

DRURY TOWN CENTRE

Contents

1.0 DESIGN

2.0 MASTERPLAN 00 Series

3.0 LOT A A Series

4.0 LOT B B Series

5.0 LOT C C Series

6.0 LOT D D Series

7.0 LOT E E Series

8.0 LOT F1 F1 Series

9.0 LOT F2 F2 Series

10.0 LOT G1 G1 Series

11.0 LOT G2 G2 Series

12.0 LOT H1 H1 Series

13.0 LOT H2 H2 Series

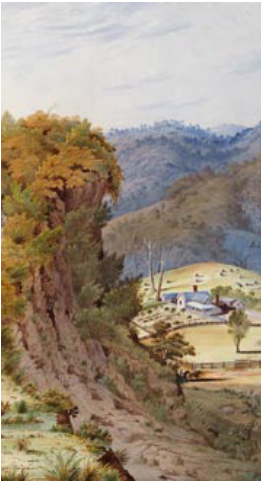
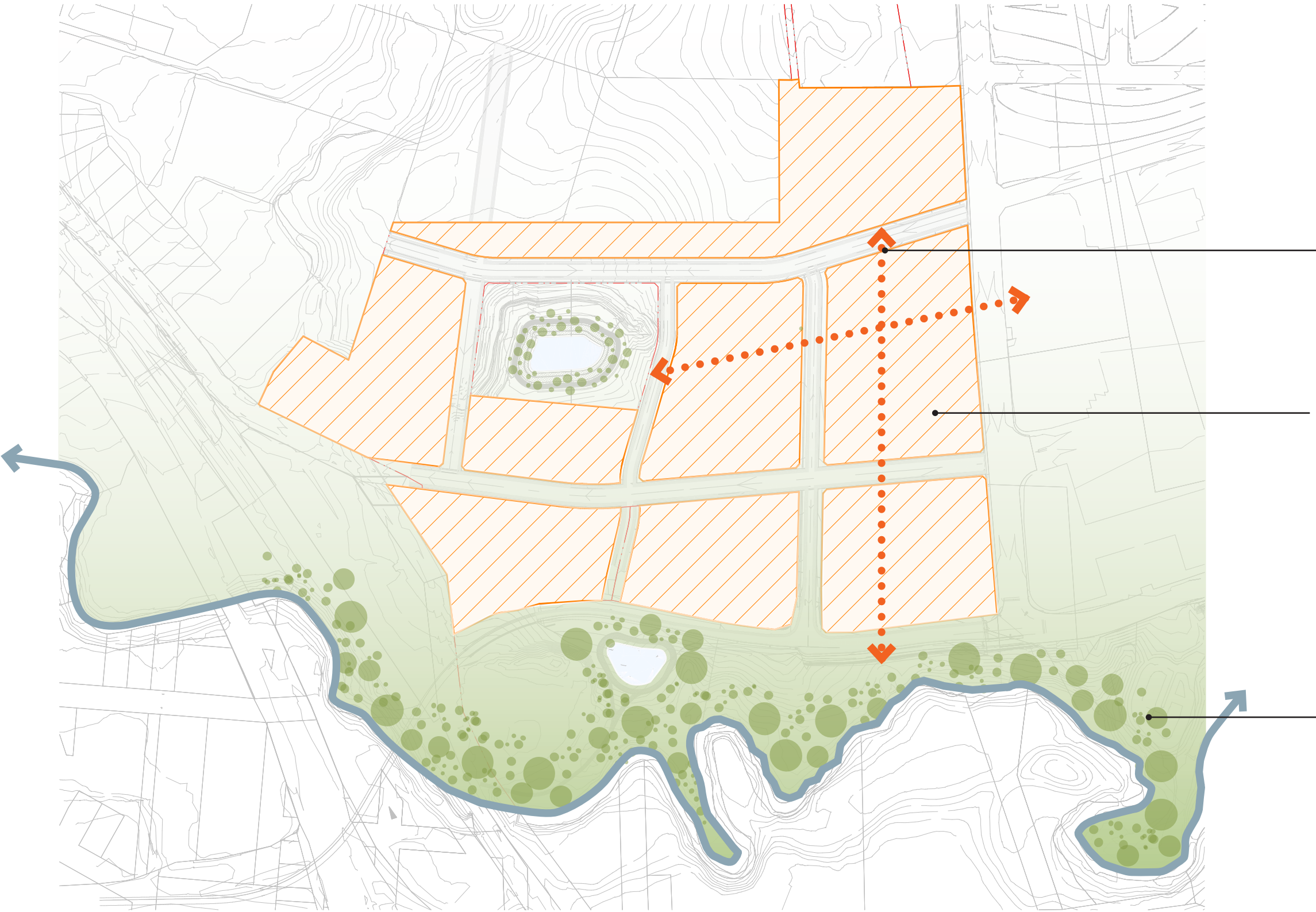
14.0 LOT J J Series

