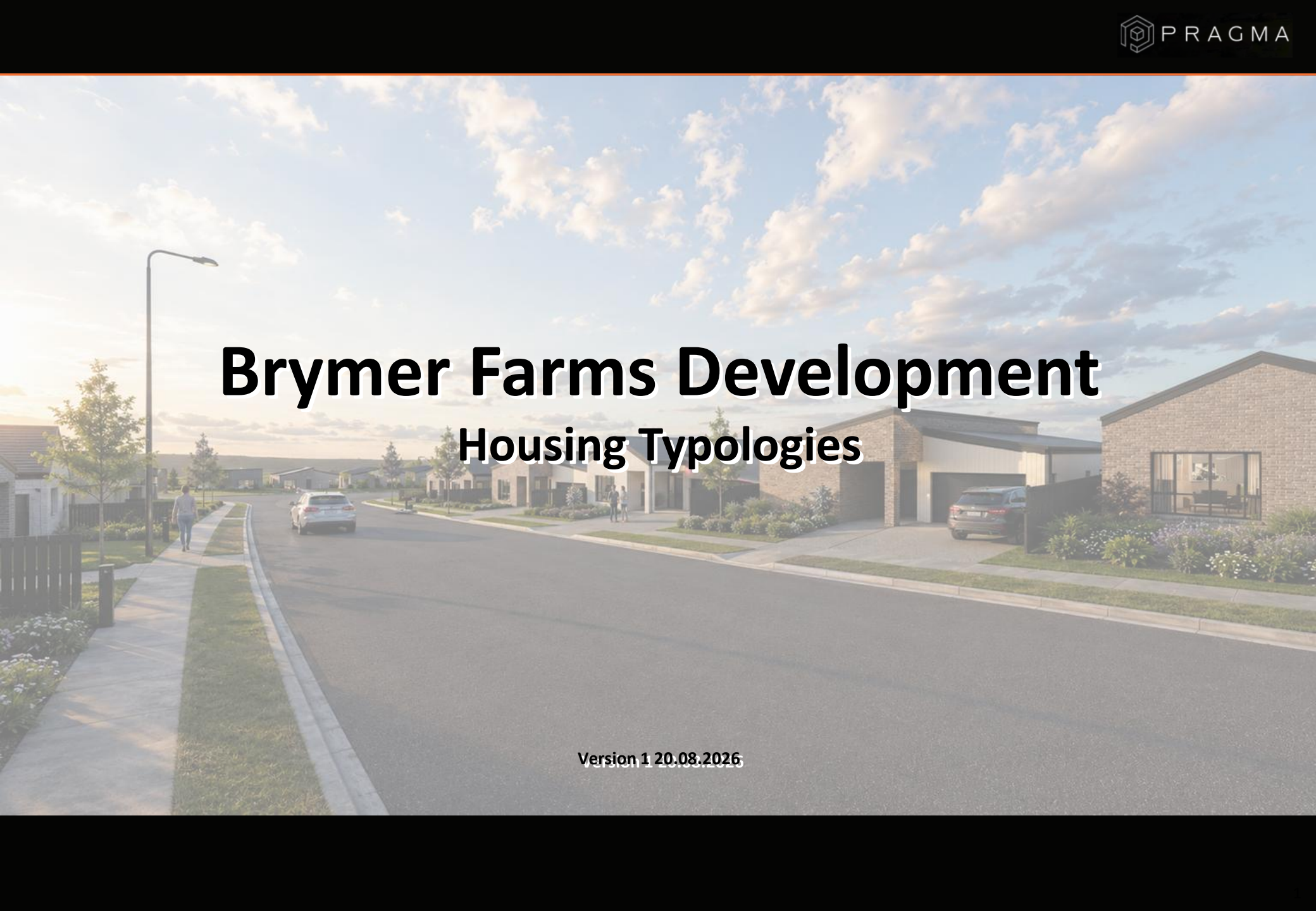


An architectural rendering of a residential development. The scene shows a wide, paved road with a sidewalk on the left. A person is walking on the sidewalk, and a car is driving on the road. In the background, there are several houses with brick and white siding, some with large windows and garages. The sky is blue with scattered white clouds.

Brymer Farms Development

Housing Typologies

Version 1 20.08.2026

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No	Typology Ref	Housing Type	Description	Page
1	Typology A-1	Detached 14m-wide Lot	Single-storey house, three bedrooms, two bathrooms, double garage.	21
2	Typology A-2	Detached 14m-wide Lot	Single-storey house, three bedrooms, two bathrooms, double garage.	23
3	Typology A-3	Detached 14m-wide Lot	Single-storey house, three bedrooms, two bathrooms, double garage.	25
4	Typology B-1	Detached 12m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	28
5	Typology B-2	Detached 12m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	30
6	Typology B-3	Detached 10m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	32
7	Typology B-4	Detached 10m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	34
8	Typology C-1	Duplex 10m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	37
9	Typology C-1-OP 2	Duplex 10m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	38
10	Typology C-1-OP 3	Duplex 10m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	39

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No	Typology Ref	Housing Type	Description	Page
11	Typology C-2	Duplex 10m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	41
12	Typology C-3	Duplex 10m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	43
13	Typology C-4	Duplex 8m-wide Lot	Single-storey house, two bedrooms, two bathrooms, single garage.	45
14	Typology C-5	Duplex 7.5m-wide Lot	Single-storey house, two bedrooms, two bathrooms, single garage.	47
15	Typology D-1	Split Level 12m-wide Lot	Split level house, four bedrooms, three bathrooms, double garage.	50
16	Typology E-1	Terrace Apartment 7.5m-wide Lot	Two-storey house, four bedrooms, studio, three bathrooms, single garage	53
17	Typology E-2	Terrace Apartment 7.5m-wide Lot	Two-storey house, three bedrooms, studio, three bathrooms, single garage.	55
18	Typology E-3	Terrace Apartment 4.5m-wide Lot	Two-storey house, two bedrooms, studio, two bathrooms, single parking.	57
19	Typology E-4	Terrace Apartment 4.5m-wide Lot	Two-storey house, two bedrooms, two bathrooms, single parking.	59
20	Typology F-1	Large Lot Residential	Single-storey house, 4 bedrooms, 3 Bathrooms and Double Garage	61
21	Typology F-2	Large Lot Residential	Single-storey house, 4 bedrooms, 3 Bathrooms and Double Garage	64

Introduction

A Balanced Urban Development

Through a mixture of various housing typologies, streetscapes, and public realm elements, the project establishes a balanced urban development adaptable to the masterplan and responsive to contemporary living patterns.

Design Vision

The Brymer Road Development is conceived as a cohesive residential framework that balances density, amenity, and architectural clarity within a structured urban environment. This document articulates the design vision, spatial logic, and technical parameters that underpin the Design Guide, providing a clear and ordered reference for its implementation.

Housing Typologies

At its core, the conceptual typologies set out a coordinated approach to housing delivery, ranging from higher-density terrace typologies to lower-density detached dwellings. Each typology is carefully calibrated to its lot dimensions, access strategy, and relationship to the street, ensuring consistency in design principles while allowing flexibility in architectural expression.

An Integrated Design Approach

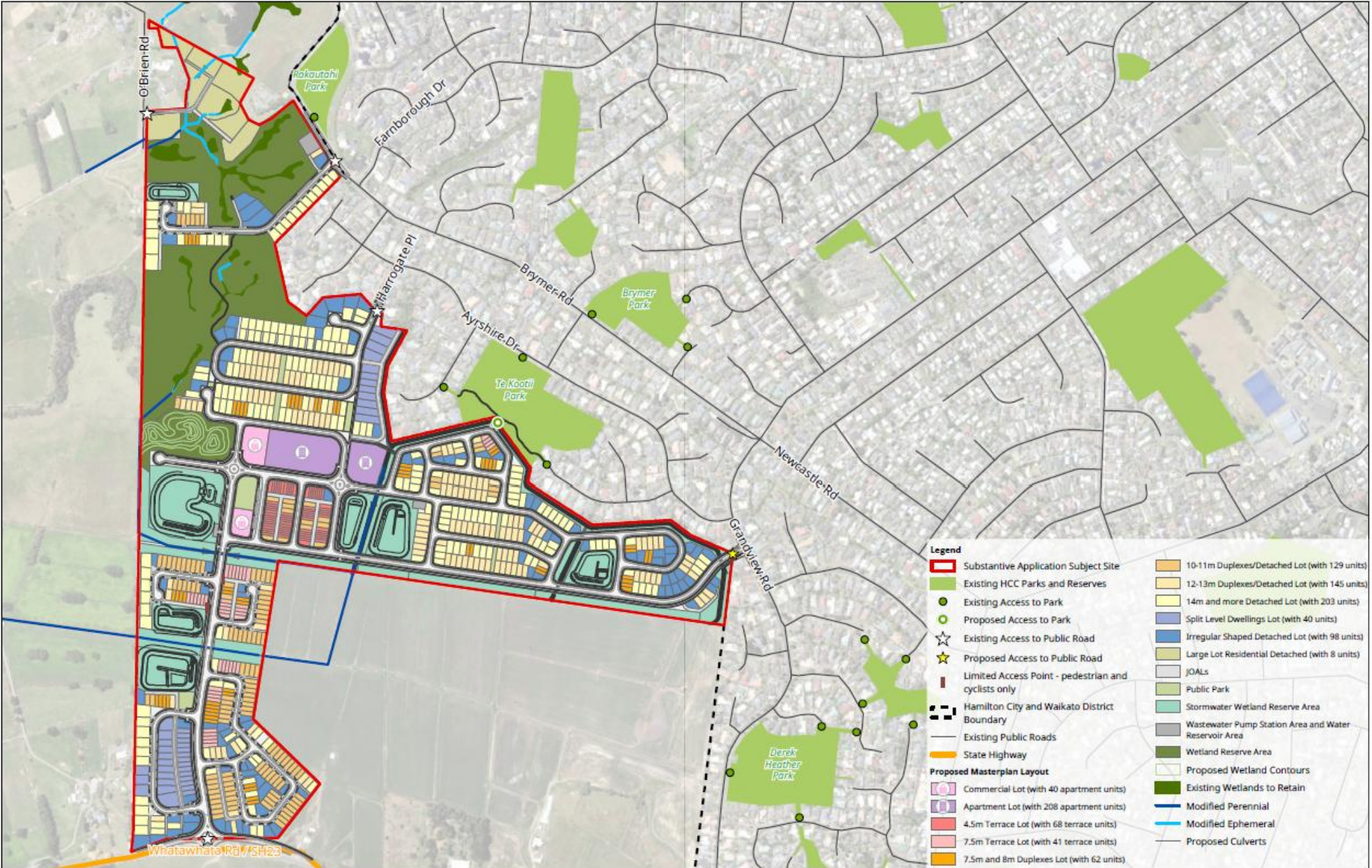
The integration of elevations, material schedules, fencing strategies, and landscape frameworks reinforces a holistic design language that prioritizes functionality, visual coherence, and long-term durability.

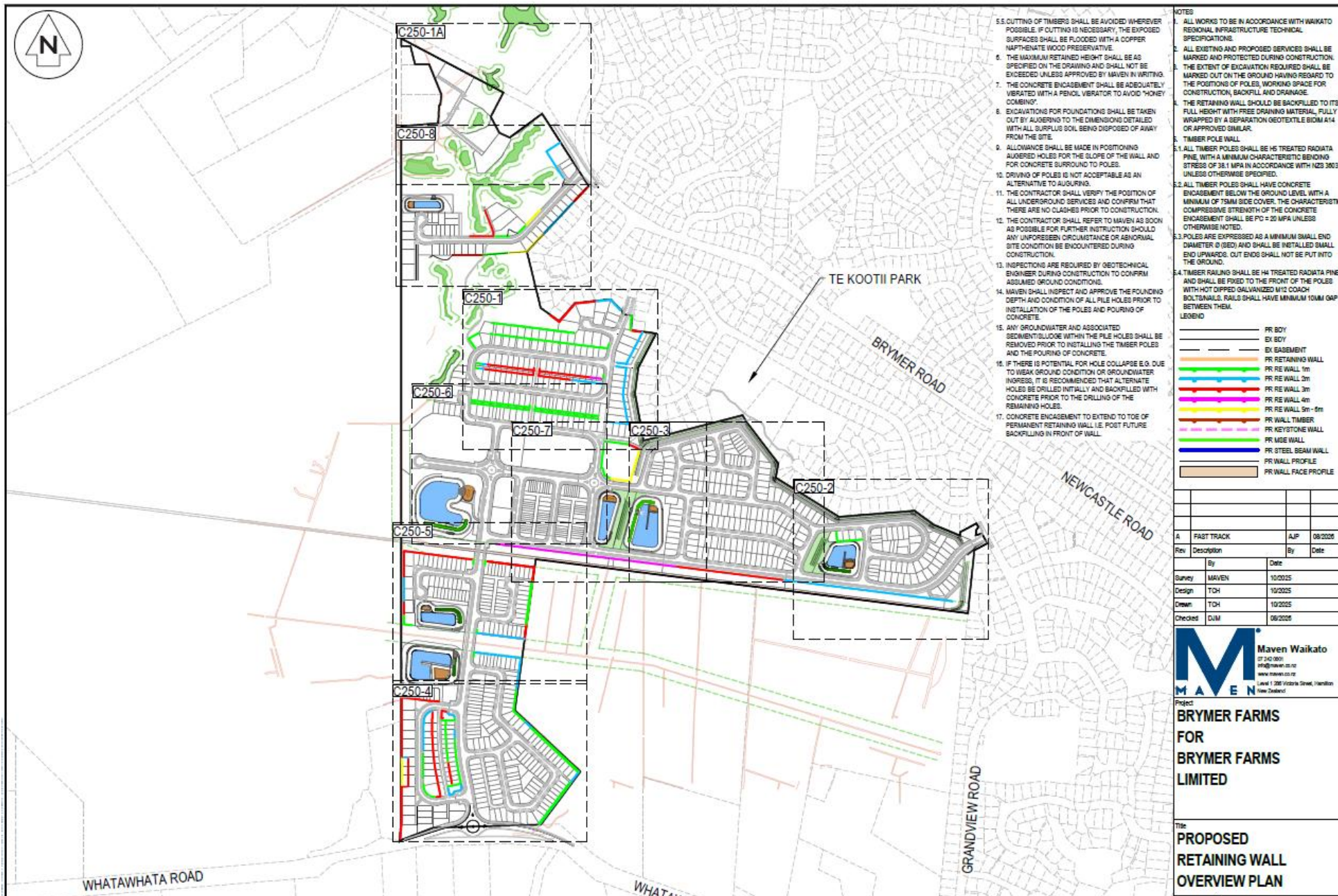
Purpose of this Document

This document has been prepared for illustrative purposes, outlining design principles, spatial arrangements, and architectural intent rather than prescribing final or detailed construction solutions. It serves both as a Framework to provide quality, affordable housing that meets current and future needs, and a technical reference, translating strategic planning objectives into clear architectural outcomes and establishing a common design vocabulary for buildings, infrastructure, and public spaces

Design Outcome

Collectively, these elements support the delivery of the Brymer Road Development as a unified, well-resolved environment with a strong sense of order, identity, and spatial quality.





