

Rev	Description	By	Date
A	FOR INFORMATION	IG	21.03.25

WORK IN PROGRESS

TOTAL SITE AREA PHASE 1 :	244,043m ²
RESERVE AREA PHASE 1 :	41,467m ²
	285,510m ²



CONSULTANTS

KIWI PROPERTY
LIMITED

Project Name
DRURY TOWN CENTRE
DEVELOPMENT

1 PAKENHAM ST EAST,
AUCKLAND

Drawing Title
PLAN - LOCATION & SITE
CONTEXT - PHASE 1

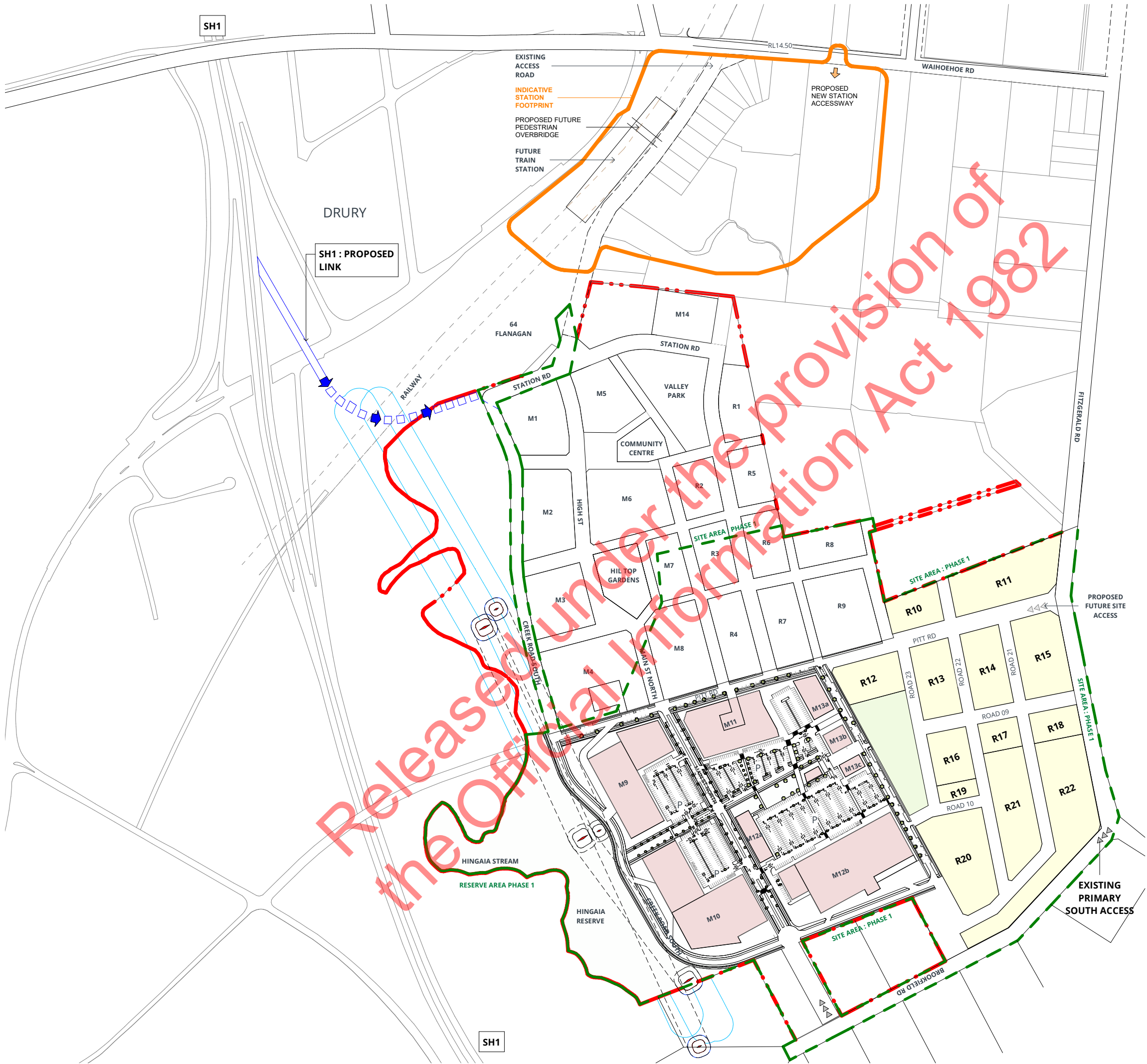
Scale
SCALE 1 : 2500 @ A1

Project No.
0460-119

Original Size.
A1

Drawing No.
SCH01_01

Revision.
A



Rev	Description	By	Date

WORK IN PROGRESS



CONSULTANTS

KIWI PROPERTY
LIMITED

Project Name:
DRURY TOWN CENTRE
DEVELOPMENT

1 PAKENHAM ST EAST,
AUCKLAND

Drawing Title
PROPOSED SITE PLAN - STAGE 01

Scale,
SCALE As indicated @
A1
Project No.
0460-119
Drawing No.
SK210330
Revision.

TOTAL SITE AREA: 410690 m²
(OF WHICH RESERVE AREA = 41467 m²)

AREA SCHEDULE:

RETAIL SCHEDULE

M9	8880 m ²
M10	11400 m ²
M11	6940 m ²
M12a	1350 m ²
M12b	11300 m ²
M13a	1630 m ²
M13b	825 m ²
M13c	530 m ²

TOTAL 42855 m²

RESIDENTIAL AREA:

R10	3510 m ²
R11	9250 m ²
R12	4470 m ²
R13	5280 m ²
R14	5500 m ²
R15	7000 m ²
R16	3710 m ²
R17	2120 m ²
R18	2600 m ²
R19	1220 m ²
R20	9460 m ²
R21	8270 m ²
R22	13570 m ²

