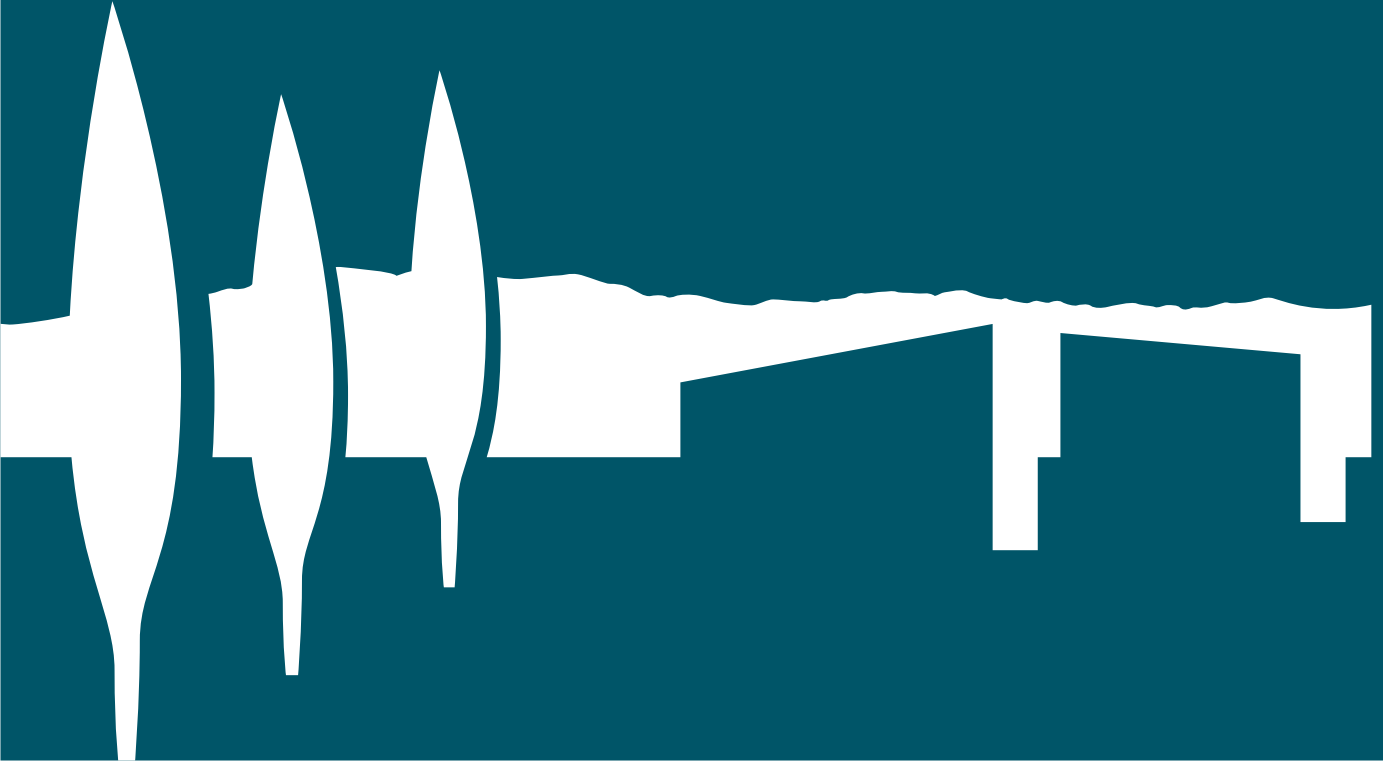


2.0

Vision and Objectives



2.1 Our 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.

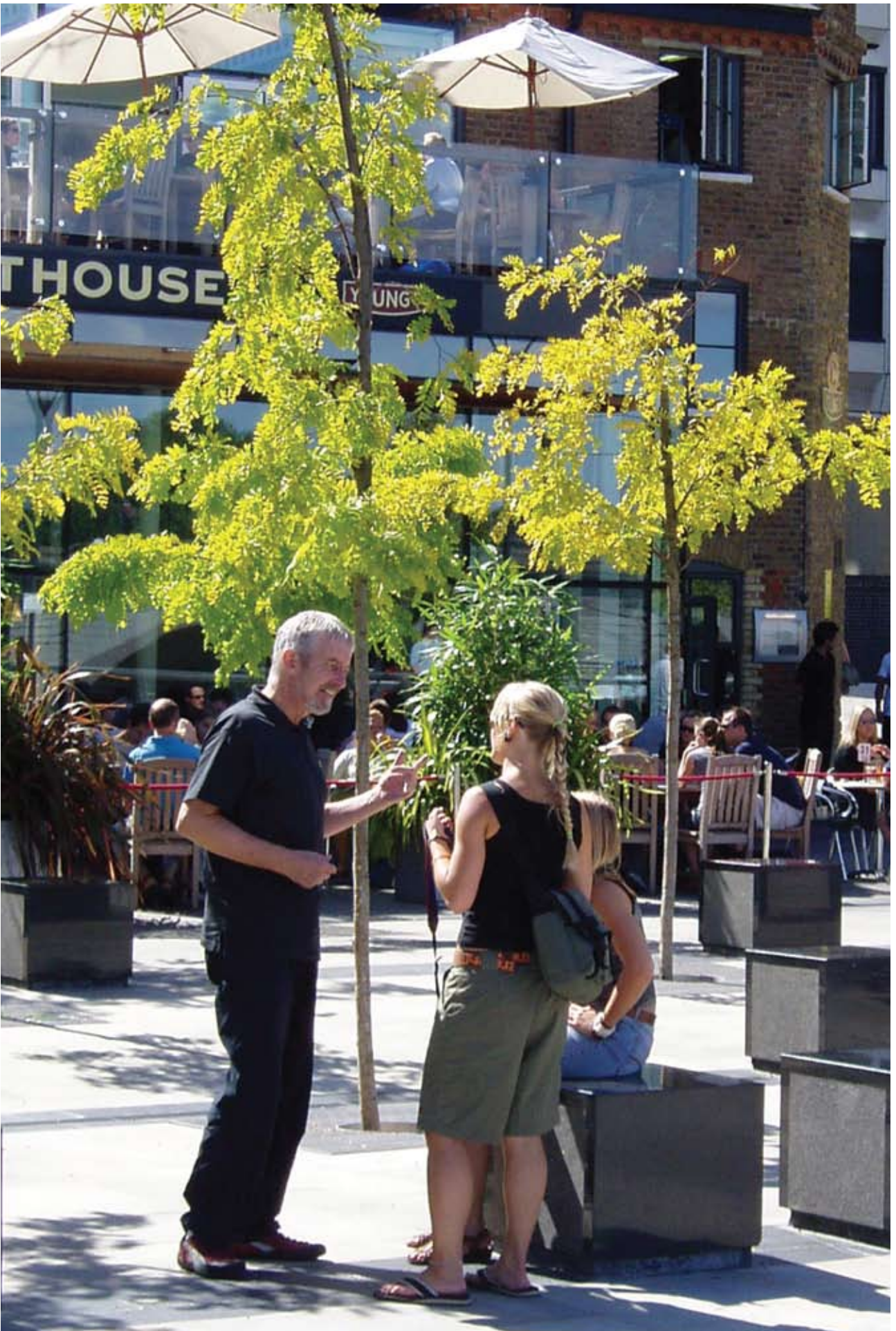


Rolleston’s town centre is a thriving and vibrant social hub. Visitors are attracted from throughout the district to the variety of shops, entertainment and community facilities on offer. The various festivals and weekly market are events that gather the community together in the town square on a regular 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.”



2.2 Key Objectives

The Structure Plan provides an opportunity to shape a common vision for Rolleston. To achieve the vision outlined above, three key objectives have been identified and carried through the structure plan proposals as they have been developed. Each of the Plan sections has then been tested against these objectives to demonstrate the level of alignment within existing constraints. These long term objectives for Rolleston are outlined below:

2.1.1 OBJECTIVE 1: A SUSTAINABLE ROLLESTON

As one of the largest greenfield growth areas within Greater Christchurch, there is a significant opportunity to integrate sustainability initiatives over a broad scale and showcase Rolleston as a sustainable town.

Selwyn District Council adopted a set of seven Sustainability Principles for the District that provides a basis for Council activities.

The Structure Plan seeks to build on the seven sustainability principles through three specific development principles:

- Improved Wellbeing
- Drought Ready
- Self Sufficiency

A matrix illustrating the connections between the principles is included in Appendix E.