Housing Typologies Summary Chart

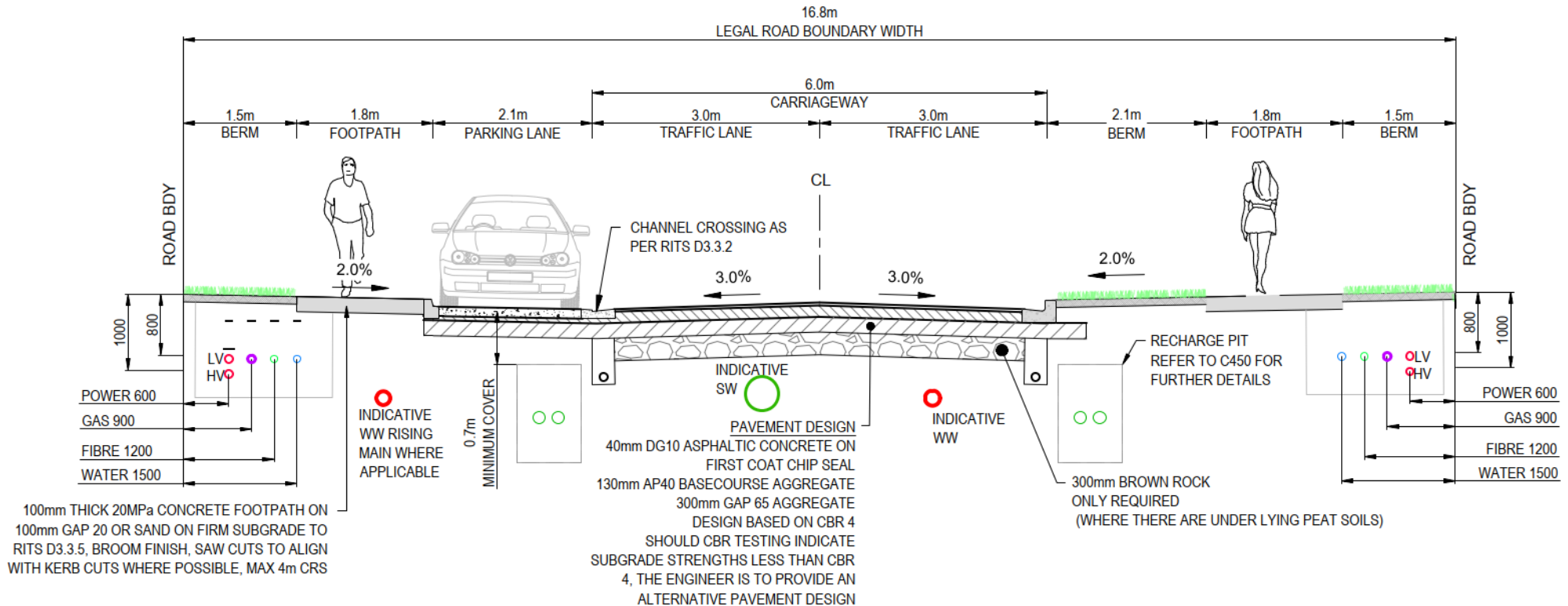
No	Housing typology	Type	Description	Ground floor area (m2)	First floor Area (m2)	Gross floor area (m2)	Lot area (m2)	Site coverage
1	Typology A-1	Detached 14m-wide lot	Single-storey house, three bedrooms, two bathrooms, double garage	142.76	N/A	142.76	448	31.86%
2	Typology A-2	Detached 14m-wide lot	Single-storey house, three bedrooms, two bathrooms, double garage	145.10	N/A	145.10	448	32.38%
3	Typology A-3	Detached 14m-wide lot	Single-storey house, three bedrooms, two bathrooms, double garage	148.38	N/A	148.38	448	33.12%
4	Typology B-1	Detached 12m-wide lot	Single-storey house, three bedrooms, two bathrooms, single garage	136.64	N/A	136.64	384	35.58%
5	Typology B-2	Detached 12m-wide lot	Single-storey house, three bedrooms, two bathrooms, single garage	137.46	N/A	137.46	384	35.79%
6	Typology B-3	Detached 10m-wide lot	Single-storey house, three bedrooms, two bathrooms, single garage	117.09	N/A	117.09	320	36.59%
7	Typology B-4	Detached 10m-wide lot	Single-storey house, three bedrooms, two bathrooms, single garage	119.60	N/A	119.60	320	37.37%
8	Typology C-1-OP 1	Duplex 10m-wide lot	Single-storey house, three bedrooms, two bathrooms, single garage	127.53	N/A	127.53	384	33.21%
9	Typology C-1-OP 2	Duplex 10m-wide lot	Single-storey house, three bedrooms, two bathrooms, single garage	127.99	N/A	127.99	384	33.33%
10	Typology C-1-OP 3	Duplex 10m-wide lot	Single-storey house, three bedrooms, two bathrooms, single garage	127.99	N/A	127.99	384	33.33%

Housing Typologies Summary Chart

No	Housing typology	Type	Description	Ground floor area m2	First floor area m2	Gross floor area m2	Lot area m2	Site coverage
11	Typology C-2	Duplex 10m-wide lot	Single-storey house, three bedrooms, two bathrooms, single garage	124.86	N/A	124.86	320	39.01%
12	Typology C-3	Duplex 10m-wide lot	Single-storey house, three bedrooms, two bathrooms, single garage	120.52	N/A	120.52	320	37.66%
13	Typology C-4	Duplex 8-wide lot	Single-storey house, two bedrooms, two bathrooms, single garage	98.13	N/A	98.13	256	38.33%
14	Typology C-5	Duplex 7.5-wide lot	Single-storey house, two bedrooms, two bathrooms, single garage	95.52	N/A	95.52	240	39.80%
15	Typology D-1	Split level 12m-wide lot	Split level house, four bedrooms, three bathrooms, double garage	100.15 (b) 60 (t)	N/A	100.15	408	24.51%
16	Typology E-1	Terrace apartment 7.5m-wide lot	Two-storey house, four bedrooms, studio, three bathrooms, single garage	74.60	68.12	142.72	195	38.25%
17	Typology E-2	Terrace apartment 7.5m-wide lot	Two-storey house, three bedrooms, studio, three bathrooms, single garage	66.93	60.41	127.34	195	34.29%
18	Typology E-3	Terrace apartment 4.5m-wide lot	Two-storey house, two bedrooms, studio, two bathrooms, single parking	48.43	47.86	96.29	117	41.39%
19	Typology E-4	Terrace apartment 4.5m-wide lot	Two-storey house, two bedrooms, two bathrooms, single parking	51.64	47.06	98.70	117	43.58%
20	Typology F-1	Large lot residential	Single-storey house, 4 bedrooms, 3 bathrooms and double garage	397.2	N/A	397.2	4016	9.89%
21	Typology F-2	Large lot residential	Single-storey house, 4 bedrooms, 3 bathrooms and double garage	394.2	N/A	394.2	2671	14.76%

Typical Cross Section

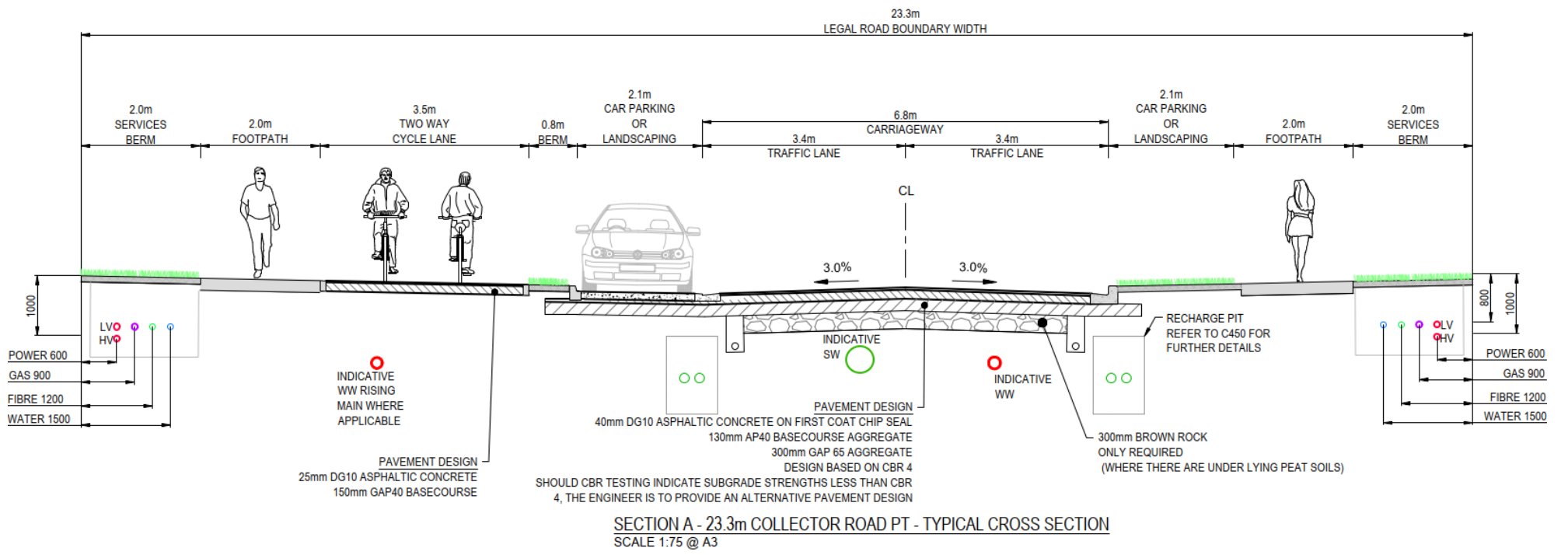
16.8m road width



SECTION B - 16.8m LOCAL ROAD - TYPICAL CROSS SECTION
SCALE 1:75 @ A3

Typical Cross Section

23.3m road width

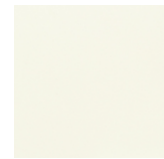
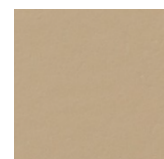
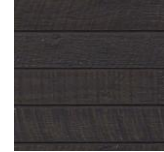


Cladding Schedule

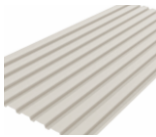
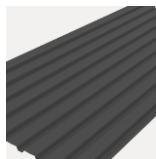
Primary Options - brick

	Cladding type: Modena Rustic Blend Brand: Premier Group NZ
	Cladding type: Modena Siena Blend Brand: Premier Group NZ
	Cladding type: Modena Soapstone Brand: Premier Group NZ
	Cladding type: Modena White Brand: Premier Group NZ
	Cladding type: Modena Iron Stone Brand: Premier Group NZ

Secondary Options - fibre cement

	Cladding type: Ridge White Brand: Cemintel
	Cladding type: Surround Husk Brand: Cemintel
	Cladding type: Limed Brand: Cemintel
	Cladding type: Grey Gum Brand: Cemintel
	Cladding type: Woodlands Ebony Brand: Cemintel

Tertiary Options - metal

	Cladding type: Diamondclad Colorsteel Cloud
	Cladding type: Diamondclad Colorsteel Sandbar
	Cladding type: Diamondclad Colorsteel Titania
	Cladding type: Dimondclad – Veedek Colorsteel Ironsand
	Cladding type: Diamondclad Colorsteel Flaxpod

** Images shown are for illustrative purposes only*

Fence Schedule

	Type A	Type B	Type C
Reference Picture			
Fence Placement	Located along street frontages and other areas where visual connection to the public realm is maintained.		Installed along side and rear boundaries to provide privacy, security, and screening between neighbouring properties.
Recommended Materials	Aluminium	Timber	Timber
Dimensions	Pool fencing 1.2m and 1.5m high	Permeable fencing, vertical timber battens. Natural timber (no painting or staining), 1.2m to 1.5m	Close board fence, 1.8m high.
Design Recommendations	Visually open fence (e.g. timber or aluminium) that allows light, air, and visibility to pass through while defining the property boundary.		Visually close fence defining the property boundary.

** Images shown are for illustrative purposes only*

Street Furniture and Vegetation Schedule

	Reference picture	Item / Species	Quantity / Placement guidelines	Notes
Street Furniture		Benches	1 bench per 50–70m along pedestrian routes and shaded areas	Ensure accessibility and avoid obstructing footpath through zones
		Lighting	Spaced 25–30m apart along streets and pathways; prioritise intersections and bus stops	Use energy-efficient LED; consider smart lighting for safety
		Bins (rubbish & recycling)	Every 50–100m in high-use areas; near seating and bus stops	Dual bins for waste/recycling; avoid clutter

** Images shown are for illustrative purposes only*

**Street
Furniture**



Signage

At intersections and key pedestrian nodes

Include wayfinding, street names, and cultural markers

Shade Trees



London Plane
(Platanus × acerifolia)

Spaced 12–15m apart in streetscapes and avenues

Hardy, pollution-tolerant, excellent shade canopy



Pōhutukawa
(Metrosideros excelsa)

Planted every 10–15m

Iconic NZ tree; provides shade and seasonal flowers

** Images shown are for illustrative purposes only*

Shade Trees



Tawa (*Beilschmiedia tawa*)

Grouped in reserves and larger open spaces

Evergreen canopy; supports native biodiversity

Ornamental Trees



Kōwhai (*Sophora microphylla*)

Street planting and private gardens

Bright yellow flowers; attracts native birds



New Zealand Bottlebrush (*Callistemon* spp.)

Public and residential landscaping

Ornamental red flowers; hardy urban species

** Images shown are for illustrative purposes only*

**Ornamental
Trees**



Cherry Blossom
(Prunus serrulata)

Urban greenery and home
gardens

Provides spring interest and
cultural value

Native Shrubs



Flax (Phormium
tenax)

Borders, traffic islands,
household gardens, and around
seating areas

Hardy, low-maintenance,
supports native birds



Hebe (Veronica
spp.)

Planted in clusters along
pathways and home landscaping

Compact, colourful foliage
and flowers

** Images shown are for illustrative purposes only*

Native Shrubs



Mānuka
(*Leptospermum scoparium*)

Used in transitional spaces and private yards

Supports pollinators; iconic NZ shrub

Ground Cover



Native grasses
(*Carex* spp., *Festuca* spp.)