TOTAL 76020 m²

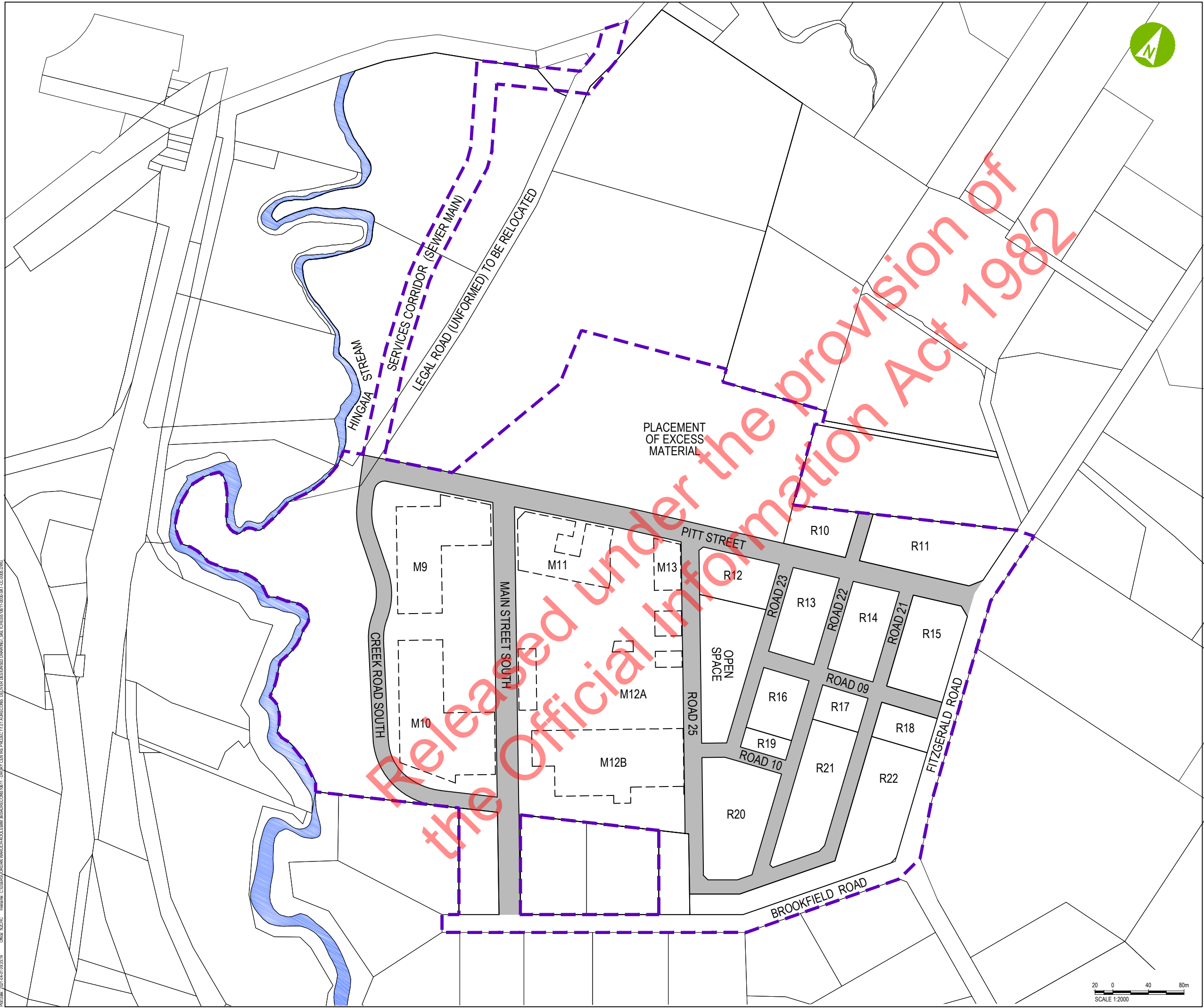
PARKING DATA:

8251 PARKING SPACE:	958
5000x2600mm - 90 DEG	
8251 PARKING SPACE -	20
DISABLED	
PARKING SPACE - PARALLEL:	46
1450x650 - 90 DEG	

TOTAL 1024

COUNCIL REQUIRED PARKING LFR - 1:45 m²
PARKING AS INDICATED (APPROX) - 1:42 m²

RES - NO MAX OR MIN REQUIREMENTS INDICATED



LEGEND	
	INDICATIVE LIGHT FORMAT RETAIL BUILDING FOOTPRINT
	STAGE 1 BOUNDARY
	CADASTRAL BOUNDARIES
	PROPOSED LOT BOUNDARIES

- NOTE:
- BOUNDARY POSITIONS, ROAD WIDTHS AND AREAS ARE INDICATIVE ONLY AND ARE SUBJECT TO SURVEY.
 - THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF FIRST STAGE APPROVAL UNDER THE COVID RECOVERY (FAST TRACK CONSENTING) ACT 2020.
 - HORIZONTAL DATUM: NZGD2000 MOUNT EDEN.

AREAS:	
DEVELOPMENT AREA	= 261 870 m²
RESIDENTIAL LOT AREA	= 75 970 m²

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CLIENT



REV	DATE	REVISION DETAILS	APPROVED
A	18.03.2021	PRELIMINARY	W.NEL
B	25.03.2021	ROAD KERBS ALIGNMENT ADDED	W.NEL
C	30.03.2021	RESIDENTIAL LAYOUT REVISED	W.NEL
D	31.03.2021	RETAIL LAYOUTS UPDATED	W.NEL

SCALE 1:2000 (A1)	SIZE A1	PRELIMINARY NOT FOR CONSTRUCTION
DRAWN J.WARLICH-KOOLE	APPROVED DATE	
DESIGNED J.A.VORSTER	W.NEL	
REVIEWED W.NEL		

