

7.0 How does all of this apply to Rolleston?

This Discussion Document is one in a series of reports which form an input to the Rolleston Structure Plan. The previous sections in this discussion document have described the current situation, issues and influences relative to the existing town centre. The elements of good urban design and good practice town centres have been identified and case studies used to illustrate these qualities.

While retail activity is a significant and essential part of the future town centre, the material described above also highlights the importance of other activities and the overall design of the town centre space. To reiterate, the elements of a good town centre include:

- A hierarchy of centres serving neighbourhoods, town and district
- Good access, strong linkages and calmed traffic
- A mix of uses and users
- Streets and other public spaces
- A Safe, active and pleasant place
- Economically viable and vibrant
- High quality, flexible and robust landscaping
- Future proof for co-ordinated growth and changing community

There are also other sources of information that need to be considered, particularly in relation to the scale, nature and location of the long term town centre in Rolleston. Research information relating to retail shopping and Business One land requirements in Rolleston, together with feedback from shoppers, has been made available by Rolleston Square Ltd. The Council has also obtained an assessment by Property Economics Ltd in relation to employment patterns and the amount of business land that may be required in the long term for retail activity in the Selwyn District, and in particular the Rolleston and environs area.

The first stage in developing the Structure Plan was the determination of the urban limit for Rolleston. As part of this exercise public submissions were received and consultation undertaken. A number of views were expressed about the Rolleston Town Centre.

Taken together, all of this information provides a range of perspectives and possible ways of defining the future town centre, a number of which are different to each other. It is important to recognise that the future Rolleston Town Centre should be much more than just a place to shop – it can be a place to gather, to socialise, and where a wider range of community facilities and services can be provided.

Key decisions need to be made about the nature, size and location of the long term town centre for Rolleston.

7.1 Definition of Town Centre & Neighbourhood Centre

In defining possible options for the type of town centre that should be developed, it is also important to consider the role and number of smaller neighbourhood centres that are appropriate to the community as it grows.

Town centres provide a wide range of facilities and services and act as a focus for the local community. They provide for both employment and living opportunities and have a combination of commercial and community activities, resulting in a mix of land uses. They include a combination of natural features, landmark buildings of cultural and civic significance, as well as small intensively used public spaces. This physical form, mainly street based, and mix of functions makes a town centre different from a shopping mall and provides much of its character and identity. They also have a high level of accessibility for all the community with pleasant walkable streets and public transport connections. A town centre is typically supported by multiple (two or more) neighbourhood centres.

Neighbourhood centres can vary in size and generally would include small groups of shops of a local nature for more immediate needs within close range. Some additional non-retail services, such as childcare, small businesses and cafes. Community facilities may also be provided (including primary schools). This does not include individual corner shops / dairies which can exist separately to neighbourhood centres.

The 'Social Infrastructure Planning Framework for Waitakere City, May 2007' includes a guide to town centre / local centre future infrastructure requirements, this gives an idea of what type of facilities could be provided but it is not prescriptive:

Town Centre	Local / Neighbourhood Centre
Community /recreation centre	Primary school
Community library	Early childhood / daycare
Community constable	Day-to-day shops
RSA / Senior citizens	Hall / community space / community house
Bus / rail stop	Primary healthcare (GP)
Health: GP and specialists like dentist, physio, Plunket	Bus stop / walkways
Church / hall	Local park and playground
Recreation area (could be sportsfield)	
Supermarket	

7.2 Community Views

The knowledge gained in recent consultation is summarised below.

7.2.1 Consultation on Rolleston Urban Limit

As part of the RPS Proposed Change 1, the urban limit and new household provision for Rolleston was established. During public consultation, there was an initial discussion of town centre, industrial and commercial development options. The ideas presented during this process follow.

Town Centre Location

Consultation groups plotted location ideas on maps which have been collated and can be seen in Figure 65. This represents a range of ideas for consideration, but is not indicative of any proposed or intended pattern. Themes included:

- A town centre in its existing general location
- A town centre in a different location
- Multiple neighbourhood centres
- Co-location of a town centre and community facilities
- Redevelopment of existing areas as part of the town centre – including the reserve and older housing

Industrial/Large Commercial

Ideas that emerged from the process included the following:

- Inclusion of big box retail in the Izone expansion
- A technology park
- Tower Junction style retail area

Linkages

A significant theme was the need for pedestrian friendly, well linked retail areas within the town centre.

Other Facilities

Other facilities were also thought to be desirable in Rolleston, and these could be linked to the town centre, including:

- Accommodation, hotels, motels, resort
- One location could be the area within the airport noise contour line, and include cafes, bars and greenspace development

7.2.2 Rolleston Square Shoppers Survey

A shoppers' survey was commissioned in June 2008 by Rolleston Square Ltd. The survey was aimed at understanding the shopping habits of existing residents. It should be noted that the survey was not set in the context of the 35 year planning horizon being considered by the Structure Plan.

The results of the survey showed that the community felt that there was a lack of some key services in the town such as banks, post office and book shops. Discount supermarkets, coffee shops and family food options were also desired.

Critical comments were received regarding linkages between the two existing shopping centres, pedestrian safety and a lack of desirable anchor tenants.

The survey reported that existing shops were trading below optimum levels of turn-over, and coupled with the desire for a number of new and larger stores it concluded that there will be a 'substantial surplus of Business One land for a considerable time'.

