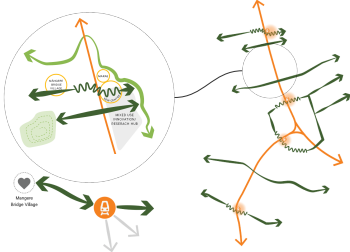


MANGERE BRIDGE
Maunga, Moana

Vision Statement

ALR presents the opportunity for a new station precinct and distinct centre east of motorway that will catalyse prime waterfront development through land use change. This area could become a Maori cultural, arts and crafts, innovation hub linked to Te Puea Marae, restoring and celebrating the existing natural heritage and biodiversity, enhancing the connection between Mangere Mountain (maunga) and the coastal edge and Manuka Harbour including Hastie Avenue Reserve (moana).



Outcomes (From the 7 Corridor Strategies)

Urban + Community

- 1 **Re-develop existing town centre** around, incorporating town-centre corridor to **ALB Station**
 - Keep existing town centre and the new town centre (parallel to the town centre and in height and access of services)
- 2 **Create a new distinct centre east of the railway around ALB Station.**
 - Keep existing centre and allow new centre on the land and bring complementary units to the new centre (on the new office)
 - Integrate Ta Puna Parade with New Station
- 3 **Change land-use from light industrial into mixed-use with significant development of the waterfront precinct.**
 - Vision for the water front development is to become a **Marine cultural, arts and crafts, innovation hub**

Access + Integration

- | | | |
|--|---|--|
| <p>1 Integrate latest best-practice with wider green</p> <ul style="list-style-type: none"> • Review existing green and active travel network • Build new active travel bridge (planned) to connect to: • Safe and attractive active transport and recreation corridors for health and wellbeing • Connect to wider green and active travel corridors e.g. to Mangrove Town Centre • Promote and enhancement of the current network with north-south connections (e.g. Mangrove Drive and Corridor Road) • Build Mangrove North of the highway • Max on-demand | <p>2 Connect the town with the waterfront, creating a new flow green network that integrates</p> <ul style="list-style-type: none"> • Connect the town with the waterfront across the mangrove from the station to the • Make provision of the future area to consider • Provide a new connection, only available along • Mangrove Drive • Work closely with Marina Wharves, collaborate to define the mangrove Drive, celebrating Moana values • Making Hub in station precinct | <p>3 Enhance and celebrate existing shared path along the waterfront</p> <ul style="list-style-type: none"> • Path runs along the waterfront, connecting key natural infrastructure • Make path more generous and create a loop that connects key areas |
|--|---|--|

Experience

- [illegible]

Environment

- [illegible]

Key Moves

- 1. Restore East-West connection between communities across SH20, activating route between Mangere Bridge Town Centre and new ALR Station, integrating Te Pūea Marae and eastern communities. Uplift Mangere Bridge Town Centre.**
- 2. Unlock land-use change from light industrial into mixed-use and catalyse redevelopment of the waterfront and area East of the motorway, building a new centre around the station precinct.**
- 3. Restore and celebrate coastal edge (moana), connecting and integrating it with other natural heritage such as Mangere Mountain (maunga).**

CITY SCALE



Value for Money

- | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 1 |
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URBAN FORM

HIGH CONSTRAINT 9m

MOTORWAY

INDUSTRIAL YARDS

1 Ring East-West connection.

A new pedestrian and cycling bridge restores the historic connection with the Marae and the communities on the east. The East-West corridor from the town centre to the station is intensified with live-work typologies, new development, frontages, and active grounds.



Station Valley, Auckland

New Station Precinct Centre:
Maori cultural, arts and crafts, innovation hub linked to Te Pūa Marae, Mangere Mountain (maunga) and Mānuka Harbour (moana).

- Opportunities for Maori community and integration of the Marae with the waterfront.
- Opportunities for carbon economies linked to the regeneration of the waterfront.
- Collaboration with Higher Education institutions, Mana Whenua and local groups. (9m height constraint west of Mahunga Drive).
- The station precinct forms a new centre that integrates a mobility hub to future proof for micromobility.



Otauhu Station, Auckland
Maori values embodied in design, Auckland

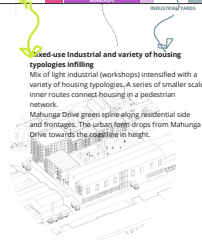
Industrial intensification. No net loss.

Large industrial sheds retained and intensified (stacked) along blocks next to the motorway up to Mahunga Drive (constraint in height 9m) with office buildings building the frontage to the street. Car parking can be stacked on top of sheds.

MAHUNGA DRIVE (9m)

Land-use Industrial and variety of housing typologies infilling

Mix of light industrial workshops intensified with a variety of housing typologies. A series of smaller scale inner routes connect housing in a pedestrian network. Mahunga Drive green spine along residential side and frontages. The urban fabric drops from Mahunga Drive towards the coastlines to height.