Used in open spaces, Farmsside verges and residential gardens

Erosion control and low maintenance



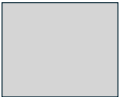
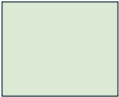
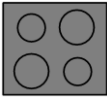
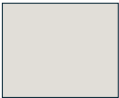
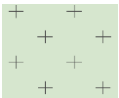
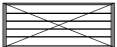
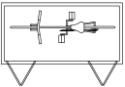
Ferns (*Blechnum* spp.)

Shaded areas, under tree canopies

Adds lush texture; thrives in Hamilton’s climate

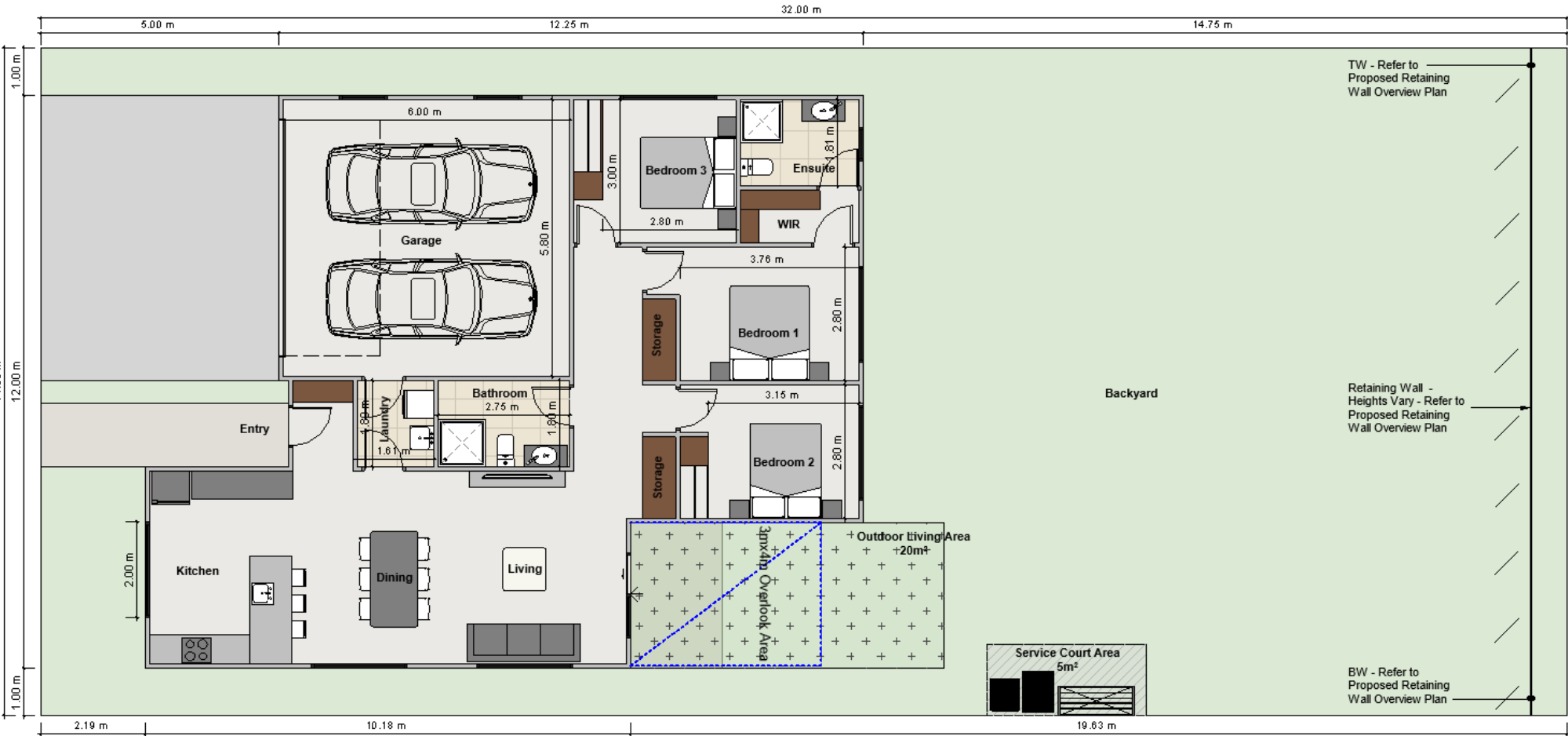
** Images shown are for illustrative purposes only*

Floor Plan Legend (Applies to All Typologies)

	Driveway		TV Unit
	Lot area		Cooktop
	Entry Path		Sink
	Outlook Area		Fridge
	Service Court Area		Vanity
	Rubbish Bins		Shower
	Drive Way		Laundry Tub
	Bike Storage		Washer/Dryer

Typology A

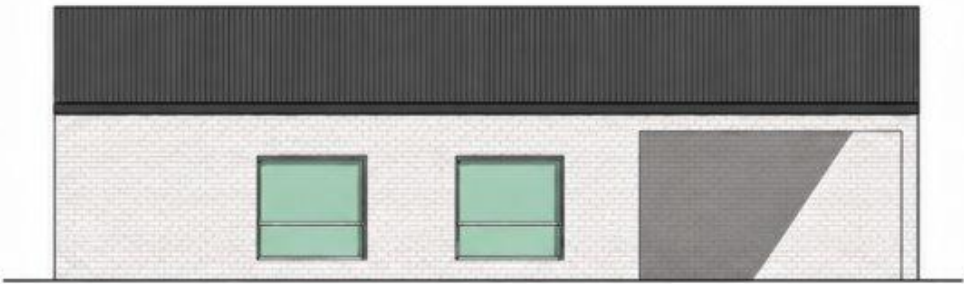




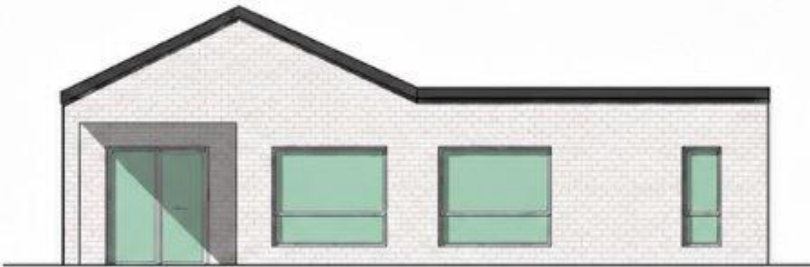
No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
1	Typology A-1	Detached 14m-wide Lot	Single-storey house, three bedrooms, two bathrooms, double garage.	142.76	N/A	142.76	448	31.86%



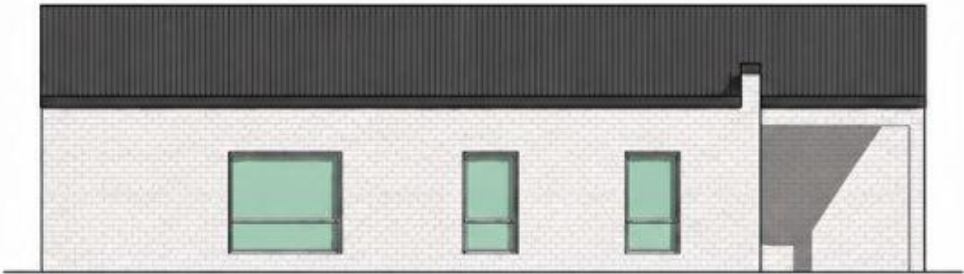
Front Elevation



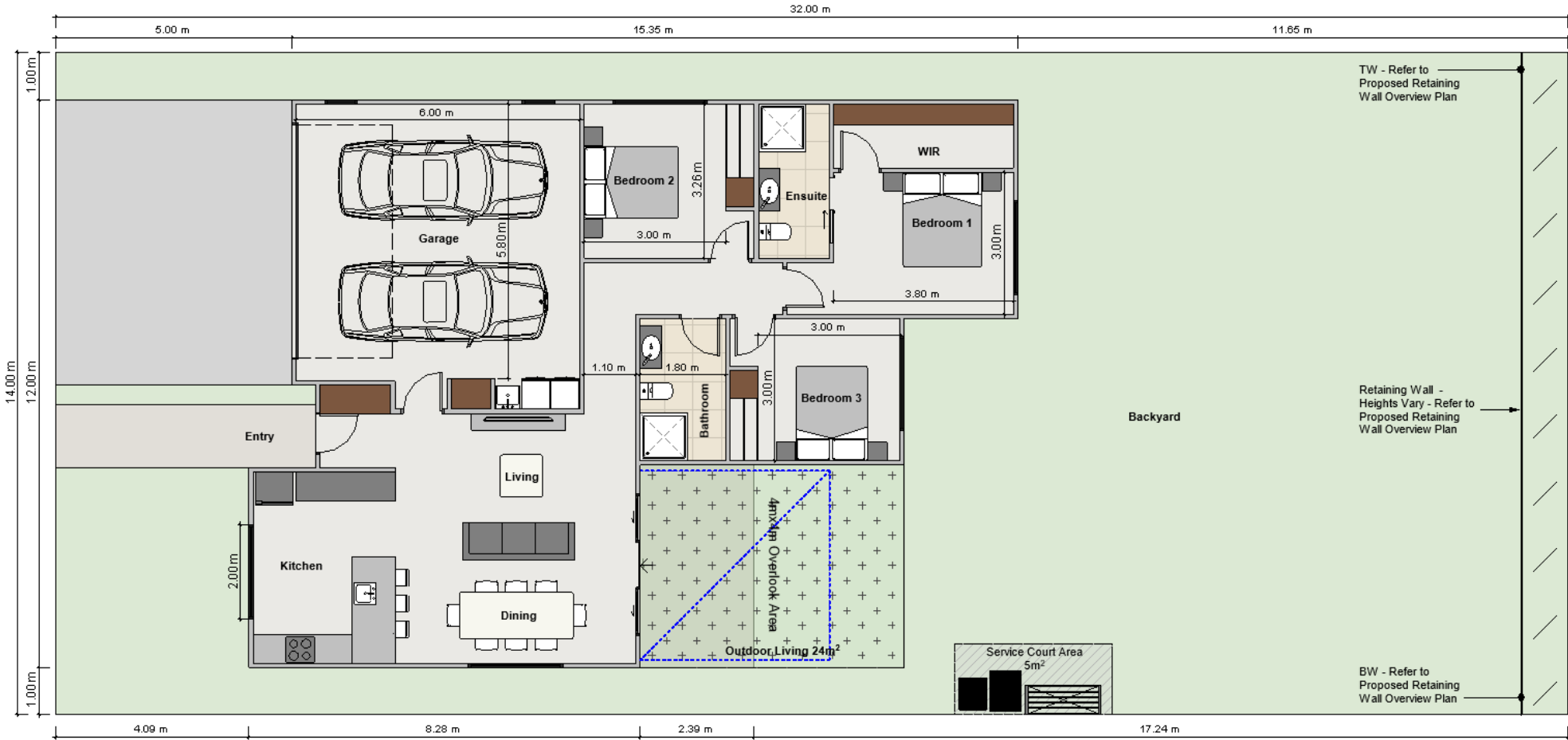
Right Elevation



Rear Elevation



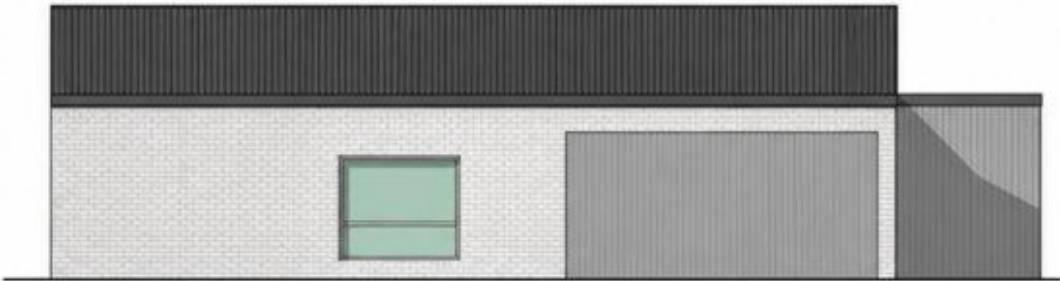
Left Elevation



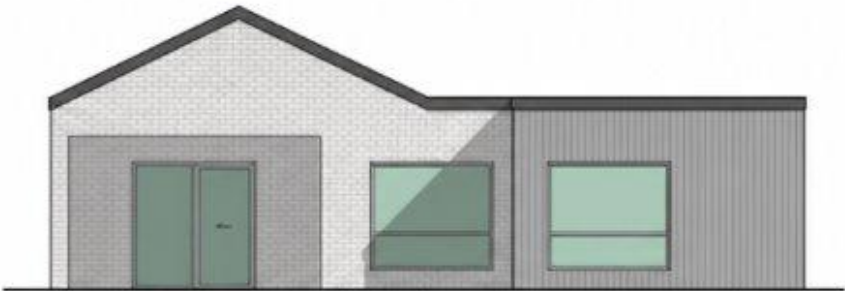
No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
2	Typology A-2	Detached 14m-wide Lot	Single-storey house, three bedrooms, two bathrooms, double garage.	145.10	N/A	145.10	448	32.38%



