

Rongotea South Urban Design Framework November 2022



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			Name/Position	Signature
A	29.07.2022	For issue to client	Anna Harley - Principal Urban Regeneration	
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Introduction

The Rongotea South Urban Design Framework provides a guide to the future development of the area to the south of the existing Rongotea township.

It has been prepared to ensure that the development of this southern area of Rongotea is a natural extension of the existing township, being well integrated and connected with the town street and infrastructure networks whilst also catalysing improvements to local servicing standards.

The framework reflects the vision of the local community set out in the Rongotea Community Plan, 2015 which is to support the development of Rongotea as a safe, caring, healthy and connected hub of Te Kāwau District. It has been developed to provide housing choice and diversity to support the population growth of Rongotea whilst also maintaining its rural village identity and character. It incorporates guidance for infrastructure provision and design standards to ensure the local centre thrives through the provision of good connections and quality public spaces.

Purpose of the Urban Design Framework

The Urban Design Framework is a non-statutory document that will be given effect to by Manawātū District Council in two ways. Firstly, it will inform the plan change process to rezone the southern area from Rural to the Village Zone, and secondly, it will act as a guide for the preparation and assessment of the future proposals for the sites redevelopment.

The purpose of this urban design assessment and framework is to:

- Provide a review of the existing site character to identify how it can be used for its intended purpose (residential development) whilst achieving a good urban design outcome for the surrounding area
- Identify the key urban design principles/objectives that should be incorporated into the plan change to address any potential adverse impacts
- Create site specific urban design guidance/framework to be used as a basis for the development of the site going forward.



Figure 1: Site Location

1.0 Overview

Regional Context



Figure 2: Site Location Map

The site is located in Rongotea, a small rural village in the Manawātū District approximately 18km south-west of Fielding, and 20km north-west of Palmerston North.

Rongotea is part of the Horizon Regional Council and the Manawātū District Council and had a population of 642 in the 2018 Census compared to Palmerston North that has a population of around 90,000 and Fielding 13,000 people.

The Rongotea village area covers an areas of around 58 Hectares.

Housing Context

The development of Rongotea South provides an opportunity to provide for the growing housing needs of Rongotea and more broadly support the growth needs of the Manawatū District.

The population of Rongotea was 642 in the 2018 New Zealand census with an estimated population at 2021 of 700 (Stats, NZ). This is an increase of 2.4% since the 2013 census, and an increase of 3.9% since the 2006 census. This growth is in line with the estimated growth rate of 2.1% for the District and demonstrates the role Rongotea plays as a residential hub within the Manawatū District.

The Manawatū District population is anticipated to continue to grow and with the estimated \$8 million worth of investment planned for the Region to 2035, it is expected that demand for additional housing will continue.

To meet these growth needs the Manawatū District Housing Strategic Action Plan identifies the need to increase access to affordable housing in the District. This includes both affordable rental and home ownership options.

The Urban Design Framework has been developed to give effect to the outcomes and actions of the Manawatu District Housing Strategic Action Plan, by:

- Providing a plan for housing development on areas of land identified as suitable for residential development and ensuring the safeguarding of high productive soils.
- Facilitating housing affordability and choice through requiring a range of different lot sizes be provided and encouraging increases in density in appropriate locations. Whilst a review of current market conditions suggests there is demand for rural lifestyle residential lots above 700m², the framework also supports the delivery of smaller 500m² lots to encourage housing diversity and affordability.
- Supporting wellbeing outcomes for residents through the provision of good connections for walking and cycling, encouraging green connections and provision of high-quality open space integrated with the stormwater infrastructure.
- Ensuring infrastructure provision and development controls support increases of density and infill housing into the future.

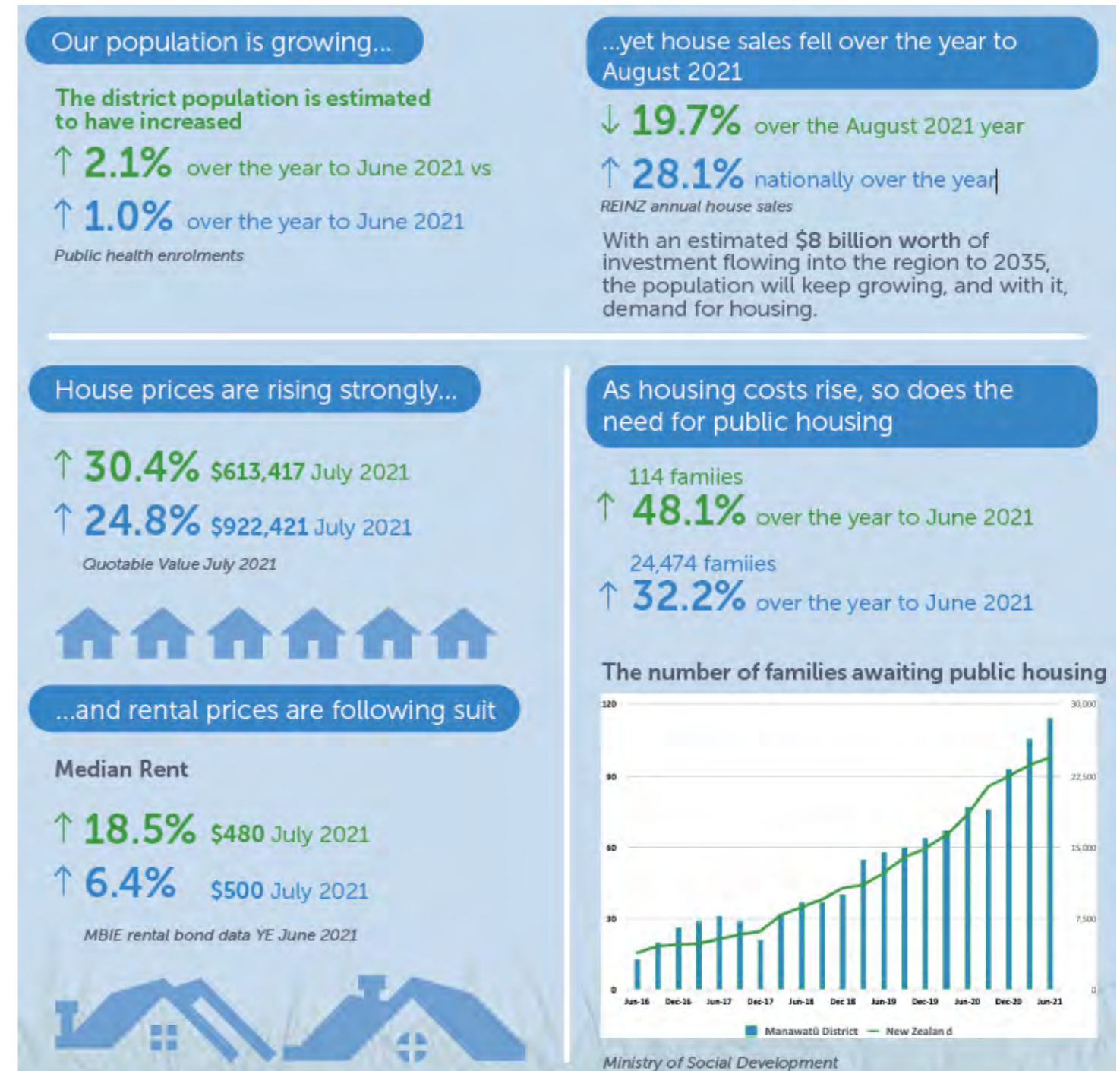


Figure 3: Manawatū District Housing Plan 2021

Mana Whenua

There are overlapping iwi interests in the plan change area which falls within the rohe of the following iwi:

- Rāngitane
- Ngāti Kauwhata
- Ngāti Ruakawa
- Ngā Wairiki Ngāti Apa

The following information is provided by Rāngitane:

Whakapapa

Rangitāne ancestors arrived in Aotearoa aboard the Kurahaupō waka over 30 generations ago. Whatonga was a captain of the waka and is the eponymous ancestor whom we, the people of Rangitāne, trace our lineage. He settled in the Heretaunga area (Hawke’s Bay) and explored a large part of Aotearoa. Rangitāne was the grandson of Whatonga whose descendants occupy the Manawatū and other areas of the lower North Island and the top of the South Island today. At the turn of the 19th century, Rangitāne and Rangitāne whānaunga held mana over nearly the entire drainage basin of the Manawatū Awa for many hundreds of years. Our Ngāti Tauira hapū occupy the area from the mouth of the Manawatū Awa to the mouth of the Rangitikei Awa up to the source of the Oroua Awa, this includes the Rongotea area. This hapū is an interesting mix of both Rangitāne and Ngāti Apa. The chieftains of this hapū, at the time of the signing of the Treaty of Waitangi, were Hamuera Te Raikokiritia, Te Hanea and Te Auahituroa. Our whānau today include Tamati, Kawana, Te Panau, Kingi, Ranginui, Mathews, Paki, Rawhiti, Tiako, Marumarua to name but a few. Many of the families are widely spread however our Rangitāne-Ngāti Apa associations with the whenua and wai are important and still celebrated.

Te Mana o te Wai

The most significant quality that flows through wai is mauri. The mauri is generated throughout the catchment and is carried through the connected tributaries, groundwater, wetlands and lagoons. It is the most crucial element that binds the physical, traditional and spiritual elements of all things together, generating, nurturing and upholding all life, including that of Rangitāne. The health and wellbeing of Rangitāne is inseparable from the health and wellbeing of wai. The Manawatū Awa, its catchment, tributaries and connections, wetlands and lagoons are taonga and valued for the traditional abundance of mahinga kai and natural resources.

Kaitiakitanga

Te Ao Turoa Environmental Centre (TATEC) contribute to upholding kaitiakitanga on behalf of Rangitāne. We promote the health and wellbeing of our people, the environment, wāhi tapu and taonga by forming positive relationships and partnerships. Our environmental centre undertakes ecological and cultural monitoring projects, restoration of waterways through planting, weed and pest control, and plastics in waterways reduction initiatives, and we engage in planning processes, including local policy reviews, town planning and resource consenting. TATEC have participated in the development of this design framework to ensure Rangitāne values are provided for and enhanced. The iwi will continue to walk alongside and support The Property Group and Te Kapiti Trust through the plan change process.



Figure 4: Rangitāne Spring Koanga Bonfire (cultural ceremony) alongside the Manawatū Awa

2.0 Site Context Analysis

Site Location



The site is located at 14 Banks Road, Rongotea approximately 350 m southwest of the Rongotea Village Centre.

The site is currently zoned Rural 2 under the Manawatū District Plan and owned by Te Kapiti Trust. This proposal is to rezone this 21ha site to accommodate residential land uses. An adjacent 10ha lot, also owned by the Trust, is to be utilised for stormwater management to support the development.

The site is located directly adjacent to the existing residential area of Rongotea village along the northern boundary and to new residential subdivisions along the southern boundary. The area along to the western boundary is rural land. An access route to community waste water plant runs directly adjacent to the western boundary of the site. The eastern boundary fronts Banks Road.

The block structure of Rongotea is an unusual slanted 'parallelogram' shape and has a block size of around 100m wide and 173m deep. The majority of sections are sized from 750-1000m² and mostly accommodate a single dwelling.

The newly subdivided areas to the south of the site are served by the recently established Florian and Sterling Lanes. These cover an area of 10 Ha and accommodate a total of 17 new sections of around a 0.6 Ha lot size with some houses currently under construction and others recently completed.

A further new subdivision of similar 0.6 Ha lot size is proposed in the adjacent lot to the south off the newly established Crown Lane (confirmation of the status of the subdivision is required).



Entrance to site from Banks Road.

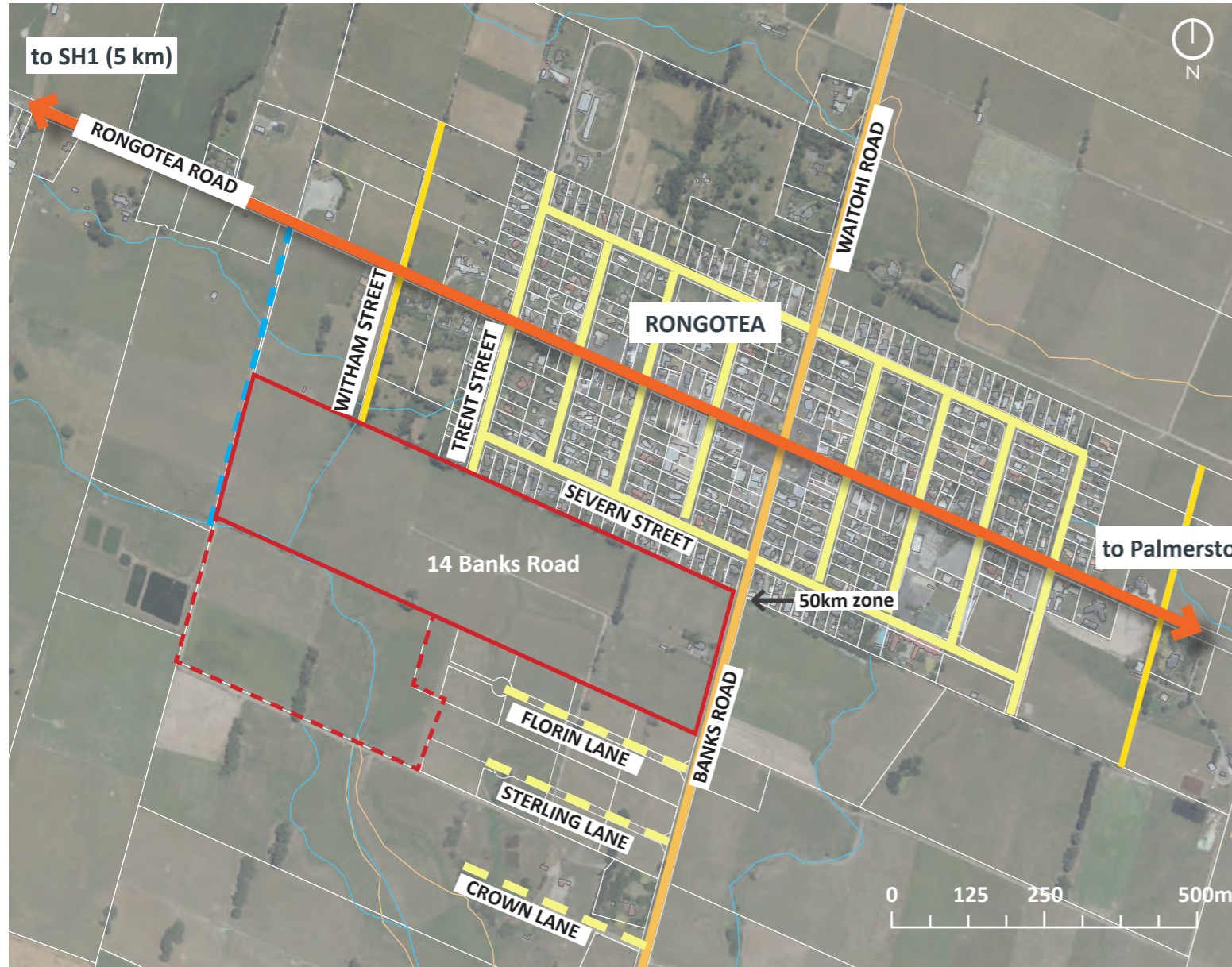


View towards Banks Road from northern part of the site



Neighbouring new properties under construction.

