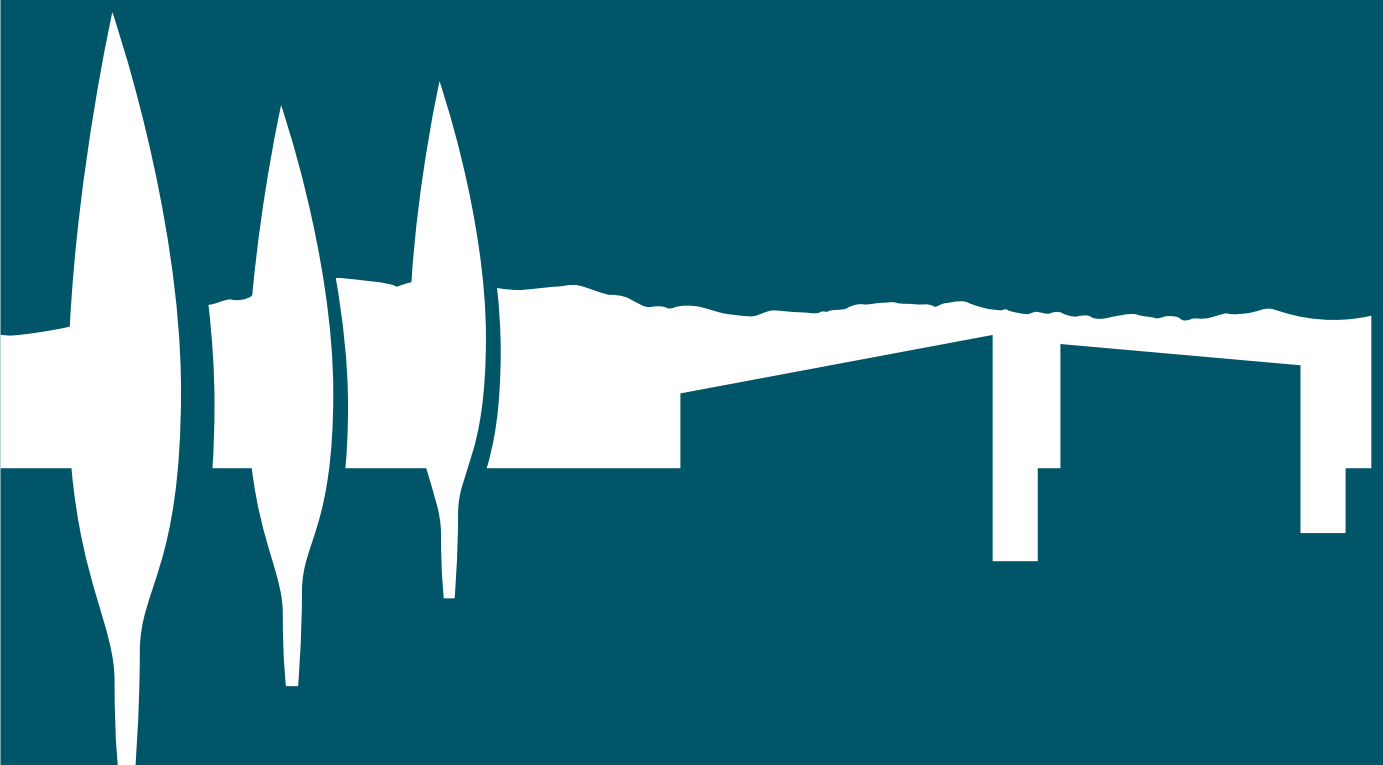


# 5.0

## Structure Plan Overview



## 5.1 Structure Plan Approach

The Structure Plan has been developed with a focus on four main areas; the centres (e.g. town centre, neighbourhood centres and local centres), land use patterns and community facilities, movement network and infrastructure. The following chapters provide greater detail on each of these layers and describe how they have responded to the vision, objectives and development principles outlined earlier. Integrated management of these four layers is critical to the successful growth and development of Rolleston for the next 70 years.

This chapter provides a summary of the key aspects proposed for the town, its character features, its development and the neighbourhoods that it is intended to be built around. These were developed through consultation, expert advice and the use of current growth projections. Finally, the expectations for the staging of the Structure Plan are explained.