15.0 LOT K K Series

Existing Site Context



Design Narrative



Connections



The Earth



Awa & Repo

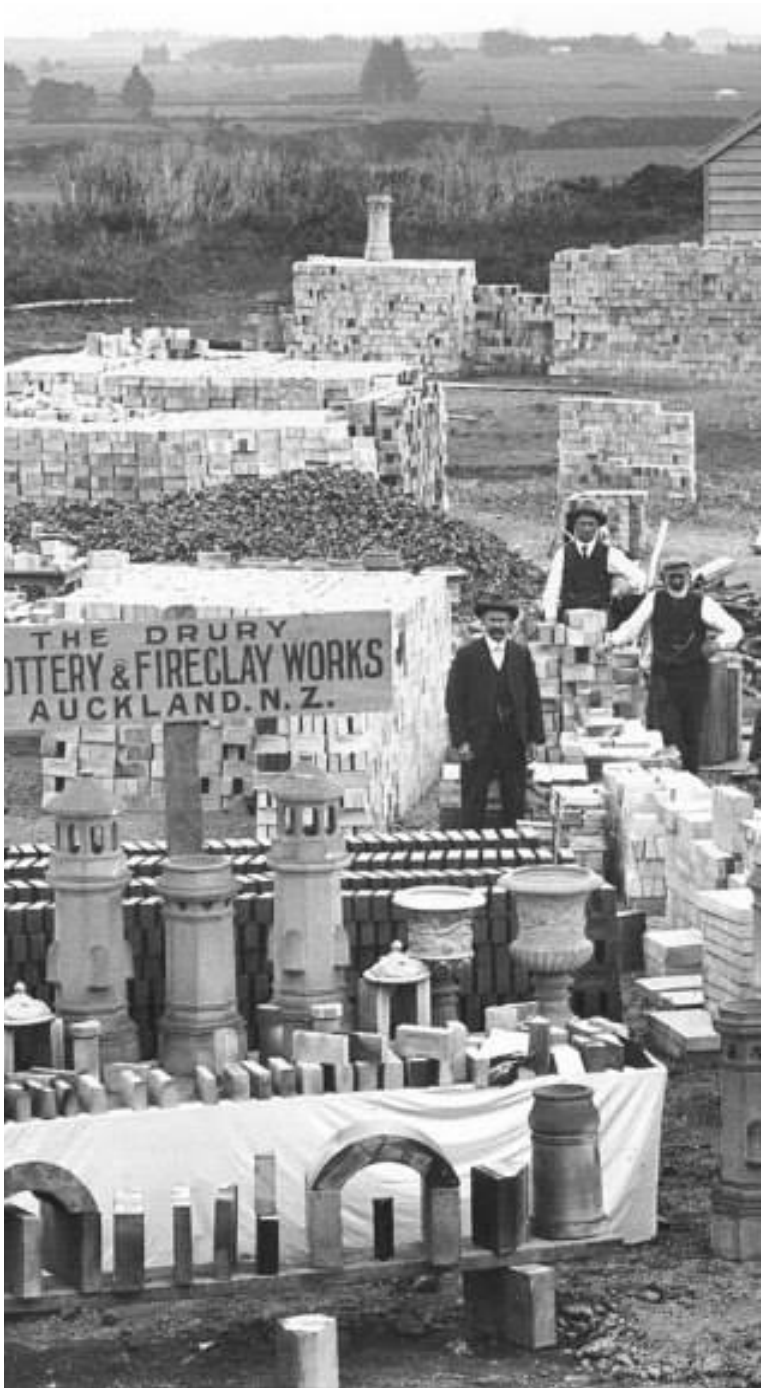


Design Pillars



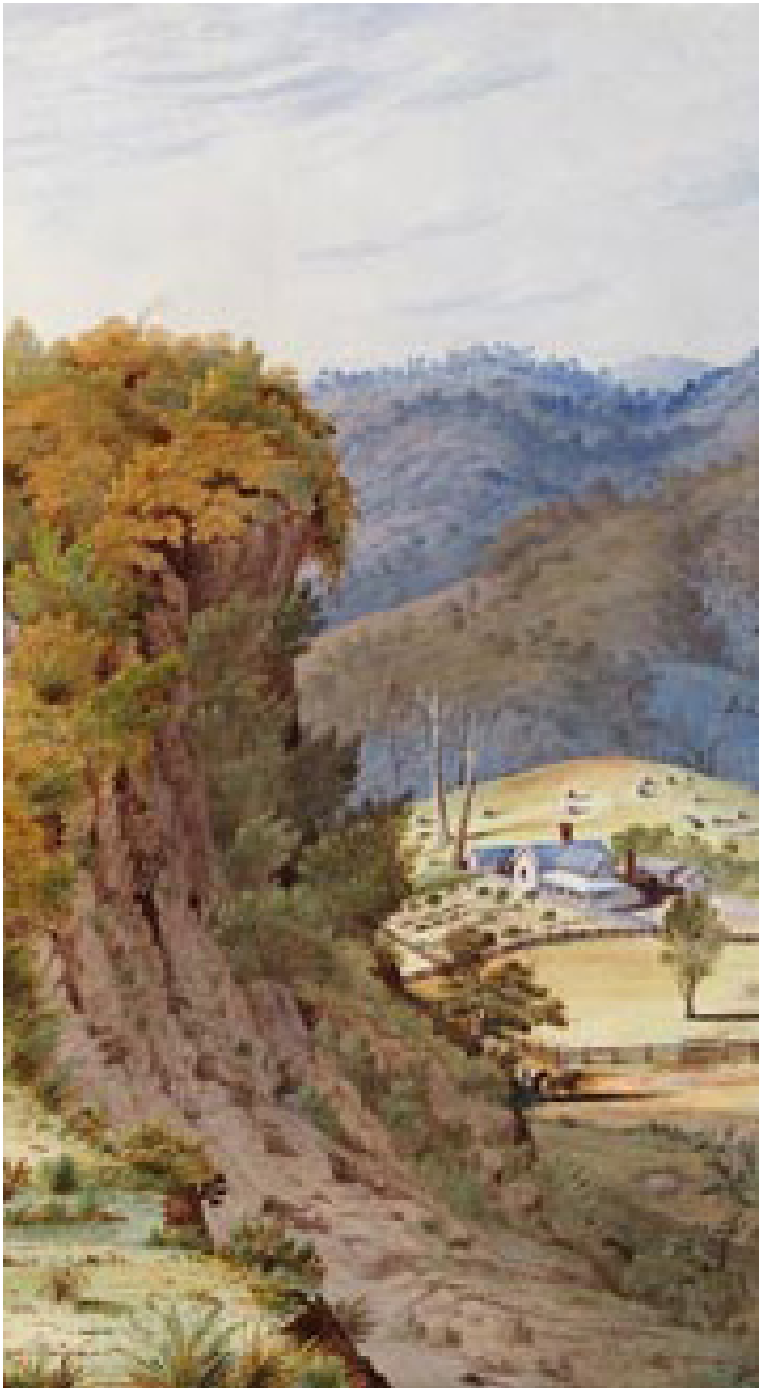
Awa & Repo

Hingaia Stream and surrounding Marshlands



The Earth

Drury Brickworks and Land Fertility



Connections

Travel and Trade



Awa & Repo



Awa: “river.”
Repo: “swamp” or “marsh.”

The Hingaia area, with its stream and surrounding catchment, holds significant cultural and historical importance. Named after an esteemed ariki (a woman of high rank) who is buried at Maketu, near Stevensons Quarry, the stream that carries her name represents her legacy. The surrounding marshlands and catchments offer an opportunity to connect with this aspect of nature, rich in both natural beauty and ancestral significance.

Incorporating local elements like “awa” (river) and “repo” (swamp or marsh) into the landscape can strengthen this connection, blending cultural meaning with the natural environment. These features create a harmonious relationship with the land and the waters, embodying the historical significance of the area while fostering a deeper understanding and recognising keyviews of significance to mana whenua and their tūpuna

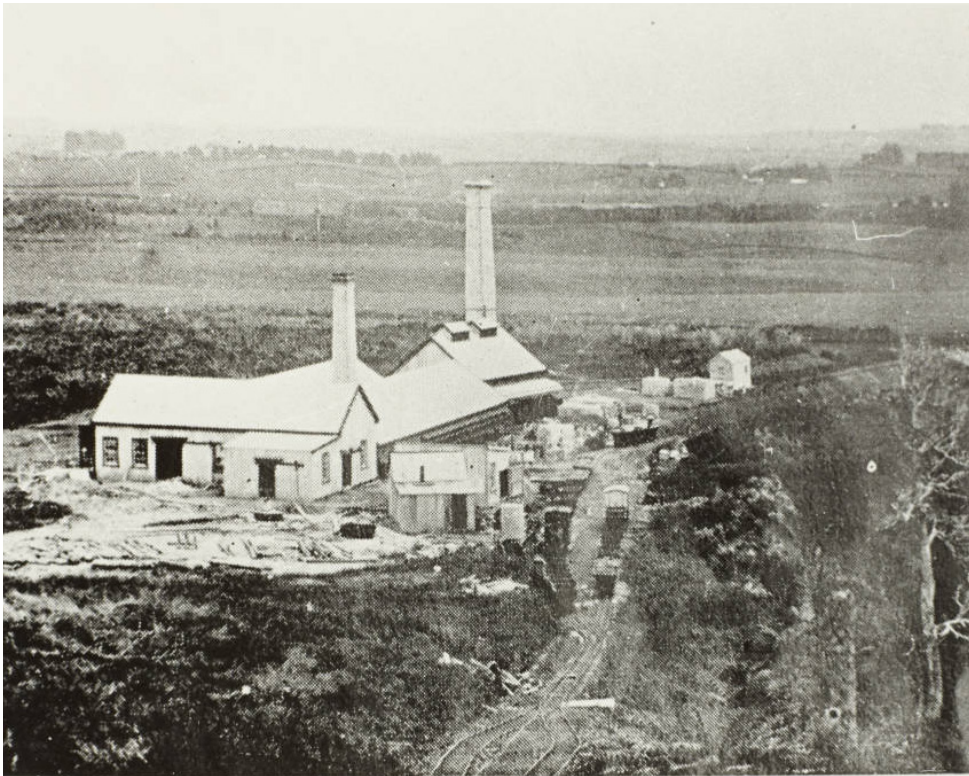
This connection to the land, the water, and the people's history presents a chance to explore ecological sustainability, while honoring the rich stories and traditions that shape the identity of this region.



SOURCE: <https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/PC-67-APPENDIX-14-CULTURAL-VALUES-ASSESSMENT.PDF>



The Earth



Drury Brickworks

Drury Brickworks, established in the late 19th century, played a significant role in supplying high-quality bricks for the city's rapid urban growth. It became a key supplier for construction projects in Auckland, producing durable bricks that contributed to the city's development. Over time, technological advancements in brickmaking were adopted, but the rise of modern building materials led to its decline. The brickworks closed in the mid-20th century, but its legacy endures in the many buildings constructed with Drury bricks, making it an important part of Auckland's industrial and architectural history.

Drury brick, with its earthy tones and textured surface, brings a unique architectural influence that ties design to the raw beauty of the earth. Its solid, natural quality evokes a sense of permanence and grounding, anchoring any structure with a deep connection to the landscape. Drury brick represents strength, resilience, and a lasting bond to the earth, embodying both the physical durability of the material and deeper themes of stability, permanence, and rootedness. It reflects not only the enduring nature of the built environment but also the timeless connection between architecture and the land.

SOURCE: [HTTPS://WWW.NEWZEALANDPOTTERY.NET/T1343-DRURY-POTTERY-AND-FIRECLAY-BRICKS](https://www.newzealandpottery.net/t1343-drury-pottery-and-fireclay-bricks)



Connections



Travel and Trade

The site is a significant location, with it being in an area of shared importance to multiple iwi due to the landscapes use for meeting, mahinga kai, trading, and travel.

The image on the upper left is a painting of the site of a pā in the area built by Noia, a Wai-o-Hua chief, in the mid-1700s. During the late 1830s another pā was built on the slopes below by Pēpene Te Tihi, a Ngāti Tamaoho chief. In the 1840s Māori established extensive gardens here and provided Auckland with fresh produce. This land was confiscated during the New Zealand wars of the 1860s and Te Maketū was settled by Pākehā farmers. A farmhouse is visible at right.



In the early to mid-20th century, Drury's fertile land made it a prime area for fruit cultivation. The local orchards, particularly those growing apples and other fruits, played a significant role in Auckland's agricultural economy. As the production of fruit increased, so did the need for efficient packing facilities to handle the harvest. Fruit packing sheds were established in Drury and surrounding areas to prepare the crops for distribution to local markets and export.

Mahinga kai/mahika kai is about the value of natural resources that sustain life, including the life of people. It is important to manage and protect these resources, in the same way that ancestors have done before us.

The railway line is also of significance in the area. The 65th Regiment arrived in Drury and five encampments were established along Great South Road. Work began on the horse-drawn tramway from the port to the coal mine. This was the first railway in the North Island and triggered the establishment of an Auckland – Drury line.

