

Assignment 3 – Draft Masterplan

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Artist impression only

View Looking south towards Takapuna and CBD

Vision

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 heart**.



Figure 1: Long Bay Village (Architectus, n.d.)

Precedents

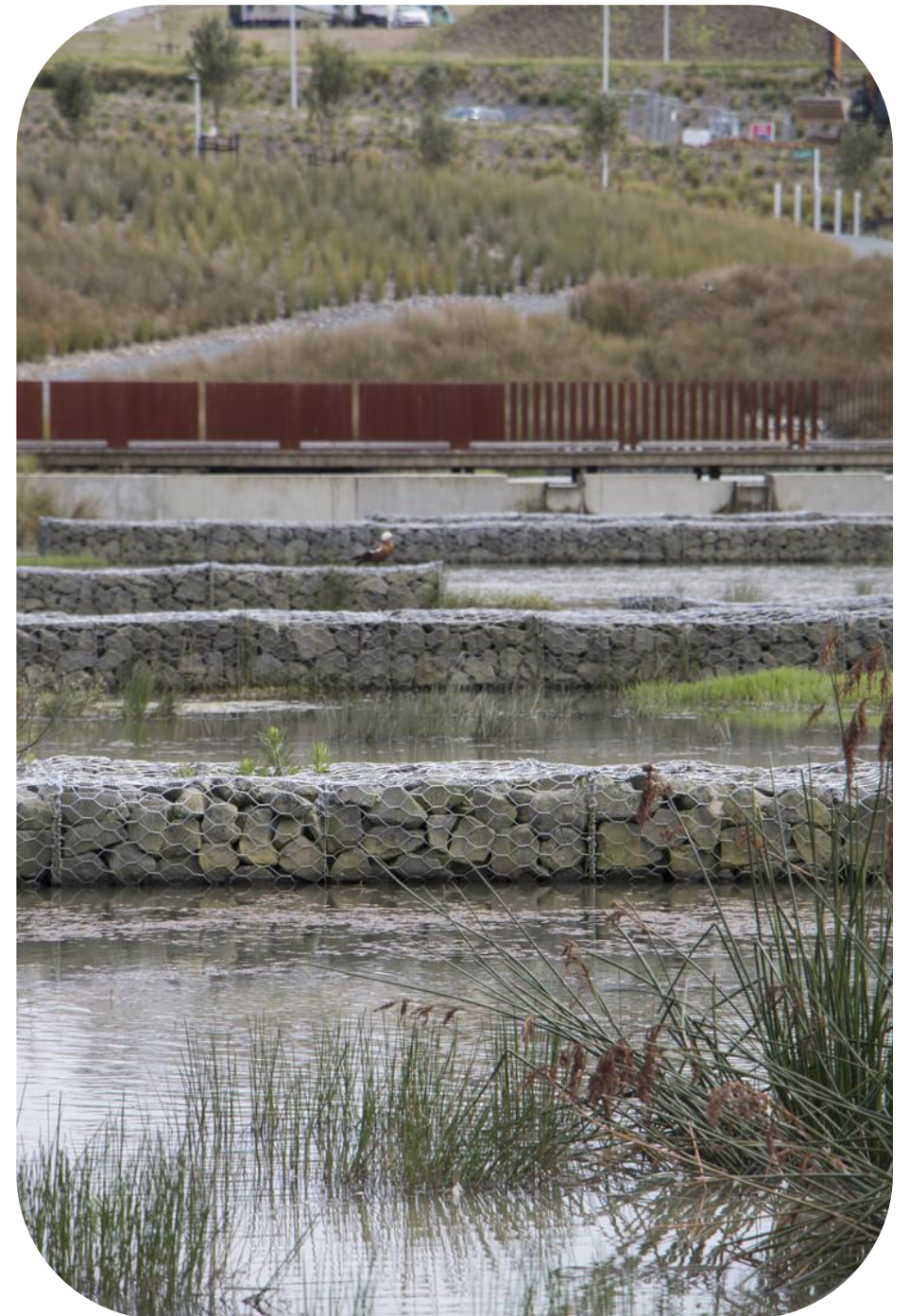


Figure 2: Vaughans Stream Corridor
(New Zealand Institute of Landscape Architects, n.d.)

