

EXECUTIVE SUMMARY



Rolleston

Structure Plan

September 2009



1

Executive Summary

VISION

It's 2075. Rolleston is a well-established town on the Canterbury Plains, larger than Ashburton or Rangiora. Despite the town's impressive growth in recent years, the town has come together well and the community spirit remains strong. While it has kept a close association with Christchurch, it remains a town in its own right. The town has been successful in drawing a distinctive character from its close associations with the rural landscape in which it discretely sits - you can still catch glimpses of the Port Hills or Southern Alps as you move around the town. Enhancing the natural character of Rolleston has reflected Ngai Tahu's association and identity with the landscape and will also enhance the town's distinctive character.

Rolleston is recognised as one of the most desirable places to live and work in the region and businesses are keen to establish themselves here. This has been boosted by the reputation gained by the town's long term approach to sustainable development, which is now frequently used as a successful model by other towns facing the ongoing impacts of energy shortages and climate change.

Rolleston's town centre is a thriving and vibrant social hub. Visitors are attracted from throughout the district to the variety of shops, entertainment and community facilities on offer. The various festivals and weekly market are events that gather the community together in the town square on a regular basis. Many combine a visit to the town centre with their trip to see the new exhibition at the art gallery, their kids competing at the nearby Recreation Precinct or following a long walk, bike or horse ride around the town's green belt.

The residents of the district find it relatively easy to find just the right place to live as they look to move house within the community they are familiar with, staying close to friends; or to relocate into the town for new work or retirement off the farm. Most places are within an easy walk if parents want to take the kids down to the park to play or dash down to the local shops for milk; if they need a bit more they just catch the bus into town.

All in all, residents are pretty proud of Rolleston and what's been achieved over the last few years. It hasn't lost what residents enjoyed about Rolleston when it was smaller, but has grown better as it's matured.



BACKGROUND

The Rolleston Structure Plan has been initiated as part of delivering the Greater Christchurch Urban Development Strategy (adopted by Selwyn District Council in April 2007). The Plan seeks to manage the rapid growth that has and will likely occur in Rolleston, which could be a town as large as 50,000 by 2075.

The Structure Plan has been a joint project between the Selwyn District Council, AECOM and Boffa Miskell.

STRUCTURE PLAN PROPOSAL

The three objectives of the Plan are

- A Sustainable Rolleston
- A Well Designed Rolleston
- A Realistic and Achievable Rolleston

To achieve the vision and these objectives, the Structure Plan proposes the following major developments:

1. A refocused Town Centre:

- Consolidated along Rolleston Drive and Tennyson Street and using the existing Rolleston Reserve.
- Improved connectivity within the Town Centre and stronger use of the Rolleston Reserve land.
- A Reserve containing a mix of retail, cultural functions (expanded library, town hall, and art gallery), attractive open space (e.g. botanic gardens and town square), pedestrian friendly access and different housing types.

2. A New Recreation Precinct:

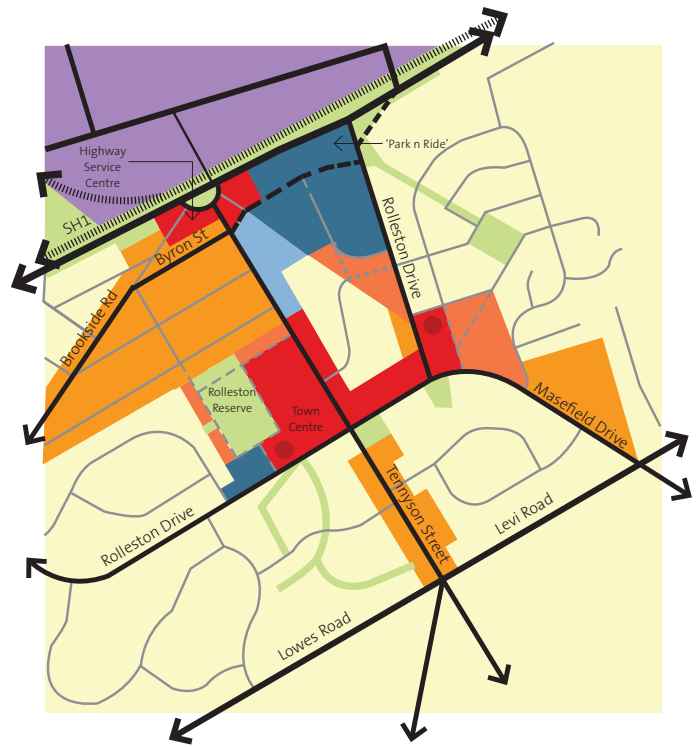
- Centred on Goulds Road and Dynes Road.
- Offering indoor and outdoor sports with indoor sports facilities, sports clubs headquarters, outdoor sports fields and potential swimming pool and the Rolleston High School.

