



Brymer Road Development

High-level masterplan
for 2024 Future Proof
Strategy Submission

ED | E A R L
D E S I G N
URBAN DESIGN + LANDSCAPE ARCHITECTURE

Brymer Farms Ltd
April 2024

Site Introduction + Context

This report has been prepared to support the upcoming review of the Draft 2024 Future Proof Strategy, on behalf of Brymer Farms Ltd. Brymer Farms are seeking that their land at 127 Brymer Road be included in the Strategy to accommodate future urban growth.

The site is located on the north western urban fringe of Hamilton City, within Waikato District, and bounded to the south by State Highway 23 to Raglan (the main route to and from Raglan). To the north east, the site is bounded by Brymer Road and the Hamilton City boundary to the east.

The site is located within the jurisdiction of the Waikato District Council (WDC) and to the west of Hamilton City, just outside of the established residential suburbs that includes Grandview Heights and Western Heights. The land is currently zoned Rural within the Waikato District Plan with the land to the east and within the Hamilton city area, is zoned residential.

The site is made up of four certificates of title of land ranging in size from 677m² through to 57ha. The combined land area is approximately 87ha. A drain splits the combined site into two areas to the north and south as it aligns east to west through the middle of the site and bounding part of the site to the south.

The site presents an opportunity for developing a vibrant and mixed neighbourhood on the edge of the Hamilton City to support the growth and wellbeing of Hamilton.



Kanuka stand of trees within the site.



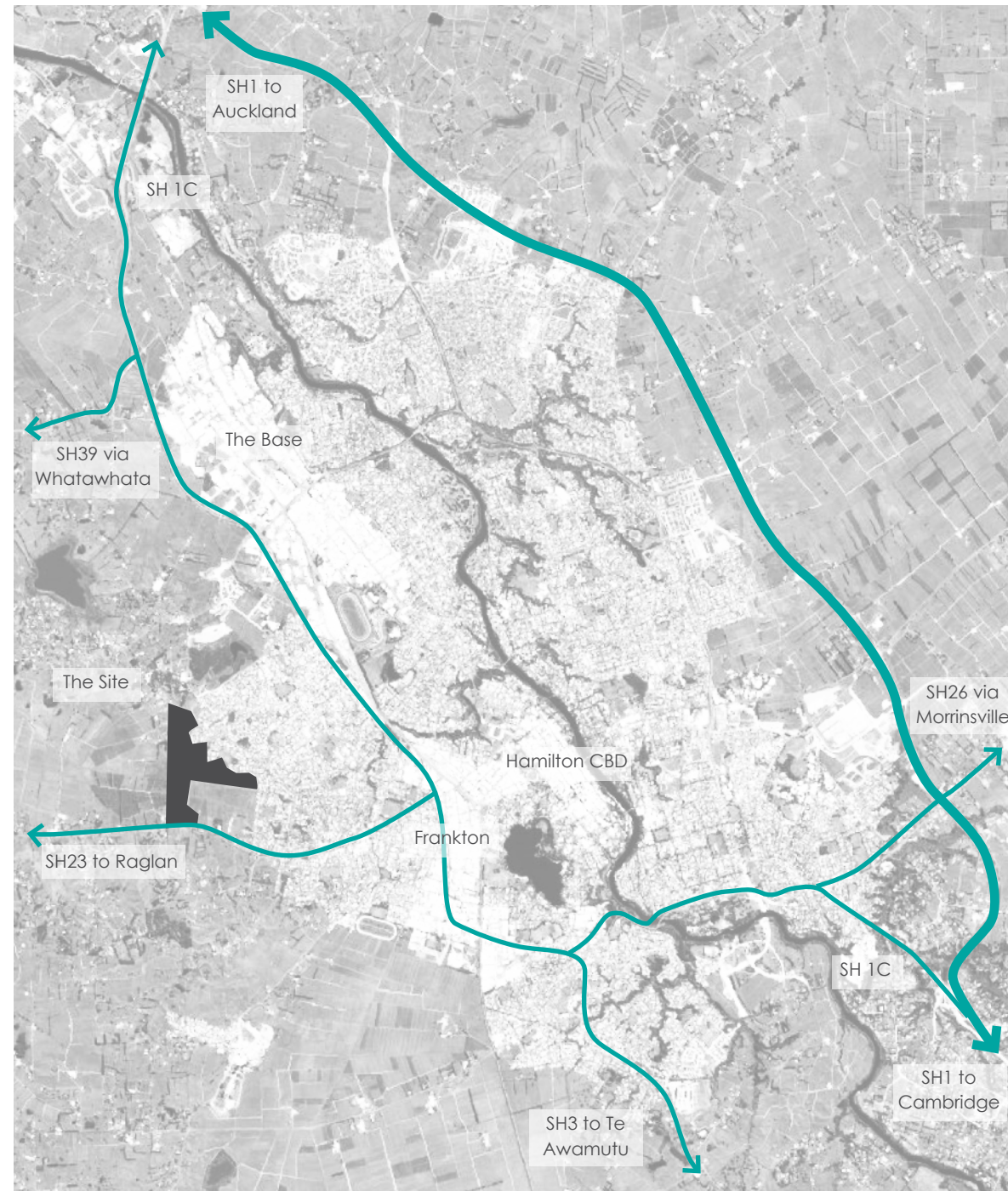
Looking east from Obrien Road into the site.



