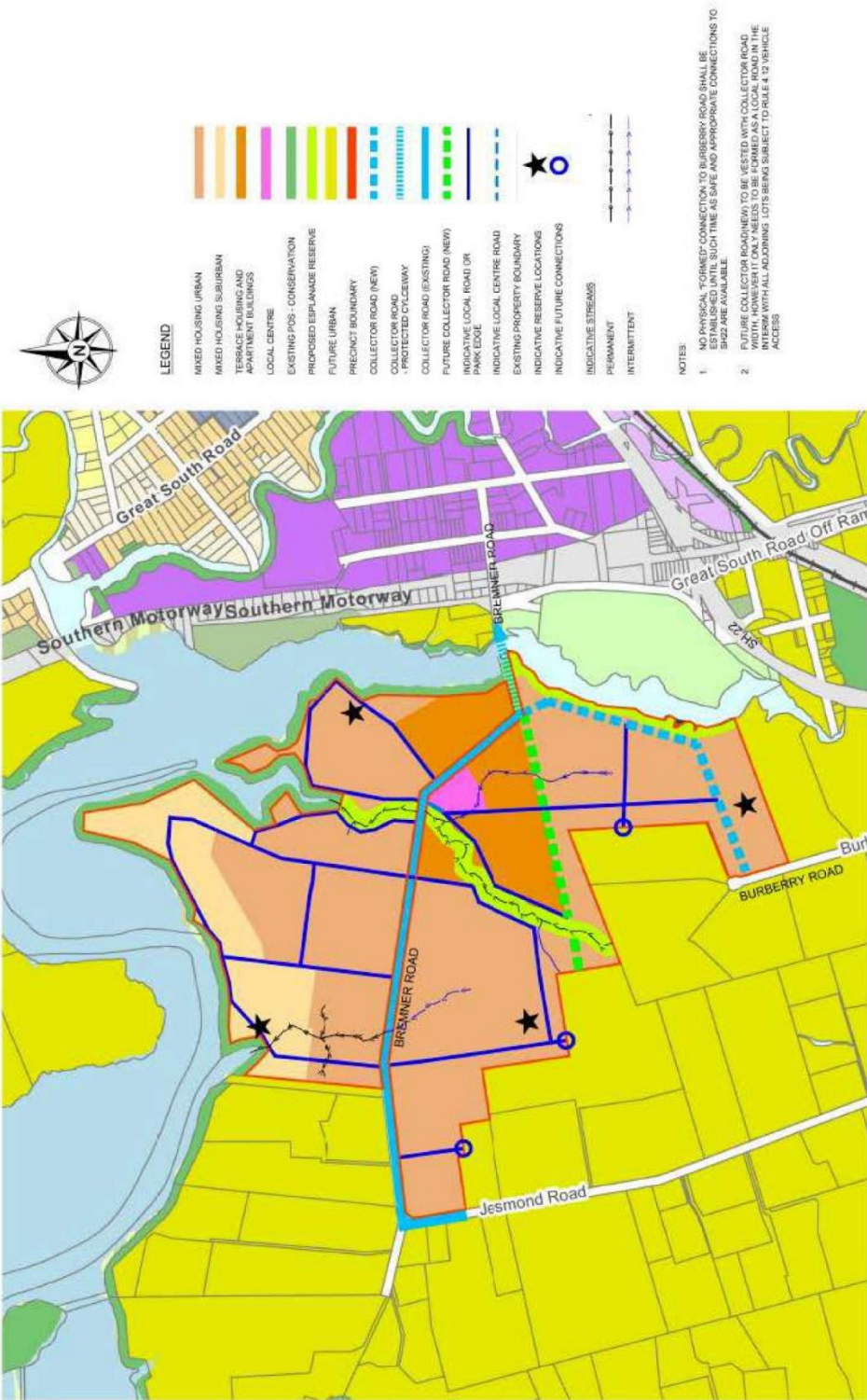


# ATTACHMENT 1

## Drury 1 Precinct (Auranga A) – Precinct Plan, no scale.



## ATTACHMENT 2

KDCL Master plan for Auranga A at the time of the PV15 decision (v14). Drawn by DesignUrban Pty Ltd, 2016.





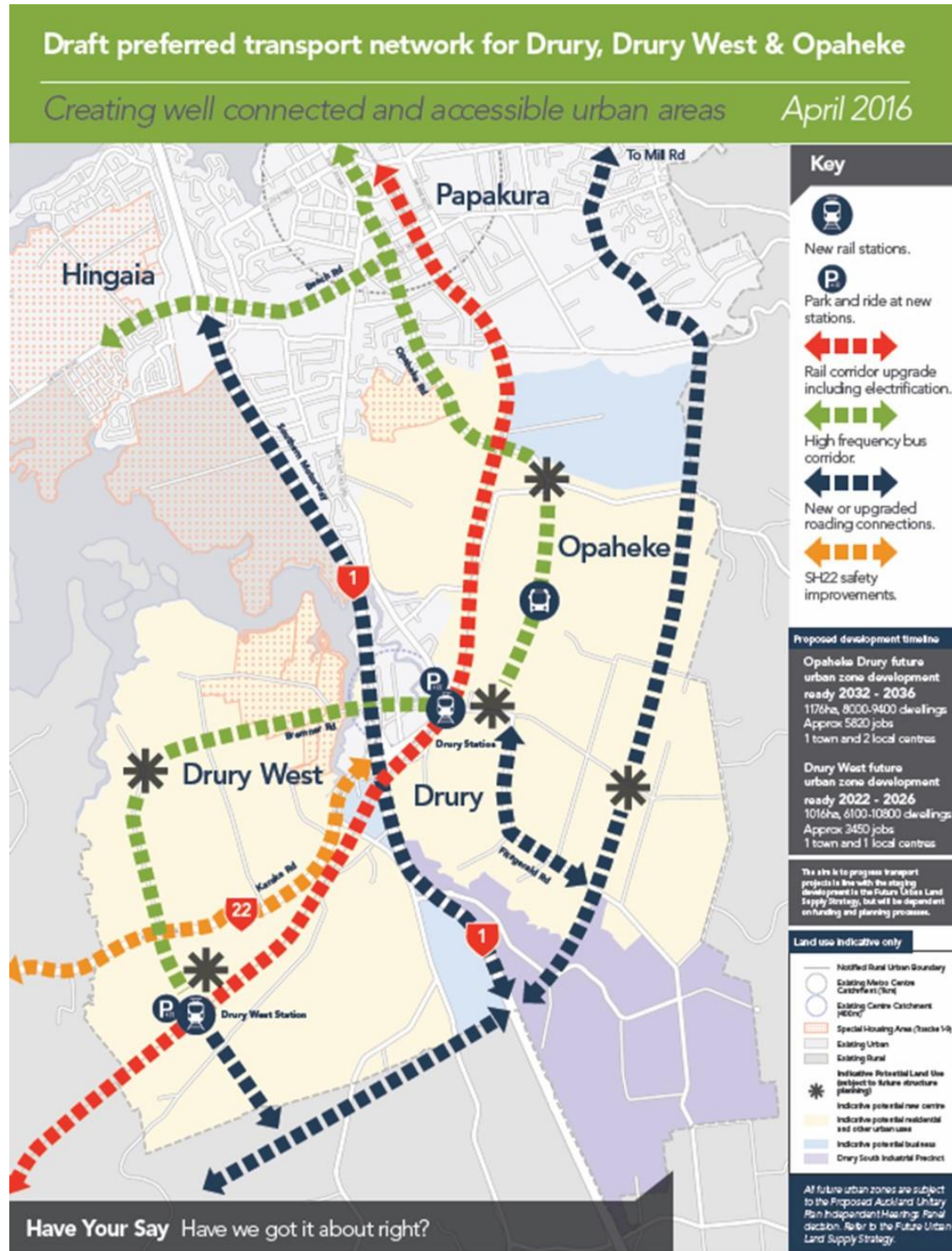
# ATTACHMENT 3

Examples of the master plan testing that underpinned the Drury 1 Precinct, no scale.



# ATTACHMENT 4

Transport Planning for Urban Growth concept, 2016, no scale.



New Zealand Government



## ATTACHMENT 5

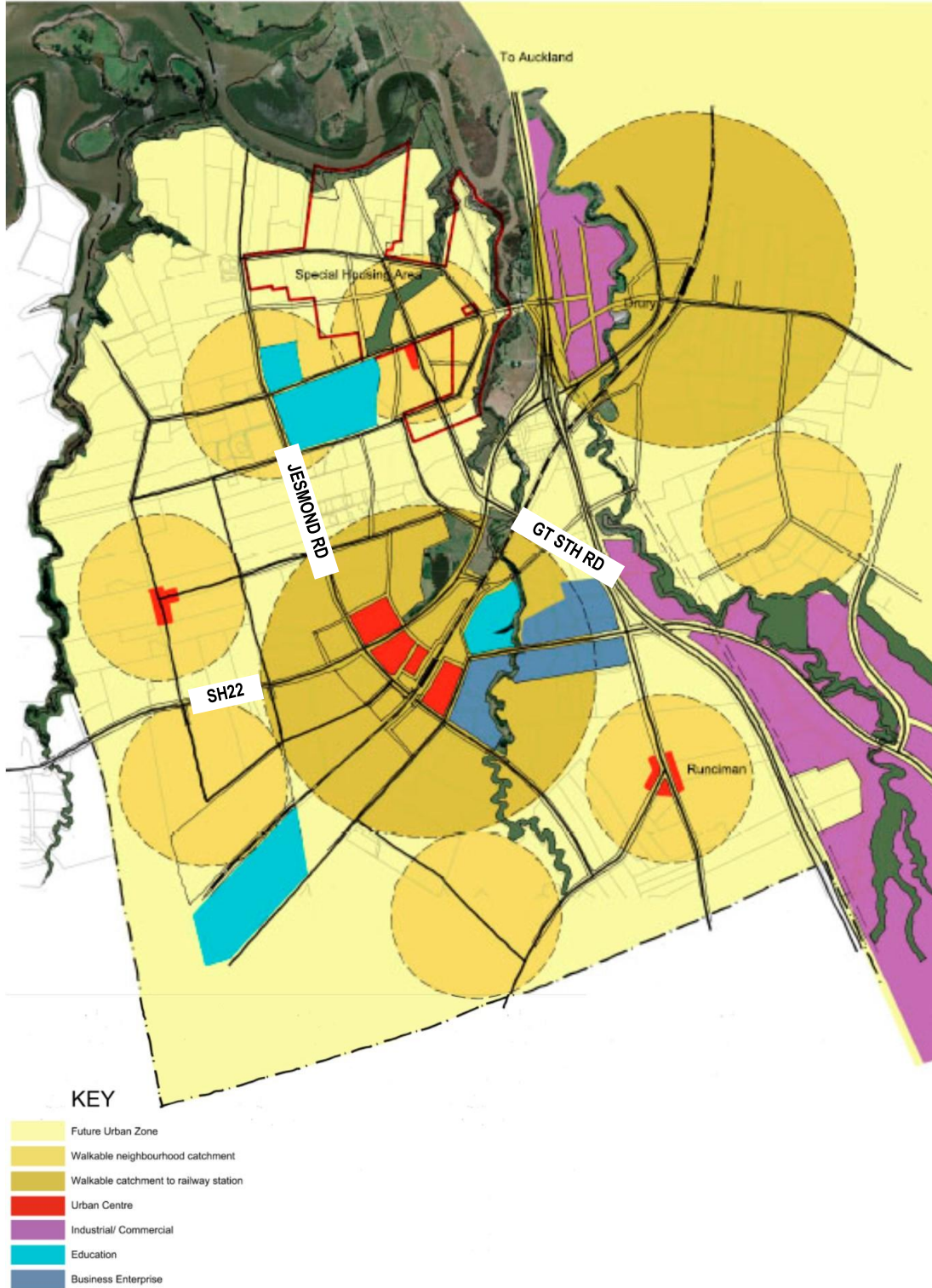
Analysis of TFUG “Oira” centre vs. an earlier Auranga proposed centre, no scale.



