



# Brymer Farms Fast Track Application Urban Design Drawing Pack

Brymer Farms Limited  
August 2026





Urban & Environmental

Prepared for

Brymer Farms Limited

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Document date

August 2026

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Kerikeri | Whangārei | Warkworth | Auckland | **Hamilton** | Tauranga | Havelock  
North | Wellington | Christchurch | Wānaka

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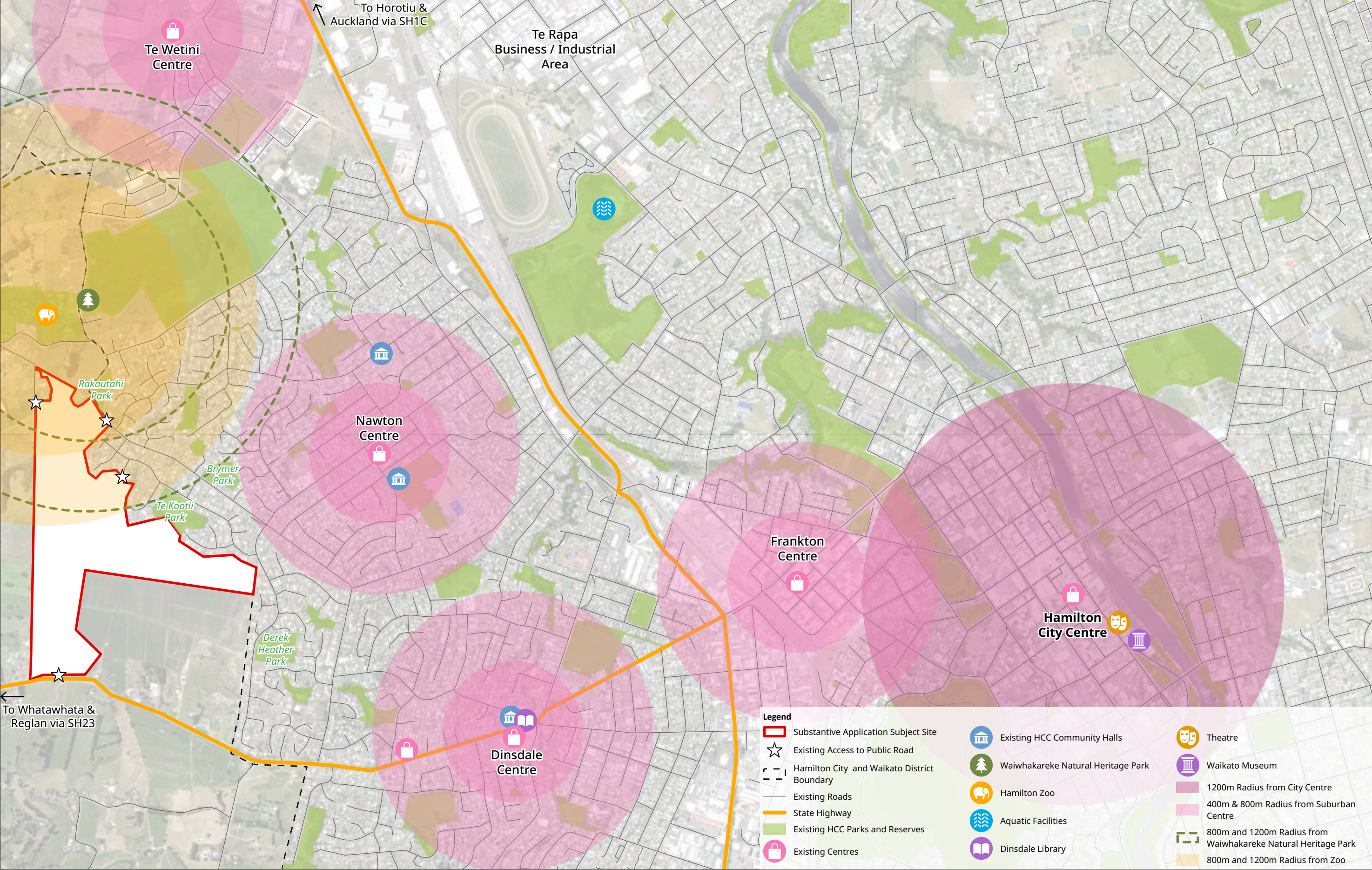
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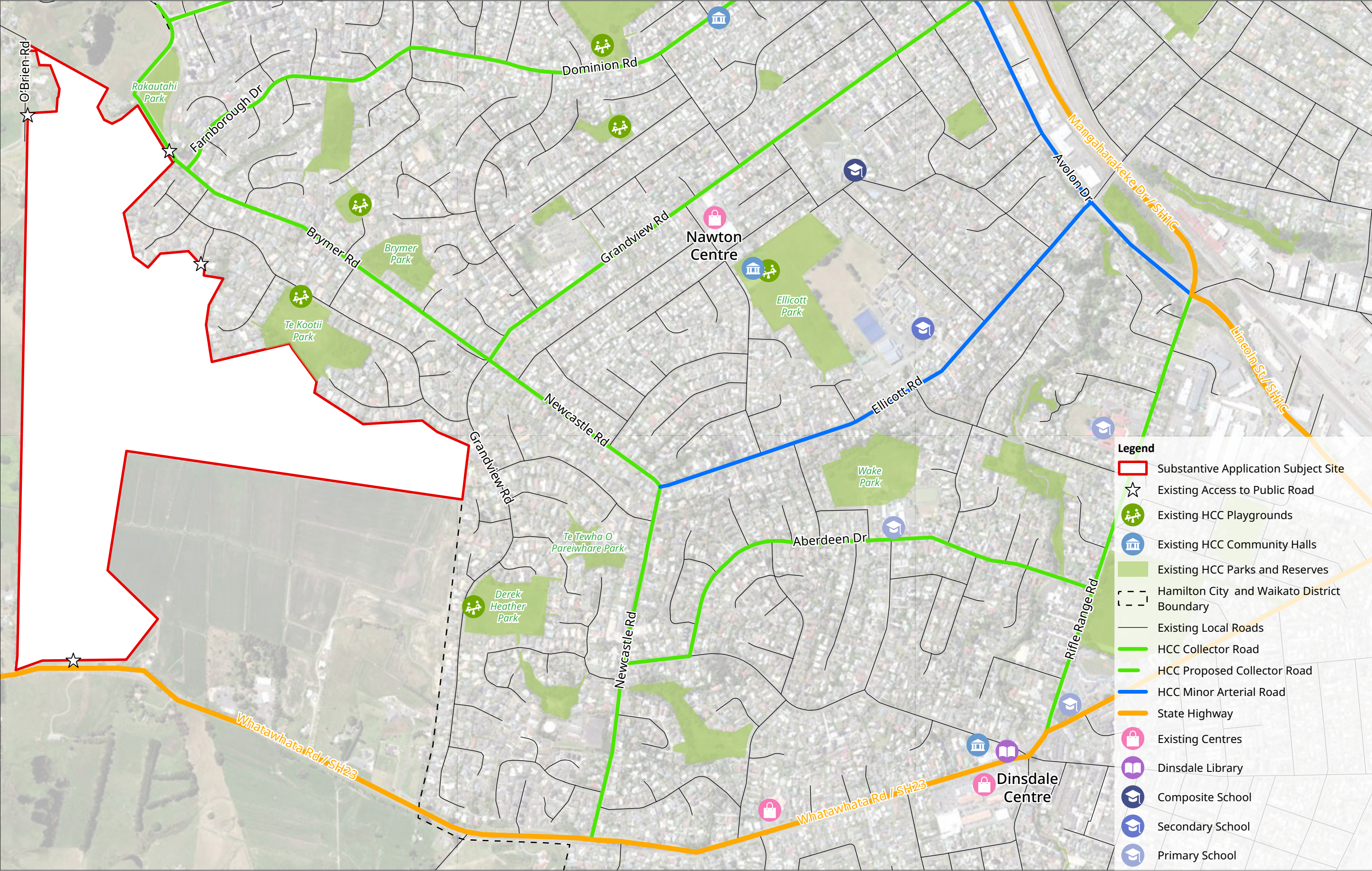