Looking west into the site from end of Harrogate Place.



Looking north into the site from SH 23.



Wider context map, NTS.



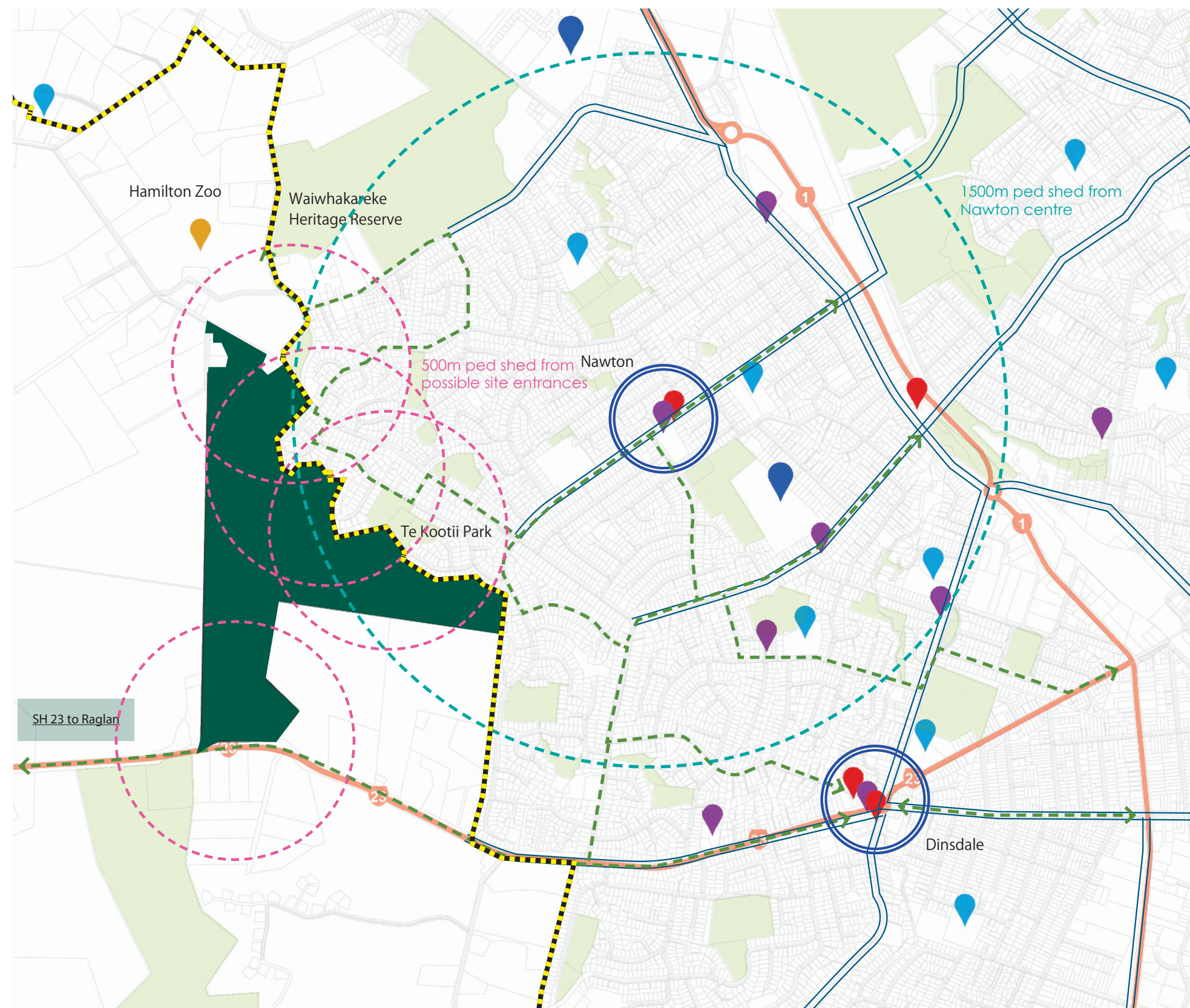
The site is surrounded by a wide range of open spaces such as the Waiwhakareke Heritage Reserve, Hamilton Zoo and Te Kootii Park.

Te Kootii Park adjoins the site to the east and is located at the edge of the Hamilton City. The park has a cricket pitch / playground and a large 'kick around' space.

The park also provides a direct cycle and pedestrian link to bus stops and the cycleway route that connects to the amenities, job opportunities and schools around Nawton and Dinsdale.

Legend

- The site
- Open space
- Supermarket / Superette
- Medical - GP
- Hamilton Zoo
- Primary / Intermediate School
- High School
- Bus route
- Cycleway
- State Highway
- Hamilton City / Waikato District boundary
- Centre



Local context map, NTS.



Understanding the Site

The site constraints and opportunities are developed by bringing together the key considerations, analysis, challenges and recommendations / opportunities identified by the various technical specialists engaged including, stormwater engineers, transportation, geo-technical engineers and ecologists. Further analysis has additionally been carried out to identify the steeper slopes.

