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# NEW LIFE BY THE WATER

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Dock One North marks the beginning of an exciting new era for the Port. One that looks to the future. Nestled in a distinctive waterfront location, this haven is situated on the north side of Dock One and reflects upon the historic Port.



# UNIQUE LIFESTYLE

Life at Dock One North is vibrant and connected. Enjoy the rejuvenated charm of the Port's historic venues and come home to a neighbourhood where green parks and gardens meet the blue waters of the Port and nearby dolphin sanctuary.



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# MARITIME LIFESTYLE

Dock One North offers a rare opportunity to live within a contemporary waterfront location, seamlessly connected to the harbour and its community. With homes, reserves, and walkways providing direct access to the promenade, residents and visitors can walk or cycle along the calming waterfront that surrounds them.





# LOCATION, LOCATION

Conveniently located adjacent to the cultural and historic precinct of Port Adelaide, Dock One North places residents within easy walking distance of the town centre's vibrant eateries and bars.

The newly completed pedestrian footbridge enhances connectivity to the heart of the Port, linking the heritage maritime precinct directly with Dock One North. It strengthens community ties and reflects the area's revitalisation.

The now-operational Port Dock Railway Line further boosts convenience, re-establishing a direct rail link between the Port's commercial precinct and Adelaide's CBD.











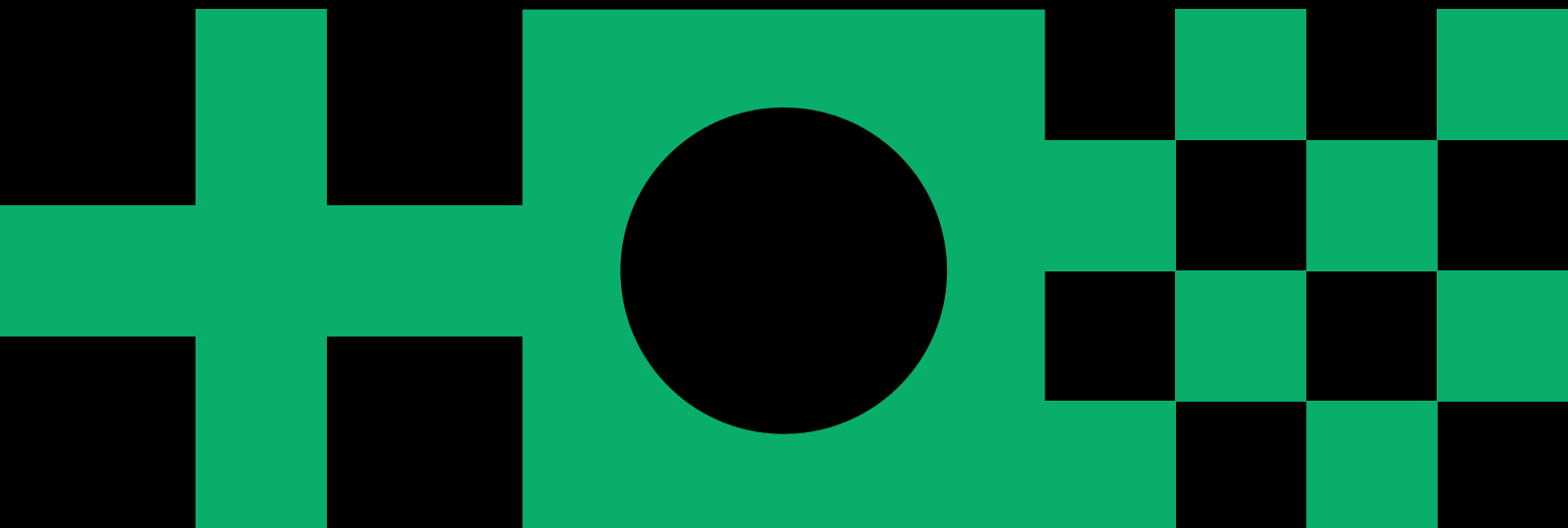


# BE PART OF A COMMUNITY

Community and social connection are at the heart and soul of Dock One North. Designed to bring people together, it's a place to truly belong. Connect with friends and neighbours, get to know the owners of nearby bars and shops and become a local.