## Part A - Site Context Analysis

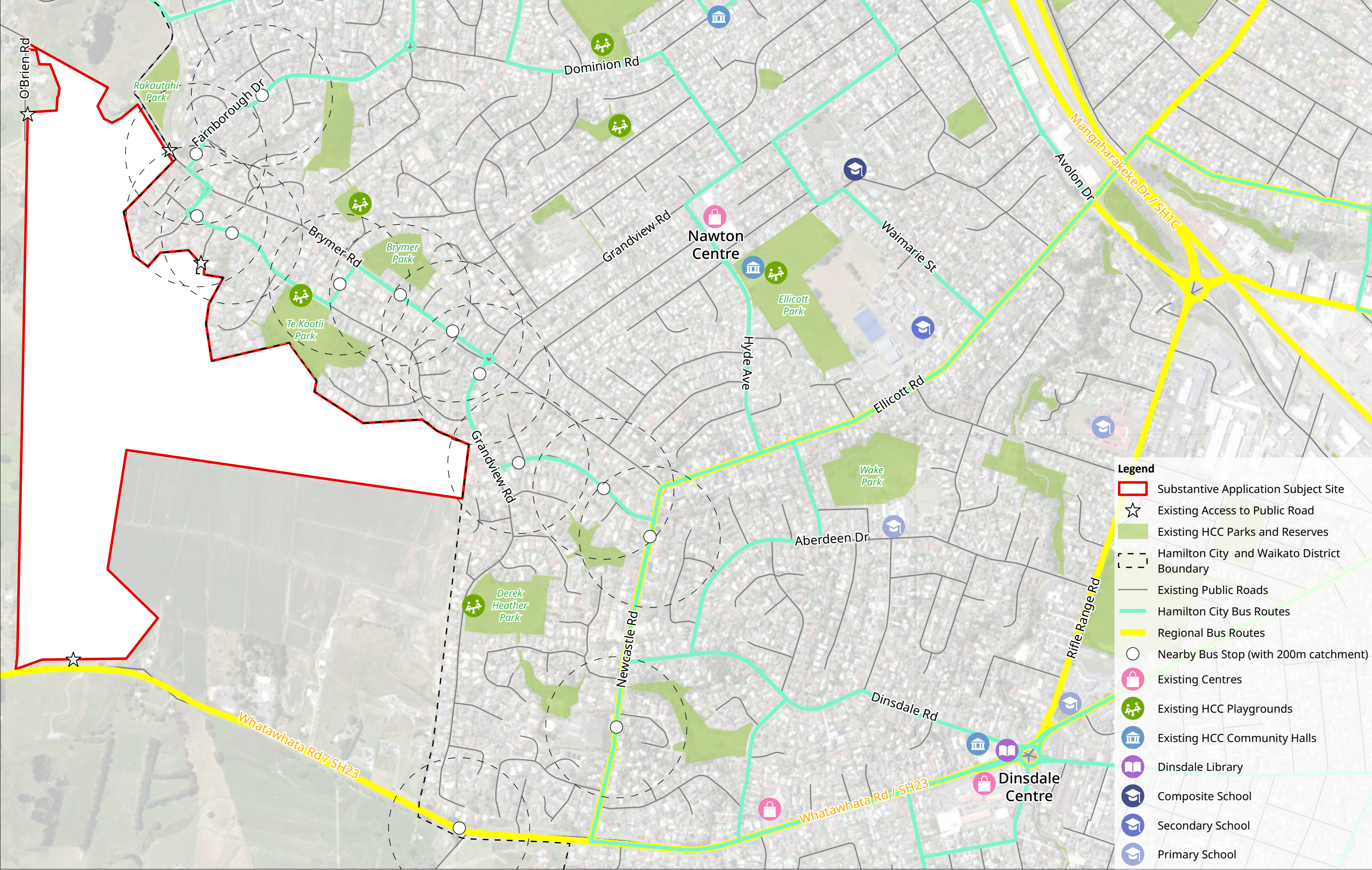












**Client:** Brymer Farms Limited  
**Job Number:** 26360

**Drawing:** Existing Public Transport Network  
**Version:** For Substantive Application  
**Date:** 19/08/2026

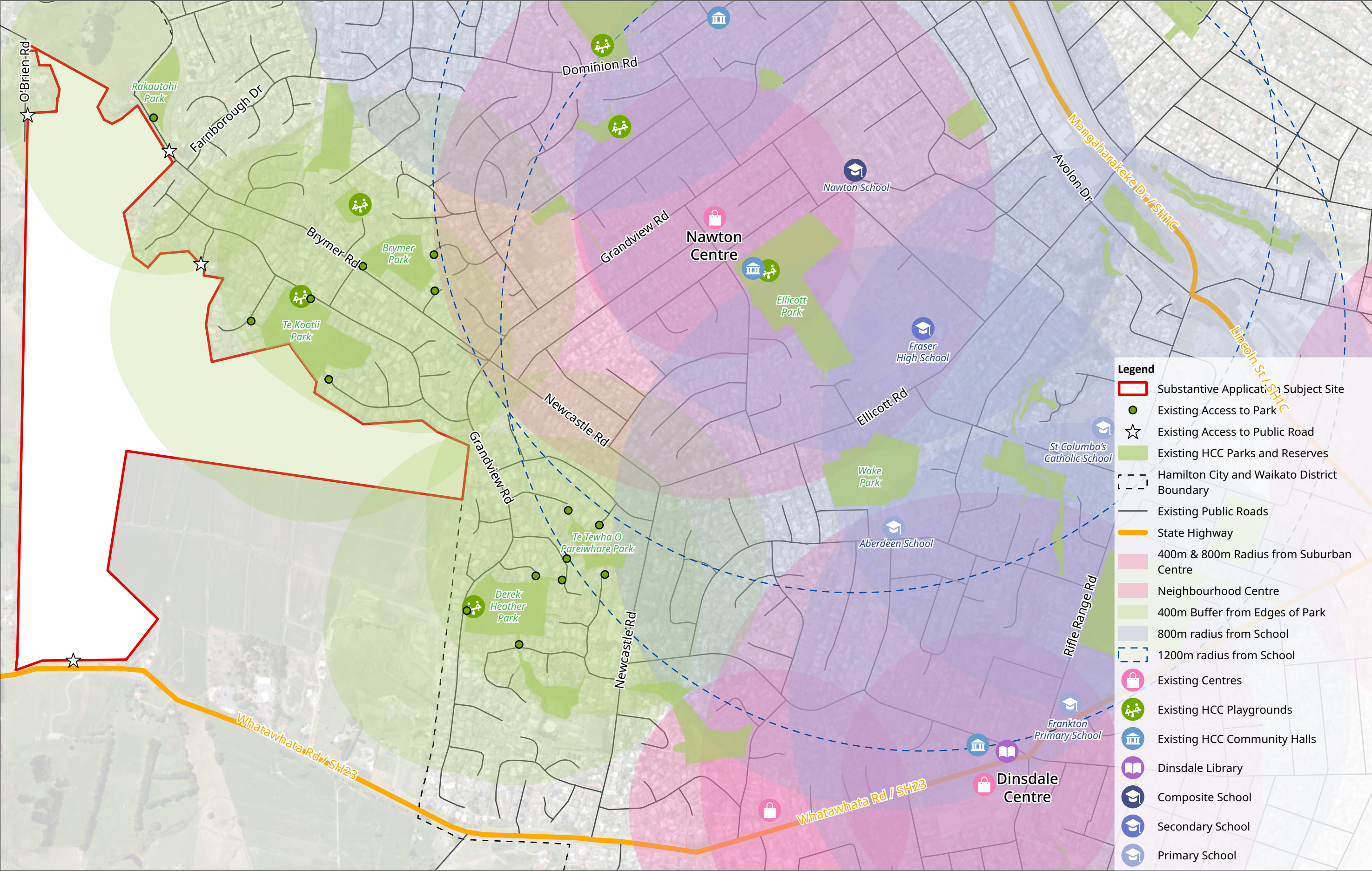
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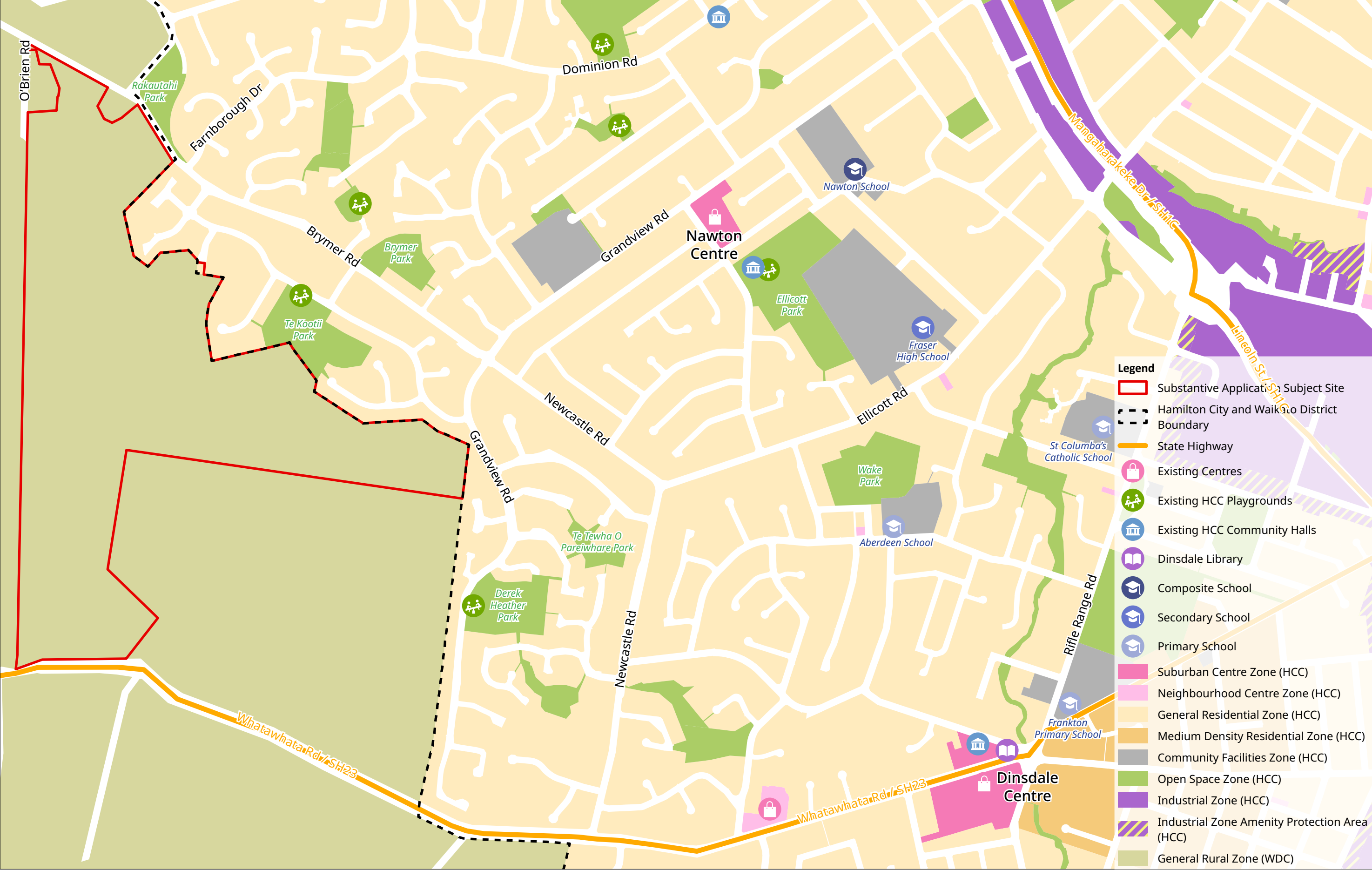
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 Lot 3 DP385271, Lot 1 DPS87291, PT Lot 2 DP18355, Allot 365 Pukete Psh

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Client: Brymer Farms Limited  
Job Number: 26360

Drawing: Existing Hamilton City and Waikato District Zoning  
Version: For Substantive Application  
Date: 19/08/2026

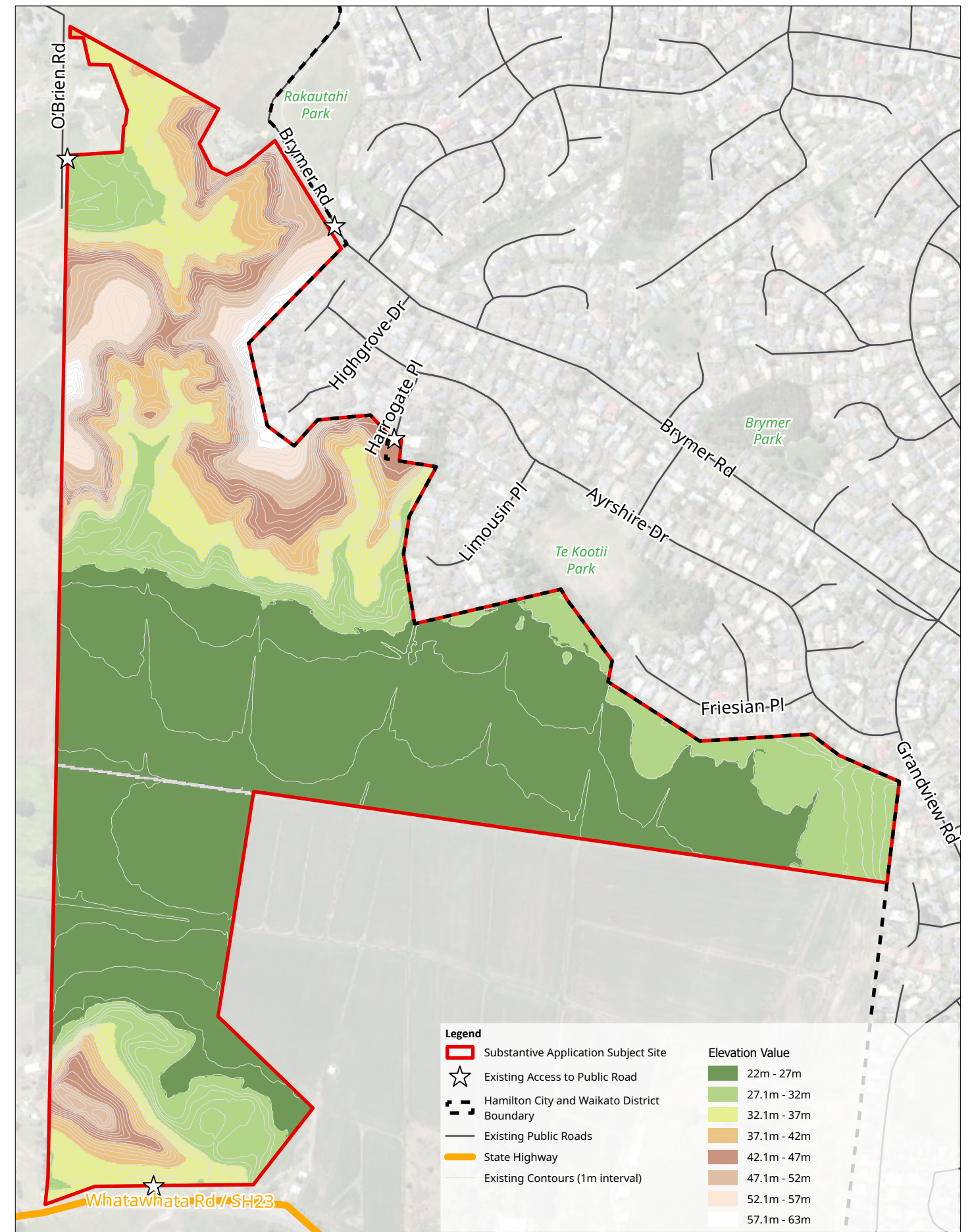
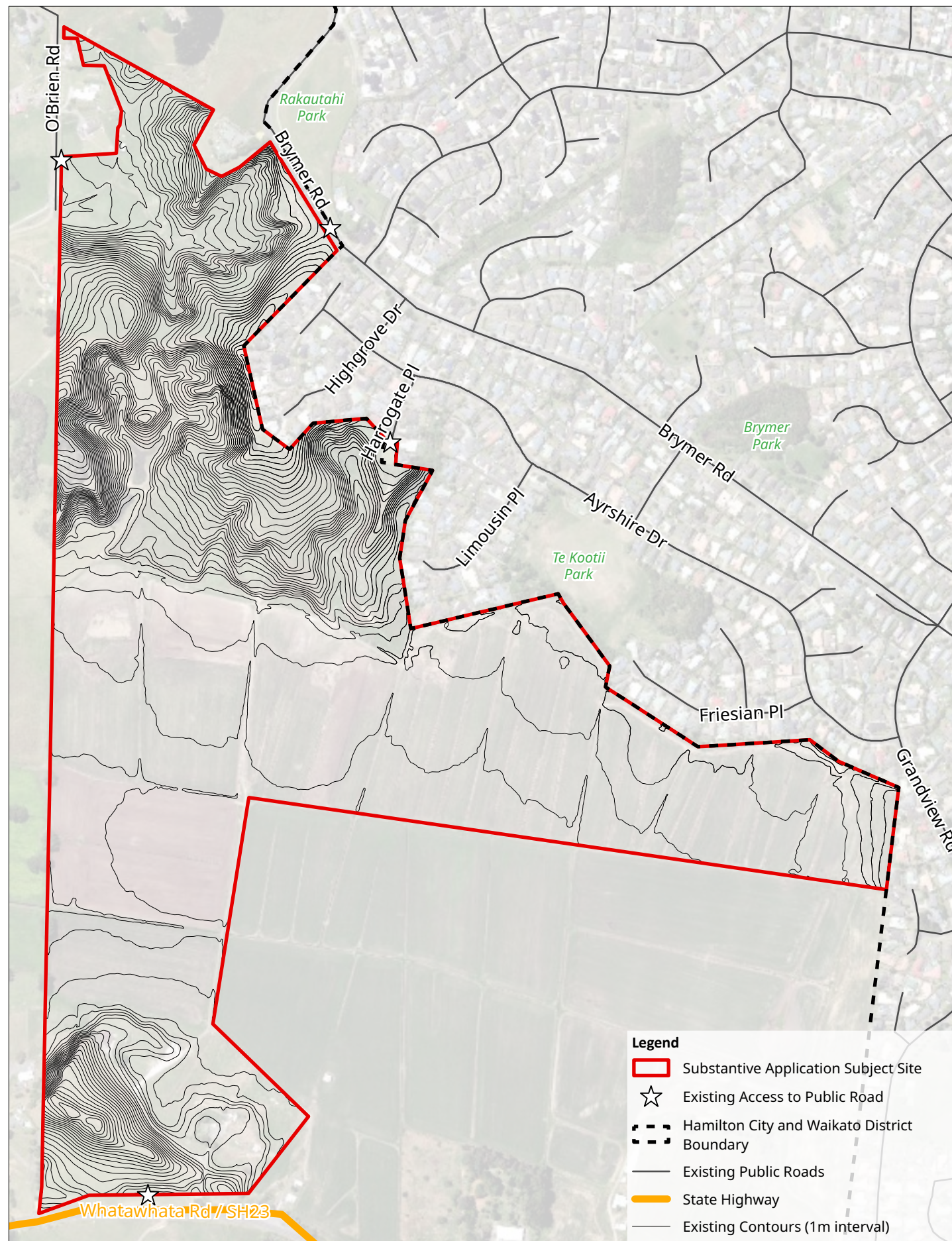
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**Client:** Brymer Farms Limited  
**Job Number:** 26360