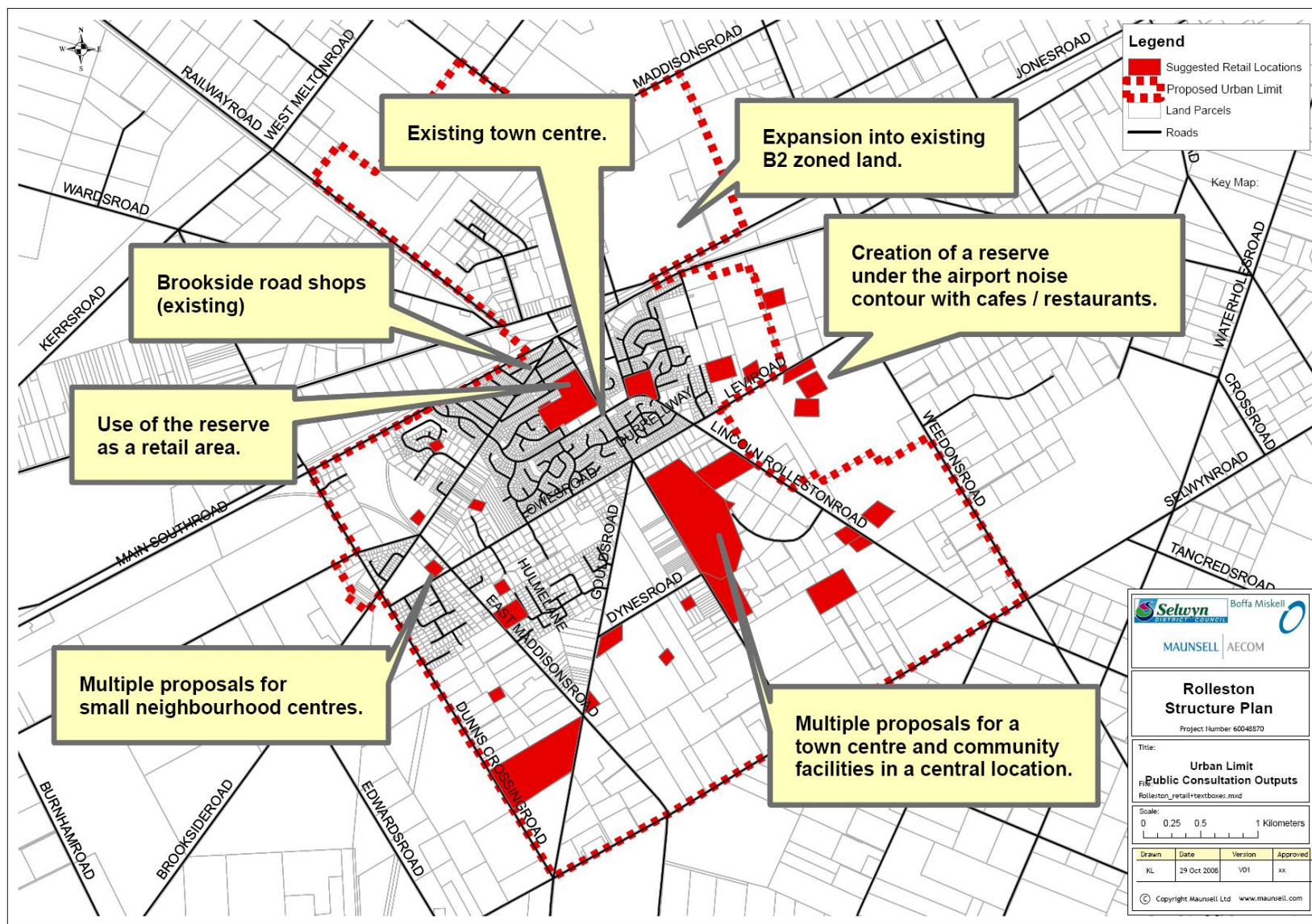


Figure 65: Urban Limit Public Consultation – Possible Locations for Town Centre and Neighbourhood Centres .

7.3 Retail Provision

7.3.1 Rolleston Square Ltd Retail Analysis

A retail analysis was conducted for Rolleston Square Ltd by property management company HG Livingstone Ltd. The report considers Rolleston both with its current population and at a future time with an estimated population of 20,000.

The analysis is based on the estimated spend generated by the current population, and considers the types of retail activity that can be expected to operate in Rolleston and their share of expected total spend. A key influence to the dynamic of Rolleston's retail environment is the close proximity of Christchurch, with its very strong retail pulling power. On the other hand, Rolleston is an important service destination for the rural and smaller township communities within the Selwyn District.

Allowing for these different effects Livingstones concludes that 4,800 m² of retail floor space can be justified now for the township population, and another 13,600 m² space for the wider catchment, resulting in a total current sustainable floor space of 18,400 m² for Rolleston. This compares to the current estimated floor space of around 10,198 m²³¹.

The report refers to an historical rule of thumb to allow 1 m² of retail space per head of population – which can be significantly affected by local factors. For a population of 20,000 people, this would be equivalent to 20,000 m². By comparison, the report observes that Christchurch probably operates at closer to 3 m² per person but serves a much larger catchment than the city itself.

Based on a further assumption that each square metre of floor space requires 3 m² of land, a total of approximately 5.5 to 6 hectares of business land is required for retailing in Rolleston in the short term. Note that this assumes all activity is based at the ground floor level.

Livingstone's report goes on to say that once Rolleston has reached a population of 20,000 an additional 45,000 m² (4.5 ha) of Business 1 land would be required, assuming that the leakage and pull rates remain the same. These calculations result in a total demand for 10.5 ha of Business 1 zoned land in Rolleston to meet the local retail needs of a population of 20,000 people plus the surrounding catchment area.

The report concludes that this 10.5 ha demand is well catered for in the existing 8.4 ha Business 1 zoned land together with 2 ha of existing use rights businesses in other locations within the town.

7.3.2 Business Land Demand Assessment – Property Economics Ltd

The Council commissioned Property Economics Ltd (PEL) to undertake an independent study of the possible demand for business land in August 2008. This comprised two parts – firstly, retail which is of most relevance to the Town Centre, and secondly commercial employment which has some relevance to the Town Centre but is considered to be of more relevance to Izone.

For the purposes of this Town Centre Discussion Document, the land requirements described by PEL for commercial employment have therefore not been considered. It is acknowledged that there will be some additional demand for commercial floor space in the Town Centre and/or in neighbourhood centres and that this will be additional to the floor space needed for retail purposes.

Similarly, the PEL report gives no formal consideration to the floor area requirements of community services and community facilities – facilities which may be included in the Town Centre.

Retail Demand

The PEL report identified an extensive retail catchment for Rolleston and produced a land demand assessment through to 2041. The catchment includes Rolleston, Dunsandel, Leeston, Lincoln,

³¹ Property Economics Limited, September 2008 retail audit.

Templeton, Prebbleton, Doyleston and Southbridge. Therefore, care is needed in interpreting the PEL results directly for Rolleston town.

