

Hono Wai

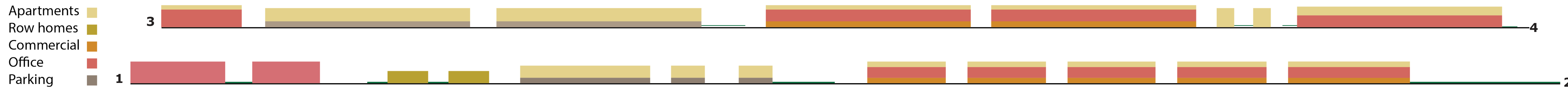
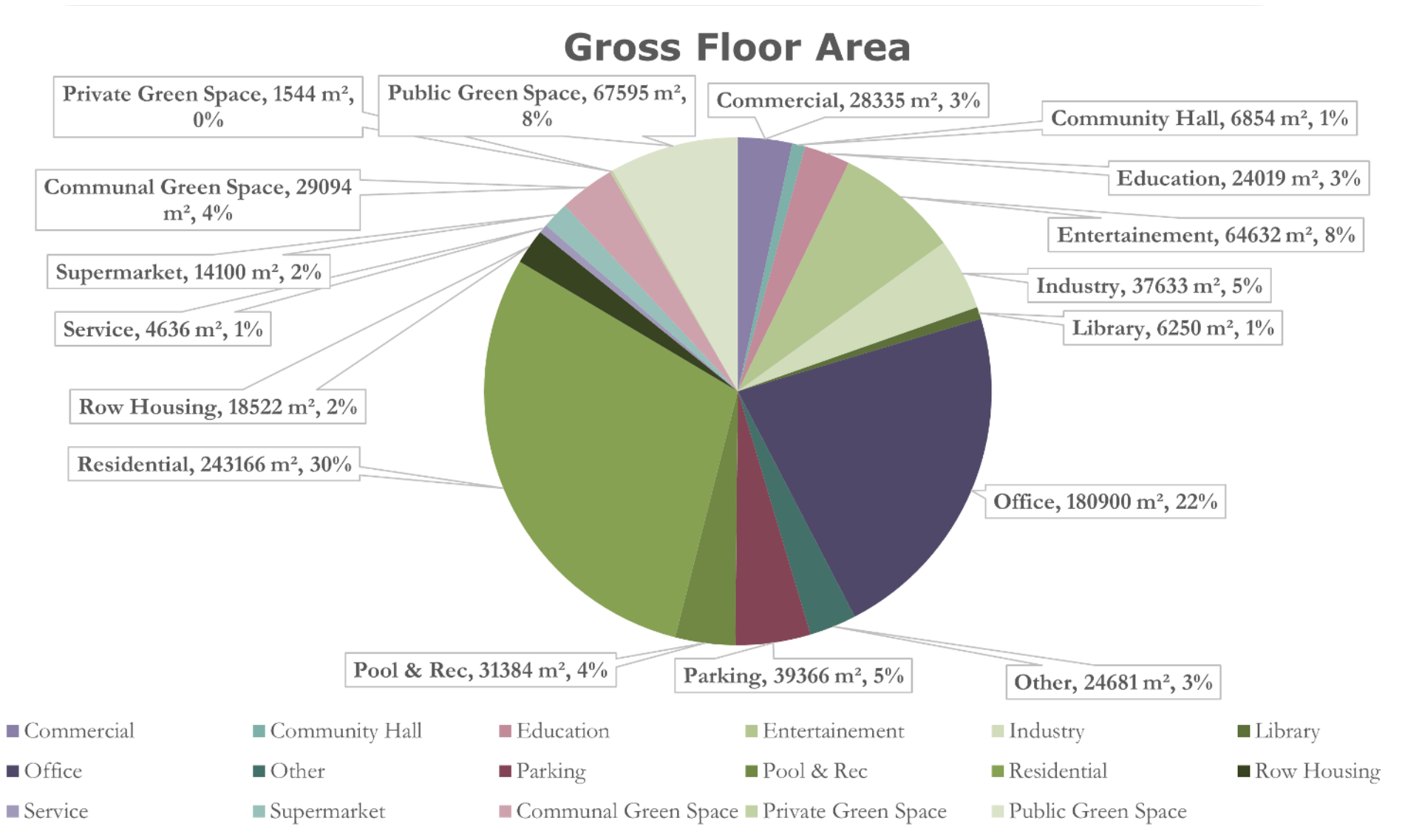