2.2.2 OBJECTIVE 2: A WELL DESIGNED ROLLESTON

Consideration of good urban design is important for the future development of Rolleston, both for infill and intensification within the existing town and additional greenfield growth throughout the wider urban limit. The greenfield nature of future development at Rolleston provides an opportunity to use good urban design to create a high quality urban environment.

SDC became a signatory of NZ Urban Design Protocol in 2008. The Urban Design Protocol has been developed by the Ministry for the Environment with the aim of “making New Zealand towns and cities more successful through quality urban design”. The protocol identifies seven design qualities to guide sustainable quality urban design, these are:

- **Context** – the integration and linking of the elements of a town to ensure flow and cohesion
- **Character** – the reflection and enhancement of the character of a town, ensuring neighbourhoods are unique and complement the existing features



- **Choice** – inclusive design fostering diversity and offering choice, flexible and adaptable design creating resilient towns
- **Connections** – providing good connections to sustain healthy neighbourhoods and reduce travel times
- **Creativity** – quality design to add diversity and a point of difference
- **Custodianship** – reducing the impact of the town and ensuring sustainability
- **Collaboration** – creating a common vision that stands the test of time

SDC has also prepared design guides for 'Residential Subdivisions' and 'Medium Density Housing'. The Structure Plan is intended to provide a bridge between the higher level qualities of the Protocol and the more detailed design guides. It achieves this by developing a range of urban design principles tailored specifically to steer the growth of Rolleston into a larger town.

In addition to the Urban Design Protocol, a series of development principles have been created to help guide future development in Rolleston.

A matrix illustrating the connections between the principles is included in Appendix F.

2.2.3 OBJECTIVE 3: REALISTIC AND ACHIEVABLE FOR ROLLESTON

The Structure Plan has to be realistic and achievable in practice, to ensure it can be implemented and not disregarded in the future. The Structure Plan must also be sufficiently flexible to enable it to adapt to the changing context and environment.

The Selwyn District Draft Long Term Council Community Plan (LTCCP) 2009-2019 identifies a number of implementation initiatives for Rolleston that cover the early stages of the Structure Plan. These have been incorporated in the Plan along with additional proposals that look much further out. While these may seem a long way off, there are a variety of mechanisms, in addition to the LTCCP, that can be used to start planning for their successful implementation and ongoing management.

The principles used to improve the likelihood of the Structure Plan proposals both being realistic and achievable are:

- Coordinated policy making
- Integrated design
- Engaging the community
- Maintaining and managing quality places
- Timely provision of infrastructure
- Effective participation with tangata whenua at the planning, development of plans, subdivision and development of design phases.



2.3 Development Principles

The three key objectives identified above are further defined through a range of principles, which are intended to guide the progressive development of the Structure Plan on the ground. These set the high level requirements which future development proposals, including Outline Development Plans, should have regard for and against which they will be considered. These development principles are described below under each of the key objective headings:

2.3.1 A SUSTAINABLE TOWN - PRINCIPLES

Three place-specific sustainability principles have been considered to 'future proof' the Structure Plan. These have been tailored to Rolleston's particular physical location and the sustainability issues it potentially faces during a relatively rapid period of growth. These are:

1. Improved Wellbeing
2. Drought-Ready
3. Self Sufficient

These will be complemented by working with another of the key objectives - 'good urban design', particularly through the approaches to low impact urban design that are described in section 2.3.2.



Improved Wellbeing

This principle ensures community, environmental, cultural (including Maori) economic and social wellbeing are improved compared to a 2009 baseline (i.e. net environmental and social benefit through a net gain in biodiversity, water quality, air quality, social well being etc.). It also takes into account wider global issues such as greenhouse gas emissions.

Structure Plan aims:

- 'Carbon neutral' town (e.g. achieving energy efficiency, renewable energy generation, efficient public transport infrastructure, and implementing carbon offset projects)
- Ecological restoration and increased biodiversity, including the provision of ecological services in public space
- A sense of place for residents
- Varied and accessible community services that reflect the cultural diversity of the community
- Increased connectivity throughout the town and to the wider district
- Economic Viability
- Recognition and provision for tangata whenua values such as ecological, mahinga kai and cultural values
- Restoration and enhancement of natural / ecological values

Drought-Ready

This principle ensures Rolleston has a small 'water footprint' and is ready for drier conditions that are predicted with climate change.