Connectivity









The site is currently accessed from Banks Road and is within easy 5 minute walk from the main street of Rongotea. Banks Road has a grass berm but is lacking a footpath or cycleway. Banks Road is also a main arterial and a 100 km/h area. This speed limit is reduced to 50 km per hour when the road meets the residential area at the current village boundary.

Rongotea Road is the main arterial that connects Rongotea to areas east and northeast of the centre, including to Palmerston North (20 km via SH56) and Fielding (18 km). To the west Rongotea Road intersects with SH1 a distance of 5 km away and provides north-south connectivity into Sanson, Levin, Ōhakea and other centres north and south of Rongotea.

The site directly intersects with the end of Trent Street along the northern boundary and can potentially provide an additional access point to the site for both vehicles and pedestrian use and extend the Rongotea street network.

The access route to the community wastewater area runs along the western boundary. An unformed Witham Street runs parallel to Trent Street is located further north and could also provide a connection between the site and the wider area in future if required.

The opportunity for an additional connection to access the 10ha site to the south for stormwater purposes can also extend connectivity between the new subdivision and the Rongotea village area via the private laneway of Sterling Lane.

-  Main Route East (SH1) + West (Palmerston Nth)
-  Banks Road (Sth) + Waitohi Road (Noth)
-  Residential Streets
-  Private Lanes
-  Unformed access route
-  Access route to community wastewater plant



Banks Road looking south with site on right side of road.



Looking east along Severn Street, parallel to the site.



Newly formed Sterling Lane subdivision formed as a private lane.

Hydrology



- Drainage Channel
- - - Indicative Natural Wetland Area
- Indicative Flooding Areas in proximity to site (refer to specialist report for more detail)

The Rongotea area and site is subject to flooding. This has led to the establishment of the Te Kawau Drainage scheme which includes the Ruivaldts Drain, a large drainage channel that runs across the north-western part of the site. Access to these drains require a minimum 10 metre easement either side of the drain for maintenance purposes and may limit the proximity and location of new buildings, landscaping and accessways that may impact the function of this flood control system.

A community wasterwater plant is located adjacent to the southwestern corner of the site. The ecology report has identified a 3.6 Ha natural wetland area in the adjoining southern site.

Development site size, area and building platform and street network locations will also need to balance stormwater and waste water capacity and avoid any further impacts on the existing stream networks. These drainage limitations will need to be considered when designing suitable wastewater disposal systems and considering stormwater management across the development. Opportunities to include the neighbouring site as part of stormwater management will increase the capacity to manage this.

The establishment of a wetland alongside riparian planting and landscaping will improve both the biodiversity and water filtration. The creation of a landscaped area and associated pathway can further contribute to the amenity of the development and the wider Rongotea area.

There are groundwater bores registered on the site.



Ruivaldts Drain cuts through the northern part of the site.

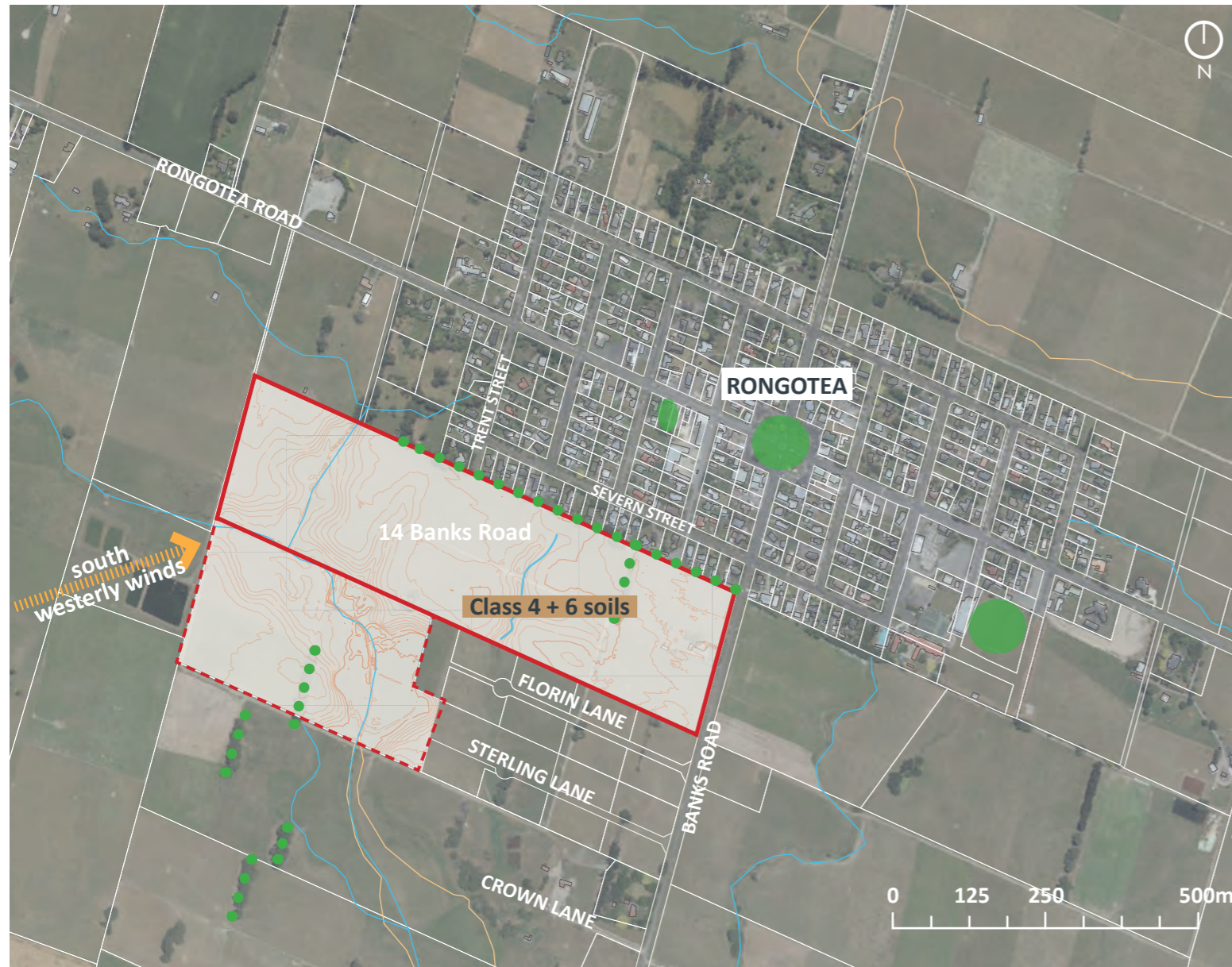


View south across site towards Florian Lane and new subdivisions showing the flooding area running north-south across the site.



A stormwater infrastructure upgrade is currently underway at Trent Street.

Landscape and Topography



The site itself is predominantly grass covered terrain divided into paddocks with standard agricultural fencing. The paddocks are currently used for grazing cattle.

There is a 2m change in level from the eastern to western boundary across the whole site. Although the eastern part of the site is predominantly flat, the site slopes down to accommodate a channel running north-south across the eastern part of the site and towards the drainage channel in the west and rises in level again towards the western boundary on the western side of the drainage channel.

An existing shelter belt of exotic trees remains on the eastern part of the site but otherwise the site is devoid of any significant vegetation. A number of mature trees border the northern boundary and forms the interface between the existing residential dwellings of the Rongotea village and the subject site. These trees are located within the neighbouring properties.

The area immediately to the south proposed for stormwater purposes is of similar undulating nature with an additional shelter belt area. Subdivision sites along the southern boundary have been fenced off with timber fences in line with the rural nature of the area. There is currently no significant planting underway in the new subdivisions.

The surrounding rural Rongotea area adjacent to the site is largely flat with minimal vegetation and this exposes the site to the prevailing southwesterly winds. Flowering Cherry street trees that established in 2000 are located along Trent Street and other parts of the village and are around 3m tall.

