

# Sunfield **masterplanned community –** concept masterplan

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# Sunfield, a community masterplanned around people, not cars.

## A New Zealand first.

Sunfield is a 15-minute sustainable neighbourhood across 244.5 hectares of contiguous land which upon completion will comprise:

- a community designed to enable “car-less” living.
- 4,000 healthy homes, consisting of 3,400 individual homes and 3 retirement villages containing approximately 600 independent living units and care beds.
- 460,000 sqm of employment, healthcare and education buildings.
- a 7.5 hectare town centre.
- a school.
- a further 5 retail hubs located throughout the community.
- permanent jobs for over 11,000 people.
- 25.6 hectares of open spaces, green links, recreation parks and reserves and ecological areas.
- an extensive restoration and native planting of the core stream and wetland network.
- the establishment of the Sunfield renewable solar energy network for the community.
- the Sunbus autonomous electric shuttle fleet.

The following document describes the concept masterplan which has been developed for the site including;

- **the design principles** that underpin it which were derived from an understanding of the global, regional, and local context – particularly a response to the social and environmental imperatives Auckland is currently facing, and;
- **the key moves** that have been established to achieve the vision set out above.

The concept masterplan for Sunfield presents a bold new vision for compact living in a car-less environment that prioritises people and community. New models for energy supply, transport, employment, and a connection with nature are all embedded in the plan which promotes a significant step change in the development of new housing for Auckland.

This report should be read in conjunction with the technical reports prepared by others for the same project.

Key	
	Sunfield specified development project boundary
	Residential zone
	Employment zone
	Town Centre zone
	Health Care zone
	Aged Care zone
	Local Hub
	School
	Park
	Stormwater reserve
	Green connection/shared pathway





# sunfield site





## car-less living





**section one –**

# **design principles and key moves**





# design principles

In order to develop a masterplan that responds to the global, regional and local context the following eight design principles have been established to underpin the design process.





# design principles



## Enable Car-less Living

A fundamental principle that underpins the direction of the masterplan is a desire to enable ‘car-less living’ – that is the ability to live without a private motor vehicle.

Living without a car is both a realistic and highly achievable possibility if the right ingredients are provided. It is the ambition of this project to provide a significant step change in people’s perceptions and behaviours.

A shift to car-less living unlocks the potential to:

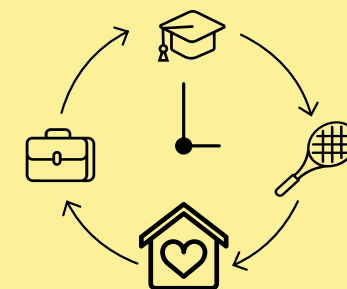
- Assist in moving towards New Zealand’s goal of carbon neutrality by 2050
- Improve efficiency of neighbourhoods
- Contribute towards housing affordability
- Significantly reduce impacts on Auckland’s roading infrastructure network
- Improve safety of neighbourhoods
- Enable a range of social and environmental benefits

Enabling car-less living requires embedding the requirements for daily life within close proximity to minimise the need for longer distance travel, and where travel is required by providing viable, efficient, and affordable alternatives that are preferable to owning and running a private motor vehicle, such as direct connections to the nearby train stations.



## Live Local

Apply the concept of a 15 minute neighbourhood and integrate social, recreational, health, aged care, education, commercial retail activities, and employment close to or within residential areas to meet the day to day to needs of a diverse community and establish healthy, sustainable, walkable neighbourhoods.



## Work Local

To enable car-less living and further support the concept of 15 minute neighbourhoods embed significant employment opportunities close to home and easily accessible by walking, cycling, and public transport.

Recognise a range of employment types and support new ways of working such as working from home or utilising shared work spaces and new technologies.



# design principles



## Kaitiakitanga

The Māori world view of kaitiakitanga acknowledges the responsibility and the protection of the natural environment by Mana whenua. We all have a guardianship role to play.

By embedding a strong green and blue open space network into the concept masterplan celebrating water, restoring waterways and reflecting the wider landscape, the development should connect people with nature in order to cultivate a strong sense of custodianship and well-being.



## Low Impact and Sustainable Living

Sunfield has a vision to be New Zealand's lowest carbon community, positively contributing to the transition to a low carbon New Zealand and a sustainable built environment to stand the test of time, including the physical implications of climate change.

A number of measures at both the macro and micro scales should be employed to reduce the impact of the development and enable people to lead more sustainable and low impact lives such as:

- A dramatic reduction in car dependence and promotion of healthier transport options
- A consolidated approach to stormwater management for improved water quality and resilience
- The use of clean renewable energy
- Integration of community gardens within the community and other initiatives that allow for more sustainable lifestyle choices



## Just Transition

Sunfield supports a just transition to a low carbon economy by offering a low carbon lifestyle with healthy homes that are more affordable to purchase, cheaper to run and easily accessible whether it's on public or shared transport, by foot or bike.

Limiting cars within Sunfield requires non-car transport to be simple, frequent and accessible to all, eliminating the need for personal cars. Infrastructure costs will be reduced from less roading, and building costs will be reduced from homes no longer needing garaging. Sunfield residents will experience lower living costs from not owning and servicing a car, and reduced energy costs from solar energy making up most of the energy supply.

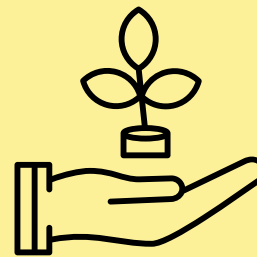
Sunfield will enable a more affordable, sustainable and low carbon lifestyle within Auckland.

# design principles



## Diverse Lifestyle Choices

Establish diverse and thriving communities by providing a range of housing options that respond to differing needs. Explore a range of housing typologies and ownership models and enable the development of compact neighbourhoods that can provide for consolidated approaches to communal space and shared amenity to unlock new models for living.



## Connected with the Natural Environment, encouraging Biodiversity

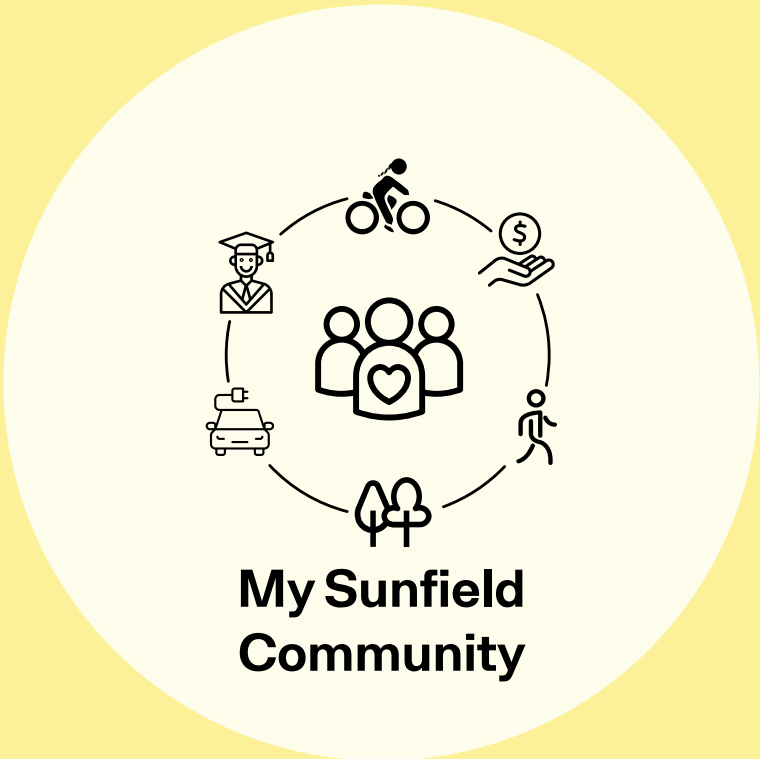
Closely connected to the concept of kaitiakitanga the enhancement of native habitats, waterways and links to regional ecological connections become significant aspects that contribute to the identity of the community. Restoration of the existing waterway is a catalyst for creating a strong green network to enhance biodiversity and landscape values throughout the development.

Develop a holistic open space and vegetation strategy that integrates stormwater management, recreation, movement networks, natural features, public and private outdoor spaces to maximise biodiversity and environmental outcomes for people, flora, and fauna.



# key spatial moves

The application of the design principles has lead to the creation of a series of key spatial moves at three scales. The key spatial moves will establish a robust framework for Sunfield in order to achieve the vision for a sustainable and future-thinking development.



**My Sunfield  
Community**

- The Sunfield Loop
- A New Movement Network
- The Sunfield Renewable Energy Network
- Local Employment
- Centre and Hubs
- Education
- Retirement
- Health
- A Connected Open Space Network



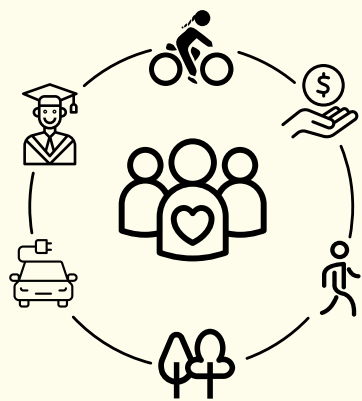
**My Local  
Neighbourhood**

- Walkable Neighbourhoods
- Pedestrian Lanes
- Utility Hubs
- Community and Mobility Hubs



**My Home**

- Compact Living
- Variety and Choice



**my sunfield  
community**



# my sunfield community

## illustrative plan

The illustrative plan shows the indicative layout of the site which has been developed to realise the vision for Sunfield as a comprehensive community designed for people, not cars, and establishing a network of interconnected 15 minute walkable neighbourhoods.

The plan comprises:

- a community designed to enable “car-less” living.
- 4,000 healthy homes, consisting of 3,400 individual homes and 3 retirement villages containing approximately 600 independent living units and care beds.
- 460,000 sqm of employment, healthcare and education buildings.
- a 7.5 hectare town centre.
- a school.
- a further 5 retail hubs located throughout the community.
- permanent jobs for over 11,000 people.
- 25.6 hectares of open spaces, green links, recreation parks and reserves and ecological areas.
- an extensive restoration and native planting of the core stream and wetland network.
- the establishment of the Sunfield renewable solar energy network for the community.
- the Sunbus autonomous electric shuttle fleet.

The details of the plan are described in the following pages.

Key	
	Sunfield specified development project boundary
	Residential zone
	Employment zone
	Town Centre zone
	Health Care zone
	Aged Care zone
	Local Hub
	School
	Park
	Stormwater reserve
	Green connection/shared pathway





