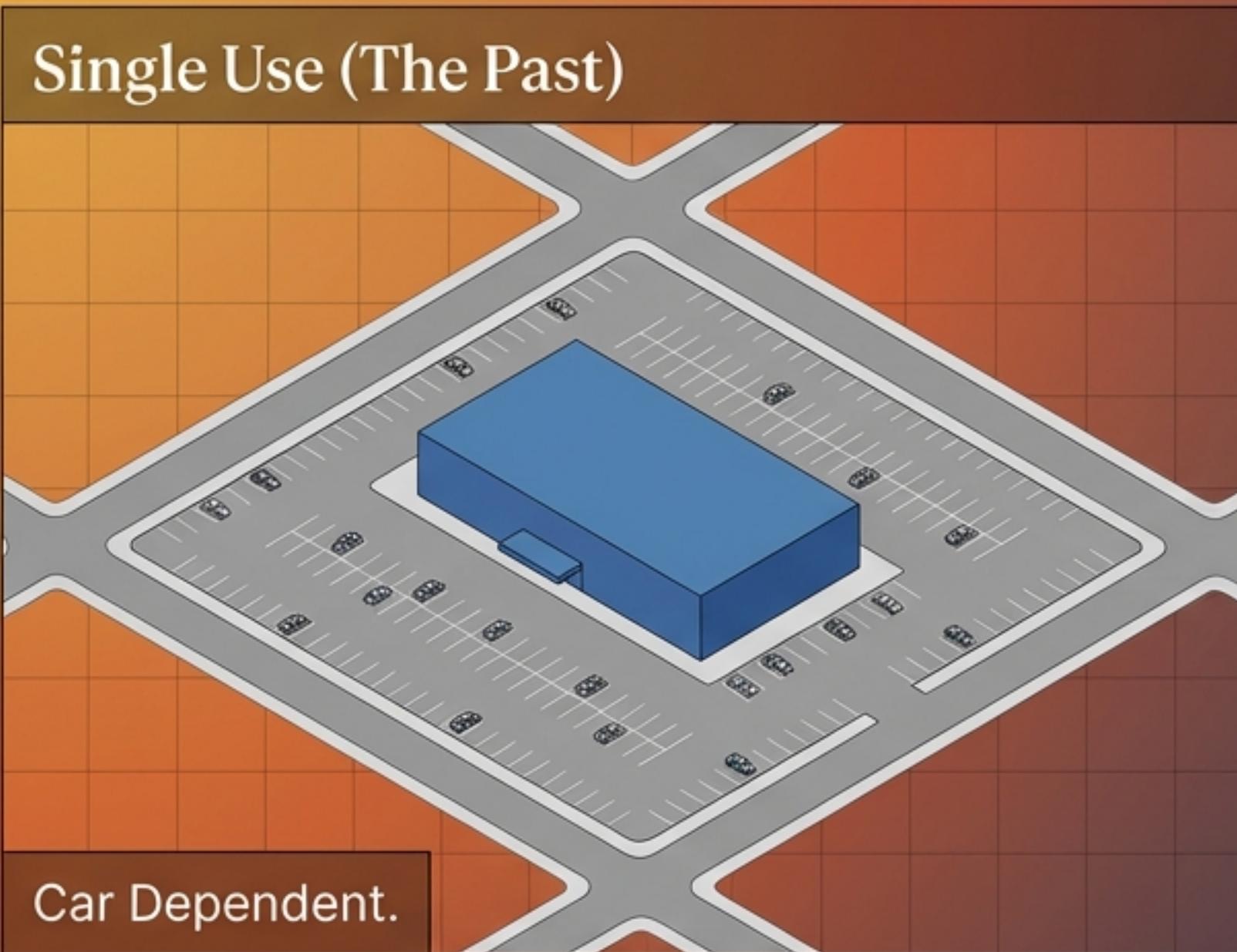


The Hidden Truth: Manukau is Already a Compact City



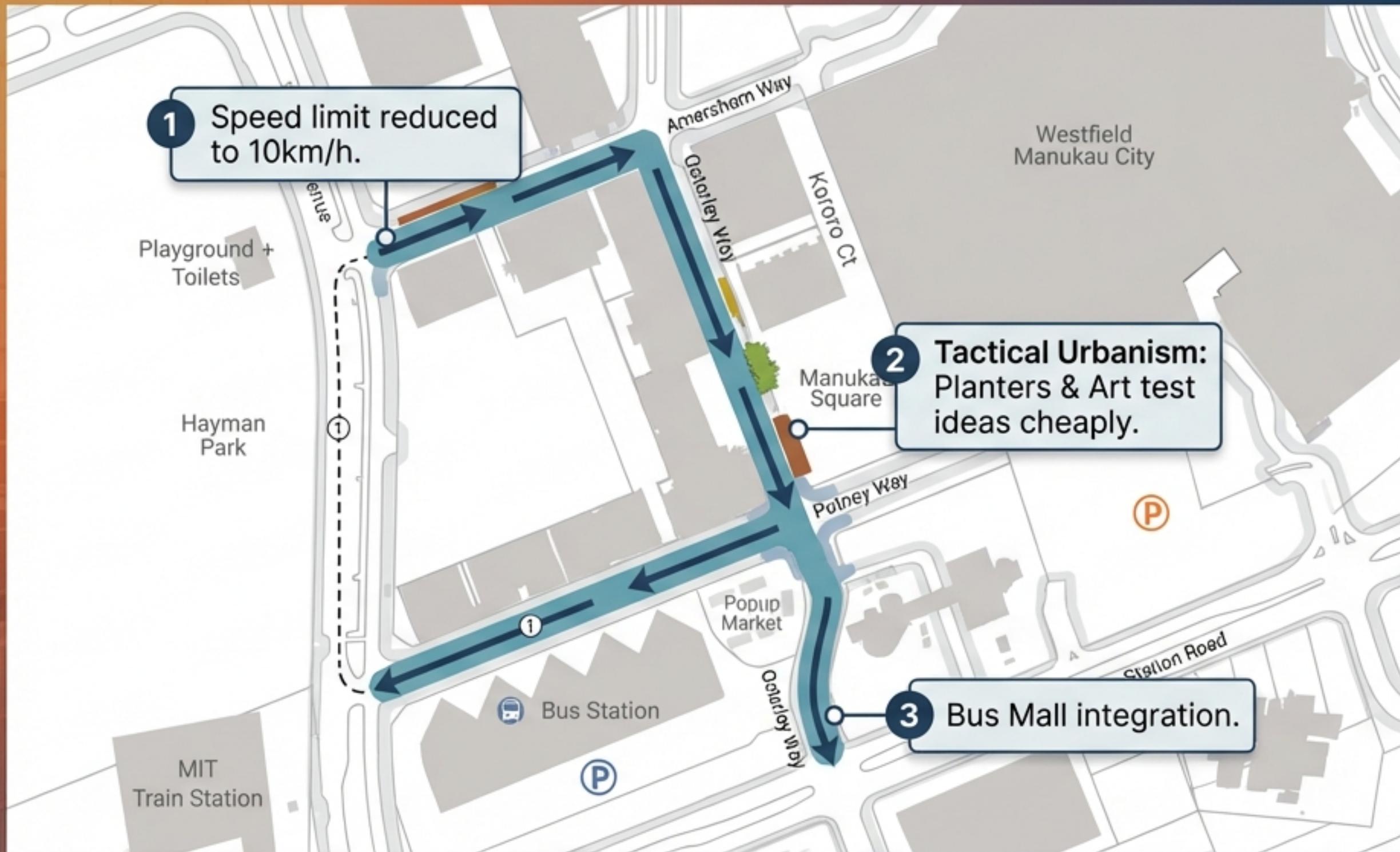
Insight: Despite the feeling of sprawl, the core is remarkably compact. We don't need to move the destinations; we just need to fix the 'hostile' space between them.

The Blueprint: The 15-Minute City Framework



- Definition: A neighborhood where daily needs—work, shops, cafes, schools—are within a short walk.
- The Mechanism: “As-of-Right” Mixed-Use Zoning allows homes, shops, and offices in the same block.
- The Result: “Gentle Density” (terraced homes, 6-storeys) creating a customer base just outside your door.

Project Spotlight: Reclaiming Osterley Way



Context:

Transforming a 'rat-run' shortcut into a destination.

