

Lockerbie Estate Plan Change - Design and Infrastructure Summary

To: Morrinsville Chamber of Commerce

Thank you for the opportunity to explain in more detail our proposal to create more housing at Lockerbie Estate. There are several key considerations that we have undertaken in formulating our masterplan. These notes can be read in conjunction with the supporting masterplan and pedestrian network maps.

Background to the Plan Change:

- In 2017, Council undertook Plan Change 47 with full public consultation. This rezoned the proposed Lockerbie plan change land as 'future residential' with the intention that it would be enabled once the zoned land at Lockerbie had been developed. We have now sold all the sections in the zoned land area and therefore we are seeking to activate the live zoning of the plan change area as intended through Plan Change 47.

Infrastructure:

- **Water:** Lockerbie and Council have worked together to enable an additional municipal water supply from a deep bore located in Lockerbie Estate off the current end of Cobham Drive. Council is in the process of finalising the consent conditions with Waikato Regional Council and it is expected that this supply will be sufficient to service all of Lockerbie as well as provide a boost to the current town supply in Morrinsville. Water management measures to conserve rainwater for reuse are also proposed for the plan change area.
- **Wastewater:** A pump station and storage facility will be installed in Lockerbie just off Taukoro Road. This will enable Lockerbie wastewater to be pumped into the reticulated system off peak in order to reduce the load on the network. Council have already invested in pipe upgrades through Morrinsville in order to facilitate the potential growth at Lockerbie.
- **Stormwater:** The Lockerbie Stormwater Management Plan makes use of the creation of wetlands to treat and attenuate the stormwater runoff from the development. The stormwater ultimately discharges at a slow rate through the farms to the north of Morrinsville and to the Piako River. This strategy avoids sending any stormwater back through the Morrinsville network which has capacity issues.
- **Roading:** The plan change proposes to fully urbanise the eastern side of Morrinsville-Tahuna Road (north of Rhoda Road) with a footpath and dedicated cycle lane. It also proposes to do the same for the southern side of Taukoro Road. This will enable safe pedestrian and cycle connectivity from Lockerbie back down Studholme Street. In addition to this a new roundabout at Morrinsville-Tahuna Road and Taukoro Road is proposed to make the roading network safer and create a clear northern entrance to the town.

Amenity:

- **Reserves network:** The proposal includes approximately 18 hectares of reserves and green belt areas that will be vested in Council at no cost. A pedestrian network of 3m wide paths and footbridges will provide a 5km loop through Lockerbie that will run alongside the streams and wetlands.
- **Park and playground:** the reserve network will link with a new park and playground in the plan change area which is in addition to the park and playground under the London Plane Tree area already established in Lockerbie.
- **Ecology:** The reserve areas will be planted with thousands of native species and the wetlands designed to support bird life.

*David St - entrance to Lockerbie.
MOE - Reserve area for school site - not required.*

Services:

- **Schooling:** Lockerbie has undertaken extensive consultation with the Ministry of Education, David Street Primary and Morrinsville Intermediate. The Ministry believes that an additional school site is not required.
- **Commercial:** A neighbourhood retail centre is planned at the George Street entrance to Lockerbie and is anticipated to include a supermarket, medical centre and local amenity shops such as hairdresser and physio.
- **Aged Care Facility:** in conjunction with the retirement village project, an aged care facility is planned with dementia, hospital and rest home care.

Housing typologies:

- The proposal is intended to enable rules to create a range of housing typologies to suit many buyer preferences. These will range from larger standalone homes down to multi-unit terraced houses.
- The intention is to create an environment where people can upsize or downsize their housing needs while remaining in the same general location, rather than having to move to a new area. Lockerbie feels that is a key component of helping to build a strong community rather than a transient one.
- The masterplan has located the smaller housing types in areas surrounding by the public open space and the larger lots on the outer areas of the development. This means that if you prefer a lower maintenance home without private backyard space, that you still have connections to public walking, cycling and recreational areas close to your home.