Further analysis has been carried out by the understanding of how the sites challenges, features and existing connections might inform spatial design outcomes that may contribute to the formation of a quality urban neighbourhood.

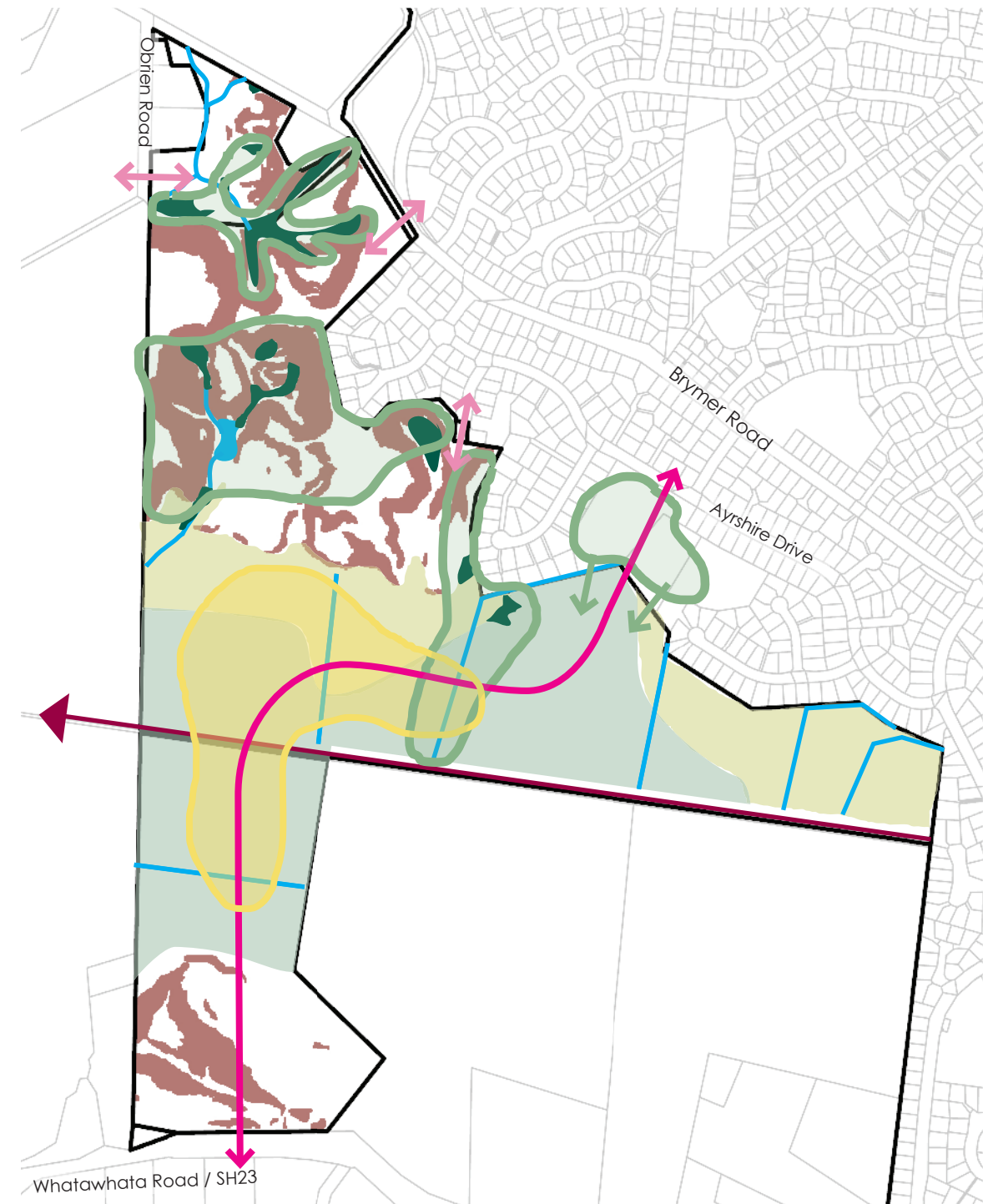
Legend.

Constraints.

-  Drain
-  Slope >30% - Some areas are subject to marginal stability and should be avoided for construction
-  Modified stream including 10m - 20m buffer (Potential)
-  Wetland including 10m - 20m buffer (Potential)
-  Soft soil and liquefiable soils - Will require extensive remedial works
-  Shallow soils (peat) and potentially liquefiable soils
-  Pond