Goals



Design Principles

Gathered from **Urban Design Compendium** by Davies (2007).

1. Collect, Store and Recycle Rainwater
2. Do More with Less
3. Breaking Barriers
4. Build Walkable Neighbourhoods
5. Focus Centres on Public Transport Nodes
6. Multi-Use Buildings

Precedents



Opportunities & Constraints

opp
and
cons

21/09

- Site Boundary
- Redevelopment Area
- Dedicated Community Recreation Zone
- Dry Detention & Community Recreation Zone
- Wetland & Community Recreation Zone

○ Leverage pre-existing Infrastructure

↑ Increase Development Density

● Transform AF Thomas Park to be multi-purpose and serve community needs

↔ Establish green-blue fingers as movement paths between the development and AF Thomas Park

contaminated land

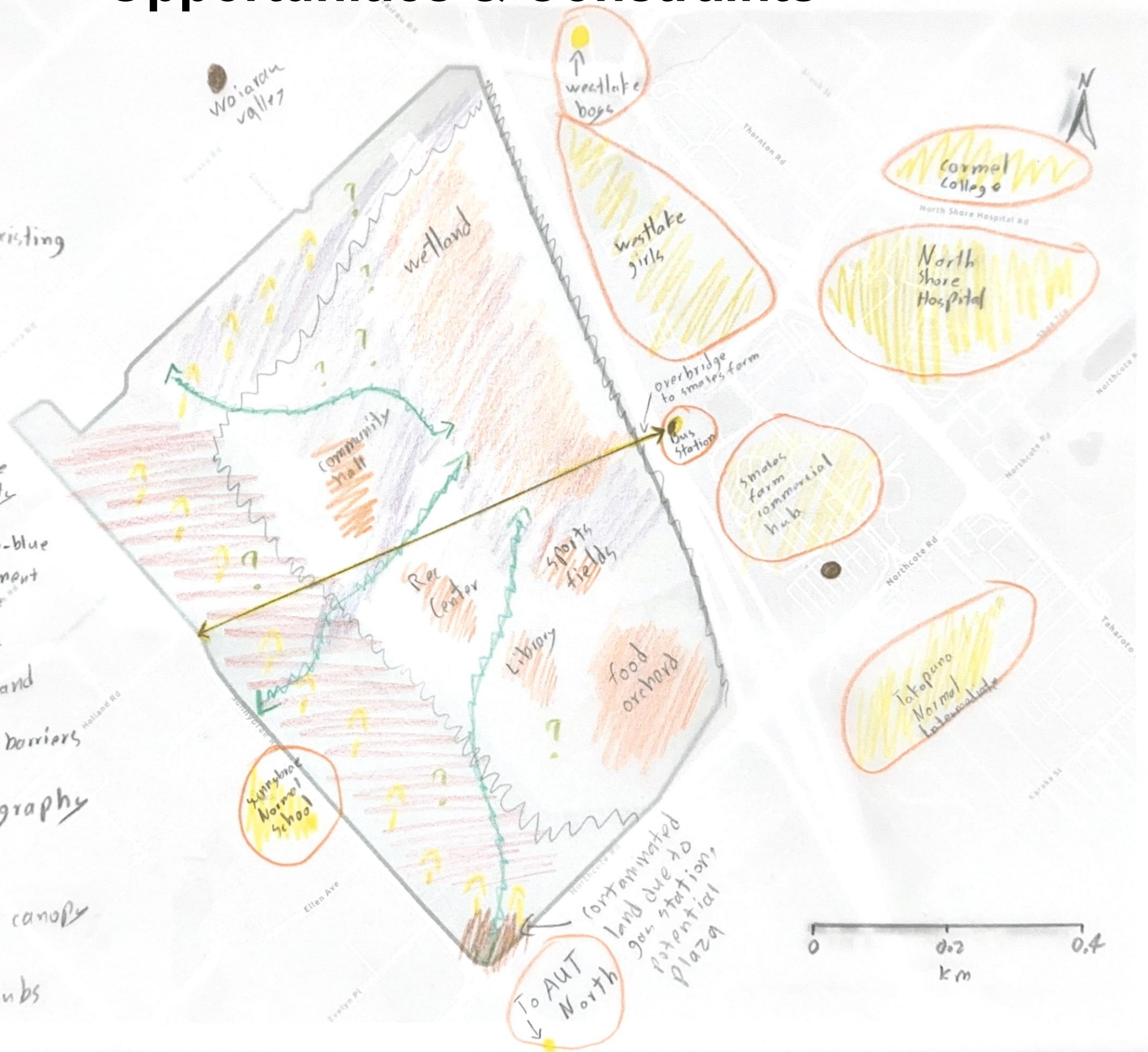
Accessibility barriers

steep topography

floodplains

low tree canopy cover

competing hubs

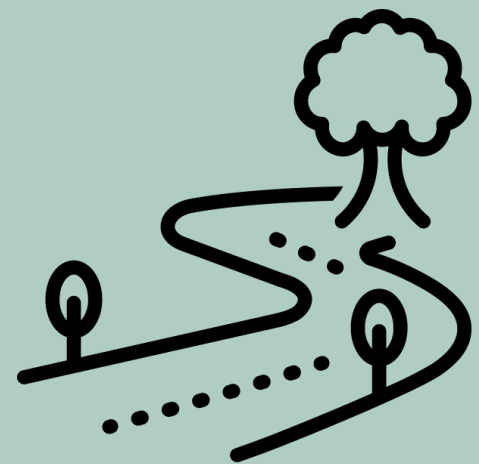


Site Analysis Response

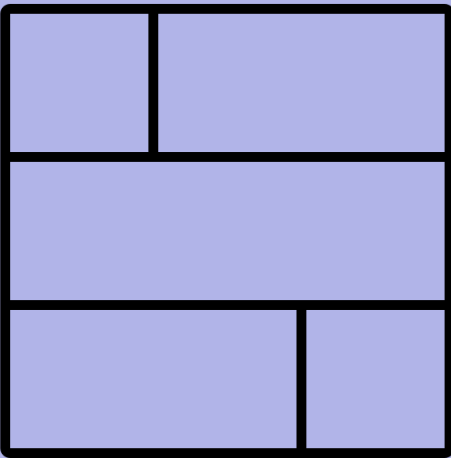
Refer to print copy

Key Moves

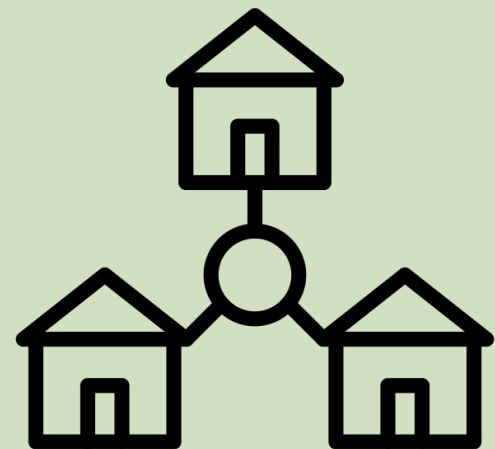
1. Biodiversity Corridors



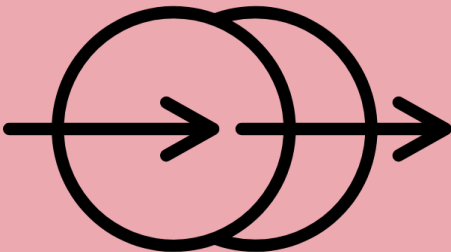
4. Establish a permeable, legible network