Kind regards

GD Jones

Lockerbie Estate

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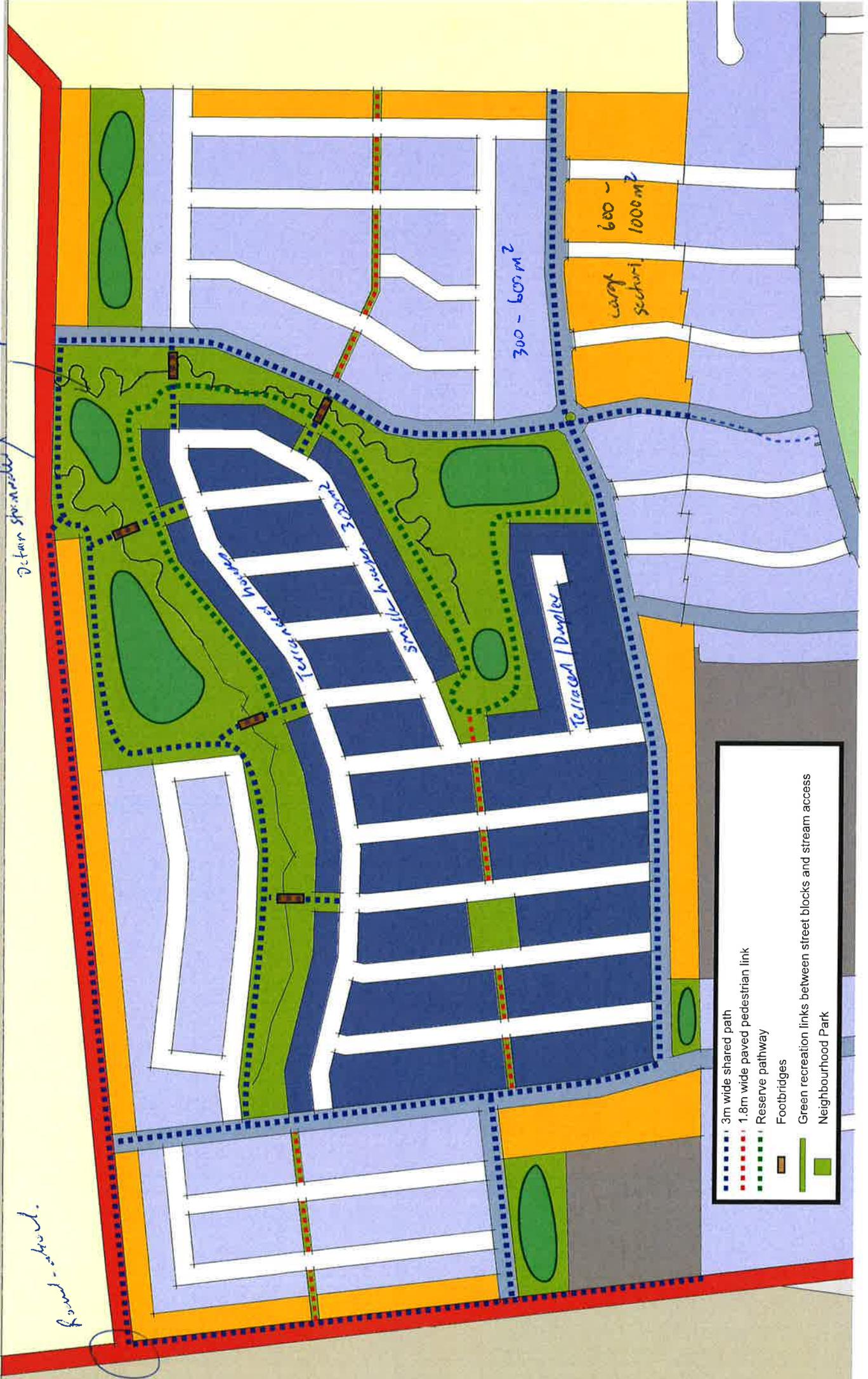
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Where Modern Living Meets Country Charm

Stormwater pump.

Detour stormwater

footpath - board.



- 3m wide shared path
- 1.8m wide paved pedestrian link
- Reserve pathway
- Footbridges
- Green recreation links between street blocks and stream access
- Neighbourhood Park

Cobham Drive bore