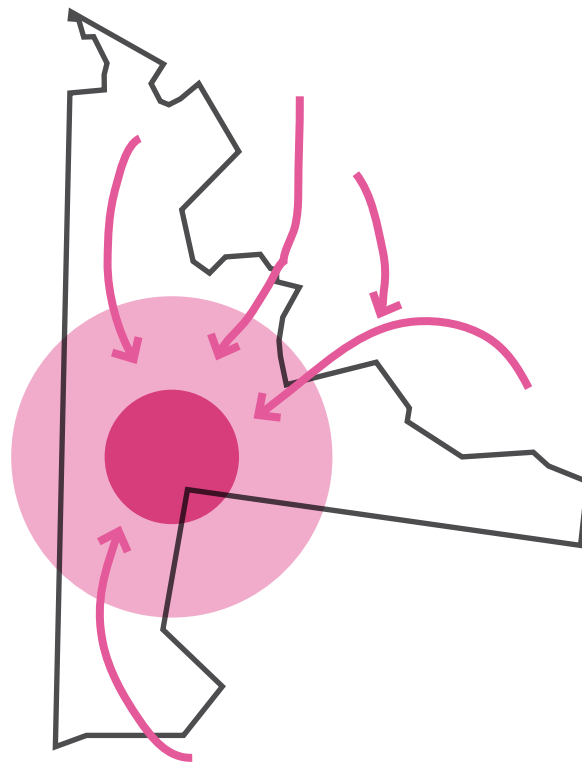
Opportunities.

-  Consolidate areas of steep slope, waterways, wetlands, riparian margins and significant vegetation into connected areas of open space
-  Main movement connection into and through the site
-  Secondary movement access into the site
-  Extend Te Kootii Park into the site
-  Create a vibrant centre



Opportunities and constraints map. Scale 1:10,000 at A3.





A vibrant local centre for Brymer as a local destination for both new and existing communities

A Neighbourhood Centre is proposed to provide for daily convenience needs of both future residents and existing residents within walking distance of their homes. It will also help to create a community heart for the development and provides local employment opportunities.

It is intended that small scale / boutique shops establish in a cluster in line with the following outcomes:

- Small scale retail to provide a range of daily convenience and specialty stores, including a small neighbourhood supermarket / superette;
- Retail activities, with residential above, which front / address the street with doors and glazing; and,
- Car parking provided to help support viability of shops but located away from key public areas.

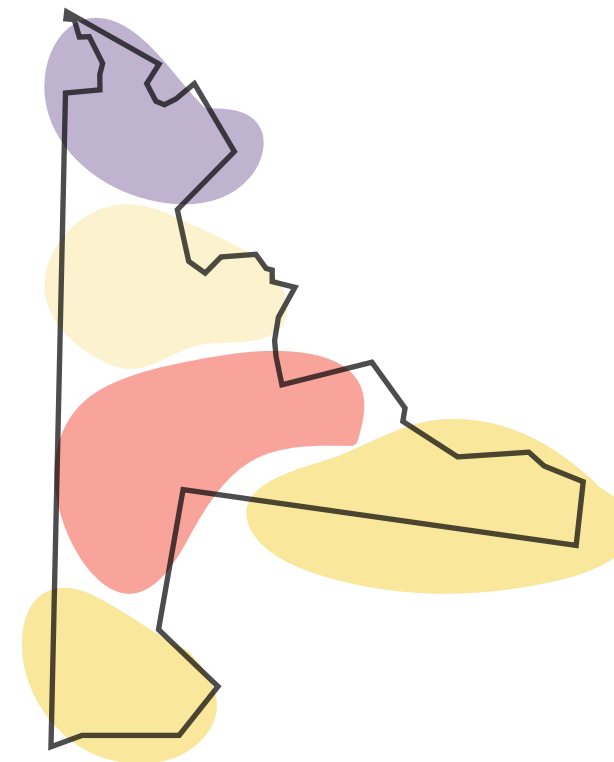


Well-connected, legible and safe movement network both within the site and with the existing Hamilton network

The proposed movement network provides a connected and integrated movement system which supports a well functioning urban environment, contributes to character and promotes walking and cycling through a range of street typologies.

The proposed movement pattern responds to the following transport design principles:

- A clear/easily understood movement hierarchy with a range of street typologies appropriate to function while providing for future connectivity;
- A well connected and walkable neighbourhood promoting direct access to the Neighbourhood Centre, open spaces and both cycleways and walkways that connects to existing bus stops and Nawton;
- Inclusion of water sensitive design devices to aid low impact development;
- Streets which contribute positively to the character of the development with integrated street trees and other plantings; and,
- A high degree of connectivity to promote walking and cycling as an alternative mode of transport.

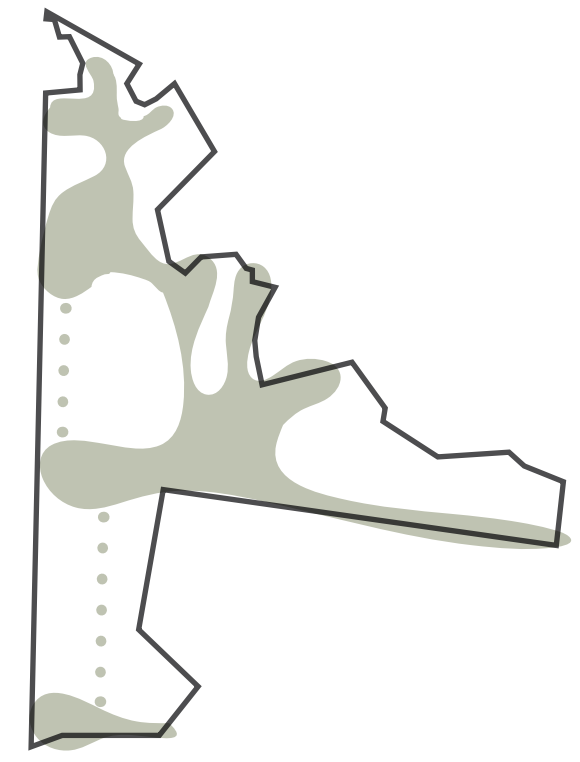


Create a mixed and diverse neighbourhood that promotes choice through various enabling a range of housing typologies

The plan adopts the principle of fostering diversity and choice which will provide for a number of neighbourhoods with differing characteristics. Differences in density is one way to achieve this.