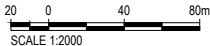
PROJECT

KIWI PROPERTY - DRURY

TITLE

STAGE 1 FAST TRACK LAYOUT PLAN

DRAWING NUMBER					
PROJECT No.	AREA	TYPE	DISC	NUMBER	REV
510611	0000	SKT	CC	0005	D



PUBLIC FACE AND AMENITY



SHELTERED WALKWAYS



SHELTERED AREAS



CO-ORDINATED SIGNAGE



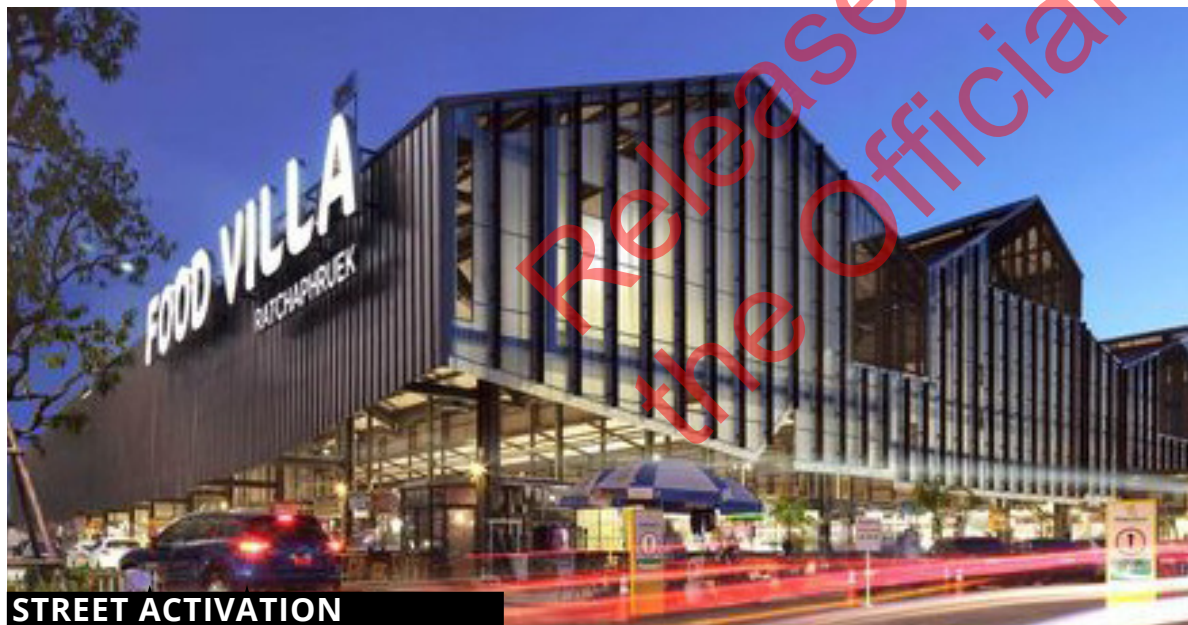
FAMILY SPACE



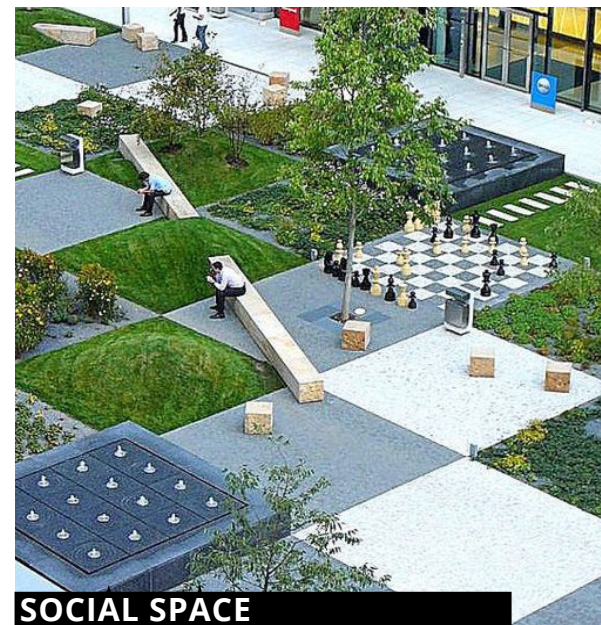
CAFE PAVILLIONS



INTEGRATED STREET FURNITURE



STREET ACTIVATION



SOCIAL SPACE



ARTICULATED FORMS

GATEWAYS AND SCREENS



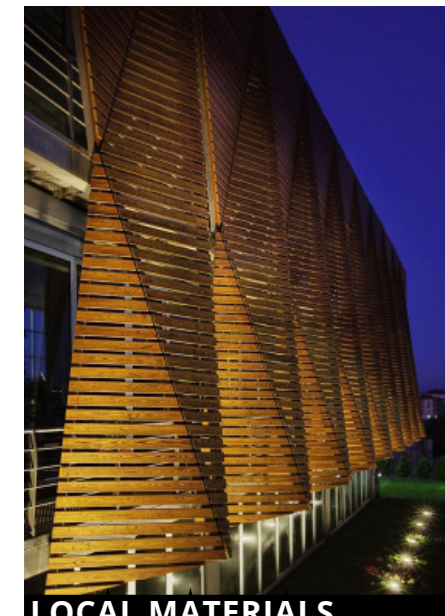
ARTICULATION AND VARIETY



INTEGRATED LANDSCAPE



LIVING WALLS



LOCAL MATERIALS



HIGH QUALITY PUBLIC INTERFACE



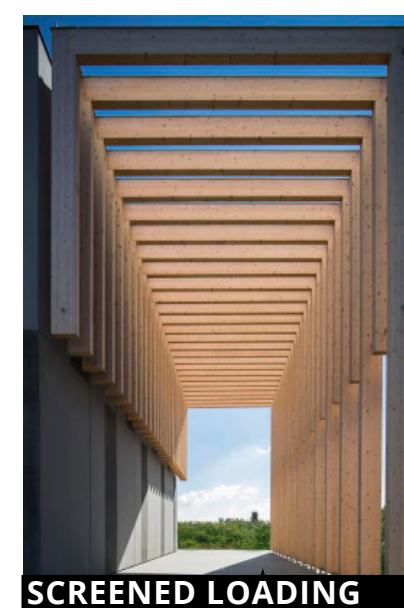
ACTIVE EDGES



ICONIC GATEWAY



RURAL REFERENCES



SCREENED LOADING

JULY 2019 (UPDATED)
PLACE BLUEPRINT

KIWI PROPERTY DRURY PLACE VISIONING & MAGNET RECOMMENDATIONS

Hoyne
Place Visioning™
Property Branding
& Marketing

THE BRIEF

Hoyne is tasked with developing a clear, compelling and cohesive vision for the future of the Drury Town Centre (working title) that aids in establishing Kiwi Property as a preferred partner and obtaining the support of the local community, Council, infrastructure and Government stakeholders.

OUR SCOPE



WE ARE HERE

CONTENTS

01 STRATEGY RECAP

02 PLACE RECOMMENDATIONS

03 DESIGN PRINCIPLES

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STRATEGY RECAP

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SUMMARY OF OPPORTUNITIES

PEOPLE

EVOLVING COMMUNITIES

A growing need to satisfy a wide range of lifestyles

Ageing Population:
A meaningful life

New Aucklanders:
A balanced life

Māori Population:
A layered life

Independent Population:
An extraordinary life



RICHER TAPESTRY

PLACE

‘SMART’ CITIES

New Zealand is culturally ‘superdiverse’

Smart cities are making us lonely

Loneliness affects our physical and mental health

An active lifestyle is a key mechanism to improve wellbeing



SMARTER CITY

PLANET

MORE FROM LESS

New Zealand’s environmental pressures are rising

Māori cultural values are inextricably connected with to the environment

The greatest source of impact on Auckland’s environment is its people



GREENER PASTURE



PURPOSE

**OUR FOCUS AND OUR FUTURE:
MAKE LIFE BETTER**

For the Drury community.
For the population of Auckland.
For New Zealand as a whole.



PLACE RECOMMENDATIONS

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the Official Information Act 1982

PLACE PILLARS

OVERVIEW

The Kiwi Life territory has established a clear direction for the place vision. We now need to guide the way it comes to life.

**COMMUNITY &
LIFESTYLE**

**ECONOMY &
OPPORTUNITY**

**SMART &
SUSTAINABLE**

**RETAIL &
EXPERIENCES**

**DESIGN &
BUILT FORM**

**MOVEMENT &
CONNECTIVITY**

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PILLARS

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COMMUNITY & LIFESTYLE

THRIVING NEIGHBOURHOOD

Drury is perfectly positioned to foster social and active lifestyles for all ages. Stepping out the door is always going to be a breath of fresh air in this greenfield development, with parks and walkways encouraging everyone to get out and about, together. Running, cycling, walking, and playing sports will be a natural part of Drury life. Open public and green spaces will be alive with events and performances that get the neighbourhood talking; creating a sense of community, connectedness and social wellbeing.

THRIVING NEIGHBOURHOOD

Drury will be a place for people to thrive together, and live a healthy, happy and active lifestyle.

PROOF POINTS

Cycling and running tracks.

Plenty of parkland, with activity and play for all ages.

Green corridors through the town centre and places to 'escape' for a mental break.

Pedestrian plazas with public performances.

Tree-lined streets, and community gardens, or allotments.

Preserved and enhanced waterways, where possible.

Public art and installations to create moments that delight.

Sporting/fitness facilities and healthy, active amenities.