Front Elevation



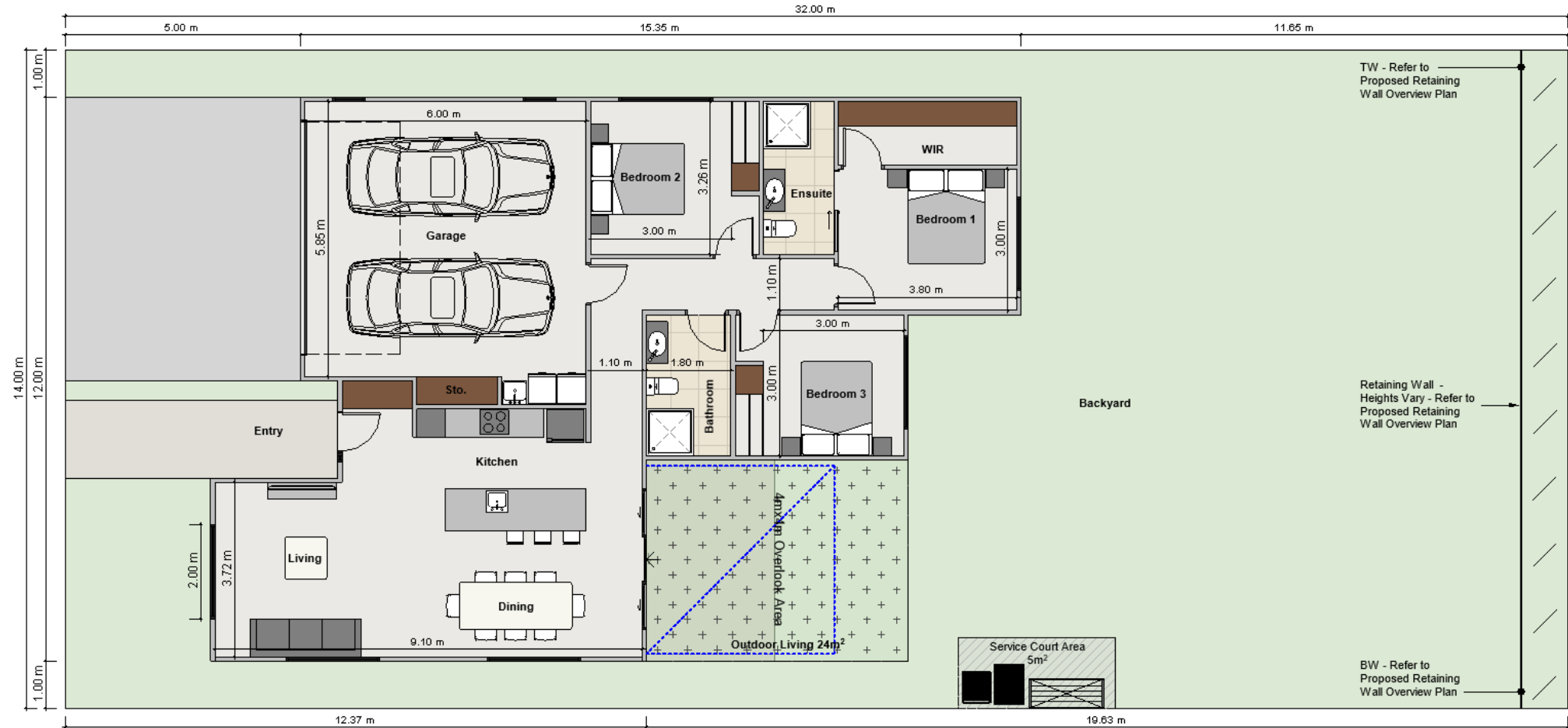
Right Elevation



Rear Elevation



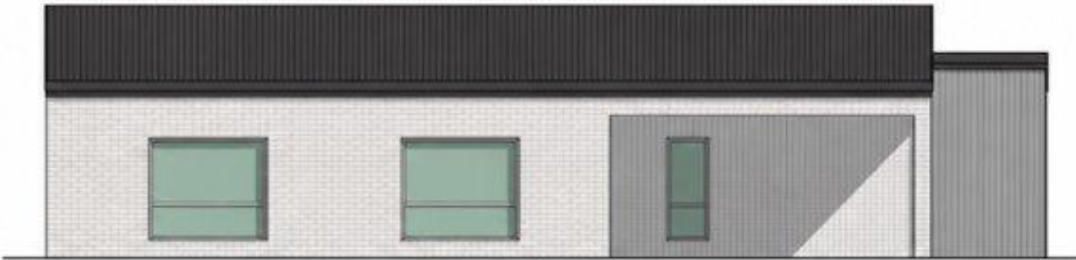
Left Elevation



No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
3	Typology A-3	Detached 14m-wide Lot	Single-storey house, three bedrooms, two bathrooms, double garage.	148.38	N/A	148.38	448	33.12%



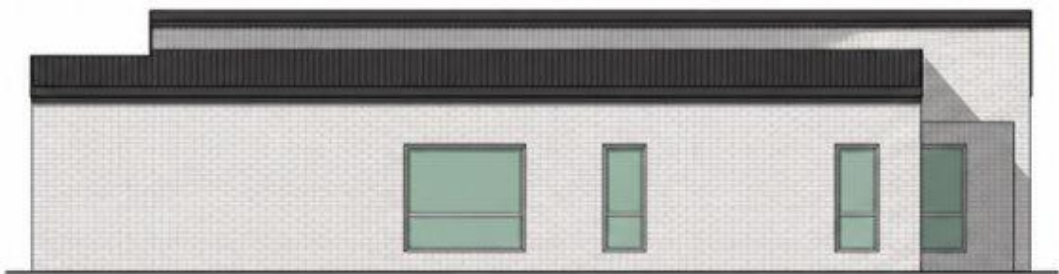
Front Elevation



Right Elevation



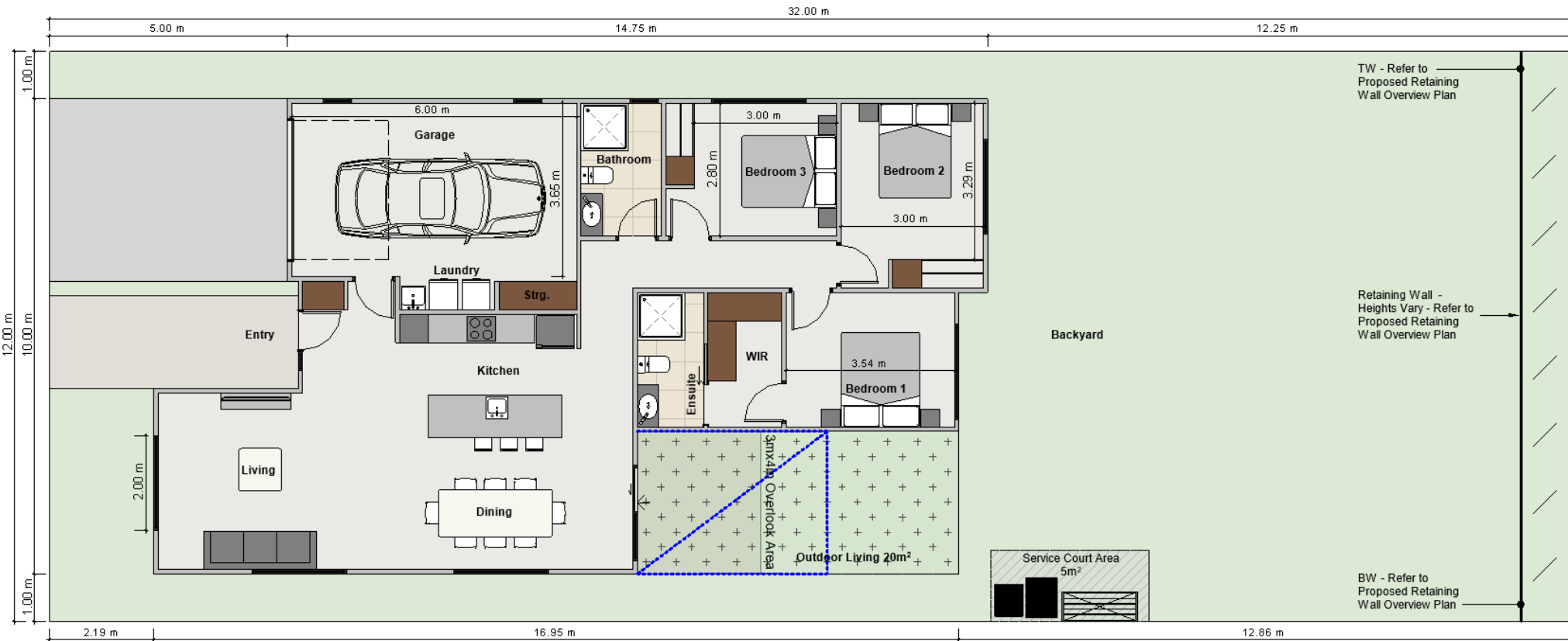
Rear Elevation



Left Elevation

Typology B

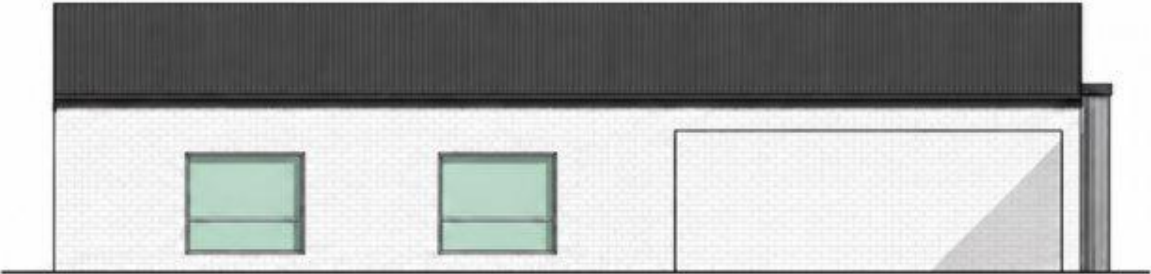




No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
4	Typology B-1	Detached 12m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	136.64	N/A	136.64	384	35.58%



Front Elevation



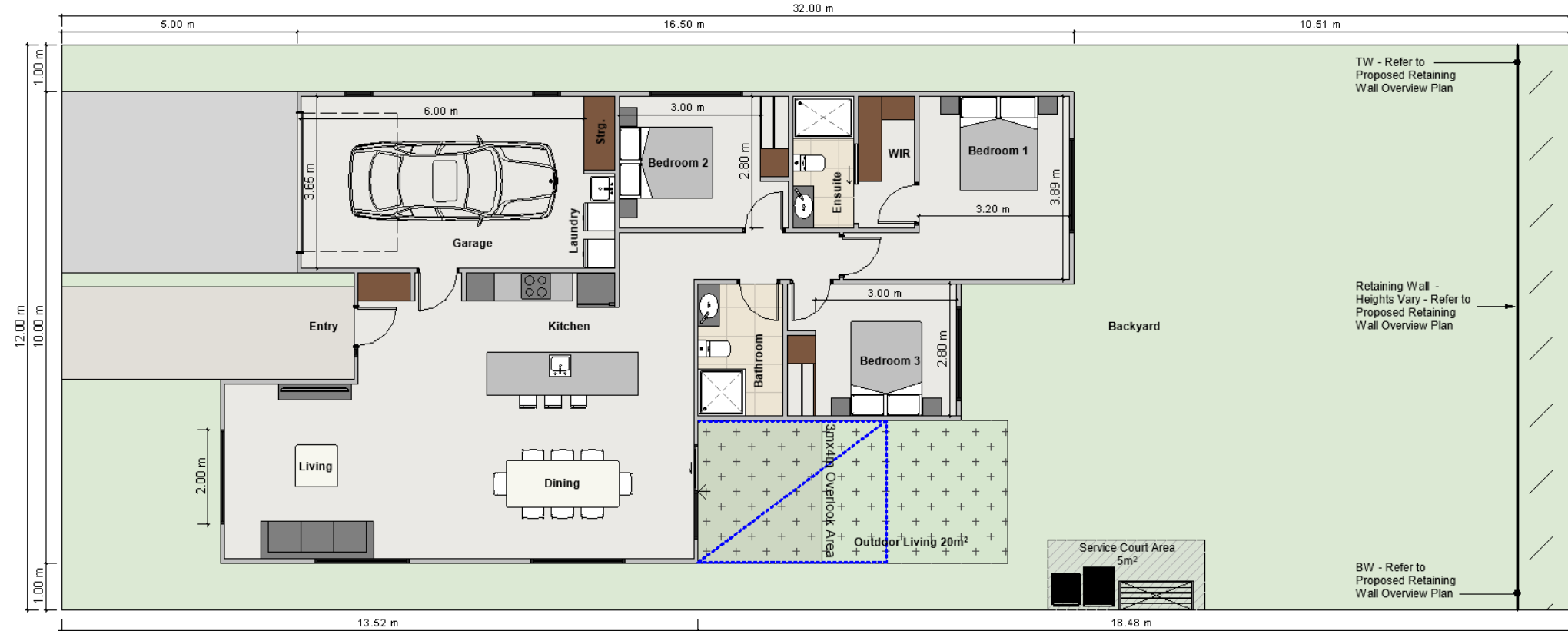
Right Elevation



Rear Elevation



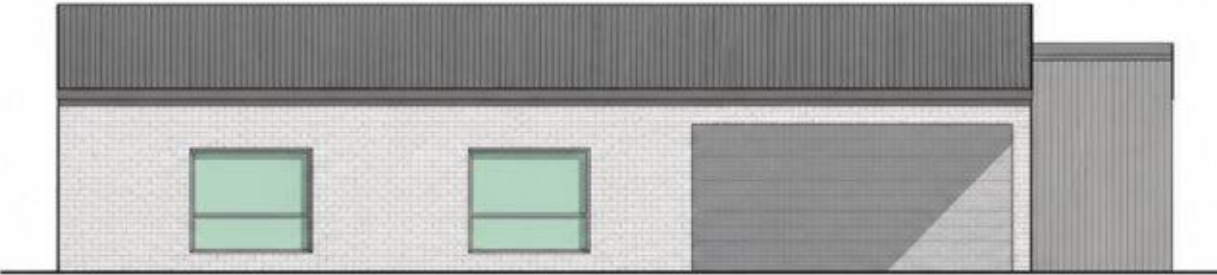
Left Elevation



No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
5	Typology B-2	Detached 12m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	137.46	N/A	137.46	384	35.79%



Front Elevation



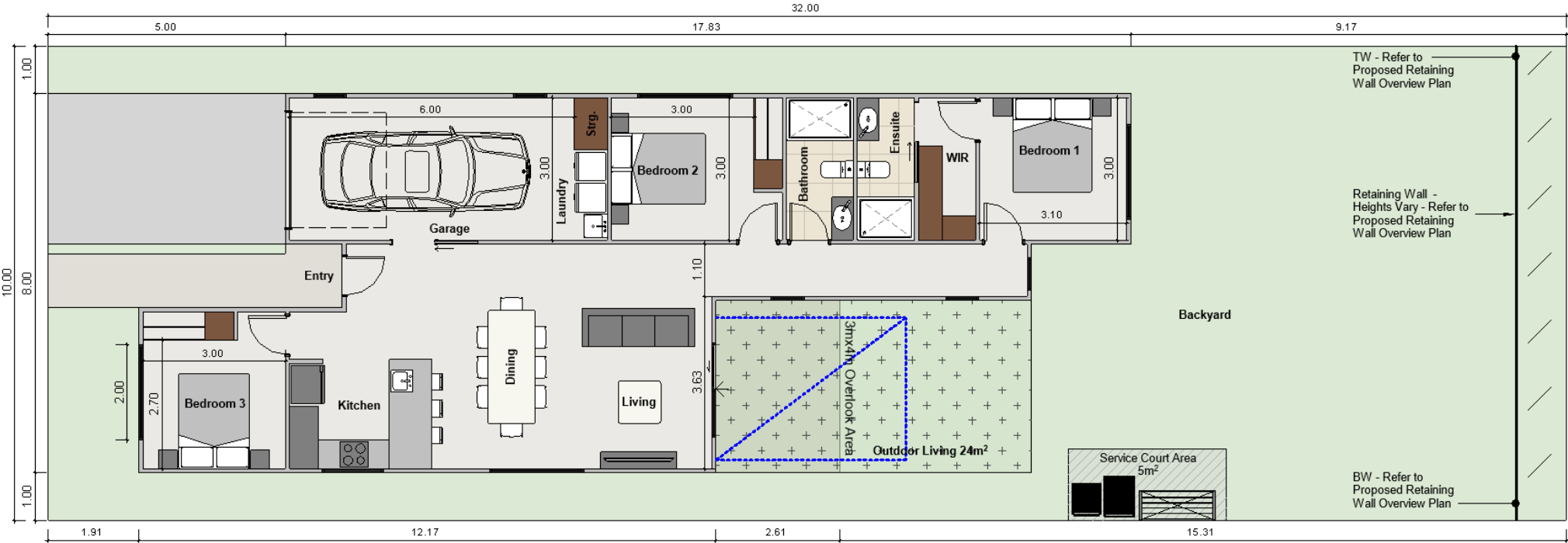
Right Elevation



Rear Elevation



Left Elevation



No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
6	Typology B-3	Detached 10-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	117.09	N/A	117.09	320	36.59%