In considering different distributions of density across the site area, a number of considerations are taken into account while being sympathetic to the impacts of character, amenity and access requirements. Such considerations include:

- The steepness of slope and the aspect of the slopes faces including potential for views;
- The proximity of an area to the Neighbourhood Centre, the entry and exit points to the SH 23 and Ayrshire Drive;
- The proximity of an area to the proposed Neighbourhood Parks;
- The transition of density from the existing neighbourhoods into the proposed neighbourhoods of the plan; and,
- The proximity of higher density to the proposed main road ensuring a legible and accessible neighbourhood.



An integrated stormwater and open space network which supports values associated with ecology, culture, drainage, amenity and recreation

Landscape character is recognised as a key plan component with the ability to contribute significantly to the identity and character of future development.

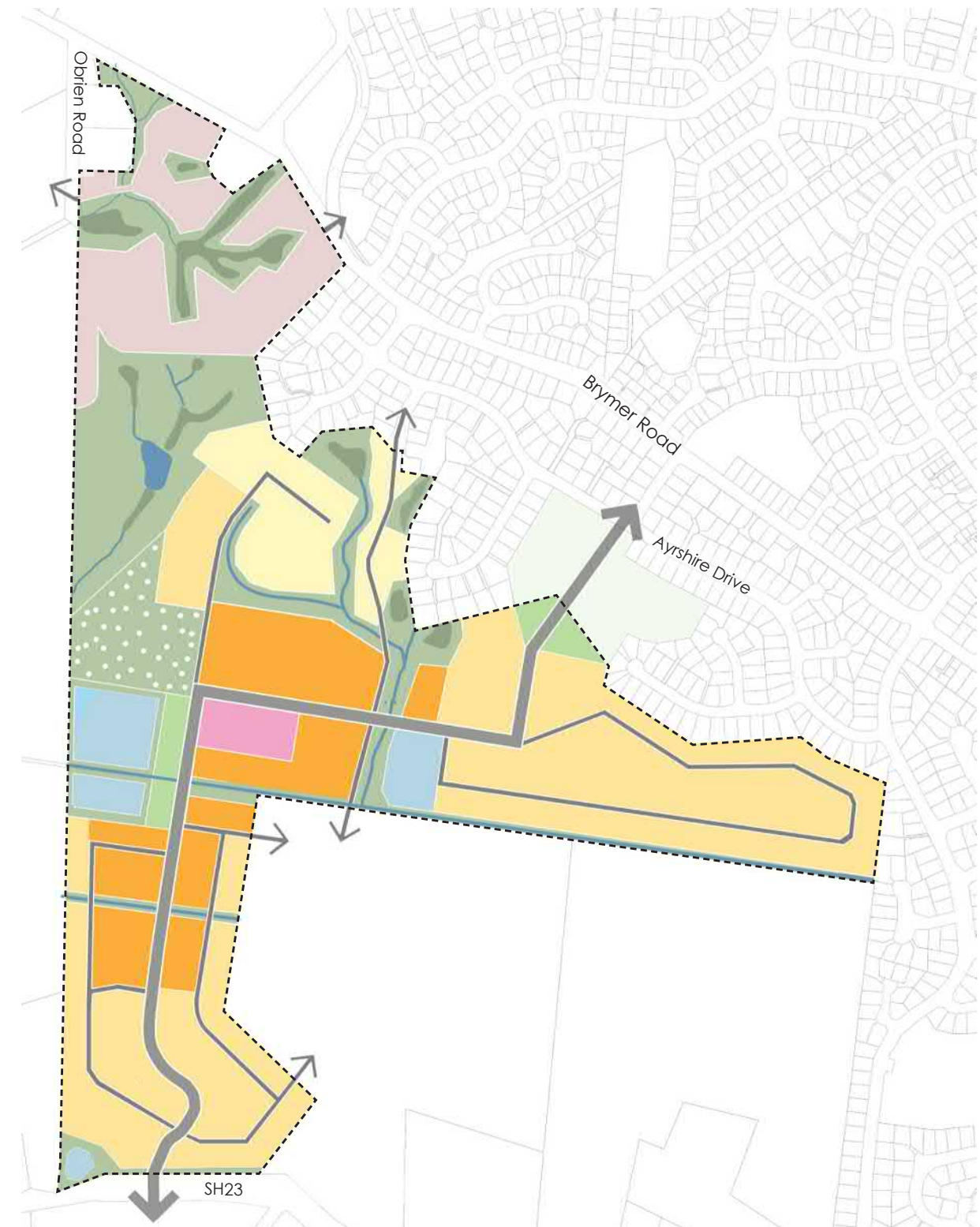
The open space and stormwater network includes a variety of open spaces and stormwater devices. They provide visual relief and outlook and character for new, sometimes higher density, development. Open space components include:

- The mature stand of Kanuka is retained as a stand of natural bush with high ecological value;
- A network of neighbourhood parks, waterways and wetlands to provide for both ecological and drainage benefits, active and passive recreation and a focus for social interaction. A larger park located centrally and an enhancement to Te Kootii Park to accommodate larger activities;
- Green streets with significant tree planting; and,
- Any stormwater attenuation areas to be incorporated into wider open space system.