The PEL approach is based on projections of future retail spending and relates that to floor areas and land requirements. The assessment makes several assumptions, including:

- Projections of a 100% increase in population and a 121% growth in household numbers in the catchment to 2041.
- Leakage, primarily based on the pulling effect of Christchurch, is assumed to reduce from an estimate now of 75% to 60% by 2041 due to the effects of growing critical mass in Rolleston.
- Growth in real (inflation adjusted) retail spend at a rate of 1% per annum. This has a major impact on the anticipated spend and required retail floor space. Should the decline in consumer spending and consumer confidence being experienced in late 2008 continue and have a long term impact, then the required retail floor space would be lower than projected by PEL.
- Net retail floor area is 70% of gross floor area (GFA).

PEL refers to a retail audit showing 10,200 m² net retail floor space in the catchment, and predicts that catchment demand will increase from 10,200 m² in 2008 to 49,000 m² in 2041.

To cater for the demand for 39,000 m² of additional net retail floor space PEL considers that approximately 18 hectares of business zoned land would be required. This is equivalent to 55,700 m² GFA, and a rate of 1 m² GFA per 3.23 m² of land.

Based on the assumption that the primary retail centre will be located in Rolleston, PEL then suggests that 14 hectares of land would be appropriate for a long term Town Centre. A Structure Plan was developed for Lincoln in 2007 indicating that 7,700 m² of additional retail space would be required in the town by 2041. This in itself is equivalent to 2.7 to 3.3 ha of land area demand (depending on floor area assumptions).

Role and Character of the Town Centre

The PEL report makes some observations about the unique nature of Rolleston in relation to the surrounding retail area. It suggests that Rolleston is and will continue to be influenced by retail centres in Christchurch. As such the role of retail in the town is 'capped' due to ease of access to centres offering a wider mix of retail. Rolleston would be unable to replicate or compete with these markets and as such should focus on offering a different service to the community.

PEL believes that Rolleston will play a major role as a convenience centre, offering a smaller range of boutique style/niche convenience stores, and should focus on meeting day-to-day convenience needs by being a smaller, higher quality lifestyle centre.

7.3.3 Retail Analysis Comparison

When the outputs of the Livingstones and PEL reports are considered alongside each other (see Table 5) it is apparent that the PEL report suggests a larger area of land will be needed to provide for future retail growth, while the Livingstones report considers there is sufficient land now.

Table 5: Retail Analysis Comparison

	Livingstones	Property Economics
Total Retail Floor Space required for Rolleston Town (for pop 18-20,000)	33,400 m ²	Net 41,300 m ² ³² GFA 59,000 m ²
Total Business 1 land required for Rolleston	10.5 ha (includes local shops)	14 ha (Town Centre only)
Existing available Business 1 land in Rolleston Town Centre	8.4 ha	8.3 ha ³³
Additional Business 1 land required in Rolleston	2.1 ha ³⁴	5.7 ha (Town centre only)

There are several other points to be made here:

- Both sets of figures assume single storey construction
- Commercial, non-retail uses are excluded
- Community facilities and services are excluded

A further consideration worth noting is that a larger town centre could impact the viability and the number and scale of smaller neighbourhood centres within the township.

This Discussion Document does not set out to establish the precise amount of land that should be zoned Business 1 for retail. That will follow the consultation process on this document and decisions yet to be made on the function and location of the long term Town Centre, which will occur through the next phase of Structure Plan development. In parallel with this, the Council will consider community and stakeholder views on the issues and options raised in this document, and whether there is a need to undertake further independent assessments of the land area needed for providing retail services in Rolleston. This is particularly relevant given the global economic events of 2008 and how these will affect long term consumer spending patterns.

7.4 Nature, Size and Location of Future Town Centre

It is firstly important to determine what facilities and features the town centre and future neighbourhood centres should contain, in order that the structure plan can make appropriate provision for the land required.

Depending on the ultimate long term location of the town centre, some facilities may not be able to be co-located.

The types of facilities that could be included in or co-located with the town centre or neighbourhood centres are shown below:

³² Calculated by Maunsell based on total net floor space required, minus 7,700 m² of new floor allocated to Lincoln and minus existing floor space in Rolleston.

³³ Calculated by Maunsell using GIS aerial overlays.

³⁴ Report goes on to state this area is catered for in the current provision including existing use rights.

Facility
Supermarket and grocery stores
Major retailers (Department stores)
Other shops (fashion, books, hairdressers, appliances)
Market (farmers market, arts and crafts)
Business / Offices
Community Institutions (Library, Council offices, churches, RSA, Working Men's Club, art gallery)
Living (residential, visitor accommodation)
Education (secondary school, primary school, childcare)
Health Care (doctor, physiotherapist, dentist)
Entertainment & Leisure (swimming pool, sports centre, skate park, cinema)
Food and Drink (restaurants, cafes, pubs)
Public Open Spaces (squares, parks, playgrounds)
Transport (bus interchanges, park and ride)
Social Service Agencies

The consultation process is intended to obtain the community's views on the most important facilities to be provided, in the town centre, neighbourhood centre(s), or elsewhere in the township.

In addition, a range of options relating to the size, number and location of town centre(s) is presented later in this report, along with criteria and a process for short-listing and selecting the optimal configuration to meet the needs and aspirations of the community and which reflect the elements of good town centres and urban design described earlier.

Finally, the appropriate timing for the provision of facilities and services in the town centre will need to be determined. This could be linked to the growth in population, and a similar approach to that taken in the Adamstown case study could be developed for the Structure Plan. In the event that a shift in the location of the town centre emerges as a preferred option then a means of making the transition would need to be developed.

8.0 Options Evaluation Criteria

8.1 Introduction

In advancing the structure plan process the location and size of town centre needs to be resolved. Criteria have been developed to assist the Council in deciding on the most appropriate town centre option for Rolleston. Nine indicative town centre options were developed and are outlined in the following chapter.

The stage one criteria are used to shortlist the nine options, they will be weighted on the results of the public consultation in conjunction with technical considerations of the project team.

Once shortlisted these will be further tested by the stage two criteria for more thorough evaluation to choose the most suitable town centre option.

Stage One Criteria: Context (used to select preferred town and neighbourhood centre distribution options):

1. Right size and number of centres
2. Centrally located
3. Good local access
4. Can attract passing trade
5. Good public transport services
6. Make use of existing retail outlets
7. Links to existing and proposed community facilities
8. Utilise existing parks, roads and services
9. Linkages to open spaces and waterways
10. A social hub

The number of options shortlisted will depend on public feedback. Once shortlisted they will be refined to enable further assessment using the more comprehensive stage two criteria below.