# my sunfield community

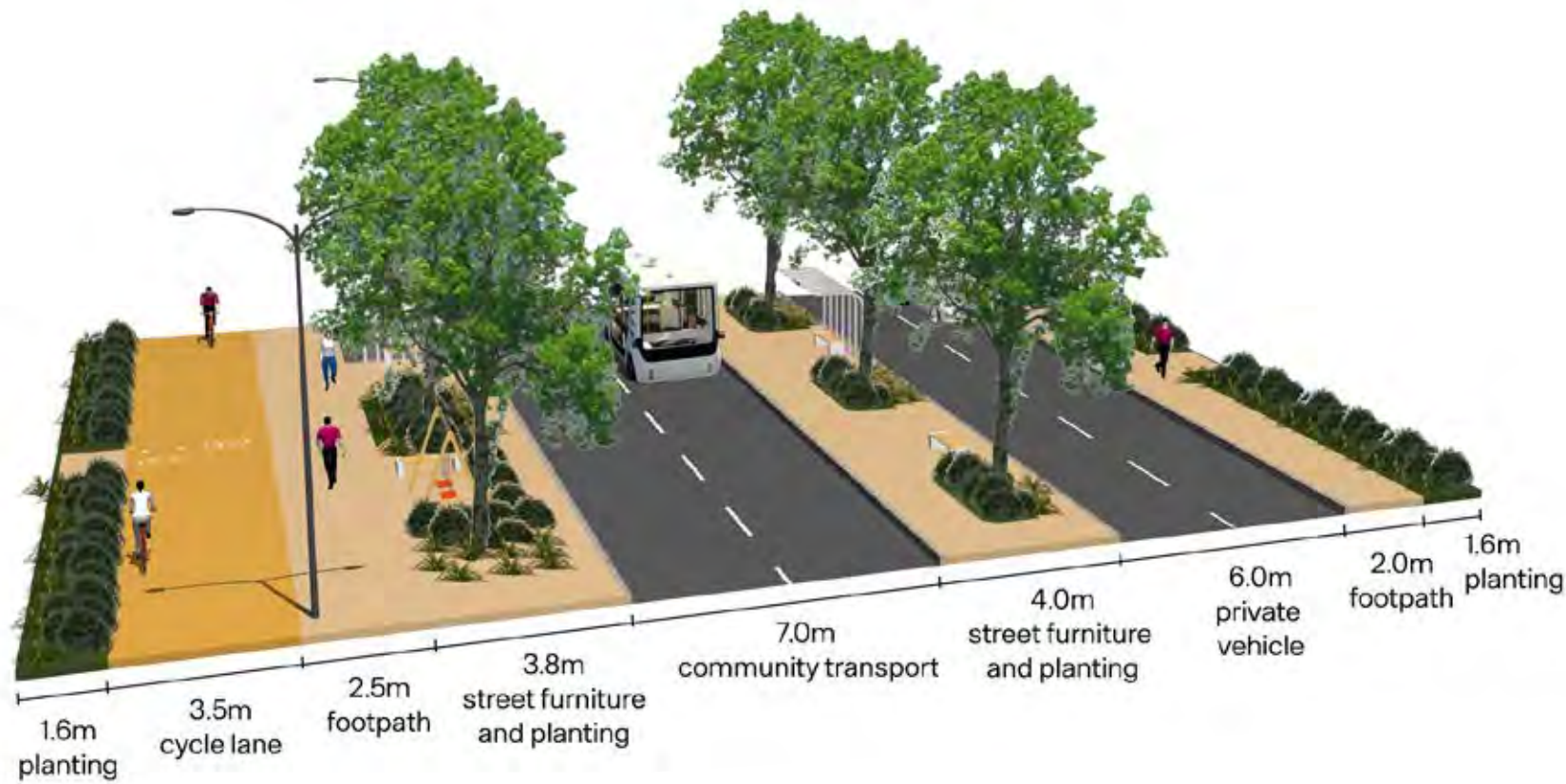
## the sunfield loop



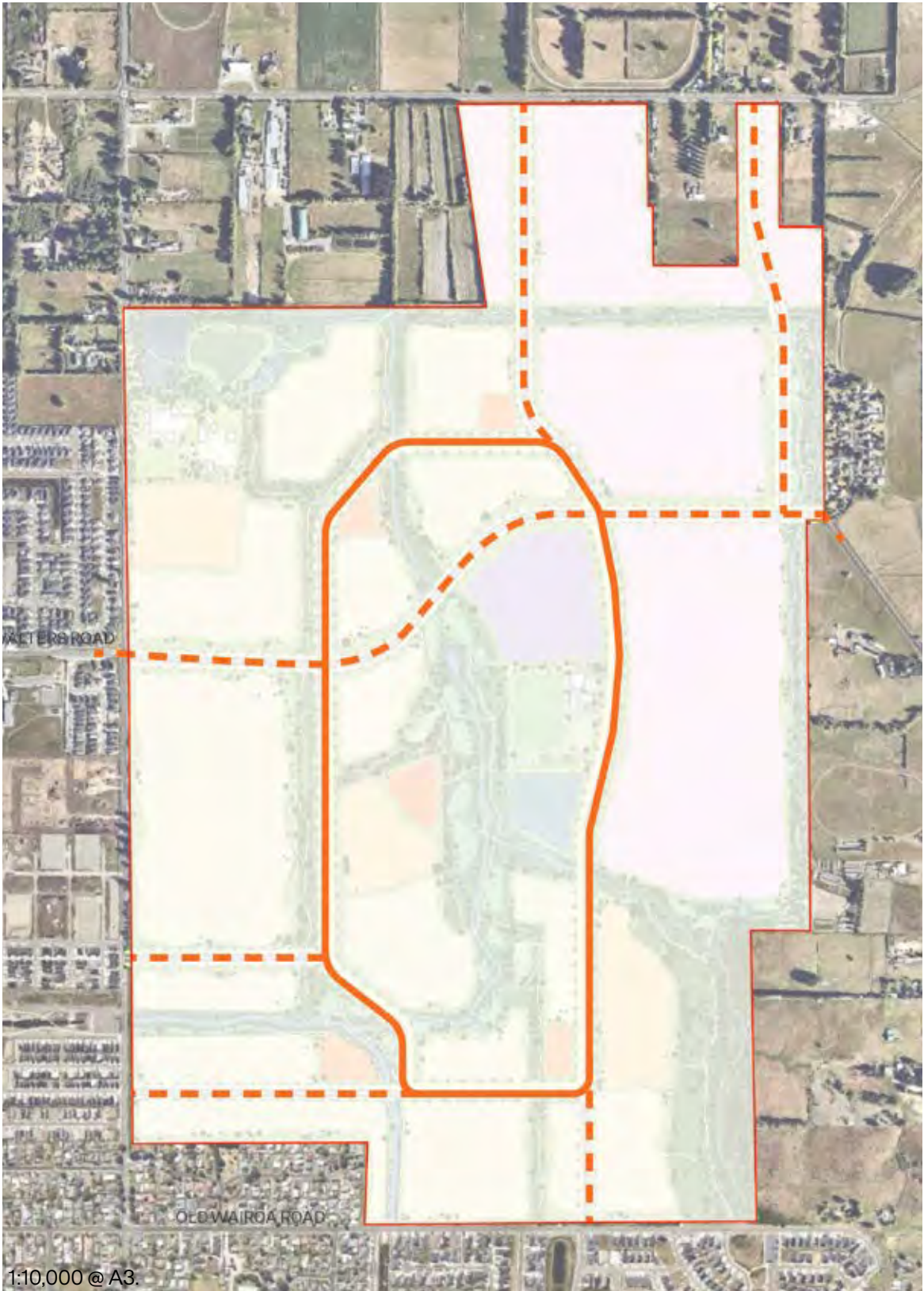
The Sunfield Loop is conceived as a distinctive wayfinding and placemaking feature that prioritises active and shared transport modes to provide easy access throughout the site and enable the concept of 15 minute walkable neighbourhoods. Community transport operates on its own dedicated and separated corridor with stops at, and between hubs and connects to Papakura train station. Generous separated and dedicated cycle lanes and footpath allow for active modes as priority. Private vehicle access is restricted to a separate two way corridor to avoid conflict and minimise crossing points. The loop is the primary movement corridor through the site.

Significant planting will establish the loop as a green ribbon that runs through the site and create a distinctive wayfinding and identifying element.

- Key
- Sunfield specified development project boundary
  - Sunfield loop
  - - - Connection to existing network



32m wide movement corridor





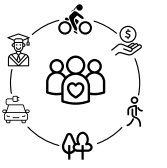
## the sunfield loop





# my sunfield community

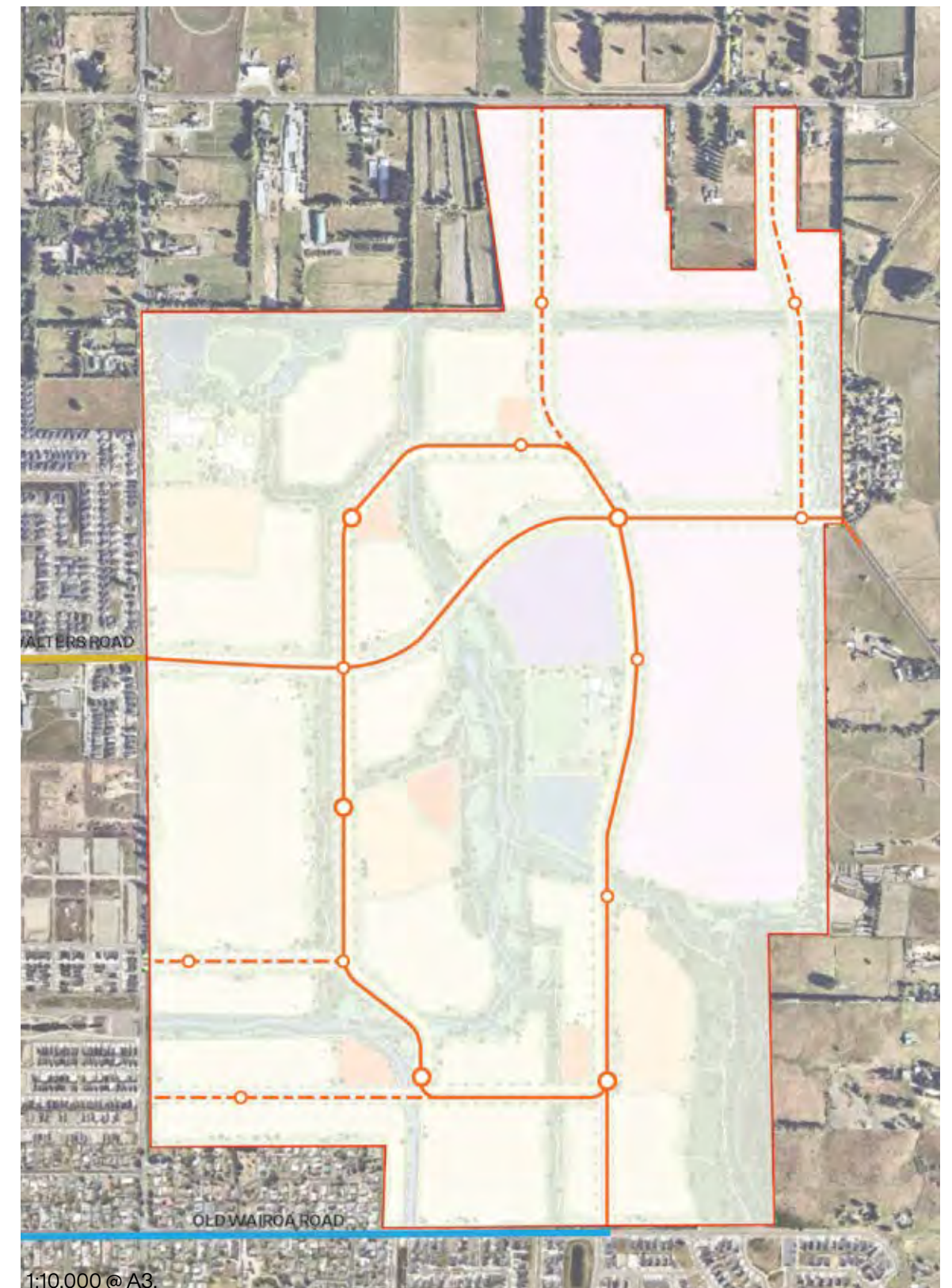
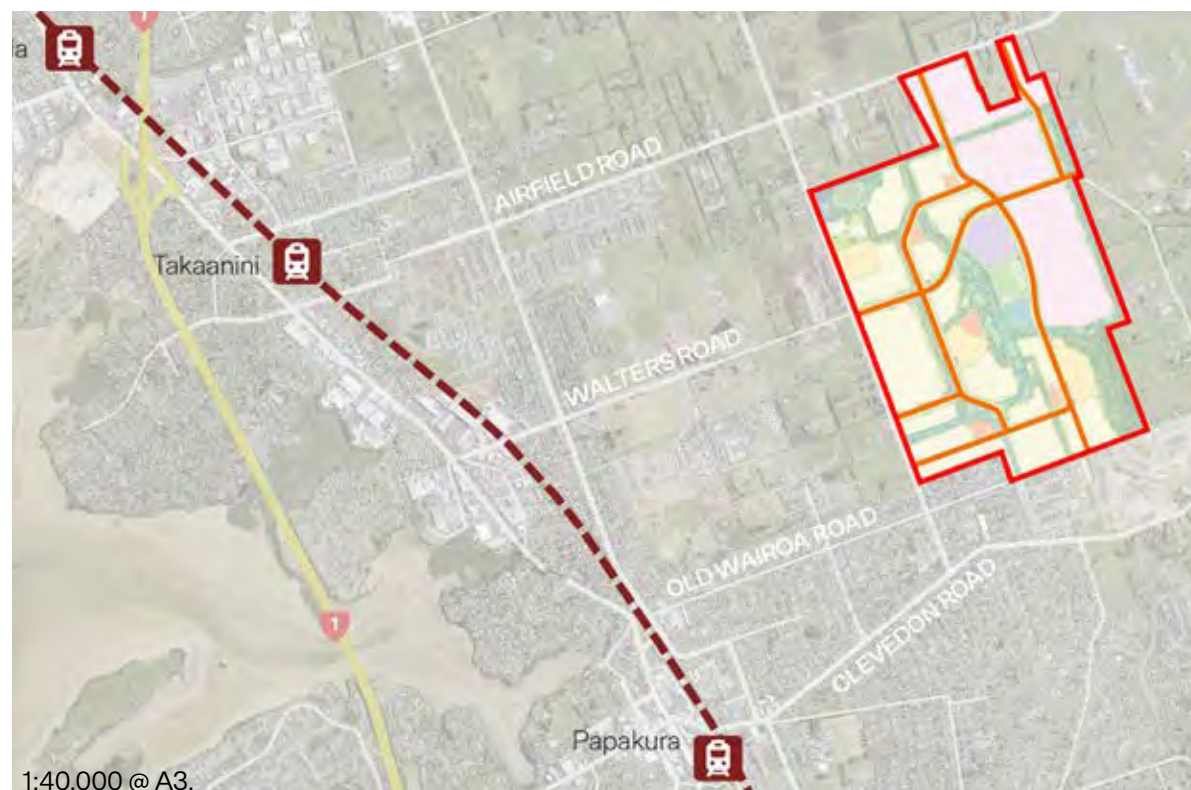
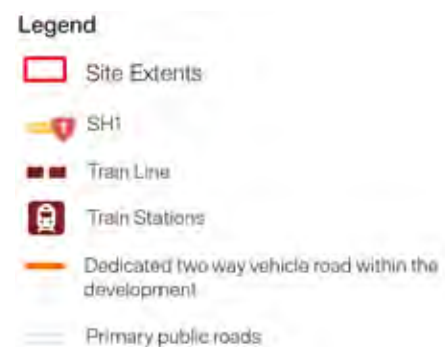
## a new movement network



In order to enable car-less living, a totally new type of movement network is proposed for Sunfield that provides reliable, easy, affordable and efficient access to public transport and active modes while restricting access for private vehicles.

### Community Transport

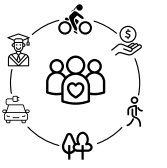
Community transport in Sunfield is provided by the Sunbus autonomous electric vehicle shuttle fleet which accommodates the needs and facilitates the trips of it's residents with continuous operation. The vehicles will travel around the Sunfield loop, transporting people to and from their homes, places of work, education, recreation and other amenities within the development. These autonomous vehicles will also provide fast and efficient transport to Papakura Train Station and town centre in the first stage, and to Takanini Train Station and town centre in later stages.