**Drawing:** Existing Contour and Elevation Analysis  
**Version:** For Substantive Application  
**Date:** 19/08/2026

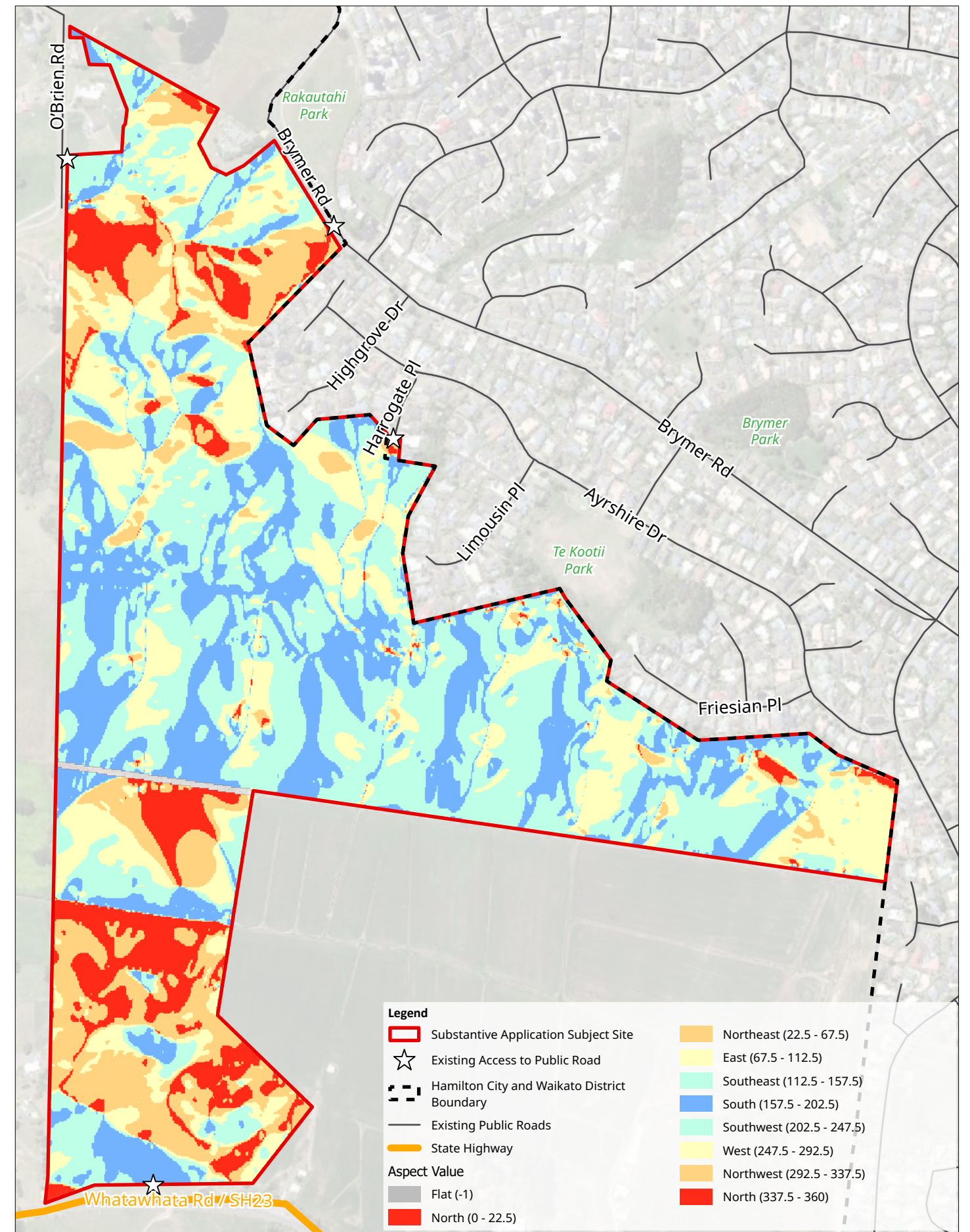
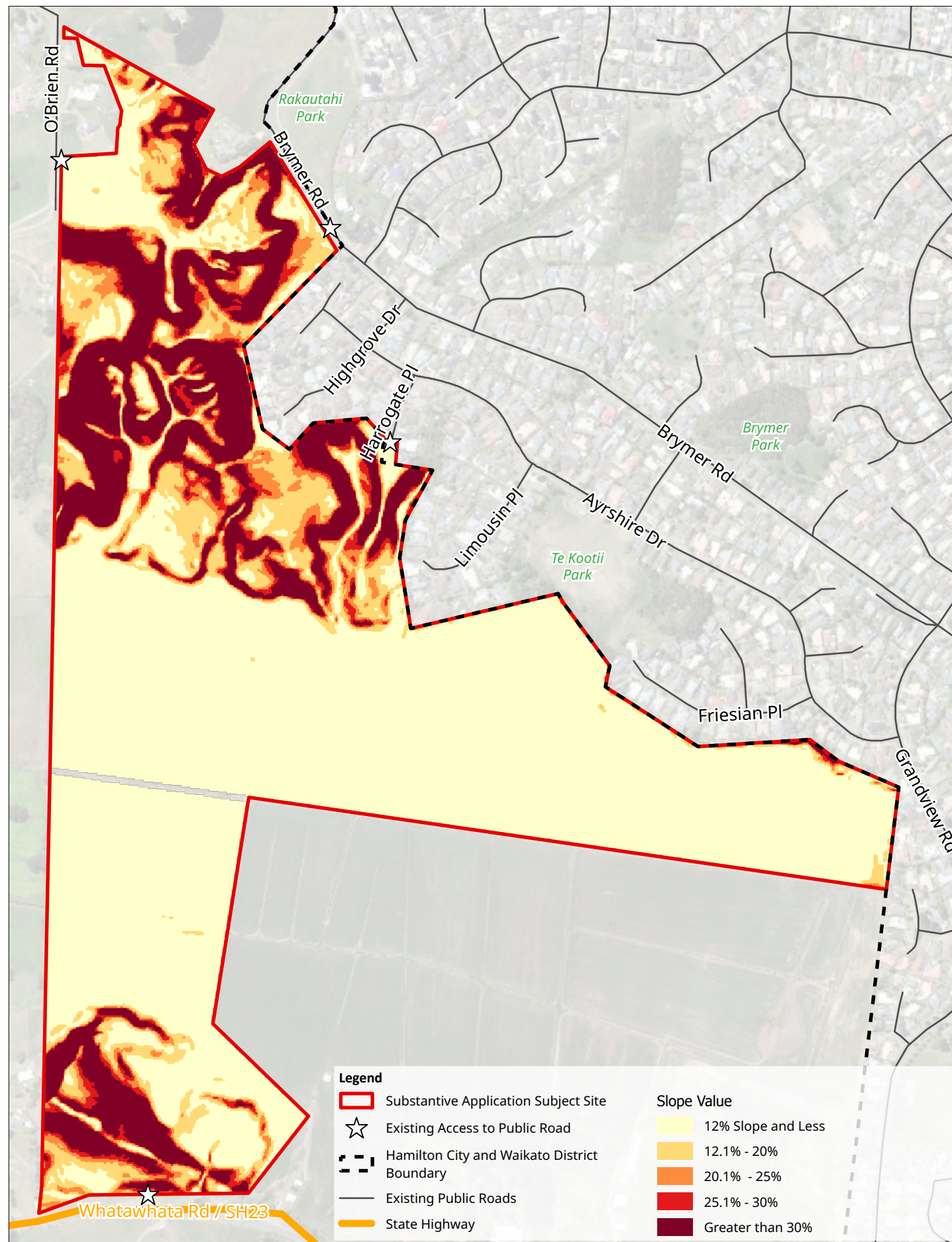
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**Client:** Brymer Farms Limited  
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**Drawing:** Existing Slope and Aspects Analysis  
**Version:** For Substantive Application  
**Date:** 19/08/2026