Green Star, 5-star community ratings.



ENDLESS PLAY



PLACES TO ESCAPE



GREEN BELT/CORRIDOR THROUGH TOWN CENTRE



PUBLIC ART



ORGANIC, NATURE
INSPIRED URBAN DESIGN



A PLACE TO COME
TOGETHER



COMMUNITY WELLBEING



PEDESTRIAN PRIORITY PLAZA/TOWN CENTRE



STATEMENT ARBOUR, ENTRANCES



SHELTERED AREAS TO ENCOURAGE GETTING OUT



PUBLIC SPACES FOR PERFORMANCE



FACILITATE OUTDOOR CONNECTIONS



COMMUNITY SPORTS FIELDS



ACTIVE LIFESTYLE, INDOORS OR OUTSIDE



SOCIAL SPACES



A SPACE FOR ALL GENERATIONS



OVERSIZED GAMES BUILT INTO OUTDOOR ENVIRONMENTS



SHELTERED WALKWAYS



MOVEMENT & CONNECTIVITY

CONSTANT CONNECTION

The connections made in Drury are quick, easy and reliable for everyone, from the moment they arrive. Transport connections to Auckland, beyond and back again. Walkable connections to work or the shops, off to a class or down to the local. Human connections with the Drury neighbourhood in all its rich diversity, and natural connections to the outdoors and an active lifestyle. Drury makes it easy for everyone to get where they're going.

CONSTANT CONNECTION

Drury will be a future-proofed, safe and transit-oriented community, connected for people and by them.

PROOF POINTS

24/7 public thoroughfares and a people-first main street.

Walkable, ridable and runnable environments and infrastructure.

A new train station, connected by bus links, bike parking, park and ride.

Clear, characterful wayfinding that's intuitive and accessible for all.

Green corridors and connected, active outdoor space.

Access routes in and out, to neighbouring suburbs, the airport, the city, direct to State Highway 1.

Smart, integrated and dynamically managed transport networks.

Seamless everyday connectivity between working, shopping, social and living.