# my sunfield community

## a new movement network

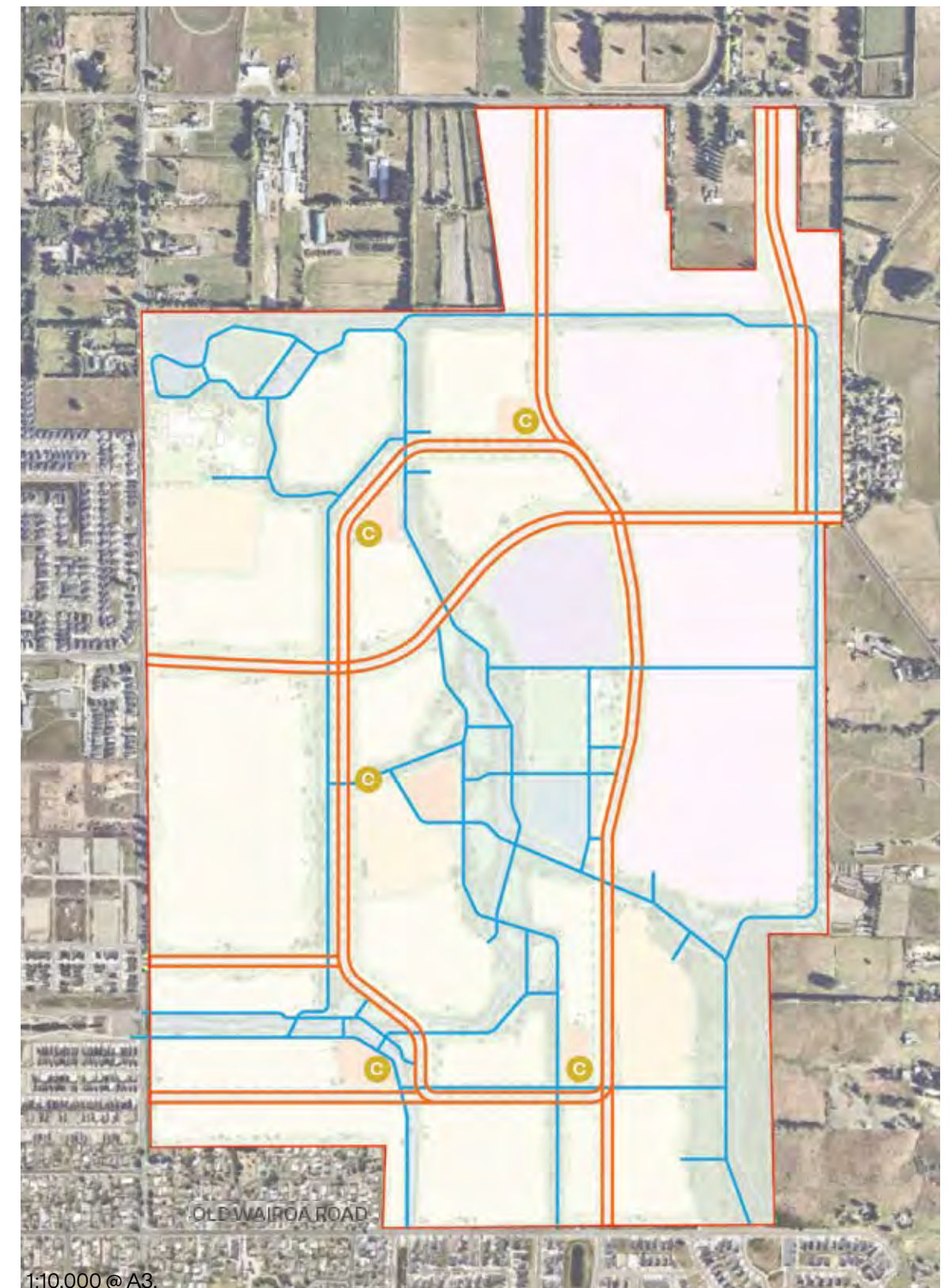
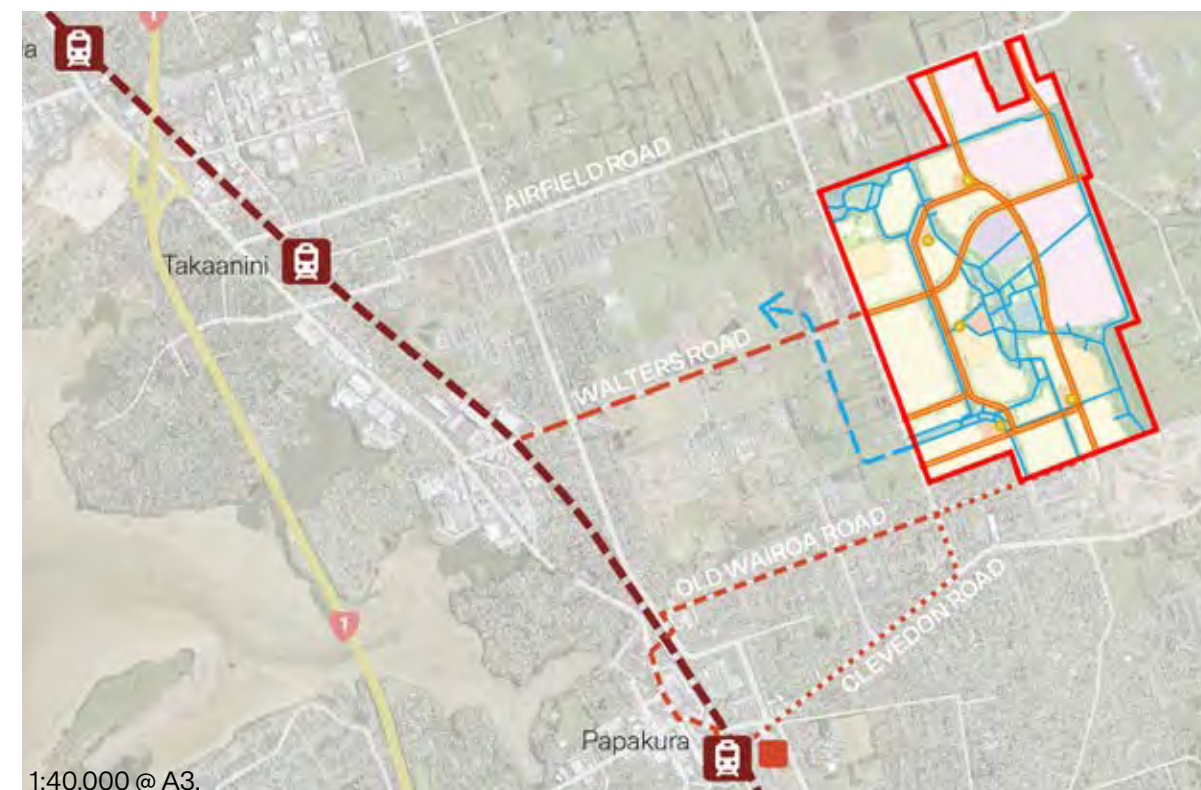


### Cyclists and Pedestrians

Safe, prioritised and direct

Ensuring cycling and walking are practical journey methods has been front of mind during concept development. Amenities, education and recreation are distributed throughout the development to ensure they are easily accessible for residents. A dedicated two way cycle lane is given the same priority as vehicles on the Sunfield loop and provides easy access throughout the site.

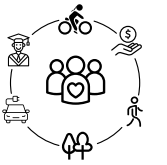
The loop connects to proposed separated cycle lanes outside of the site to connect with Papakura train station and Takanini town centre. End of trip facilities for safe and secure bike parking will also be provided throughout the site at hubs and centres as well as on a site adjacent to the Papakura train station. An extensive network of paths throughout the green network within the development create direct, safe and enjoyable ways to get around for all ages and abilities.





# my sunfield community

## a new movement network

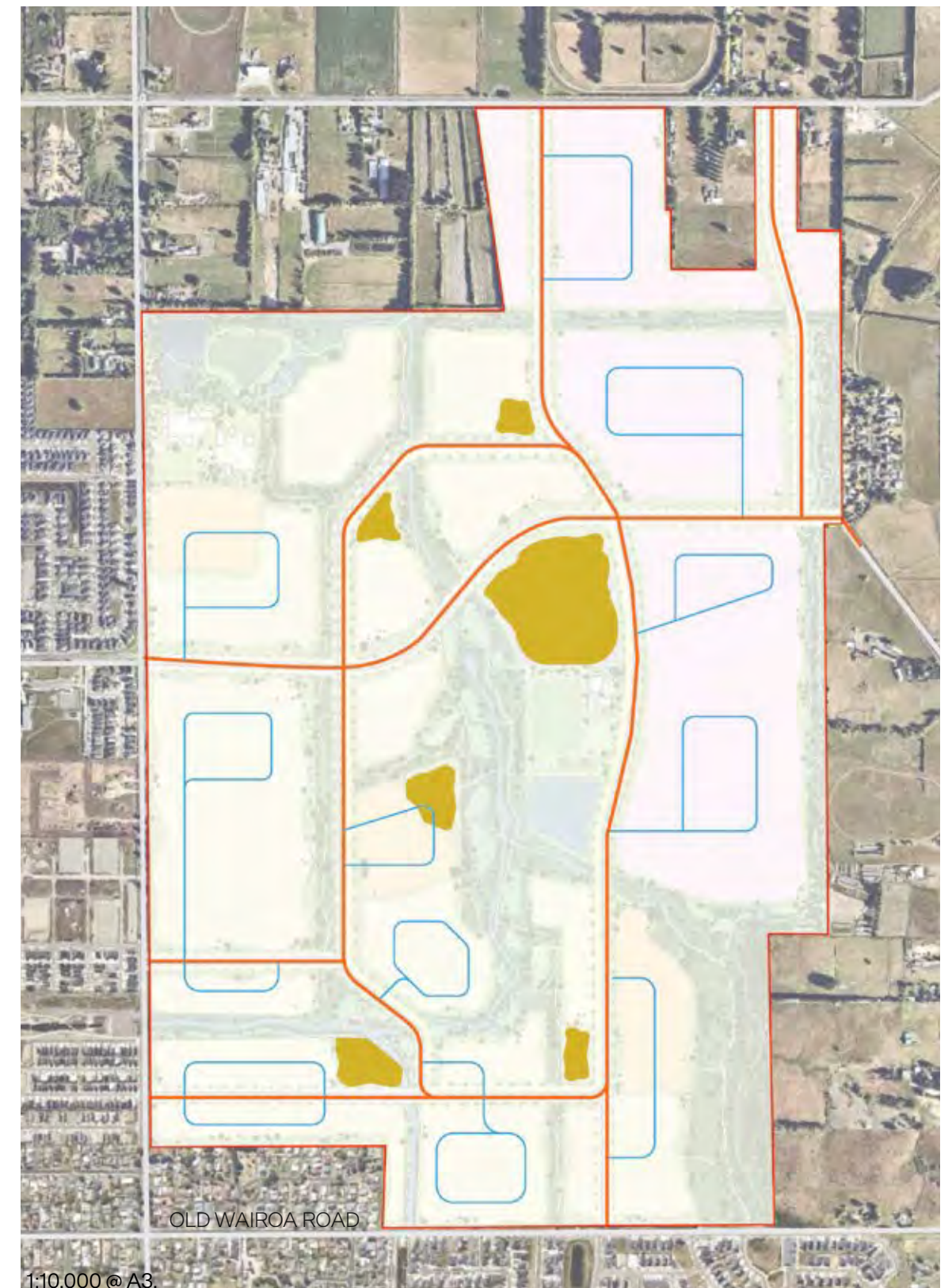


### Private Vehicles

Restricted access is given to facilitate essential trips

A key tenant of the overall masterplan is to create safe walkable neighbourhoods that promote a way of living that is not reliant on private motor vehicles. As such private vehicle ownership will be restricted to a ratio of 1 car per 10 housing units. Visitor parking will be provided at the same ratio. Parking for both residents and visitors will be provided at the Community and Mobility Hubs, all of which are located on the Sunfield Loop.

Residents with parking spaces will be able to park at the hubs (as well as access shared vehicles) and then move through the neighbourhoods to their houses via walking, cycling, or autonomous vehicle drop off. Access within the neighbourhoods for vehicles (private, shared, taxi, uber etc.) is restricted to the primary 16m loop lanes with only limited loading and drop off points and no parking other than for temporary service vehicles. No parking is provided outside of the Community and Mobility Hubs.

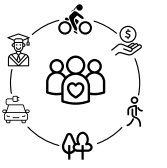


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# my sunfield community

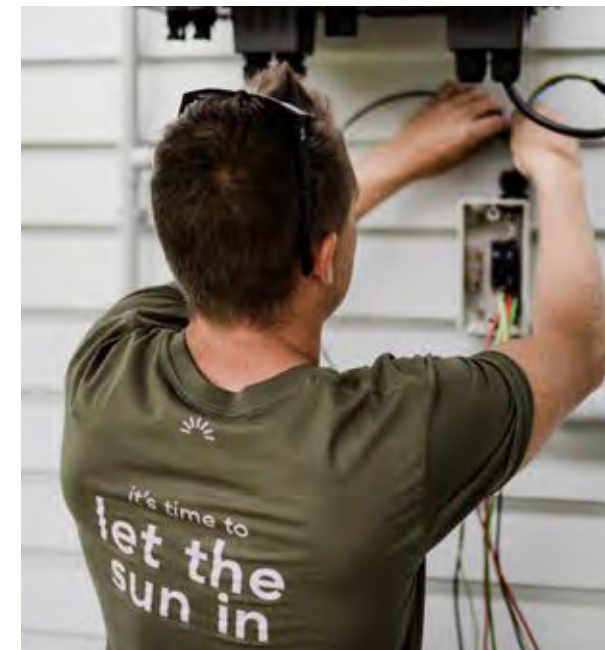
## sunfield renewable solar energy network



### Sunfield Renewable Energy Network

Energy efficiency is a core part of Sunfield, building healthy homes and buildings requiring less heating and utilising technology to enable residents to live smarter, demanding less electricity. Prioritising clean and affordable energy, the energy requirements of Sunfield will mostly be filled with onsite solar power and energy storage solutions throughout the community. Winton has partnered with Lightforce to create the Sunfield renewable energy network for the masterplanned community. The Sunfield renewable energy network is enabled by solar throughout the community. Every home and shared amenity is connected with a mini-grid system to an electricity storage facility. Sunfield Solar will create surplus energy during peak generation periods and will be linked to the national grid for periods when solar generation is low, and energy demand is high. Lightforce is a tech driven New Zealand residential and commercial solar installation and energy retailing business. Having completed over 6,000 installs to date, Lightforce is currently the most experienced solar installer in New Zealand. Lightforce installs around 20% of the country's solar systems month-on-month. Lightforce partners with industry experts to service the majority of New Zealand with approval granted by regional line companies nationwide.

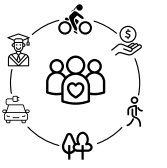
Excluding gas connections within Sunfield for heating and cooking further eliminates emissions and air pollution within homes and commercial sites, benefiting the health and wellbeing of residents, reducing environmental impact, and avoiding likely increases to gas bills as the cost of carbon increases.