The Land Use Capability Assessment prepared by Sharn Hainsworth identifies the property has poorly and imperfectly drained Class 4 and 6 soils that, combined with the flooding constraints, limit the effectiveness of this property to be used for food production purposes.

There are any known or potential biodiversity sites on this property. Horizons Regional Council has no records that there are any rare habitat, threatened, at-risk habitats or waterways with a Schedule B Value of Natural State. The site is not considered susceptible to liquefaction.

- Parks/ Greenspaces/ Public Square
- Shelterbelt Areas
- Drainage and Channel area
- Contours



Existing paddocks with remaining shelterbelt.

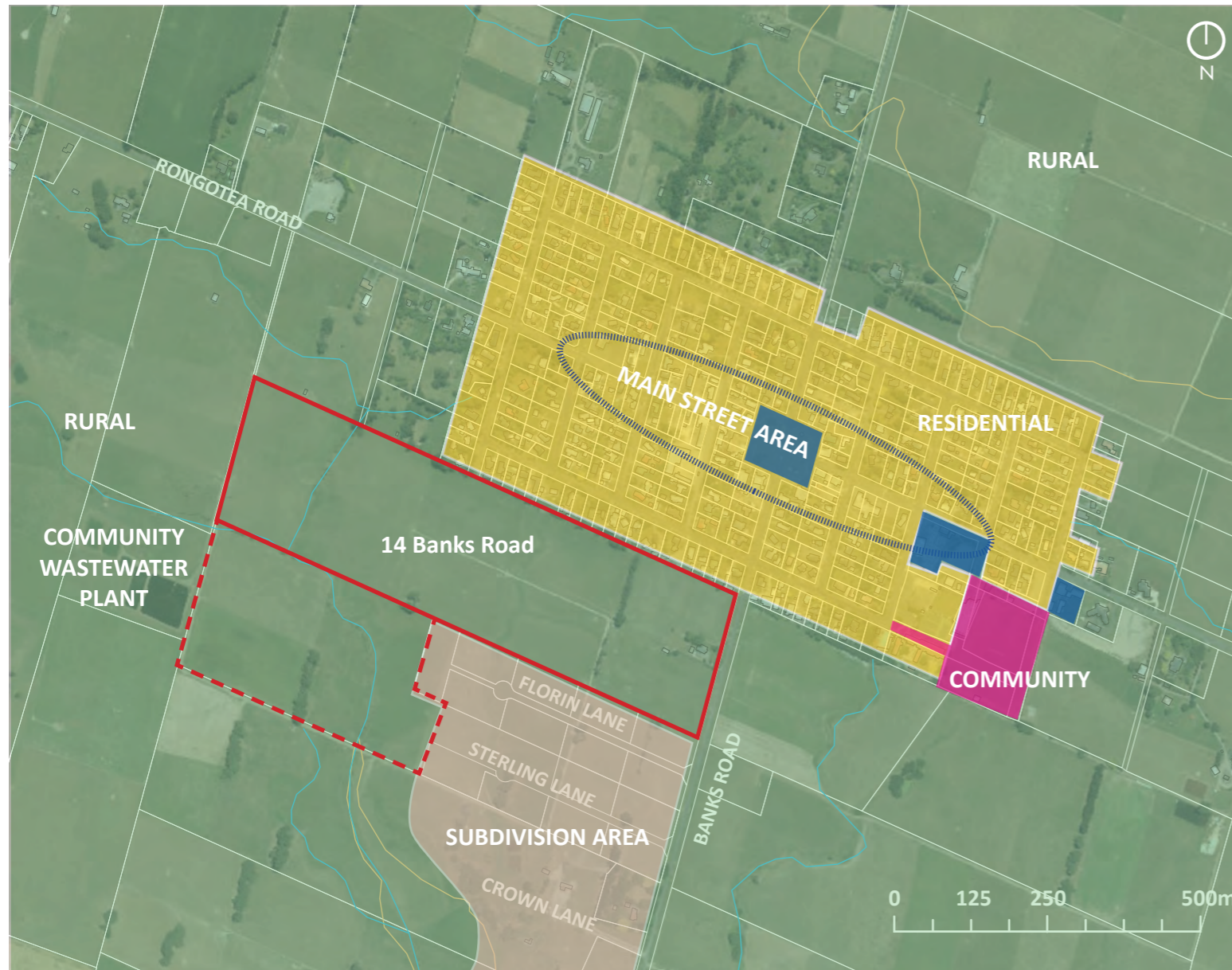


Mature trees along the northern boundary form the interface with Rongotea village area.



View south across central part of site towards Florian Lane and new subdivisions showing the channel through this part of the site.

Activity and Uses



The site is currently zoned rural under the Manawatū District Plan and is currently used for grazing.

The surrounding adjacent land is a mix of land use zones recognising the sites location between the existing Rongotea residential village to the north, the new residential subdivision areas to the south and the remaining rural areas adjacent to the western parts of the site.

At the time of the 2018 Census, there was 816 dwellings in Rongotea. This includes 750 occupied dwellings, 60 unoccupied dwellings, and 6 dwellings under construction.

Residential lots areas in the town centre are mostly sized between 750- 1000 square metres with most dwellings single or two storey. Lot sizes of the recent subdivision areas are around 0.6 Ha with single storey dwellings.

The need for more housing in the Manawatu District has been identified to meet the needs of the growing population. In particular, planning for access to more affordable and a greater range in housing typologies has been identified (Manawatū District Housing Strategic Action Plan 2021). The site offers an opportunity to increase housing supply in the district in an accessible location.

- Residential (750- 1000 m² sections)
- Community
- ⊙ Main Street area- mix of services
- Industrial/ Commercial
- Semi- Rural/ Lifestyle (0.6 Ha sections)
- Rural



Te Kawau Memorial Recreation Centre supports a mix of sports and community facilities and is located near the school.



The site is currently used for grazing.



The existing residential properties are mostly single storey dwellings on sections of between 750 to 1000m².

Local Character and Community



The Rongotea village is a long-established service centre for surrounding farming districts. A convenience store and petrol station is located within Douglas Square. A number of shops serving the farm industries are located along the main street.

The community is served by the Rongotea Primary School, Te Kawau Community and Recreation Centre, Community Pool and Library along with a playcentre. The lack of a high school means college age students are required to travel outside of the area.

In the late 1800's Rongotea was at the centre of a religious revival and a large number of churches were subsequently built in the town. Several churches still remain further adding to the character of the area. The unusual site shape also contributes to the uniqueness of this village.

More recently the area has seen the establishment of the newer larger subdivisions to the south that complement the smaller scale residential village area and help retain the rural village character of the area.

In 2015 The Rongotea Community Plan identified a number of key community aspirations and actions for the future of Rongotea. These include the need to allocate land for future growth, enhance the streetscape with trees and vegetation, investigate open swales and drainage improvement strategies and to create a town walkway loop by enhancing the Waitohi walkway.

- ① Rongotea Primary School
- ② Te Kawau Memorial Recreation Centre and Sportsfields
- ③ Douglas Square
- ④ Community Centre and Library
- ⑤ Te Kawau Play Park and Toilets
- ✝ Church



Many remaining shop service the farming area.