SOURCE: <https://natlib.govt.nz/records/22613014>

https://natlib.govt.nz/records/22806981?SEARCH%5B%5D%5BPLACE_AUTHORITY_ID%5D=-328842&SEARCH%5BPATH%5D=ITEMS

<https://teara.govt.nz/en/auckland-places/page-17>

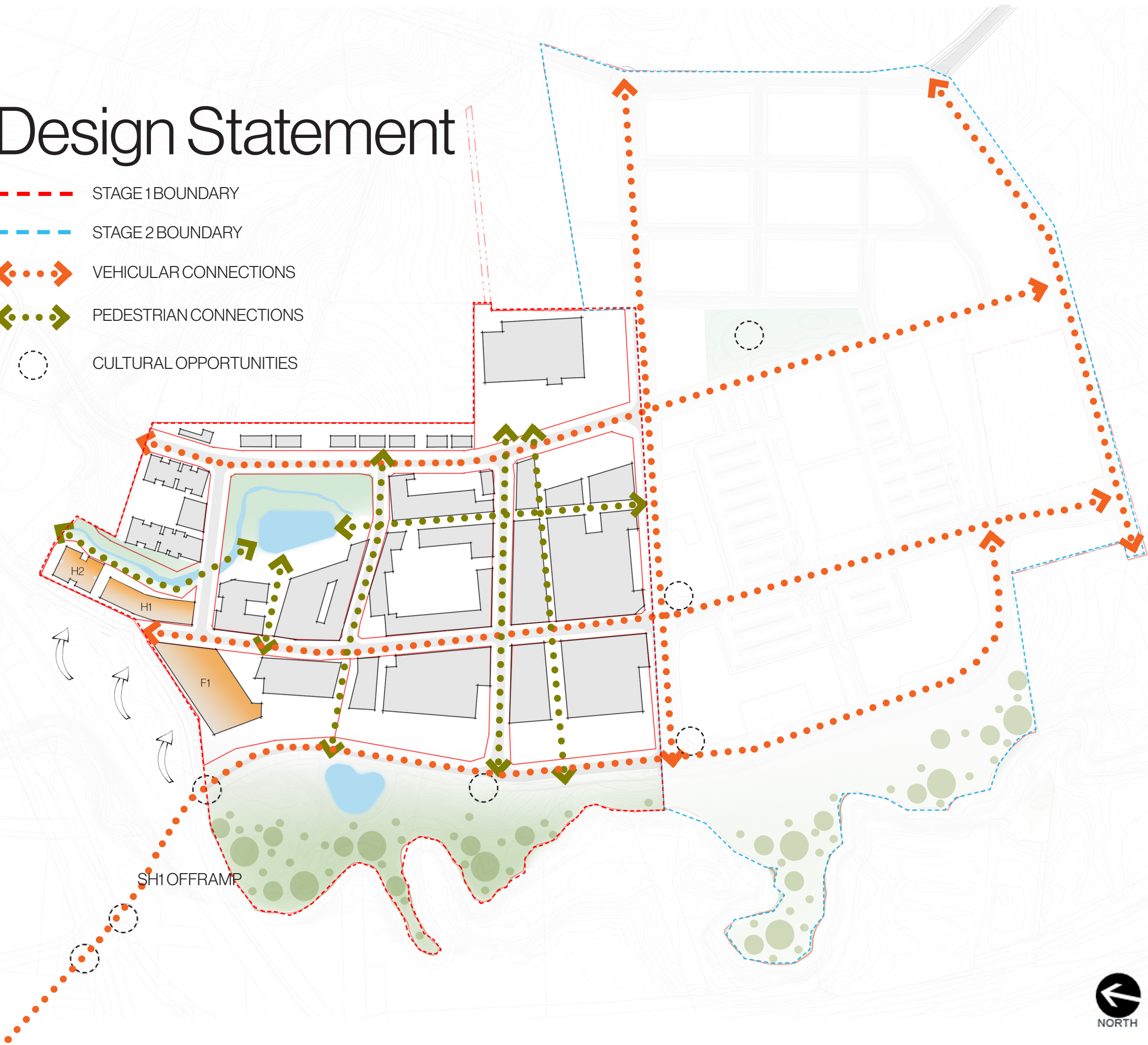
<https://www.epa.govt.nz/assets/uploads/documents/fast-track-consenting/drury-centre-panel-correspondence/attachment-2.pdf>

<https://www.ecan.govt.nz/your-region/your-environment/biodiversity-and-biosecurity/biodiversity/mahinga-kai/#:~:text=MAHINGA%20KAI%2FMAHIKA%20KAI%20REFERS,ARE%2C%20OR%20WERE%2C%20GATHERED.>



Design Statement

- STAGE 1 BOUNDARY
- STAGE 2 BOUNDARY
- VEHICULAR CONNECTIONS
- PEDESTRIAN CONNECTIONS
- CULTURAL OPPORTUNITIES



The design of this development seeks to create a harmonious, connected space that fosters community engagement while respecting the site's natural and cultural heritage. Central to the concept is the establishment of seamless connections that bind the site both physically and visually, enhancing accessibility and creating a sense of place for residents and visitors alike.

A primary focus of the design is the north-to-south connection between Stage 1 and Stage 2, facilitating easy movement and integration across the site. This route will be complemented by an east-to-west connection that links the residential precinct to Hingaia Stream, providing residents with direct access to the natural beauty of the waterway while encouraging pedestrian flow.

The retail experience includes key retail laneways and large format retails, offering a vibrant and dynamic experience for both locals and visitors. As people stroll through the area, they will be drawn into a unique journey that links the retail spaces with the tranquil pond, lush landscape, and the serene Hingaia Stream/Reserve. This connection creates a lively and peaceful atmosphere, where the natural beauty of the surroundings enhances the shopping and dining experience. The proximity to Stage 1 ensures easy access, encouraging exploration and interaction, making the retail boulevard not just a place to shop, but a destination offering community engagement.

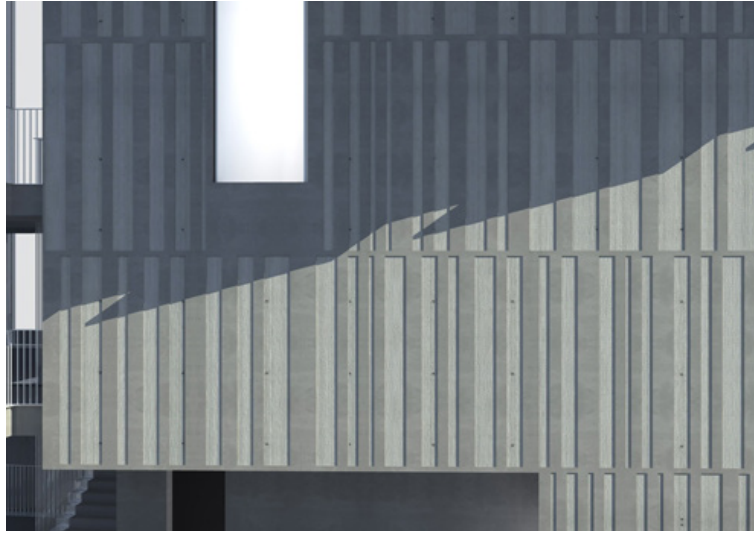
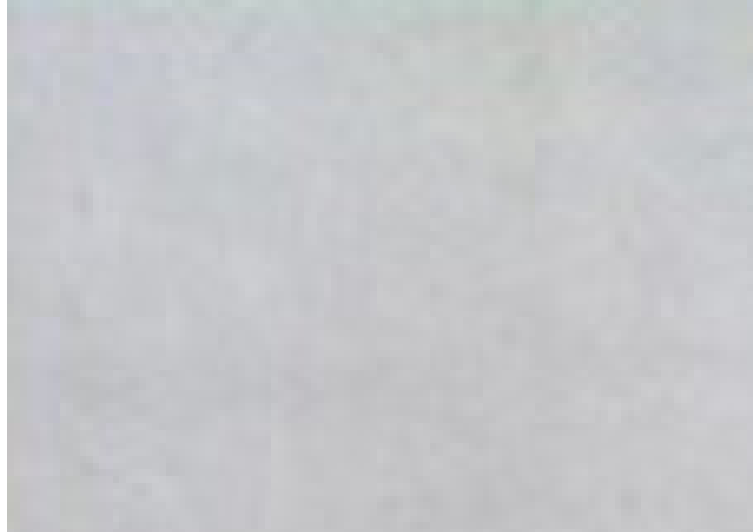
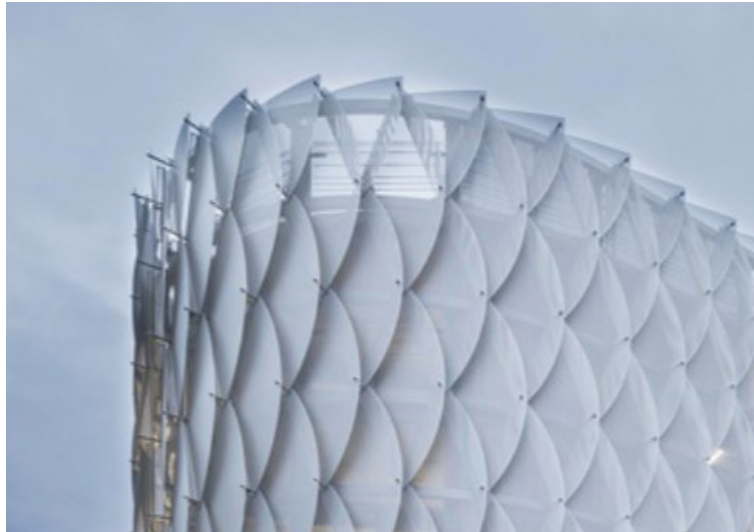
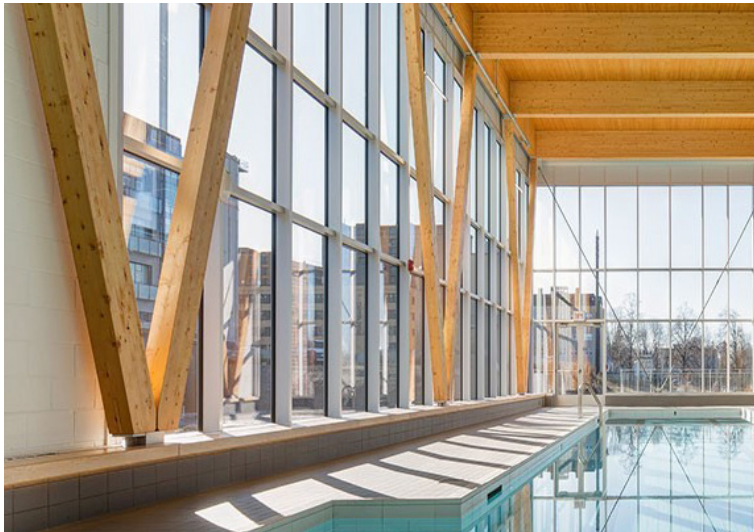
The visual connection from the southern motorway has been addressed by significant design features as you enter from the North-West (Lot H&F) entrance into the development, providing a strong sense of arrival and contributing to the identity of the area.