# my sunfield community

## local employment

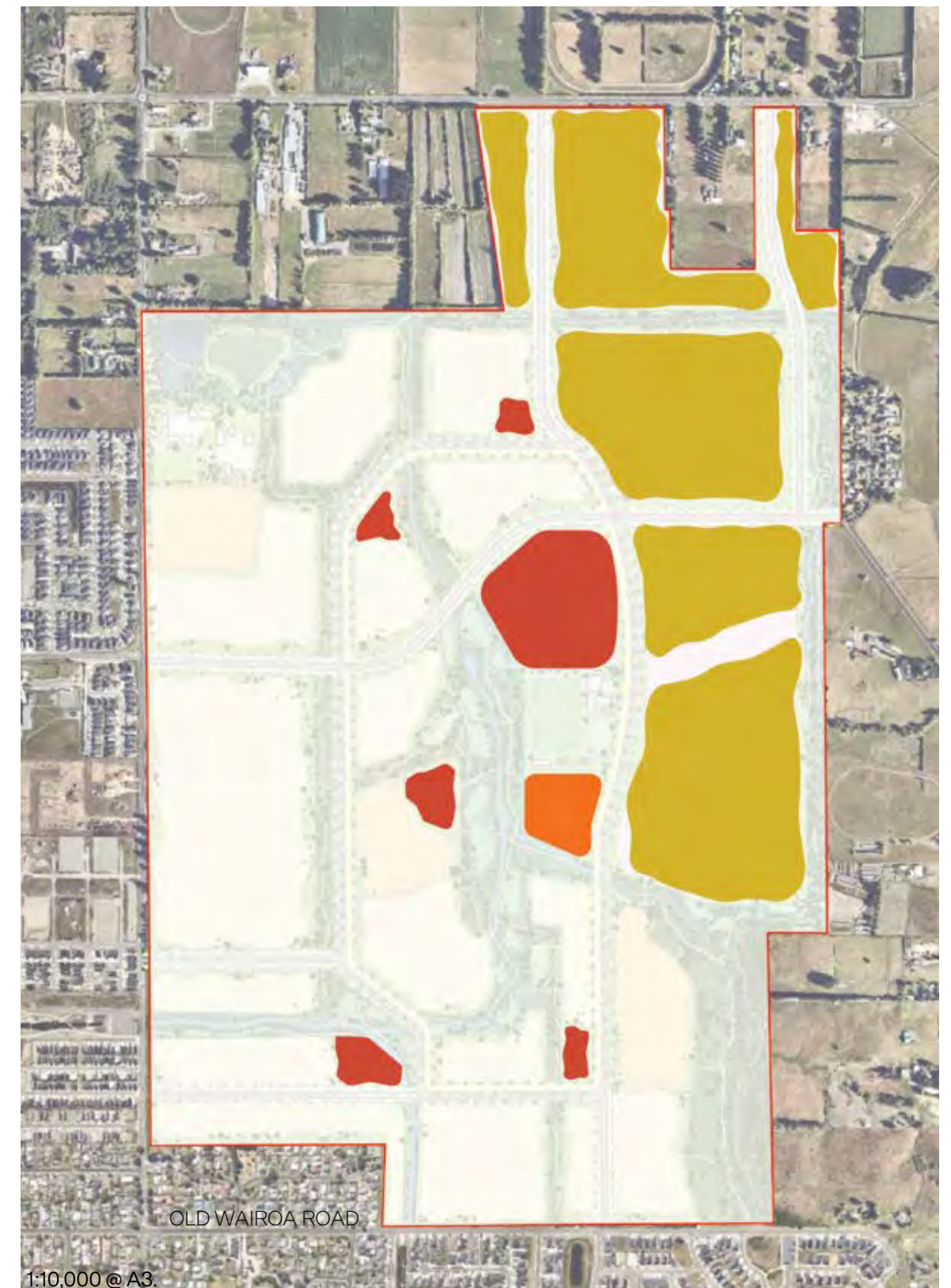


### Adaptive and Future Focused

The types of work and the way people work, is rapidly evolving to keep pace with the way people live their lives. As a result, the spaces for business and trade need to be dynamic and be able to meet the changing needs of companies and employees. The proposed employment area is central to the development and at 57 Ha it is envisaged will provide approximately 11,000 jobs. It is easily accessible via the Sunfield Loop and the network of walking and cycle routes through the development. Areas of employment will have vehicle access where required for servicing and deliveries. Buildings within the commercial area will vary in size, type and configuration to support light industry, office space, and retail areas. These areas will be developed to support a diverse range of businesses both in type and in their stage of maturity, resulting in varied employment options.

The town centre, Community and Mobility Hubs, healthcare facility, schools, and retirement villages all contribute to a range of employment opportunities within the development. A wide range of employment areas (including Ardmore Airport and local industries), are also located close to Sunfield.

Changing ways of working will be considered in the design approaches to home and hub architecture. With the prevalence of working from home, new technologies, and the growing demand for shared workspaces, the design response will ensure these needs are accommodated within local neighbourhoods.





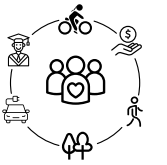
## local employment





# my sunfield community

## local centres

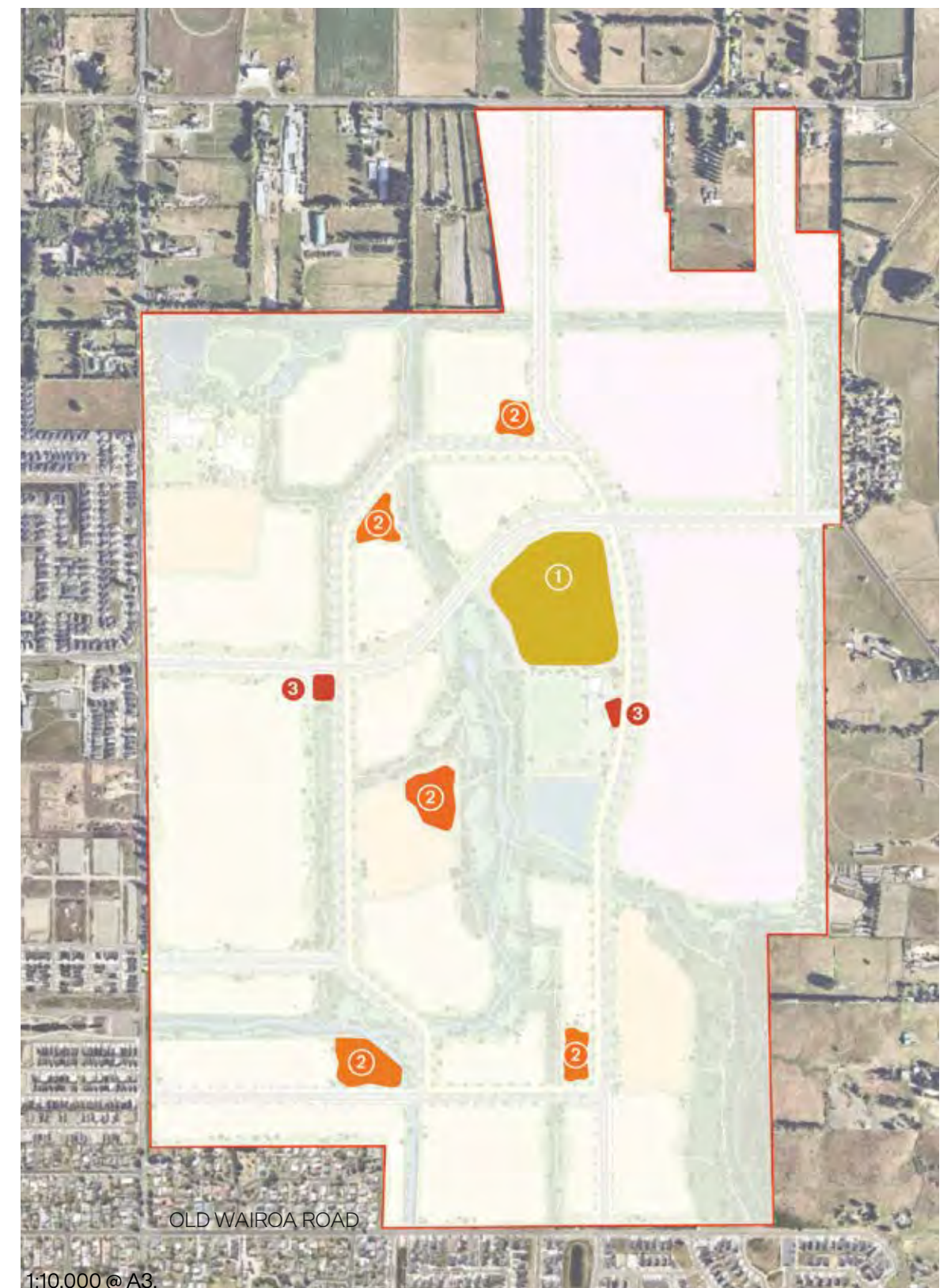
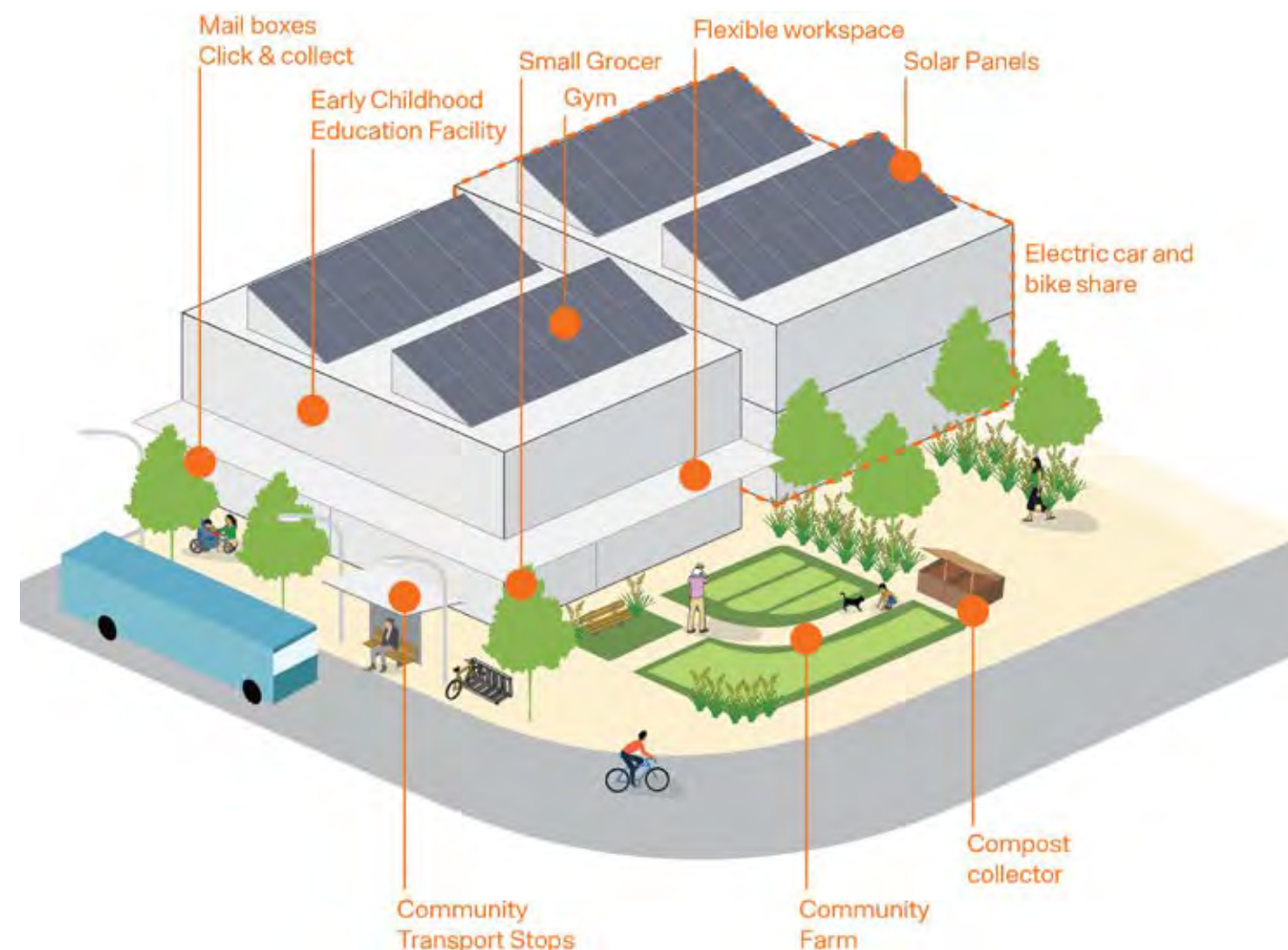


### Convenient and local services

A 4.9ha town centre, 5 primary Community and Mobility Hubs and 2 secondary mobility hubs are proposed throughout Sunfield. The hubs are intrinsic to how the development will operate, both in terms of transportation and providing amenities the community need on a daily basis, such as the corner dairy, courier and mail deliveries, gym, early childhood education, or community centre. They will also be social spaces that foster community and interaction for the residents. The hubs are centrally located, accessed easily by community transport or vehicle from the loop road or by foot or bicycle from home.

The hubs have an important transportation function. Community transport stops are outside the hubs, so residents will filter through these spaces as they head to and from school or work. They are also spaces that shared and private vehicles will be centrally stored, so as to be easily accessible for residents and visitors.

Refer to the 'my local neighbourhood' section of this document for further detail on a sample hub.