Centre	Oira TC Option A	Auranga TOD 1 Option C
Land Use	Residential Town Centre	Mixed Use Town Centre
Jobs	Approx. 1,000	Approx 5,400
Ped-Shed	37.5% or Less	53%
Integration	Moderate	Excellent
Amenity	Street only	Natural and Street
Deliverability	2 <sup>nd</sup> - 3 <sup>rd</sup> Decade	1 <sup>st</sup> Decade

# ATTACHMENT 6

Original KDL team location for Drury West town centre, no scale. Drawn by DesignUrban Pty Ltd, 2015.





# ATTACHMENT 7

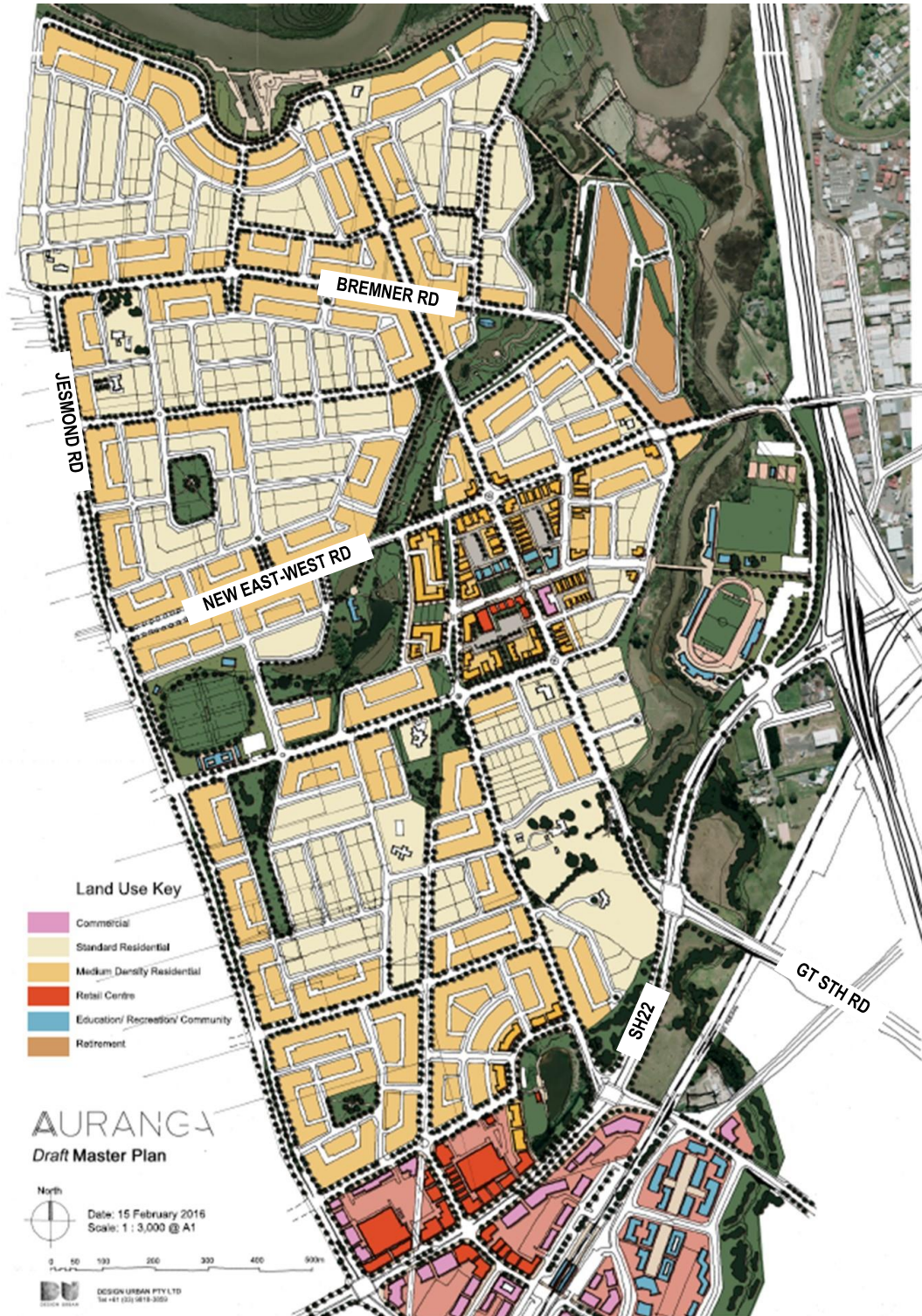
Original KDL team master plan concept for Drury West town centre. Drawn by DesignUrban Pty Ltd, 2015.





# ATTACHMENT 8

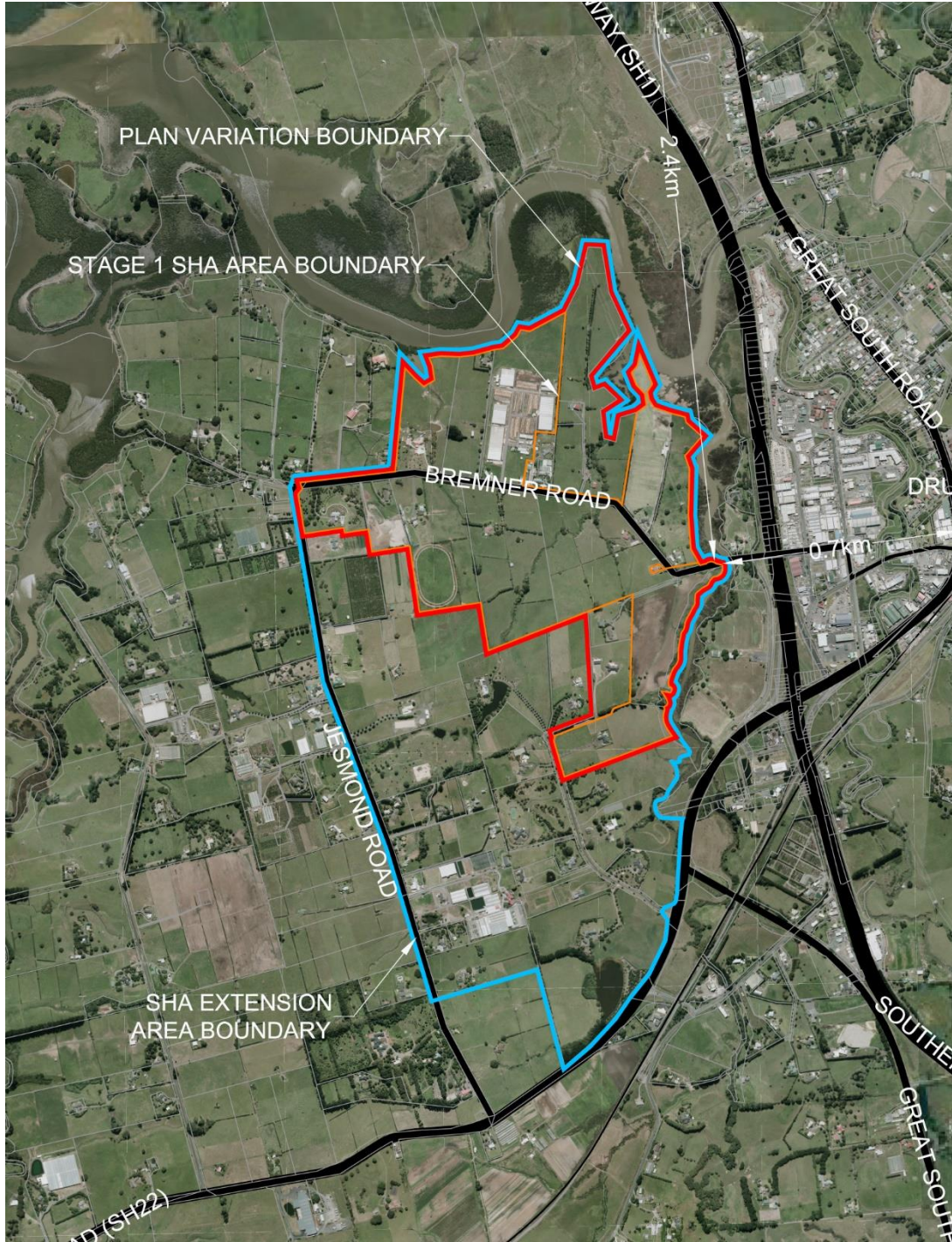
Revised KDL team master plan concept for Drury West town centre with emphasis sifting east from Jesmond Road. Drawn by DesignUrban Pty Ltd, 2016.





# ATTACHMENT 9

Extent of KDCL proposal for revised SHA to Auckland Council, 2016, no scale. Drawn by McKenzie & Co Ltd.





# ATTACHMENT 10

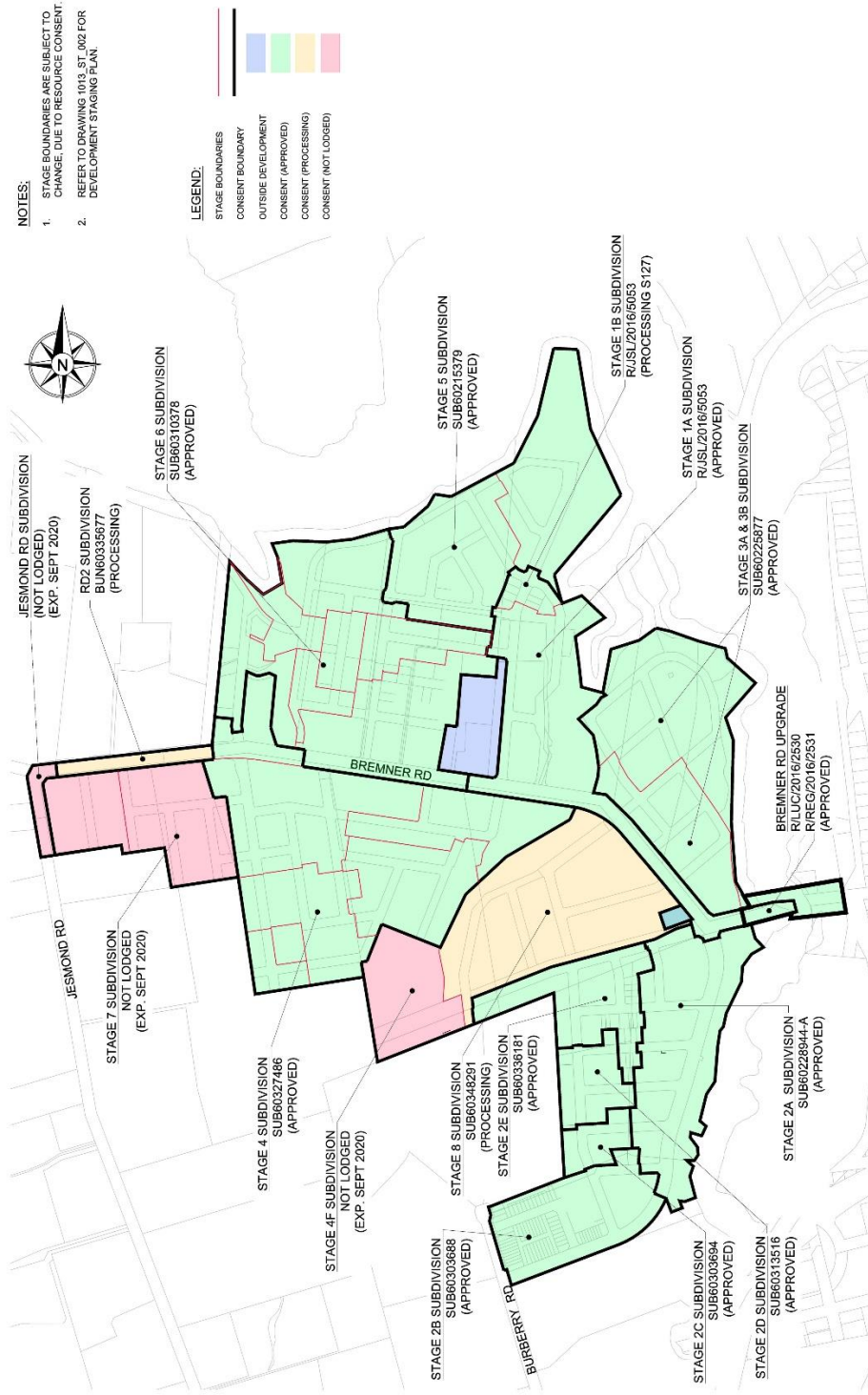
Current Auranga A (Drury 1 Precinct) master plan, no scale. Drawn by Design Urban Pty Ltd.