The design ensures future connectivity to key infrastructure, including the nearby train station and motorway off-ramp, enhancing accessibility and supporting travel to and from the development as the area grows.

Materials have been selected to emphasize a connection to the earth, particularly through the use of brick, which historically grounds the development and reflects the region's natural landscape while maintaining a timeless aesthetic and durability.

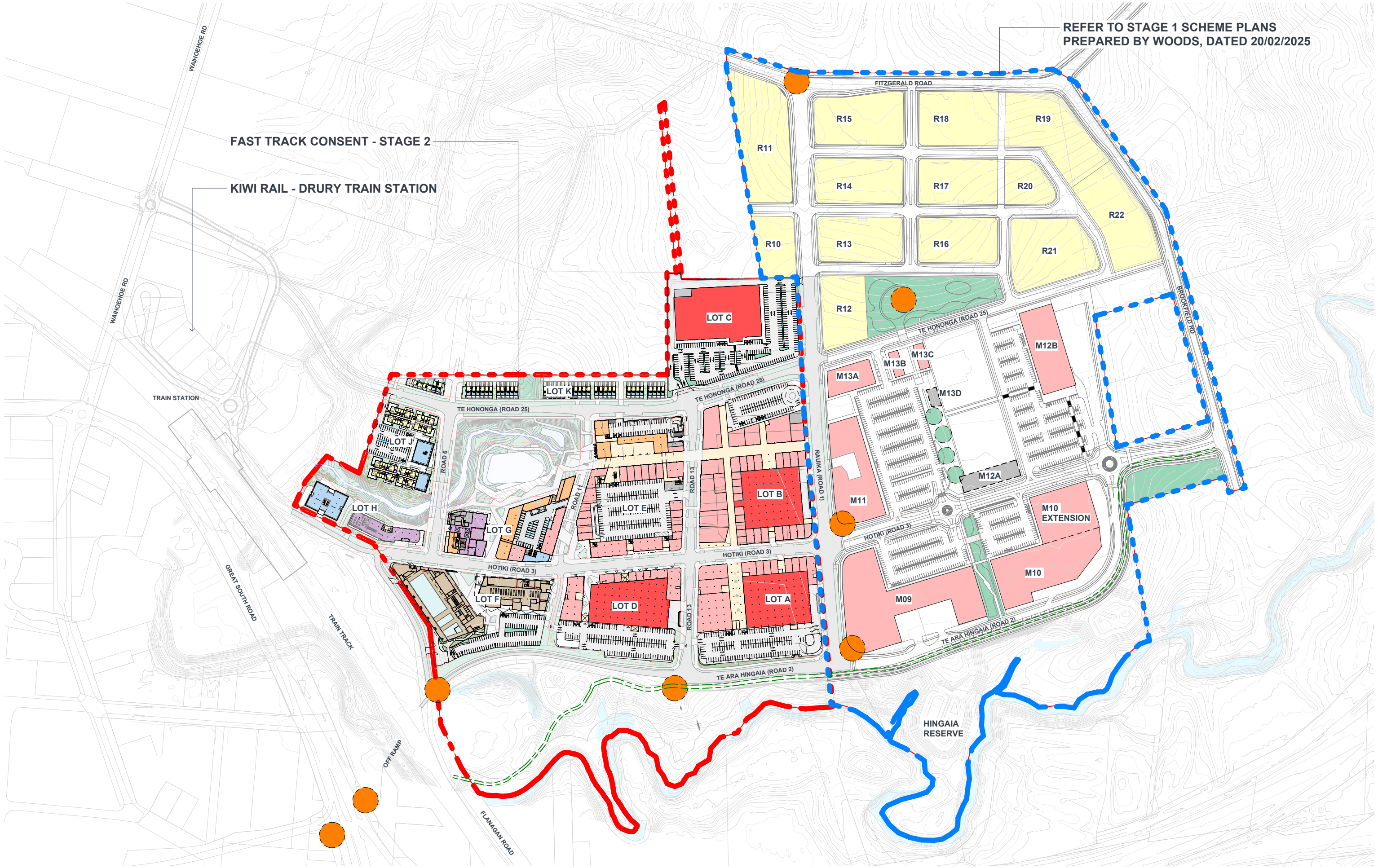


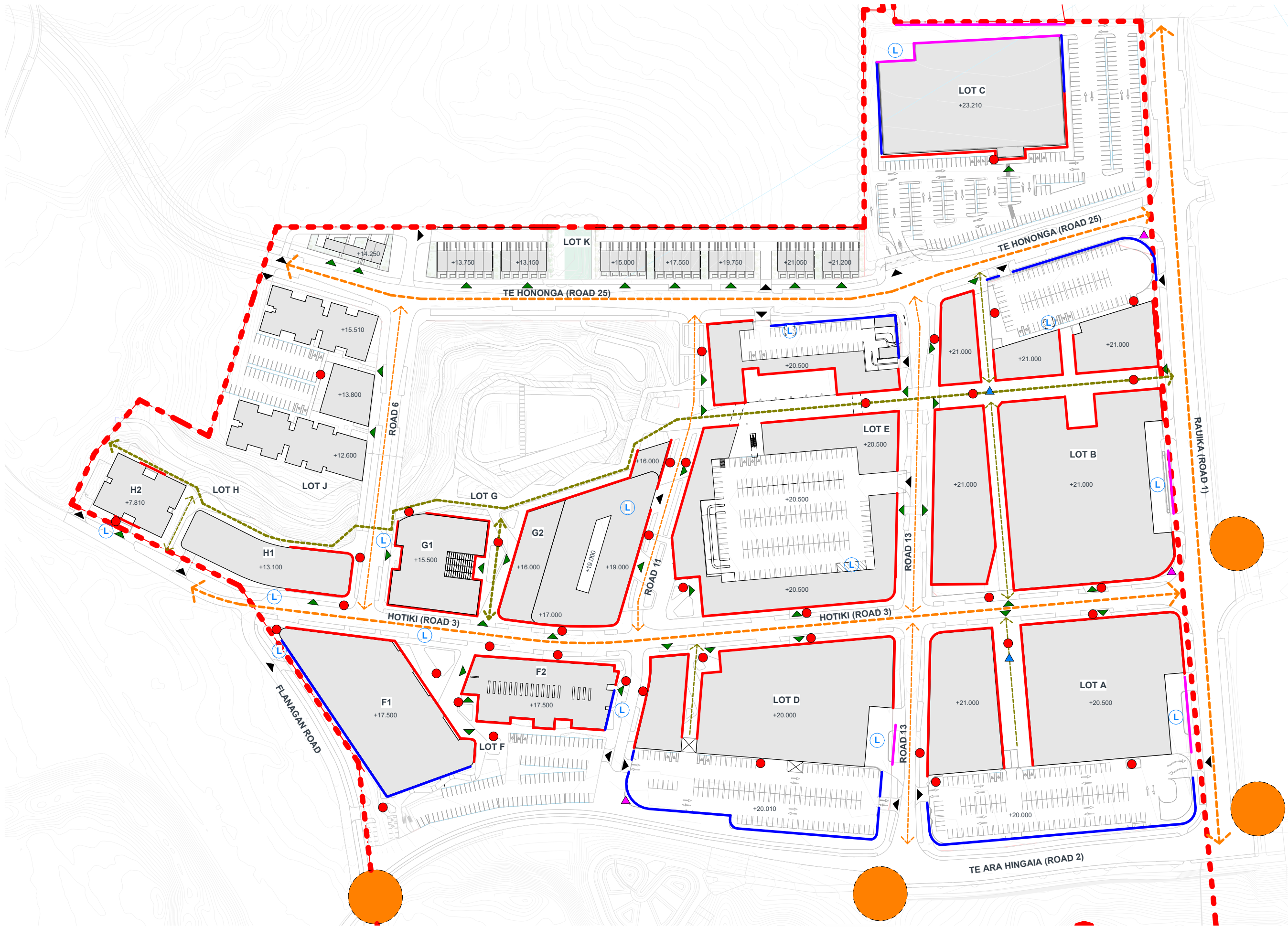
Materiality Palette



2.0 — MASTERPLAN







- ACTIVE FRONTAGE
- SCREENED LOADING
- QUALITY BACK
- PRIMARY ROAD
- SECONDARY ROAD
- PRIMARY PEDESTRIAN CONNECTION
- SECONDARY PEDESTRIAN CONNECTION
- LOADING
- CULTURAL OPPORTUNITIES
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- BICYCLE PARKS
- LED SCREENS
- LARGE PYLON

7/03/2025 5:04:10 pm

KIWI PROPERTY



IGNITE - AUCKLAND
1 Pakenham Street East