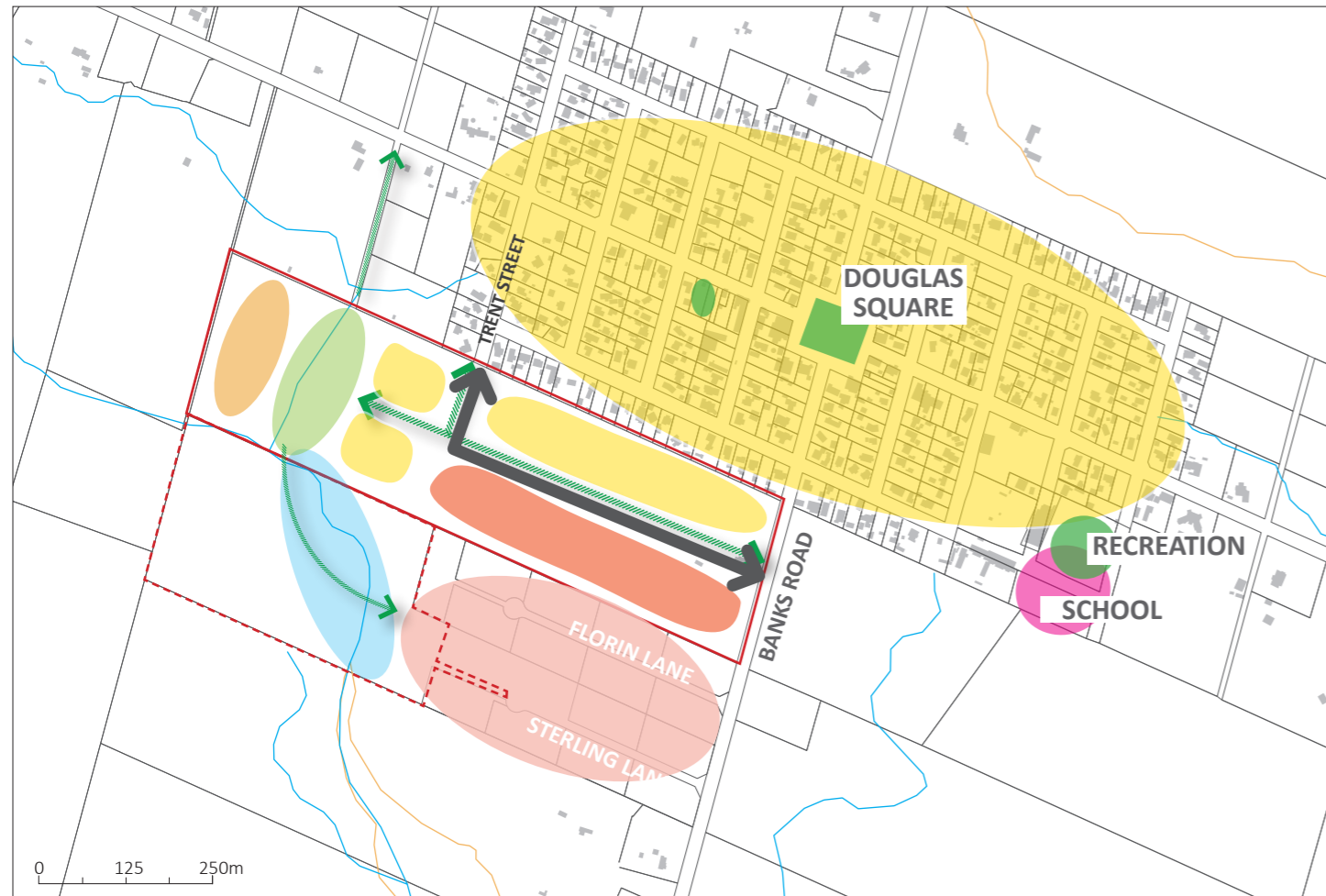
St Simon and St Jude Church, Ouse Street.



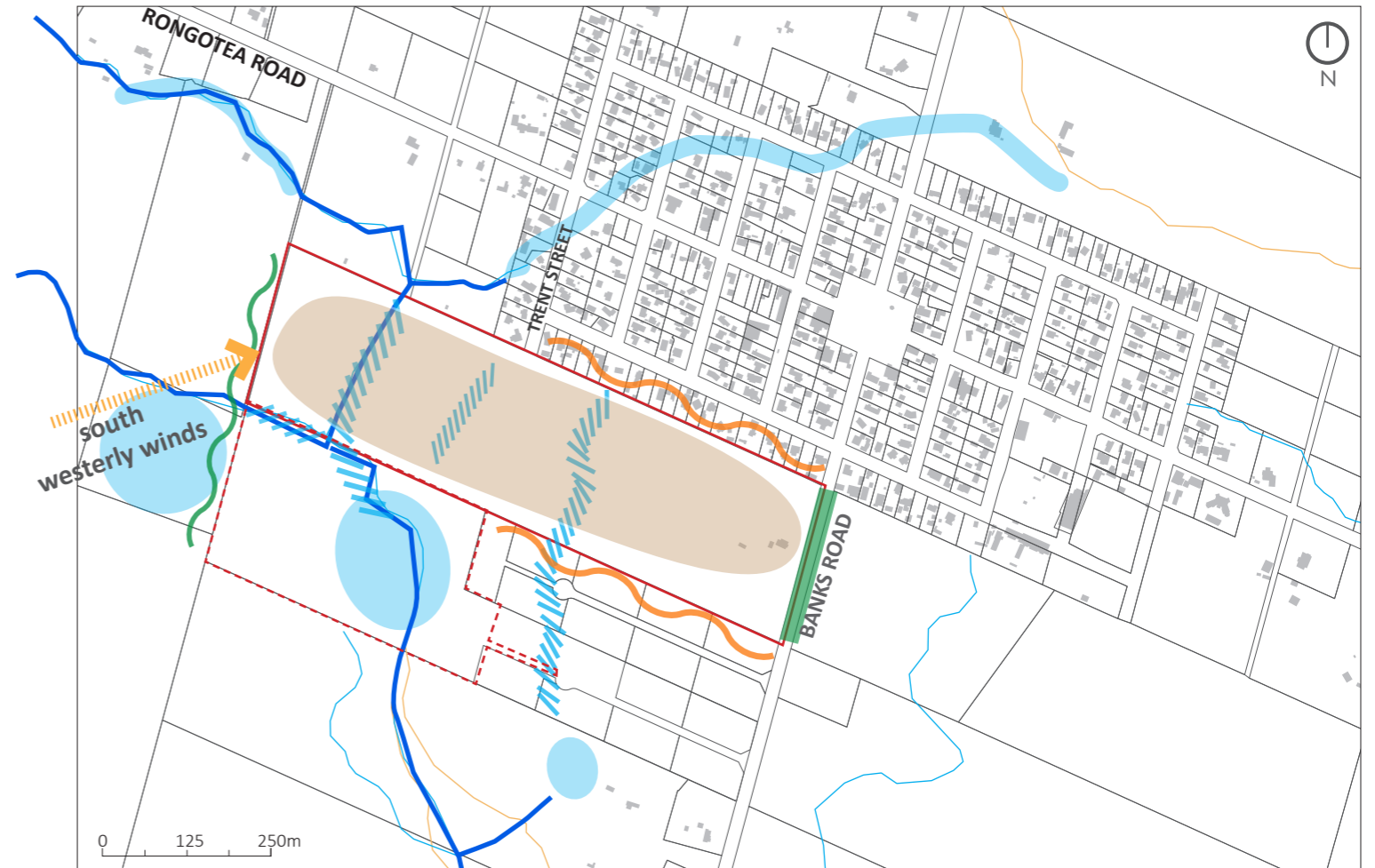
Te Kawau Park off the main road.

3.0 Design Analysis

Opportunities



Constraints



Extend connectivity to Rongotea Village area by introduction of vehicle, pedestrian and cycle connections off existing vehicle access points from Trent Street and Banks Road.



Development location between existing Rongotea Village and new subdivision can support transition from smaller scale lots of 750/1000 m and newly developed 0.6Ha semi-rural/ lifestyle blocks. Development typologies can respond to market demand for a mix of smaller scale workers housing in Manawatū alongside larger residential semi-rural lots.



New stormwater and landscaping opportunities to reduce flooding, improve biodiversity and water quality with potential to extend to the southern site to reclaim natural wetland area and increase development stormwater and waste water capacity.