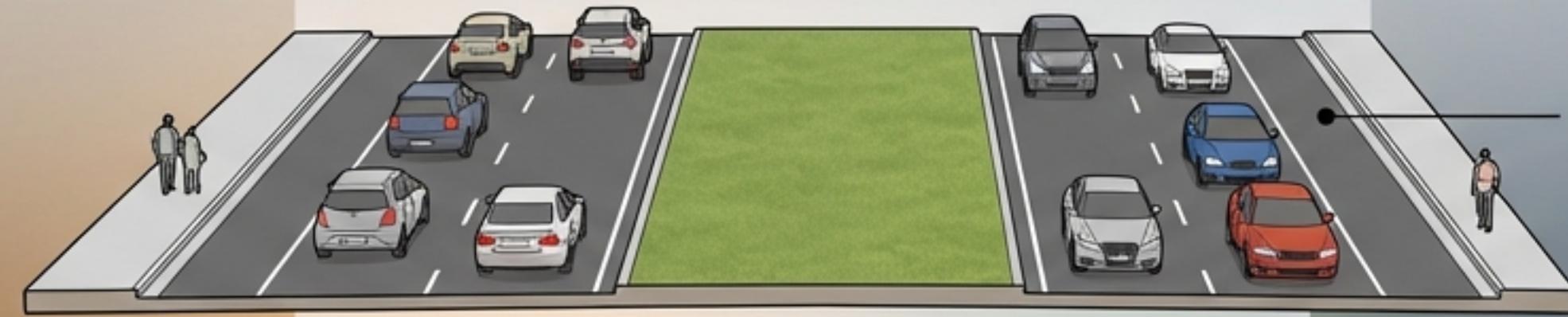
Outcome:

A space for community events like Matariki. A shift from a 'road' (moving vehicles) to a 'street' (social interaction).

From Arterial Road to Main Street Boulevard

Ronwood Avenue Transformation

The Now



Designed for moving cars

The Potential



Designed for moving people

Living Room Warms —

Deep amber

Sunset orange

Lush parkland greens

Midnight blue

Metropolitan Transformation

MANUKAU
INNOVATING
STREETS

Panuku
Development
NotebookLM

Turning a Drain into a Destination: Puhinui Stream

Mai ī ngā maunga ki te moana (From the mountains to the sea).

The Shift: Transforming Puhinui Stream from a hidden industrial drain into a central 'Green Connector'.

Key Infrastructure: The **Barrowcliffe Bridge** stitches the residential Wiri neighborhood back to the City Centre, crossing the motorway moat.



Hayman Park: The Green Lungs of the Living Room

Project: 'Manu-kau Noa Iho' / Hayman Park Regeneration.

Features:

- **Wetland Restoration:** Improving biodiversity and stormwater management.
- **Destination Playground:** Bringing families into the center.
- **Facilities:** Skatepark, half-court, and pump track.

Why it matters: High-density living requires high-quality public open space.



The A2B Spine: Transit-Oriented Development

- **The Game Changer:** Airport to Botany (A2B) Rapid Transit connects critical economic nodes.
- **Puhinui Station:** \$69M interchange linking rail and electric bus (10-min frequency).
- **The 'Tim Tam' Solution:** Physical separators on cycle lanes solve the 'First and Last Mile' safety challenge.



The Economics of Night: Why We Need 20,000 Residents



The ‘Ghost Town’ Problem:
Single-use zones die at 5 PM.

The Solution: Critical Mass.

- Target: Tripling population to 20,000+ residents.
- Mechanism: Density mandates (6+ storeys) near transit.
- Safety: ‘Eyes on the street’—residents create passive surveillance and a 24/7 economy.

A City with Soul: Embedded Cultural Identity



Philosophy:

'Te hau o te whenua, te teau o te wanra te vaiule tangata' (The breath of the land, the breath of the people).

Action:

Partnership with Mana Whenua (Te Ākitai Waiohua) moving beyond consultation to co-design.

Examples:

'Māra Hūpara' natural play elements and 'Beacons of Light' on Putney Way.

The Investment Logic: A Self-Funding Cycle



Manukau as the 'Thriving Heart and Soul of the South'.

Metropolitan Transformation

#OurManukau: The Living Room is Open



We are renovating Manukau from a “drive-thru” into the “living room” for Southern Auckland.

Contact: Urban Regeneration & Investment Team,
Eke Panuku Development Auckland.

Join the regeneration of New Zealand’s largest
and most diverse growth hub.

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