Structure Plan aims:

- Stormwater is managed in the landscape (e.g. Rain Gardens and water storage and reuse)

- Managing water use through the Water Demand Management Strategy
- Re-use of water in urban green spaces.
- Landscaping and ecological restoration to consider drought conditions and water restrictions.

Self-Sufficient

This principle promotes the concept of a self-reliant town that is also well connected to the wider environment. This involves creating a sense of place within the wider rural landscape, and providing opportunities to live, work and play locally. It also promotes the concept of self-sufficiency in water management, waste and energy generation.

Structure Plan aims:

- Provide for local jobs, shopping, recreation and community involvement.
- Recognise and plan for shared infrastructure between Izone and residents for electricity generation and use (e.g. allow for industries that can generate or share excess energy; provide recycling services, etc).
- Ecological services that assist with water and waste management (e.g. using landscaping to absorb compost, mulch and stormwater).
- Create water reuse loops as discussed under 'drought ready' as above.
- Enable food production in the urban environment (e.g. use of allotments and community gardens).
- Create and emphasise connections between town and country (such as jobs, markets, food, energy generation and visual connections).
- Energy production within or near the town, such as solar water heating, wind generation, co-generation (heat / steam / electricity) and waste as energy (biofuel, digesters).

2.3.2 A WELL DESIGNED ROLLESTON - PRINCIPLES

The urban design principles outlined in this section are intended to cover both infill and intensification within the existing town and additional greenfield growth throughout the MUL. While a range of constraints need to be managed within the existing town, the undeveloped 'greenfield' area within Rolleston's MUL provides considerable opportunity for developing a high quality urban environment. However, greenfield development will still need to be shaped by, and respond positively to, the landscape and features of the existing rural areas, which will determine the quality of the urban environment and level of distinctiveness that results.

The following principles provide points of departure for the Structure Plan and future development proposals, including Outline Development Plans. It is anticipated that these principles will also set the basis for assessing each individual response to the overall Structure Plan proposals.



1



Strong Regional and district linkages

- Link the town with key destinations and major movement routes to provide better integration with the surrounding district and nearby Christchurch City. This benefits residents wanting to directly and easily access employment, shopping areas, schools, recreation facilities and other community services.
- Respond to the unique characteristics of the district to establish a point of difference for promotion of the town and accentuating a sense of place (e.g. rural character, views, distinctive land uses).
- Provide for Ngai Tahu's cultural identity in urban landscape of the district as a key contributor to the town's heritage and sense of place.

2



Establish a clear hierarchy of centres

- Provide a wide range of facilities and services to meet the diverse needs of the community within the town;
- Establish complementary centres with the town centre acting as a recognisable community focus and neighbourhood and smaller local centres catering for the basic daily needs of local residents;
- Utilise existing rural roads as the basis for primary movement routes to link the existing town centre with proposed neighbourhood centres.
- Directly link neighbourhood and local centres together in a simple and legible way and to 'stitch' in local residential catchments;

3



Integrate land use and movement

- Service key destinations (i.e. centres and community facilities) with good transportation systems (e.g. public transport);
- Provide a range of convenient and pleasant walking and cycling options for linking residents to key destinations;
- Seek ways to reduce the impact of major movement barriers, such as the State Highway and arterial roads, particularly around centres and public open spaces.

4



Higher density development at nodal points

- Closely match the spread of population density to centres and/or key movement corridors, including public transport routes, which require the highest levels of activity and provide the higher quality amenities.
- Establish smaller block sizes within higher density areas to maximise the choice of routes and reduce travel distances.

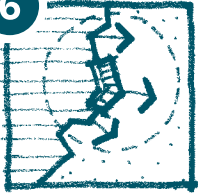
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Overlapping mix of land uses

- Provide a wide variety of land use activities (e.g. retail, office, community facilities) within comfortable walking distance of the highest population densities;
- Utilise a mix of uses to encourage a diverse and compatible range of activities, particularly in centres;
- Provide a choice of housing typologies to cater for a range of different lifestyles.

6



Regenerate existing residential areas through shared amenities

- Locate new centres and community facilities to aid the intensification and infill of existing lower density zoned land within the urban limit;
- Utilise new investment as an opportunity to improve or develop new amenities where deficiencies are recognised and allow new residents to tap into and help sustain existing community facilities.