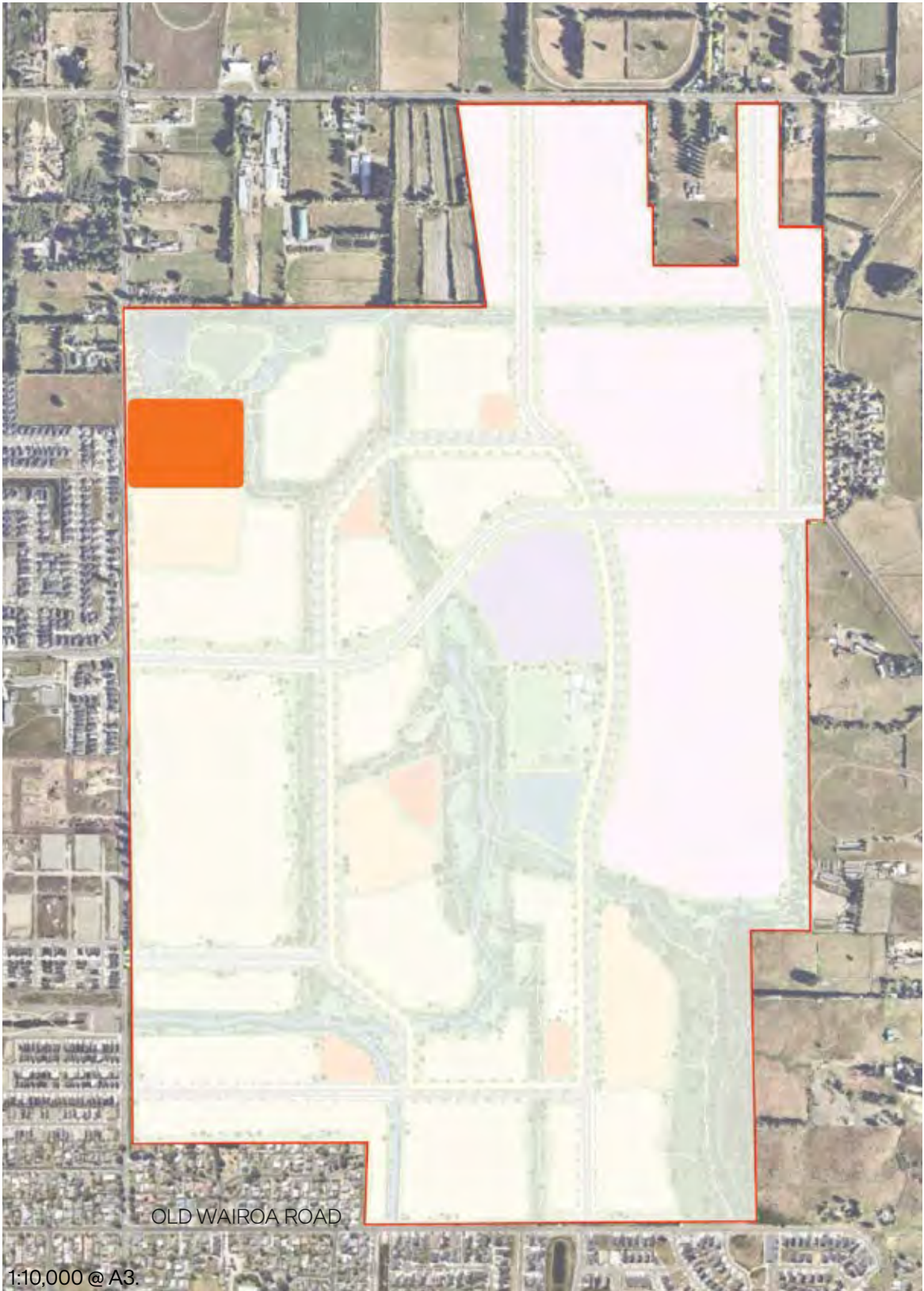
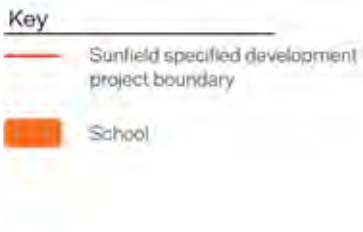
# my sunfield community

## education



### Education

Within the masterplan there is provision for a school of about 4ha in size. The school has been located to ensure they are easily accessible so that journeys to and from can be made safely and without the need for private vehicles. Parcels that are immediately adjacent to the open space network have been chosen to encourage the use of this space for outdoor learning and recreation. The provision of a school within the site is essential in ensuring residents with children can live locally, as well as educational professionals and school support staff.





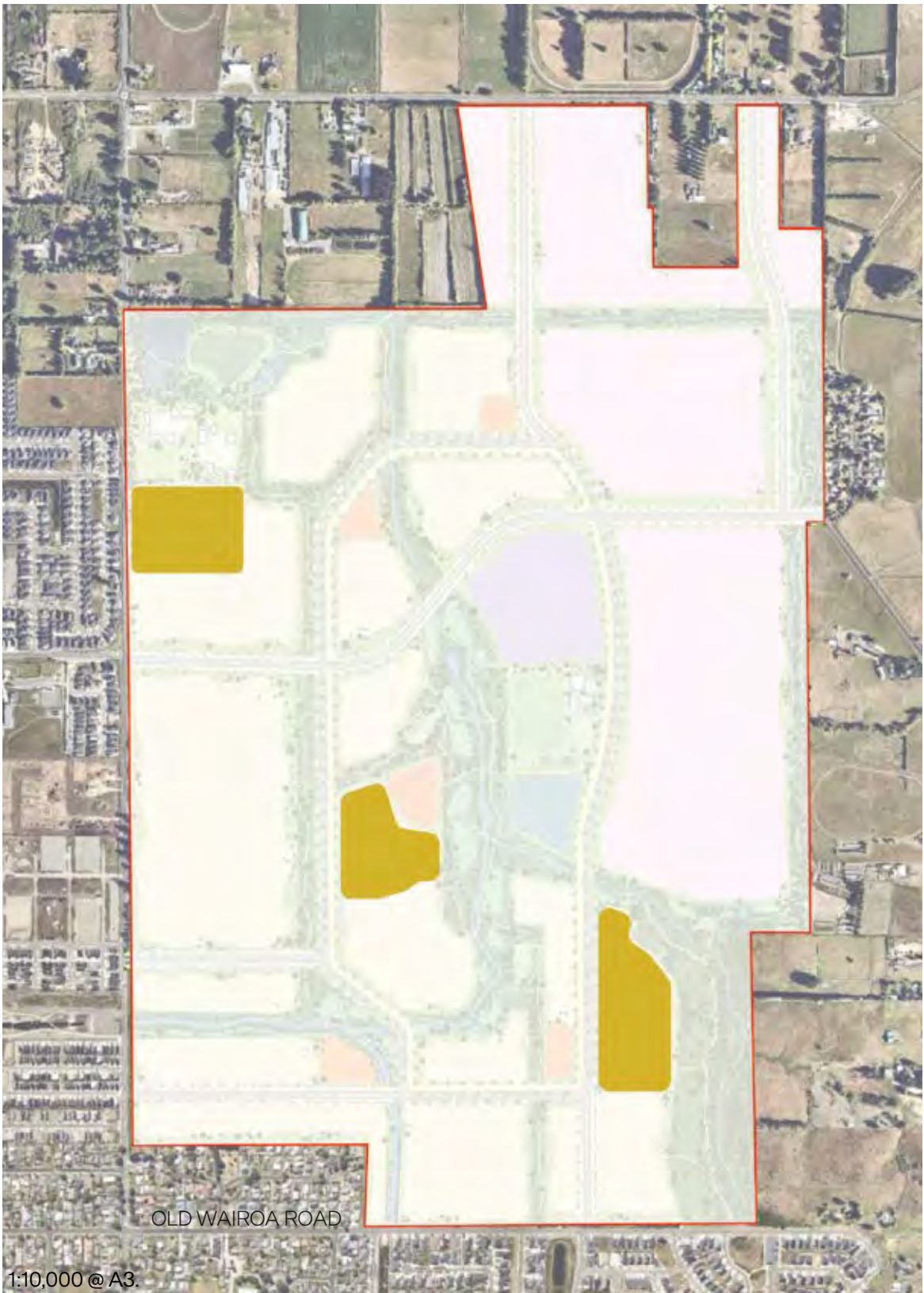
# my sunfield community

## retirement



### Retirement

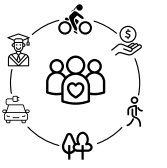
Three retirement villages of approximately 4ha each in size are provided for in locations which are easily accessible to community transport and mobility network. The villages are also located to utilise the open space network for both amenity and recreation opportunities. The retirement villages will be permeable and integrated with the wider masterplan contributing to the diverse make up of the community and allowing for residents to age in place.





# my sunfield community

## healthcare



### Healthcare

A modern and integrated healthcare facility, that will be an important asset for the Sunfield and wider South Auckland community, is envisaged on a 3ha centrally located parcel of land.

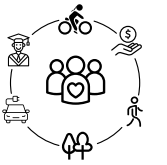
The facility is easily accessed from Hamlin Road and the Loop Road to meet servicing requirements. This parcel is also immediately adjacent to a greenway, with views over Sunfield park. It is intended the facilities patient rooms and offices will utilise these views. The inclusion of this healthcare facility furthers the capacity of residents to live locally with this important service being provided within the community. The healthcare facility further diversifies employment opportunities for residents with the ability for medical professionals and or support staff to live nearby.





# my sunfield community

## open space network



Green infrastructure, existing natural features, and a range of proposed open spaces are utilised to create a functional ecological and recreational anchor for the development that prioritises the pedestrian experience over motor transport.

The open space strategy comprises a series of networks that when layered together carry out important environmental functions, whilst creating a varied mix of outdoor environments that will meet the diverse needs of the community – including increased connection to nature and access to both informal and formal recreation and sports. At a more local neighbourhood scale neighbourhood parks, pocket parks, and greenways will facilitate neighbourly interaction and allow opportunities to integrate potential community gardens and a shared connection to the environment.

Crucially all of the open spaces have been designed to function as an interconnected network enabling a holistic approach to managing and treating stormwater, biodiversity remediation, and greenways which allow residents to connect throughout the development on foot or bicycle safely and directly avoiding conflict with vehicle traffic.

The primary open space network is made up of:

- A series of greenways
- A central stormwater system
- A revitalised stream park
- Wetland park for stormwater management
- Sunfield park – a central park with sports and community facilities
- Local neighbourhood parks – for play, respite and to gather
- Pocket parks

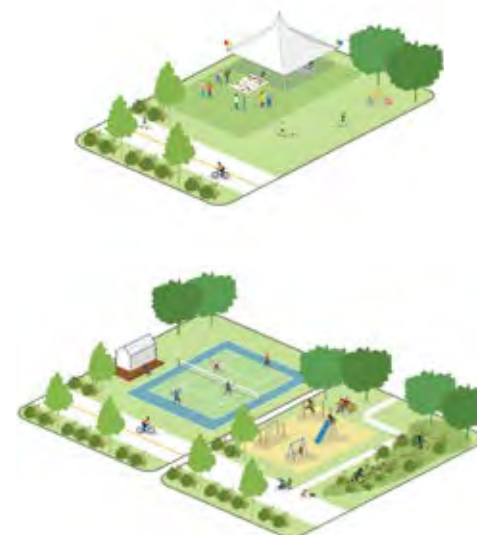
With the transition from rural farm land to a comprehensively planned community there is a significant opportunity for the introduction of different vegetation types and bio-diversity initiatives that will greatly improve the ecological value of the site. With an overarching strategy to increase biodiversity and restore native vegetation throughout, a comprehensive vegetation strategy will be developed to provide for a range of habitats and ecological connections. The large land areas designated for recreation, restoration and water management will contribute holistically to improved environmental and social outcomes for flora, fauna, and the community.

### Neighbourhood Park

These are small 0.2-0.5ha parks, within a 400m walk from home. They are a shared open space for informal recreation with doorstep play equipment, space for free play, and outdoor furniture to facilitate small gatherings and respite. These parks are essential spaces within neighbourhoods to foster community, encourage interaction and connect with nature.

### Sunfield Park

This is a suburb park, centrally located within the heart of Sunfield as well as being easy to access from Hamlin Road and the Loop Road. The park will have a range of recreational facilities such as sports fields/courts, a destination playground, outdoor gym and informal open spaces. There will also be community and social facilities such as a potential community centre, potential aquatic centre, BBQ/events space, as well as shelters and seating.





# my sunfield community

## open space network

The following pages describe the key open spaces. Note: These plans are indicative early concepts only and will be developed through subsequent stages.

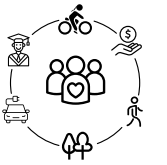


Image: Section of the greenways

### A. Greenway

The greenways are a network of generous linkages, as primary routes connecting the community to amenities, education, employment and other neighbourhoods. The greenways and the Sunfield loop create a permeable active movement network linking people to places. The greenways will be verdant spaces with trees and ecologically valuable planting. The greenways connect to other spaces in the open space network to create numerous options for exercise trails.



Image: A section of the stormwater park

### B. Centralised Stormwater Park

The centralised stormwater park will carry out an important stormwater attenuation and treatment function. With an integrated and naturalised design approach, it will enable the park to be a space for recreation and respite, whilst also having significant ecological function and value. The park creates an opportunity for the community to witness and appreciate the varied magnitude of rain events through the attenuation of stormwater, rather than being unable to engage with these natural processes as stormwater sits in pipes below.

The stormwater park is the key component of the comprehensive stormwater strategy and will retain water during peak flows, before feeding it into the proposed extension to the Auckland Council Awakeri Stormwater Wetland.



Image: A section of the stream park

### C. Wai Mauri Stream Park

A wide corridor has been created for the revitalisation of the existing stream. This corridor will be re-vegetated with the indigenous species that once grew on the site. There will be recreational opportunities for residents to engage with nature with a network of paths and spaces, however its principal objective is the restore mana to the wai, provide habitat for native fauna, and reflect and enhance cultural connections to the site.



# my sunfield community

## open space network

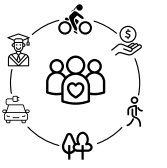


Image: The Sunfield Park

### D. Sunfield Park

This park will become a focal space for the community, with sports fields, courts, a destination playground, club rooms and other community facilities such as a potential aquatic centre. It is envisioned that Sunfield Park will be utilised in the programming of organised sport for the South Auckland community, and will be developed to meet facility demands and complement nearby Bruce Pulman Park.



Image: The Wetland Park

### E. Wetland Park

The wetland park is nestled on the site's north western boundary and is the catchment for the stormwater system that borders the northern and eastern boundaries of Sunfield. The wetland park has important ecological and stormwater functions whilst also providing a large recreational space for local residents and as a destination open space for the community. It is envisioned that a link with the school could be created for outdoor learning opportunities.



Image: One of the Neighbourhood Parks

### F. Indicative Neighbourhood Park

Small scale parks are nestled amid residential neighbourhoods to serve as important spaces to foster community and for community to gather. These parks will provide play spaces that are close to home with play equipment and open space for free play.

These spaces will be designed as part of the comprehensive neighbourhoods. It is envisaged that a finer grain of pocket parks and communal spaces will also be provided within local neighbourhoods.



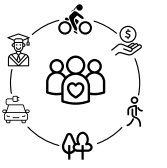
open space





# my sunfield community

## vegetation strategy



With the transition of land use from rural farmland to a comprehensively developed community the proposal presents a significant opportunity for the introduction of different vegetation types and biodiversity initiatives that will greatly improve the ecological value of the site. The large land areas designated for recreation, restoration and water management require different vegetation strategies to ensure the spaces function as intended, whilst creating great spaces for flora, fauna and the community.