High-Level Masterplan

Legend.

- Higher Residential Density - 10 Ha
- Medium Residential Density - 23 Ha
- General Residential Density - 5 Ha
- Neighbourhood Centre - 1 Ha
- Retirement Village Overlay - 7.5 Ha
- General Open Space - Riparian plantings, pathways and re-vegetation of steeper slopes
- High quality public open space
- Te kootii Park upgrades
- Wetlands apx
- Waterways apx
- Existing farm pond
- Stormwater Pond apx
- Major Road
- Minor Road
- Solar Farm

*Residential adjacent open space**Positive public / private interfaces**Higher density housing typologies**An integrated open space and stormwater network**High-Level masterplan. Scale 1:10,000 at A3.*

Legend.

- Higher Residential Density - 10.5 Ha
- Medium Residential Density - 23 Ha
- General Residential Density - 5 Ha
- Neighbourhood Centre - 1 Ha
- Retirement Village Overlay - 7.5 Ha
- Major Road
- Minor Road



Stormwater management within streetscape



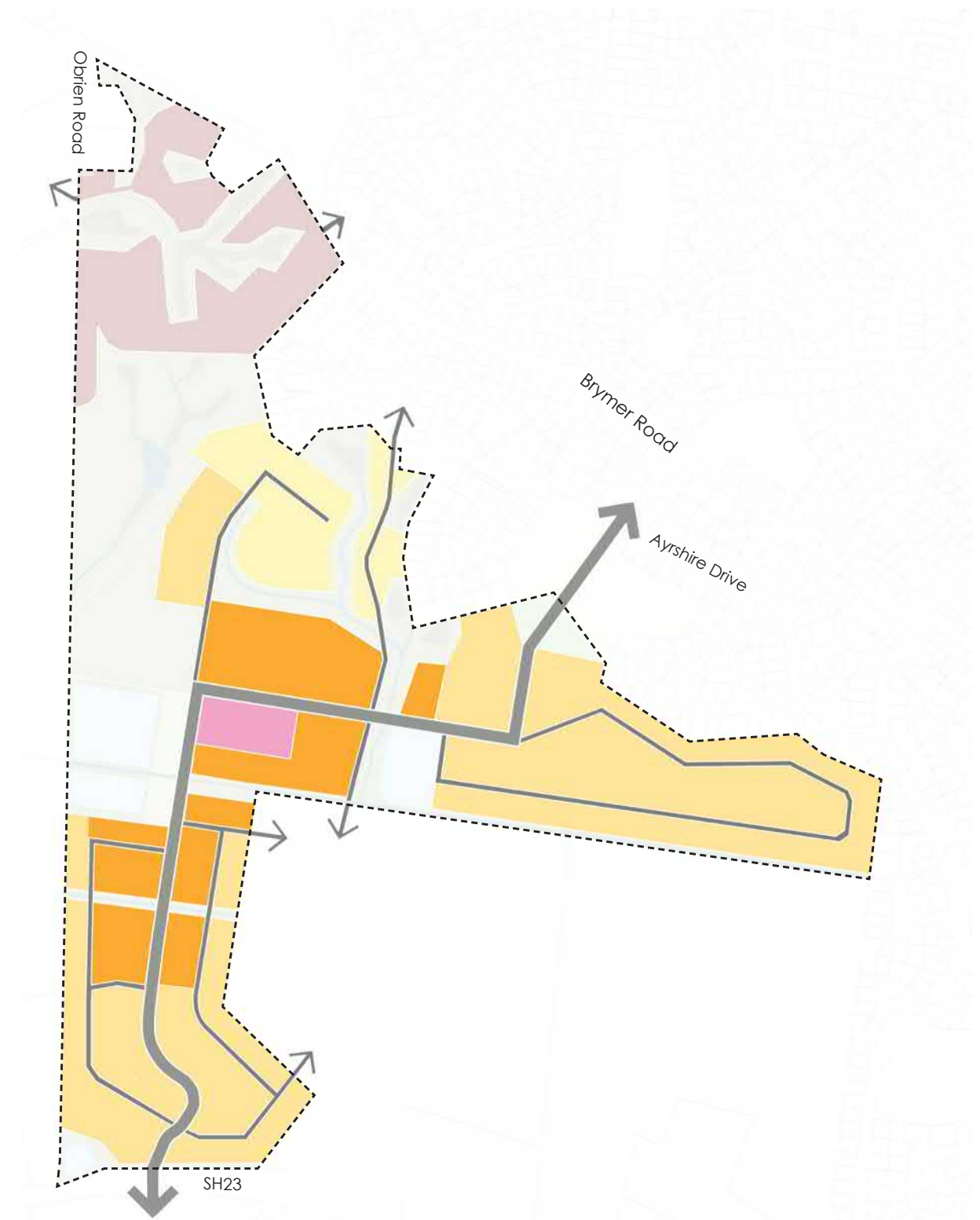
Active Neighbourhood Centre frontages



Commercial development reflects local character



Residential living interacts well with the streetscape



Landuse + Movement Plan. Scale 1:10,000 at A3.