PEDESTRIAN AND CYCLE FRIENDLY



UNDERCOVER SEAMLESS INDOOR/OUTDOOR ACTIVITY



LANDMARK PLAYGROUND FOR CHILDREN TO CONNECT



SENSE OF ARRIVAL/ENTRY STATEMENT



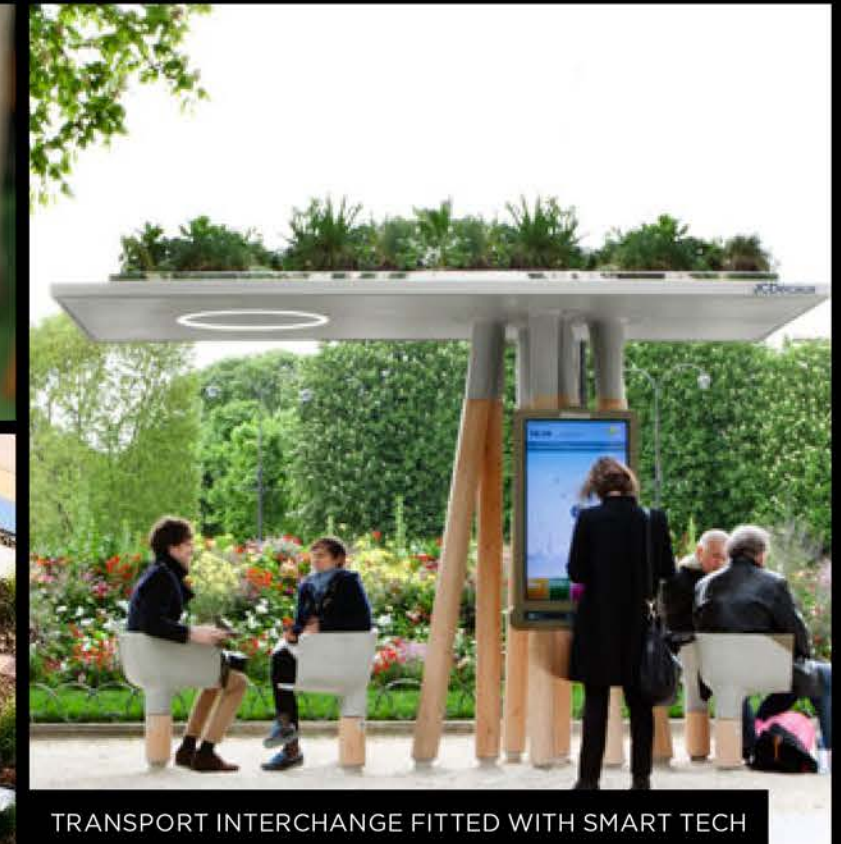
PEDESTRIAN FIRST TOWN CENTRE



FREE WIFI ACROSS TOWN CENTRE



SAFE CYCLING AND WALKING ROUTES AROUND SCHOOLS



TRANSPORT INTERCHANGE FITTED WITH SMART TECH



SHADED PATHWAY LINKS PROMOTING WALKABILITY



DEDICATED PATHWAYS



ENABLE CLOSER CONNECTIONS VIA AMENITY, TRANSPORT, AND EACH OTHER



END OF TRIP FACILITIES



POCKETS FOR PLAY



RETAIN GREEN SPACES TO ENJOY



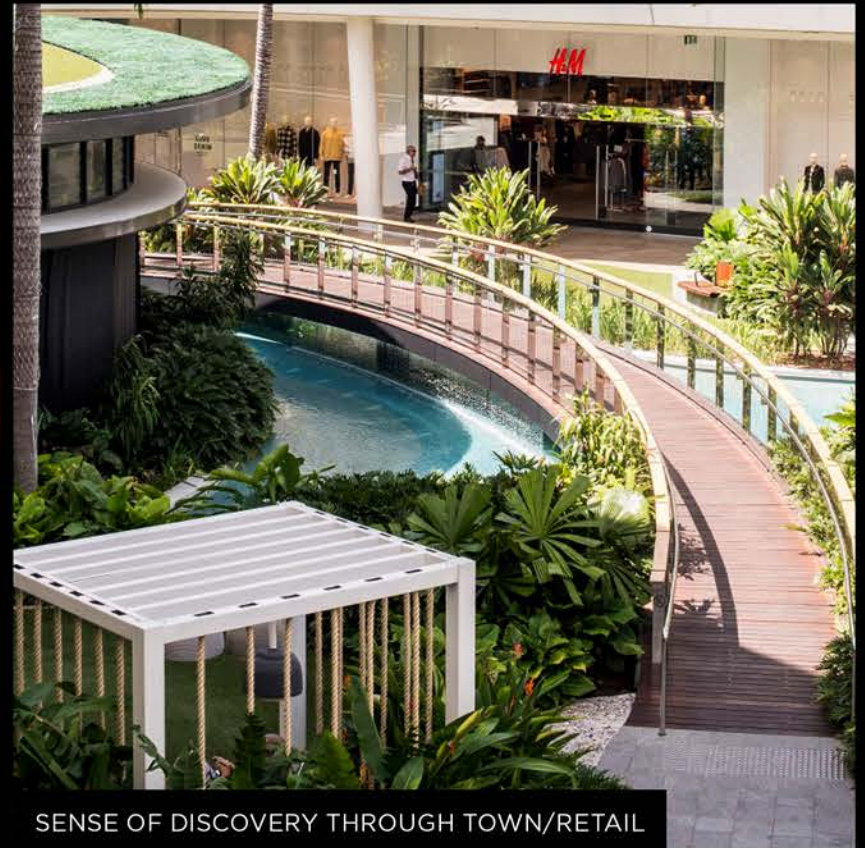
STREET FURNITURE INTEGRATED WITH NATURE



WIDE, EASY ACCESS ROUTES



BUS, TRAIN, WALK OR RIDE AROUND TOWN



SENSE OF DISCOVERY THROUGH TOWN/RETAIL



SMART AND SUSTAINABLE

INTELLIGENT ECOSYSTEM

Each element of Drury life feeds into the next: every home, store, workplace, bus or restaurant is part of a bigger picture. Fuelled by green ambition, this forward-thinking community will be built on current sustainability bedrocks — ethical consumption, local suppliers, renewables, recycling, reuse — and embrace smart technologies to take them further. In Drury sustainability will be a convenient part of everyday life.

INTELLIGENT ECOSYSTEM

Drury will be designed with sustainability in mind, using smart solutions to reduce waste and consumption.

PROOF POINTS

Green Star, 5-star building and community ratings.

On-site water reuse, rainwater capture and grey water treatment.

Zero waste community ambitions.

Carbon neutral ambitions.

Strong use of solar power across the Drury ecosystem.

Edible streetscapes and biodiversity reserves.

Smart grid energy utilities.



ETHICALLY RESOURCE MATERIALS



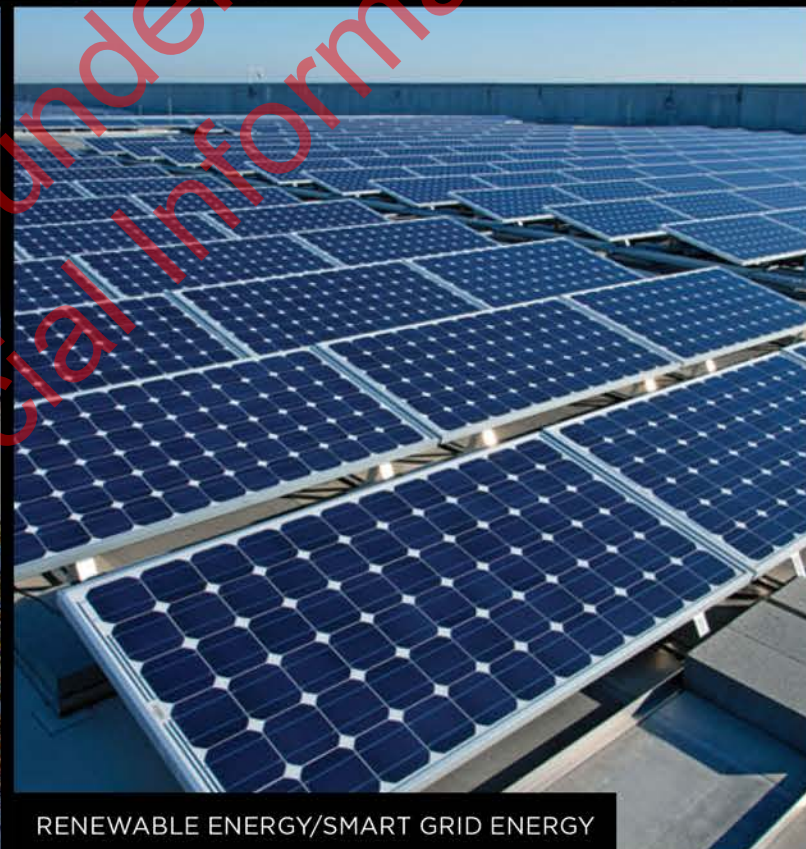
RECYCLED MATERIALS FOR GARDEN SCULPTURES



SMART TRANSPORT/ELECTRIC MOBILITY



SOLAR POWERED STREET LIGHTS



RENEWABLE ENERGY/SMART GRID ENERGY



SOLAR ROOF TILES



RECYCLED MATERIALS USED FOR GARDEN SCULPTURE, STREET FURNITURE



LOCAL FOOD FOREST



UPCYCLED MATERIALS FOR PLAYGROUND EQUIPMENT



ENVIRONMENTAL EDUCATION AND AWARENESS



EDIBLE STREETSCAPES



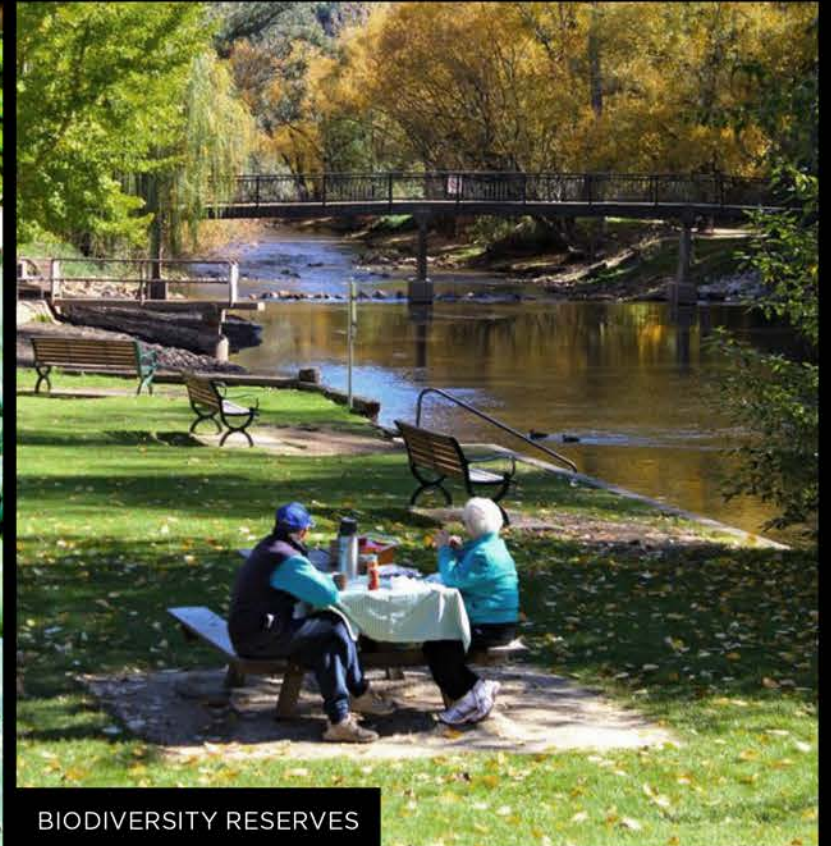
COMMUNITY COMPOSTING FOR PRIVATE AND SHARED GARDENS



RAINWATER COLLECTION



LOCAL FOOD PRODUCTION/
FAIR TRADE SUPPORTING
LOCAL SUPPLY CHAINS



BIODIVERSITY RESERVES



ECONOMY & OPPORTUNITY

GRASSROOTS GROWTH

Drury is the place for people who value both personal and local growth. Drury Town is home to an active local ecosystem aided by close proximity to facilities that support education and encourage entrepreneurialism, while celebrating local skills. From professional services to a local master craftsman, Drury Town Centre looks to create a best-of-both commercial landscape. One where knowledge and growth of all kinds is valued, and the benefits of its application are felt by all.