Viaduct Harbour
Auckland 1010
New Zealand
PO Box 91381, Victoria Street West
Auckland 1142
+64 9 356 4791
office@ignitearchitects.com
www.ignitearchitects.com

Drawing Title
DRURY TOWN CENTRE - EDGE TREATMENT & KEY CONNECTIONS

PROJECT NAME
DRURY TOWN CENTRE STAGE 2

DRURY, AUCKLAND

Scale.
As indicated @ A1

Project No.
0460-119

Drawing No.
00-1101

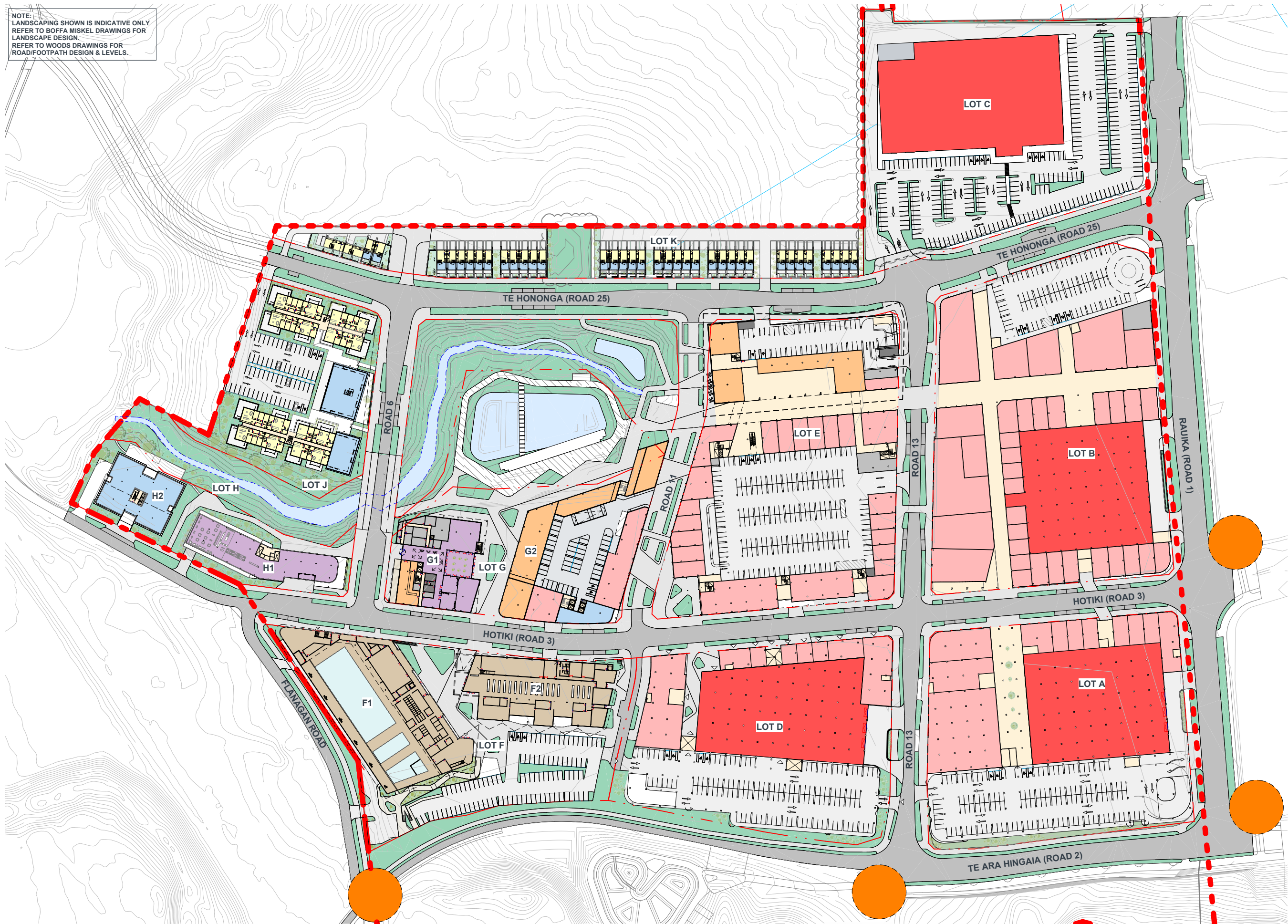


Original Size.

Revision.

NOTE:
LANDSCAPING SHOWN IS INDICATIVE ONLY
REFER TO BOFFA MISKEL DRAWINGS FOR
LANDSCAPE DESIGN.
REFER TO WOODS DRAWINGS FOR
ROAD/FOOTPATH DESIGN & LEVELS.

- MAJOR RETAIL
- RETAIL
- F&B
- RESIDENTIAL
- HOTEL
- ENTERTAINMENT
- COMMERCIAL
- COMMUNITY
- CULTURAL OPPORTUNITIES
- CARPARKING
- CIRCULATION
- SERVICES
- LOADING/BOH



KIWI PROPERTY



IGNITE - AUCKLAND
1 Pakenham Street East
Viaduct Harbour
Auckland 1010
New Zealand
PO Box 91381, Victoria Street West
Auckland 1142
+64 9 356 4791
office@ignitearchitects.com
www.ignitearchitects.com