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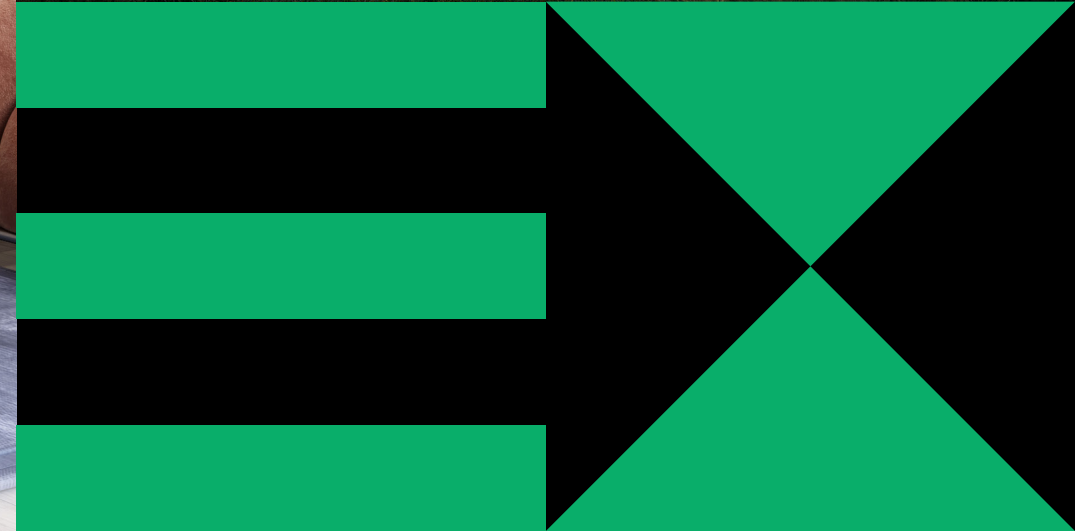
# THE MODERN PORT

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Dock One North is a modern interpretation of a Port where creative design and materiality are seamlessly interwoven with landscape and water. Immerse yourself in a forward-thinking aesthetic defined by clean lines and contemporary finishes, thoughtfully crafted by Enoki. The homes at Dock One North look to the future, embracing sustainability, wellness and a healthy lifestyle.









PORT RIVER

STAGE 4

COMPASS

PORT RIVER EXPRESSWAY

PORT RIVER

44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23

56 55 54 53 52 51 50 49 48 47 46 45 114 115

22 21 20 19 18 17 16 15 14 13 12 11 10 09 08 07 06 05 04 03 02 01







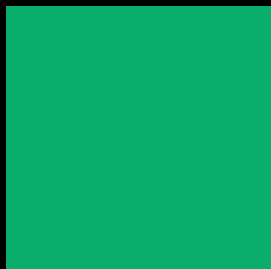
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# MASTER PLAN

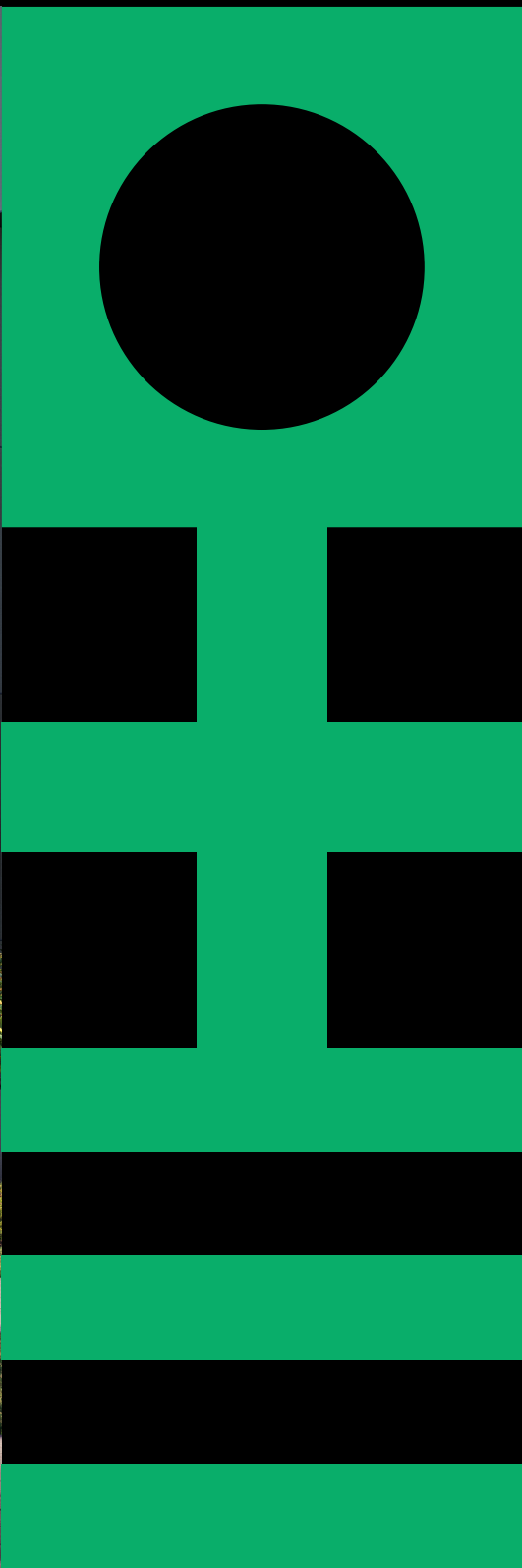
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With an innovative approach, Dock One North is transforming a space of opportunity into one of remarkable distinction. It will be a haven where residents can find their place within a vibrant and inclusive community.

With a choice of waterfront, park-facing, or boulevard outlooks, every home offers easy walking access to landscaped parks, open spaces and water vistas – linked by a seamless promenade and pedestrian footbridge.









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# DOCKSIDE RESERVE, PROMENADE & PLAZA

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Nestled beside the waterfront promenade, the Dockside Reserve offers Dock One North residents a serene green space designed for relaxation and social connection. Here, lush parks and gardens blend seamlessly with the tranquil blue of the Port River, creating an oasis of calm and community.