7



Create a continuous network of open space

- Establish an inter-connected network of open space centred on larger public open space reserves, including the Recreation Precinct and 100Ha District Park.
- Provide walking and cycling access and ecological links between larger reserves through the use of linear open spaces, such as green corridors, water races, avenue-style street connections and smaller local parks.

8



Create ecological and open space links between town and rural land

- Provide green corridors between larger neighbourhood clusters that link the town's reserves with its rural edges;
- Align secondary and local street network to create strong physical and visual connections between neighbourhoods and the town's broader rural context (e.g. Southern Alps, Banks Peninsula);
- Clearly define the edge of the town through providing a strong buffer that maintains the rural feel beyond the urban limit.

9



Provide a public edge to public open space

- Avoid new development 'turning its back' or privatising edges to major landscape features and recreational areas;
- Minimise access barriers to allow for a wide spectrum of the resident population and visitors to physically access or visually overlook these features.

10



Utilise existing rural roads and landscape features to develop distinct urban areas

- Use rural and open space features to define neighbourhood edges and inform the development of a diverse range of living environments across the urban limit;
- Use these landscape qualities as generators for distinctive neighbourhood identities.

11 Protect and enhance existing landscape features and incorporate into urban form

- Encourage the retention of existing native and exotic vegetation (e.g. rural shelter belts) that will help structure and characterise the layout of new developments and lend an established landscape character to the growth areas.
- Incorporate existing rural field boundaries to retain strong links back to historic uses of the land.
- Revegetate water races to provide habitat for native species and minimise adverse effects on the water quality
- Restore and enhance waterways, wetlands, mahinga kai species, and native habitats and species, to support utilisation for traditional mahinga kai practices e.g. raupo, harakeke, totara.
- Establish native riparian planting along all waterways and springs
- Protect, and enhance (where appropriate) natural springs

12 Locate large recreation areas at the periphery of dense urban areas

- Locate large recreational areas on the periphery of higher density areas where a balance can be struck between proximity and the impact these large areas have on walkable population catchments to centres.

13 Protect views to distant regional landscape features and along rural roads

- Restrict the impact of higher density areas on the rural character by generally containing visual effects within the urban limit;
- Use landscape buffers to minimise reverse sensitivity effects of rural activities on urban land uses.
- Maintain predominantly rural views along roads outside the urban limit through the use of landscape buffers.

14 Protect historic and culturally significant sites or features

- Respect and restore known sites and landscape features with strong cultural and tangata whenua associations such as wahi tapu and wahi taonga sites and mahinga kai values
- Maori and Pakeha culture and heritage can be generally perpetuated through retaining familiar landmarks and for tangata whenua recognition and protection of places of significance is very important.
- Maori and Pakeha cultural heritage can also be promoted through non-physical means, such as use of place names or tohu (signs/markers).
- Consult with Ngai Tahu to determine which sites of significance could be recognised and provided for within Rolleston.

15 Enhance and promote Maori Cultural Landscapes

- Provide for effective participation of Ngāi Tahu, as kaitiaki, in urban planning and design;
- Protect and enhance natural and cultural values, such as riparian plantings; habitat restoration for mahinga kai species; protection of wahi tapu and wahi taonga;
- Provide for whanaungatanga (social relationships) and cultural identity in urban design such that tangata whenua identity and social relationship values can be reflected in places (work ,streets, public spaces, leisure facilities, neighbourhoods and residences).
- Respect and provide for wairua (spiritual) values in urban design, e.g., through protection of wahi tapu, springs, freshwater etc.
- Implement the Te Aranga Maori Cultural Landscapes Strategy

16 Utilise existing roads where possible

- Reduce environmental impacts and financial costs of building new roading infrastructure where existing road alignments can be used;
- Maintain a degree of familiarity for local residents by retaining historical routes, which are often already well sited;
- Improve integration/ connectivity of existing roads and subdivisions.

17 Consider climatic conditions

- Street alignments should maximise the opportunity for properties to gain good sunlight and daylight access. The long end of blocks should be within 20° off north-south to offer the best prospect for buildings to be both energy efficient and address the street.
- Consider other climatic conditions, such as prevailing winds. Rolleston has a temperate climate that requires protection from cold easterlies, strong north-westerly winds and southerly storms.