A range of vegetation strategies will be developed for Sunfield that stitch together important ecologies and support native ecosystems and biodiversity.

### Restoration

The objective of restoration planting is to create a self-sustaining habitat for native fauna through planting native flora as a food source. Seeds carried by wind or fauna will continue the restoration process, further diversifying the habitat. Restoration projects often involve the input of local communities, for activities such as pest management or plant propagation.

Restorative planting will be utilised in the stream park and wetland park.



### Riparian

The benefits of riparian planting are numerous; increasing the ecological value of open space, enhancing visual amenity, improving water quality, creating habitat and food sources for native fauna, keeping water temperatures stable and stabilising banks during high water events

Riparian planting will be utilised adjacent to all waterways



### Recreation

There is an extensive network of open space throughout the development. These spaces will be utilised by the community as well as being spaces that will increase the ecological value of the site. The vegetation strategy for these environments will balance these two, sometimes competing, programme requirements. Recreational environments will have a series of open spaces for formal and informal play, with programmable areas for events such parties and picnics. Recreational areas will have a combination of sealed and unsealed paths that ensure they will be well used through the seasons. The planting will be predominately native in these environments to create habitat corridors and use certain species as way finding elements



### Residential

In residential areas the vegetation strategy will be more managed and utilise different species to what would be found in larger open spaces. The planting palette will be predominately native with flowering and fruiting species to create seasonal interest and encourage bird populations. Within neighbourhoods species selection will vary to create distinctive character and foster a sense of place. The use of productive species such as fruit trees will also be encouraged.





# my sunfield community

## Wai Mauri Stream Park

### Masterplan

Wai Mauri Stream Park centres around the open stream, which is to be flanked by wooded areas featuring walking tracks through native bush. These paths wind naturally through the surroundings taking account of steeper slopes to manage gradients and mitigate the need for stairs, offering a gentle setting for walking and exploration. Along the stream banks a lower-growing margin planting typology is proposed, allowing natural light and views to the stream as well as improving water quality.

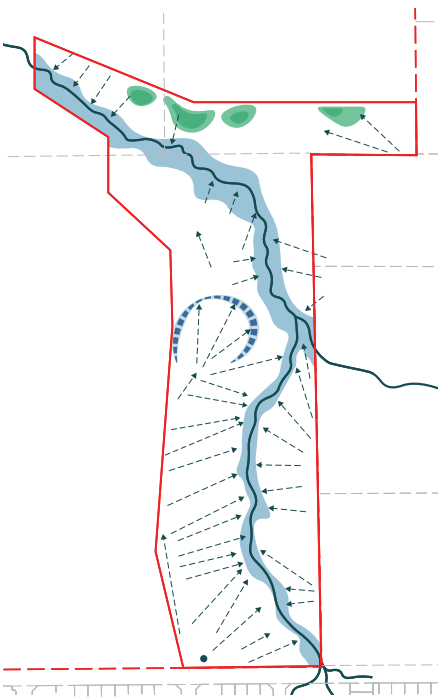
Adjacent to the proposed residential areas, the park transitions into a more utilitarian space. Open grassy areas are designated for activities such as play, exercise, dog walking, picnics, and yoga. This section of the park is designed to be functional, catering to the daily needs of the community.

A small community orchard is suggested near the proposed later living village, providing residents with an opportunity for shared cultivation and fostering a sense of community engagement. Positioned closest to the hub connection is the social/gathering heart of the park, including facilities, play space, exercise provisions and a shade structure.

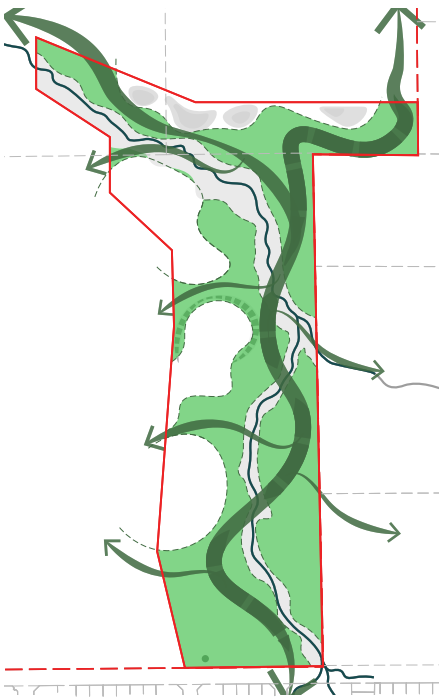
Gateways are strategically positioned to facilitate connectivity to the broader network of open spaces, existing and planned residential areas, and the commercial district. These gateways prioritise practical access and contribute to an integrated green space network within the community.

Further landscape analysis, design detail and habitat proposals can be found in the accompanying **Wai Mauri Stream Remediation Design Report**.

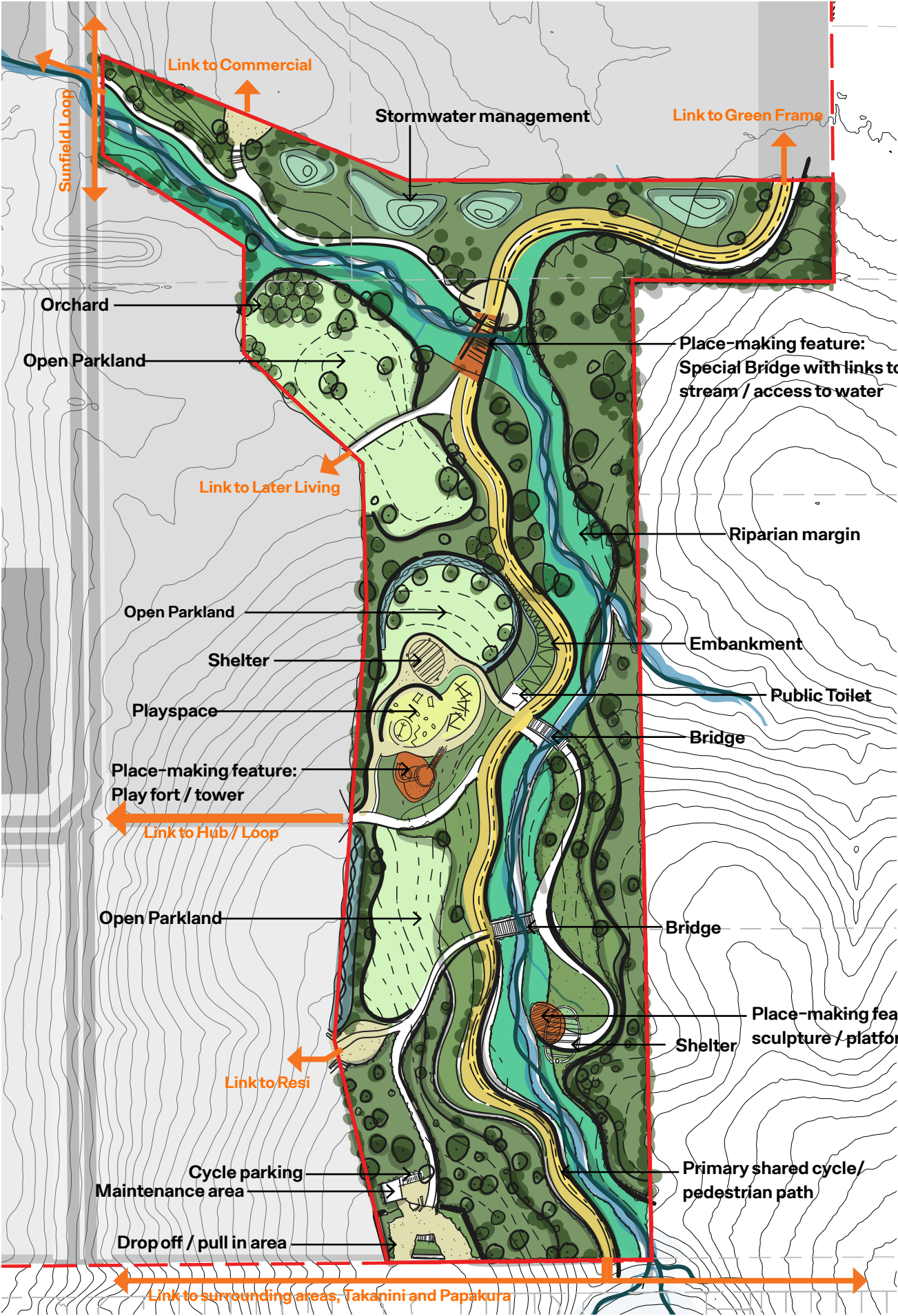
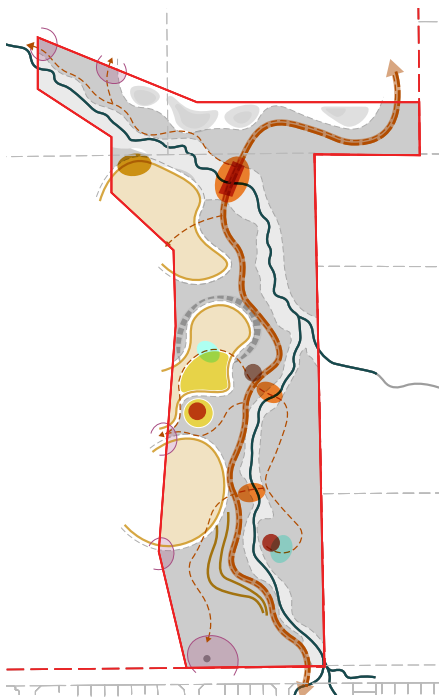
Water Habitat



Land Habitat



Social Habitat





# my sunfield community

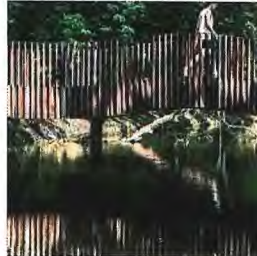
## Wai Mauri Stream Park

### placemaking opportunities

The park incorporates three unique and distinctive place-making features, which are suggested as the primary focus for future co-design processes. These are to be further supported by a suite of cultural markers, wayfinding and interpretation elements.

#### Bridge

A unique feature bridge spans the stream, with opportunities for distinctive form, incorporated seating, and provision of access to the water.



#### Play Fort/Tower

A sculptural and distinctive element that is playful and sculptural sitting prominently on the ridgeline as a destination for children and their families.



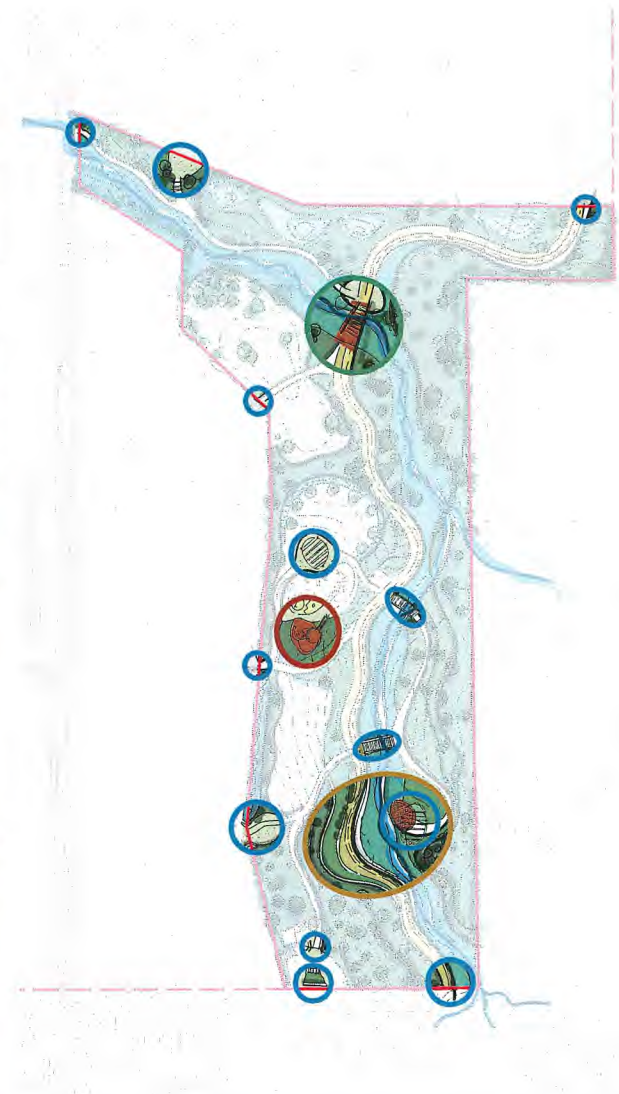
#### Sculpture/Platform

Located to the south, a sculpture or platform offers a space for quieter contemplation. Landscape terraces on the opposite bank provide an elevated viewpoint and space for refuge.



#### Po / Waharoa / Cultural Markers / Wayfinding

There are many further opportunities for the integration of additional cultural markers, installations, interpretation panels and wayfinding features throughout the park, including at gateways, thresholds, bridges and shelter points.