# ATTACHMENT 11

Plan of all approved subdivisions in Drury 1 Precinct as at 31 March 2020, no scale. Source: McKenzie & Co. Ltd



DESCRIPTION		BY	DATE	APPROVED	DATE	ISSUED	DATE	FLAT BY:	DATE	FLAT DATE	REVISIONS	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
E	STAGE 4 APPROVED																		
D	STAGE 4 AT TENDERS SHOWN																		
C	CONSENTS PROGRESSING																		
B	RELAYING																		
A	FIRST ISSUE																		
REV	DESCRIPTION	BY	DATE	APPROVED	DATE	ISSUED	DATE	FLAT BY:	DATE	FLAT DATE	REVISIONS	DATE	DATE	DATE	DATE	DATE	DATE	DATE	

PROJECT INFORMATION		FOR INFORMATION	
PROJECT NO:	1013	SCALE:	A1
DRAWING NO:	1013-CON-002	SCALE:	1:500 @ A3
REV:	E	SCALE:	1:500 @ A3

PROJECT:		TITLE:	
AURANGA		SUBDIVISION RESOURCE CONSENTS	
DEVELOPMENT-WIDE			

MCKENZIE & CO CONSULTANTS LTD	
PROJECTS: C:\PROJECTS\AURANGA\BREMNER RD_UPGRADE\DRAWING_002\1013-CON-002.DWG	

## ATTACHMENT 12

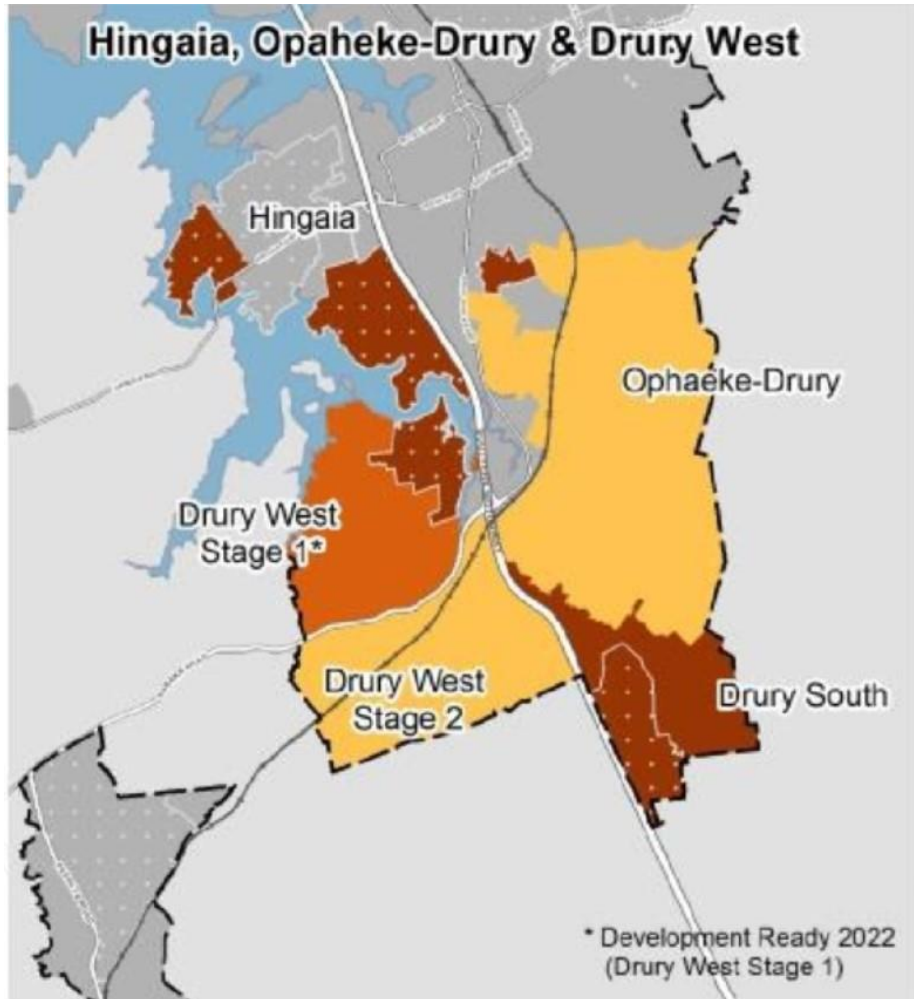
Photograph of dwelling under construction in Drury 1 Precinct, Stonewood Homes, March 2020.





## ATTACHMENT 13

Auckland Council Future Urban Land Supply Strategy for Drury West, 2017, no scale.



# ATTACHMENT 14

The 4 Structure Plan options developed, tested and publicly consulted on by KDL, no scale, 2017.

Option 1



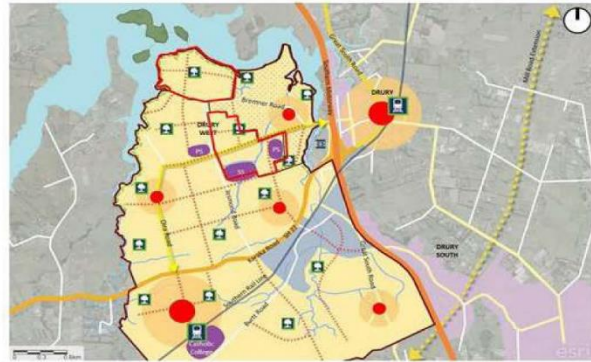
Option 2



Option 3



Option 4

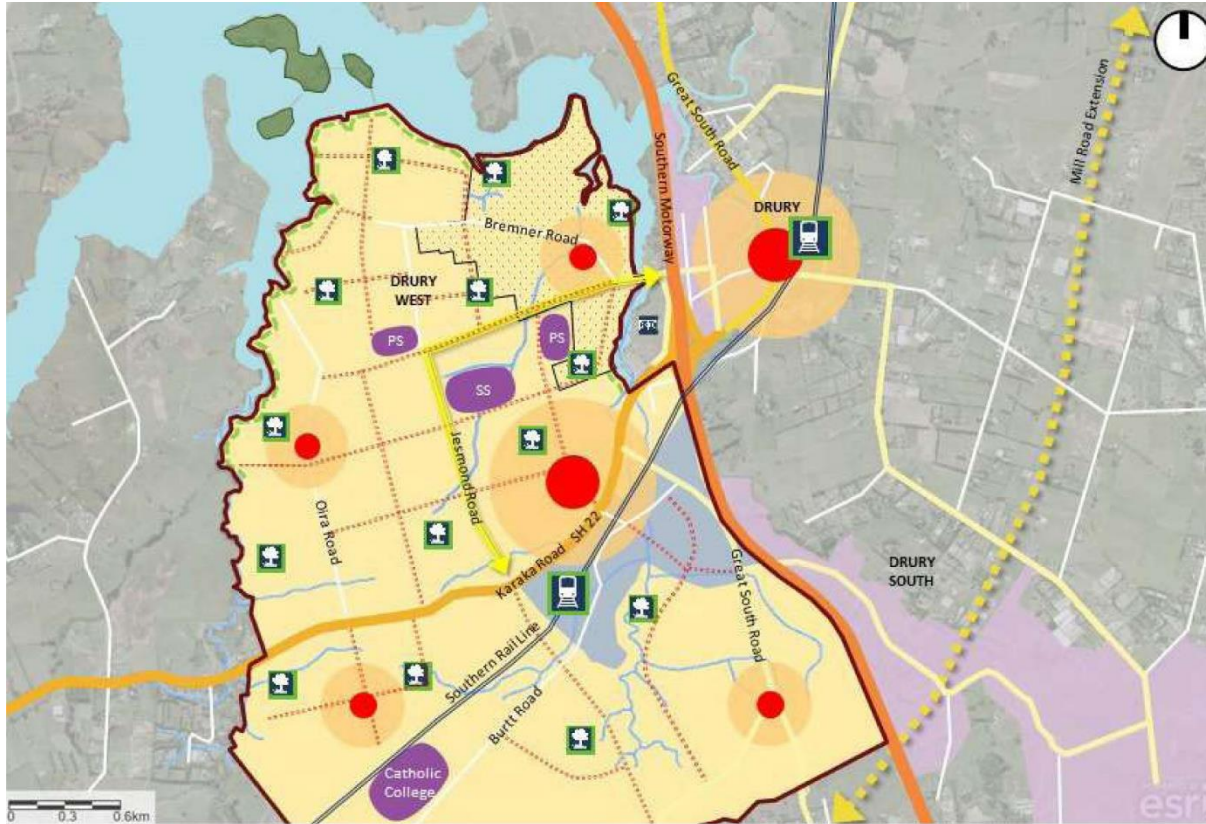


- |   |   |   |  |
|---|---|---|--|
| Drury West Boundary   | Potential School<br>Nb. All public schools to be located and delivered according to Ministry for Education preferences. | Potential Neighbourhood Reserve<br>Nb. All new public reserves to be located and sized according to Auckland Council preferences. | Southern Rail Line                       |
| Drury 1 Precinct / Auranga<br>Nb. Operative Zone under the Auckland Unitary Plan for 1,350+ houses) | Indicative Commercial and Mixed Use   | Existing Sports Park  | Indicative Rail Station                  |
| Minor Centre  | Operative Employment or Industry Zones  | Indicative Coastal Esplanade Reserve  | Indicative High Level Roads              |
| Major Centre  | Indicative Residential  | Permanent/Intermittent Streams<br>Nb. Stream data obtained from Auckland Council GIS.   | Future Bus Route through Drury West area |
|   | Indicative Higher Density Residential located around centre zones   | DOC Reserve   | Indicative Mill Rd Extension             |



# ATTACHMENT 15

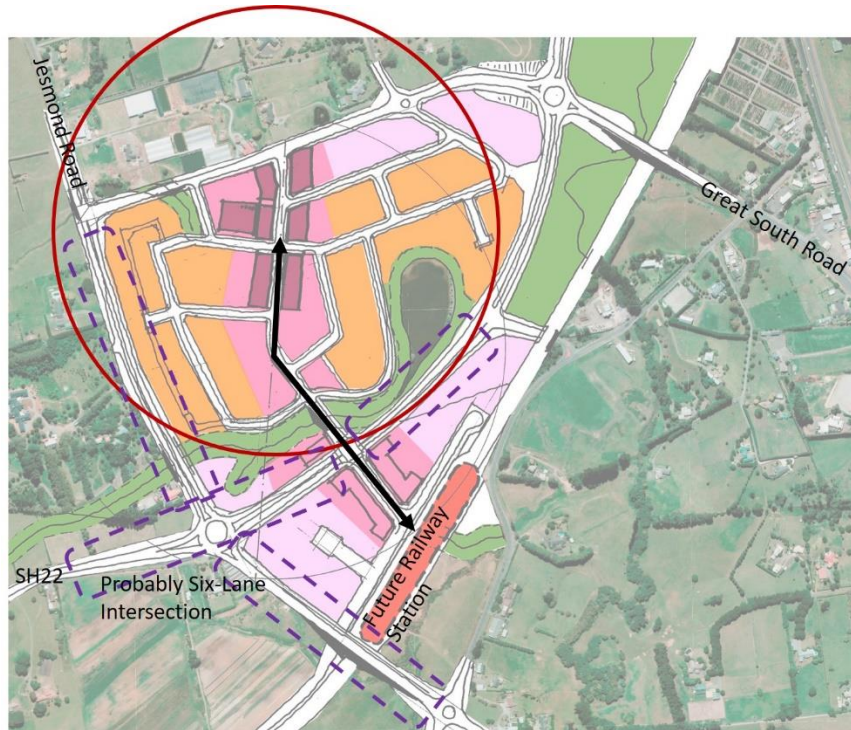
“Option 2” preferred KDL Structure Plan option, also most popular as identified by public consultation, no scale. 2017.