3. A New 100 hectare Regional/District Park:

- Used as a district-wide facility.
- Provision of recreational/community activities not located in the Recreation Precinct.
- Potential for district wide facilities, e.g. community gardens, local energy generation, ecological areas, and larger sporting facilities – e.g. equestrian, cycling, golf.

4. A mix of housing in Rolleston:

- Improved diversity in the community, and delivering a range of residential housing types which meet community needs.
- For example, small section sizes around 375m² up to larger sections of around 750m².



Rolleston Town Centre Diagram



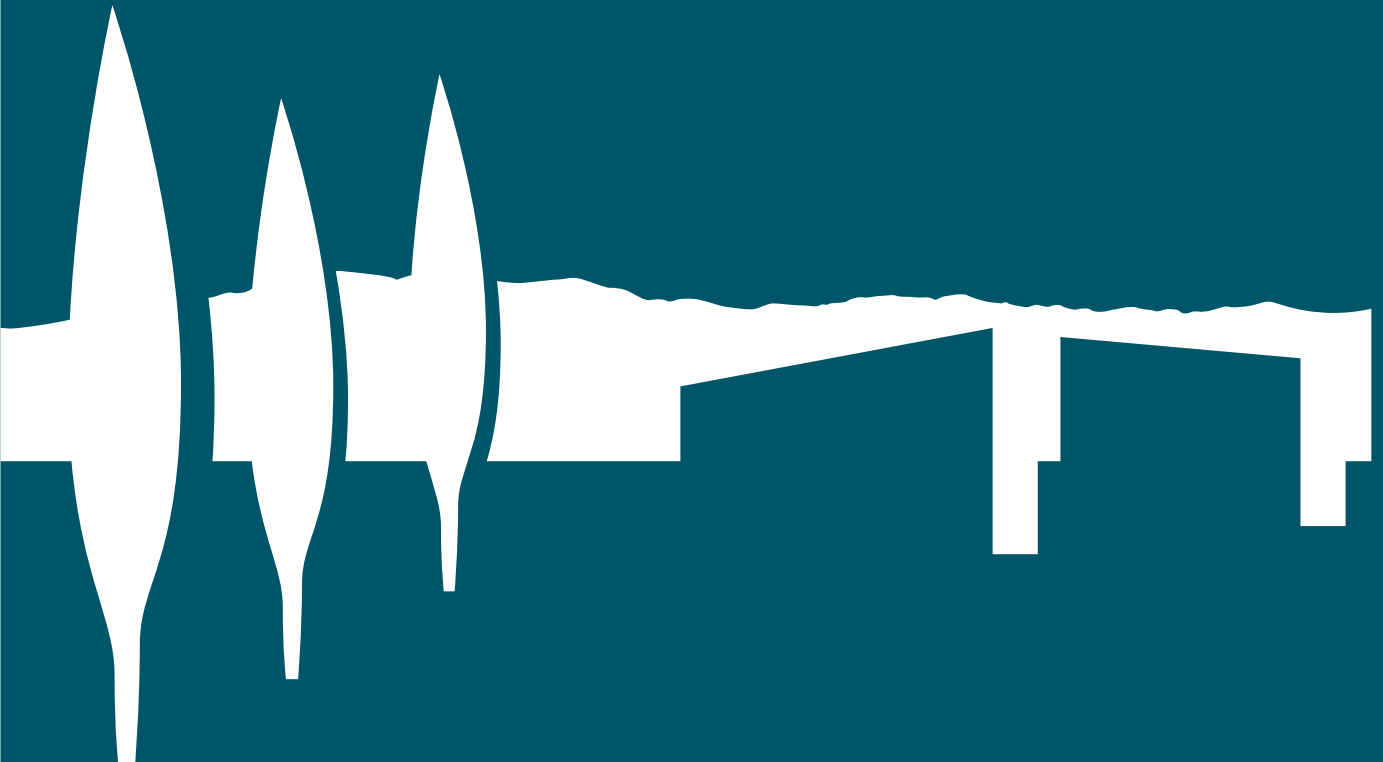
Rolleston Structure Plan Diagram

IMPLEMENTATION

Implementation of the Structure Plan will be crucial in achieving the vision and major developments outlined above. The key objectives are considered within the document with a checklist and implementation tables at each stage along with cost estimates where they are known and any affordability issues that may have been identified.