Legend.

- General Open Space - Riparian plantings, pathways and re-vegetation of steeper slopes
- High quality public open space
- Te kootii Park upgrades
- Wetlands apx
- Waterways apx
- Existing Farm Pond



A well connected and safe open space



Community gathering spaces



A vibrant and attractive public space within the centre



Kick-around space and picnic areas



Utilise the existing landscape within new parks



Ecological enhancement of existing waterways and wetlands



Open Space + Ecology Plan. Scale 1:10,000 at A3.



Legend.

- Stormwater Pond apx
- Major Road
- Minor Road
- Solar Farm



Stormwater devices include recreational and ecological benefits



Infrastructure to be in keeping with local character



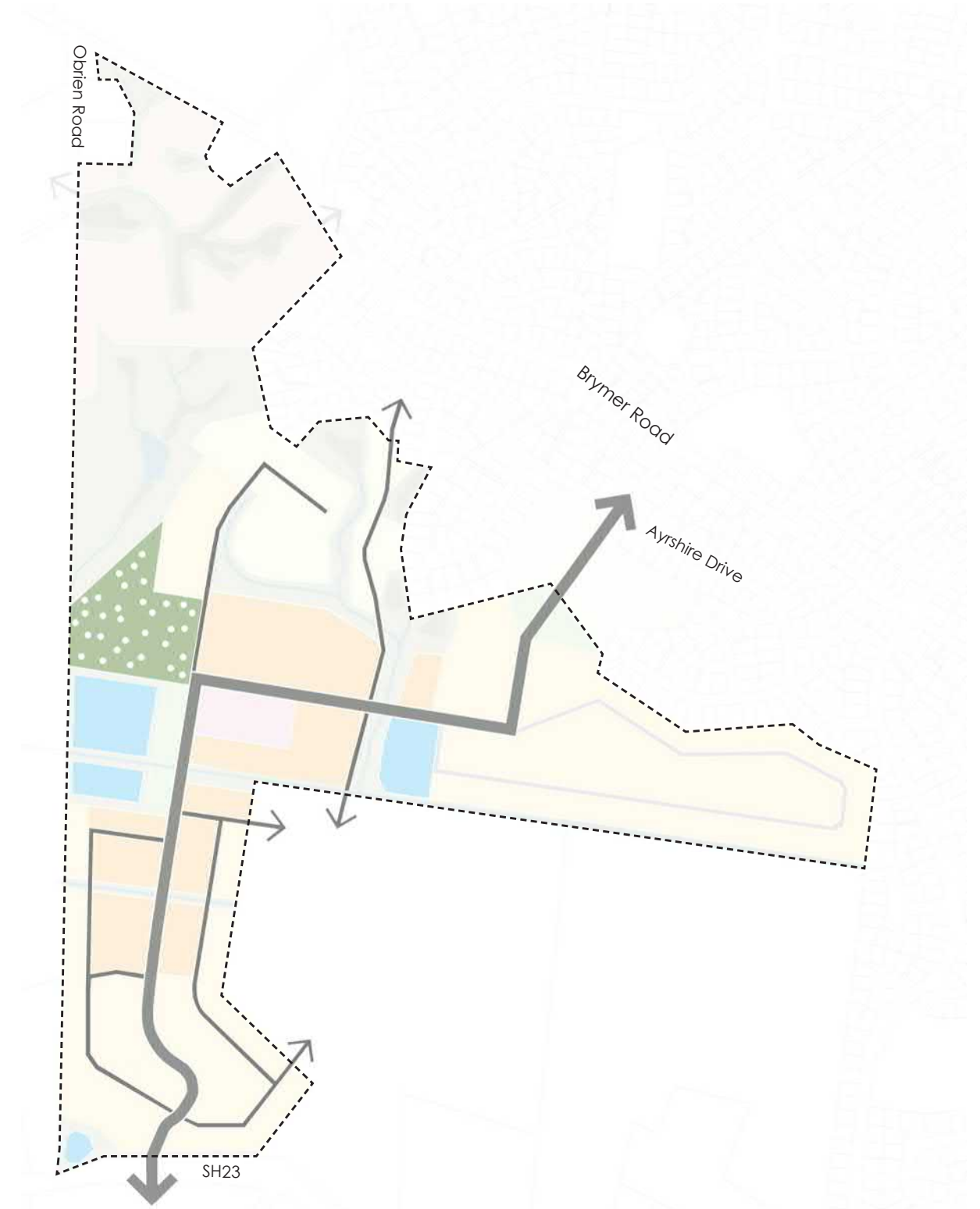
Streetscapes that promote safe movements and visual amenity



Stormwater devices to be well integrated into the neighbourhood



Stormwater ponds that provide for drainage values and ecological values



Stormwater + Infrastructure Plan. Scale 1:10,000 at A3.