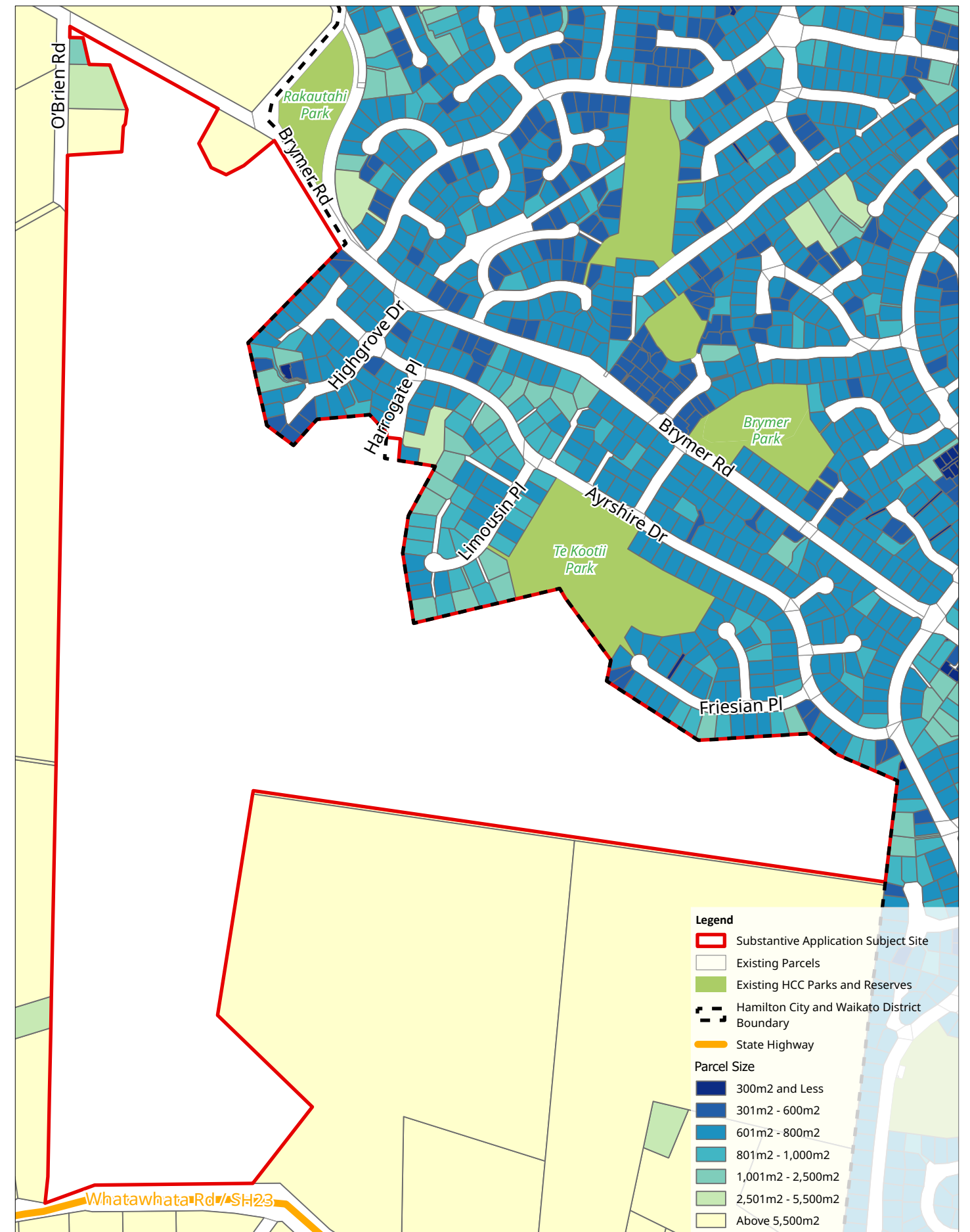
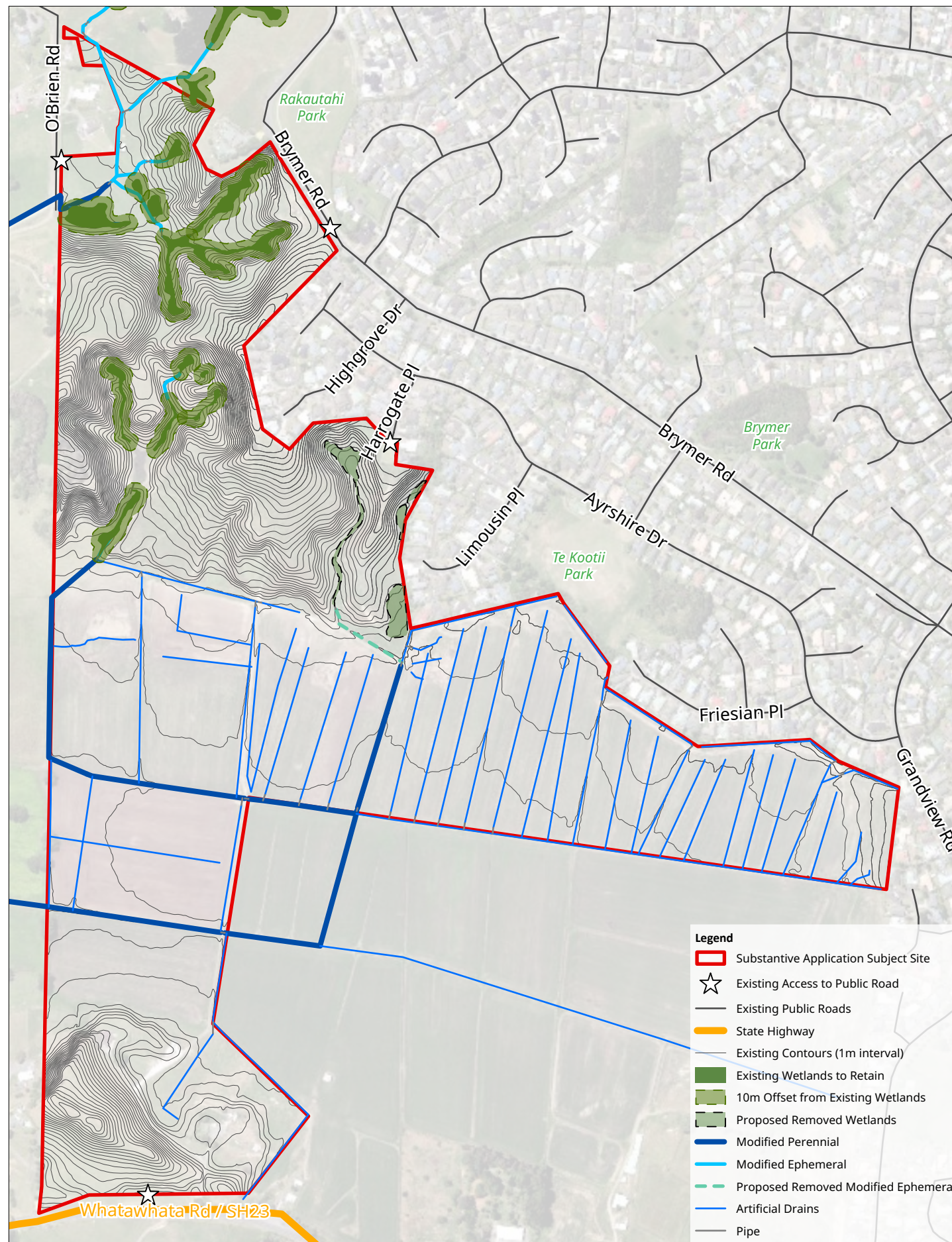
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**Client:** Brymer Farms Limited  
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**Drawing:** Identified Ecological Features and Parcel Sizes Analysis  
**Version:** For Substantive Application  
**Date:** 19/08/2026

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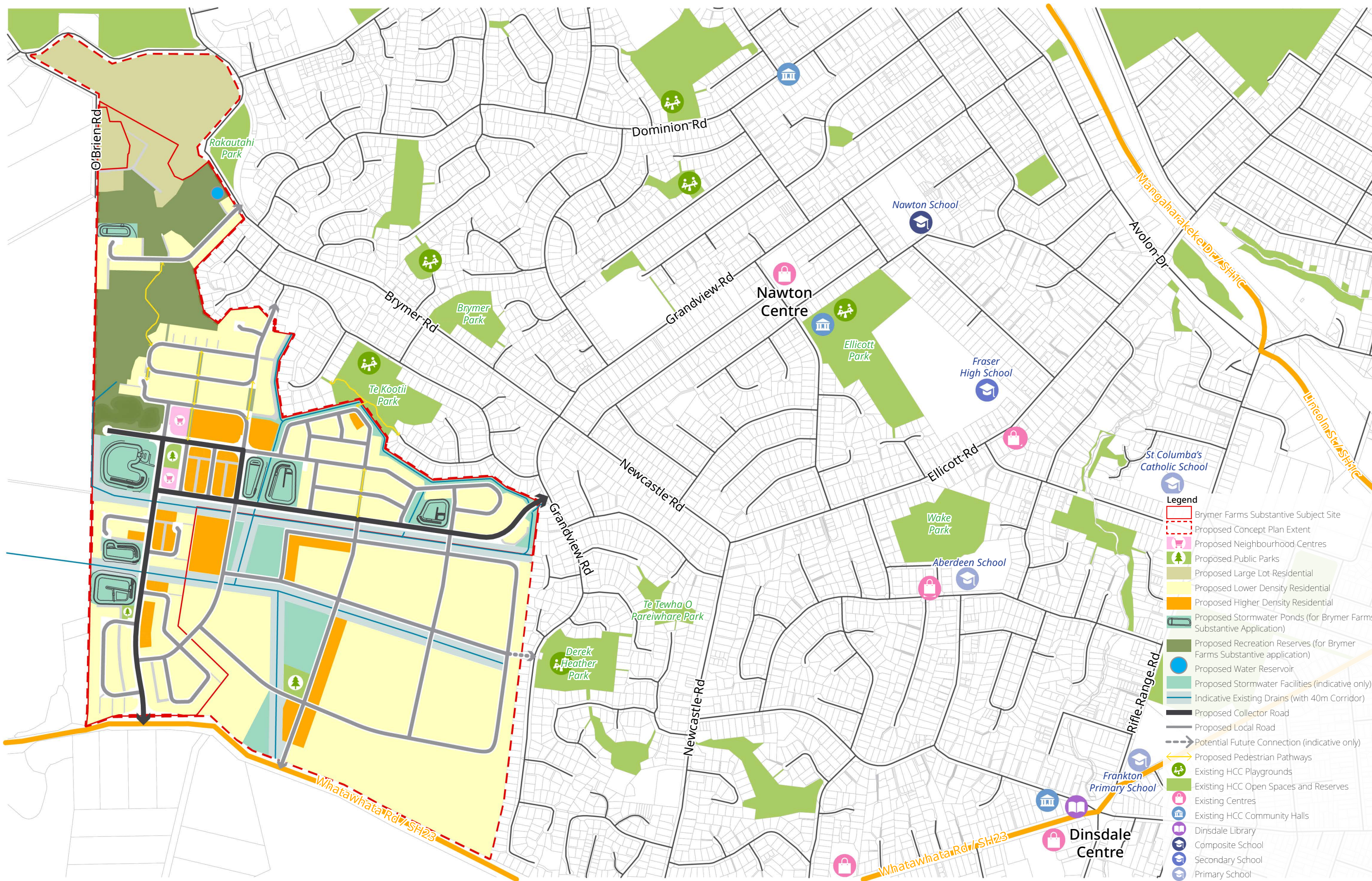
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## Part B - Concept Plans





**Client:** Brymer Farms Limited  
**Job Number:** 26360

**Drawing:** Brymer Farms Concept Plan  
**Version:** For Substantive Application  
**Date:** 19/08/2026

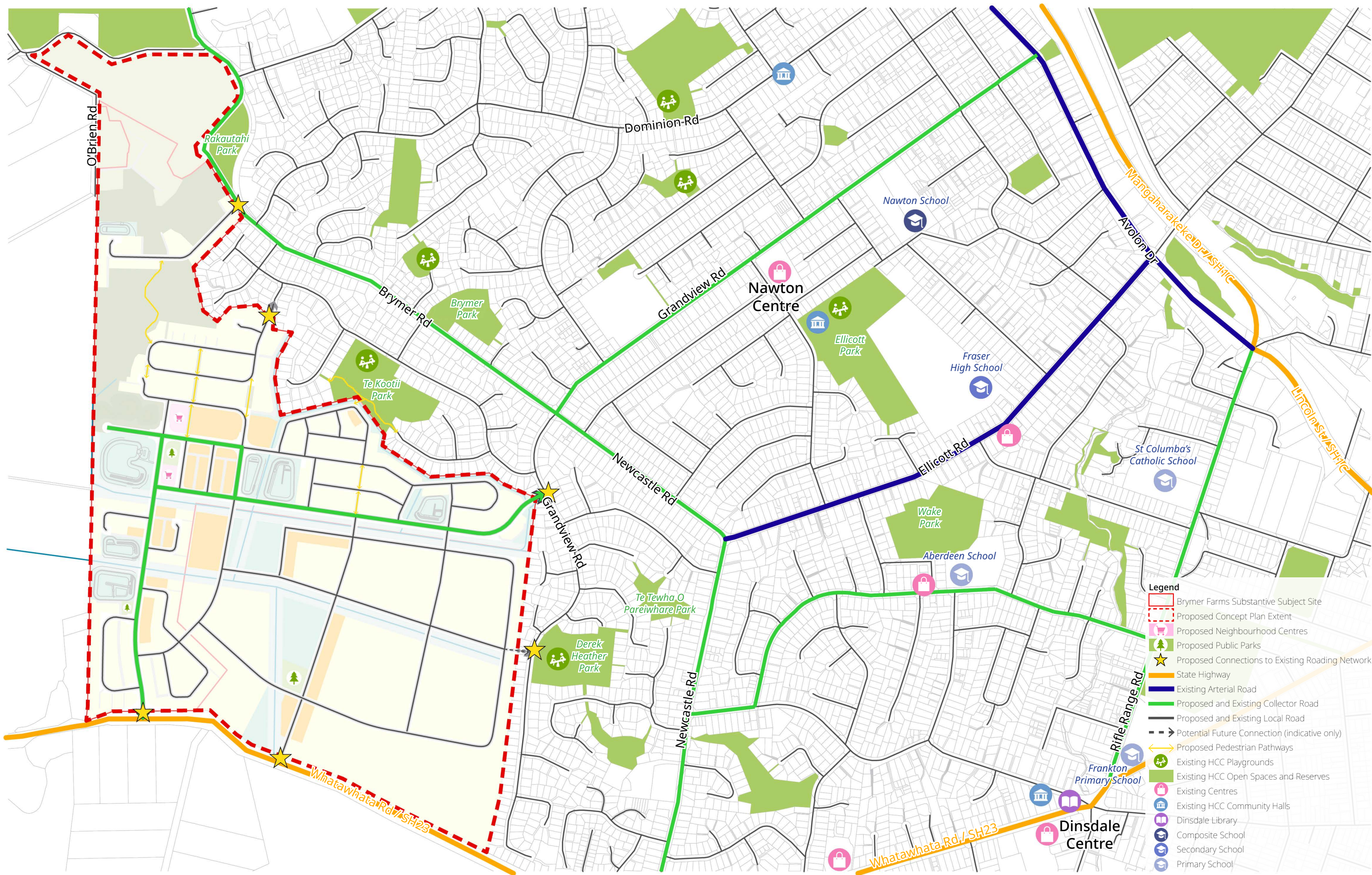
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**Client:** Brymer Farms Limited  
**Job Number:** 26360