1.0

Introduction



1.1 Background

Rolleston is the largest town in the Selwyn District and is expected to experience significant growth over the next 35 years, from the current population of just over 7,000 to around 20,000 (Figure 1.1). The Rolleston metropolitan urban limit (MUL) has a potential long term land capacity of up to 50,000 should full intensification of existing areas and development of all greenfield areas (886 Ha) occur. This could be accomplished within 70 years. As a result, Selwyn District Council has developed the Rolleston Structure Plan to provide a strategic framework to guide the development process.

The Plan looks at three key time periods: the short term until 2016; the medium term until 2041 (this date is consistent with the Greater Christchurch Urban Development Strategy (UDS) and Regional Policy Statement horizons); and the long term until 2075.

1.2 Purpose of the Structure Plan

The Ministry for the Environment defines a Structure Plan as; “a high-level plan that shows the arrangement of land-use types, and identifies public infrastructure, such as streets, schools, rail, reservoirs and natural features.” The Structure Plan’s purpose is to consider how existing and future development in Rolleston should be integrated in order to ensure that sustainable development occurs and makes best use of natural resources.

The Rolleston Structure Plan is intended to be aspirational, identifying principles for the future development of the town including good urban design and sustainability, whilst ensuring that it is achievable. The Structure Plan does not provide a detailed plan for the town; more detailed spatial planning will follow through the development of individual Outline Development Plans and masterplans.

