

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)



Shifting from moving cars to connecting people.

THE LIVING ROOM (Future)



- **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.

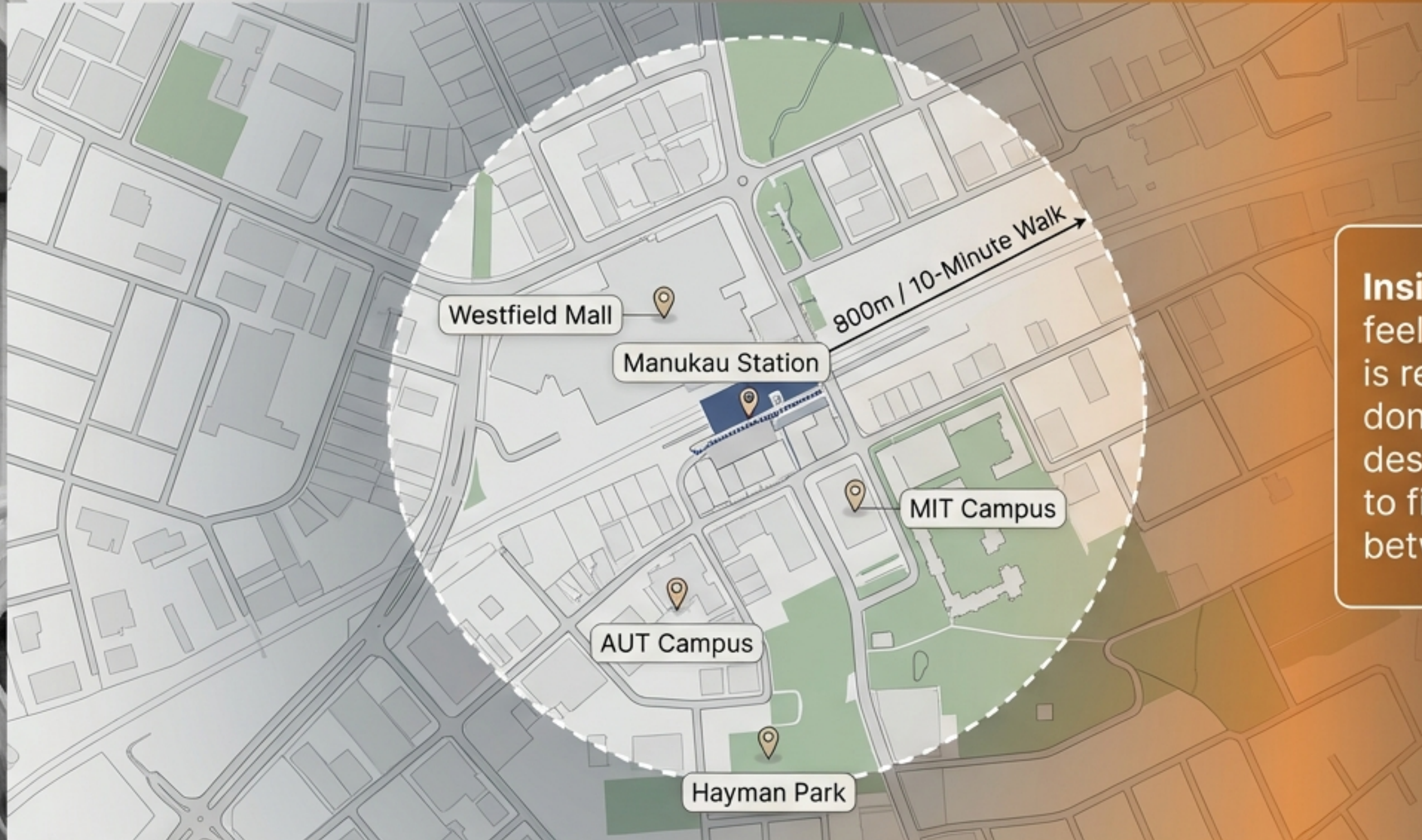
Manukau suffers from physical severance.

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.



