GOALS AND OBJECTIVES

- Preserving neighborhood and district identity
- Stimulating development along corridors and the riverfront
- Drawing the public to an enhanced network of public spaces on the river side connected through an interactive promenade.
- Enhance neighborhood identity through creating a connecting corridor of community activities.
- Integrating the public housing projects within their context.
- Densifying the corridor connecting the district to the riverfront.

PROGRAM

Residential 15 M Sq ft
Industrial 2.5 M Sq ft
Public Space 1.5 M Sq ft
Services (including Cultural, Community, Educational, Public Facilities) 0.5 M Sq ft
Retail 0.8 M Sq ft
GOALS AND OBJECTIVES

- To enhance a growing cultural district that is built on the Mangere Mall and
  Mangere Business Centre by providing amenities that reflect the character of the area.
- To provide continuous access throughout the waterfront and to other urban areas.
- To provide access for recreational training and social environments.
- To introduce the cultural character of the area by preserving industrial and residential buildings.

CONCEPT DIAGRAM

NOLI PLAN

SITE PLANS

PROGRAM AREAS

INDUSTRIES
- 3,000 m²
- 240-650 m²
- 10-250 m²
- 2,500 m²
- 1000 m²
- 1000 m²
- 2,500 m²
- 1000 m²
- 1000 m²
- 1000 m²
- 1000 m²

DESIGN GUIDELINES

- Buildings are enhanced with materials that reflect the historical character of the site. The use of materials is varied and not limited to a single type. New buildings are encouraged to embrace the heritage.
- Materials of different sizes and textures are used on the facades. These help to distinguish of Astra.
- Circulation for vehicles is limited to major roads. Pedestrians are encouraged to walk through a series of streets in order to experience various types of streetscapes.