- |  |   |   |  |
|--|---|---|--|
| Drury West Boundary  | Potential School<br>Nb. All public schools to be located and delivered according to Ministry for Education preferences. | Potential Neighbourhood Reserve<br>Nb. All new public reserves to be located and sized according to Auckland Council preferences. | Southern Rail Line                       |
| Drury 1 Precinct/ Auranga<br>Nb. Operative Zone under the Auckland Unitary Plan for 1,350+ houses) | Indicative Commercial and Mixed Use   | Existing Sports Park  | Indicative Rail Station                  |
| Minor Centre   | Operative Employment or Industry Zones  | Indicative Coastal Esplanade Reserve  | Indicative High Level Roads              |
| Major Centre   | Indicative Residential  | Permanent/Intermittent Streams<br>Nb. Stream data obtained from Auckland Council GIS.   | Future Bus Route through Drury West area |
|  | Indicative Higher Density Residential located around centre zones   | DOC Reserve   | Indicative Mill Rd Extension             |

## ATTACHMENT 16

Example of Jesmond Rd centre testing undertaken by KDL, no scale. This example is testing a centre on the north-eastern corner of the Jesmond / SH22 intersection.

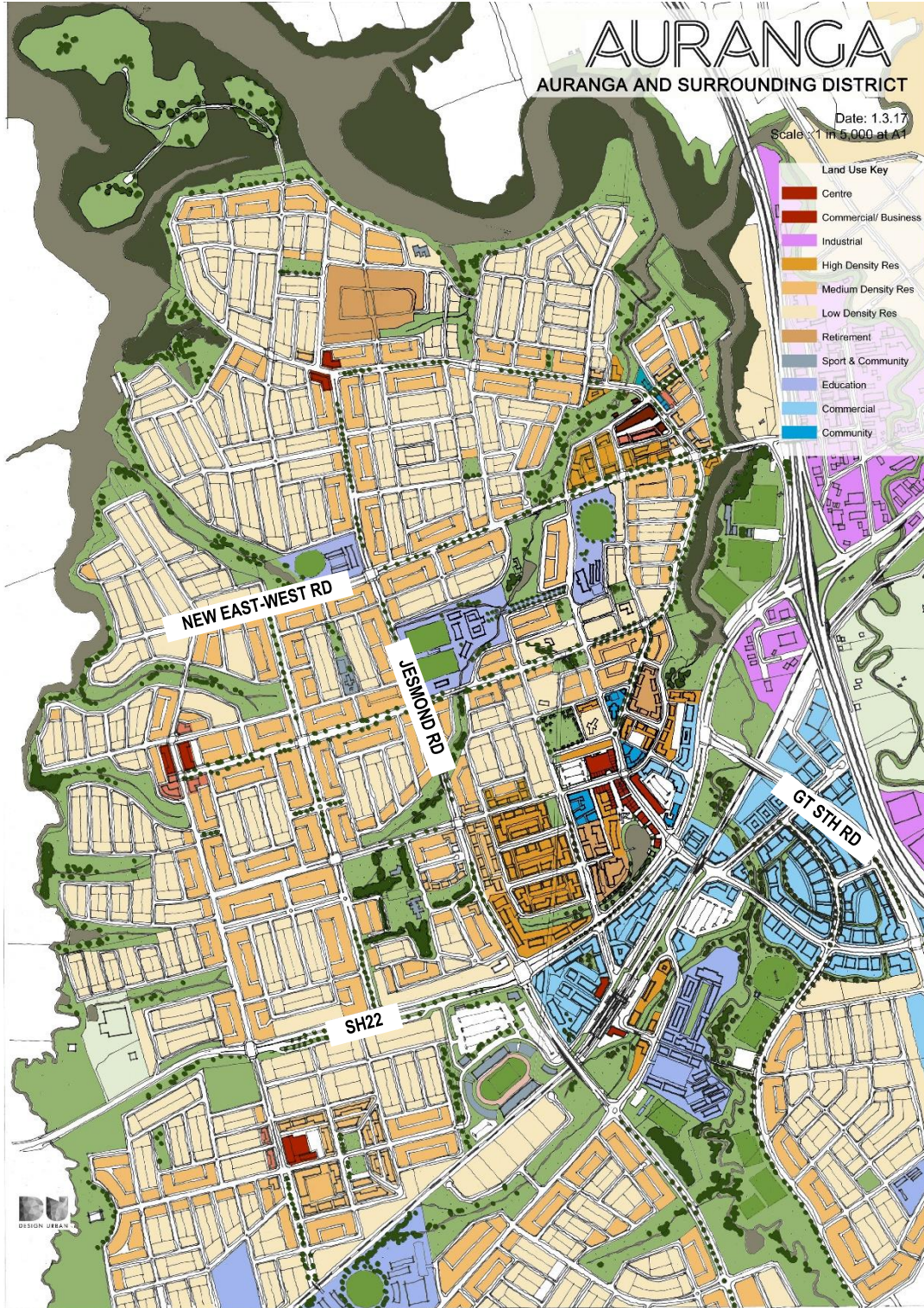


- Red circle shows 400m walkable catchment around Main Street
- Dotted areas show along Jesmond Road and SH22 are where no direct property access would be permitted
- Distance from Station to the heart of the Main Street is 580m
- Centre is isolated from key movement routes and would be dependent on Great South Road extension
- Intersection on SH22 is only 220m from Jesmond Road major intersection



# ATTACHMENT 17

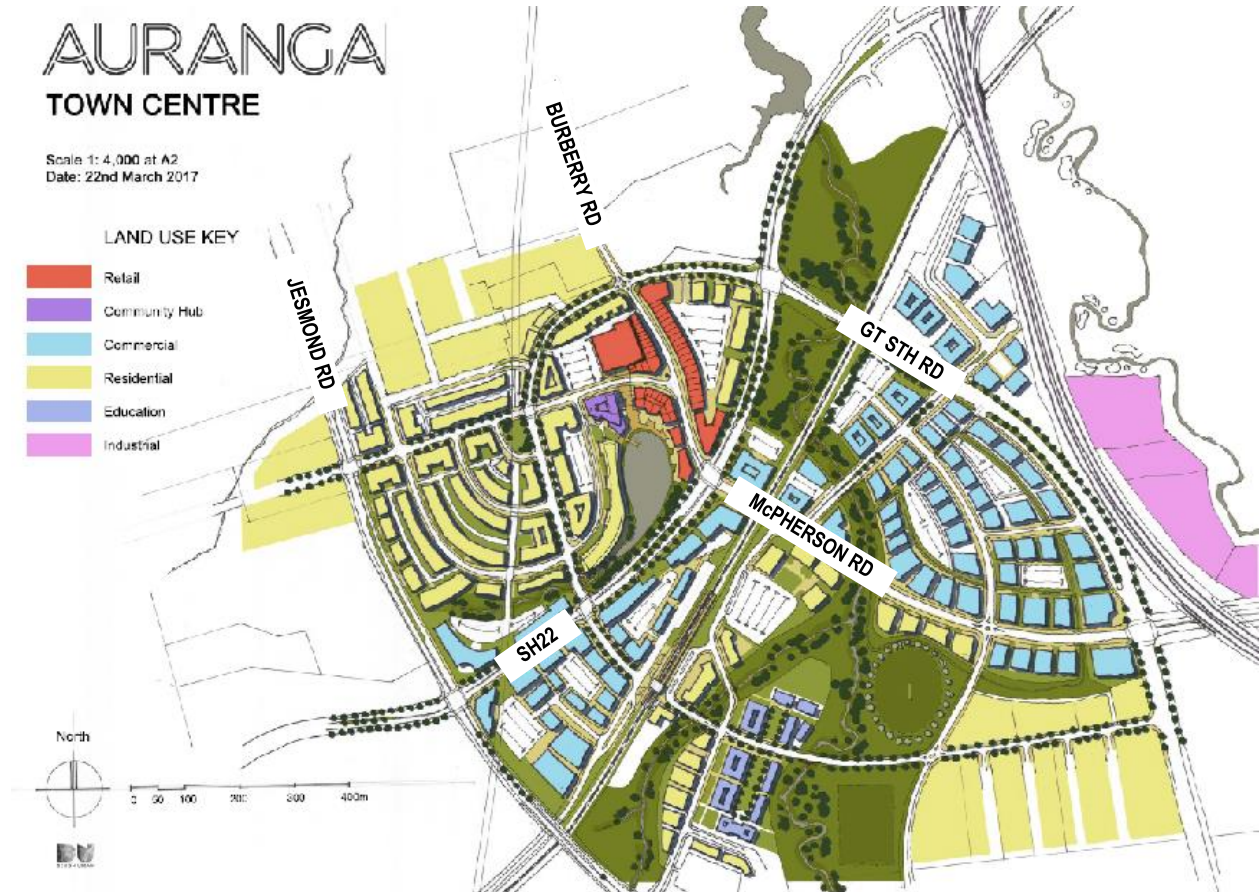
KDL Drury West town centre concept as at time of KDL structure plan, 2017, based on Burberry Road (realigned with McPherson Road). no scale. Drawn by Design Urban Pty Ltd.





# ATTACHMENT 18

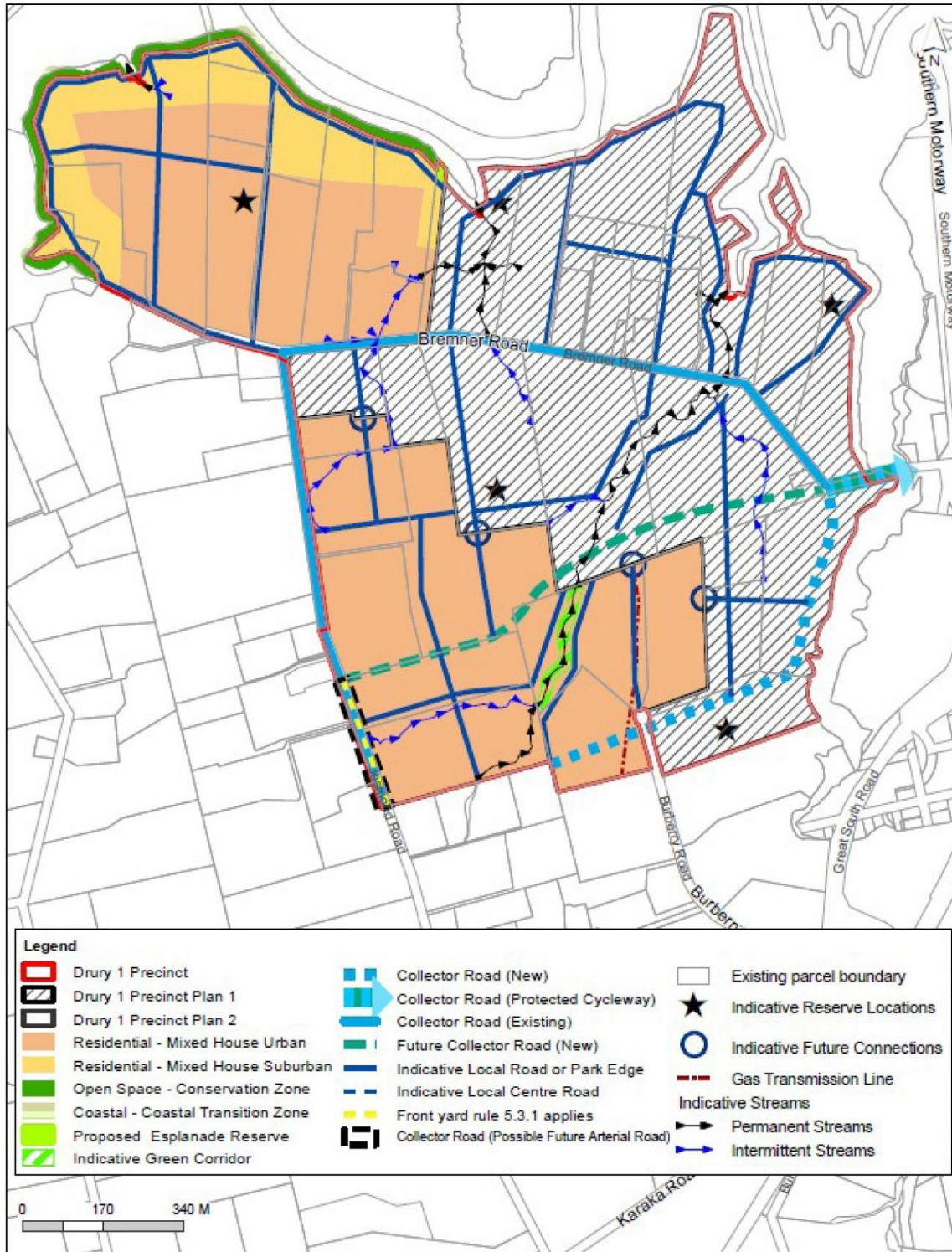
KDL master plan concept for Auranga town centre, Burberry Road, 2017, drawn by Design Urban Pty Ltd.





