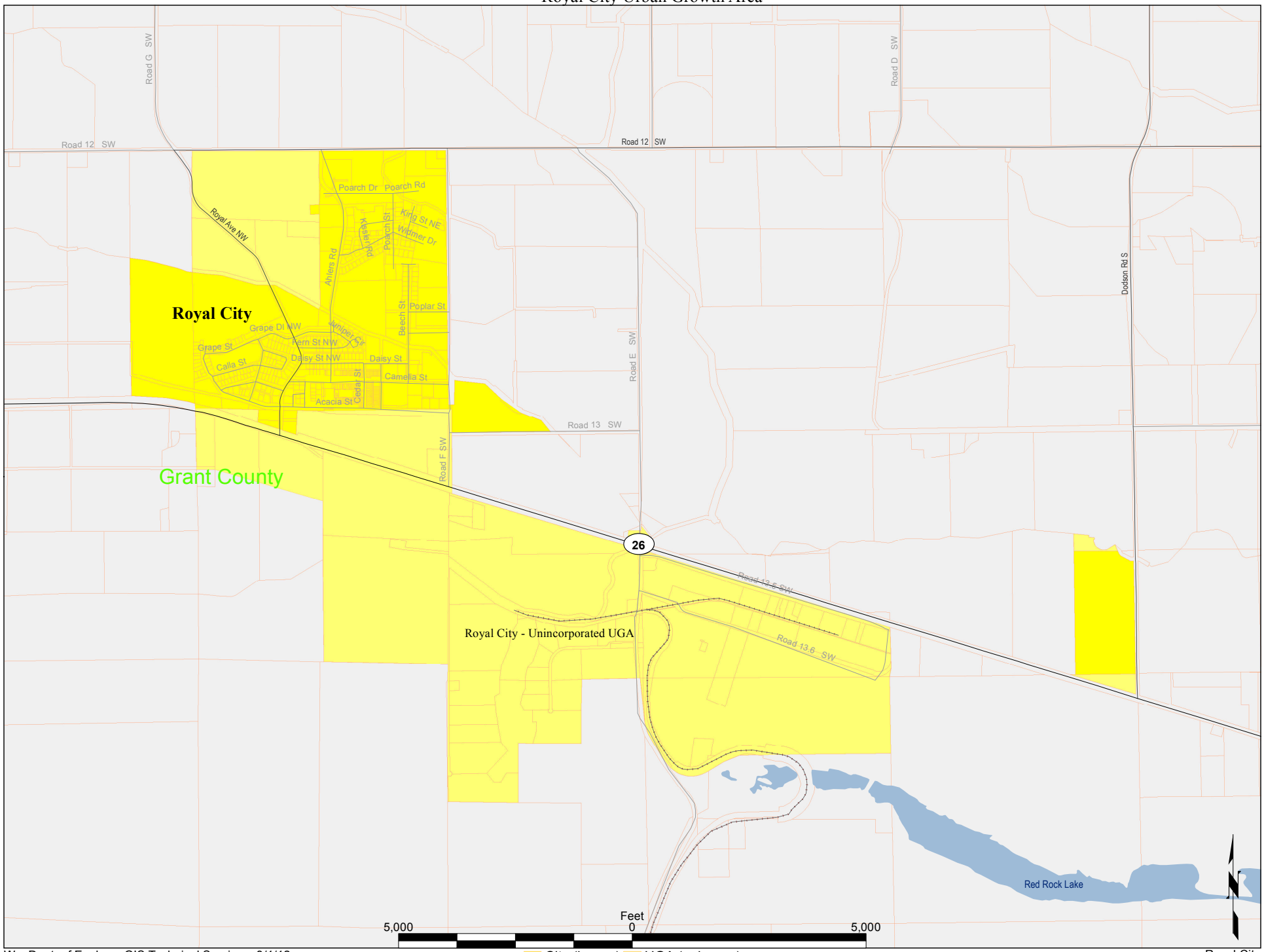Royal City Urban Growth Area