Drawing Title
DRURY TOWN CENTRE - BUILDING FOOTPRINT

PROJECT NAME
DRURY TOWN CENTRE STAGE 2

DRURY, AUCKLAND

Scale.
As indicated @ A1

Project No.
0460-119

Drawing No.
00-1201

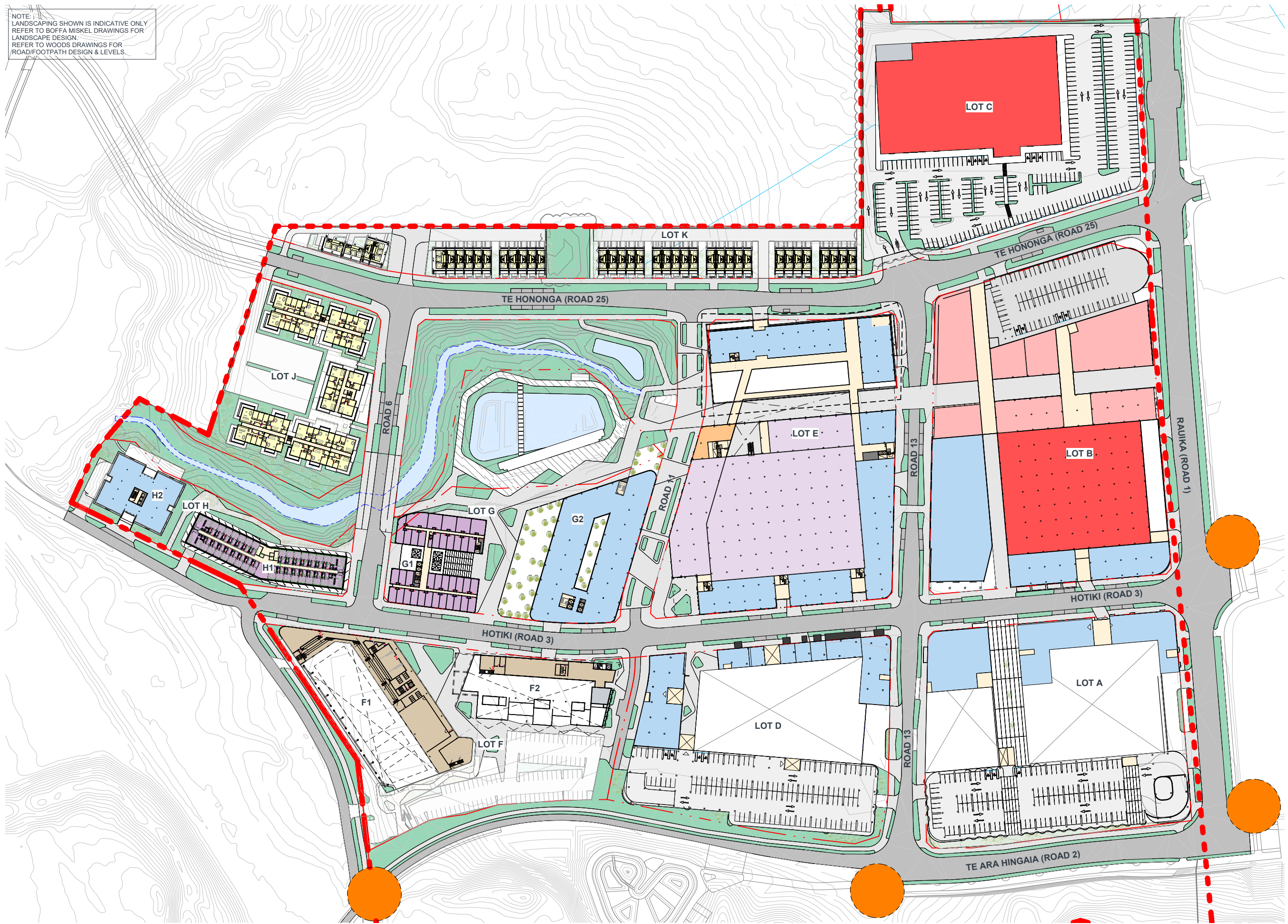


Original Size.

Revision.

NOTE: LANDSCAPING SHOWN IS INDICATIVE ONLY
REFER TO BOFFA MISKEL DRAWINGS FOR
LANDSCAPE DESIGN.
REFER TO WOODS DRAWINGS FOR
ROAD/FOOTPATH DESIGN & LEVELS.

- MAJOR RETAIL
- RETAIL
- F&B
- RESIDENTIAL
- HOTEL
- ENTERTAINMENT
- COMMERCIAL
- COMMUNITY
- CULTURAL OPPORTUNITIES
- CARPARKING
- CIRCULATION
- SERVICES
- LOADING/BOH



KIWI PROPERTY



IGNITE - AUCKLAND
1 Pakenham Street East
Viaduct Harbour
Auckland 1010
New Zealand
PO Box 91381, Victoria Street West
Auckland 1142
+64 9 356 4791
office@ignitearchitects.com
www.ignitearchitects.com

Drawing Title
DRURY TOWN CENTRE - BUILDING FOOTPRINT - UPPER LEVEL

PROJECT NAME
DRURY TOWN CENTRE STAGE 2

DRURY, AUCKLAND

Scale.
As indicated @ A1

Project No.
0460-119

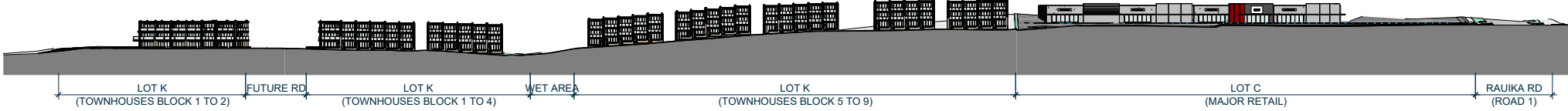
Drawing No.
00-1202



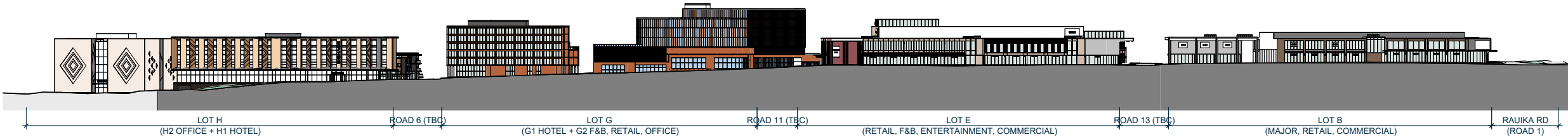
NORTH

Original Size.

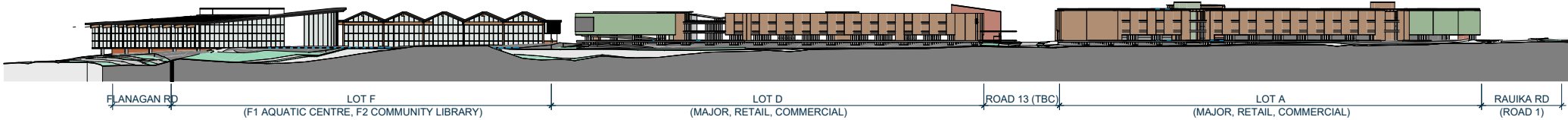
Revision.



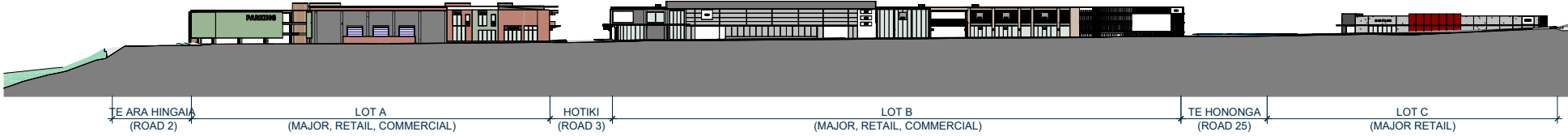
1. TE HONONGA (ROAD 25)



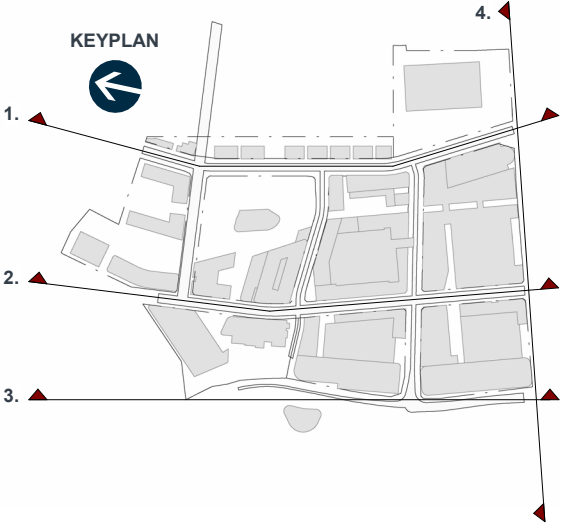
2. HOTIKI (ROAD 3)



3. TE ARA HINGAIA (ROAD 2)



4. RAUIKA (ROAD 1)





KIWI PROPERTY



IGNITE - AUCKLAND
1 Pakenham Street East
Viaduct Harbour
Auckland 1010
New Zealand
PO Box 91381, Victoria Street West
Auckland 1142
+64 9 356 4791
office@ignitearchitects.com
www.ignitearchitects.com

Drawing Title
SITE PERSPECTIVE - SHEET 01

PROJECT NAME
DRURY TOWN CENTRE STAGE 2

DRURY, AUCKLAND

Scale.
@ A1

Project No.
0460-119

Drawing No.
00-1251

Original Size.

Revision.



KIWI PROPERTY

24/02/2025 1:35:15 pm



IGNITE - AUCKLAND
1 Pakenham Street East
Viaduct Harbour
Auckland 1010
New Zealand
PO Box 91381, Victoria Street West
Auckland 1142
+64 9 356 4791
office@ignitearchitects.com
www.ignitearchitects.com

Drawing Title
SITE PERSPECTIVE - SHEET 02

PROJECT NAME
DRURY TOWN CENTRE STAGE 2

DRURY, AUCKLAND

Scale.
@ A1

Project No.
0460-119

Drawing No.
00-1252

Original Size.

Revision.



KIWI PROPERTY

24/02/2025 1:35:16 pm



IGNITE - AUCKLAND
1 Pakenham Street East
Viaduct Harbour
Auckland 1010
New Zealand
PO Box 91381, Victoria Street West
Auckland 1142
+64 9 356 4791
office@ignitearchitects.com
www.ignitearchitects.com

Drawing Title
SITE PERSPECTIVE - SHEET 03

PROJECT NAME
DRURY TOWN CENTRE STAGE 2

DRURY, AUCKLAND

Scale.
@ A1

Project No.
0460-119

Drawing No.
00-1253

Original Size.

Revision.



KIWI PROPERTY

24/02/2025 1:35:17 pm



IGNITE - AUCKLAND
1 Pakenham Street East
Viaduct Harbour
Auckland 1010
New Zealand
PO Box 91381, Victoria Street West
Auckland 1142
+64 9 356 4791
office@ignitearchitects.com
www.ignitearchitects.com

Drawing Title
SITE PERSPECTIVE - SHEET 04

PROJECT NAME
DRURY TOWN CENTRE STAGE 2

DRURY, AUCKLAND

Scale.
@ A1

Project No.
0460-119

Drawing No.
00-1254

Original Size.