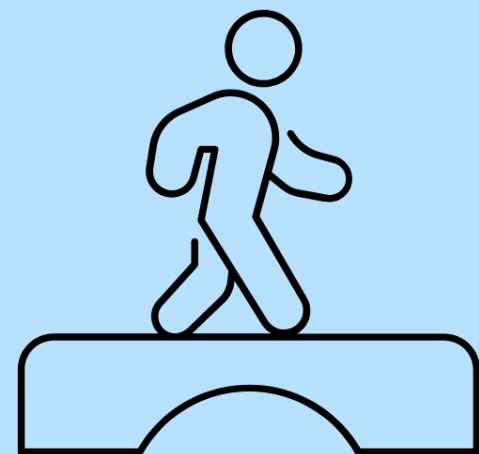
2. Co-locate town centre and community hub



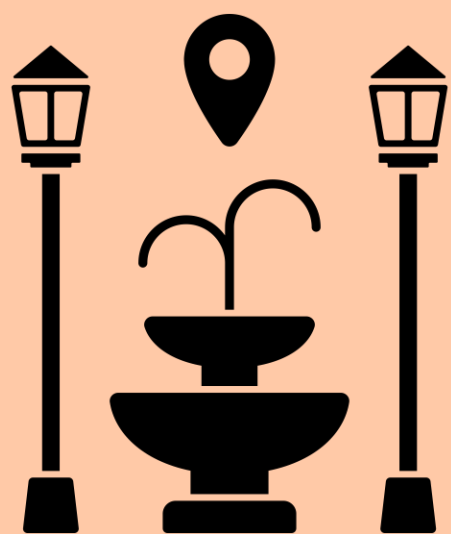
5. Transition development towards the park