Creation of new blue/ green cycle and walkway connections. This can incorporate future connections to Sterling Lane to the south and Rongotea Road to the north in the future.

Class 4 and 6 Soils and poor drainage limit productivity of land use for agriculture and food production.

Rural village character with existing community services- primary school, playcentre, recreation and sports areas, churches within walking distance.



Existing flood area and drainage channel areas across site and neighbouring properties limits location of building platforms and accessways.



Poor draining soils limit stormwater and wastewater capacity and will determine development size and areas.



Banks Road currently grass berm and will need upgrading to support cycling and pedestrian use.



Southwesterly wind and adjoining flat rural land expose site to strong winds.

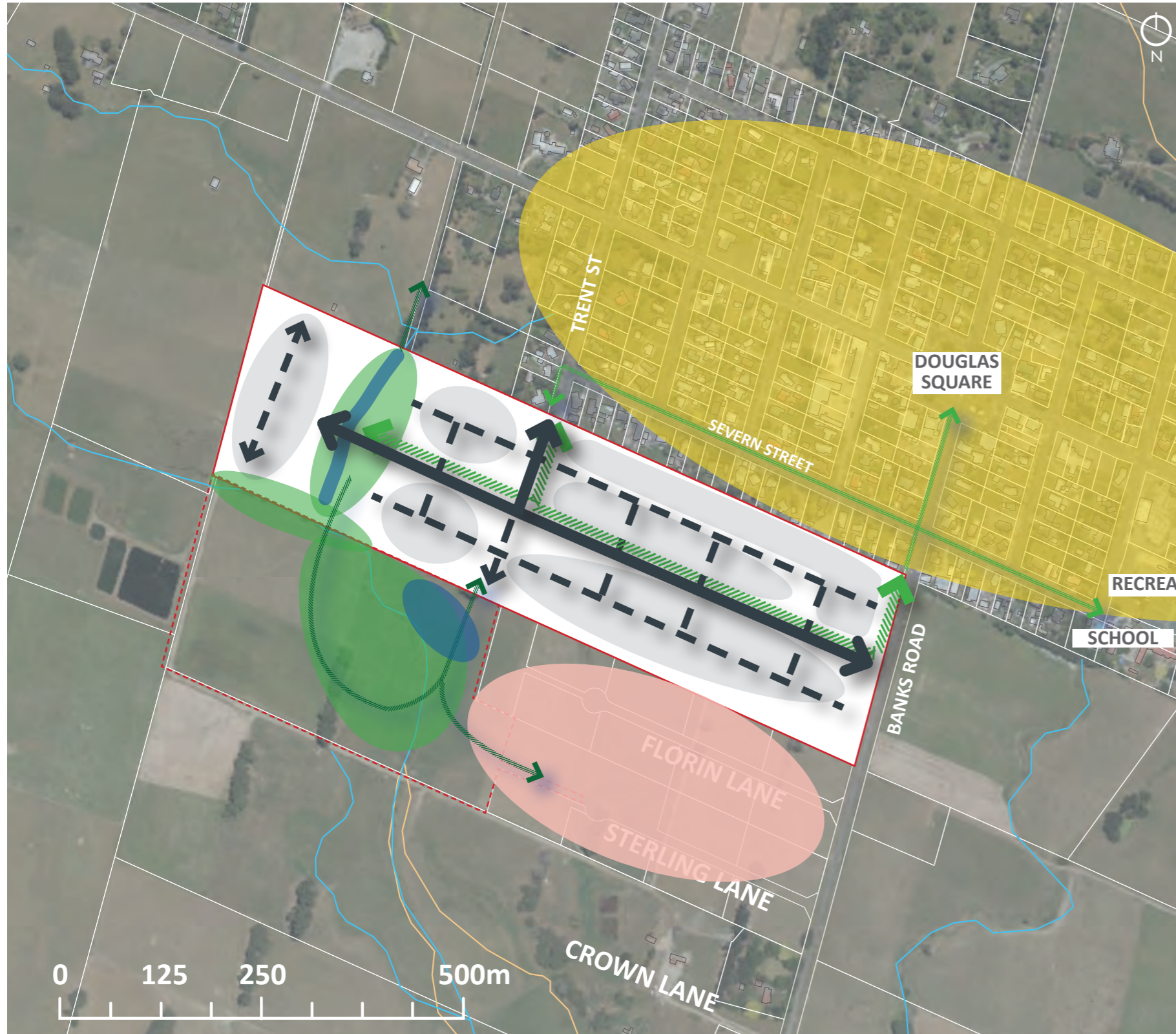


Mixed interface with existing and new residential developments to north, larger semi-rural lots to south and rural land to the east and west of the site.

Price point to respond to market demand will determine scale and size of lot types and typologies.

Small size and population of Rongotea Village limits services, jobs and educational opportunities.

Design Response



Connect Rongotea Village, development and new subdivision area to the south through creation of a new street network between Banks and Trent Street.



Enable a mix of site areas and housing typologies and act as a transition between lifestyle blocks and the Rongotea village area to support a diversity of housing needs in the area.



Revitalise stormwater and drainage channels to reduce flooding, manage stormwater needs for the development and improve water quality.



Create a new 'green' pedestrian and cycle route through the site to support safe movement, active transport modes and an improved streetscape.



Establish a new park area, riparian planting and landscaping to enhance biodiversity and provide on site and street amenity.



Revitalise the natural wetland area to the south to manage stormwater and flooding risks

3.0 Structure Plan

Vision and Objectives

A development that is a natural extension to the Rongotea village that supports a diversity of housing options in the Manawatū area, complements its mixed rural and village character and adds to the recreational and environmental amenity of the area.



Strategic Growth

The development responds to the future housing needs of the Manawatu District whilst ensuring new residents are provided with a good level of amenity akin to a rural village, adequate infrastructure provision and connectivity to surrounding areas.



Housing choice

The provision of housing choice and affordability through ensuring varying lot sizes are delivered that support different residential typologies and price points with sufficient adaptability to respond to changes in market demand over time.



Sense of Place

A place that allows for an increase in residential density in appropriate locations whilst retaining the rural and village character of Rongotea and good connectivity to the surrounding rural lands and natural environment.