# ATTACHMENT 19

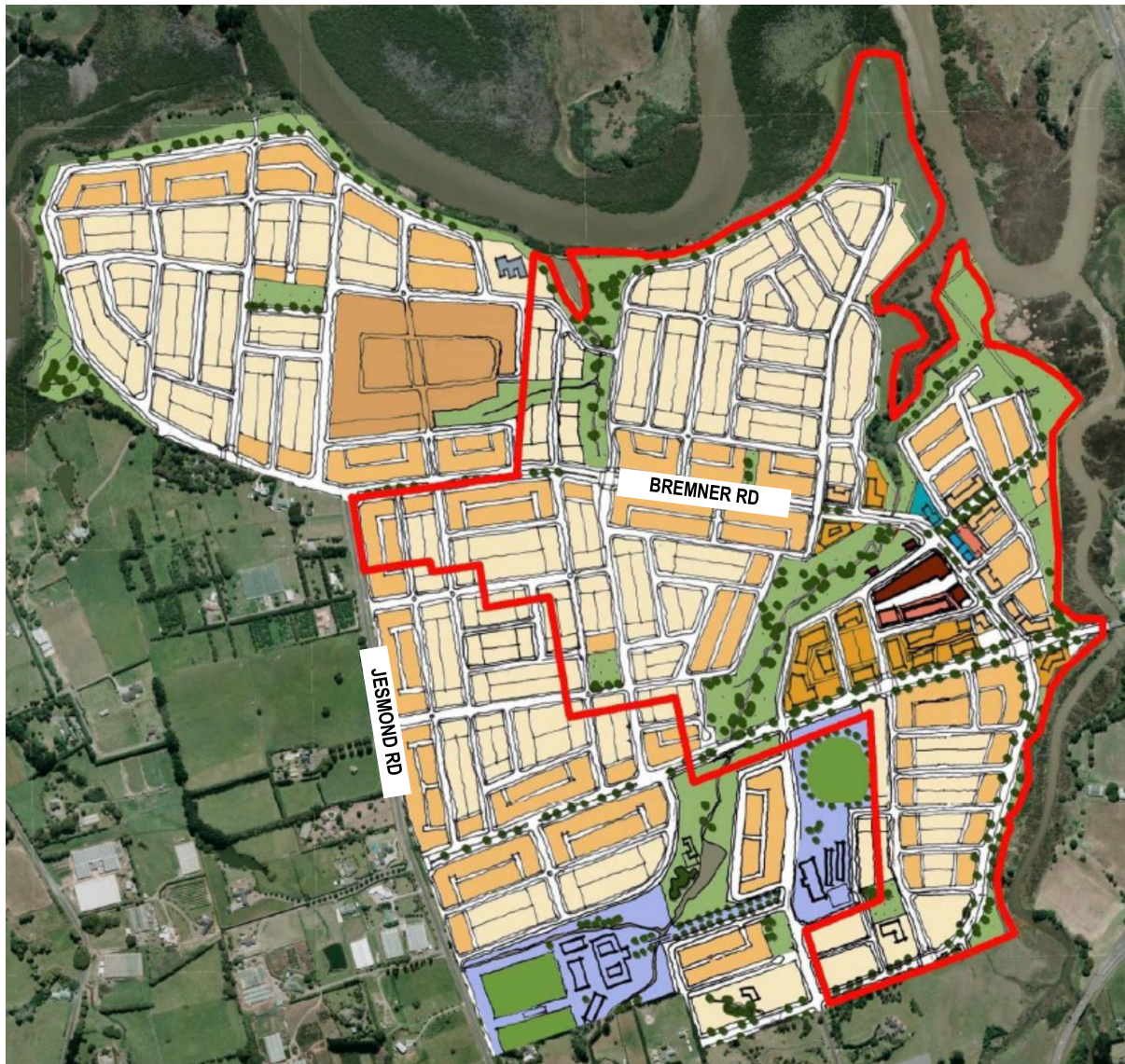
Precinct Plan for expanded Drury 1 Precinct via Plan Change 6 (Auranga B1), no scale.





## ATTACHMENT 20

KDL master plan underpinning the Plan Change 6 extension of Drury 1 Precinct, no scale. Drawn by Design Urban Pty Ltd.





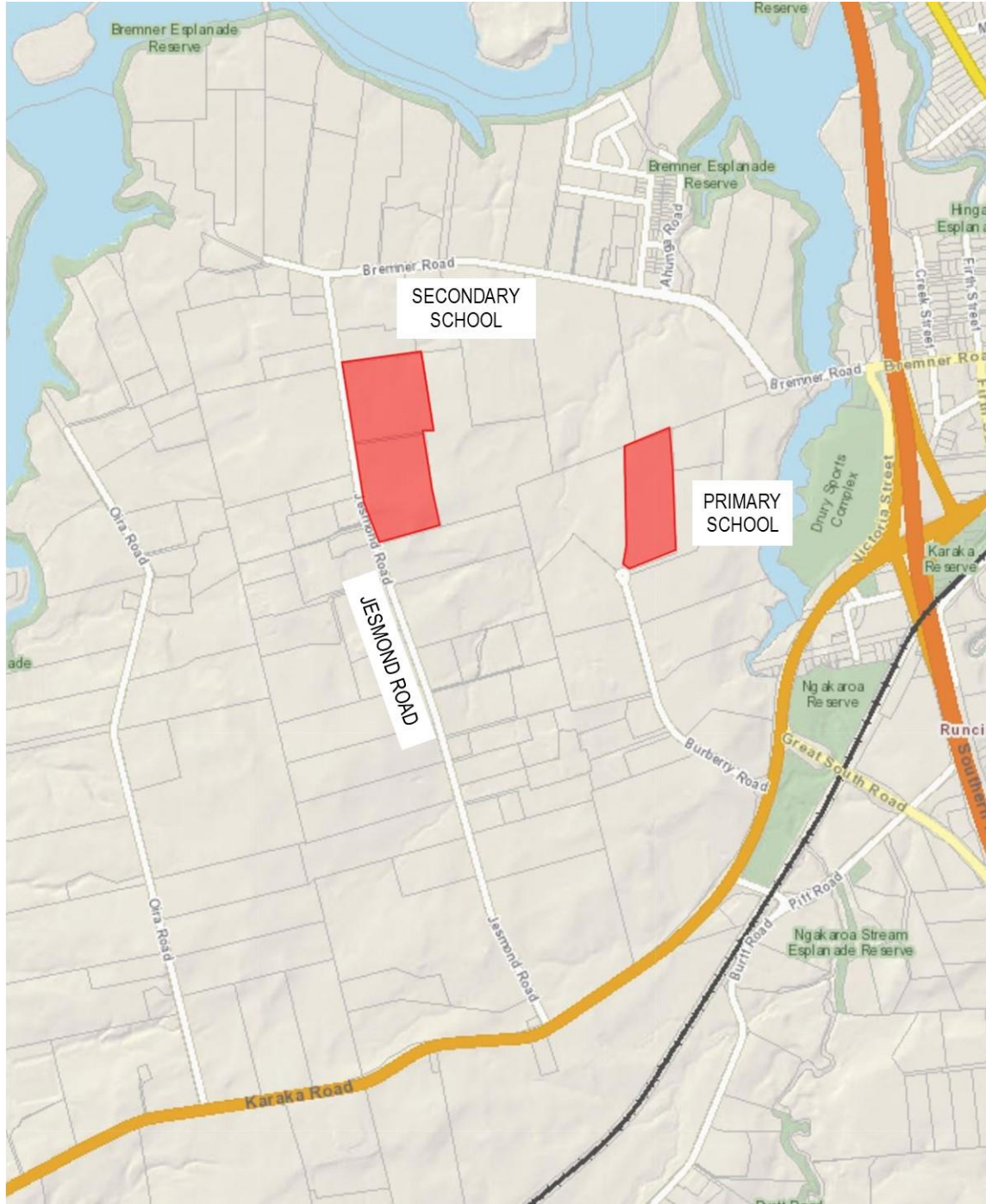
# ATTACHMENT 21

## Landscape plan concept for Drury Creek Islands Recreation Reserve, no scale.



## ATTACHMENT 22

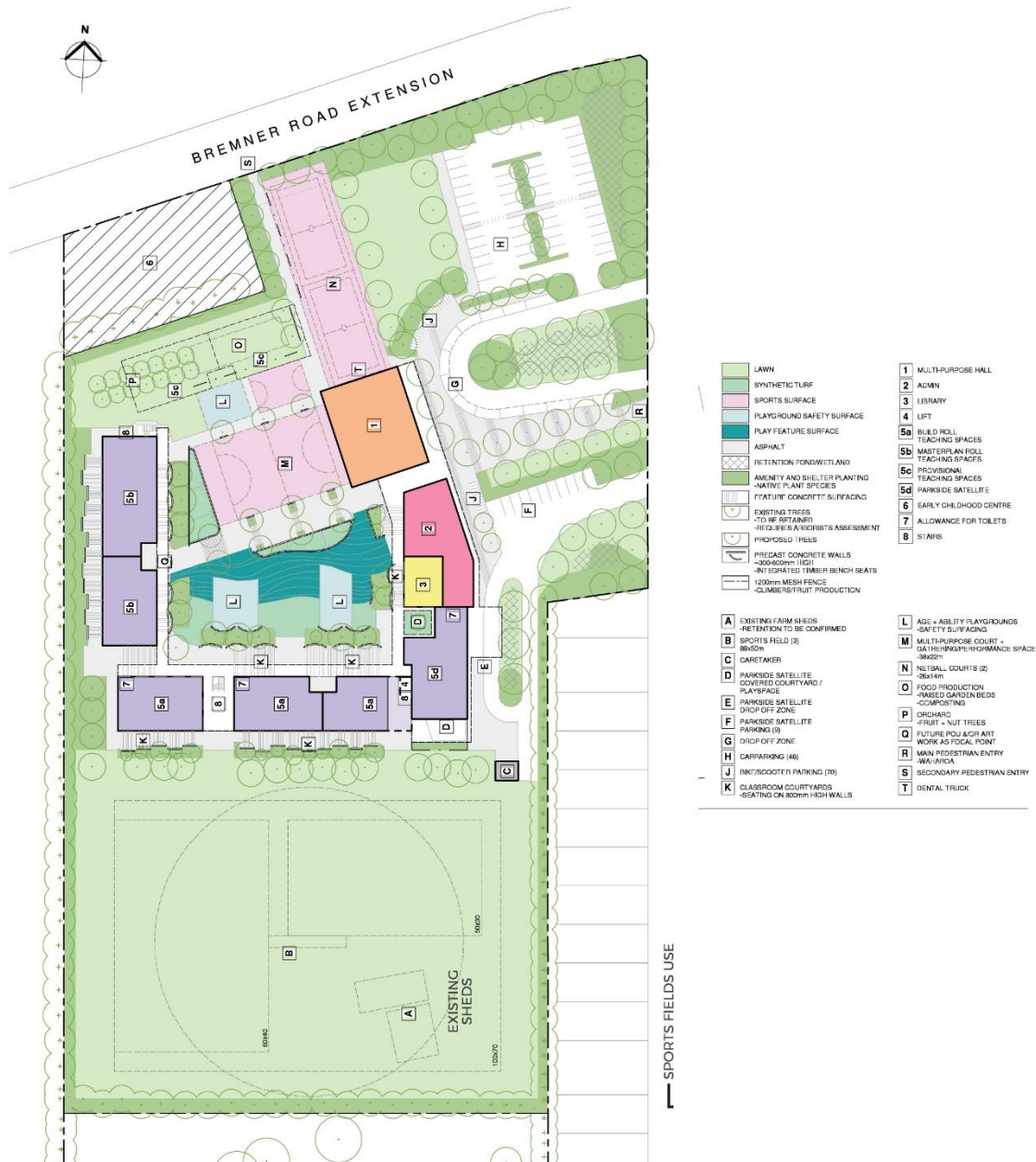
MoE sites in Drury West purchased for public primary and secondary schools, no scale.