**Drawing:** Brymer Farms Concept Plan - Movement and Connectivity  
**Version:** For Substantive Application  
**Date:** 19/08/2026

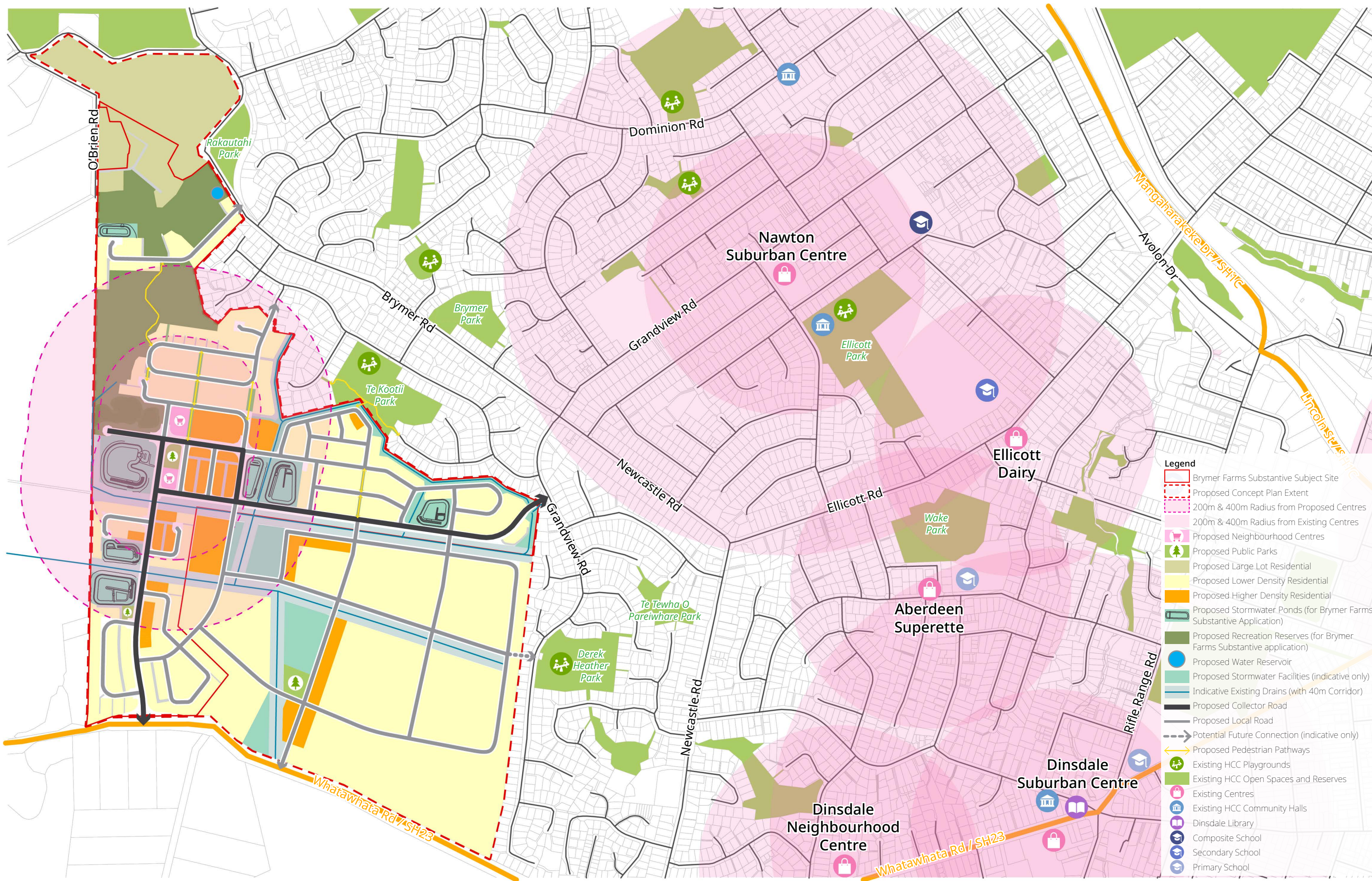
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**Client:** Brymer Farms Limited  
**Job Number:** 26360

**Drawing:** Brymer Farms Concept Plan - Centre Catchment Analysis  
**Version:** For Substantive Application  
**Date:** 19/08/2026

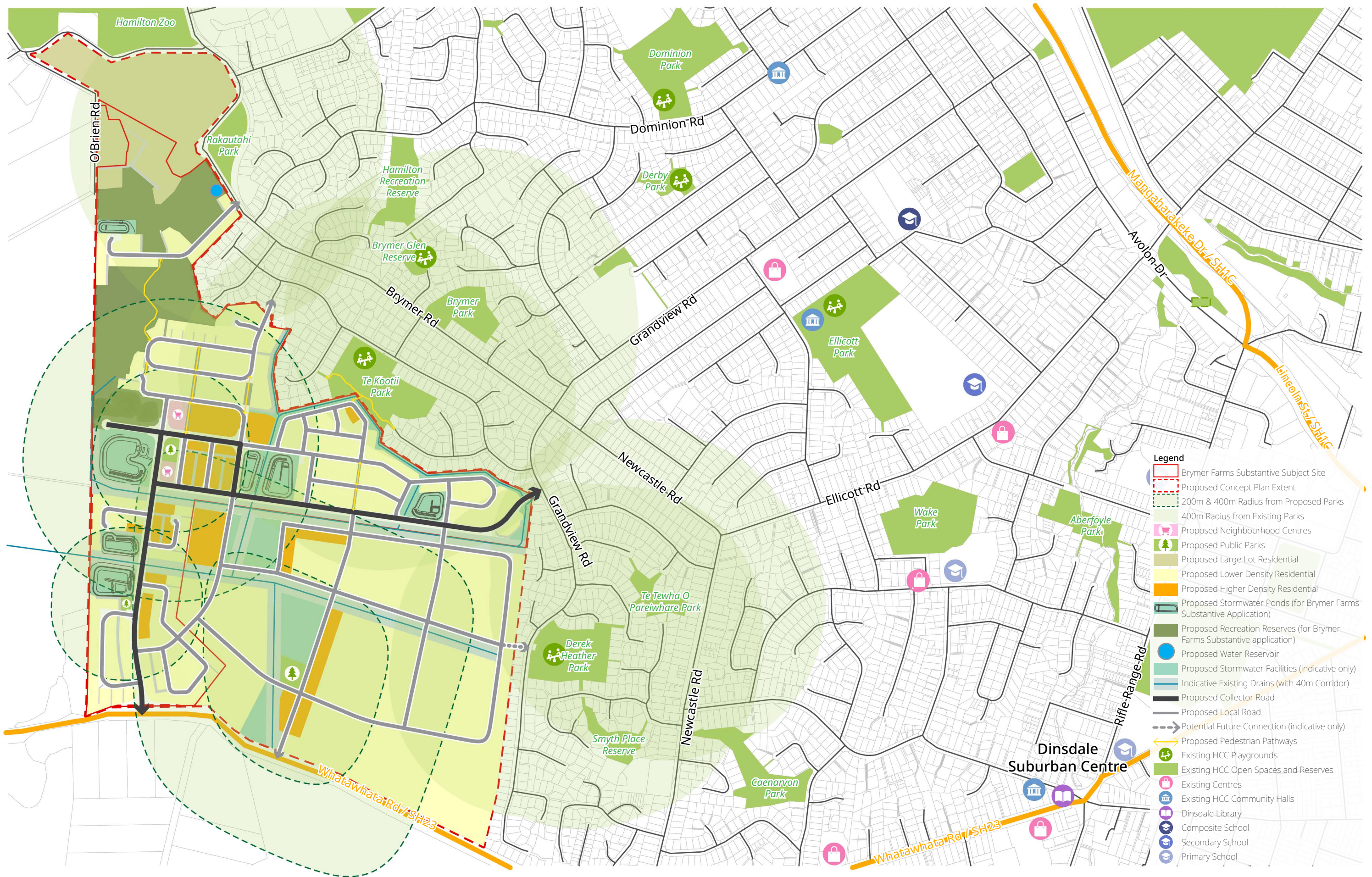
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**Client:** Brymer Farms Limited  
**Job Number:** 26360

**Drawing:** Brymer Farms Concept Plan - Parks Catchment Analysis  
**Version:** For Substantive Application  
**Date:** 19/08/2026

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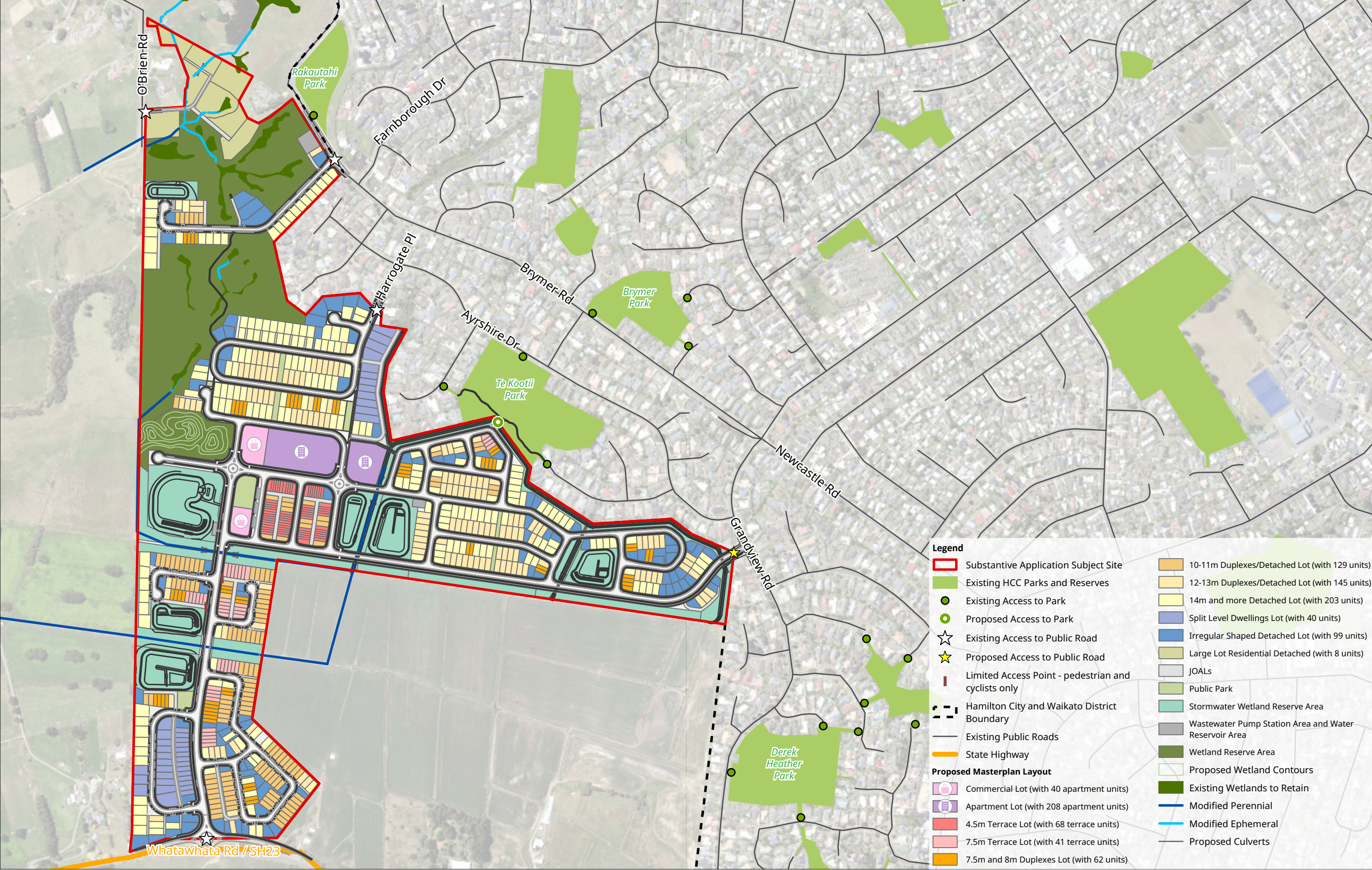
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An aerial photograph of a rural landscape. The foreground and middle ground consist of large, green, rolling fields. A road runs diagonally across the upper left. In the upper right, a road curves around a hill. On the right side, a residential area with several houses is visible. The overall scene is a mix of open land and developed areas.