GRASSROOTS GROWTH

Individuals, communities and commercial enterprises: Drury will bring together today's best for tomorrow's growth.

PROOF POINTS

Industrial heritage call-backs in modern architecture and form.

Generous office and retail space opportunities for tenants.

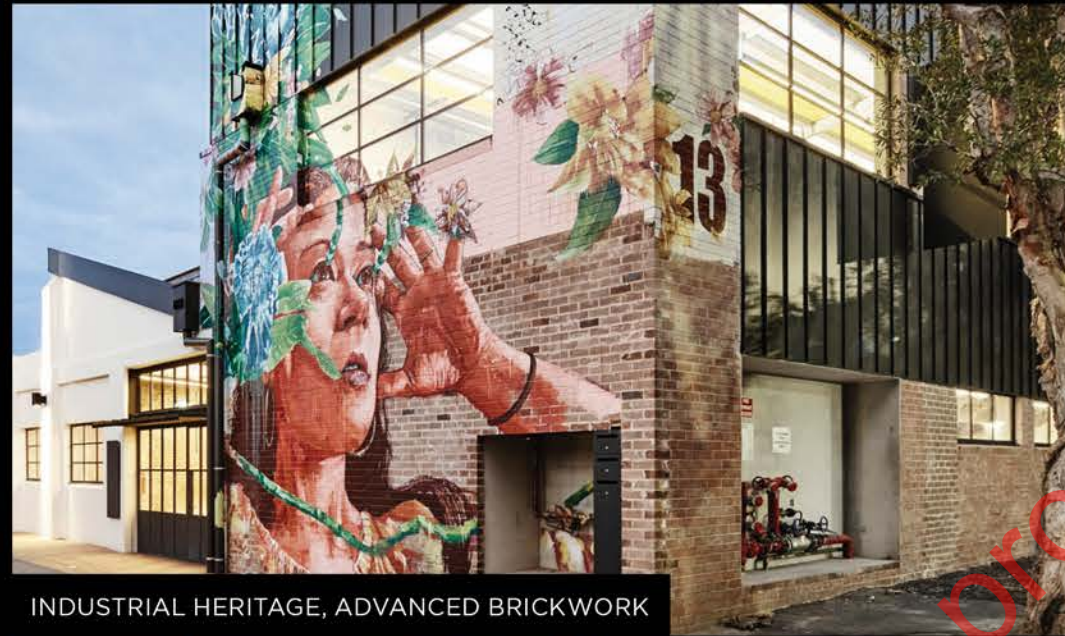
+3,000 local jobs, and talent attraction.

Incentivised local hiring programs.

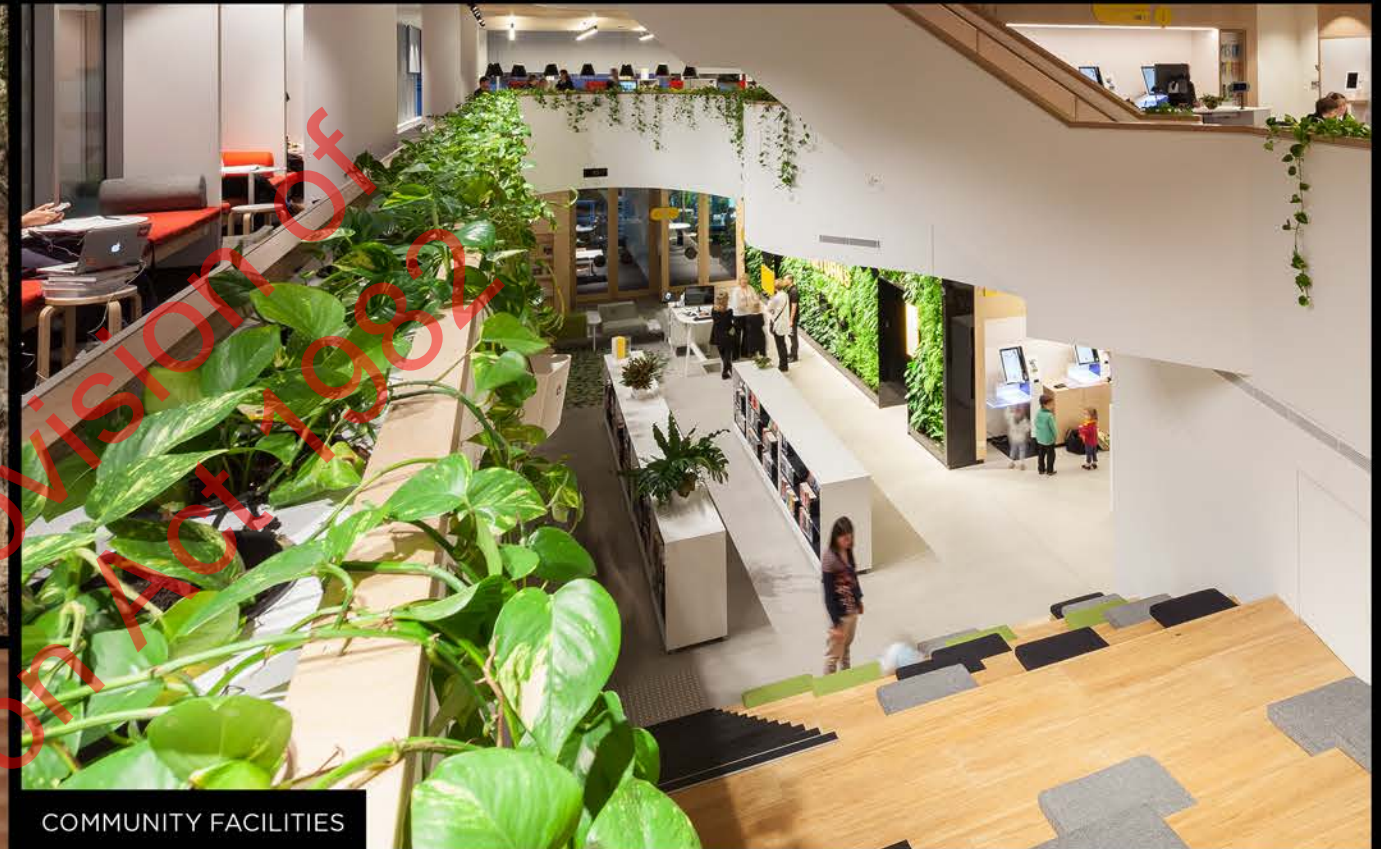
Community facilities with a regular calendar of seminars etc.