Front Elevation



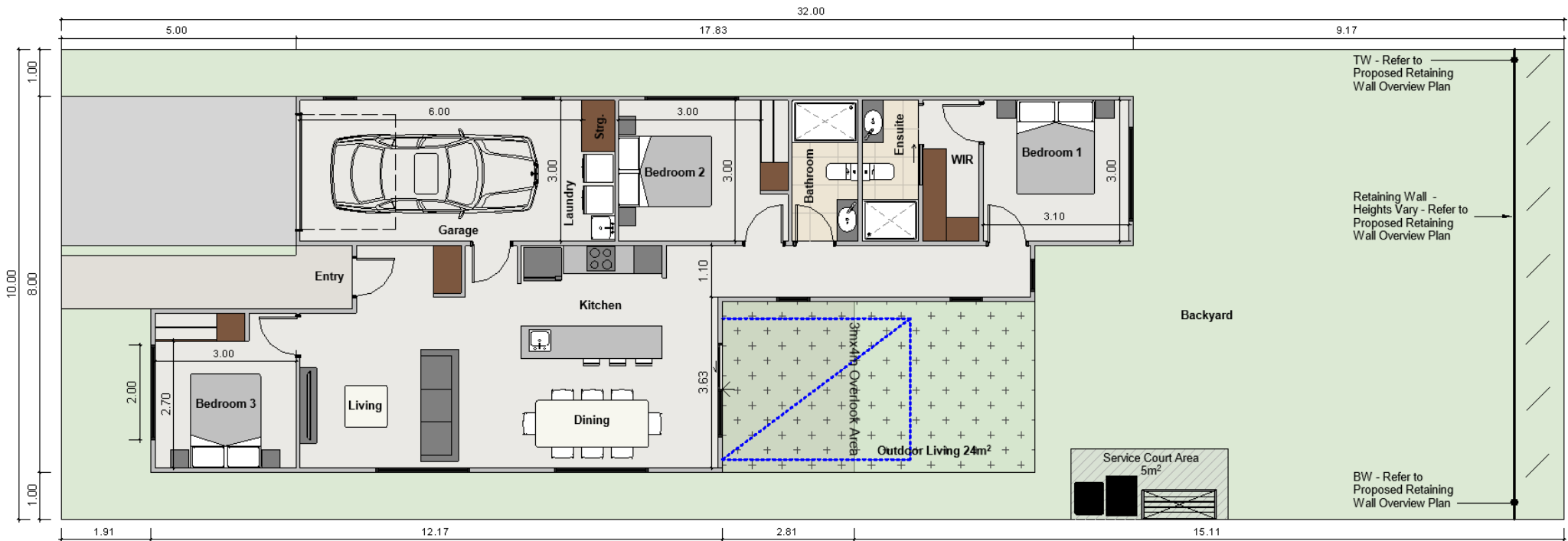
Left Elevation



Rear Elevation



Right Elevation



No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
7	Typology B-4	Detached 10-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	119.60	N/A	119.60	320	37.37%



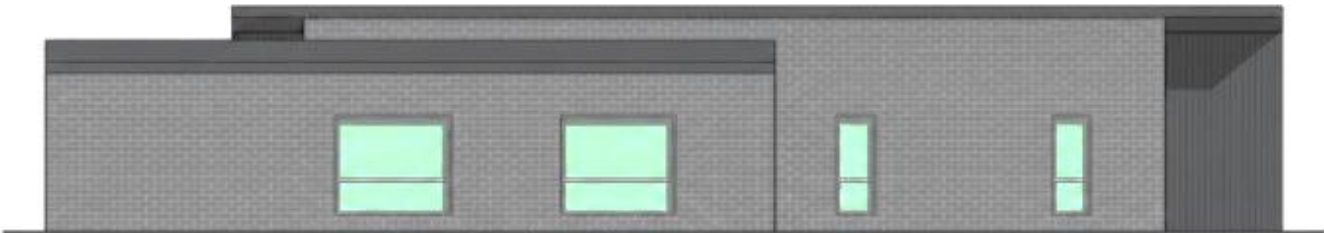
Front Elevation



Left Elevation



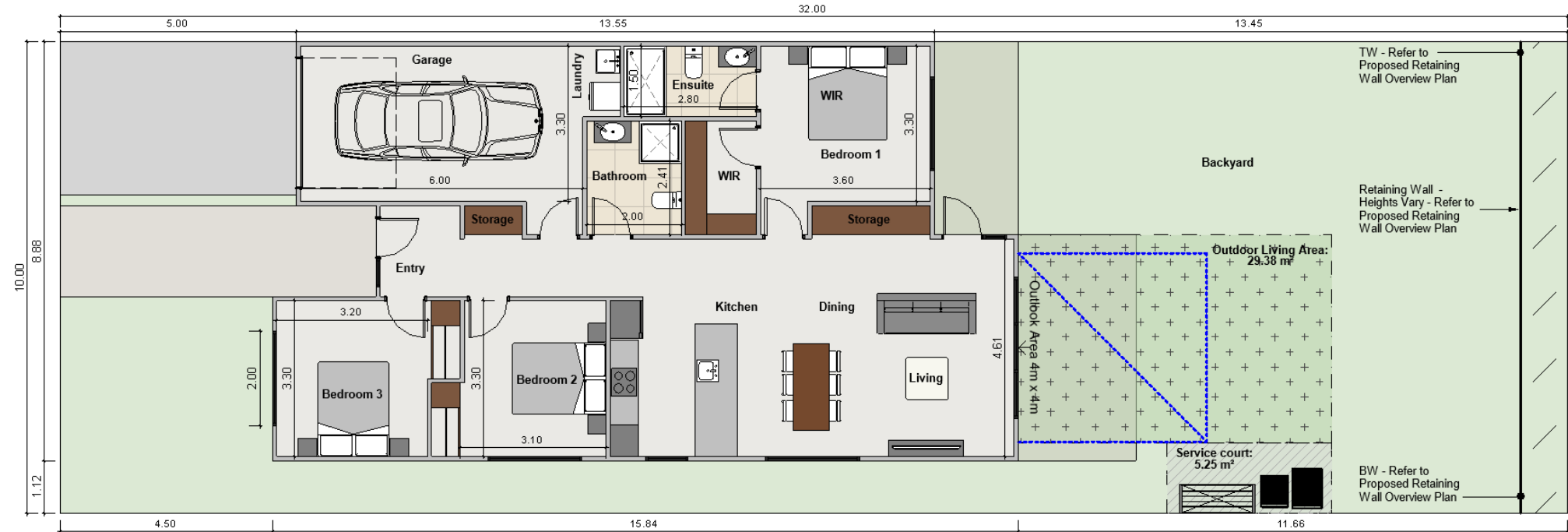
Rear Elevation



Right Elevation

Typology C





No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
8	Typology C-1	Duplex 10m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	127.53	N/A	127.53	384	33.21%



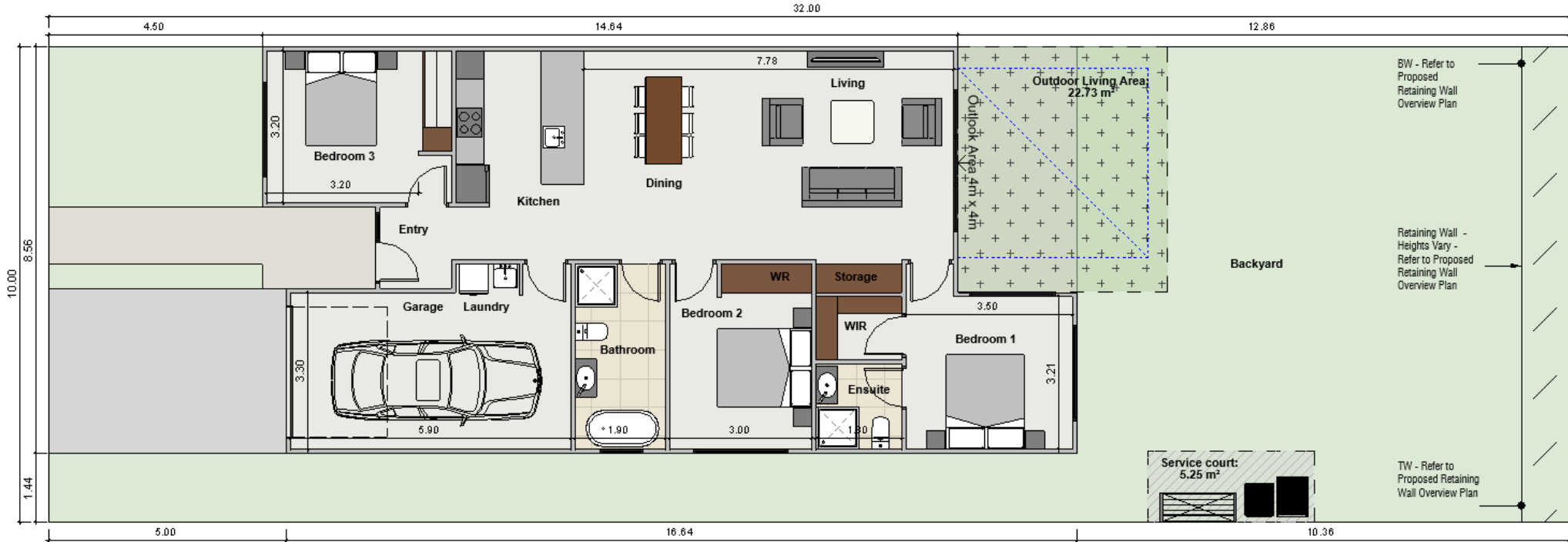
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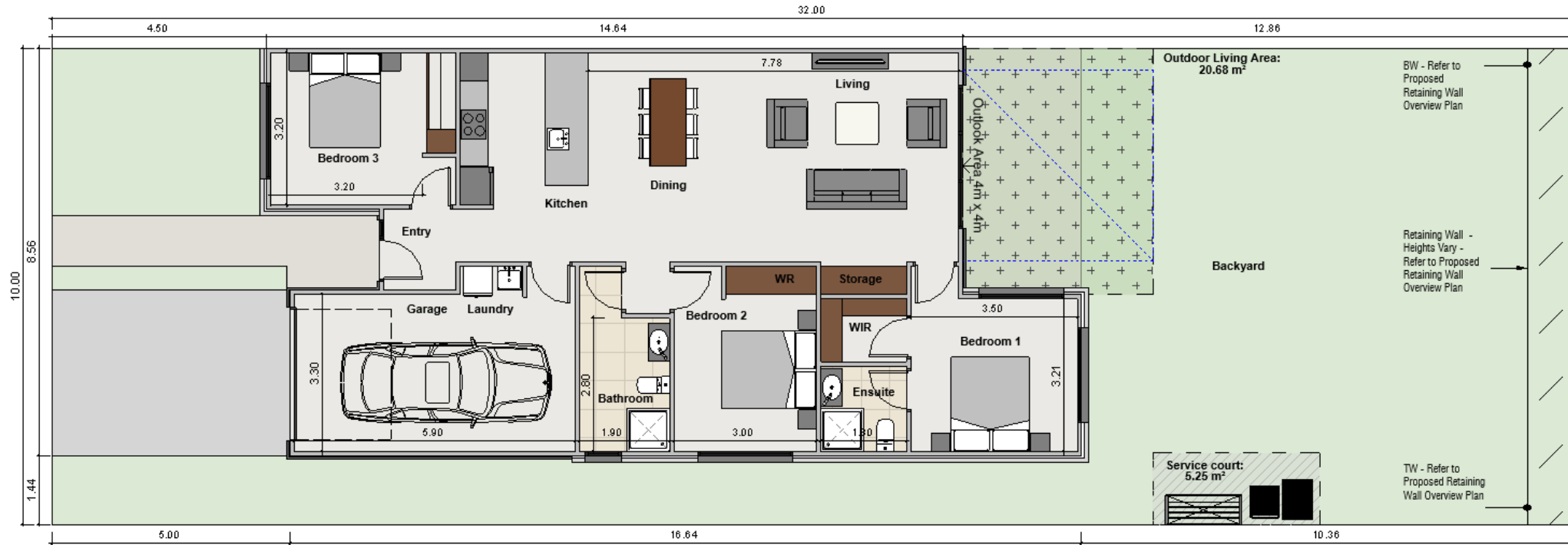
Rear Elevation



Side Elevation



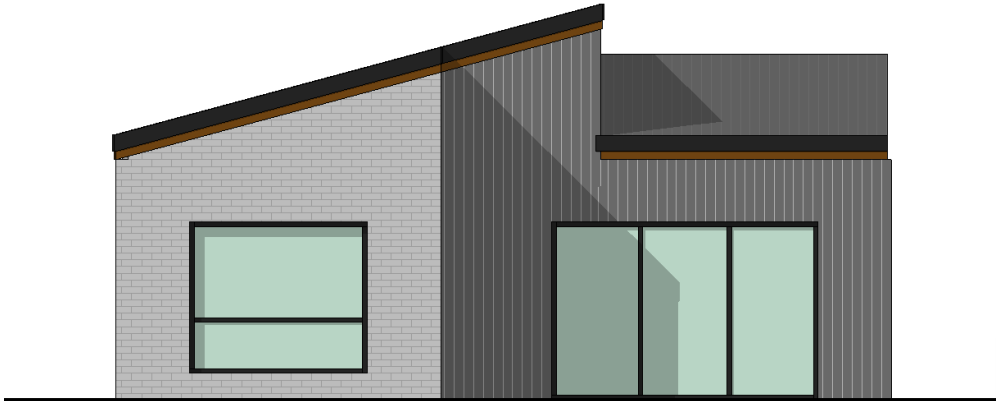
No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
9	Typology C-1-OP 2	Duplex 10m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	127.99	N/A	127.99	384	33.33%