## Part C - Proposed Masterplan





**Client:** Brymer Farms Limited  
**Job Number:** 26360

**Drawing:** Proposed Masterplan - Overall  
**Version:** For Substantive Application  
**Date:** 19/08/2026

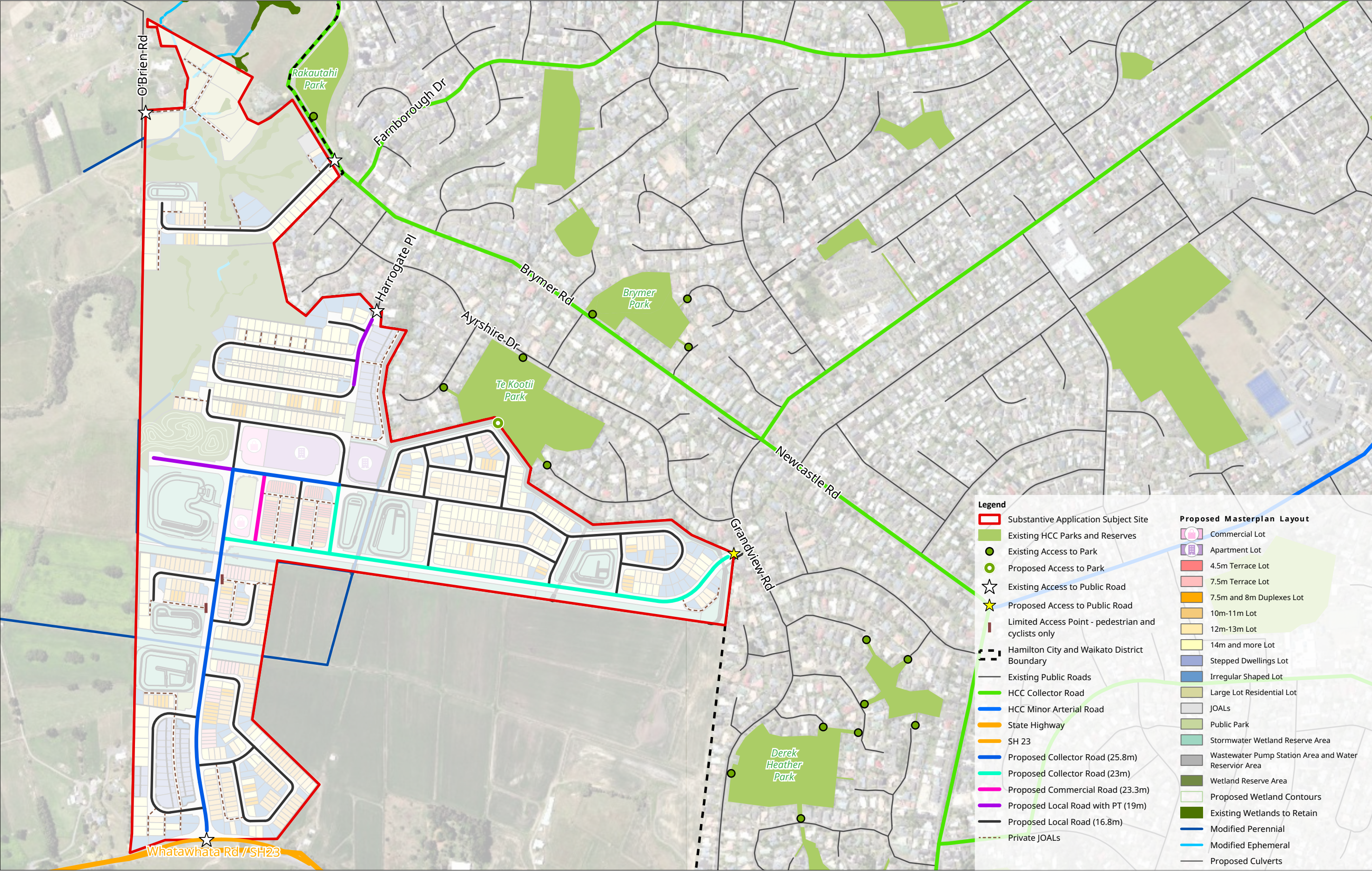
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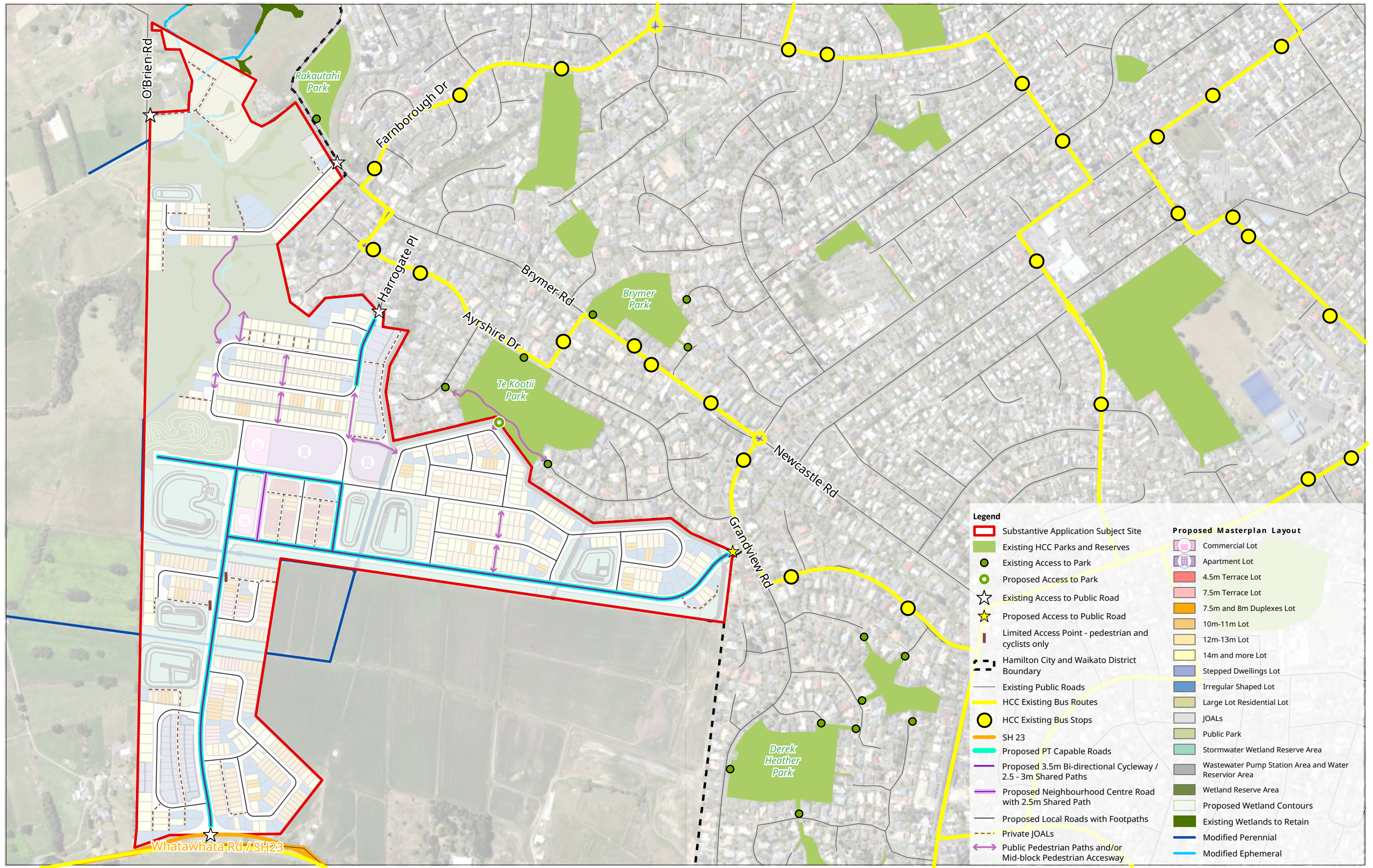
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**Client:** Brymer Farms Limited  
**Job Number:** 26360

**Drawing:** Proposed PT and Active Mode Network  
**Version:** For Substantive Application  
**Date:** 19/08/2026

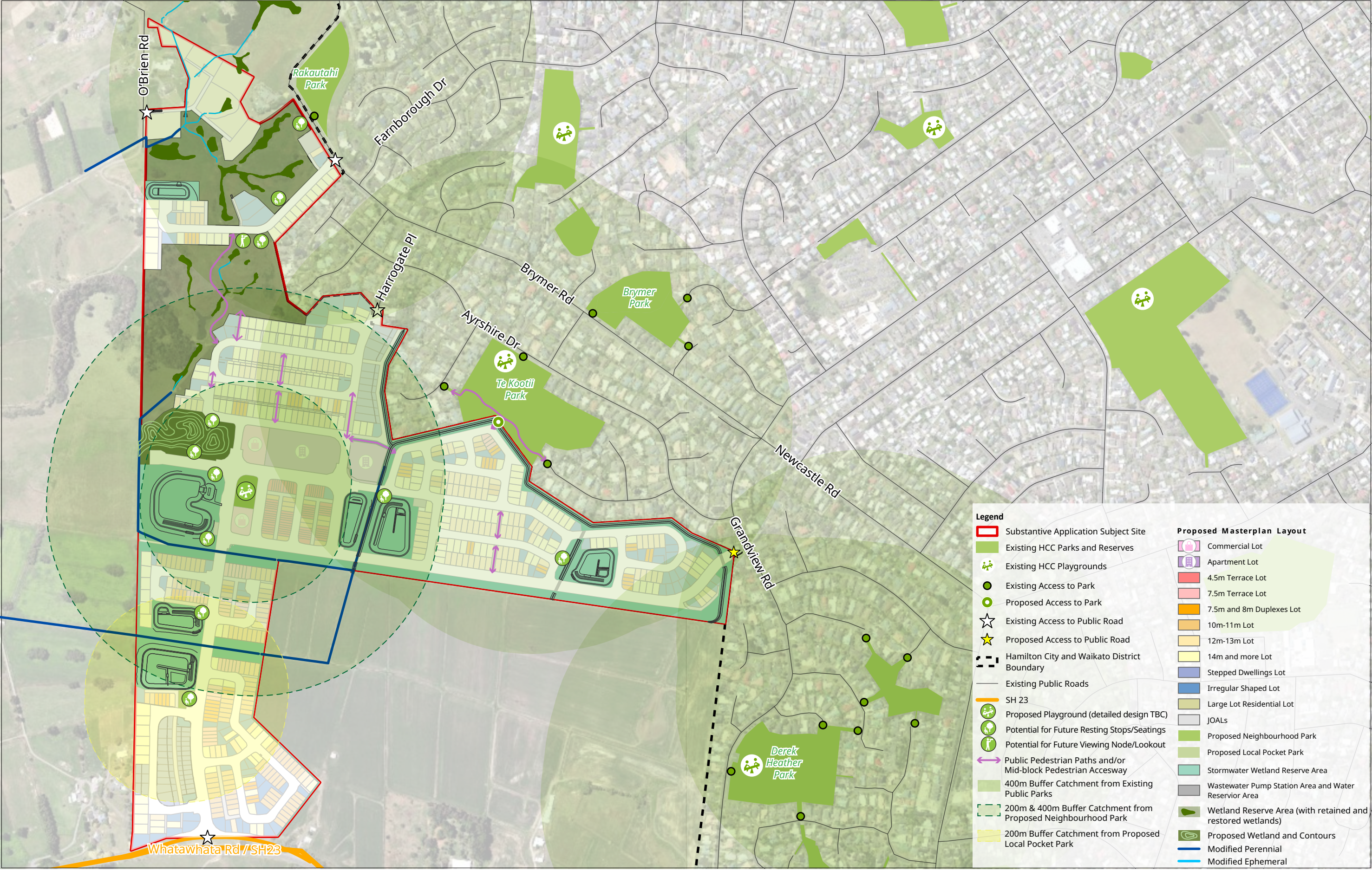
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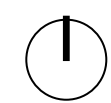