Stage Two Criteria: Assessment criteria to select preferred town centre option and location

Ease of Movement

1. Centrally located to population
2. Location matched to surrounding higher density/ intensive land uses
3. Connected to multiple local and district-wide routes (including links to Izone)
4. Facilitates efficient public transport services and interchanges
5. Potential for small block patterns around urban centre
6. Potential for a consolidated urban centre to reduce reliance on cars

Land use mix

1. Supported by a hierarchy of neighbourhood centres
2. Opportunities for a range of land use types (including public open space and transport infrastructure)
3. Proximity to existing and proposed community facilities that maximises opportunities for co-location
4. Compatibility with existing adjacent land uses and potential to buffer non-complementary activities
5. Potential to create a community gathering point / high quality space

Environment and Health

1. Integrated into open space and waterway networks
2. Protection and enhancement of existing natural features
3. Adequate public open space provision
4. Ability to provide good aspect and orientation of public spaces

Character and Identity

1. Recognisable focal point for locals and visitors
2. Integrates established areas with the new areas of Rolleston
3. Protects and enhances existing character features
4. Provides publicly accessible open spaces for community gathering

Economically viable

1. Located to benefit from passing trade and local users
2. Balances existing capital investment with changing needs
3. Utilises existing and proposed infrastructure
4. Contiguous areas of land available for establishment and expansion

Staging

1. Ability to redevelop, retrofit or relocate existing facilities
2. Capacity to expand incrementally to meet needs of community
3. Potential to stage the provision of services in a well managed way
4. Space to allow for growth, allocating lands for future needs

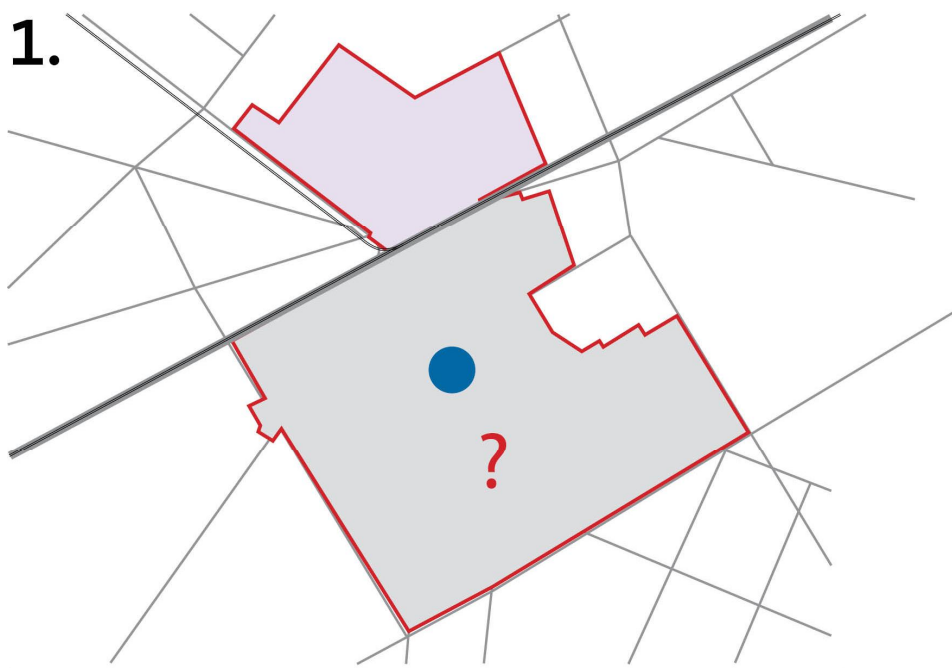
9.0 Town Centre Options

9.1 Introduction

Nine indicative options were prepared to analyse the possible location and hierarchy of the Town Centre provision in Rolleston. These options consider a different arrangement (hierarchy) of town centre(s) and neighbourhood centres that are broadly described as follows;

- Option 1 'Do nothing'
- Option 2 No town centre (only neighbourhood centres)
- Option 3 One large town centre (no neighbourhood centres)
- Option 4 Enlarged existing town centre
- Option 5 New southern town centre
- Option 6 New town centre along State Highway (and railway)
- Option 7 New town centre in Izone
- Option 8 Two linked town centres
- Option 9 Two separate town centres

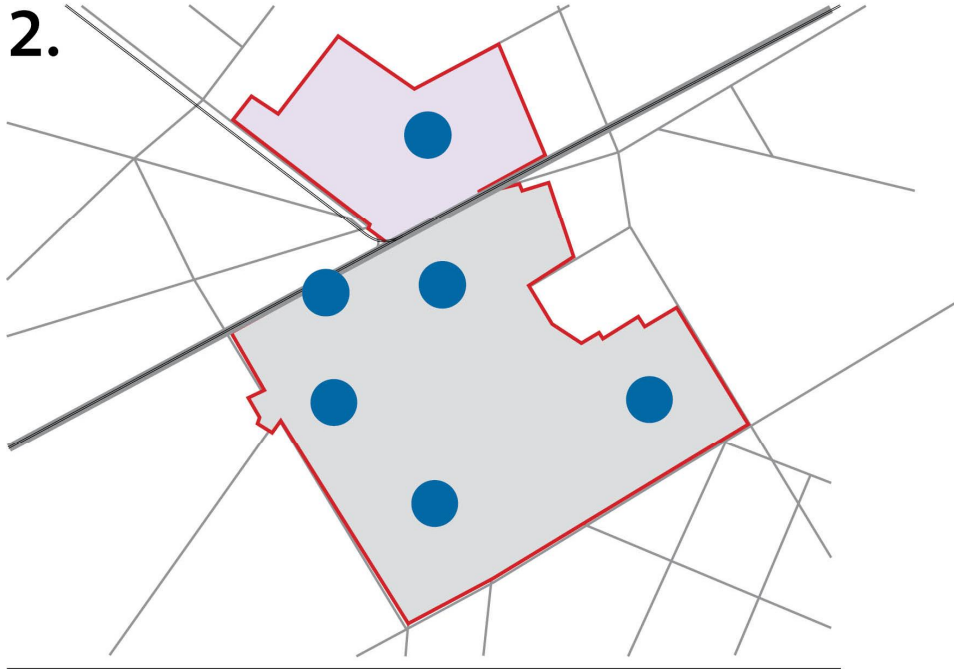
9.2 Option 1 'Do Nothing' Scenario



As part of the 'do nothing option' changes would not be actively planned or sought to order to achieve an overall vision. If a 'do nothing' option was chosen for the town then it is likely that development would occur, but this would result in an uncoordinated approach to the provision of amenities and the staging of provision and location of business uses occurring in other parts of Rolleston.