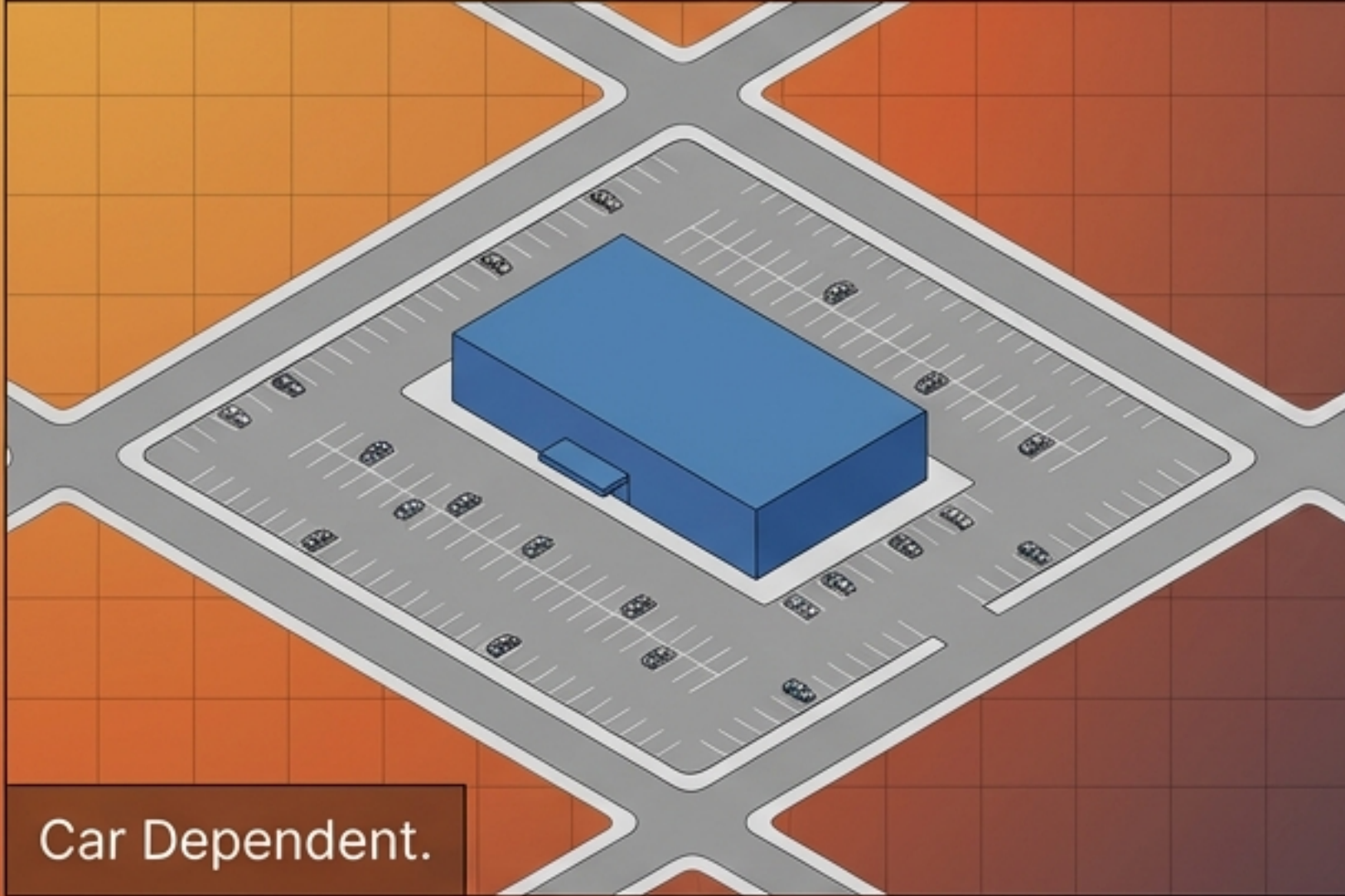
The Hidden Truth: Manukau is Already a Compact City



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

Single Use (The Past)



Car Dependent.