3. Smales Farm Overbridge

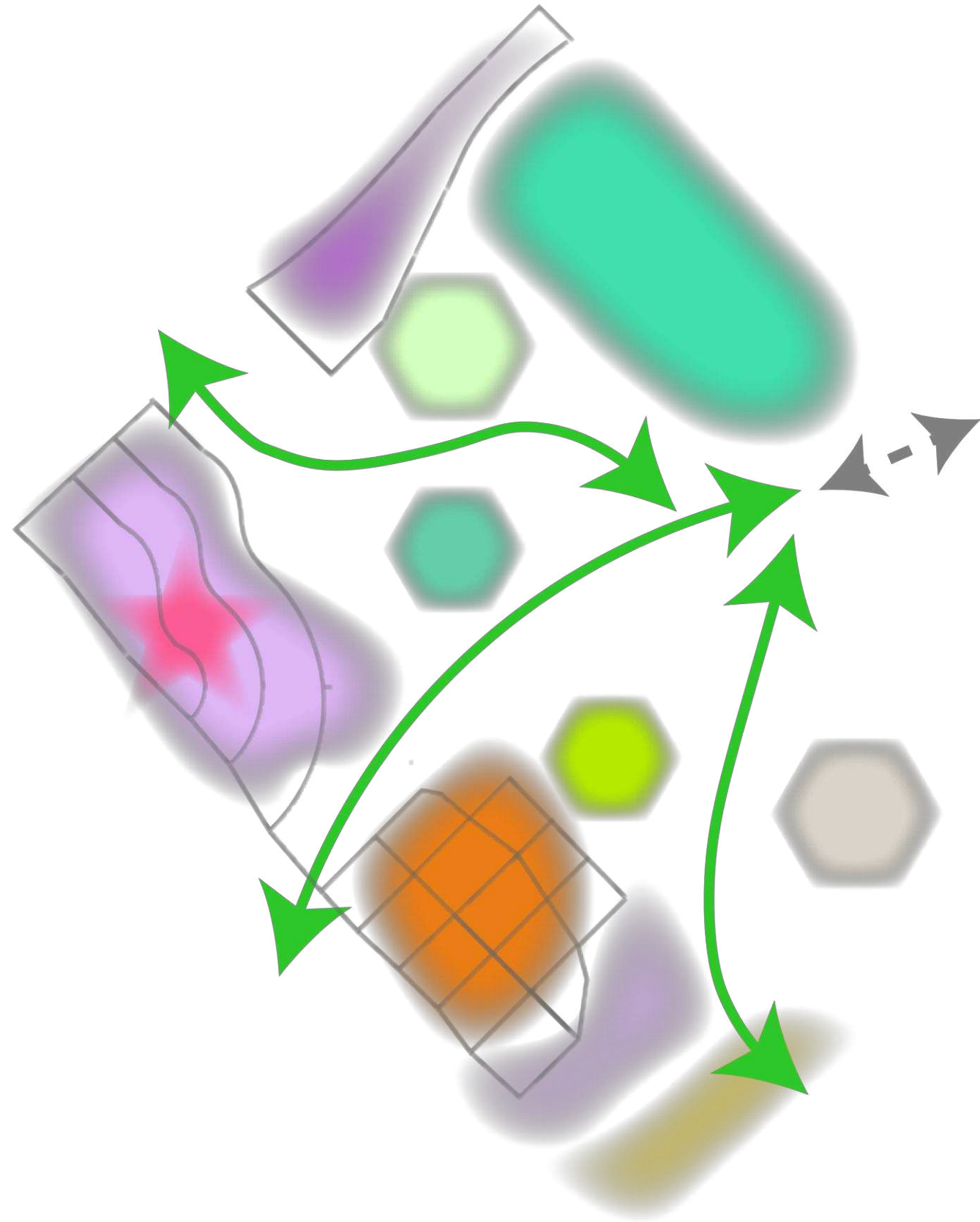


6. Provide plazas at key nodes for community and cultural expression



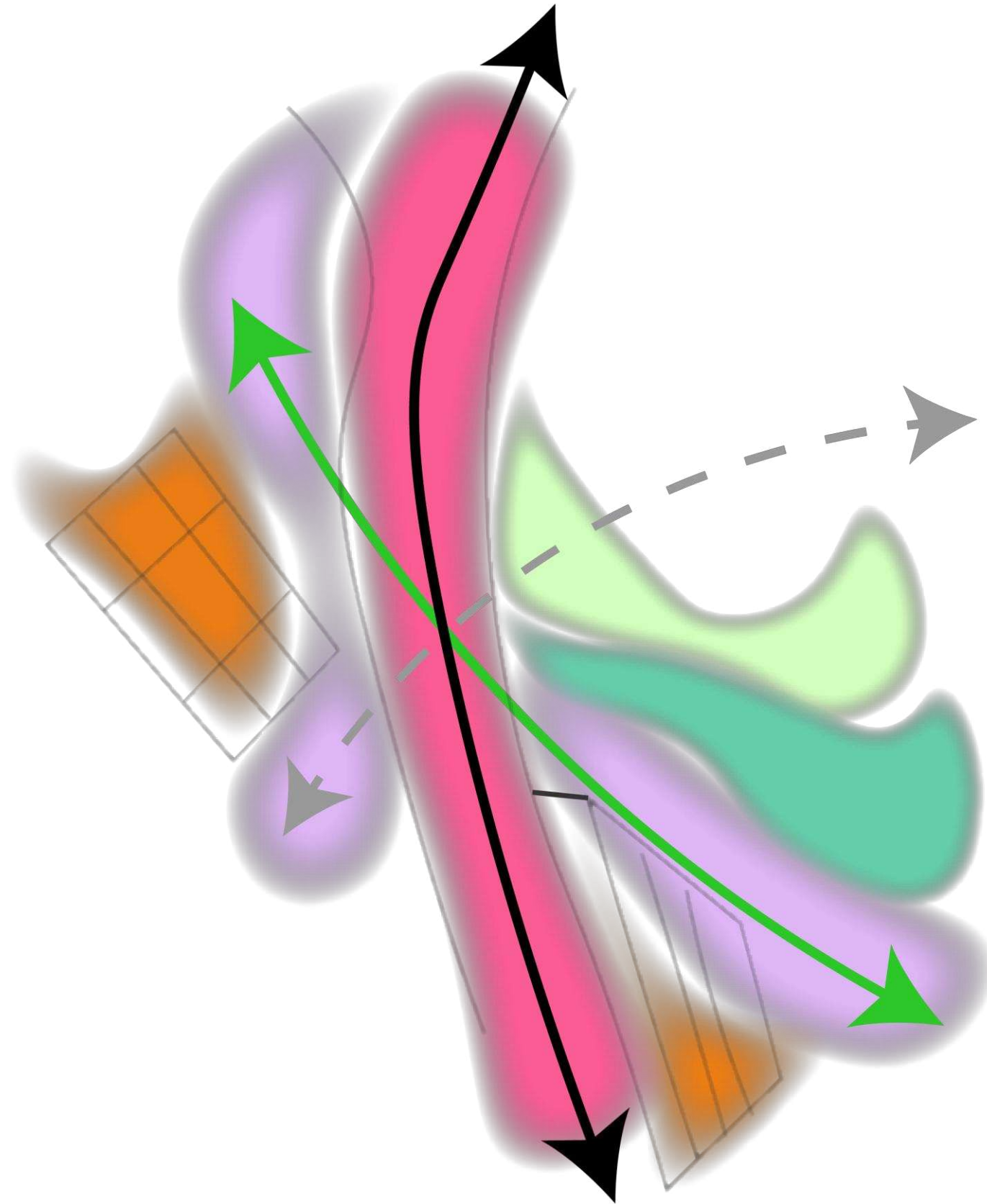
Concept 1

- Total Score: 3.8
- Network runs alongside site contours
- Green Fingers Scenario
- Constrained motor connectivity due to green pathways
- Lack of transit consideration