**Client:** Brymer Farms Limited  
**Job Number:** 26360

**Drawing:** Proposed Open Spaces Network  
**Version:** For Substantive Application  
**Date:** 19/08/2026

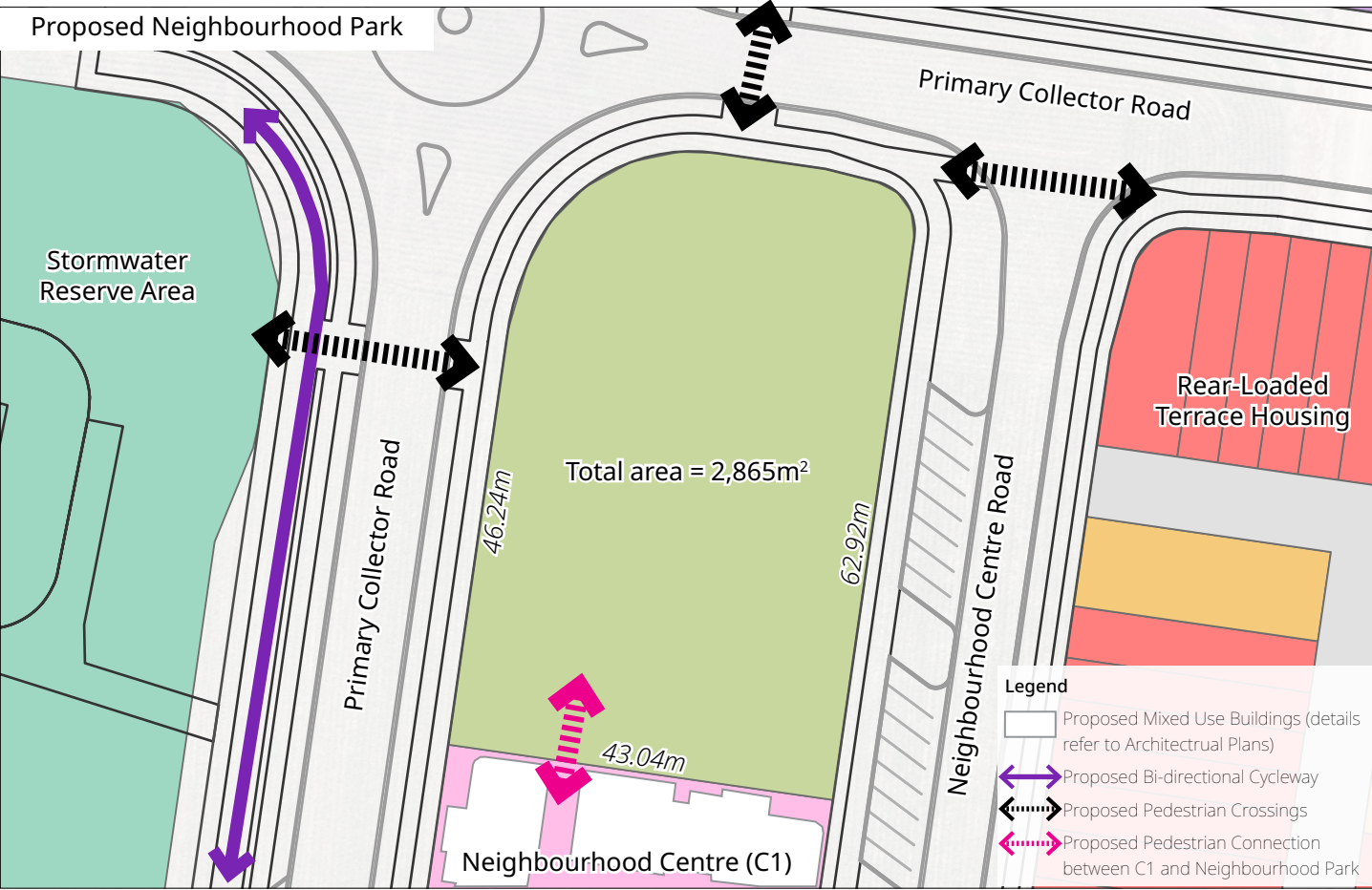
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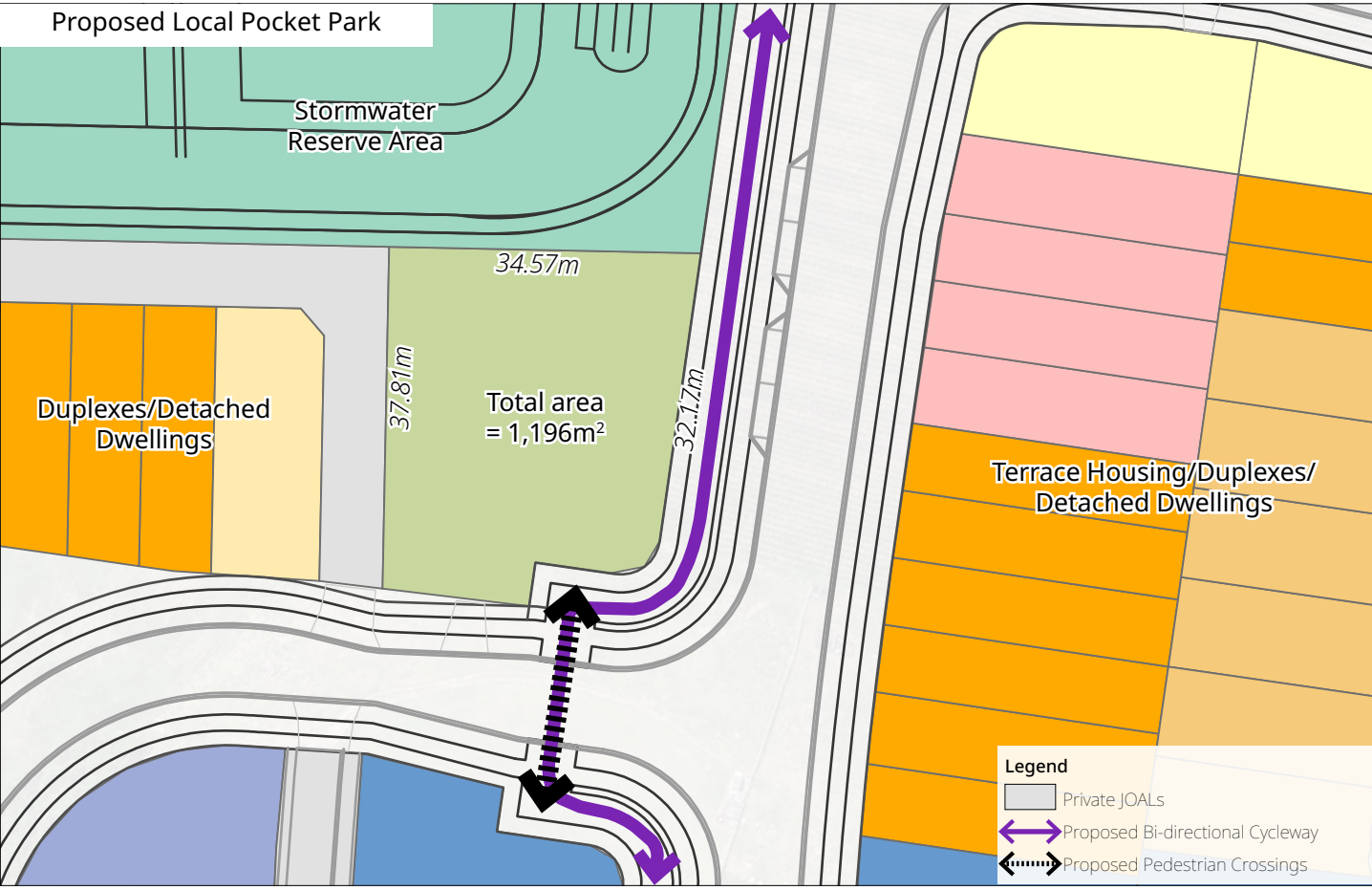
Neighbourhood Park Example *(Information from Draft Neighbourhood Parks Reserve Management Plan 2025, WDC, Winton – Lakeside Village Centre website and Google Map, 2026)*

Lakeside Central Reserve, Te Kauwhata

Lakeside Central Reserve is a compact neighbourhood open space that Waikato District Council identifies as a Recreation Reserve.

It is 0.267 ha (2,670 m<sup>2</sup>) on Scott Road and it notes pedestrian connections to the commercial shopping precinct and children's playground.

It is connected to the Lakeside Village Centre, playground and wider open-space network, providing a useful precedent for a small recreation-focused park within a mixed-use neighbourhood setting.



Local Pocket Park Example *(Information from Neighbourhood and Amenity Reserves Management Plan 2019, HCC; and Google Streetview, 2026)*



Tennille Street Reserve\*

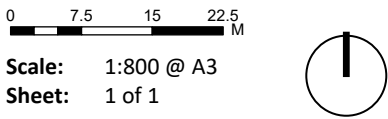
|                      |                                          |
|----------------------|------------------------------------------|
| Reserve Type:        | Amenity                                  |
| Reserve Location:    | Tennille Street                          |
| Area:                | 0.12Ha                                   |
| Access to Park:      | Tennille St, Ridgedale Crescent          |
| Date of Acquisition: | 2017                                     |
| District Plan:       | Rototuna Town Centre Zone                |
| Primary Functions:   | Connectivity and Local Linkage; Amenity; |

**Landscape Description:**  
Tennille Street Reserve is a small amenity reserve established to provide for the amenity of the surrounding residential development. It provides a pedestrian connection across the neighbourhood and passive recreation space for the higher density housing around it.



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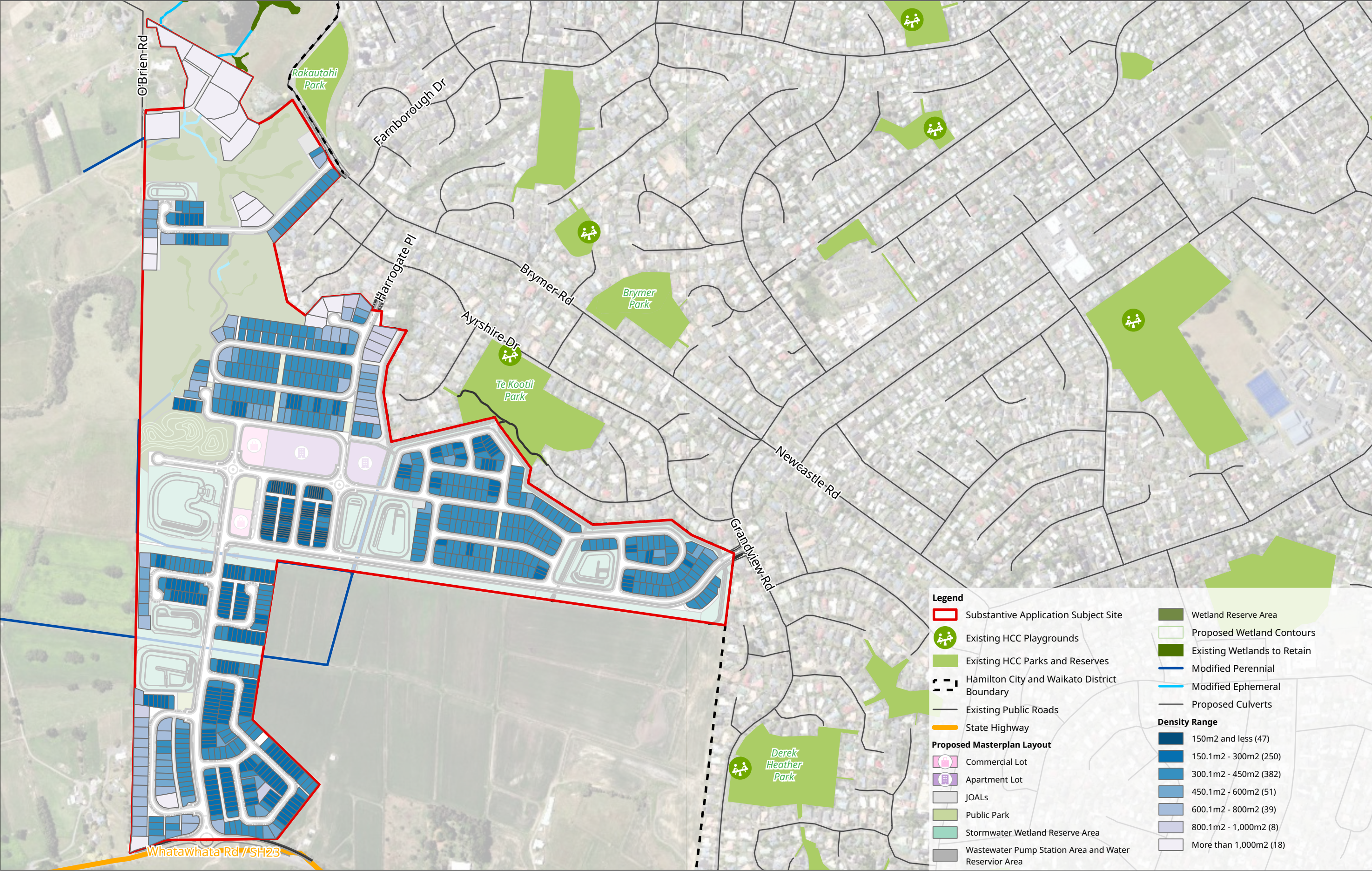
Drawing: Proposed Neighbourhood Park and Local Pocket Park  
Version: Draft for Substantive Application  
Date: 19/08/2026



