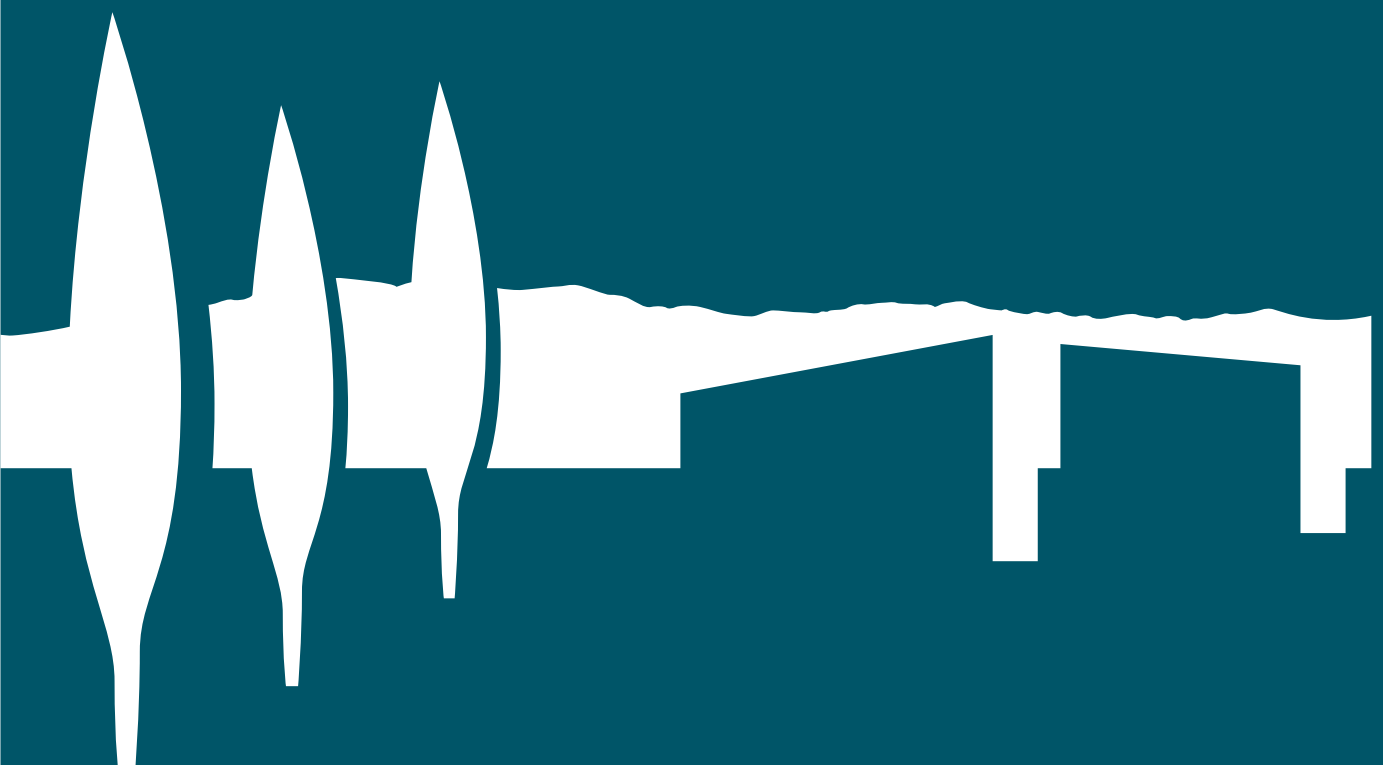


4.0

Community Consultation



4.1 Introduction

Consultation plays an important part to a strategic document like this. The Rolleston Structure Plan has gone through three important consultation processes:

- Land Owners & Interested Parties
- Town Centre Discussion Document
- Draft Rolleston Structure Plan

4.2 Land Owners & Interested Parties

A number of key stakeholders were identified at the start of the Structure Planning process. Letters were sent to all key stakeholders identified informing them of the process and inviting input, a list of the organisations contacted is provided below:

- Town centre businesses
- NZ Post
- Izone Southern Business Hub
- Ministry of Education
- Telecom
- Telstra Clear
- Orion
- Rockgas
- New Zealand Transport Agency
- Kiwi Rail
- New Zealand Police
- St Johns Ambulance
- New Zealand Fire Service
- OnTrack
- Environment Canterbury
- Canterbury District Health Board

Other stakeholders, such as major land owners, were met with on an individual basis and communication maintained throughout the process.