9.3 Option 2 No Town centres

2.



This option involves a network of smaller neighbourhood centres spread throughout the MUL including one within Izone. No major town centre is proposed for this option. These centres would serve the day to day needs of their immediate population catchment.

Advantages

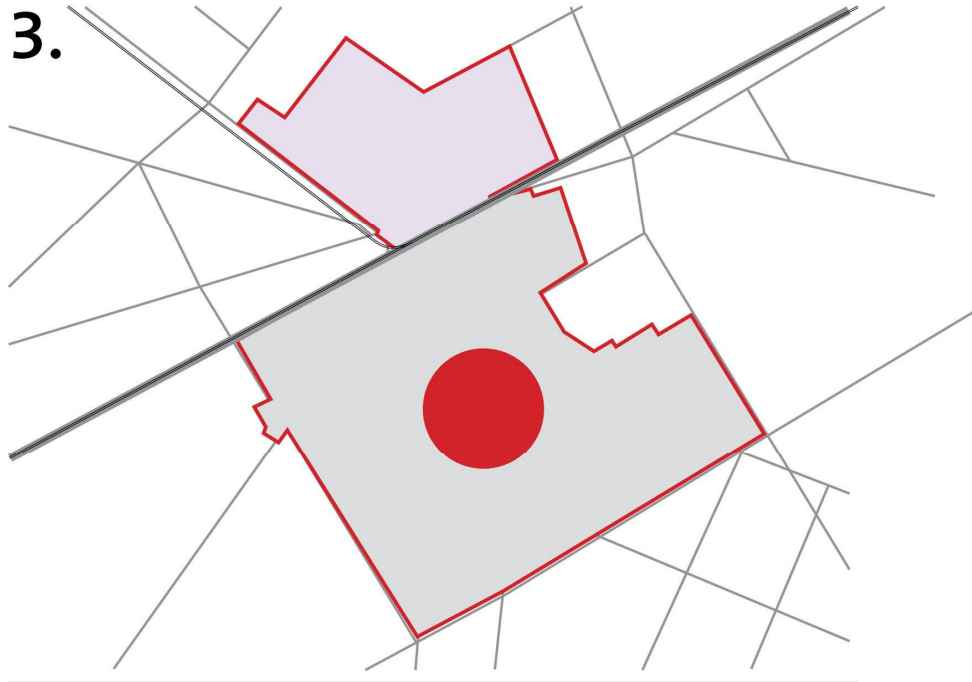
- Most residents would be within short walking distance of a neighbourhood centre which would reduce the reliance on cars
- Traffic problems would be less likely to occur as the centres are scattered and trips will be dispersed
- Each centre could have a specific function tailored to its locality within the surrounding uses, i.e. employment services at Izone, roadside service stop for passing trade
- Possibility for a public transport loop between the centres

Disadvantages

- Some larger retailers / service providers may not want to locate in smaller centres and less opportunities for wider shopping choice
- Lack of identifiable destination / gathering place within the town for locals and visitors
- Increase in travel between centres if residents want to use various services spread around different centres
- Difficult to prioritise investment as there is no clear hierarchy.

9.4 Option 3 One Large Town Centre

3.



This option involves one central new town centre south of the existing town centre and the concentration of all town centre activities here. This town centre would not be supported by any neighbourhood centres.

Advantages

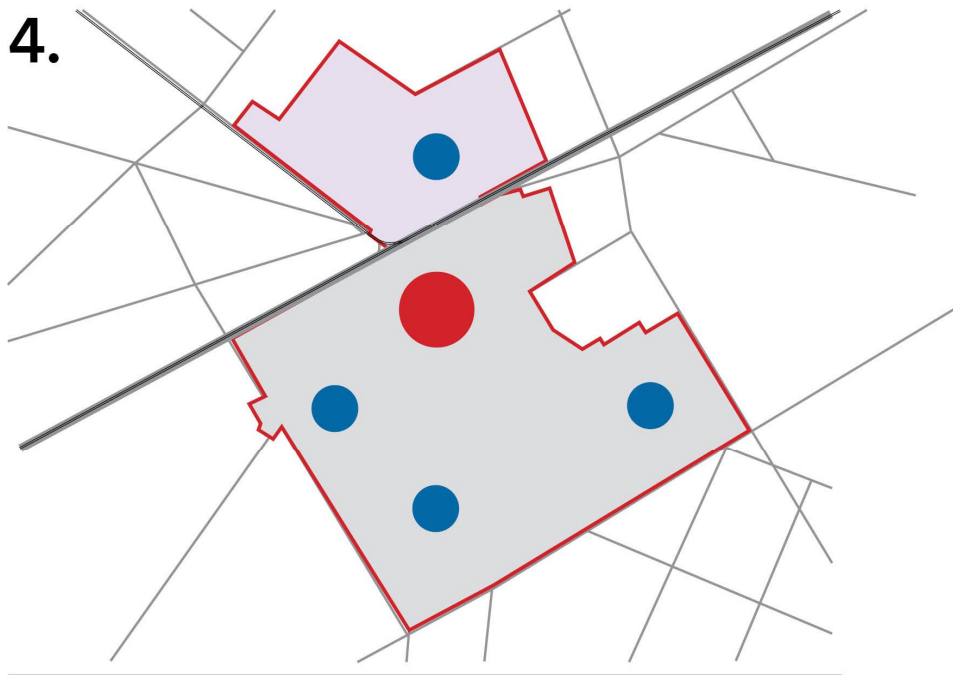
- Creation of a new and distinctive town centre
- Attractive to larger retailers / service providers
- Linked trips by residents if all services are centrally located so reducing the overall number of trips
- Greater opportunities to coordinate for future growth through the availability of greenfield land
- Possibility of Council-led design for the town centre through Structure Plan or development agency
- Centrally located community services
- Shared parking for a number of services

Disadvantages

- Potential for traffic congestion at the centre
- Reduced utilisation of the existing infrastructure investment in the current town centre
- Longer walking distances for people working in Izone and living in the more established residential neighbourhoods at the north of the MUL
- Greater separation from established community facilities such as primary school, Selwyn District Council HQ
- The immediate day-to-day needs of residents are not within short walking distances

9.5 Option 4 Enlarged existing town centre

4.