Shaded by trees, the reserve features open lawns for leisure and benches for quiet reflection or casual catch-ups with friends and neighbours.

The promenade is one of the Port's most beautiful assets – offering both connection and activation. Each side of Dock One has its own distinct character, with Dock One North introducing more soft landscaping, including coordinated tree planting and open lawn areas.

At the junction of the promenade and the pedestrian footbridge lies the plaza – a key meeting point linking the historic Port with its contemporary counterpart. Designed to foster activity, it encourages movement, connection and community.







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# DESIGNED FOR THE FUTURE

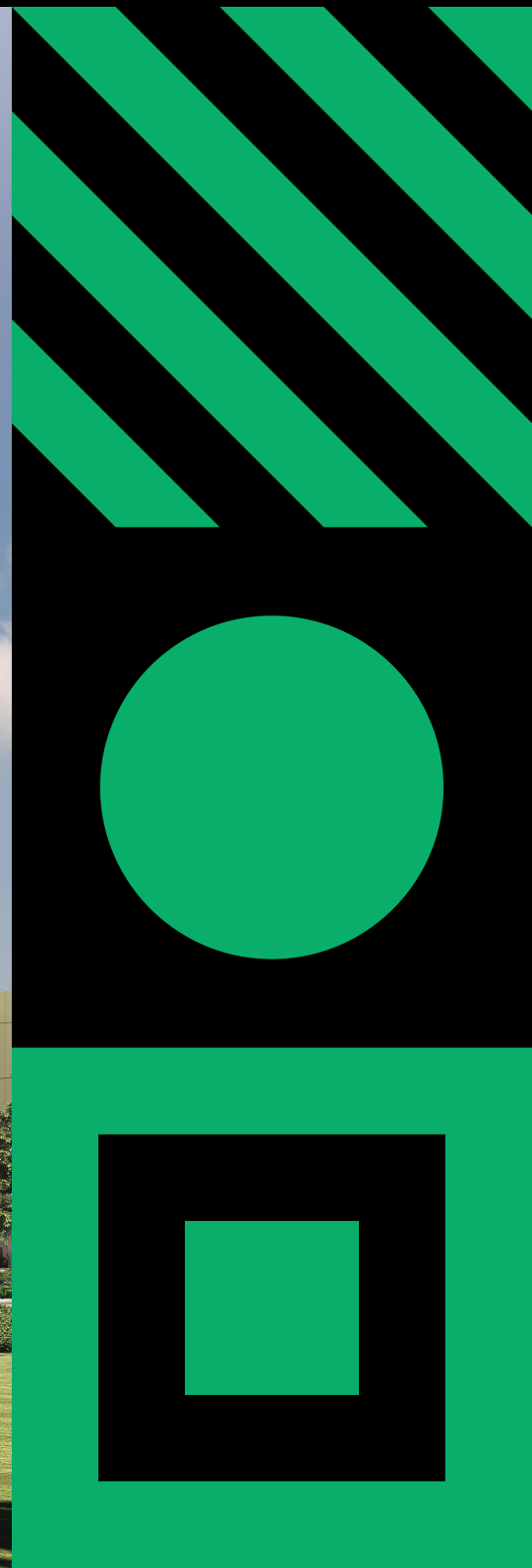
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Architecturally designed by Enzo Caroscio, the homes at Dock One North prioritise energy efficiency and sustainability. Solar passive design and cross-ventilation have all been thoughtfully integrated to minimise energy use and reduce utility costs for residents.

All townhomes come with 6.6kW solar systems and are battery-ready as standard, while the apartment buildings benefit from communal solar energy supply.









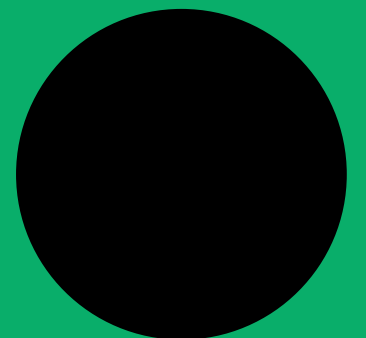
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# THE NEW VIBE AT THE PORT

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The opportunities in this modern precinct are boundless. Through an innovative vision, we've transformed a place of potential into one of pride and progress. Private and government operators are already recognising the area's momentum – relocating, investing in new businesses, developing projects and generating local jobs. New bars, cafés, pubs and retail shops continue to emerge adding to the precinct's vibrancy.

Kite respectfully acknowledges the Kaurana People as the Traditional Custodians of the land in Port Adelaide. We recognise their enduring cultural connection to place, and the richness their traditions and contributions bring to the fabric of our community.









# Kite

Dock One North is brought to you by Kite Projects. Known and respected as one of South Australia's most innovative, progressive and reliable developers. Kite is setting the benchmark in the property market for innovation, design, sustainability and wellness. Kite Projects is a family-owned, proudly South Australian company, focused on community. It's connection that drives us. When we put everything together we help people make living memories.

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## KITE PROJECTS

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## DOCK ONE SALES CENTRE

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**Enoki**

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CARO  
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