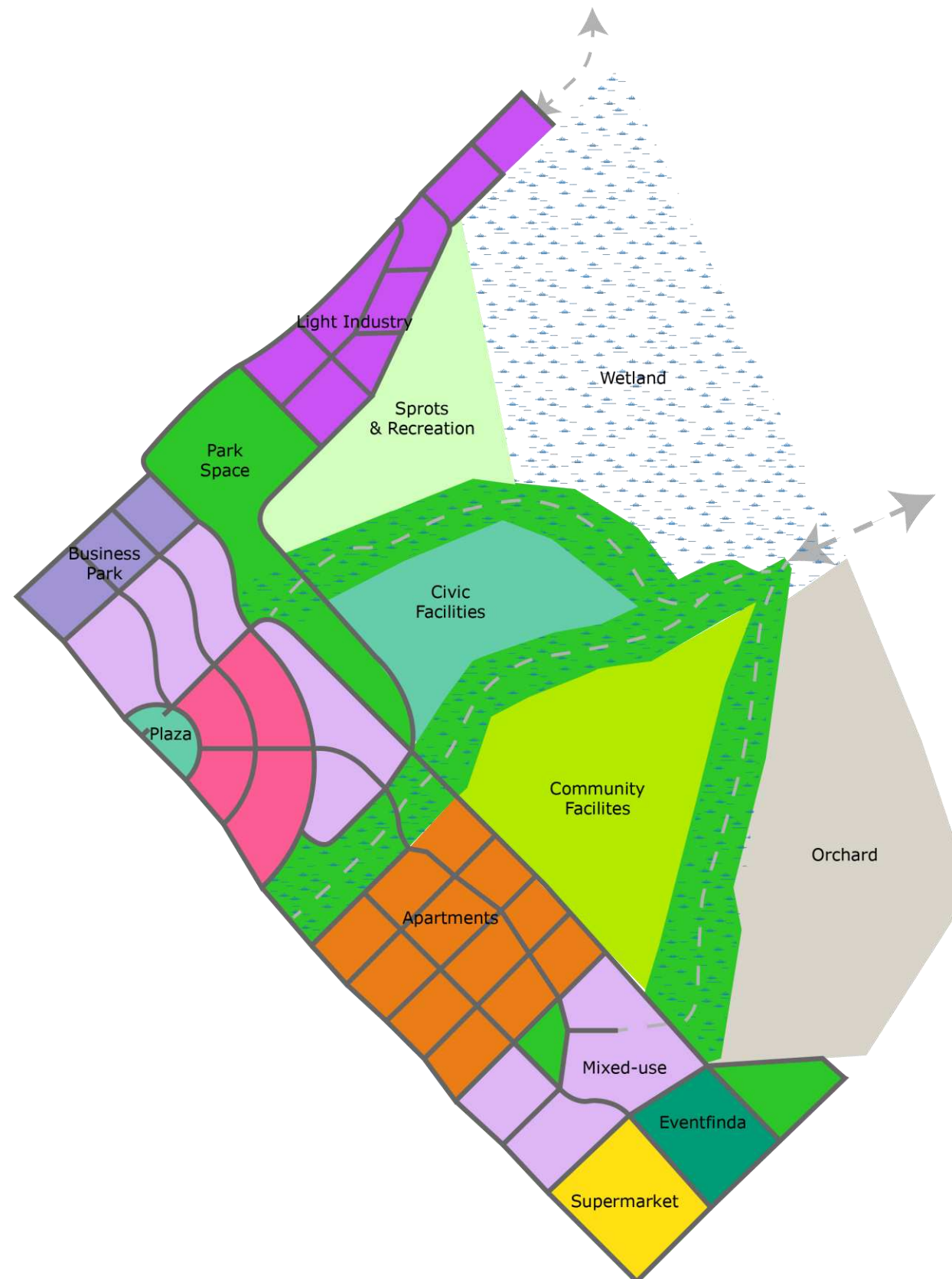
Concept 2

- Total Score: 3.5
- Transit integration and town centre corridor
- Only one green pathway
- Gridded network for permeability
- Development less consolidated along the hill