Strengthen the existing town centre, improve links between the town centre and proposed neighbourhood centres. Community facilities would be primarily provided within the town centre and spread across the neighbourhood centres where appropriate.

The neighbourhood centres to the south of the existing town centre would be developed in conjunction with later stages of housing development and would be designed to promote walkability from the new populations in the area. There are opportunities to locate schools or other public facilities at these centres to facilitate the development area. The neighbourhood centre at Izone would primarily serve the employment / business population working at Izone to reduce the need to travel and to provide linked trips and shared facilities.

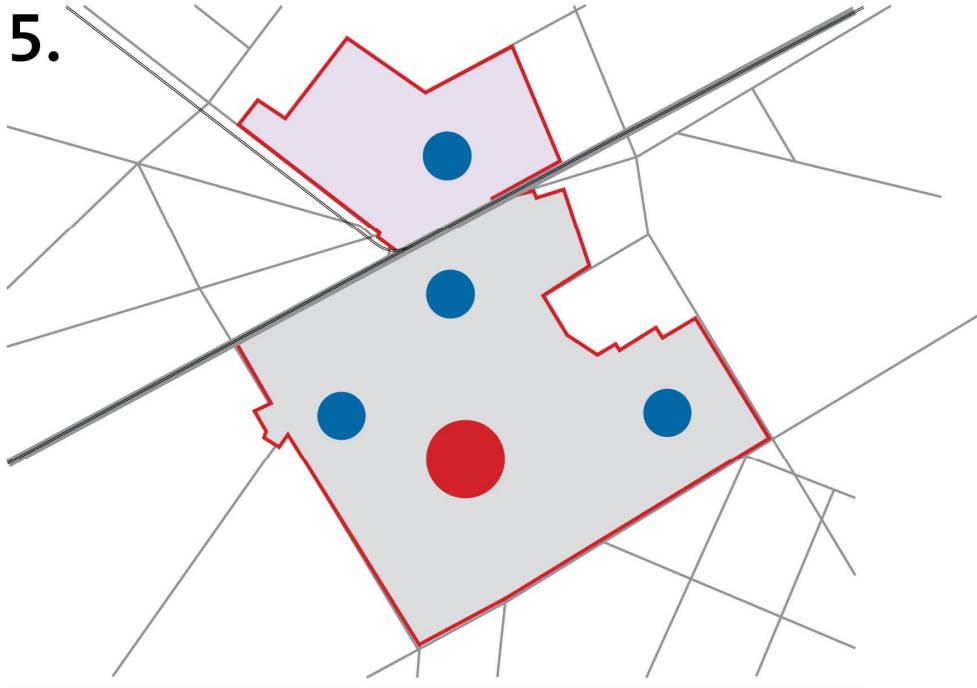
Advantages

- Creation of a hierarchy of centres which service Rolleston
- Town Centre could be designed to maximise the land available within and adjacent to the existing town centre
- Multiple supporting neighbourhood centres could be well distributed to serve their anticipated catchments, promote walking and provide for immediate needs
- Continuity with existing public and private investment
- Potentially supports a public transport loop
- Centred on whole MUL, including Izone, with proximity to SH1 and railway.

Disadvantages

- Main centre is not centrally located within the main residential parts of the MUL
- More constraints on configuration and expansion of existing town centre
- Lower residential densities around town centre and some restrictions on walking accessibility with existing subdivision layouts.

9.6 Option 5 New Southern Town Centre



This option involves the development of a new town centre, which would be situated within future zoned land for development to the south of the existing town centre. It would be developed on a staged basis in line with residential development. The existing town centre would be improved and contained within its current size to serve the needs of its immediate catchment and new neighbourhood centres provided to serve the needs of employees in Izone and other areas of Rolleston.

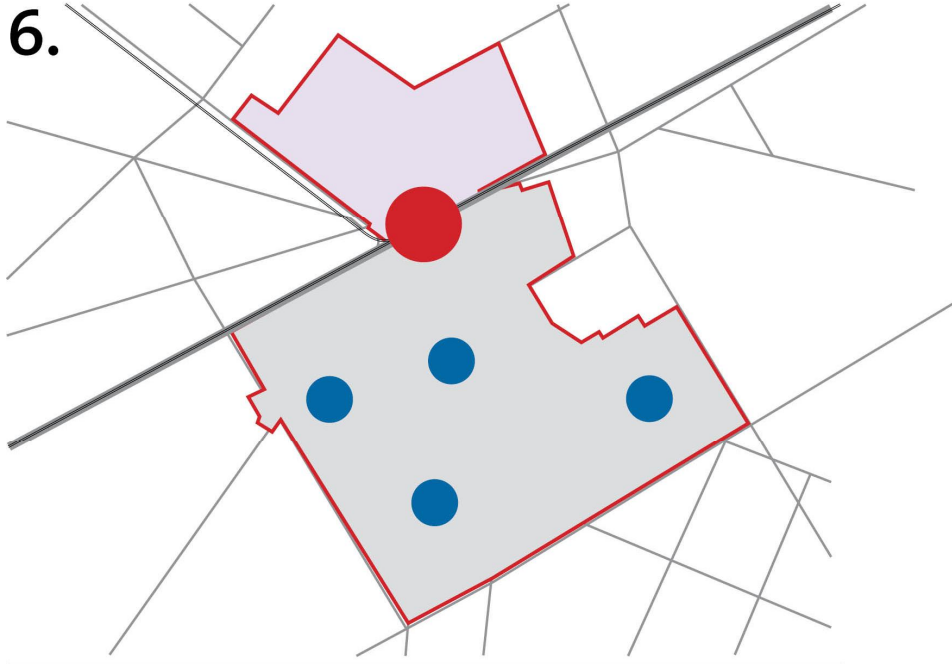
Advantages

- Creation of a hierarchy of centres which service Rolleston
- The new town centre could be tailored to serve the expanding town and provide a gathering place and promote walkability
- The new town centre would be centrally located within the residential parts of the MUL
- The existing town centre could be consolidated and designed to serve the immediate catchment
- Potential for public transport loop
- Possibility of Council-led design for the town centre through Structure Plan or development agency
- Multiple supporting neighbourhood centres could be well distributed to serve their anticipated catchments, promote walking and provide for immediate needs
- Greater opportunities to coordinate for future growth through the availability of greenfield land
- Possibility for higher residential densities around town centre and some promotion of walking accessibility with new subdivision layouts.