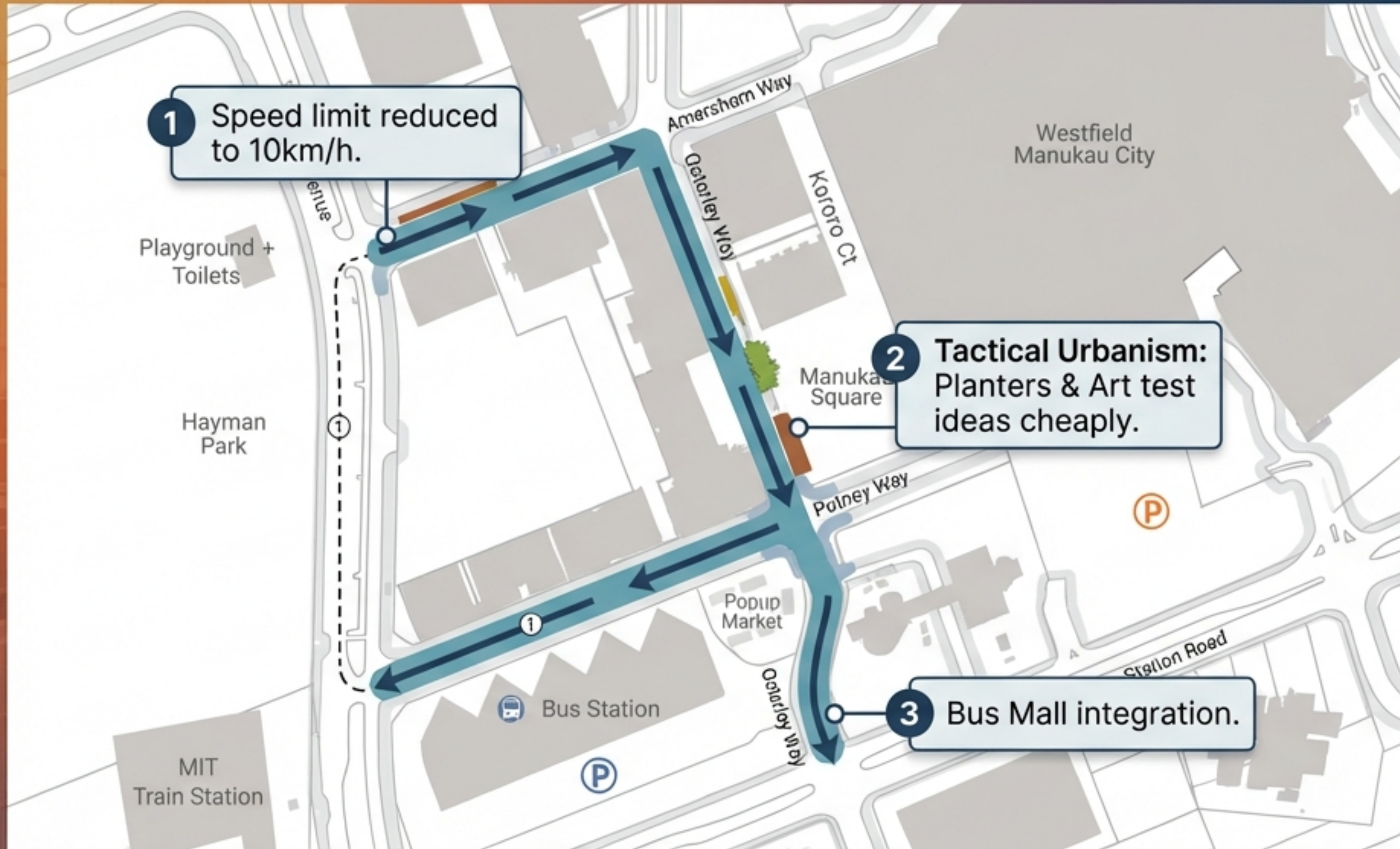
Mixed-Use Perimeter Block (The Future)



People Centered.

- 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.

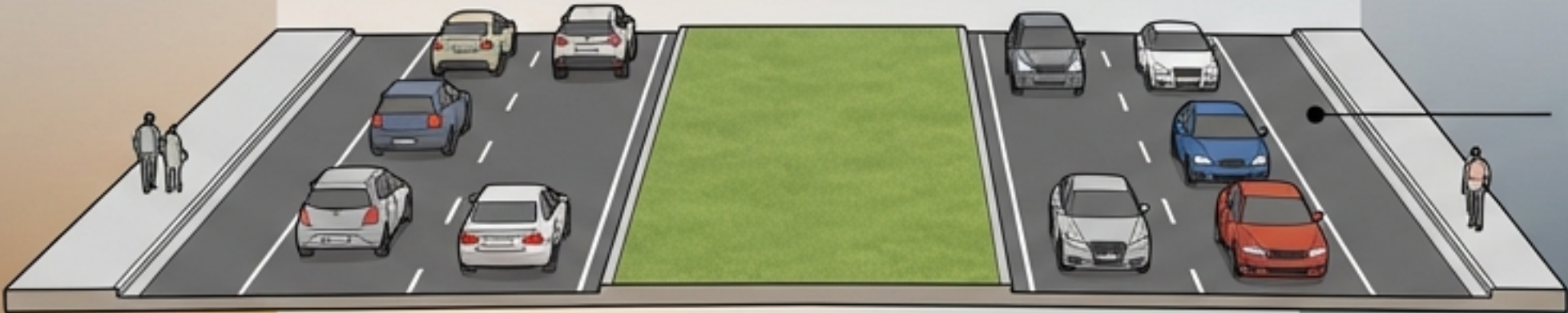
Outcome:

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 Strategy

Utilize existing wide grass medians for medians for transit and active modes without expensive land acquisition. Connects the retail heart to the green heart.

The Potential



Designed for moving people

Living Room Warms

Deep amber

Sunset orange

Lush parkland greens

Midnight blue

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Turning a Drain into a Destination: Puhinui Stream

Mai i 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.



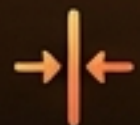
The A2B Spine: Transit-Oriented Development



- **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 Waiohū) 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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