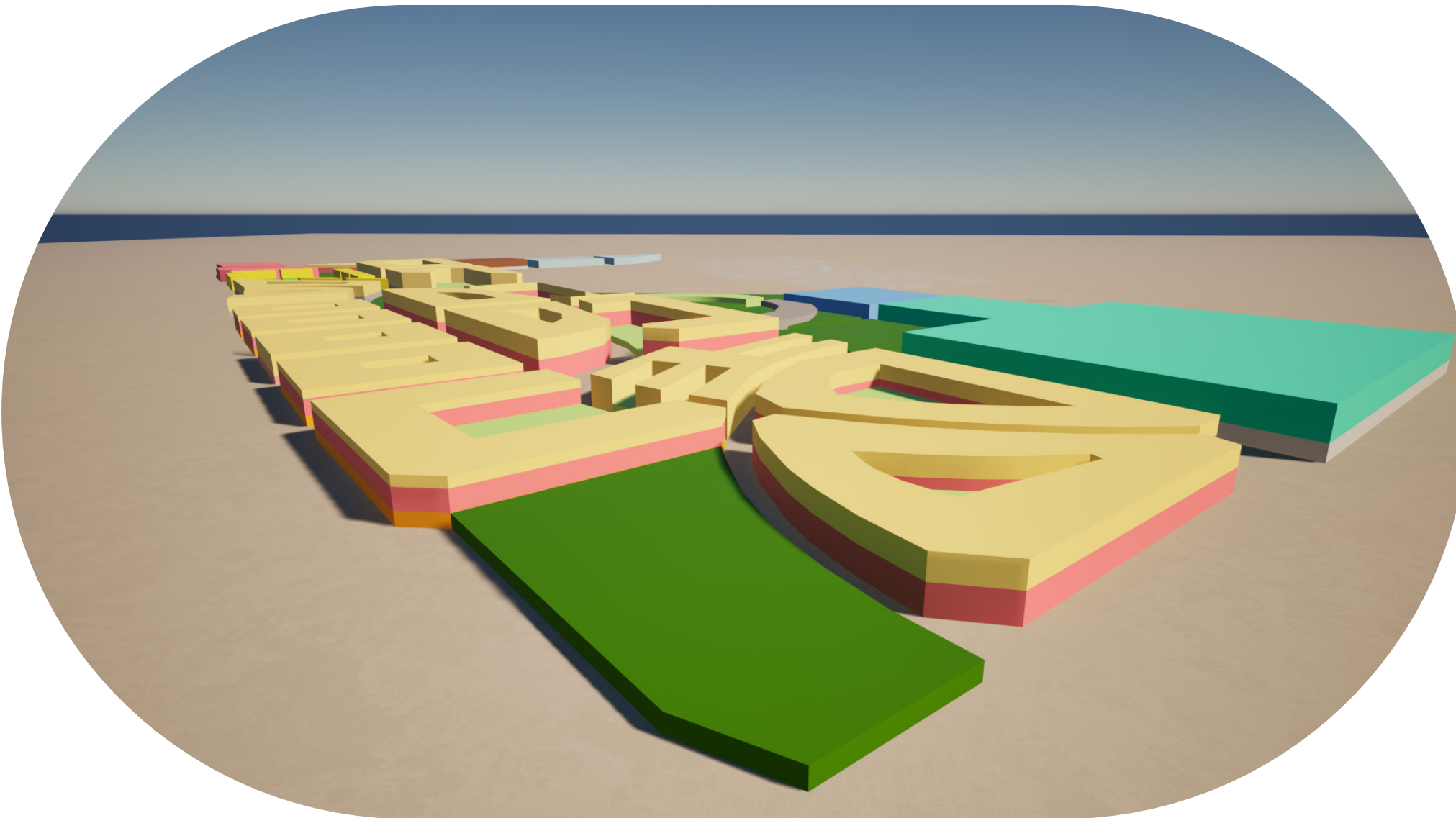
Arson Rashidmardani