Enhanced Connectivity

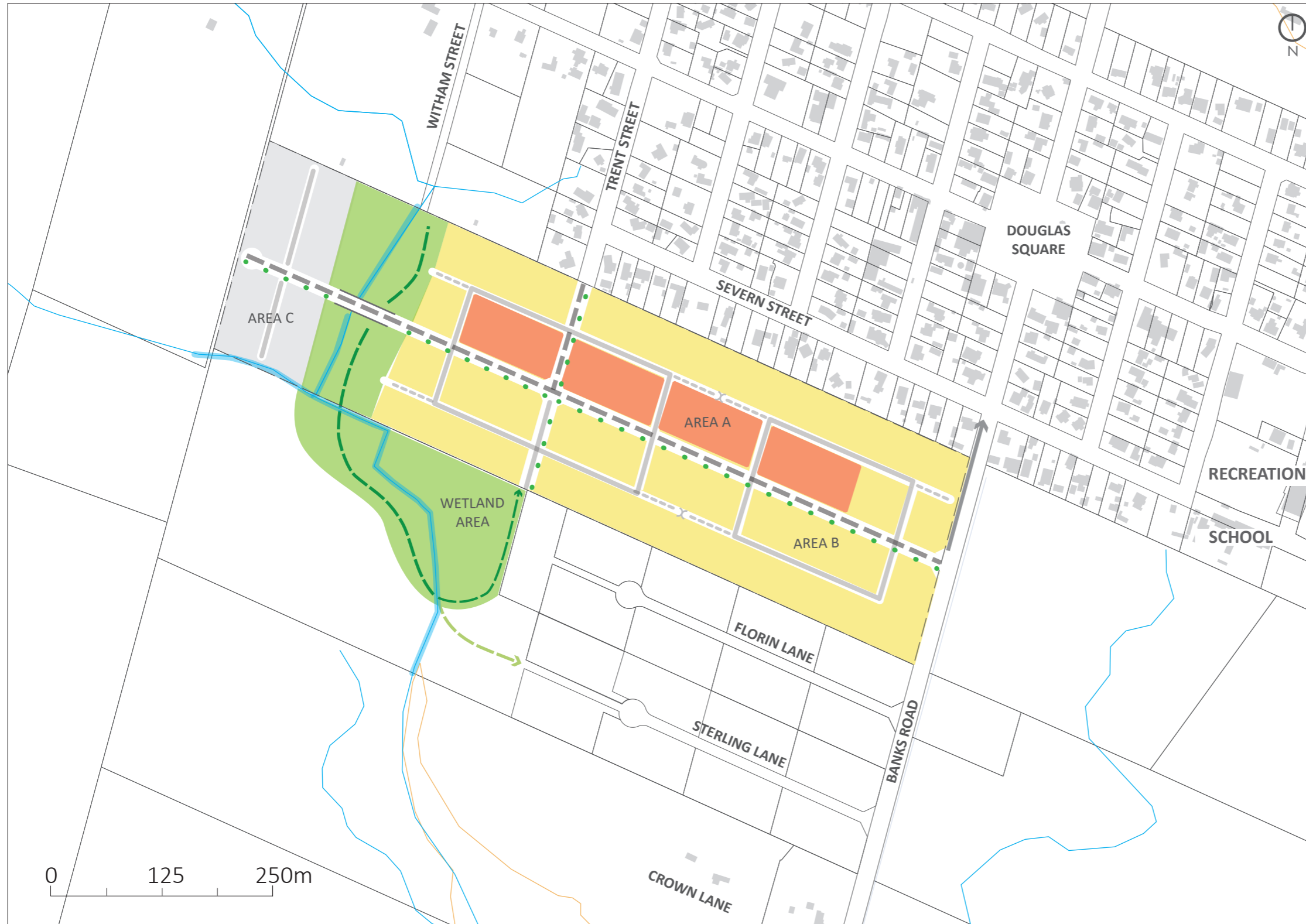
A development that is integrated with the existing Rongotea community through the provision of connected streets and reserve pathways delivered in a way that supports an increase in level of service provided in Rongotea.



Improved Natural Landscape

Provision of a new public reserve area and water sensitive design to address the constraints of the drainage channel and future flood risk, restore natural wetland area and improve water quality and biodiversity of the area.

Rongotea South Structure Plan










SITE AREA: 21 HA
LOT YIELD: 140- 180 LOTS

- Area A: 500 sq.m lots
- Area B: 750- 1000 sq.m lots
- Area C: 1500 sq.m lots
- Open Space/ Reserve Area
- Open Waterway
- Active mode and Green Street
- Street Type 1 (20 m wide)
- Street Type 2
- Street Type 3
- Bridge over waterway
- New Footpath Connection
- Walkway Opportunities

Connectivity



-  Key routes to SH1 (west) and Palmerston North (east)
-  20 m Street with 2.5m pedestrian/ cycle way
-  Street Type 2
-  Street Type 3
-  No vehicle through route- pedestrian and cycles only
-  New pedestrian/ cycle connections
-  Future opportunities to extend green network

A mix of new street and pedestrian and cycle connections integrate with the existing Rongotea Village transport network to allow for legible and efficient street hierarchy, improve the permeability of Rongotea village and allow for safer walking and cycling options.

Relocation of the 50km/hour speed limit south of the site extends the village extent. A proposed new footpath on the western side of Banks Road improves connectivity and walking options to the village, community facilities and school.

Key street connections to Trent Street, including the widening of the existing road, will allow vehicle access to SH1. The Banks Road connection supports access to the village, Palmerston North and Fielding to the east and north east of Rongotea.

The street layout design allows for a mix of lots size and orientation and complements the existing village scale and block size. The different width of streets and location of 'no through routes' support a hierarchy of movement through the site. There is also future potential for streets to integrate directly to Ouse and Tamar Streets should this be required.

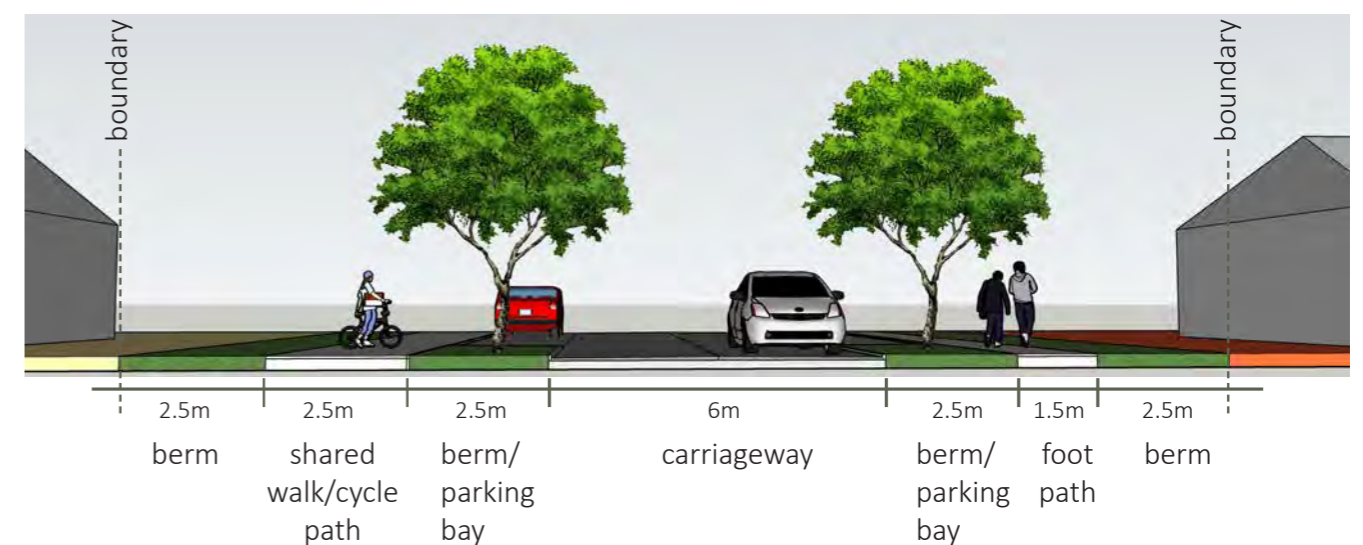
Street design supports an improved streetscape through the incorporation of an avenue of street trees to complement the established Flowering Cherry trees and generous berms on the main 20m street connection to Trent Street and Banks Road and includes a 2.5m pedestrian cycle path. Smaller roads allow for slower streets with a break in the streets to retain pedestrian cycle permeability.

Landscaping supports a more informal semi-rural landscape character. An overbridge across the drainage channel will accommodate future flooding issues

Opportunities to support pedestrian and cycle connectivity to the wider area is enabled through new connections to the adjoining sites. A southern link proposed through to Sterling Lane allows for a loop connection. The extension of Trent Street through the site offers an alternative link between the wetland area and Trent Street north. Extending this link to Severn Street can allow for a slower speed route to the village and school and community areas to the south.







Future changes to the community stormwater access route along the western boundary and to Witham Street along the northern boundary can be accommodated in future if required to further extend the permeability of the site to the wider area.

20m Street Type 1 Cross Section



Landscape and Amenity



-  Key Street Frontage
-  Landscaped main street
-  New footpath connections
-  Reserve area/ Public Open Space
-  New Wetland Area
-  New Planting

A range of amenity and landscaping options offered throughout the development contribute to both the public realm of Rongotea and private amenity across the development and within the individual lots.

