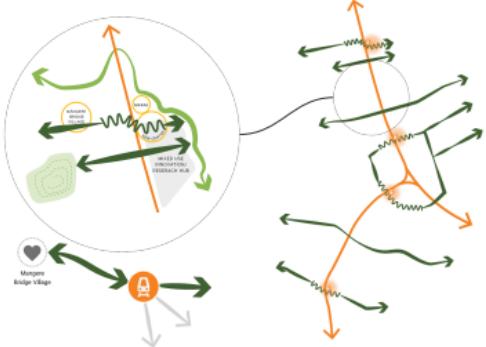


MANGERE BRIDGE

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 Paea 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 Haste Avenue Reserve (moana). Mangere Bridge Village

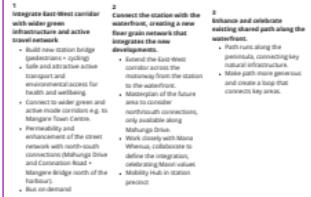


Outcomes (From the 7 Corridor Strategies)

Urban + Community



Access + Integration



Experience



Environment



Value for Money



Key Moves

1. Restore East-West connection between communities across SH20, activating route between Mangere Bridge Town Centre and new ALR Station, integrating Te Paea 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



Climate Change Resilience and Sustainability	Children + Young People	Connected Communities and Pacifica	Māori Identity and Wellbeing
<p>Key Opportunities:</p> <ul style="list-style-type: none">• Mangere-Orakehu Area has significant opportunities for Maori and Pacifica investment, identity and employment as people live in the area.• Create new housing developments with cultural housing, Māori businesses and community uses that fulfil current needs (soap houses, laundry, early learning services, etc.). <p>Key Challenges:</p> <ul style="list-style-type: none">• Mangere-Orakehu Area has significant opportunities for Maori and Pacifica investment, identity and employment as people live in the area.• Create new housing developments with cultural housing, Māori businesses and community uses that fulfil current needs (soap houses, laundry, early learning services, etc.).	<p>Key Opportunities:</p> <ul style="list-style-type: none">• Mangere-Orakehu Area has significant opportunities for Maori and Pacifica investment, identity and employment as people live in the area.• Create new housing developments with cultural housing, Māori businesses and community uses that fulfil current needs (soap houses, laundry, early learning services, etc.). <p>Key Challenges:</p> <ul style="list-style-type: none">• Mangere-Orakehu Area has significant opportunities for Maori and Pacifica investment, identity and employment as people live in the area.• Create new housing developments with cultural housing, Māori businesses and community uses that fulfil current needs (soap houses, laundry, early learning services, etc.).	<p>Key Opportunities:</p> <ul style="list-style-type: none">• Mangere-Orakehu Area has significant opportunities for Maori and Pacifica investment, identity and employment as people live in the area.• Create new housing developments with cultural housing, Māori businesses and community uses that fulfil current needs (soap houses, laundry, early learning services, etc.). <p>Key Challenges:</p> <ul style="list-style-type: none">• Mangere-Orakehu Area has significant opportunities for Maori and Pacifica investment, identity and employment as people live in the area.• Create new housing developments with cultural housing, Māori businesses and community uses that fulfil current needs (soap houses, laundry, early learning services, etc.).	<p>Key Opportunities:</p> <ul style="list-style-type: none">• Mangere-Orakehu Area has significant opportunities for Maori and Pacifica investment, identity and employment as people live in the area.• Create new housing developments with cultural housing, Māori businesses and community uses that fulfil current needs (soap houses, laundry, early learning services, etc.). <p>Key Challenges:</p> <ul style="list-style-type: none">• Mangere-Orakehu Area has significant opportunities for Maori and Pacifica investment, identity and employment as people live in the area.• Create new housing developments with cultural housing, Māori businesses and community uses that fulfil current needs (soap houses, laundry, early learning services, etc.).