The Plan

Hono Wai thoughtfully delivers approximately **3,300 residential dwellings** at a **density of 126 dwellings per hectare**. This substantial distinction is achieved whilst remaining **sensitive to the suburban context**, avoiding an imposing presence that respects the established character of adjacent areas.

High-quality urban living is prioritised through the embedding of an educational facility, pool and recreation centre, playground, skate park, linear park, botanical garden, community garden, and sporting facilities in a **central community node** located in the newly redeveloped golf course, ensuring that open space is equitable for all residents.

Through utilising roads multifunctionally, water is seamlessly transported to the **nearby wetland**, alongside on-site rainwater capture through **rainwater collection and green roofs**, ensuring that environmental constraints become **ecological assets**.



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The Context

Sunnybrae will emerge as a thriving, **resilient urban village**, weaving together **ecological renewal** and cultural expression as a living network. Hono Wai will anchor modern urban living with the **beating green and community heart**.

Precedents



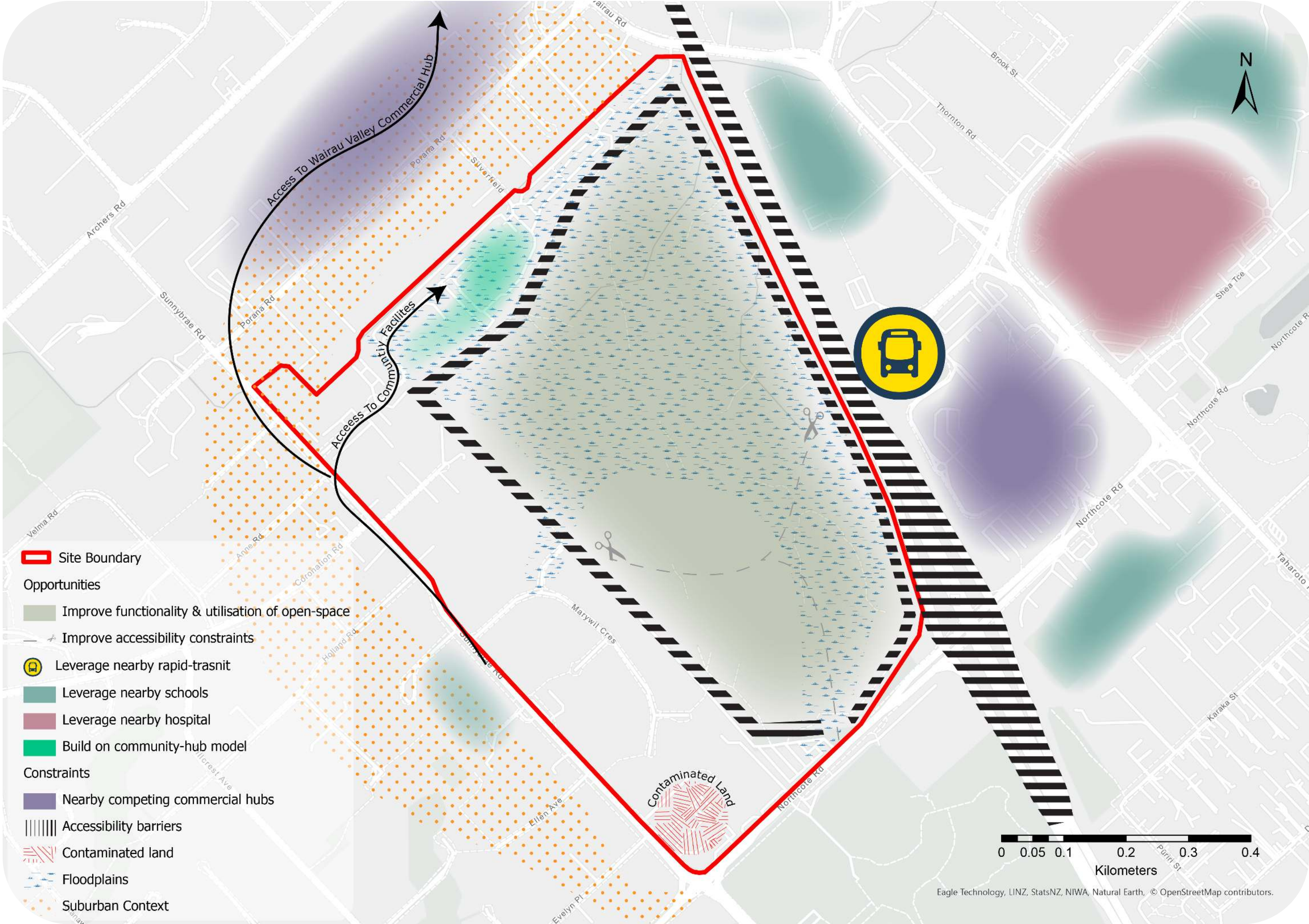
Long Bay Village



Te Ara Awataha



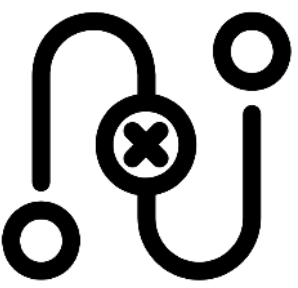
Northcote Town Centre



SWOC



1. Lack of Ecological Considerations



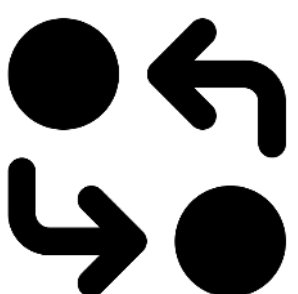
2. Accessibility Barriers



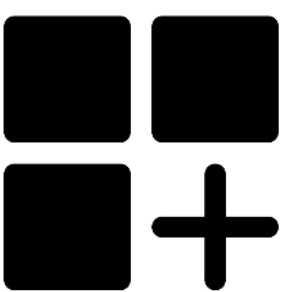
3. Address Suburban Context



4. Leverage Smales Farm Station



5. Transform AF Thomas Park



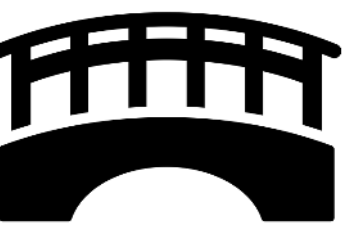
6. Leverage Pre-Existing Infrastructure



Principles



1. Collect, Store and Recycle Rainwater



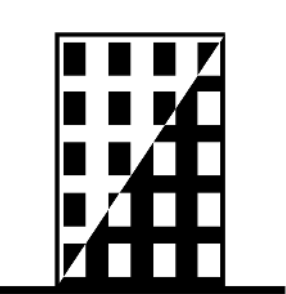
2. Breaking Barriers



3. Build Walkable Neighbourhoods



4. Focus Centres on Public Transit Nodes



5. Multi-Use Buildings



6. Do More with Less



Goals



1. Integrated Blue-Green Infrastructure



2. Connected and Permeably Community