Modern coworking spaces and incubators for start-ups, makers and fab labs.

Artisanal spaces created for local craftspeople and cottage industries.



INDUSTRIAL HERITAGE, ADVANCED BRICKWORK



COMMUNITY FACILITIES



COWORKING SPACES



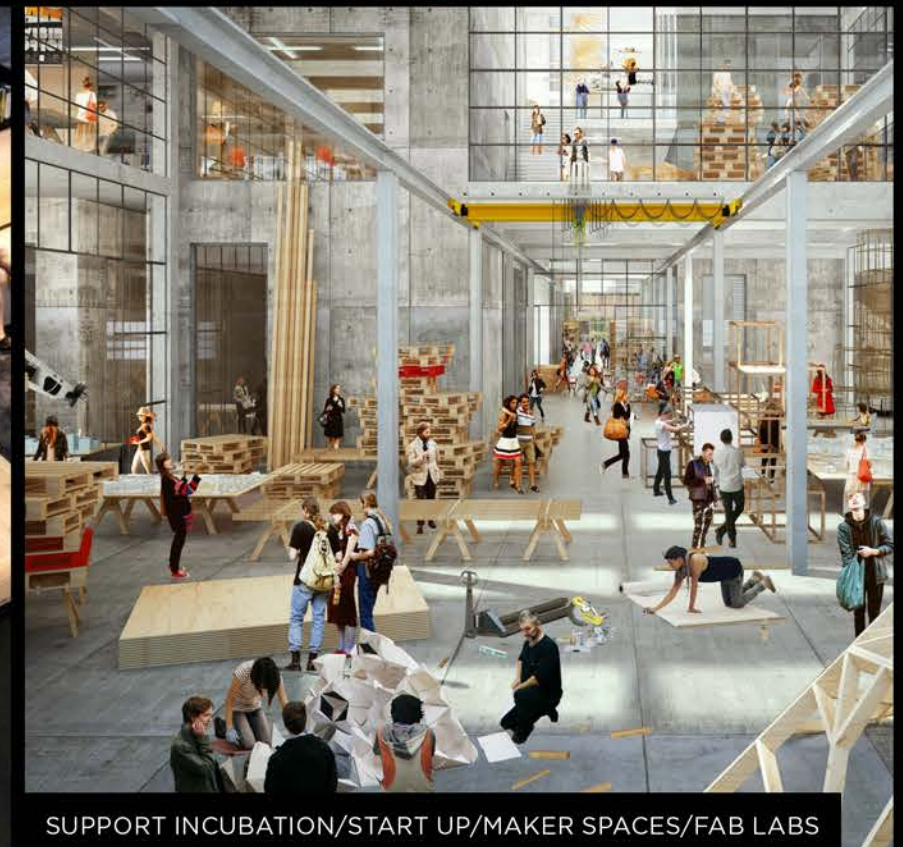
ACTIVE LOCAL INDUSTRY



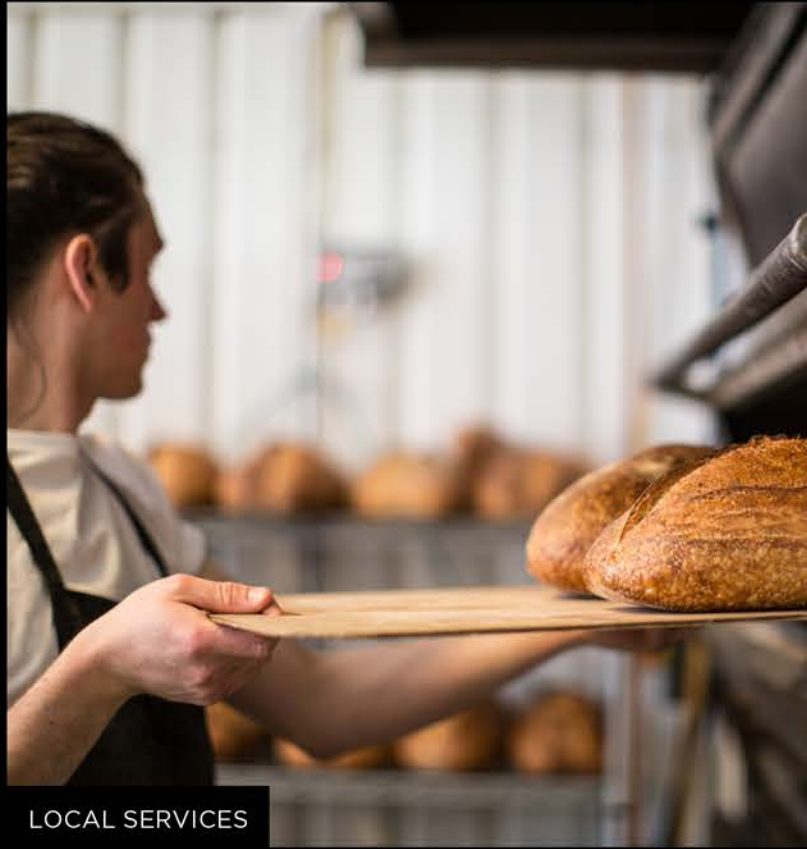
CIVIC CENTRE/LOCAL LIBRARY



SUPPORT EDUCATION/
CULTURE CENTRES



SUPPORT INCUBATION/START UP/MAKER SPACES/FAB LABS



LOCAL SERVICES



LOCAL INDUSTRY



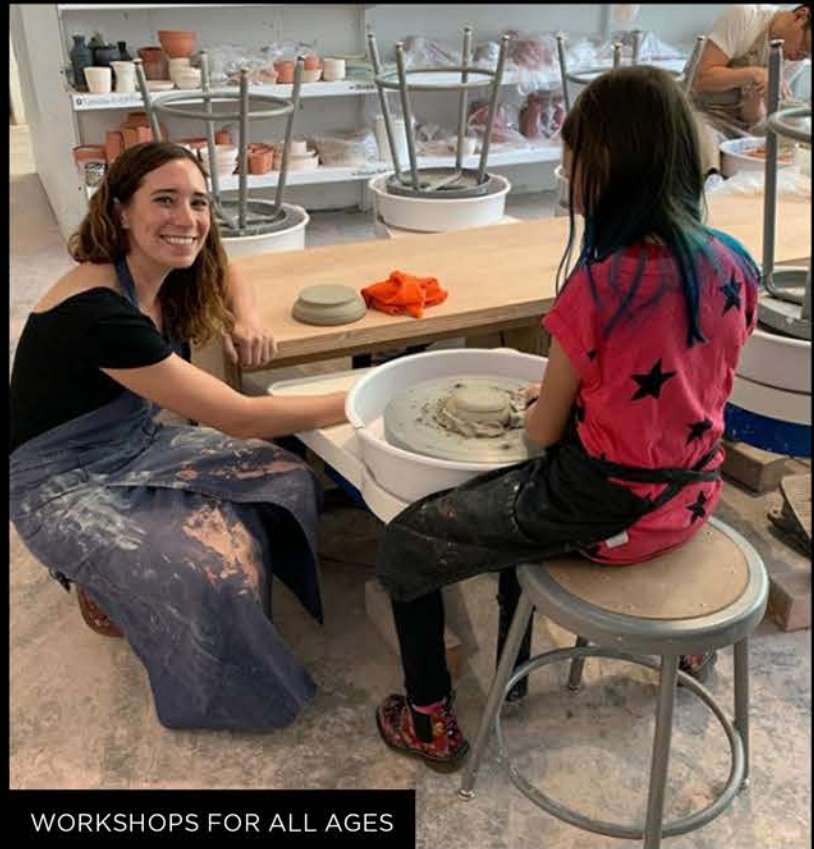
ATTRACT TALENT TO THE REGION



LOCAL ECONOMY



BEST-OF-BOTH COMMERCIAL LANDSCAPE, PROFESSIONAL THROUGH TO LOCAL



WORKSHOPS FOR ALL AGES



DESIGN & BUILT FORM

NEW TRADITIONAL

A fresh take on an old favourite, Drury's architecture will have its own unique heritage-inspired identity. Buildings site-wide will take on features of the traditional Kiwi villa, updating and reinventing this classic archetype for sustainable modern living. This will be far from homogeneous: every home, street and shop will have its own interpretation, built within set parameters, with contemporary design sensibilities.

NEW TRADITIONAL

Drury will be where traditional character meets modern ideals, reinventing a Kiwi icon for tomorrow.

PROOF POINTS

All buildings feature key elements, such as bay windows, porches, native timber materials.

Sustainable materials from local suppliers.

Local heritage touches, such as ceramics and bricks.

Smart technologies and modern conveniences in-built; smart metering, solar panel rooftops, electric car charge points and site-wide 5G connectivity.

Purposefully designed, diversity of housing and character.

A preserved, modernised homestead that brings the community together.



VILLA-INSPIRED DESIGN INFLUENCE ACROSS TOWNSHIP



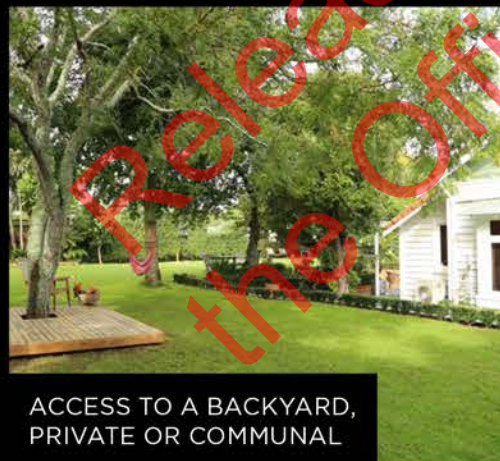
CREATE AN ICONIC AREA IDENTITY VIA VILLA STYLE INSPIRATION



DIVERSITY OF HOUSING AND CHARACTER



HOME CHARGING SYSTEM



ACCESS TO A BACKYARD, PRIVATE OR COMMUNAL



COMMUNAL BACKYARD



SUSTAINABLE MATERIALS LOCAL SUPPLIERS



SMART HOME/ BUILDING TECHNOLOGY



CLEAN LIVING WITH A CONTEMPORARY EDGE



RETAIL & EXPERIENCES

ECLECTIC CHARACTER

Drury is home to an array of experiences unlike any other. Whether they're authentically local, brand new, or national firsts, the Town Centre will feature a diverse and characterful shopping, eating, art and entertainment offering. Not every brand will be independent, but all will have a sense of identity, with specialty stores and social retail experiences taking precedence. From events that spill onto streets and laneways to markets and theatres, every level is active and engaging, from early morning all through the evening. Above all, this Town Centre will be authentic.

ECLECTIC CHARACTER