4.3 Town Centre Consultation

The first phase of public consultation was undertaken in January and February 2009 following release of the Town Centre Discussion Document, which was made available to the public on the SDC website and at the Community Centre. A brochure explaining options for the town centre was sent to all residents inside the proposed MUL seeking views from the existing community on:

- What services are most important for a town centre and neighbourhood centre?
- What are the most important factors in determining the location of the town centre?
- The preferred option for the town centre?



A response rate of 14% from the 3,000 town centre brochures distributed was achieved. The results showed that existing residents of Rolleston felt that a supermarket, food and drink and major retailers were the three most important services to be provided in a town centre. Conversely, health facilities and public open space were most important services to be provided in a neighbourhood centre.

Residents felt that the town centre should be located to have good access and be central to the town, and that it is important to make use of existing retail outlets. Over half of the community responses indicated that an enlarged existing town centre was preferred. These public consultation outcomes have informed the development of the Structure Plan. Additional results from this consultation process can be found in the Section 6.0 Centre Strategy. The results of this consultation have been addressed throughout this document.

4.4 Draft Structure Plan Consultation

The Draft Rolleston Structure Plan was released on 29 May 2009 for a six week consultation period (which closed on 17 July 2009). The Draft Structure Plan was available to the public through the SDC website, with hard copies at the Council headquarters and Community Centre. Launch of this document was accompanied by media advertising and public displays to raise awareness.

4.4.1 PUBLIC DISPLAYS – OPEN SESSIONS

To complement the publication of the Draft Structure Plan, key aspects of the Plan were displayed at the Rolleston Community Centre and the public were invited to come along and ask any question they might have to SDC staff and consultants. The sessions occurred on 28, 29 June and 2 July 2009. Over 120 people attended these sessions.

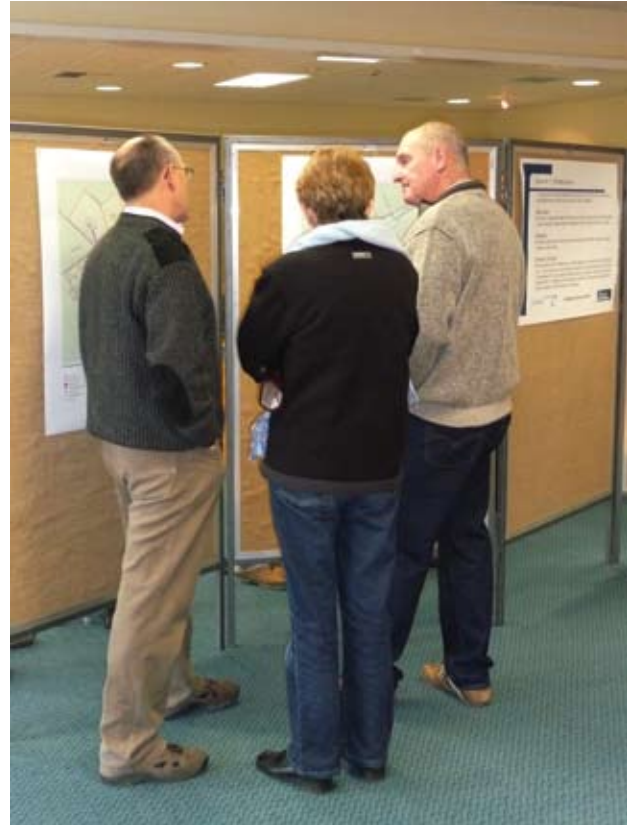


Figure 4.1: Public Consultation at Rolleston Community Centre

4.4.2 DRAFT STRUCTURE PLAN SUBMISSIONS

As part of the consultation process, the public were able to make submissions on the Draft Structure Plan. 81 submissions were received in total. A summary of the issues raised and how the Structure Plan has dealt with them is addressed in the table below:

Table 4.1: Summary of Issues raised on Draft Structure Plan

Issue	Submission Detail	Recommendation	How it has been addressed
Extend Markham Way to Norman Kirk Drive	Submissions raised issues of increased traffic through Markham Way which could create safety concerns for children and animals	Accept	Link from Markham Way to Norman Kirk Drive has been changed from a road to a walkway/cycleway
Rolleston School Land	A number of submissions raised concerns of a road and comprehensive housing proposed on Wilson Field	Accept	Proposed road and housing has been removed from the Wilson Field
Recognition of tangata whenua values	Submission was made to seek changes to the vision, objectives and principles to better reflect tangata whenua values	Accept	Changes have been made to the relevant sections of the Structure Plan



Issue	Submission Detail	Recommendation	How it has been addressed
Refocused Town Centre	Submissions raised the following issues:		
	Suggestions for district plan rules for businesses wanting to locate to Rolleston	Accept in part	This issue will be considered as part of a plan change to implement the Structure Plan
	If further retail development is to occur in Rolleston that it should be “visually pleasing and creating a unique town centre”	Accept	This issue will be considered during the development of a masterplan for the refocused town centre
	Retaining the Rolleston Playcentre in the Reserve	Accept	The issue raised will be considered during the development of the masterplan for the refocused town centre
	Questioned the location of the new library in the town centre and the purpose of the existing Community Centre once the sports facilities move to the Recreation Precinct	Accept in part	The issues raised will be considered during the development of the masterplan for the refocused town centre
	Questioned the need for housing on the current Rolleston Reserve	Reject	The Structure Plan considers that housing on the reserve would be important as it could be well integrated into the refocused town centre (appropriate for younger / older couples wanting to be close to the town centre). However the Structure Plan has retained the existing tennis court in the Reserve. The masterplan will consider how many houses should be included within the Town Centre
	Concerns of retail being located in the existing Rolleston Reserve	Reject	It is considered that to develop a compact town centre which is well integrated, that part of the Reserve should be used as retail. Additional reserve space has been included within the Structure Plan to compensate for the loss (e.g. Recreation Precinct)
	Rezoning land between Tennyson Street and Rolleston Drive to Business 1	Reject	This would provide too much business 1 land as outlined in the retail assessment used in the Structure Plan
	Improved walking & cycling links throughout the town centre	Accept	The issues raised will be considered during the development of the masterplan for the refocused town centre
	Confusion on what Town Centre Deferred means	Accept	Additional text has been added to the Structure Plan to better describe what this means to land owners

Issue	Submission Detail	Recommendation	How it has been addressed
Neighbourhood Centres	Submissions raised concerns for the need of neighbourhood centres	Reject	Due to the density sought in the Structure Plan, neighbourhood centres will be required to provide services to the community they serve
	Submissions sought if neighbourhood centres were to be used that they should be complimentary to the town centre	Accept	The purpose of the neighbourhood centre is to be complimentary to the town centre. This will be address in the plan change to implement the Structure Plan (including the use of the highway service centre)
	Submissions supported the use of neighbourhood centres	Accept	
Expansion to industrial land	Submission raised concerns of land to the north of Hoskyns Roads included in the urban limit	Reject	This issue is being dealt through Proposed Change 1 to the Regional Policy Statement
Rolleston Community Park	A number of submissions preferred this park to be developed now with some outlining the location of the park should be in the reserve	Reject in part	With the town centre being refocused, the Community Park should be located within the Recreation Precinct
Foster Park Dog Exercise Area	A number of submissions raised concerns of moving the park to other locations	Accept	The existing Dog Park will be included in the Recreation Precinct. Additional Dog Parks will be developed in Greenfield areas
Rolleston District Park	A number of submissions raised the following issues Location of the district park (suggesting an alternative in Branthwaite Drive)	Reject	Initial indications would suggest that the proposed location for the district park in the Draft Structure Plan could be more cost effective than the alternative suggested
	Question the soil quality of the proposed location of the park	Reject	Additional information of the soil quality of the proposed district park has been added to the Structure Plan to address concerns raised in submissions. Scoping study will be developed by Selwyn District Council on what should be included in the District Park