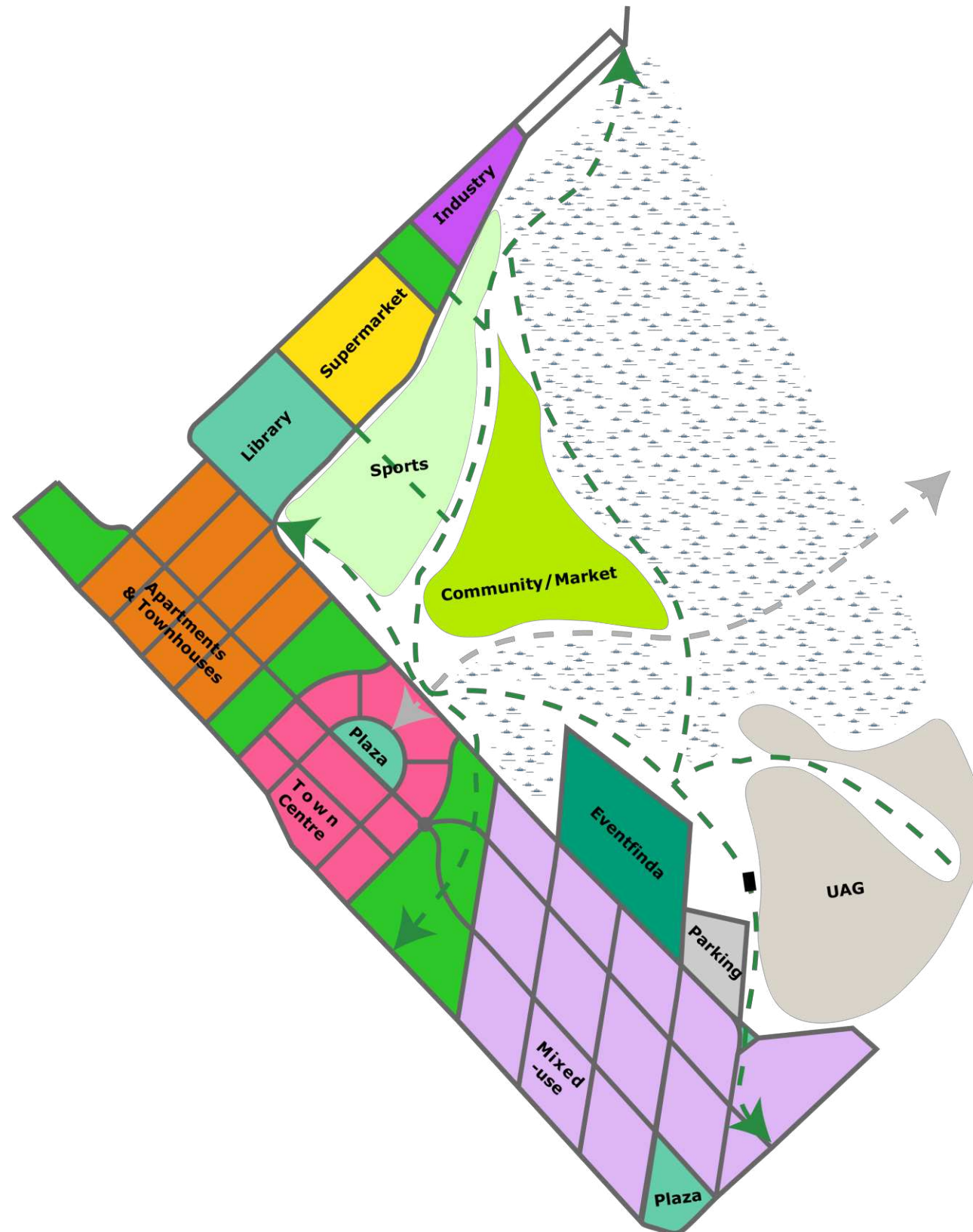
Option 1

- Total Score: 4
- Green Pathways
whilst ensuring
motor
connectivity
- Plaza in the town
centre
- Permeable
network whilst
visually
interesting



Option 2

- Total Score: 4
- Green Pathways, whilst ensuring motor connectivity
- Plaza in the town centre and entrance to the site
- Wider blocks, community amenities slightly further from town centre



0 0.05 0.1 0.2 0.3 0.4
Kilometers

Option 3

- Total Score: 4.5
- Green Pathways, whilst ensuring motor connectivity
- Plaza in the town centre and entrance to the site
- Community uses co-located, whilst bringing development further into park



References

altus. (n.d.). *Northern Busway Pedestrian Bridge*. Retrieved September 24, 2025, from <https://altus.co.nz/inspiration/northern-busway-pedestrian-bridge/>

Architectus. (n.d.). *Long Bay Village Centre*. Retrieved September 24, 2025, from <https://architectus.co.nz/work/long-bay-village-centre-2/>

Davies, L. (2007). *Urban Design Compendium*.
<https://webapps.stoke.gov.uk/uploadedfiles/Urban%20design%20Compendium%201.pdf>

Eke Panuku. (n.d.). *Te Ara Awataha*. Retrieved September 24, 2025, from <https://www.audo.co.nz/projects/northcotes-greenway-te-ara-awataha/>

New Zealand Institute of Landscape Architects. (n.d.). *Vaughans Stream Corridor, Long Bay*. Retrieved September 24, 2025, from <https://www.nzila.co.nz/showcase/vaughans-stream-corridor-long-bay>