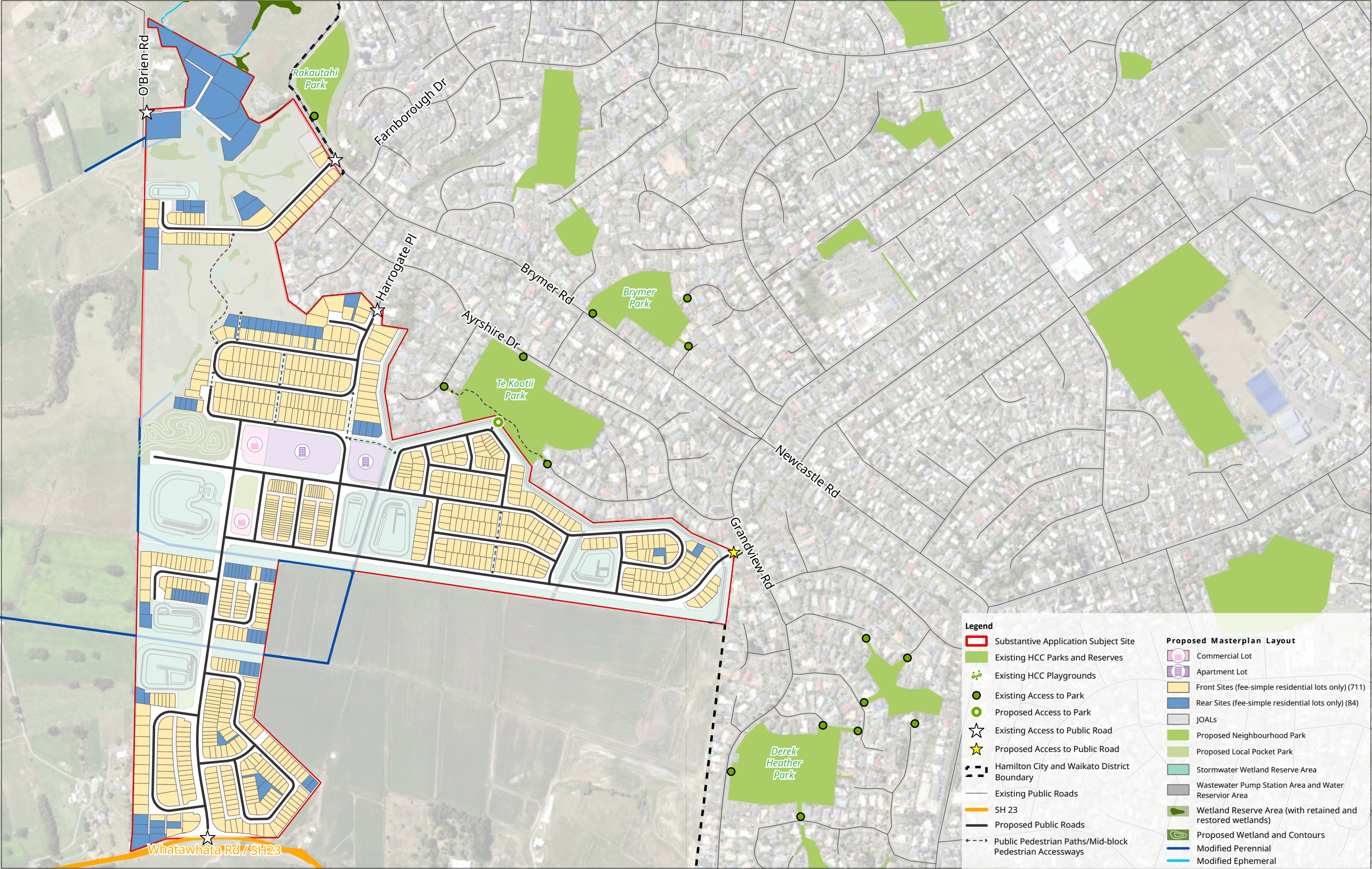
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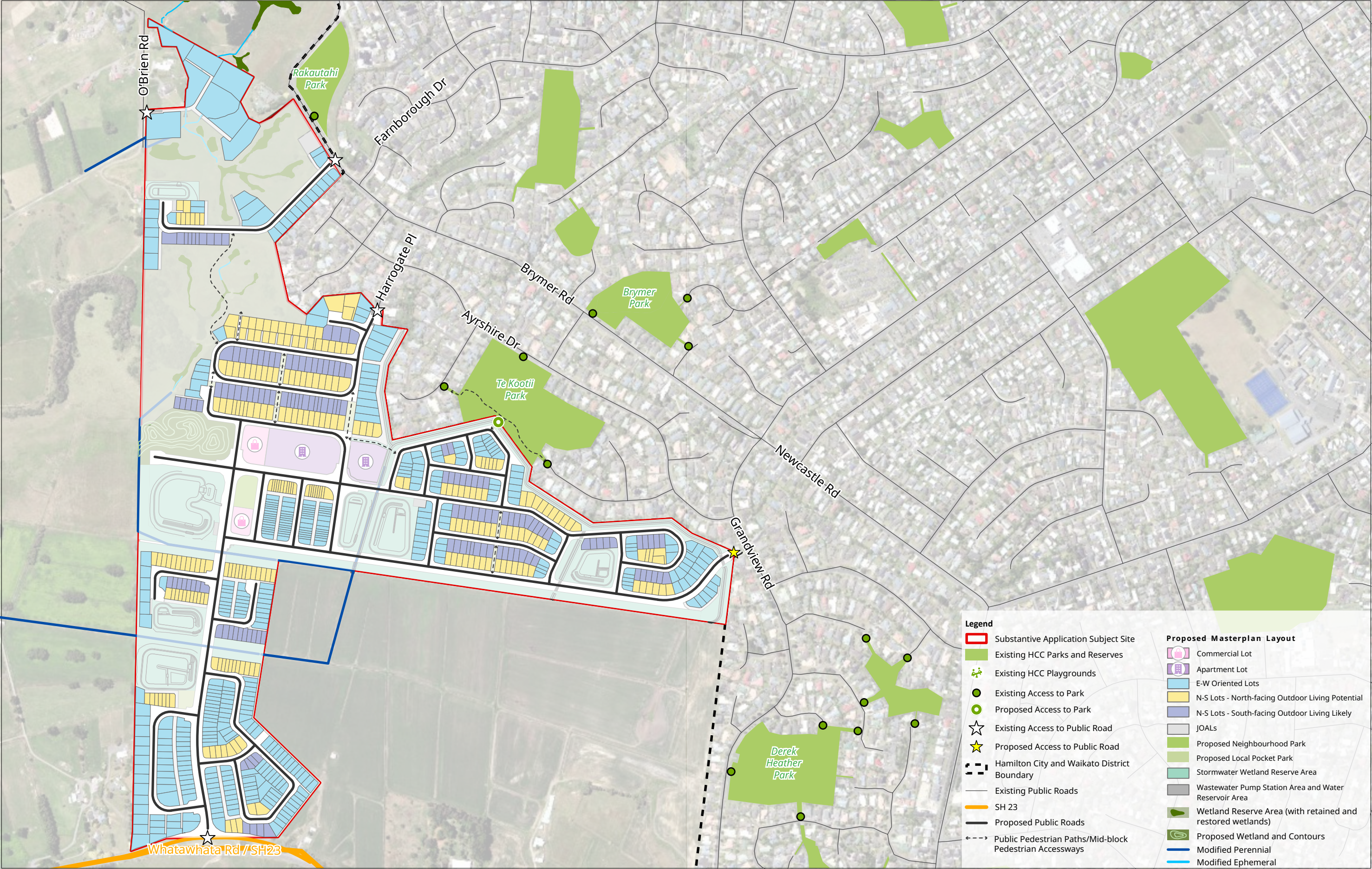




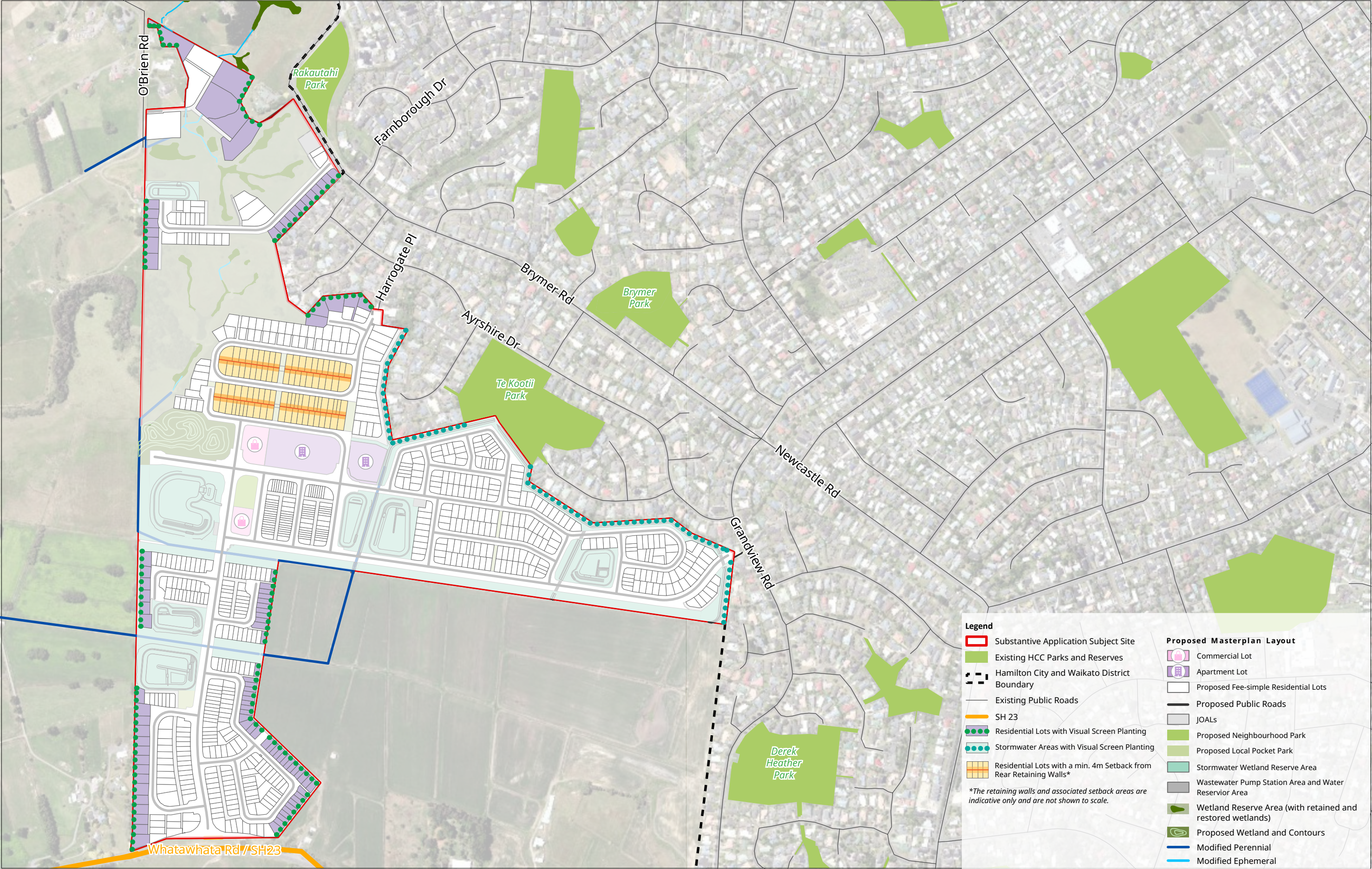












**Client:** Brymer Farms Limited  
**Job Number:** 26360

**Drawing:** Proposed Specific Setback Controls and Screen Planting  
**Version:** For Substantive Application  
**Date:** 19/08/2026

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