Revision.

OVERALL GFA AREA SCHEDULE

LOT NO.			BASEMENT	-1	GROUND	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTALS
LOT A	GFA	MAJOR (RETAIL)			4,693.00 m²								4,693.00
		RETAIL			4,278.00 m²							4,278.00	
		COMMERCIAL				2,523.00 m²						2,523.00	
		CIRCULATION			393.00 m²	401.00 m²						794.00	
		TOTAL			9,364.00 m²	2,924.00 m²						12,288.00 m²	
LOT B	GFA	MAJOR (RETAIL)			4,771.00 m²	5,441.00							10,212.00
		RETAIL			9,403.00 m²	5,099.00 m²						14,502.00	
		COMMERCIAL				4,200.00 m²						4,200.00	
		CIRCULATION			251.00 m²	252.00 m²						503.00	
		TOTAL			14,425.00 m²	14,992.00 m²						29,417.00 m²	
LOT C	GFA	MAJOR (RETAIL)			5,845.00 m²							5,845.00	
		TOTAL			5,845.00 m²							5,845.00 m²	
LOT D	GFA	MAJOR (RETAIL)			4,775.00								4,775.00
		RETAIL			2,412.00 m²							2,412.00	
		COMMERCIAL				2,422.00 m²						2,422.00	
		CIRCULATION			255.00 m²	313.00 m²						568.00	
		TOTAL			7,442.00 m²	2,735.00 m²						10,177.00 m²	
LOT E	GFA	RETAIL			4,871.00 m²								4,871.00
		F&B (RETAIL)			1,310.00 m²	244.00 m²						1,554.00	
		ENTERTAINMENT (RETAIL)				7,690.00 m²						7,690.00	
		COMMERCIAL				4,966.00 m²						4,966.00	
		CIRCULATION			786.00 m²	1,950.00 m²						2,736.00	
		TOTAL			6,967.00 m²	14,850.00 m²						21,817.00 m²	
LOT F1	GFA	AQUATIC CENTRE (COMMUNITY)	30.00 m²	4,874.00 m²	2,034.00 m²							6,938.00	
		TOTAL	30.00 m²	4,874.00 m²	2,034.00 m²							6,938.00 m²	
LOT F2	GFA	COMMUNITY LIBRARY (COMMUNITY)		2,520.00 m²	758.00 m²							3,278.00	
		TOTAL		2,520.00 m²	758.00 m²							3,278.00 m²	
LOT G1	GFA	HOTEL		2,090.00 m²	1,840.00 m²	1,843.00 m²	1,384.00 m²	938.00 m²	938.00 m²			9,033.00	
		TOTAL		2,090.00 m²	1,840.00 m²	1,843.00 m²	1,384.00 m²	938.00 m²	938.00 m²			9,033.00 m²	
LOT G2	GFA	RETAIL		321.00 m²	730.00 m²							1,051.00	
		F&B (RETAIL)		1,664.00 m²								1,664.00	
		COMMERCIAL		95.00 m²	409.00 m²	128.00 m²	128.00 m²	3,382.00 m²	3,382.00 m²	3,382.00 m²	1,746.00 m²	12,652.00	
		TOTAL		2,080.00 m²	1,139.00 m²	128.00 m²	128.00 m²	3,382.00 m²	3,382.00 m²	3,382.00 m²	1,746.00 m²	15,367.00 m²	
LOT H1	GFA	HOTEL	87.00 m²	1,604.00 m²	1,611.00 m²	1,611.00 m²	1,611.00 m²	1,611.00 m²				8,135.00	
		TOTAL	87.00 m²	1,604.00 m²	1,611.00 m²	1,611.00 m²	1,611.00 m²	1,611.00 m²				8,135.00 m²	
LOT H2	GFA	COMMERCIAL	50.00 m²	1,247.00 m²	1,247.00 m²	1,247.00 m²	1,247.00 m²	1,247.00 m²				6,285.00	
		TOTAL	50.00 m²	1,247.00 m²	1,247.00 m²	1,247.00 m²	1,247.00 m²	1,247.00 m²				6,285.00 m²	
LOT J	GFA	RESIDENTIAL		1,933.00 m²	2,619.00 m²	2,619.00 m²						7,171.00	
		RESIDENTIAL AMENITIES		892.00 m²								892.00	
		TOTAL		2,825.00 m²	2,619.00 m²	2,619.00 m²						8,063.00 m²	
LOT K	GFA	RESIDENTIAL		2,342.00 m²	2,342.00 m²	2,191.00 m²						6,875.00	
		TOTAL		2,342.00 m²	2,342.00 m²	2,191.00 m²						6,875.00 m²	
TOTAL STAGE 2 GFA													143,518.00 m²

BICYCLE PARKING - FTC STG 2		
	VISITOR	SECURE
LOT A	14	10
LOT B	37	18
LOT C	8	1
LOT D	12	9
LOT E	23	19
LOT F	51	21
LOT G	24	50
LOT H	14	28
LOT J	3	64
LOT K	2	0
TOTAL	188	220

BICYCLE PARKING REQUIREMENTS AS PER E27, PC79 AND DRURY CENTRE PRECINCT PROVISIONS.

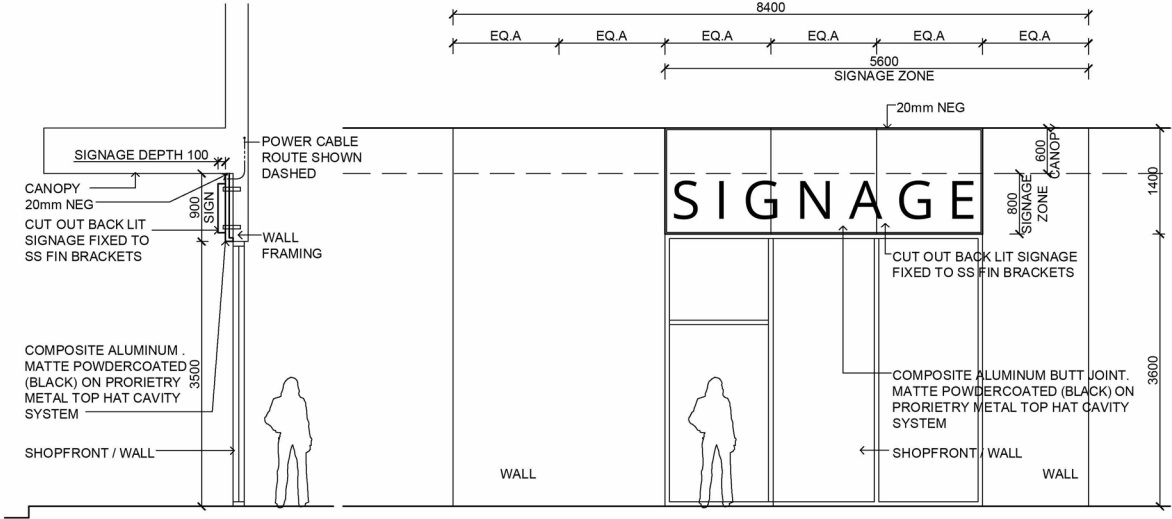
REFER TO SHEET 00-1101 - DRURY TOWN CENTRE - EDGE TREATMENT PLAN FOR INDICATIVE EXTERNAL BIKE RACK LOCATIONS.

** INTERNAL BIKE RACK LOCATIONS WILL BE CONFIRMED AT LATER PLANNING STAGE

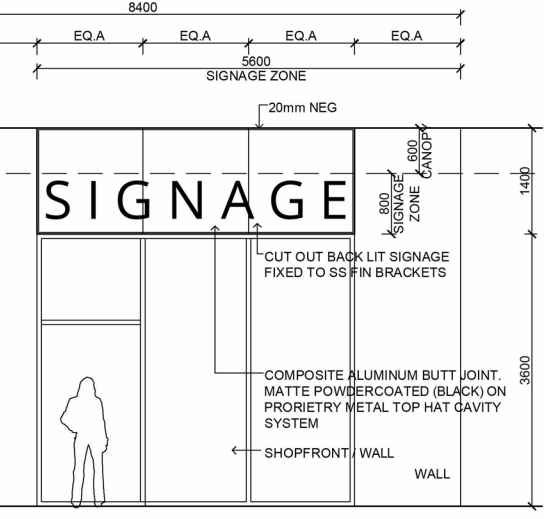
END OF TRIP FACILITIES - FTC STG 2	
LOT A	2
LOT B	2
LOT C	0
LOT D	2
LOT E	2
LOT F	2
LOT G	2
LOT H	2
TOTAL	14

EOT REQUIREMENTS AS PER E27 & DRURY CENTRE PRECINCT PROVISIONS TABLE.