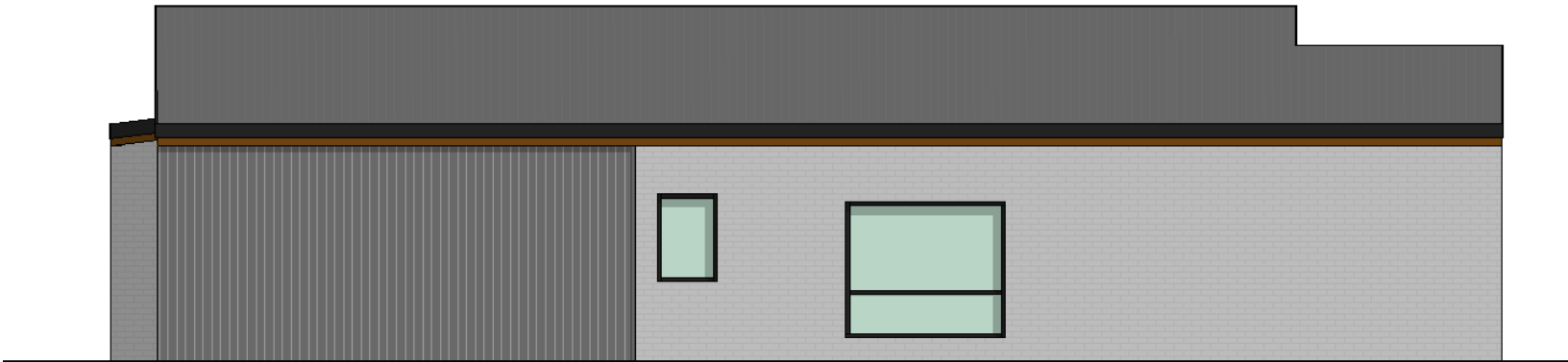
No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
10	Typology C-1-OP 3	Duplex 10m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	127.99	N/A	127.99	384	33.33%



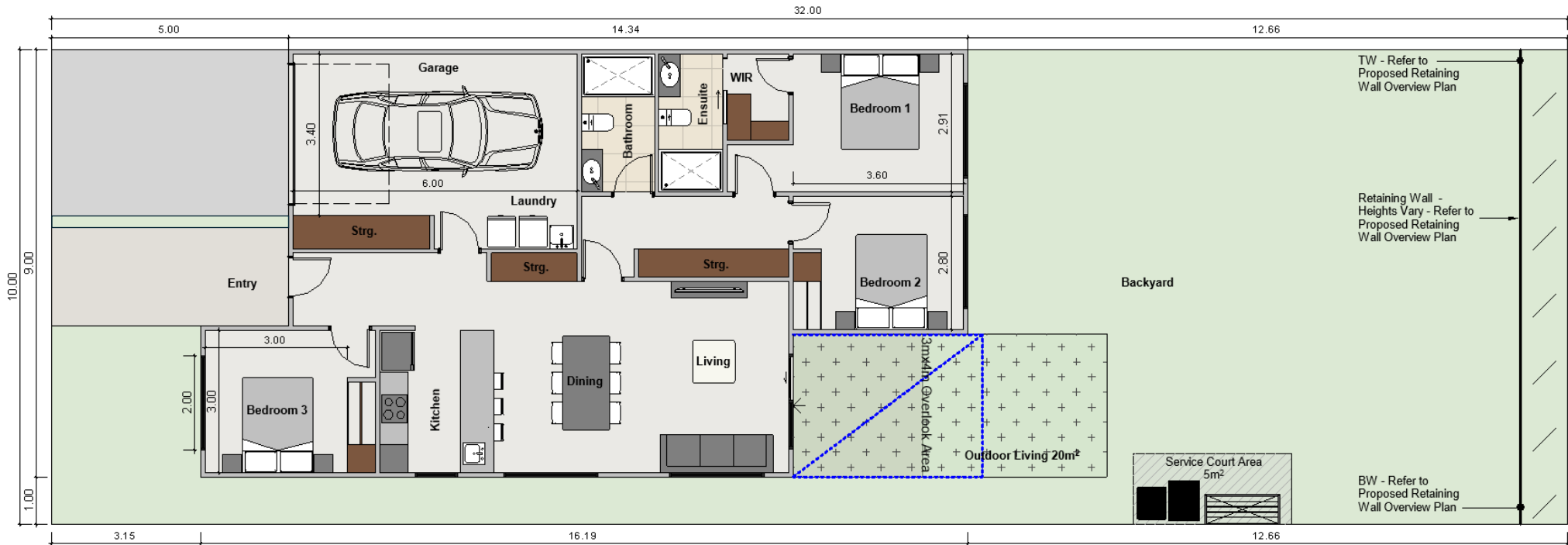
Front Elevation



Rear Elevation



Side Elevation



No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
11	Typology C-2	Duplex 10m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	124.86	N/A	124.86	320	39.01%



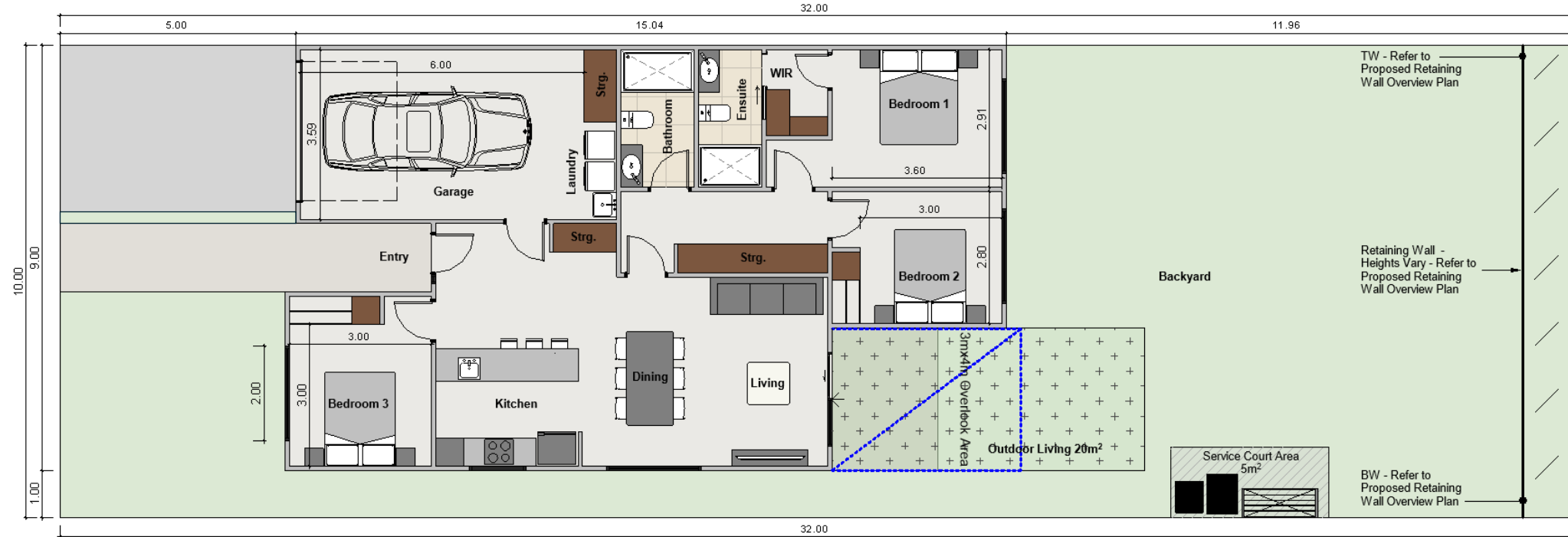
Front Elevation



Rear Elevation



Side Elevation



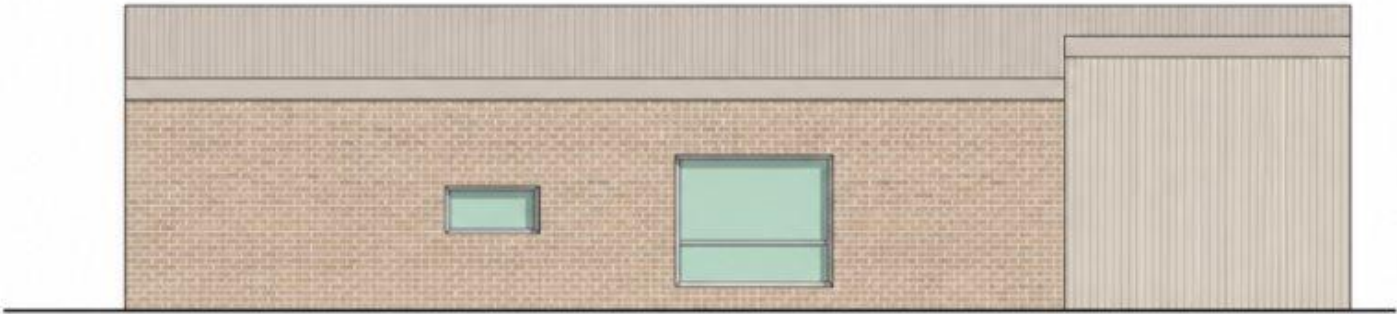
No	Housing Typology	Type	Description	Ground Floor Area m ²	First Floor Area m ²	GFA m ²	Lot Area m ²	Site Coverage
12	Typology C-3	Duplex 10m-wide Lot	Single-storey house, three bedrooms, two bathrooms, single garage.	120.52	N/A	120.52	320	37.66%



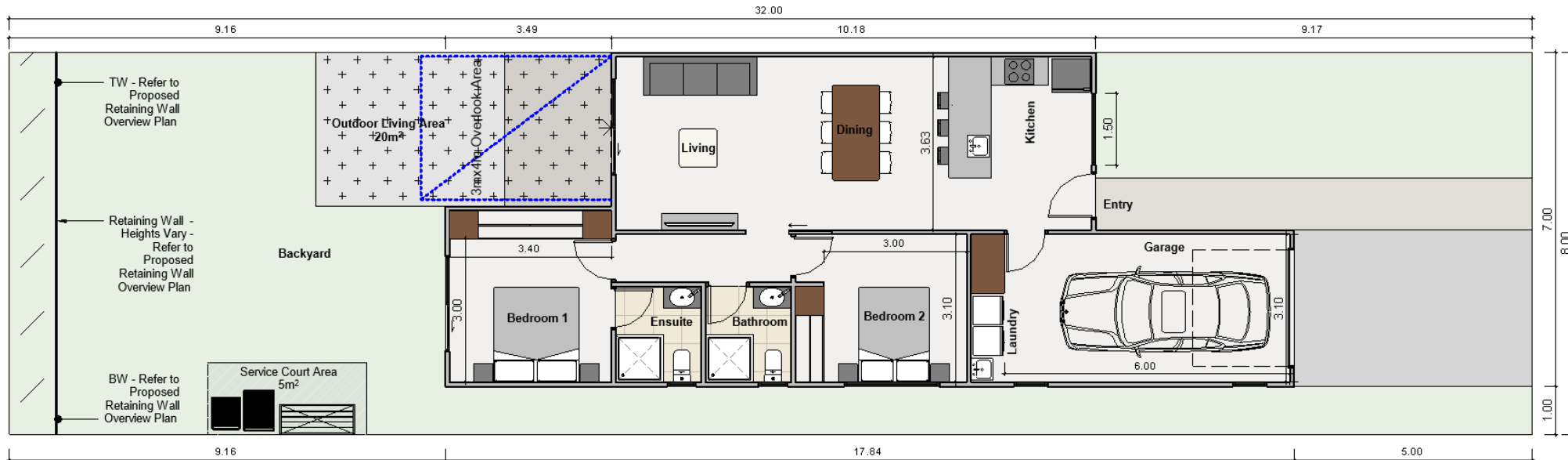
Front Elevation



Rear Elevation



Side Elevation



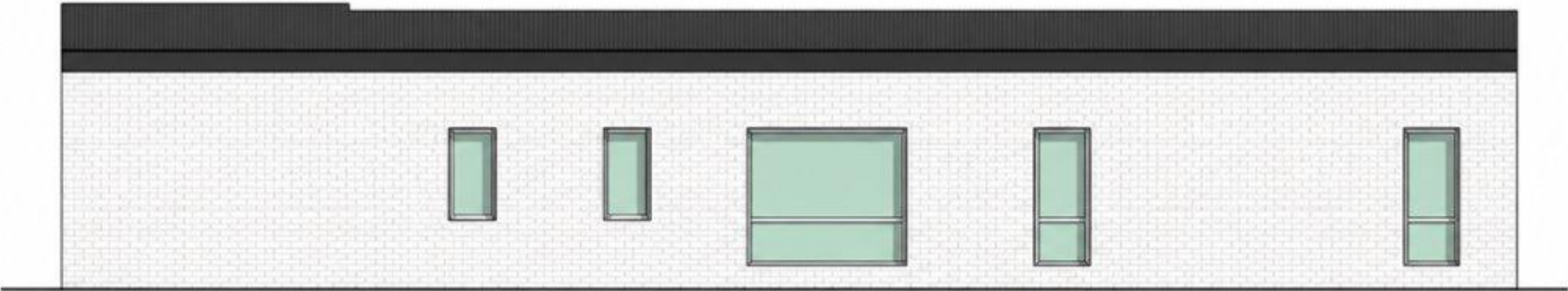
No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
13	Typology C-4	Duplex 8-wide Lot	Single-storey house, two bedrooms, two bathrooms, single garage.	98.13	N/A	98.13	256	38.33%