The proposed reserve area located on either side of the drainage channel offers a new public park that can accommodate a new pathway and support a 'blue- green network' through this part of Rongotea with potential for further future connections to be established. New pedestrian footpaths extended to both Trent and Banks Road support the wider community desire for a town walkway.

Streetscape amenity is ensured through a block layout to support clear fronts and backs and planning controls to manage front yard and garage setbacks.

Generous landscaping along the main street connections ensure a quality streetscape and frame a street frontage with an avenue of street trees. The layout also reflects the linear nature and the previous use of the site as paddocks for agriculture and the shelter belt character of the surrounding area.

On-site controls for outdoor areas and side boundaries further support the amenity of the development.

Stormwater management through the reintegration of a wetland area improves amenity across the whole development site and water quality.









A focus on native and riparian planting is designed to accommodate flooding and will improve water quality and biodiversity of the Rongotea area with species selection to be informed with mana whenua input. The use of a mix of native and exotic planting complements the more exotic Flowering Cherry street trees of the village area. The location of the park located to accommodate and allow for shelter from the south westerly winds and address the drainage needs and flooding issues on that part of the site.



The development offers a number of opportunities for a varied landscape response focused on addressing stormwater needs and the flood risk across the site. This has created opportunities to provide for additional amenities to Rongotea through the addition of a new park and a revitalised wetland area and accompanying pathways with native planting.

Infrastructure



-  Drainage Channel
-  Stormwater flow through site (piped)
-  Stormwater flow through swales
-  Indicative Location of Proposed Raingardens
-  Reserve area/ Public Open Space
-  New Wetland Area (1.25 Ha approx.)
-  Proposed New Pump Station Location
-  Connection to existing reticulation

A key driver of the development and layout has been the need to need to address the flooding risks of the site and surrounding area and accommodate the drainage channel which is part of the wider Rongotea stormwater network.

This has been achieved through the creation of a park reserve area around the drainage channels, the proposed reestablishment of the natural wetland area in the adjacent site to the south, the integration of a pump station and a mixed pipe and swale network. A combination of pipes and swales control the stormwater flow through the site for dwellings to the east of the drainage channel taking advantage in the change in levels across the development.

Raingardens are suggested to treat the western part of the site for the larger 1500 sq.m lots and this will be subject to further consultation with MDC.

A new pumpstation will be located just east of the reserve area and drainage channels.

New landscaping further supports water filtration to improve water quality in line with iwi aspirations to improve and enhance the natural environment.

The reserve area will be vested to public to become a public open space for the Rongotea community.



A pathway adjacent to the drainage channel will provide amenity within the development and to the wider Rongotea area.

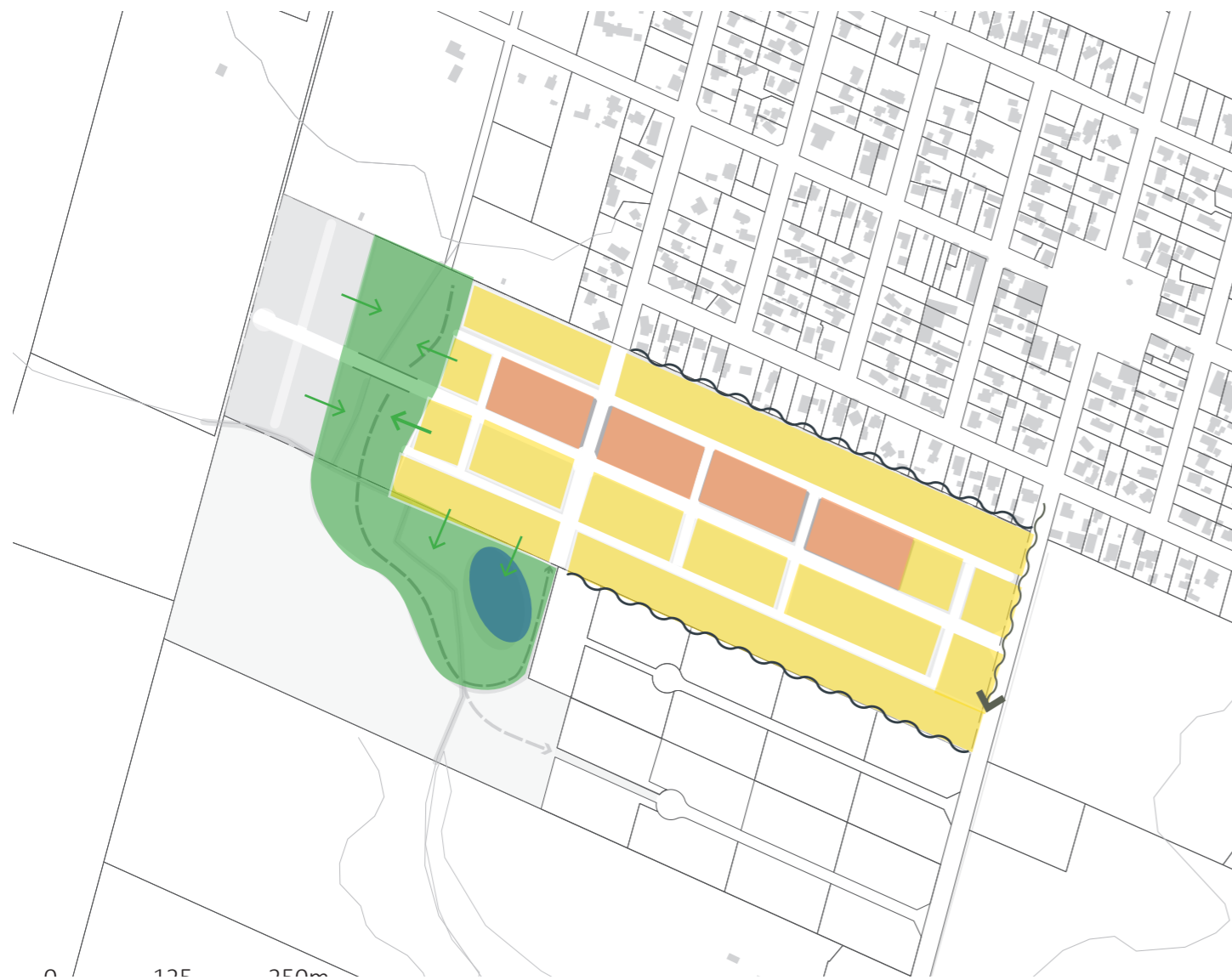


The use of landscaping in the streetscape supports stormwater retention and filtration to reduce flooding and improve water quality.



Reviving the natural wetland area in the adjoining site increases the capacity for managing stormwater for the development.

Density and Typology



- Centrally placed 500 sq.m lots
- 750- 1000 sq.m lots (similar size to existing dwellings in Rongotea)
- 1500 sq.m lots located along rural interface
- Open Space/ Reserve Area
- Interface with Neighbouring Properties
- Village extension along Banks Street
- Interface with Reserve area

The proposed density and typologies seek to balance market demand, the stormwater capacity of the site and the local character and context of Rongotea Village. The development increases the land available for housing to support the future housing needs of the Manawatū area.

A mix of lot sizes with different planning controls introduce a variety of housing options that are complementary to the lot sizes of Rongotea Village. The addition of smaller lots offers a more affordable option. Lot sizes that align along the northern boundary support the transition between the development and the village. Larger lots sizes to the west form an interface with the existing rural area. Lots along Banks Street logically extend from the existing village centre

The street network allows for flexibility in final lot sizes should market and housing needs change. Planning controls allow for single and two storey dwellings that reflect the scale of the existing village area.



The development offers a range of lot sizes to allow for a mix of dwelling sizes and types. Planning rules for front and side yard setbacks will help manage the streetscape interface. The larger rural lots enable on-site stormwater management.