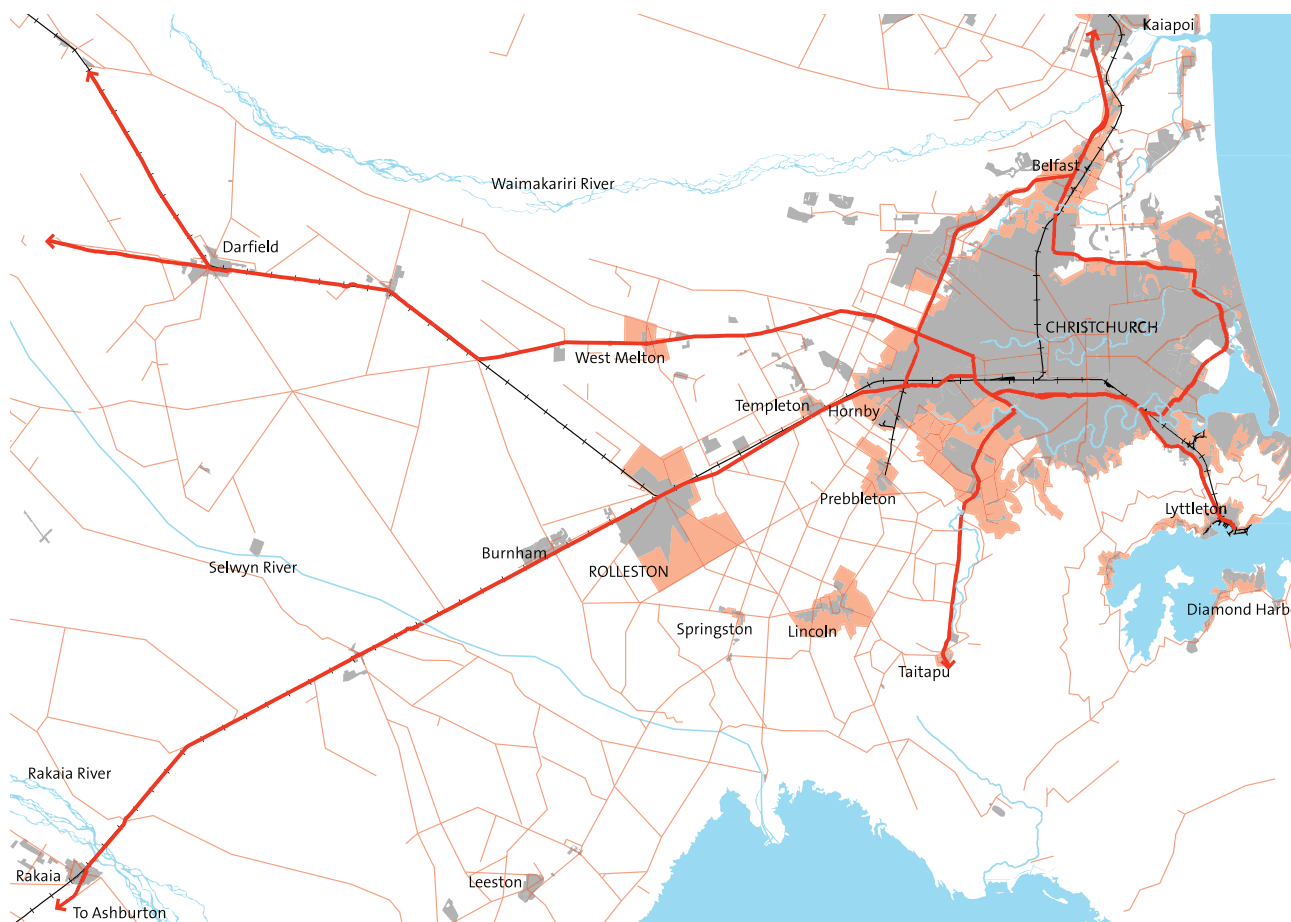


Figure 1.1: Map Illustrating the Location of Rolleston Relative to the Surrounds

1.3 Structure Plan Area

The Structure Plan therefore creates a framework to guide development and will be used as a basis for:

- Making future changes to the District Plan to cater for residential and commercial development
- Developing infrastructure programmes
- Influencing the Long Term Council Community Plan
- Non statutory guidelines

It will be important to make sure that the recommendations of this plan are delivered on by Council and developers. Therefore, the Structure Plan will be reviewed every 3 to 5 years initially, then periodically to coincide with reviews of Council's Community Outcomes.

The area for the Structure Plan (as shown in Figure 1.2) was determined when the proposed Metropolitan Urban Limit (MUL) for Rolleston was established and formally adopted by Council in July 2008 and was provided to Environment Canterbury to be included in Variation 1 to Proposed Change 1 of the Regional Policy Statement (RPS PC1). The area included in the Structure Plan follows Dunns Crossing Road as the western boundary. Additional land has been included to the eastern boundary between Lincoln-Rolleston Road and Weedons Road, beneath the new airport noise contour. A section of land has been included between State Highway 1 and Levi Road and between Levi Road and Lincoln-Rolleston Road. The southern boundary follows Selwyn Road. The current and anticipated growth area of the Izone Southern Business Hub is also included in the urban limit (subject to RPS PC1). A 100 ha area of land on the intersections of Weedons Road and Levi Road has been identified for a potential District park, this area has been included in the Structure Plan although it falls outside the MUL.