# ATTACHMENT 23

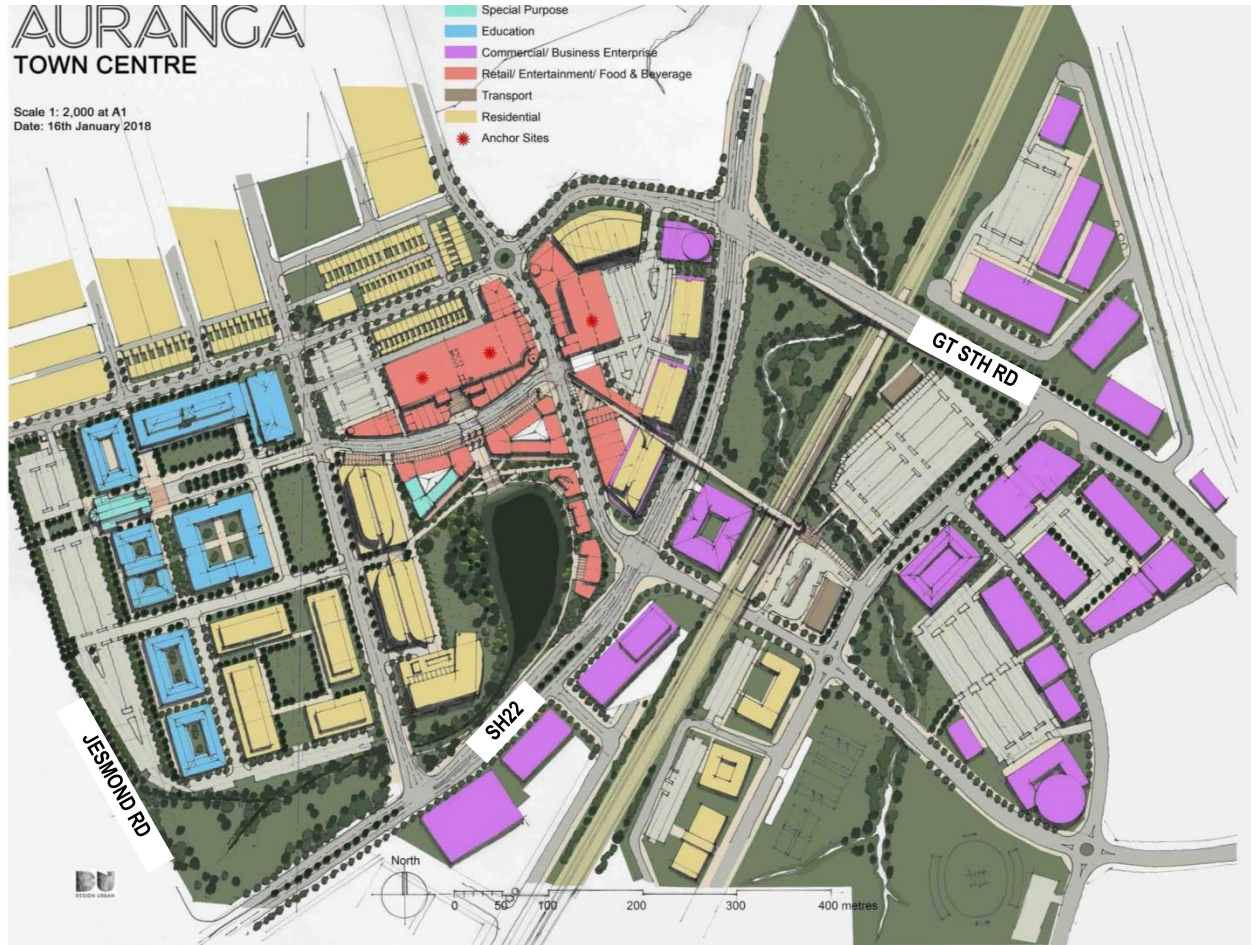
Concept plan for Drury West primary school, 2020, no scale. Source: WSP / Opus.



# ATTACHMENT 24

KDL Drury West town centre and rail station preference, 2018. Drawn by Design Urban Pty Ltd.

Note: Station platforms are immediately south-west of Great South Road and north-east of MacPherson Road.

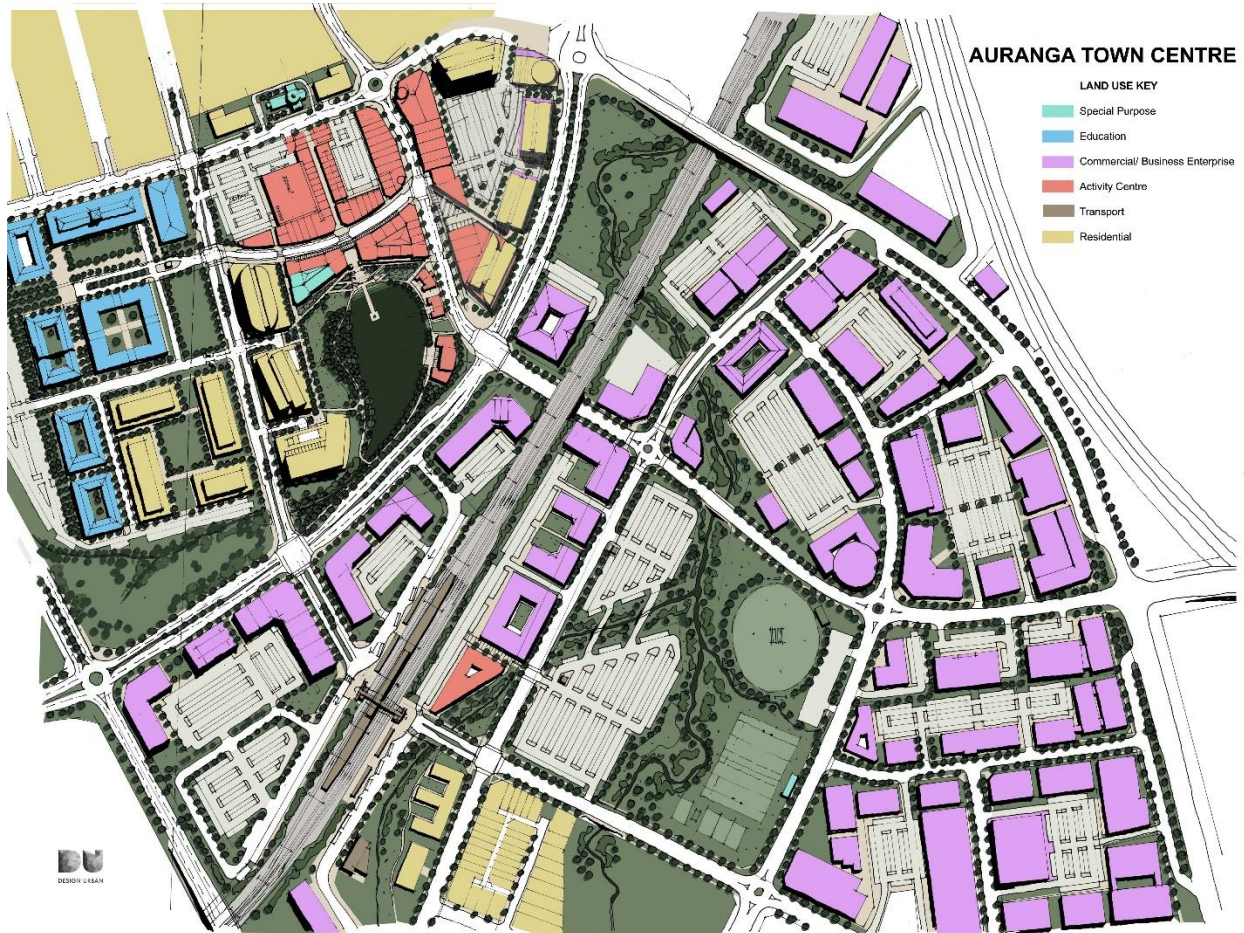




## ATTACHMENT 25

Revised KDL Drury West town centre and rail station concept, developed as part of DDG process, 2018. No scale, drawn by Design Urban Pty Ltd.

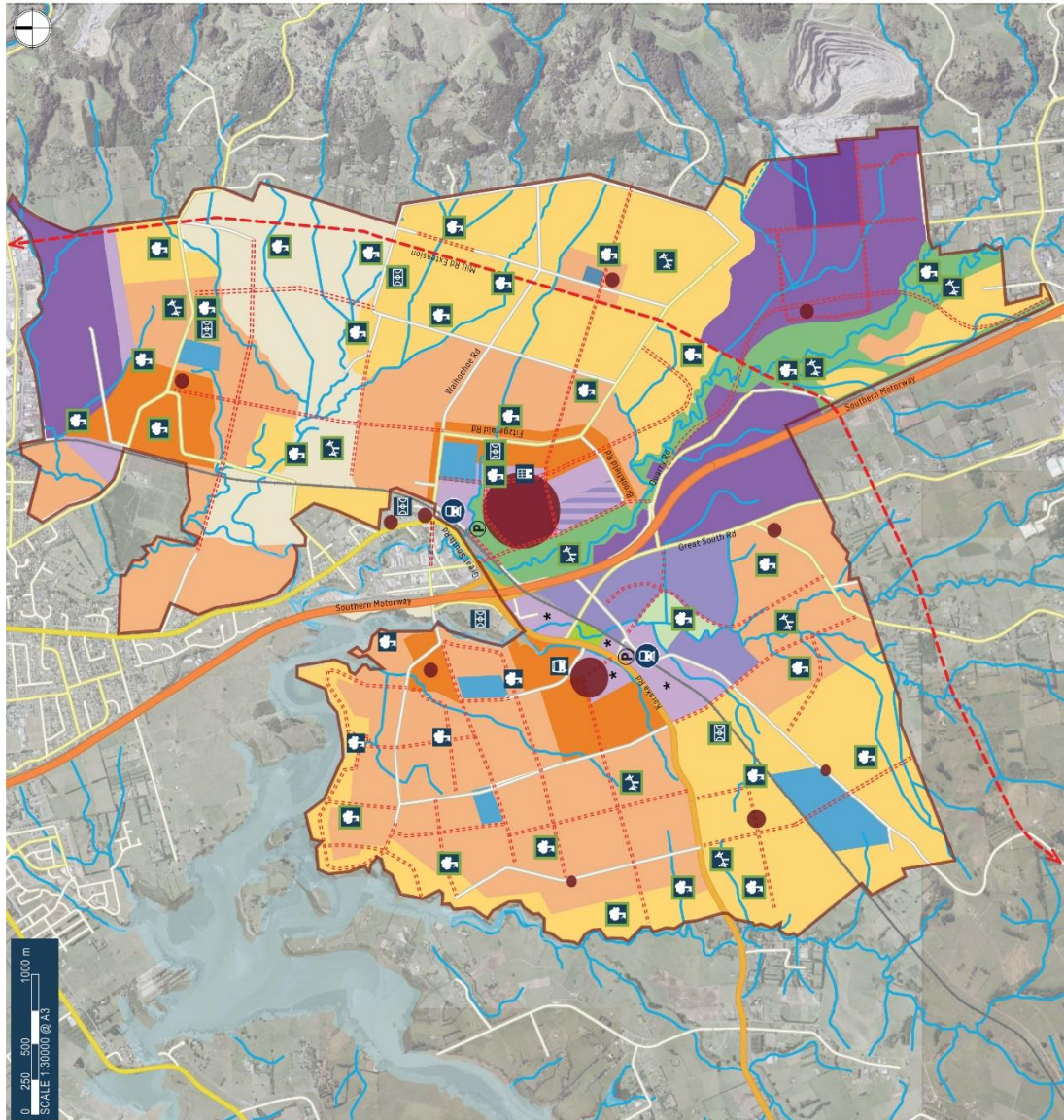
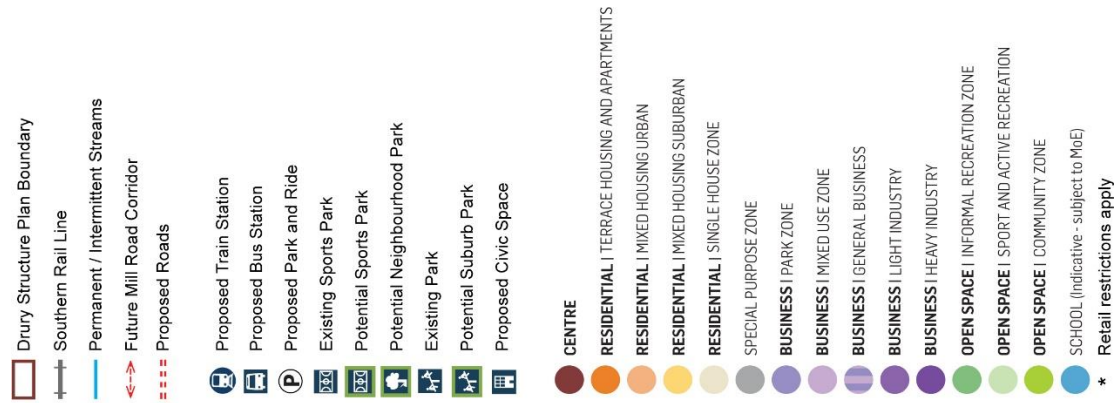
Note: Station platforms are approximately midway between MacPherson Road and an extension of Jesmond Road.