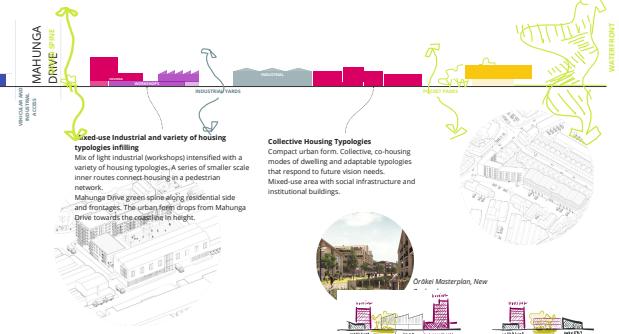
URBAN FORM

HIGH CONSTRAINT 9m



INDUSTRIAL YARDS

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 top floor to the street. Car parking can be stacked on top of sheds.



1

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



2

New Station Precinct Centre
Māori cultural, arts and crafts, innovation hub linked to Te Paea Marae. Celebrate cultural and natural heritage at Pūtea Marae. Mangere Mountain (maunga) and Te Paea Marae (moana):

- Opportunities for Māori community and integration of the Marae with the waterfront.
- Opportunities for Māori businesses linked to the regeneration of the waterfront.
- Collaboration with Higher Education institutions, Māori and Pasifika cultural groups, (th height constraint west of Mahunga Drive)
- The station precinct forms a new centre that integrates a mobility hub to future proof for mobility needs.



3

Orakei Masterplan, New
Orakei Station. Māori values embedded in design, Auckland



Collective Housing Typologies
Complex forms. Connects to housing modes of dwelling and adaptable typologies that respond to future vision needs. Mixed-use area with social infrastructure and institutional buildings.



4

Restore the waterfront and its public interface
Restore, celebrate and redevelop waterfront and existing shared paths and public interface running along the coastline. Create a vibrant and vibrant urban form that responds to coastal and native species.



5

Rotorua Lakefront, New Zealand

CATCHMENT

Key Move

1 **Restore East-West connection between communities across SH16. Connect Mangere Bridge Town Centre with the new ALR Station, activating the route, integrating Te Paea 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



2

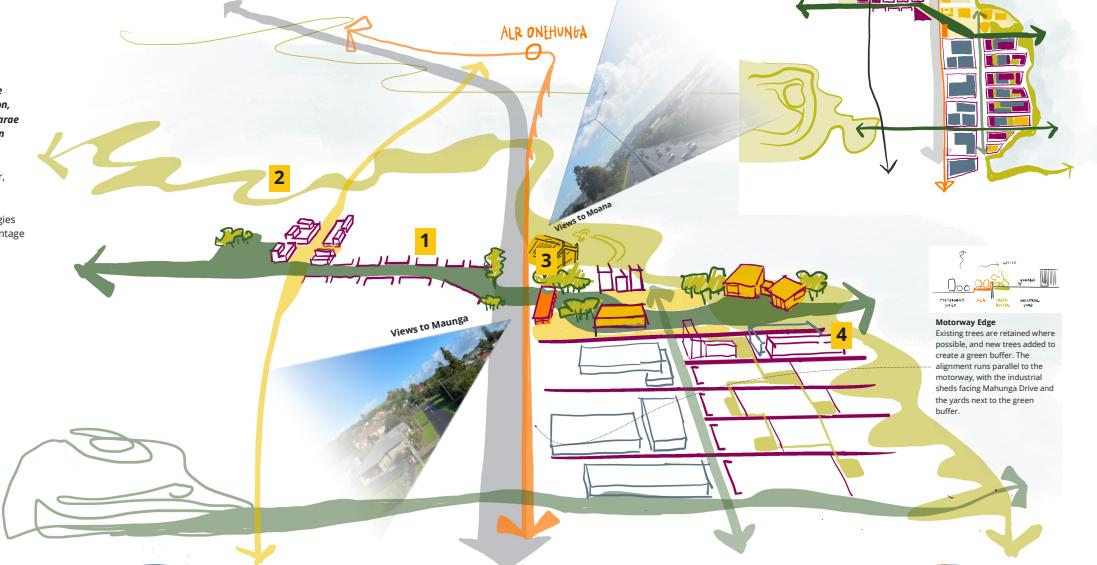
Unlock land-use change from light industrial into mixed-use and catalyse redevelopment of the waterfront and area East of the motorway, building a new centre around the station precinct.

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



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 area 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 town centre frontages will encourage and attract more businesses, creating more opportunities for employment and increasing the housing offerings in the area.



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



Takapuna New Town Square Development, Auckland