3. Inclusive and Equitable Growth



4. Transit-Oriented Development



5. Activated Public Realm



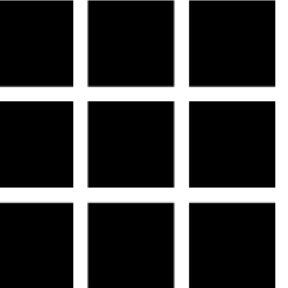
6. Resilient Urban Form



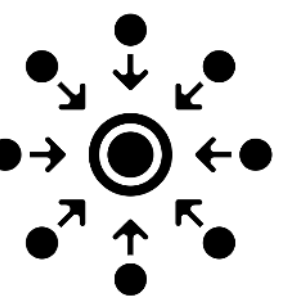
Key Moves



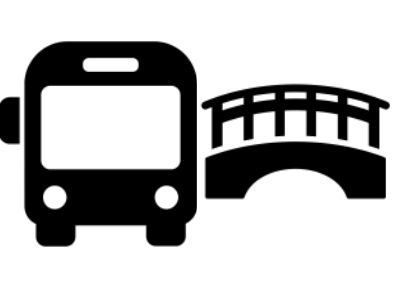
1. Establish Blue-Green Corridors



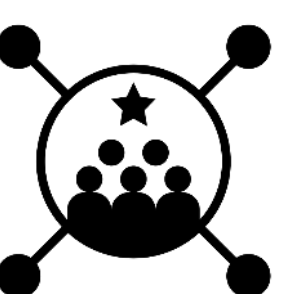
2. Create a Permeable Movement Network



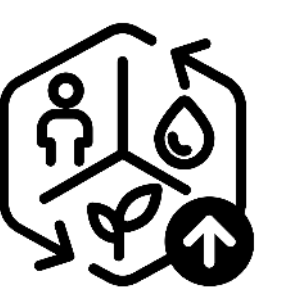
3. Focus Development Away from Edges



4. Connect to Smales Farm Station



5. Develop a Central Community Hub



6. Intensify Using Existing Infrastructure

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The Details

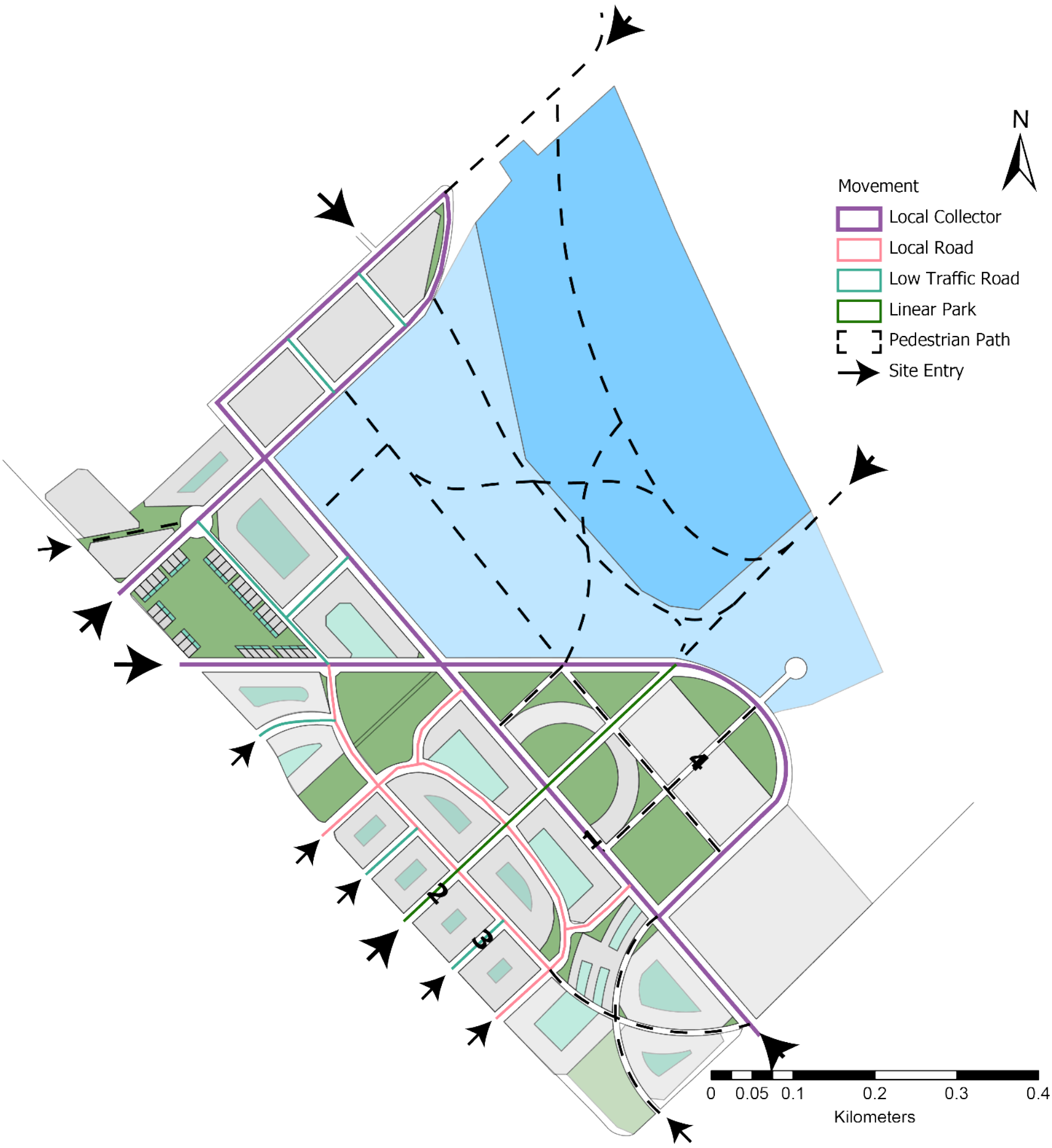
Movement

The development addresses parking, flood risk, and streetscape quality simultaneously. Centralised garages are provided for the densest apartment buildings, on ground floors while wrapping buildings with active frontages; elevating habitable spaces above flood levels while maintaining engaging pedestrian environments.