# ATTACHMENT 26

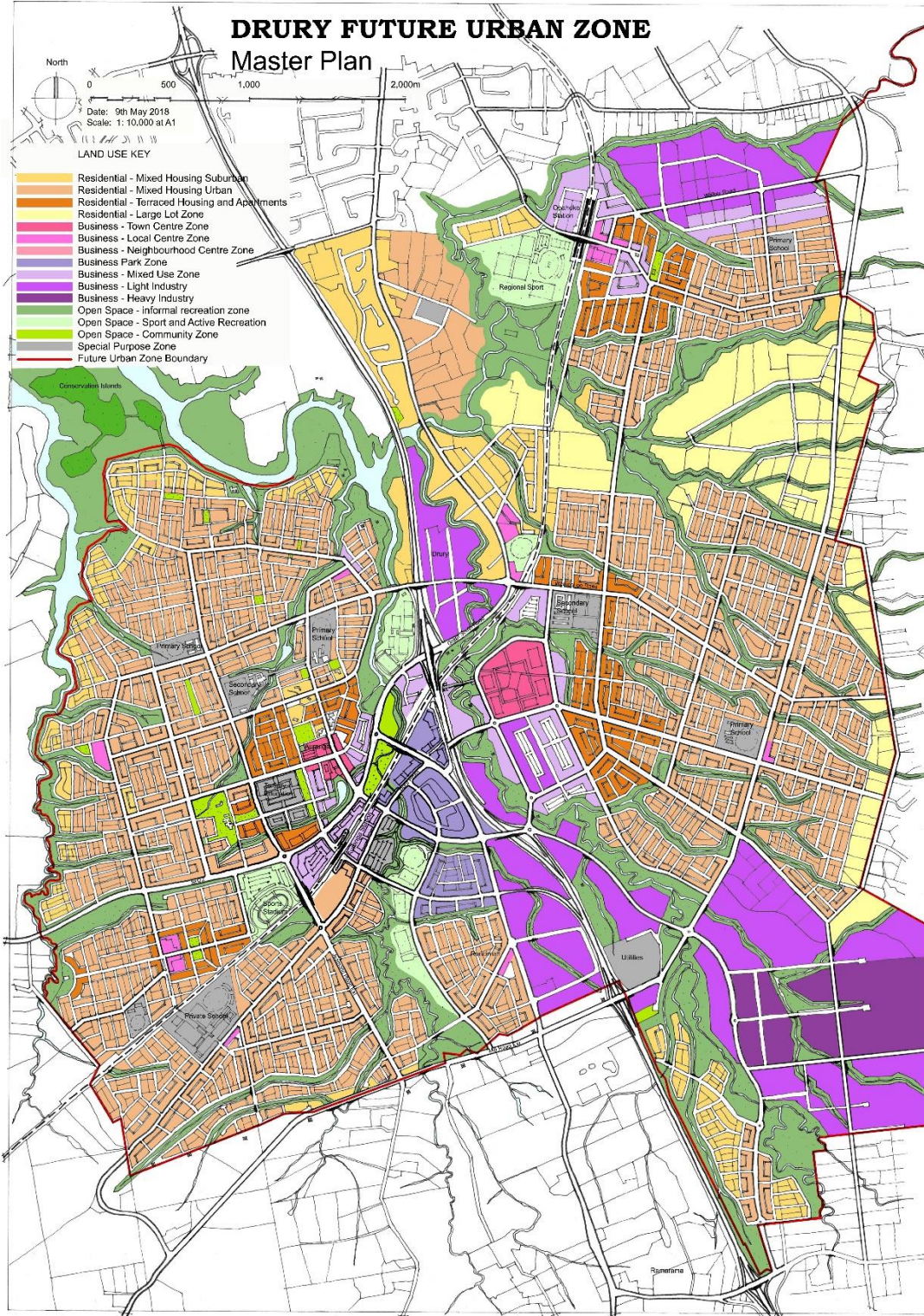
Drury Developers' Group Structure Plan for Drury West, 2018, no scale. Drawn by Buchan Ltd.





# ATTACHMENT 27

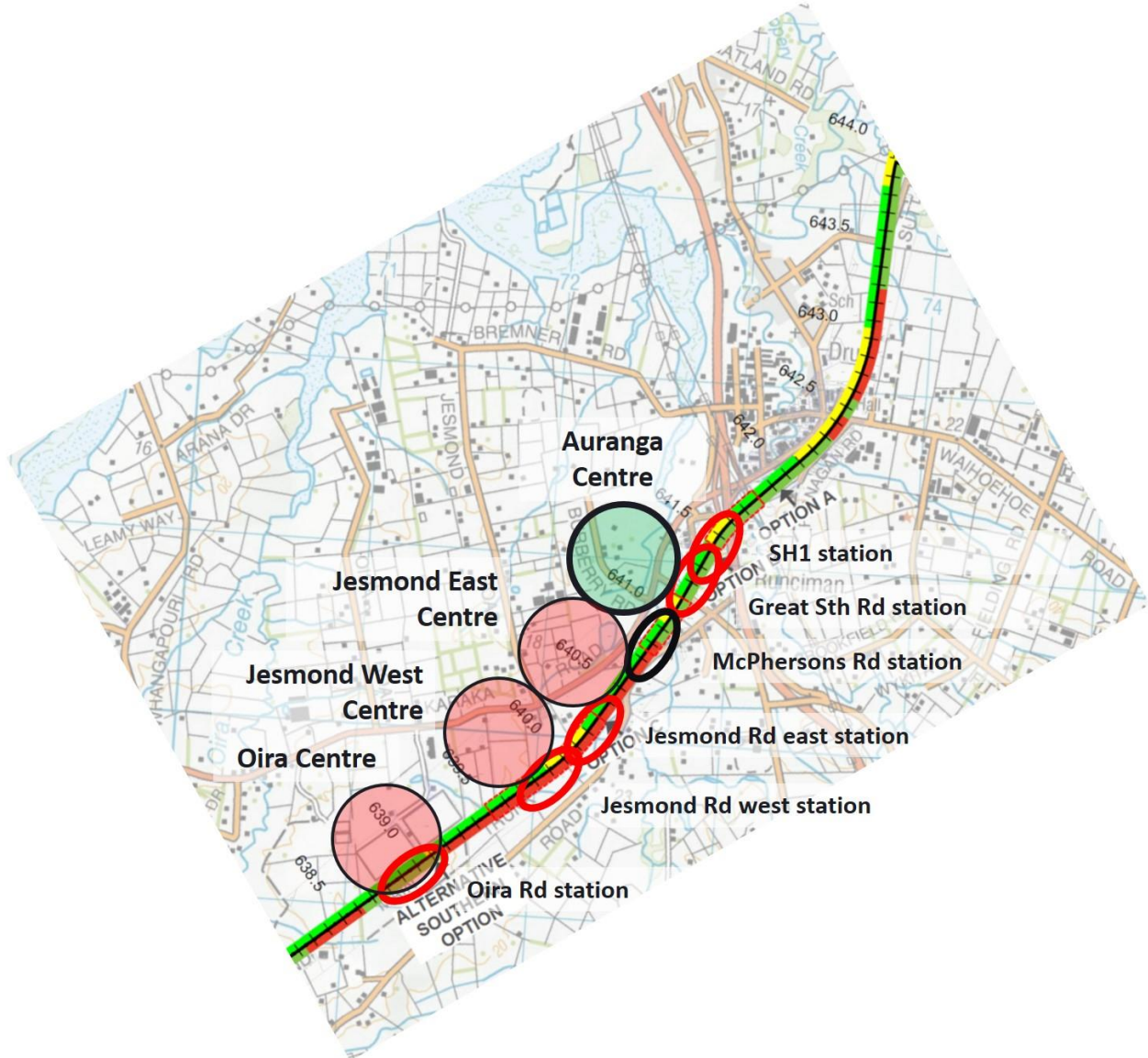
One of KDL's master plan tests of all of Drury West and Drury East undertaken as part of participating in the Council structure plan process, no scale. Drawn by Design Urban Pty Ltd, 2018.





## ATTACHMENT 28

Identification of the 6 rail station and 4 town centre options identified and tested in detail by KDL, no scale.





## ATTACHMENT 29

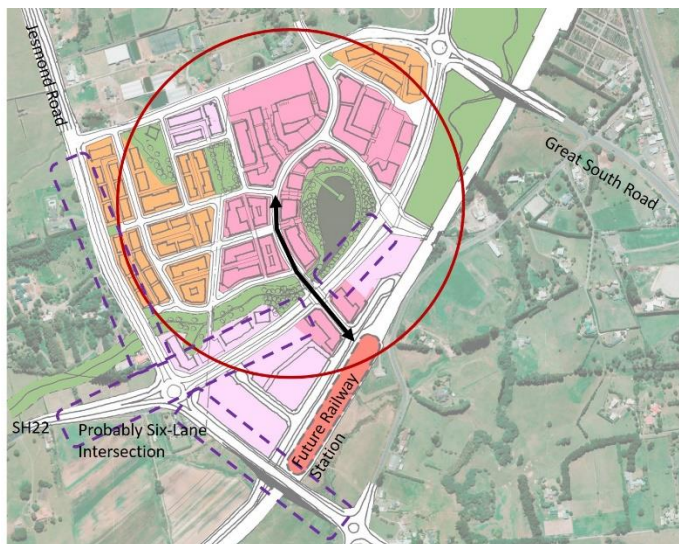
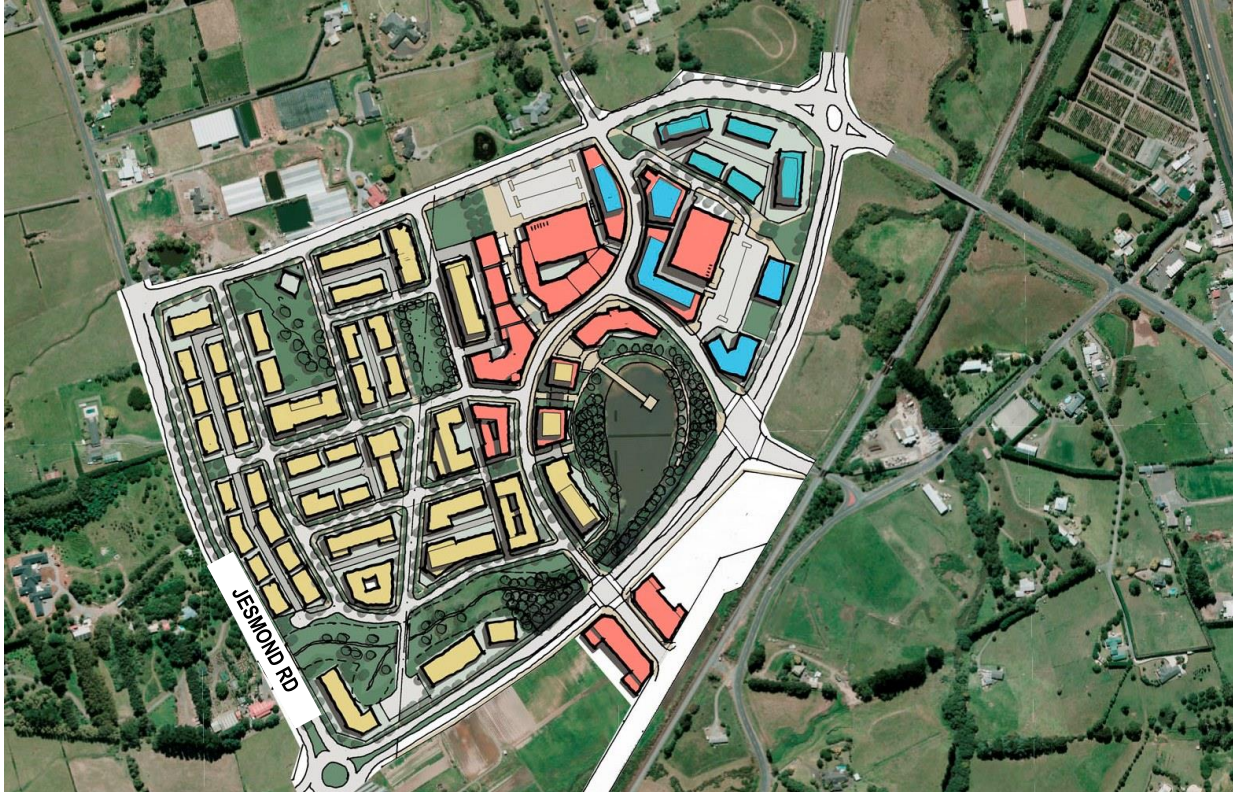
KDL preferred Drury West town centre and rail station consulted with Council staff during Structure Plan process, 2018. No scale. Note: Station platforms immediately south-west of MacPherson Road.