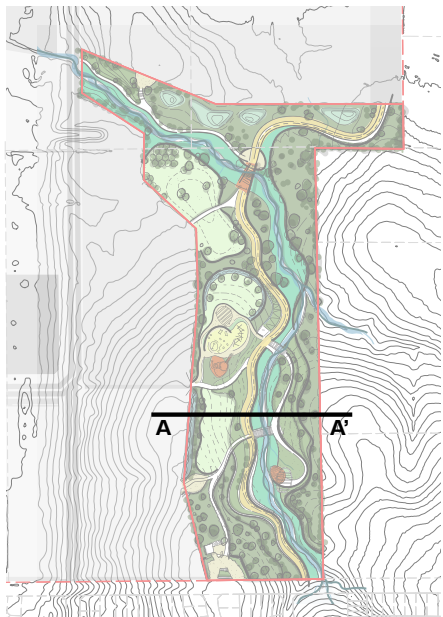




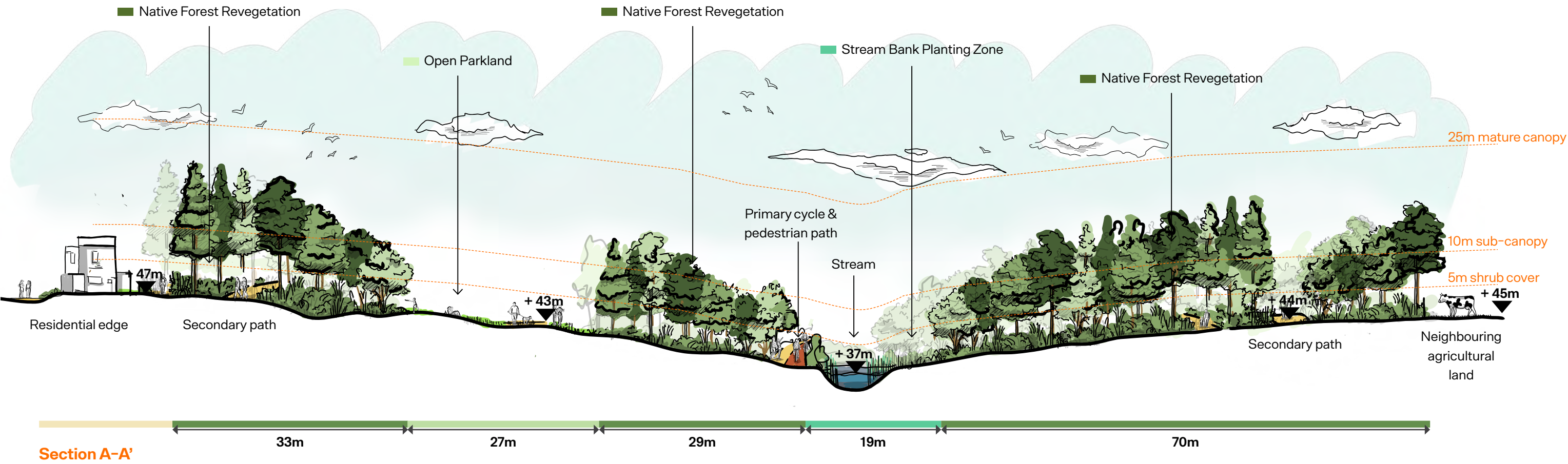
# my sunfield community

## Wai Mauri Stream Park

typical section



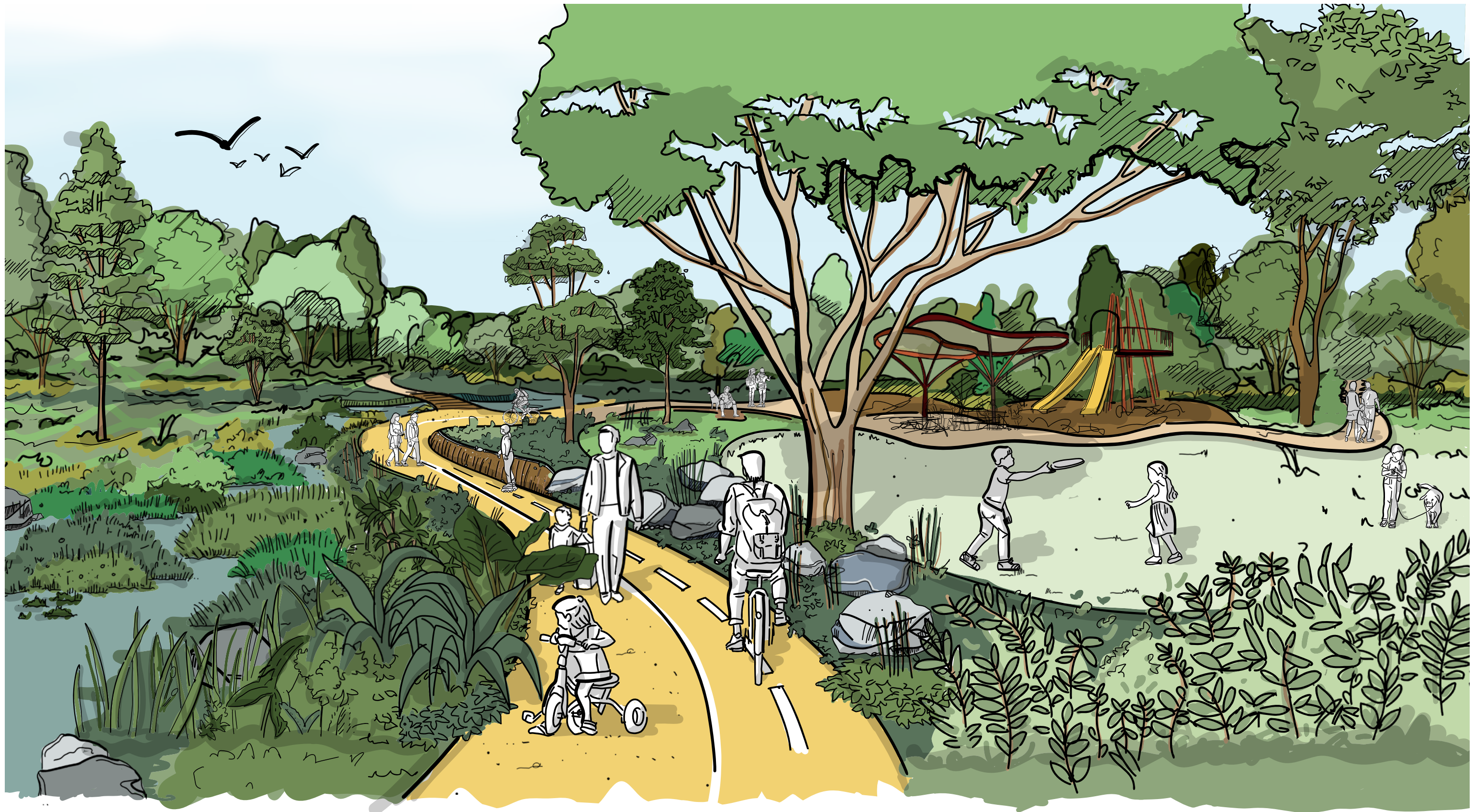
Location Plan



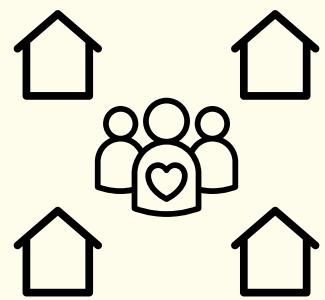


# my sunfield community

## Wai Mauri Stream Park







**my local  
neighbourhood**

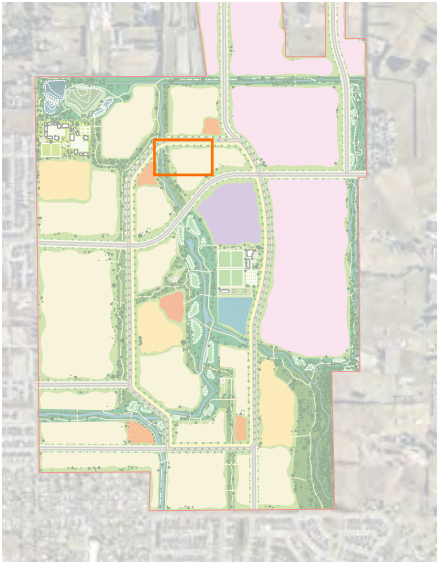


# my local neighbourhood

## illustrative plan

This section samples a ‘typical’ Sunfield neighbourhood and the following pages describe in more detail how this new car-less community operates.

- Key
- A Mobility Hub
  - B Sunfield Loop
  - C Stormwater Park
  - D Walkable lanes (6m)
  - E Neighbourhood loop road (16m)
  - F Neighbourhood Park
  - G Local Utility hubs





## neighbourhood park





# my local neighbourhood

## walkable neighbourhoods



Removing cars enables a highly permeable neighbourhood, where compact housing and neighbourhood spaces are connected through safe, walkable lanes, which are pleasant to be in.

The hierarchy of laneway types creates car-free spaces for residents to enjoy, while balancing practical needs. Vehicle access, such as private car or ride share pick-ups and drop-offs, are restricted to the 16m Village Loop, positioned to provide convenient access within the neighbourhood. Service, emergency, and other necessary vehicles are limited to the 16m Village Loop and the 12m Shared Space, which allows them to get within a short distance of every home when necessary, without needing to access every lane.

### Typical Development



### Sunfield Development



### Laneway Types



#### 16m Village Loop

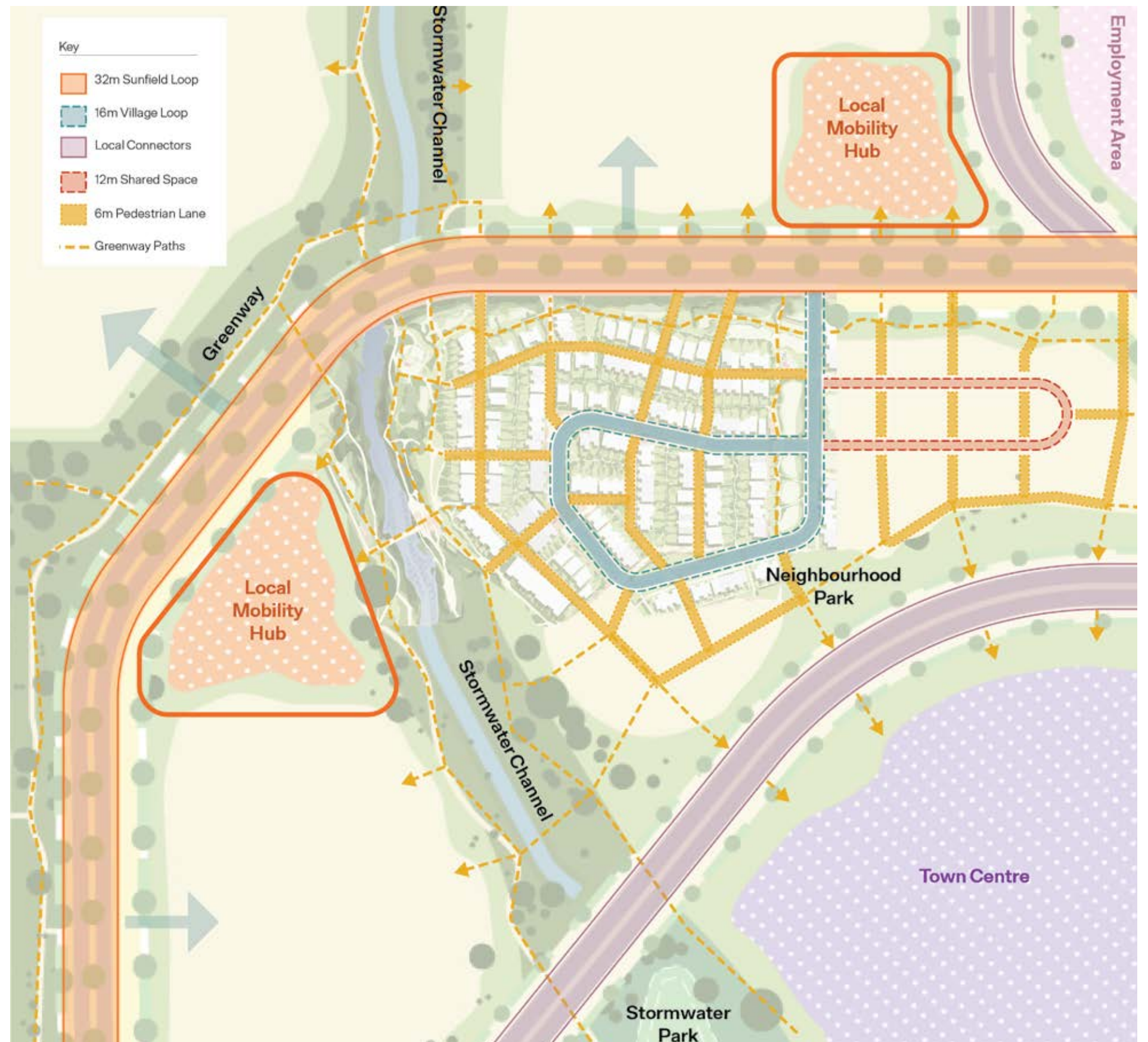
For servicing, drop off / pick up, and emergency vehicle access only

#### 12m Shared Space

For servicing and emergency vehicle access only

#### 6m Pedestrian Laneways

Pedestrian and cycle only, no vehicle access





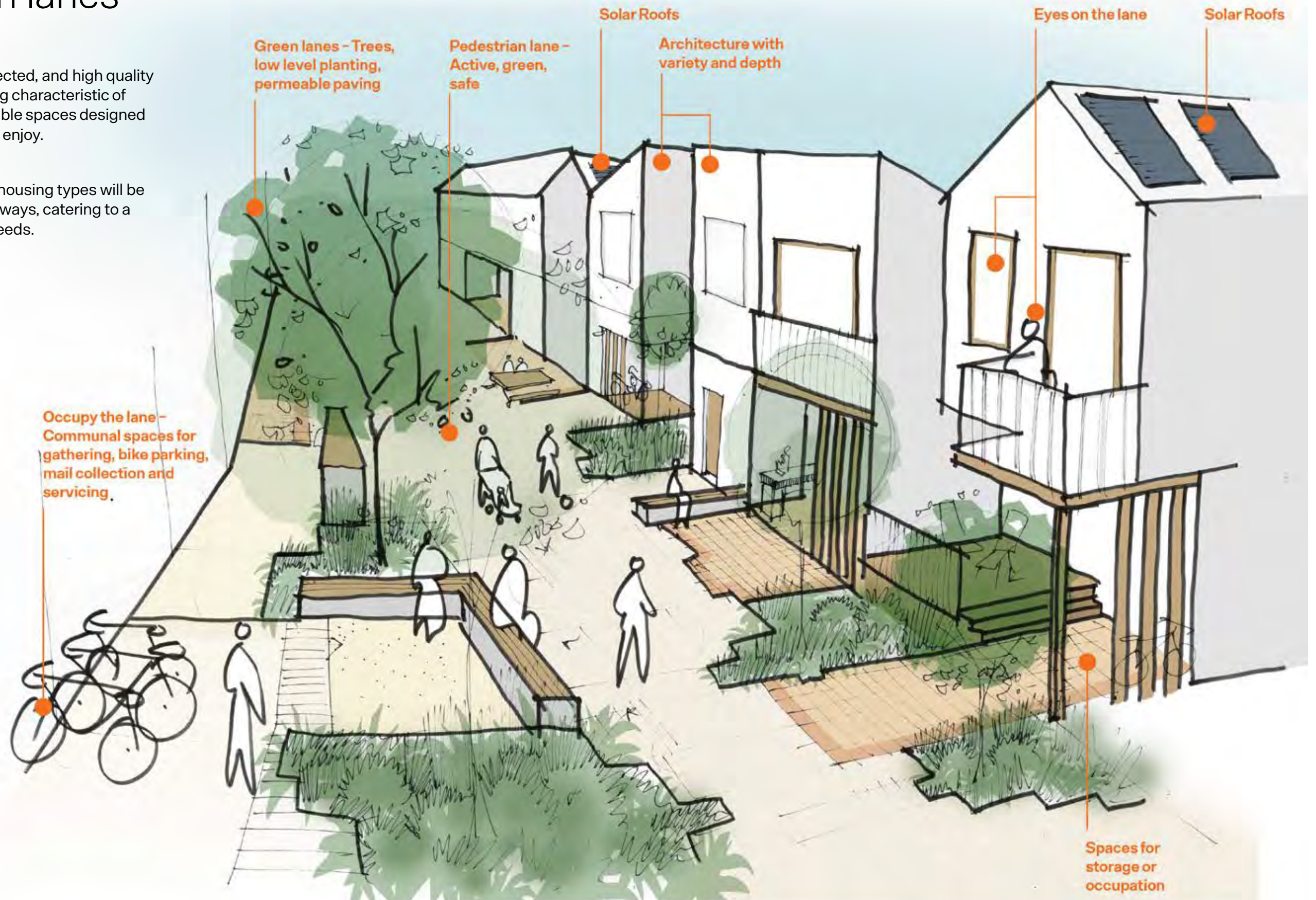
# my local neighbourhood

## pedestrian lanes



A network of safe, connected, and high quality laneways are the defining characteristic of Sunfield. These are flexible spaces designed for people to inhabit and enjoy.