Disadvantages

- Reduced utilisation of the existing infrastructure investment in the current town centre
- More remote from SH1 and railway for passing trade
- More remote from existing community services (SDC HQ etc)

9.7 Option 6 New Town Centre along State Highway (and railway)



New town centre located on State Highway One near the old railway platform. This town centre would be located to service Izone and Rolleston with a network of neighbourhood centres in the southern parts of Rolleston.

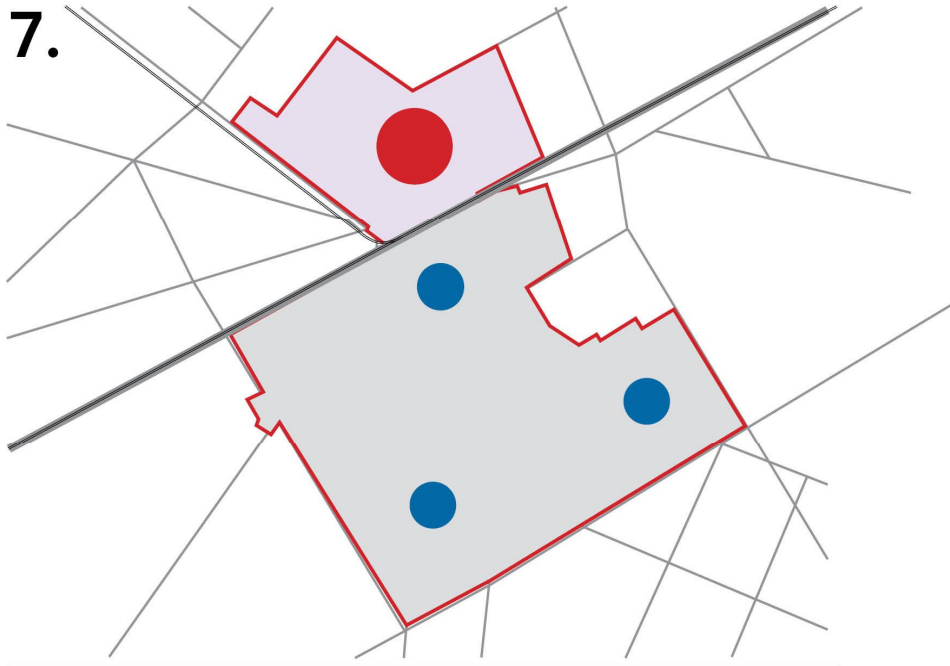
Advantages

- Potential for closer integration between the location of living and employment zones
- Good viability to attract passing trade / visitors utilise the town centre
- Possible opportunities for express public transport rail or bus services using SH1 ('Transit Orientated Development' model).
- Link town centre with the proposed park and ride site and SDC HQ.
- Possibility of Council-led design for the town centre through Structure Plan or development agency
- Multiple supporting neighbourhood centres could be well distributed to serve their anticipated catchments, promote walking and provide for immediate needs

Disadvantages

- Crossing the state highway – implementation issues / cost of infrastructure and railway
- Possible severance of town centre through heavy traffic along state highway with potential to impact traffic flow
- Detachment from existing community facilities
- Reduced utilisation of existing infrastructure investment in the current town centre
- Main centre not centrally located within the main residential parts of the MUL
- Lower residential densities around town centre and some restrictions on walking accessibility with existing subdivision layouts.

9.8 Option 7 New Town Centre at Izone



Develop a new primary town centre at Izone, two neighbourhood centres in residential areas and consolidate the existing town centre by containing development within the current area,

The existing town centre would be improved to serve the needs of its immediate catchment and new neighbourhood centres would be provided to serve the needs of their surrounding residential areas.

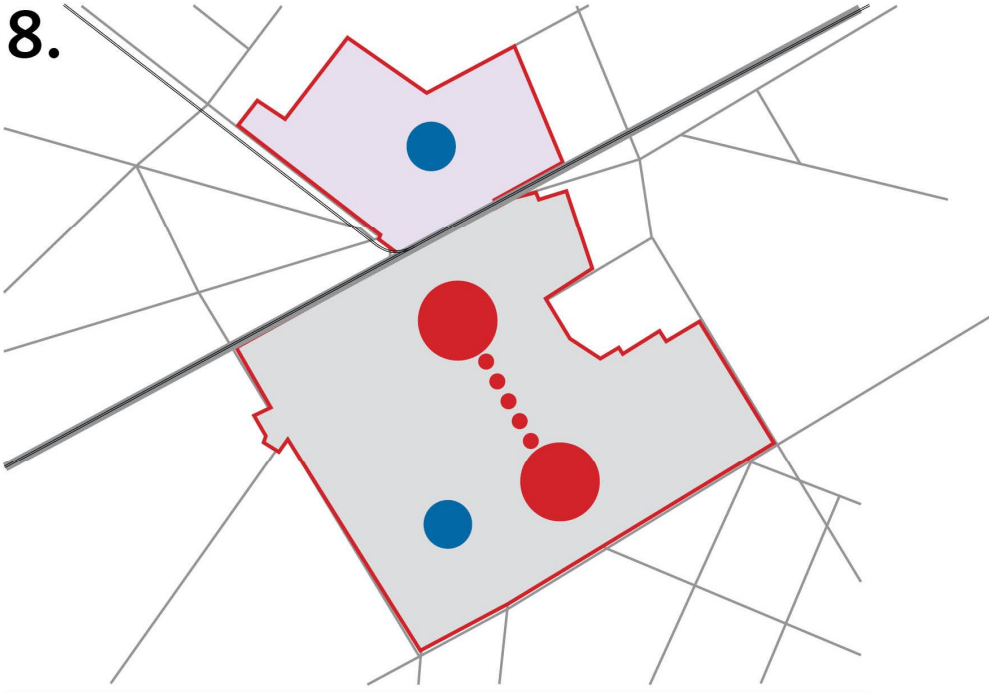
Advantages

- Creation of a hierarchy of centres which service Rolleston
- The new town centre close enough to draw passing trade from the SH1
- The existing town centre could be consolidated and designed to serve the immediate catchment
- Town Centre would be near the major employment node within Rolleston with potentially higher daytime uses
- Multiple supporting neighbourhood centres could be well distributed to serve their anticipated catchments, promote walking and provide for immediate needs
- Possibility of Council-led design for the town centre through Structure Plan or development agency
- Greater opportunities to coordinate for future growth through the availability of greenfield land