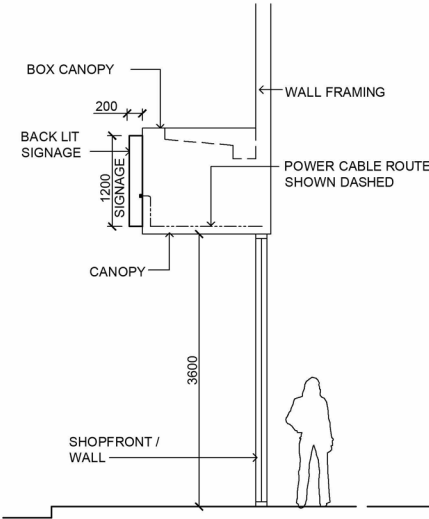
**LOCATIONS TO BE ASSIGNED AT LATER DESIGN STAGE



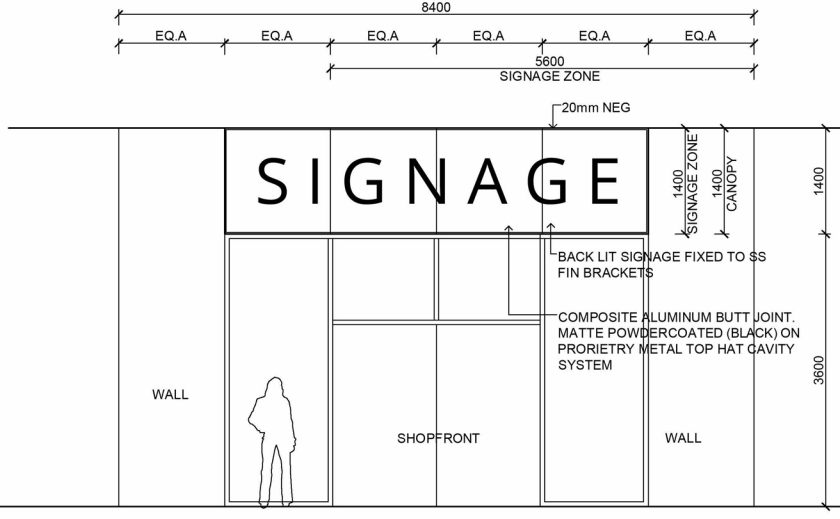
SIGNAGE TYPE A
SHOP FRONT SIDE UNDER CANOPY
SIDE



SIGNAGE TYPE A
SHOP FRONT SIDE UNDER CANOPY
FRONT ELEVATION



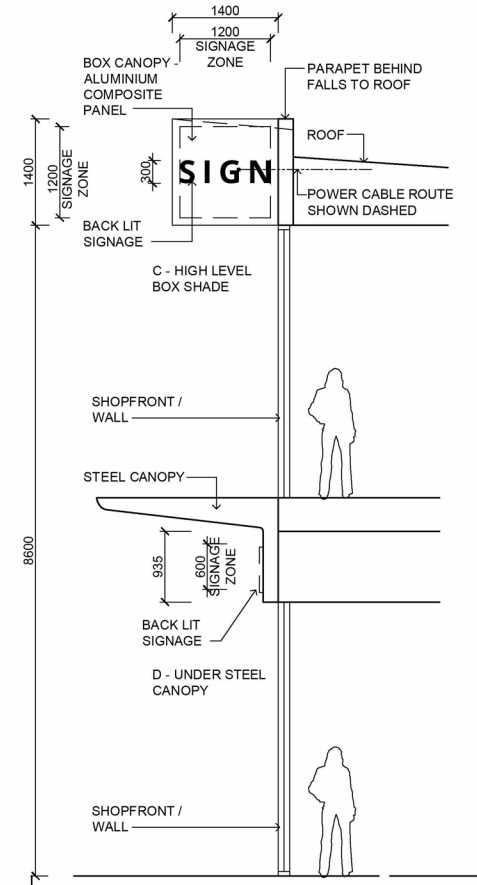
SIGNAGE TYPE B
BOX CANOPY
SIDE



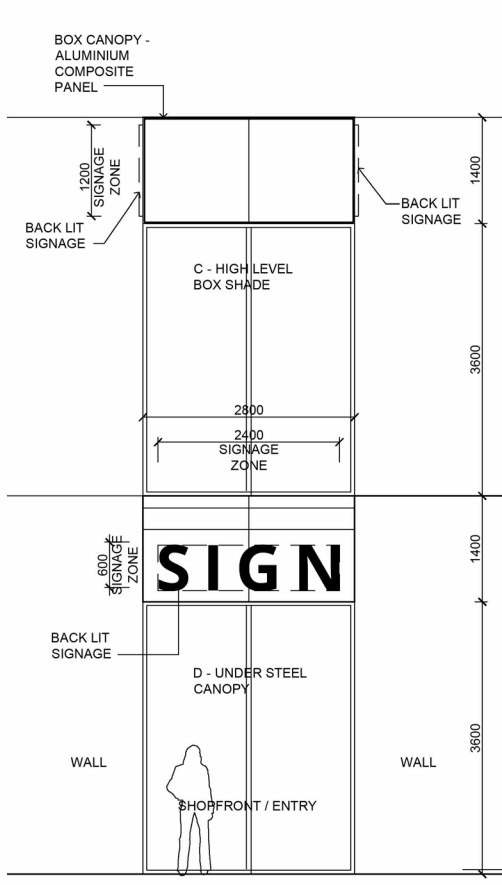
SIGNAGE TYPE B
BOX CANOPY
FRONT ELEVATION



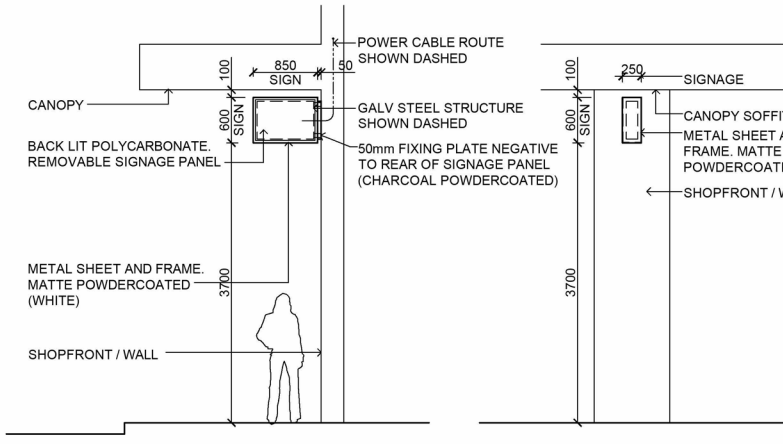
PERSPECTIVE
SIGNAGE TYPE B



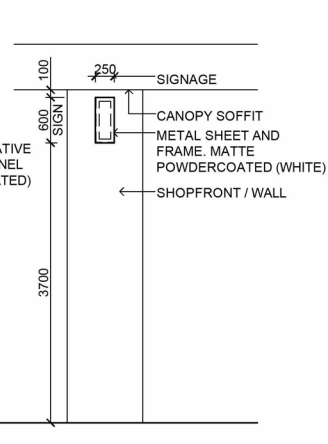
SIGNAGE TYPES C / D
SHOP FRONT SIGN
C - HIGH LEVEL BOX SHADE
D - UNDER STEEL CANOPY
SIDE VIEW



SIGNAGE TYPES C / D
SHOP FRONT SIGN
C - HIGH LEVEL BOX SHADE
D - UNDER STEEL CANOPY
FRONT ELEVATION



SIGNAGE TYPE - E
(TWO SIDED BLADE SIGN)
FRONT AND BACK ELEVATION



SIGNAGE TYPE - E
(TWO SIDED BLADE SIGN)
END ELEVATION



PERSPECTIVE
SIGNAGE TYPE C



PERSPECTIVE
SIGNAGE TYPE E



PERSPECTIVE
SIGNAGE TYPE A / D

RETAIL SIGNAGE KEY:	
TYPE A - SHOPFRONT	●
TYPE B - BOX CANOPY	●
TYPE C - HIGH LEVEL BOX SHADE	●
TYPE D - STEEL UNDER CANOPY	●
TYPE E - BLADE SIGN	●
TYPE F - BACKLIT LETTERING	▲
TYPE G - CURVED LED SCREEN	▲
TYPE H - PYLON	▲
TYPE J - GROUND SIGN	▲
TYPE K - SMALL BUILDING SIGN	▲
TYPE L - MEDIUM BUILDING SIGN	▲
TYPE M - LARGE BUILDING SIGN	▲
TYPE N - UNDER CANOPY HUNG	●

KIWI PROPERTY



IGNITE - AUCKLAND
1 Pakenham Street East
Viaduct Harbour
Auckland 1010
New Zealand
PO Box 91381, Victoria Street West
Auckland 1142
+64 9 356 4791
office@ignitearchitects.com
www.ignitearchitects.com

Drawing Title
RETAIL SIGNAGE

PROJECT
DRURY TOWN CENTRE - FAST TRACK STAGE 2

DRURY, AUCKLAND

Scale.
1 : 20 @ A1

Project No.
0460-119

Drawing No.
00-7401

Original Size.

Revision.