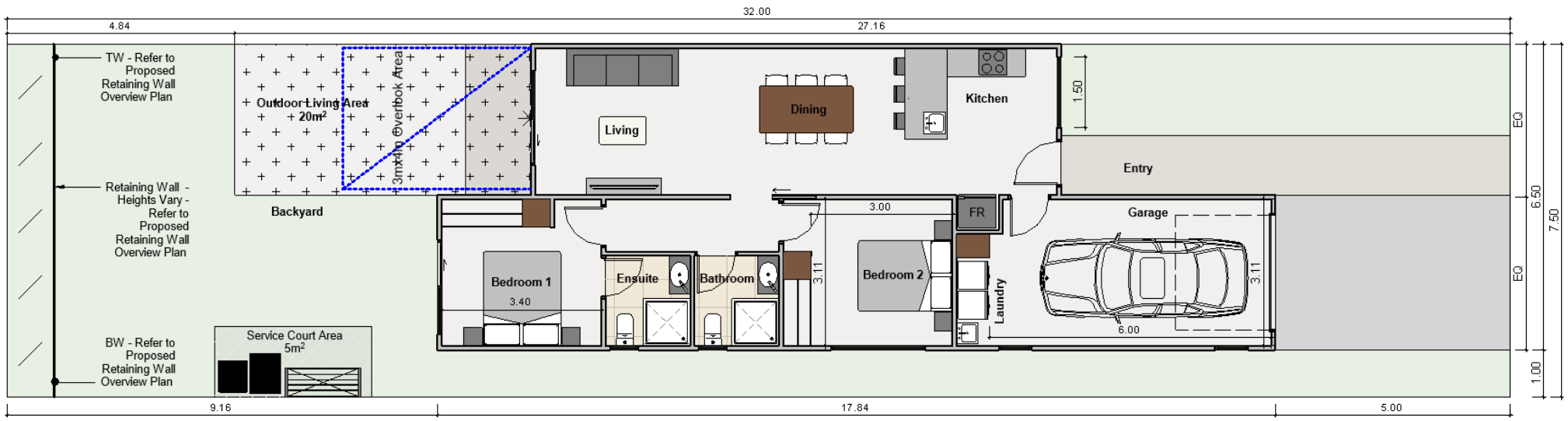
Front Elevation



Rear Elevation



Side Elevation



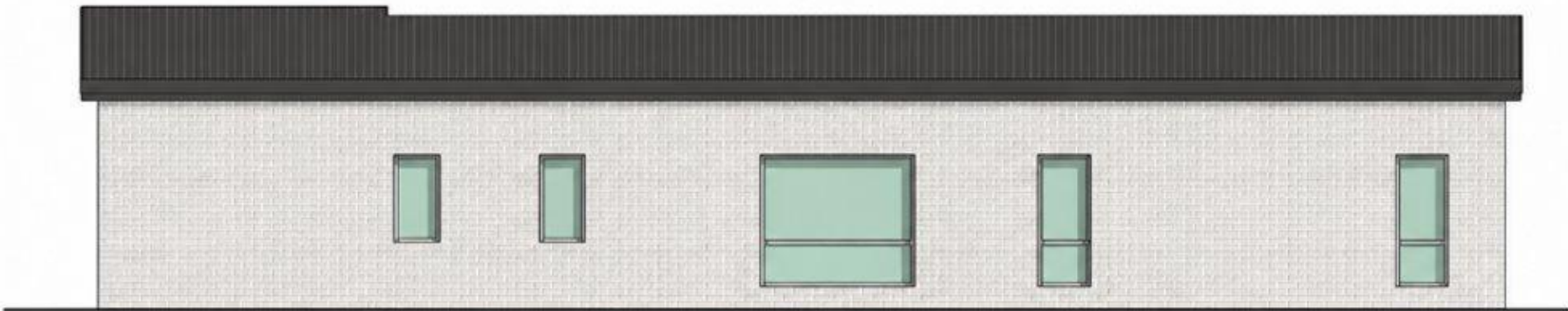
No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
14	Typology C-5	Duplex 7.5-wide Lot	Single-storey house, two bedrooms, two bathrooms, single garage.	95.52	N/A	95.52	240	39.80%



Front Elevation



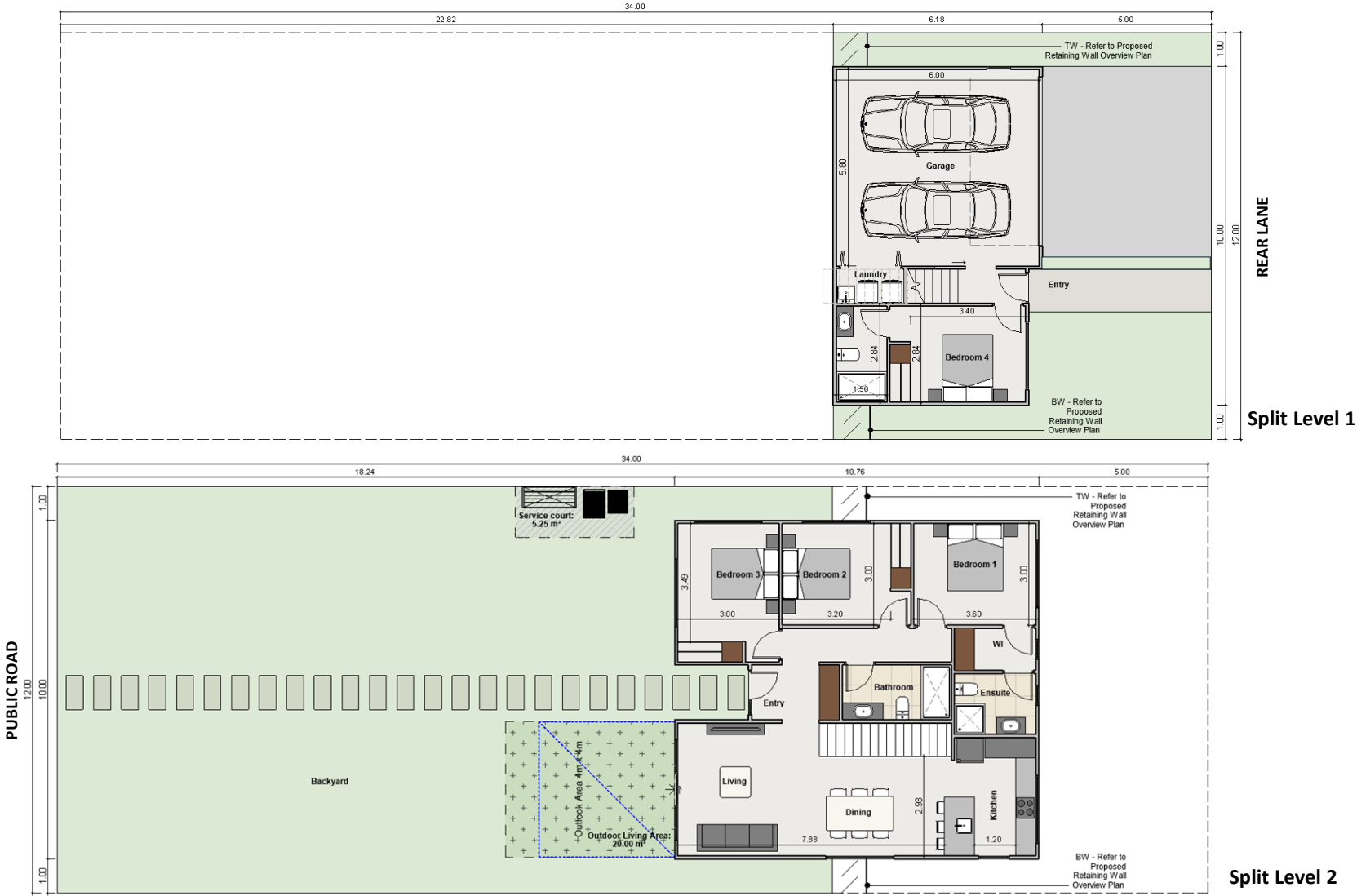
Rear Elevation



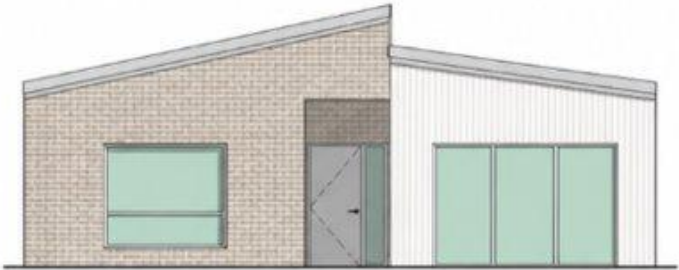
Side Elevation

Typology D





No	Housing Typology	Type	Description	Lower Floor Area m2	Top Floor Area m2	GFA m2	Lot Area m2	Site Coverage
15	Typology D-1	Split Level 12m-wide Lot	Split level house, four bedrooms, three bathrooms, double garage.	60.15	100.15	100.15	408	24.51%