## ATTACHMENT 30

KDL town centre and rail station redesign based on Council feedback on Structure Plan, 2019. No scale. Drawn by Design Urban Pty Ltd. Note: Station platforms immediately north-east of an extension to Jesmond Road.



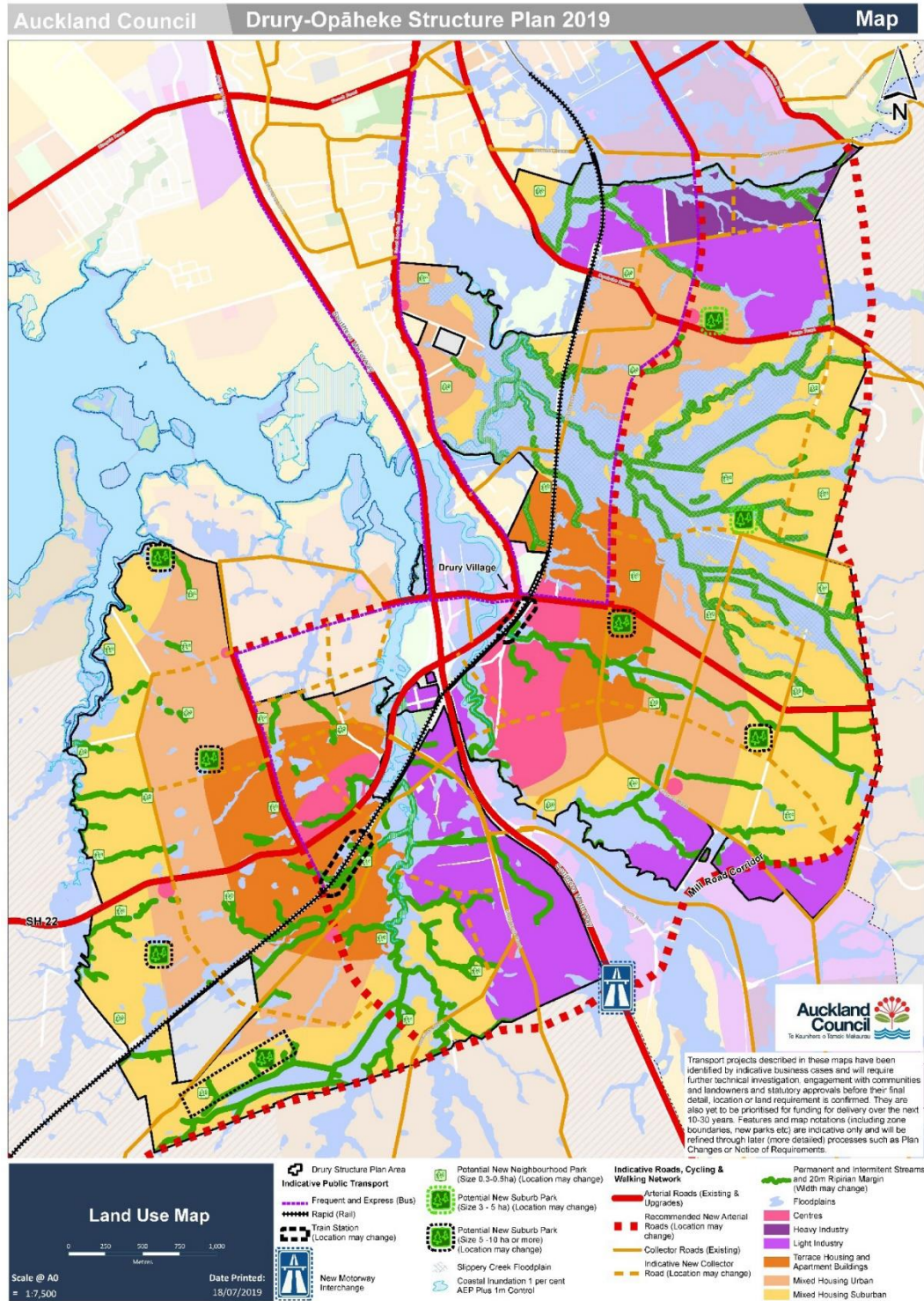
### Centre on the Lake

- Red circle shows 400m walkable catchment around Main Street
- Dotted areas show along Jesmond Road and SH22 are where no direct property access would be permitted
- Distance from Station to the heart of the Main Street is 330m
- There are direct links to the town centre via existing Burberry & McPherson Roads
- Intersection is 360m from Jesmond Road major intersection



# ATTACHMENT 31

## Council Structure Plan for Drury – Opaheke, 2019, no scale.





## ATTACHMENT 32

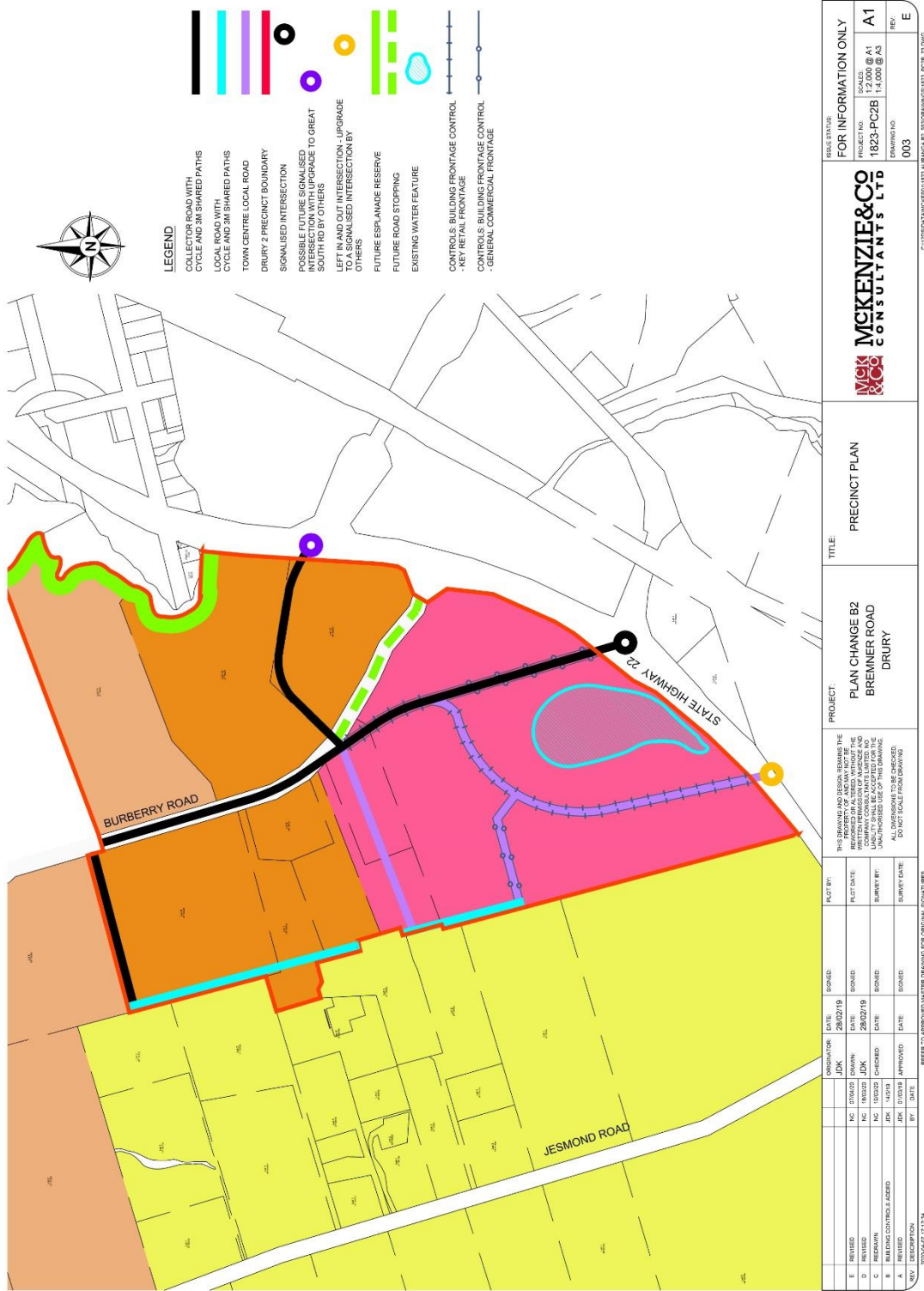
The Auranga Lake, 6 Burberry Rd. Top: Looking south-west, with the pine trees along the SH22 boundary. Bottom: Looking north, with the existing dwelling visible at the right-hand side.





# ATTACHMENT 33

KDL proposed Precinct Plan, 2020, no scale. Source: McKenzie & Co. Ltd.



# ATTACHMENT 34

Approved land use consent including for new public recreation reserve, 31 Burberry Road, no scale. Phillips Associates Ltd.



<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>Do not scale from drawings, refer dimensions to this schedule.</li> <li>Check dimensions, all dimensions in millimeters.</li> <li>Check drawings with the architect for any amendments to the drawings.</li> <li>Check any other drawings for any amendments to the drawings.</li> <li>Check any other drawings for any amendments to the drawings.</li> <li>Check any other drawings for any amendments to the drawings.</li> </ol> <p>The Resource Consent and Development is the property of Phillips Associates Ltd. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Phillips Associates Ltd.</p>	<p>For: <b>BURBERRY DEVELOPMENTS LIMITED</b></p> <p>Title: <b>31 BURBERRY ROAD, KARAKA</b> Resource Consent</p> <p>Drawing Title: <b>PROPOSED SITE PLAN</b></p>	<p>Designed: <b>DP - MD - EA - GL</b></p> <p>Drawn: <b>DP - MD - EA - GL</b></p> <p>Design Check:</p> <p>Drawing check:</p> <p>Date: <b>16/06/2017</b></p> <p>Scale: <b>1:600 @ A3</b></p> <p>Revision: <b>22</b></p>	<p>Drawing number: <b>A 00.50</b></p>
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