Disadvantages

- The separation of Izone from the residential areas to the south of SH1 impedes pedestrian and cyclist access to the town centre and would isolate the town centre from the majority of residents and create long walking distances for residents to the town centre.
- Reduced utilisation of existing infrastructure investment in the current town centre
- Possible restricted mix of uses (i.e. limited living potential due to the commercial nature of Izone development) which could reduce safety at night
- Main centre is not centrally located within the main residential parts of the MUL

9.9 Option 8 Two linked town centres



Create a dual town centre with a strong movement spine and land use links between the existing town centre and the lands to the south of it where the new residential development will occur. A strong street could be created to link the centres. A new neighbourhood centre would be provided to serve the needs of employees in Izone and another neighbourhood centre would be provided with later stages of residential development in the south.

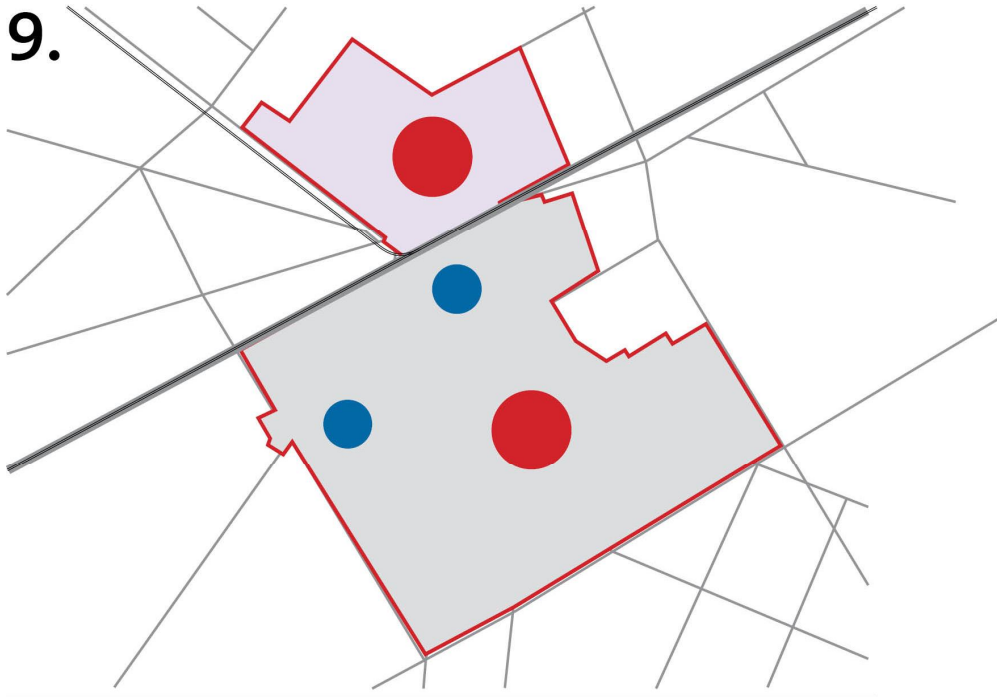
Advantages

- Opportunity for a direct public transport route between the centres and perhaps to Izone also.
- Could be developed on a staged basis in tandem with residential growth
- Utilises existing / established community facilities in existing town centre as anchor
- Possibility of Council-led design for the town centre through Structure Plan or development agency
- Greater opportunities to coordinate for future growth through the availability of greenfield land
- Possibility for higher residential densities around town centre and some promotion of walking accessibility with new subdivision layouts.

Disadvantages

- Reduced potential for hierarchy of centres
- Confusion over town centre identity of Rolleston and location for main centre for visitors
- Promotes more linear town centre rather than consolidated town centre.
- Potential difficulty of changing land uses along the link between the centres

9.10 Option 9 Two Separate Town Centres (in Rolleston and Izone)



Two new town centres – one at Izone and one south of the current town centre site. One town centre would principally service the population working in Izone and perhaps draw some passing trade from SH1 and the other centre would service the existing and proposed populations of Rolleston. Two neighbourhood centres are proposed at the existing town centre and one other location to provide a more local service.

Advantages

- Creation of centres with distinctive character – Izone in relation to the industrial park and its employees and the new town centre in middle of residential areas
- Potential for stronger public transport links between the town centres
- Possibility of Council-led design for the town centre through Structure Plan or development agency
- Greater opportunities to coordinate for future growth through the availability of greenfield land
- Possibility for higher residential densities around the town centre and some promotion of walking accessibility with new subdivision layouts.

Disadvantages

- Retailers wishing to leave the current town centre and move to a new town centre and potentially affecting the viability of the current town centre
- Possibility of two separate towns being created north and south of SH1 reinforces separation of the town and creates possible competition for public resources
- May encourage town centres based on single land uses

10.0 Next Steps

10.1 Consultation on Town Centre Discussion Document

Following public release of this document in mid January 2009 the community and key stakeholders are invited to provide feedback on the issues and options that have been raised. A brochure is also being released in January, with a number of specific questions and a feedback form. A copy of the feedback form is appended to this document.

The consultation period will run through to the end of February 2009, following which all submissions received by the Council will be considered and feedback provided where it is appropriate.

The outcomes of this consultation process will be documented in the Draft Structure Plan. It is intended that a preferred hierarchy of urban centres within Rolleston, together with the preferred location, scale and functions of the Rolleston Town Centre, will be included in the Draft Structure Plan.

10.2 Towards the Draft Structure Plan

Concurrent with the preparation of this Town Centre Discussion Document, work has been progressing to identify the key opportunities and constraints relating to the wider planning elements of the Structure Plan.

This work will continue and the Draft Structure Plan will be the next major milestone report for the community to consider. It is expected that public consultation on the Draft Structure Plan will now take place from May 2009.

For full details of the project methodology and timescales, a copy of the Project Inception Report is available and can be obtained from the Selwyn District Council website at www.selwyn.govt.nz, look for the link to the Rolleston Structure Plan.

This Town Centre discussion document will also be available on the Council web-site.

10.3 Contacts

Should you wish to discuss any issues associated with the town centre options process please contact either:

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