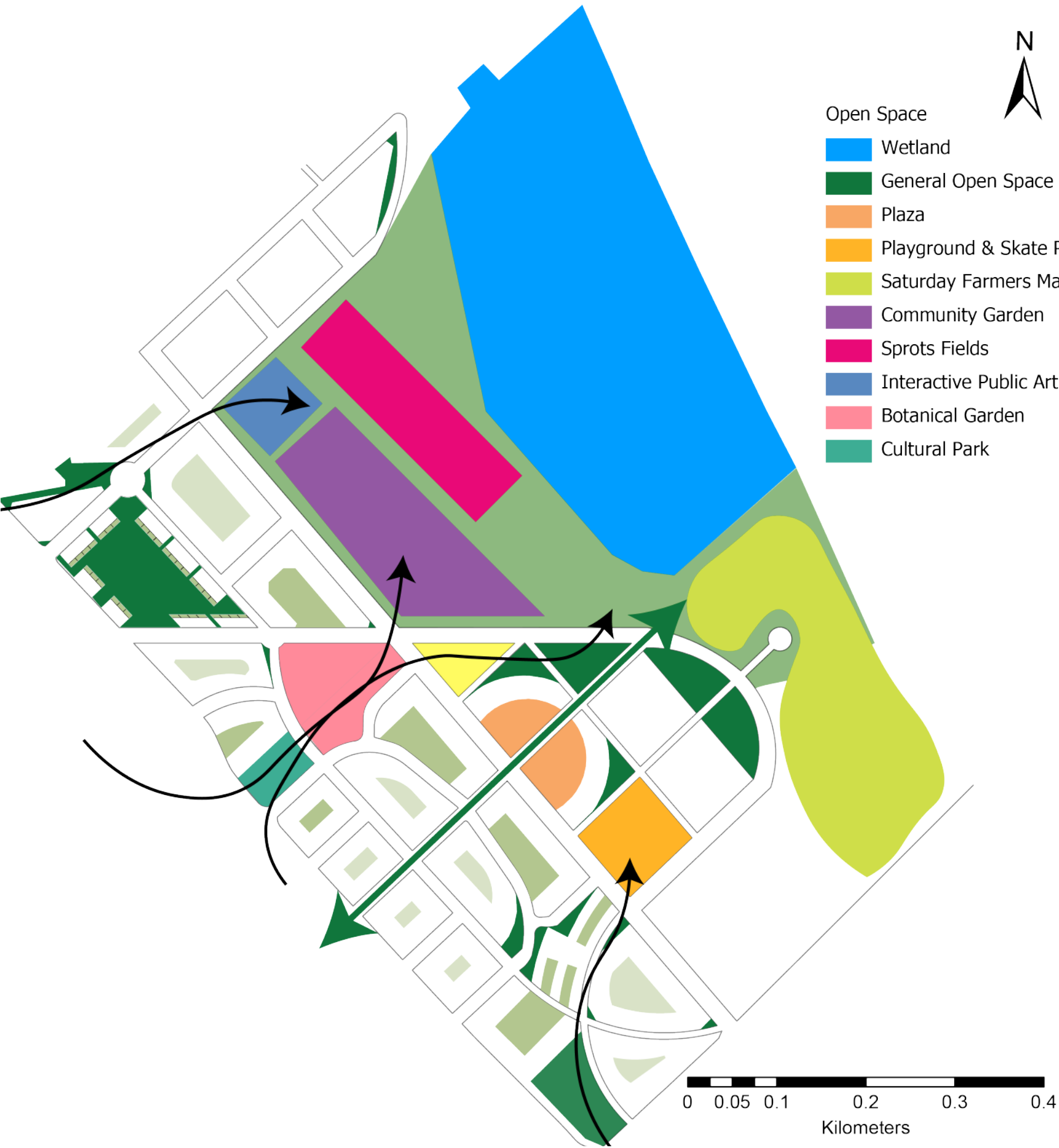
The single-use golf course transforms into diverse community amenities including interactive public art, community food gardens, plazas, sports fields, playgrounds, skateparks, and dogparks. This approach ensures that open spaces are equitably used by all communities, and provide for the daily needs of residents within walking distance.

The varied unit mix from studios to three-bedroom apartments enables residents to age in place, moving between unit types as life stages change. This supports young professionals, families, and downsizers within one community, fostering genuine inclusive growth.

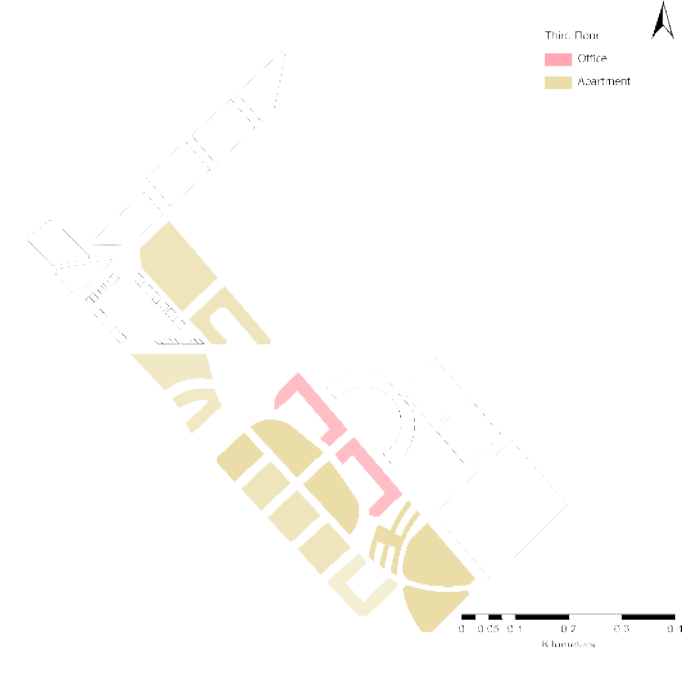
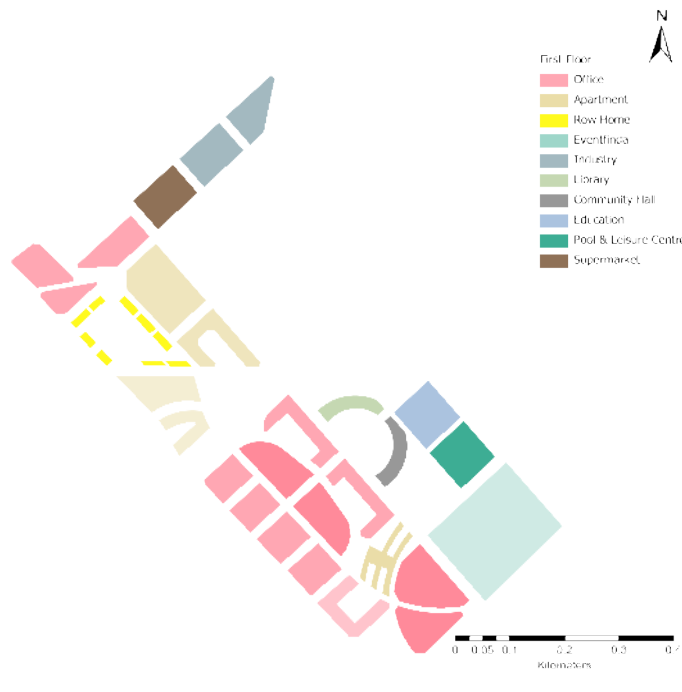
A library, pool and leisure center, community hall, stadium, educational facility, and supermarket allow for self-sufficiency and eliminate travel needs. Further integration with Smales Farm transit station further reduces car dependency while strengthening social connections.