Collective Housing Typologies

Compact urban form. Collective, co-housing modes of dwelling and adaptable typologies that respond to future vision needs. Mixed-use area with social infrastructure and institutional buildings.



Orléans Masterplan, New



Orléans Masterplan, New

4 Restore the waterfront and its public interface.

Restore, celebrate and reinvigorate waterfront and existing shared path and public interface running along the coastline. Attractive and vibrant place to live. Urban form responds to coastline. Regeneration — nature species.



Rotorua Lakeshore, New Zealand

CATCHMENT

Key Move 1

Restore East-West connection between communities across SH20. Connect Mangere Bridge Town Centre with the new ALR Station, activating the route, integrating Te Pūa Marae and eastern communities and uplifting town centre.

- New pedestrian and cycling bridge
- Uplift of town centre retaining character, increasing density and improving streetscape (constraint of 9m height)
- Miro Road, residential live-work typologies with active ground floors, building a frontage to the street



Key Move 2

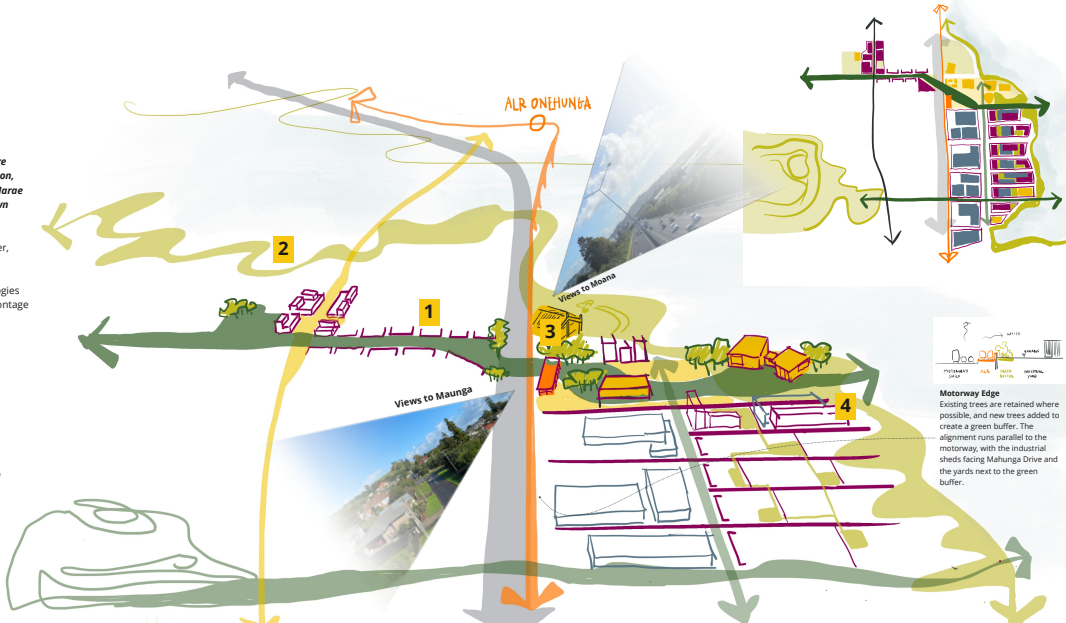
Unlock land-use change from light industrial into mixed-use and catalyse redevelopment of the waterfront and area East of the motorway, building a new centre around the station precinct.

- New station centre is distinct in function and character from Mangere Bridge Town Centre and brings complementary uses
- Station precinct connects and builds frontage to Marae



Key Move 3

Restoring and celebrating coastal edge (moana) and connecting and integrating it with other natural heritage such as Mangere Mountain (maunga).



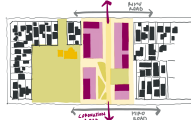
2

Regeneration of the Town Centre.

ALR is an opportunity to regenerate and uplift the historic Mangere Bridge town centre on the west of the motorway. The town centre is currently used and loved by its residents, and the quality of the place resides in its scale, character and the presence of trees, but the commercial buildings are dated and of no architectural value. A regeneration and uplift of the town centre, enhancing its public realm and developing mixed-use urban form (terraces), will expand and attract more businesses, creating more opportunities for employment and increasing the housing offerings in the area.



St Helens Town Centre Regeneration, United Kingdom



Mixed-use Town Centre

Urban form and uplift in the area is constraint to 9m in height. Town Centre could be regenerated with a mix of terraces up to 9m and commercial / active grounds of different scales facing Coronation Road to suit different businesses.



Tokapona New Town Square Development, Auckland

Motorway Edge
Existing trees are retained where possible, and new trees added to create a green buffer. The alignment runs parallel to the motorway, with the industrial sheds facing Mahunga Drive and the yards next to the green buffer.