A variety of high quality housing types will be connected to these laneways, catering to a range of lifestyles and needs.





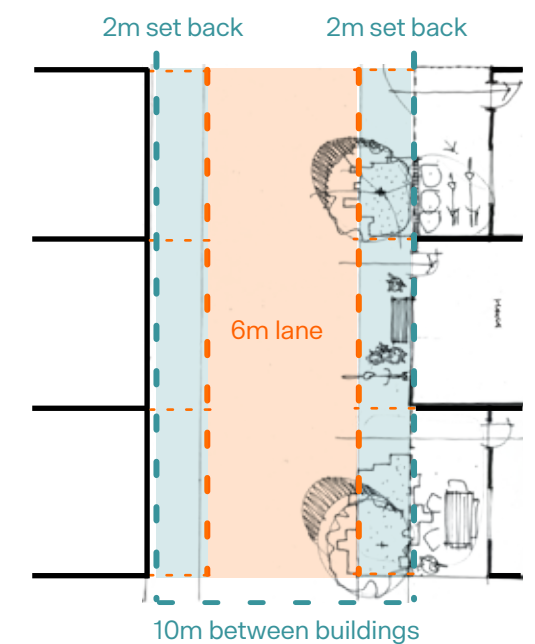
# my local neighbourhood

## pedestrian lanes

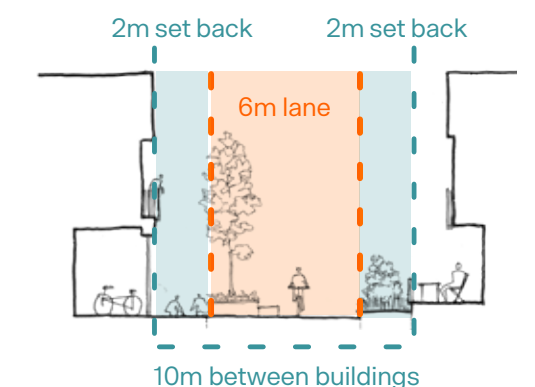


A 2m building setback from the laneway creates a blurred line between public and private space. Occupiable spaces are envisaged at the front of properties for bike storage, outdoor living, and activity. This setback promotes an active lane that is a comfortable space for residents while balancing privacy needs within the home. It also increases the minimum building to building dimension to 10m.

### Lane in plan



### Lane in section





## laneway





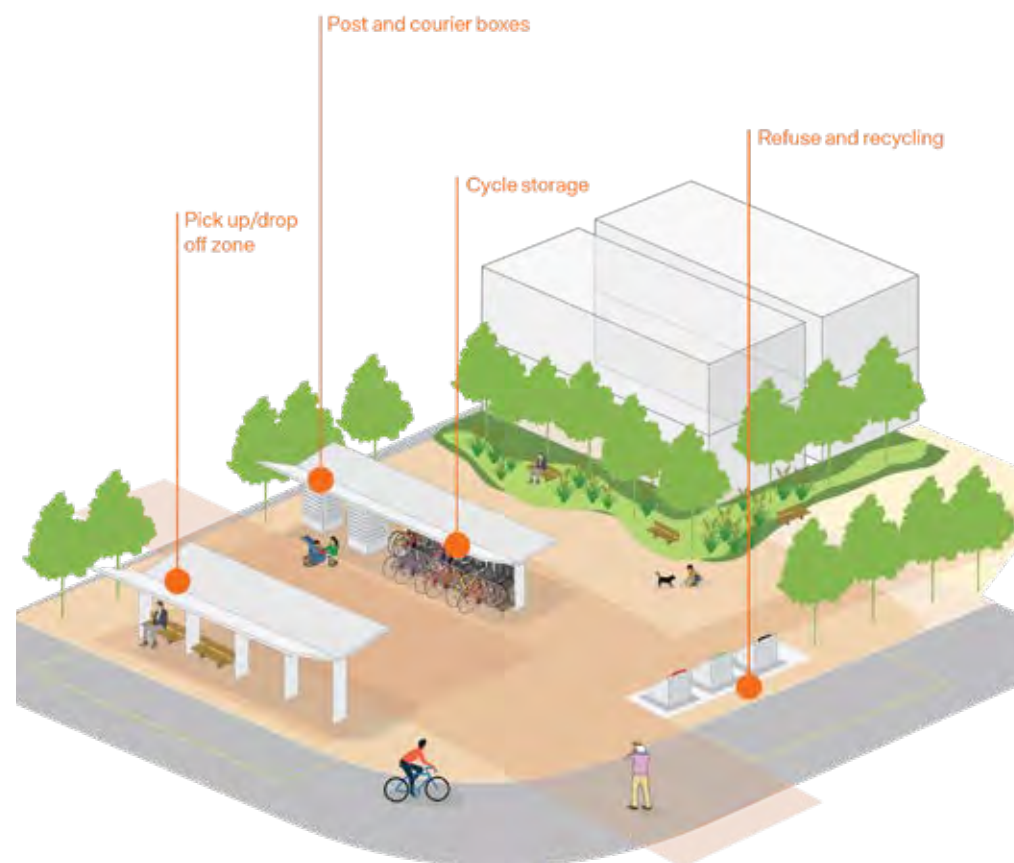
# my local neighbourhood

## local utility hubs



The design intent is to locate service hubs within 75 metres of every house. They would contain:

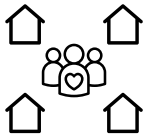
- Refuse and recycling
- Cycle Storage
- Loading bays for service vehicles and pick up and drop off services
- Post and courier boxes





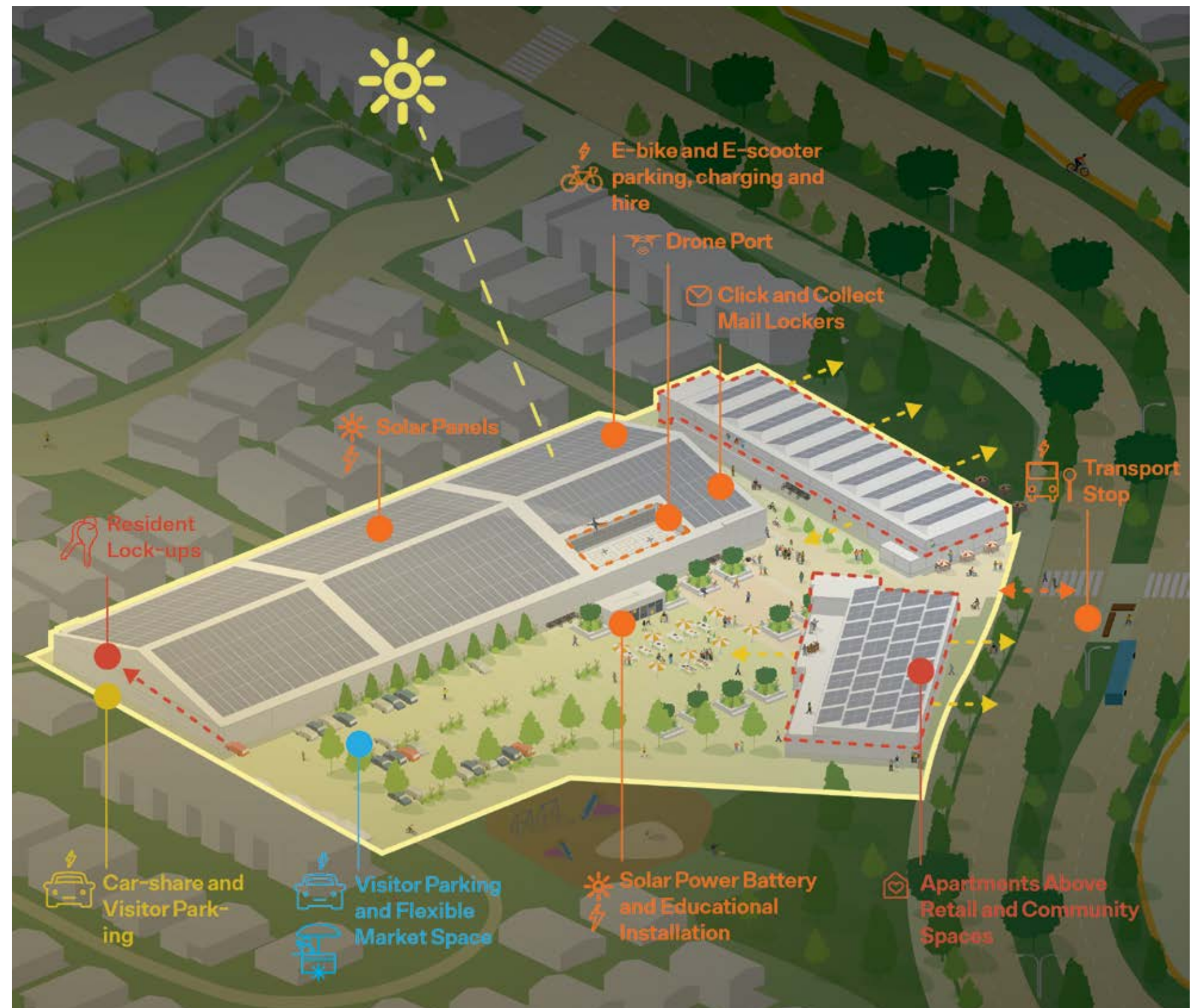
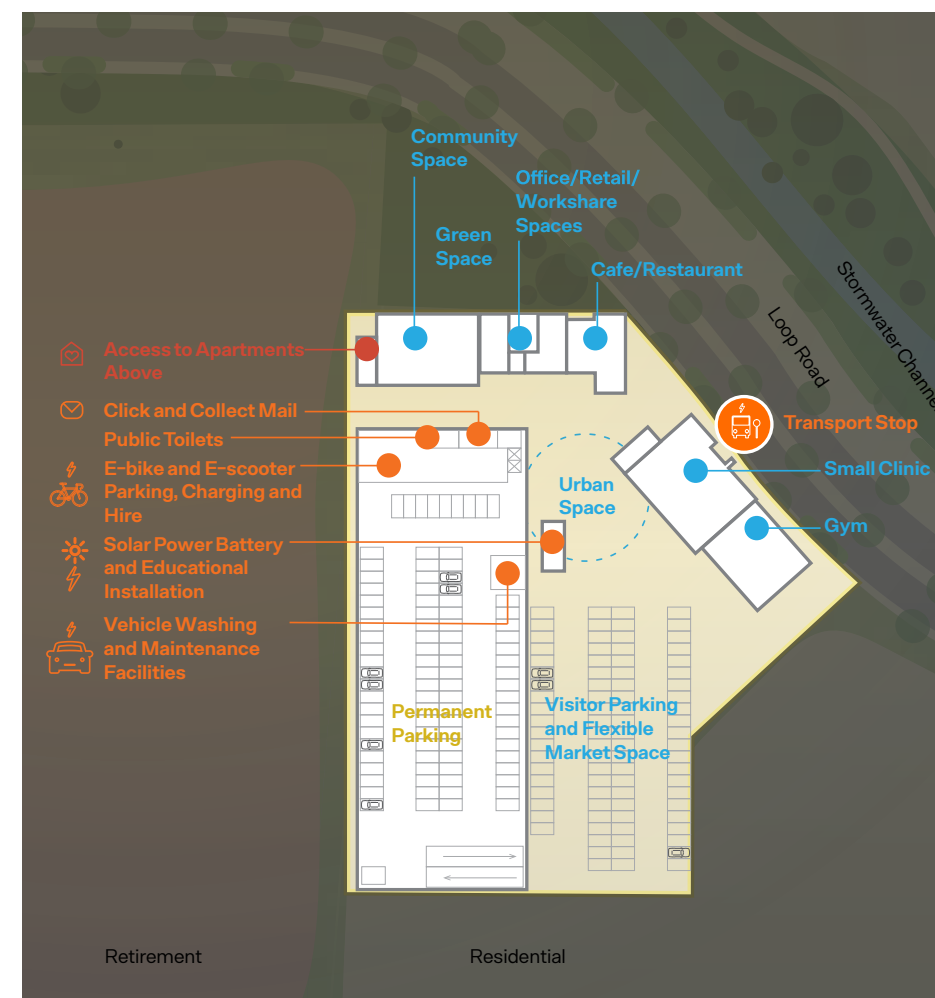
# my local neighbourhood

## community and mobility hubs



Community and Mobility Hubs are larger hubs located along the Sunfield loop for consolidated resident and visitor parking, community amenity and convenience. It is envisaged that the Community and Mobility Hubs will also be hubs for the solar energy system batteries and incorporate a range of innovative technologies such as drone ports, charging stations for e-bikes and shared vehicles, and shared work environments.

### Ground Floor Plan





## mobility hub