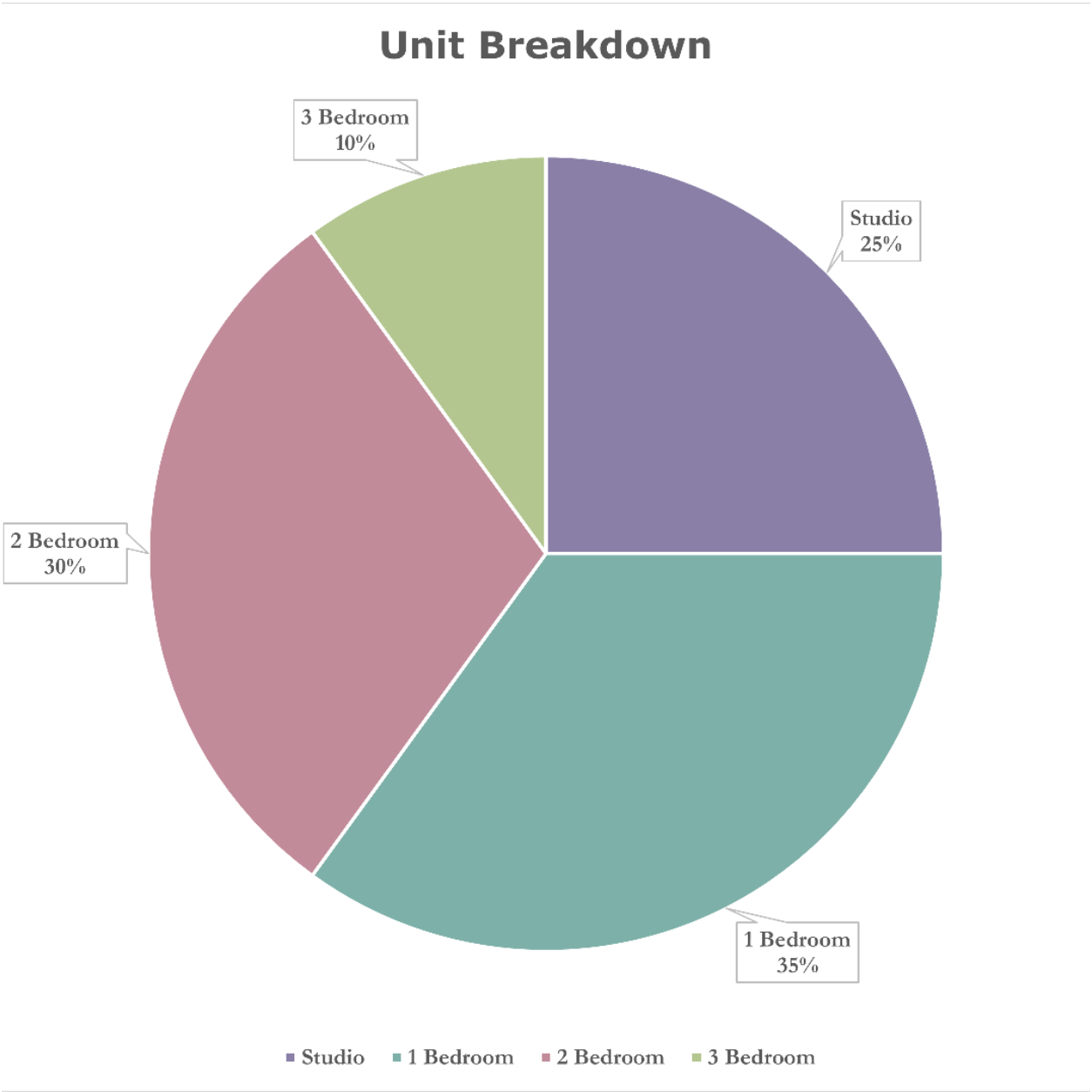
Open Space



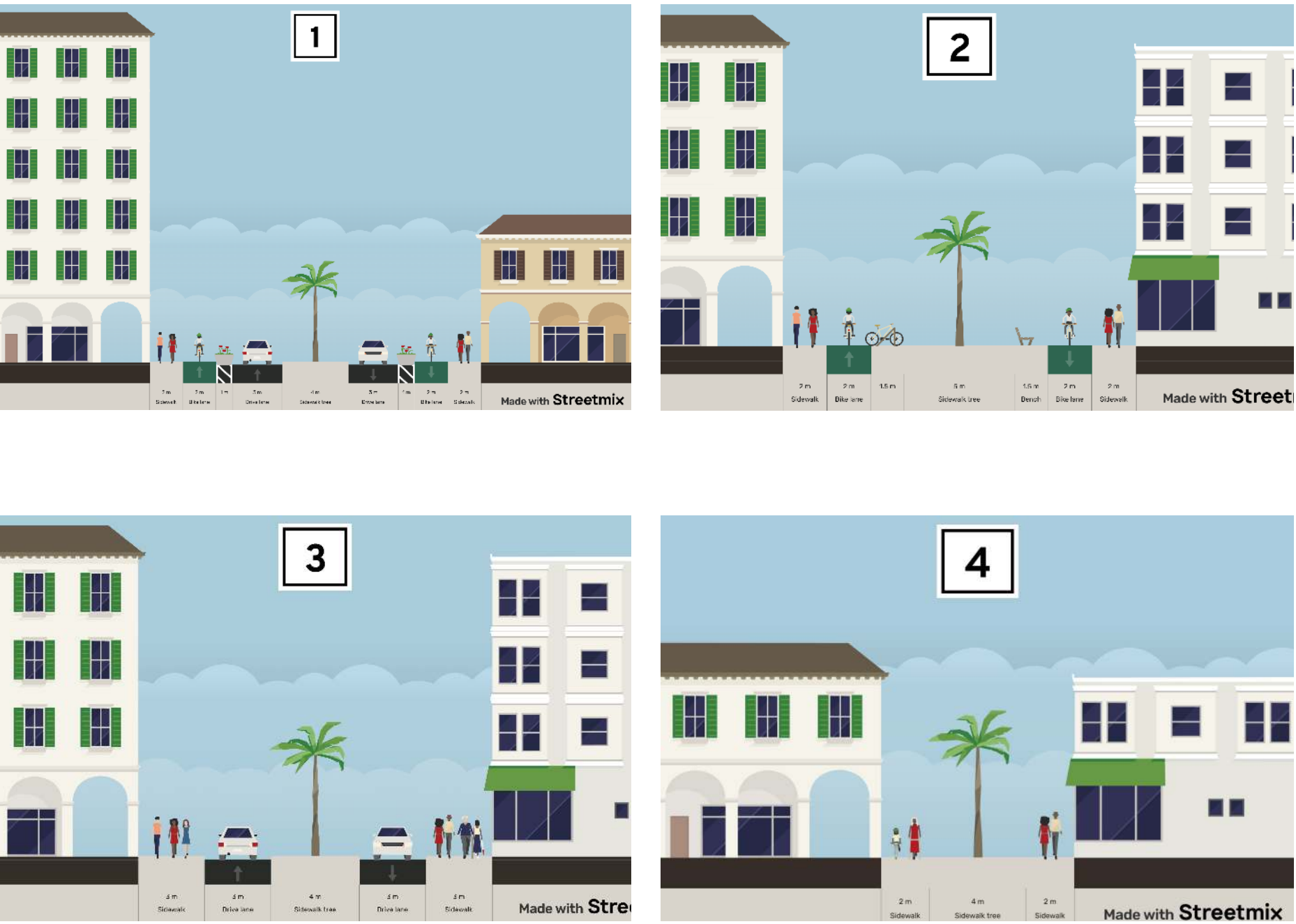
Land Use



Unit Breakdown



Cross Sections



Implementation Plan