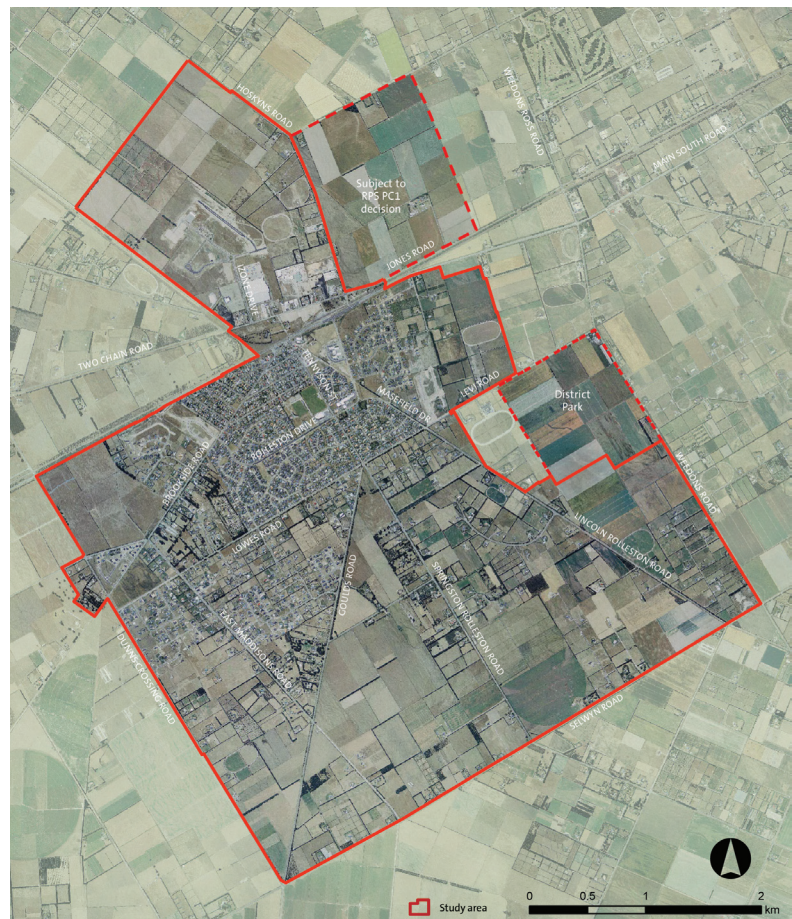


Figure 1.2: Aerial Photo and Metropolitan Urban Limit of Rolleston

1.4 Structure Plan Methodology

The Structure Plan has been developed in four key layers;

- Centre Strategy (i.e. Town Centre and the use of Neighbourhood and Local Centres);
- Land use, including housing, open space and community facilities;
- Movement networks; and
- Infrastructure.

Alongside early public consultation on the town centre options, regular input from the existing business community, key landowners, Council staff and Councillors has been sought to enable the Structure Plan to best align with community expectations.

The structure of the document is displayed in Figure 1.3 below. Background to the Structure Planning process is established initially along with the vision, key objectives and principles for Rolleston. “Existing context and issues” provides a view of the statutory and planning framework along with a summary of the issues that are being addressed by the Plan. The key output of the Structure

Planning process is the map that shows graphically how the four layers of the plan integrate; creating a plan that will lead development for the next 70 years. Each of the layers is then discussed in detail.

Appropriate staging is important to ensure successful implementation of the Structure Plan. An action plan discussing next steps provides the conclusion to the Structure Plan. The key themes of the Plan: sustainability, good urban design and ease of implementation, are considered throughout and discussed at each stage along with cost estimates where they are known and any affordability issues that may have been identified.

Various concept design options have been considered as part of the Structure Plan development, particularly associated with town centre options, location of supporting neighbourhood centres and provision of higher density housing. The Structure Plan will help to inform more detailed master-planning and Outline Development Plans for each of the development areas following its adoption by Council.

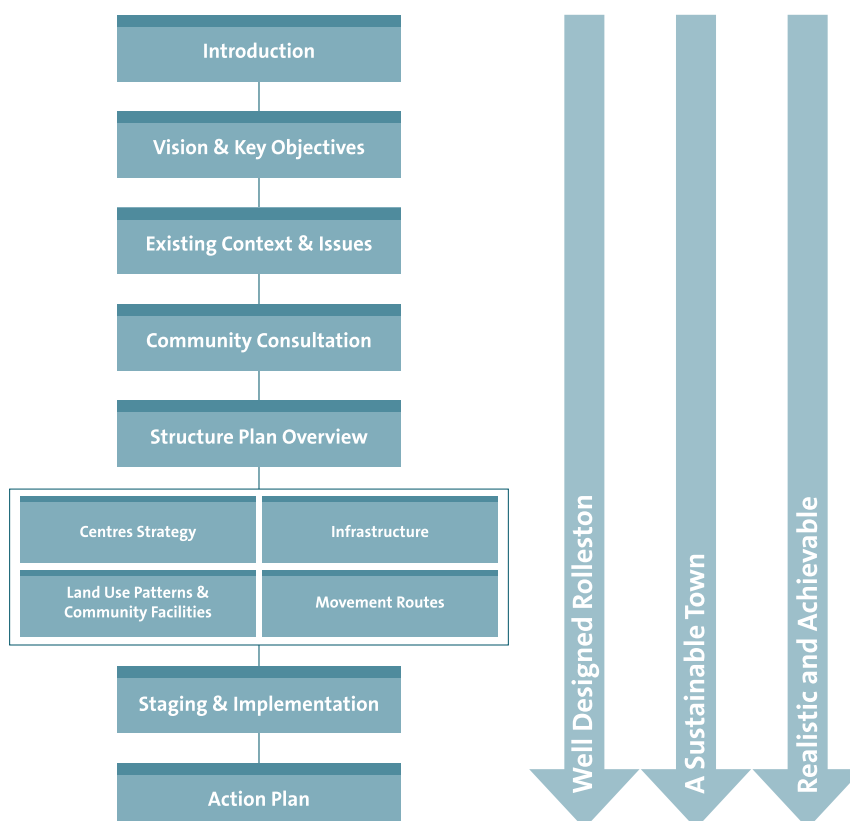


Figure 1.3: Methodology