Issue	Submission Detail	Recommendation	How it has been addressed
Recreation Precinct	A number of submissions supported the precinct	Accept	Recreation Precinct will play a key role in the future development of Rolleston
	A number of submissions raised an issue of how much land should be included in the precinct	Reject in part	With the total amount of open space provided for in the Structure Plan, including the land for the Recreation Precinct, this point is difficult to support. As the Structure Plan will be reviewed on a regular basis this will be monitored and considered as part of the review
	A number of submissions supported the swimming pool being located in the Recreation Precinct	Accept	The swimming pool will play a key role in the Recreation Precinct being co-located with other recreational and educational facilities
Sustainability	Submissions supported the principles and objectives relating to sustainability and suggested some options for how to do it for example; Community gardens in neighbourhoods Native planting of avenues and district park Rural buffer Energy generation	Accept	Council will discuss with landowners how to implement the rural buffer during the development of outline development plans
Housing Density	A submission from a group of residents from Branthwaite Drive wanted their land to be sequencing earlier than suggested in the Structure Plan	Accept in part	The Structure Plan as been modified to include 656 households to Branthwaite Drive (land located along Springston Rolleston Road). This area has been identified as SR7 within the 2026-2041 development sequence. The remaining part of Branthwaite Drive would remain as SR8 to be developed after 2041. This has been put forward for consideration as part of Proposed Change 1 to the Regional Policy Statement
	Two submissions raised specific issues relating to their land which have also been raised within PC1 process	N/A	These issues will be address by PC1 decision. Once this is released, the Structure Plan will be updated to reflect the decision
	A number of submissions suggested that some of the housing within Brookside Road, Byron St, Shelley St and Moore St should be intensified	Accept	This area has been modified to “medium density residential deferred”. This will be implemented via a plan change
	A submission sought an increase of density to their land between the Main South Road, Rolleston Drive and Overbury Crescent	Reject	This area is noted in the Structure Plan as 10 households per hectare
	A number of submissions opposed high housing density in Rolleston	Reject	To generate critical mass of people to support services such as public transport, local shops and schools and to achieve the density target in PC1, higher densities are required in Rolleston

Issue	Submission Detail	Recommendation	How it has been addressed
	A submission raised concerns surrounding the loss of character if high density of housing was developed in Rolleston	Reject	Density of housing is not the only factor relating to a town's character. The Structure Plan has considered how to improve on the existing character as Rolleston becomes more urban. (for example additional open space provided like rural buffer, retaining views to the Port Hills etc)
Noise issue in Shelley St	A submission raised concerns on noise coming from I-Zone	Reject	This is not an issue that can be address via the Structure Plan
Additional use of train station	A submission suggested enhancing the existing train station in Rolleston	Accept in part	As Council does not own the land surrounding the train station this would need to be discussed with Ontrack. There might be opportunity for Council to facilitate some discussions with Ontrack to see what could be done on this issue
Manor Drive – link as a walking and cycling network	A submission was made outlining ownership issues relating to the proposed walking and cycling route via Manor Drive	Accept in part	Council will work with landowners to see if a change of ownership relating to the walkway is required, and consider appropriate fencing for this walkway
Pavement / Street Lighting down Goulds Road	A submission was made suggesting pavement and street lighting down Goulds Road	Accept	Council is currently looking into this issue
Better signage directing people in the town centre / foot bridge across I-Zone to town centre	A number of submissions were made relating to improved signage on the State Highway 1 to better direct traffic into Rolleston's Town Centre	Accept	Discuss how best to address these two issues with NZTA
	A number of submissions supported the footbridge across State Highway 1 to I-Zone from Tennyson Street to George Holmes Road	Accept	Footbridge to be included in Structure Plan. Council will discuss with land owners in George Holmes Road on how best to implement this
Proposed Roads	Submissions outlined concerns for proposed roads suggested in Structure Plan	Reject	Roads identified in the Structure Plan were only proposed, exact location of roads will need to be addressed in ODP development
Water Supply	Council need to show progress towards compliance with the Drinking Water Standards 2005/09 by either establishing security of water sources or providing suitable treatment.	Council Agreement	Council are preparing a Public Health Risk Management Plan for Rolleston that will identify and schedule any works to ensure the water supply is compliant with the Act before the statutory deadline for a medium drinking water supply of 1 July 2013