Stage	Approximate Area.	Approximate Area of Proposed Residential / Commercial Landuse*
Stage 1A.	12.1 Ha	Medium Residential Density (8 Ha)
Stage 1B.	12.9 Ha	Retirement Village Overlay (7.5 Ha)
Stage 2.	14 Ha	Medium Residential Density (1 Ha) Higher Residential Density (6.2 Ha) Local Centre (1 Ha)
Stage 3.	23 Ha	General Residential Density (5 Ha) Medium Residential Density (1.5 Ha) Higher Residential Density (3.3 Ha)
Stage 4.	19.5 Ha	Medium Residential Density (12.5 Ha) Higher Residential Density (0.5 Ha)

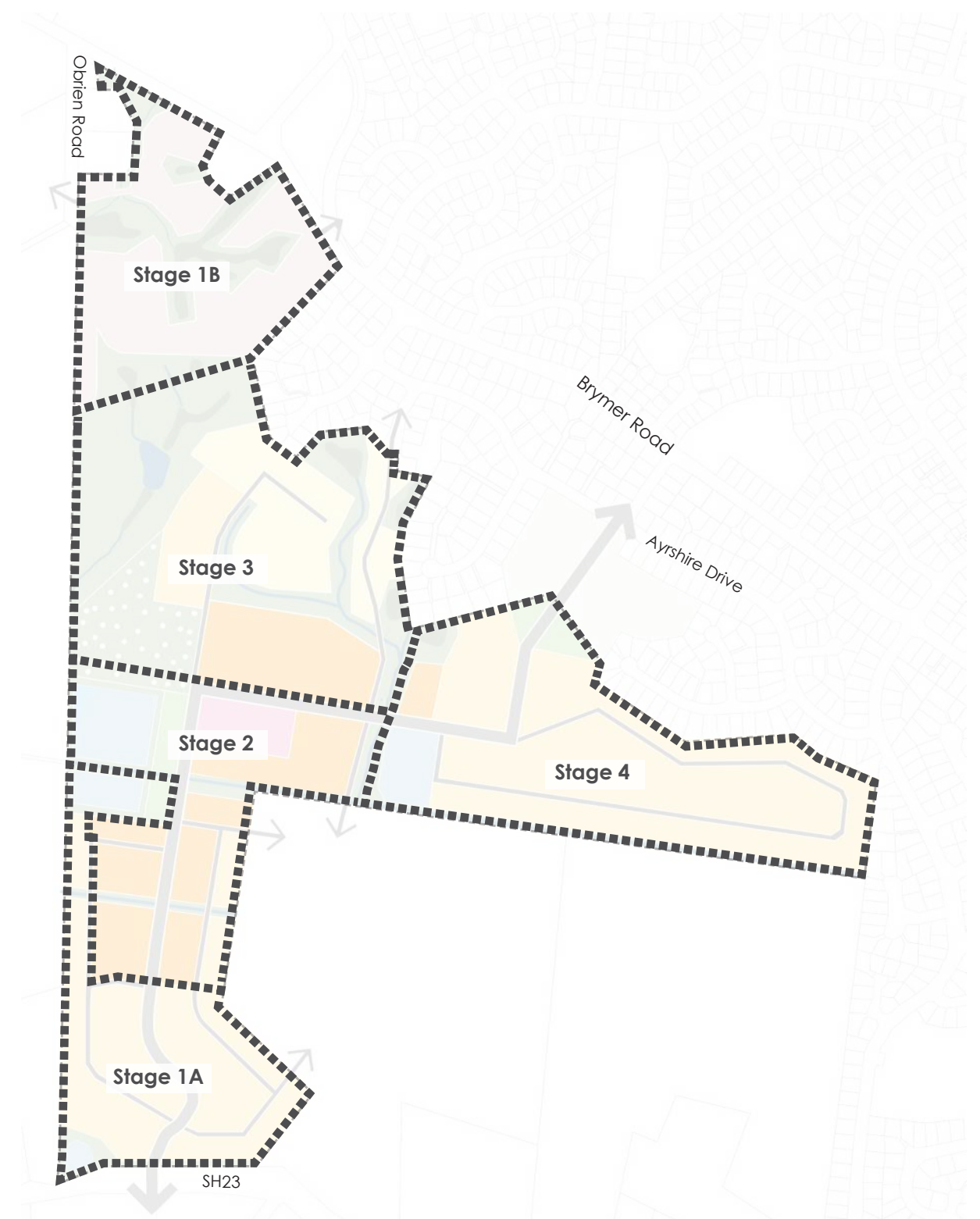
* Does not include roads, open space, waterways, wetlands or solar farm areas.



Higher density housing and streetscape opportunities



Medium density housing opportunities that are sympathetic to existing vegetation, landforms, waterways and wetlands



Staging Plan. Scale 1:10,000 at A3.



ED | E A R L
D E S I G N
URBAN DESIGN + LANDSCAPE ARCHITECTURE