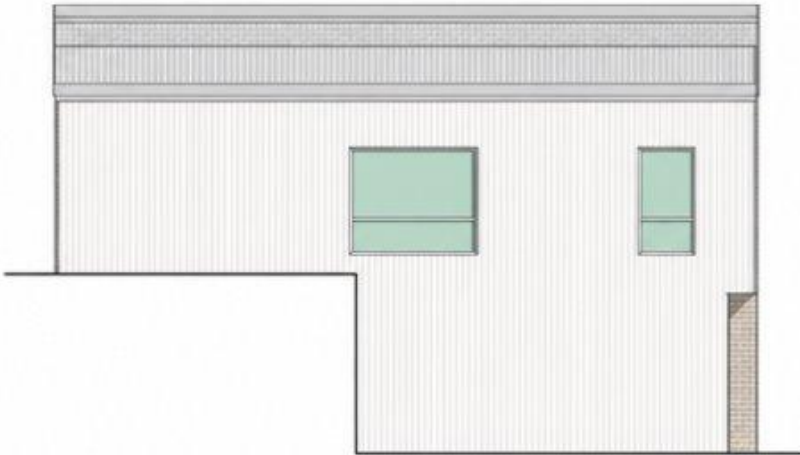
Front Elevation



Right Elevation



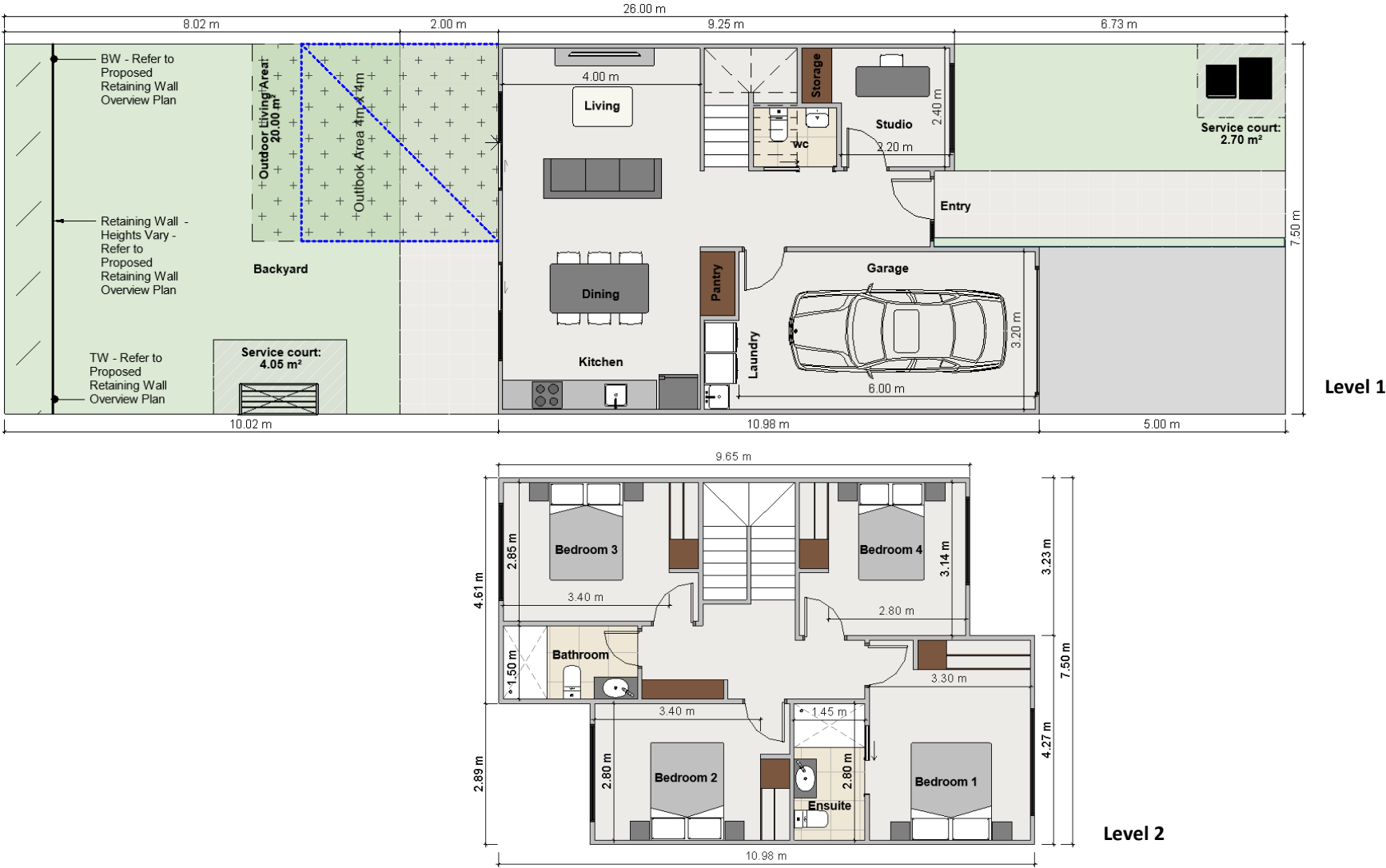
Rear Elevation



Left Elevation

Typology E





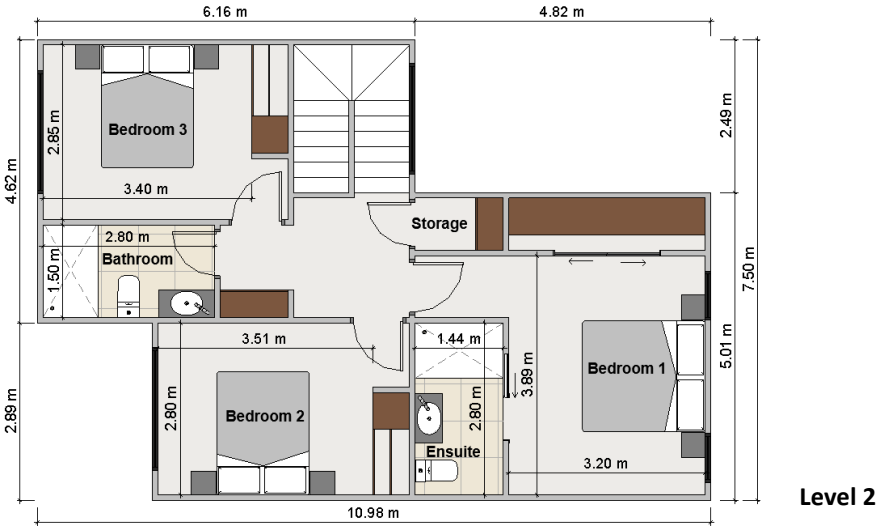
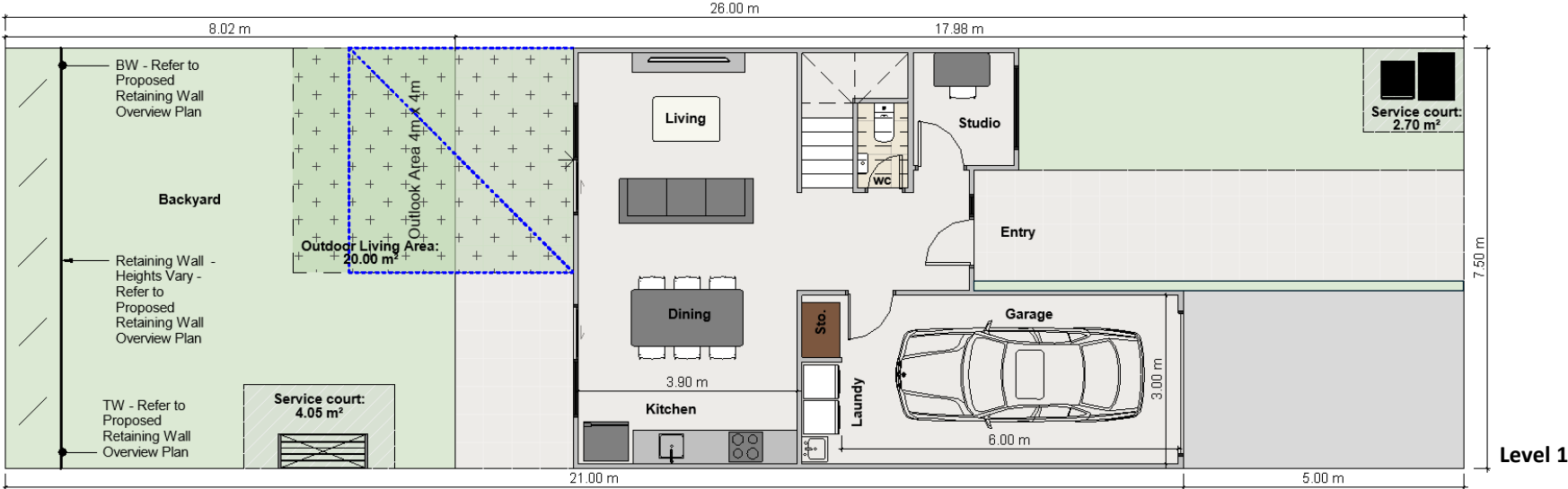
No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
16	Typology E-1	Terrace Apartment 7.5m-wide Lot	Two-storey house, four bedrooms, studio, three bathrooms, single garage.	74.60	68.12	142.72	195	38.25%



Front Elevation

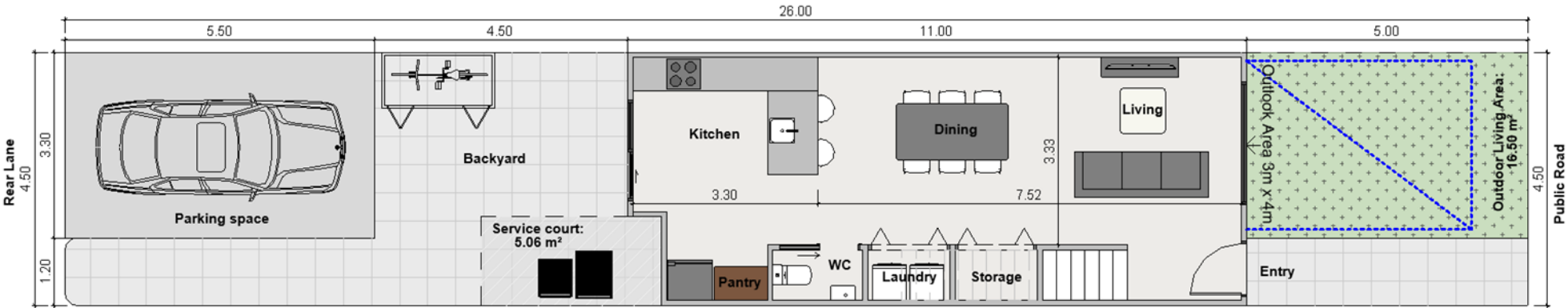


Rear Elevation

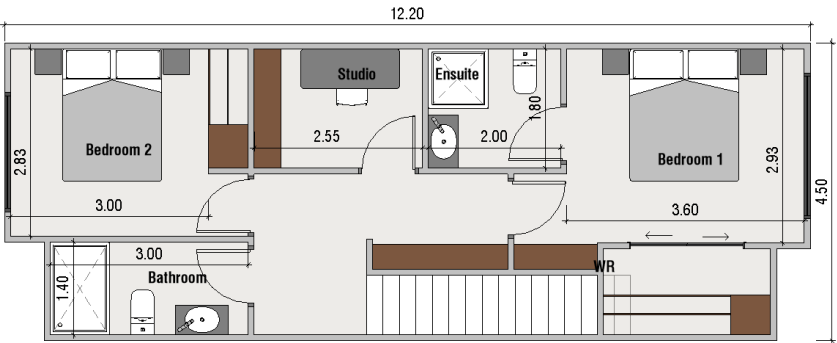


No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
17	Typology E-2	Terrace Apartment 7.5m-wide Lot	Two-storey house, three bedrooms, studio, bathrooms, single garage.	66.93	60.41	127.34	195	34.29%





Level 1



Level 2

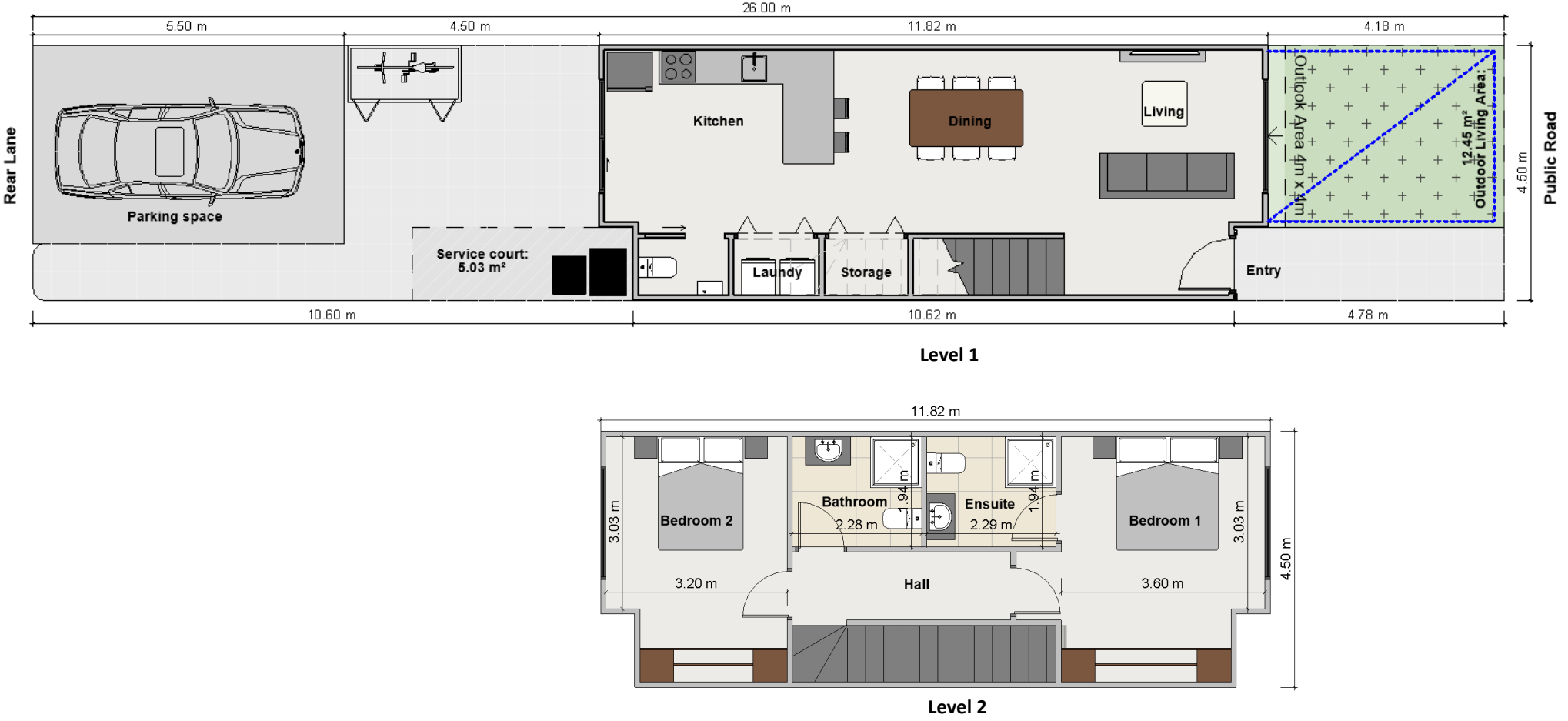
No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
18	Typology E-3	Terrace Apartment 4.5m-wide Lot	Two-storey house, two bedrooms, studio, two bathrooms, single parking.	48.43	47.86	96.29	117	41.39%



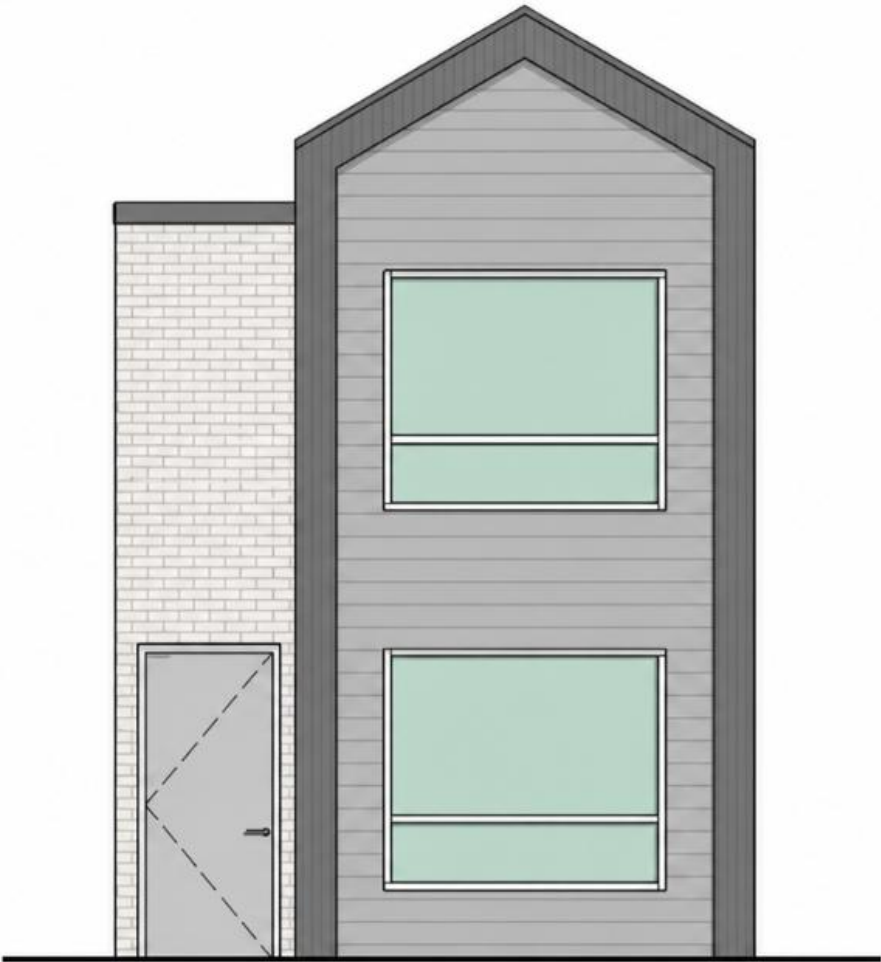
Front Elevation



Rear Elevation



No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
19	Typology E-4	Terrace Apartment 4.5m-wide Lot	Two-storey house, two bedrooms, two bathrooms, single parking.	51.64	47.06	98.70	117	44.17%



Front Elevation



Rear Elevation



No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
20	Typology F-1	Large Lot Residential	Single storey, 4 bedrooms, 3 bathrooms and double garage.	397.2	N/A	397.2	4016	9.89%



Front Elevation



Rear Elevation



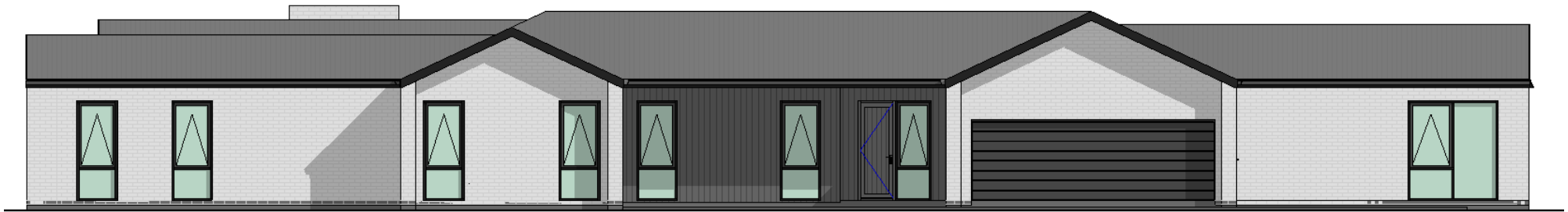
Right Side Elevation



Left Side Elevation



No	Housing Typology	Type	Description	Ground Floor Area m2	First Floor Area m2	GFA m2	Lot Area m2	Site Coverage
21	Typology F-2	Large Lot Residential	Single storey, 4 bedrooms, 3 bathrooms and double garage.	394.2	N/A	394.2	2671	14.76%



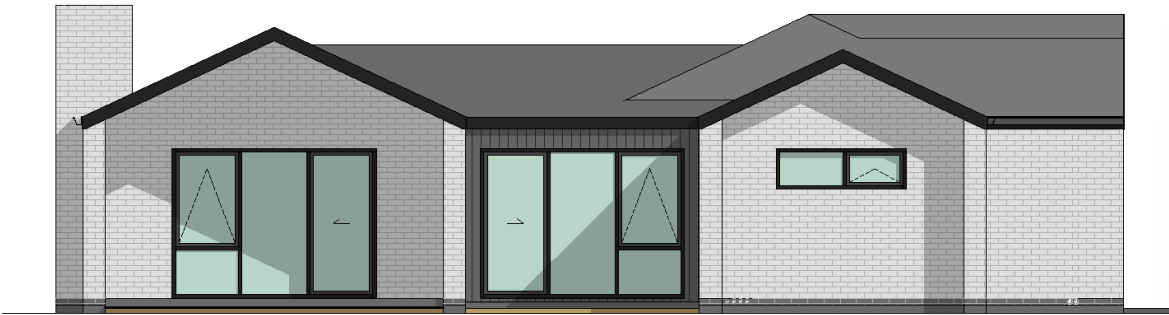
Front Elevation



Rear Elevation



Right Side Elevation



Left Side Elevation

Renders