18 Future-proof Structure Plan for further expansion of the town

- Implementation of the Structure Plan and individual developments should allow for good physical integration and service provision to additional neighbourhoods beyond the RPS PC1 period, particularly those identified within the wider urban limit.

2.3.3 REALISTIC AND ACHIEVABLE FOR ROLLESTON – PRINCIPLES

In formulating the Structure Plan, careful consideration has been given to balancing design aspirations and deliverable outcomes. While there may be some proposals that still seem unrealistic, the Structure Plan is intended to set in motion further work that can clarify what is possible within the parameters of existing and future constraints. There are a number of practical steps that need to be taken to gradually assess issues, assist decision-making and implement the Structure Plan throughout its projected life. This may include updating the Structure Plan as circumstances change and opportunities arise. The principles for ensuring that the Structure Plan proposals are realistic and achievable are outlined below:

Coordinated policy making

Policy directions supported across multiple levels, from regional policies (e.g. RPS PC1) to district or town-based policies (e.g. plan changes), which can be clearly interpreted and applied under local circumstances are important to avoid inconsistencies. Policies can also provide opportunities for strong political leadership to raise standards and deliver quality over the long-term, providing they are robust and can be evaluated and interpreted consistently by the community. The Structure Plan aims to provide a clear direction for targeted policy making.

Integrated design

The Structure Plan can also be clarified by more design development work (e.g. Outline Development Plans or masterplans) that can further analyse and resolve more detailed issues by working at a smaller scale. These are informed by the broader aspirations of the Structure Plan but will be clearly focused on delivery. Design guides are also encouraged where there are common or recurring issues with the quality of delivery over a wider context (e.g. medium density housing).

Engaging the community

With community support behind proposals there is a greater likelihood that tough decisions can be carried through and that implementation of the Structure Plan runs more smoothly. Raising awareness of the issues and educating people through consultation can allay concerns, establish consensus and often improve proposals. This is also important for harnessing private investment to deliver the Structure Plan proposals and this can be facilitated through closer collaboration, such as public/private partnerships (e.g. exemplar housing schemes) or through other development incentives.

Engagement with Tangata Whenua

Council has a statutory requirement to consult with tangata whenua under the RMA Act and under section 15 of the Te Rūnanga o Ngāi Tahu Act (1996) this must be with Te Te Rūnanga o Ngāi Tahu and Papatipu Rūnanga. Effective and meaningful participation of tangata whenua with urban planning and design (with Council and developers) will ensure that adequate and appropriate consideration can be given to tangata whenua values, interests and aspirations, and will enable Ngāi Tahu to more effectively express their culture, identity, values and goals.

Timely Provision of Infrastructure

Land development must be supported by physical infrastructure, such as roads, cycleways, footpaths, water supply, wastewater and stormwater, as well as electricity and telecommunications networks, which are provided by Council and others. It will often be necessary for infrastructure capital investment to occur in advance to facilitate new development (such as an expanded wastewater plant, a new road or a new pipeline into which a new development can connect).

Given the high cost and often long lead-in times needed for new infrastructure (for example, to allow for designation, resource consents and land acquisition processes) it is important that infrastructure providers have a sound understanding of future land-use zoning, timing and land development sequencing.

Furthermore, it is important that both development and infrastructure are as far as possible closely coordinated in order that development proceeds in a logical manner, and that the Council is not exposed to major capital investment and long periods acting as an “infrastructure banker”. This means planning for optimal provision of infrastructure, funded through development contributions, and promoting the provision of infrastructure by developers as part of the land development process.

Maintaining and managing quality places

Implementing high quality developments on the ground is only the start of the process. When developing a Structure Plan that spans generations, it is important to work carefully through the design process and set in place clear management structures early. This ensures the town matures sensitively and avoids any capital investment becoming a liability for the town in later years.

Targets should be set and adequate allowances made for regular review of the Structure Plan and the proposals it delivers to confirm that principles and quality standards are achieved. Setting initial benchmarks (e.g. Sustainable Development Framework) makes measuring targets easier.

The success of important places within the town (e.g. town centre) is dependent on coordinated maintenance (e.g. cleanliness and graffiti removal) and management (e.g. hours of operation and event promotion) and heavily influences future private investment and occupancy levels, on which the Council may choose to take a strong lead.