Drury will feature authentic and characterful brands, entertainment and experiences.

PROOF POINTS

- Shops spanning latest trends to local needs/essentials.
- Seasonal open-air events and festivals.
- Kid, bike and pet-friendly precincts.
- Facilitate appropriate space for 18/7 trade and entertainment.
- Fresh food markets, with international flavours.
- Social opportunities, with spaces to sit and speak, eat and drink.
- Experiences, services and retail reflect the rich diversity of the community.



VILLA INSPIRED ARCHITECTURE, ORGANIC BY NATURE



ZERO WASTE FARM TO TABLE RESTAURANTS



ALFRESCO DINING



FARM TO MARKET



18/7 ACTIVITY



DIVERSITY OF TASTES AND HOMEGROWN FAVOURTIES



RUSTIC CHARM



HERO THE LOCAL FOOD PURVEYORS



MULTICULTURAL FOOD MARKET



GROUNDLED EXPERIENCES



POP UP GALLERIES HIGHLIGHT LOCAL ARTISTS



ESSENTIAL SERVICES



FARM INSPIRED ENVIRONMENTS



COMMUNITY TRAINING FOR GROWING YOUR OWN



OPEN AIR CINEMA/FESTIVALS



INVENTIVE FOOD & BEVERAGE



CULTURAL EVENTS



MULTICULTURAL FRESH FOOD MARKETS



HYBRID CAFÉ/RETAIL/WORKSHOPS

PLACE PILLARS

SUMMARY

MOVEMENT &
CONNECTIVITY

CONSTANT
CONNECTION

ECONOMY &
OPPORTUNITY

GRASSROOTS
GROWTH

SMART
& SUSTAINABLE

INTELLIGENT
ECOSYSTEM

RETAIL
& EXPERIENCES

ECLECTIC
CHARACTER

DESIGN
& BUILT FORM

NEW
TRADITIONAL

LIFESTYLE
& COMMUNITY

THRIVING
NEIGHBOURHOODS

PLACE RECOMMENDATIONS

VISION STATEMENT

We've created an overarching statement that brings together the elements of the place pillars.

Drury Town Centre will be a thriving 21st-century township that proudly celebrates nature, culture, community, and opportunity in a contemporary expression of traditional New Zealand character.

Released under the Official Information Act 1982

PLACE RECOMMENDATIONS

OUR FOUNDATION

EXPRESSION

Messaging, experience, identity.

VISION

Drury Town Centre will be a thriving 21st-century township that proudly celebrates nature, culture, community, and opportunity in a contemporary expression of traditional New Zealand character.

PRINCIPLES

- Listen to our heart
- Live and learn
- Tread more lightly
- Happy and healthy
- Accepting of all
- Shared success

PILLARS

- Instant Connection
- Intelligent Ecosystem
- Grassroots Growth
- New Traditional
- Eclectic Character
- Thriving Neighbourhoods

CHARACTER

- Thoughtful
- Playful
- Brave
- Uncompromising
- Authentic
- Social

PURPOSE

Make Life Better for the Drury community, for the population of Auckland, and for New Zealand as a whole.

Hoyne
Place Visioning™
Property Branding
& Marketing

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St Kilda VIC 3182
T 03 9537 1822

Sydney
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Sydney NSW 2000
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Brisbane
Level 14, 100 Edward St.
Brisbane QLD 4000
T 07 3144 2600