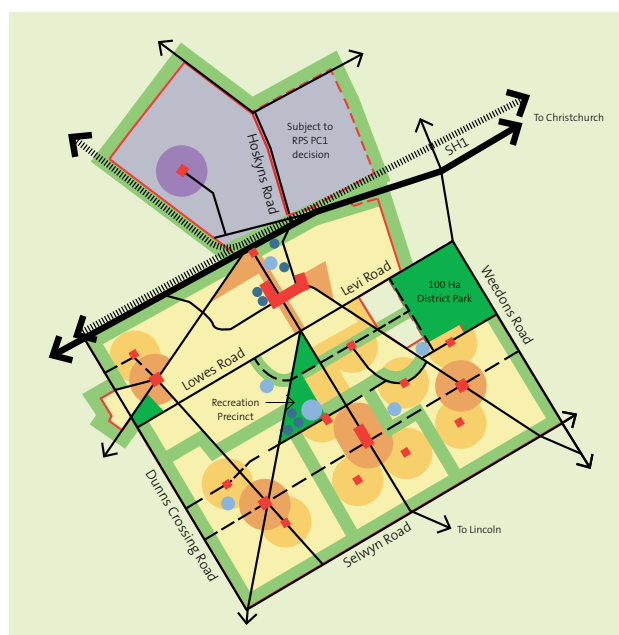


Figure 5.1: Rolleston Structure Plan Diagram

## 5.2 Key Aspects of the Structure Plan

Overall, the Structure Plan provides for consolidated, sustainable and coordinated development and the staged provision of all services. Its MUL was developed on non-natural growth boundaries, including State Highway 1 (Main South Road), the proposed airport noise contour, The Pines (wastewater treatment plant) and rural roads. Within the MUL, cadastral boundaries have generally been used to define the growth areas.

The key features of the Structure Plan (see Figures 5.1 and 5.2) are summarised under the four main areas as follows:

### Centres

1. The existing Rolleston Town Centre is reconfigured with the proposed core focused on the intersection of Rolleston Drive and Tennyson St. This allows for the potential enhancement and intensification of the existing Rolleston Reserve and a strong connectivity with the proposed growth areas of the town.
2. The Town Centre will consist of a mix of uses, including retail, Civic Precinct (e.g. SDC Offices, town hall) and Cultural Precinct (e.g. library, art gallery), high quality open spaces, pedestrian priority areas and comprehensive residential housing.
3. Five neighbourhood centres are proposed, based on the expected densities of the Structure Plan, these are intended to serve the broader residential community and Izone employees without affecting the viability of the town centre. They will also be supplemented by a range of smaller local centres that will provide for the daily needs of the community.
4. A specialist local service centre adjacent to the State Highway is to accompany the BP Service Station and proposed 'Park n Ride' facility adjacent, creating a higher profile address to the town.
5. Anchor developments (retail or community) have been included in the Structure Plan to act as a destination to attract passing trade and draw pedestrian traffic through the key retail areas.

## Land use patterns and community facilities

6. A mix of living zones will be provided in Rolleston to create diversity in the community and deliver a range of residential housing types to meet community needs. For greenfield areas in Rolleston, the Structure Plan provides a density spread of 20, 15 and 10 households per hectare. In these areas section sizes would range between 375m<sup>2</sup> to 750m<sup>2</sup>. Higher proposed densities are concentrated in close proximity to the town centre and supporting neighbourhood centres, including some comprehensive housing developments within or immediately adjacent to these. Further residential infill and intensification is anticipated in underdeveloped parts of existing zoned land.
7. The Structure Plan achieves an average density approximately 14 households per hectare across the greenfield development areas.
8. A range of community facilities will be provided which include additional primary schools, a high school, extended library, art gallery and a cemetery, with others to be provided by the public agencies or the market as demand increases (i.e. social services, child care, medical centres etc.).
9. Provision of a Recreation Precinct will consolidate both indoor and outdoor sports facilities on a centrally located site near Goulds Road/ Dynes Road. The precinct will offer an indoor stadium and heated swimming pool, sports clubs headquarters and outdoor community (youth) park sports fields & hard courts. The proposed High School will be co-located with the Recreation Precinct.
10. The Recreation Precinct will be the focus of a well connected open space network throughout Rolleston. Green corridors, providing ecological habitat and non trafficked pedestrian and cycle ways, radiate out from the precinct and connect to a Green Belt following Dunns Crossing, Selwyn , Weedons and Hoskyns Roads. Many of these define neighbourhoods and follow water race alignments, where possible.
11. A 100 Ha District Park is proposed for a large rural block under the noise contour along Weedons and Levi Road. This provides for larger more rural based activities, which complement the Recreation Precinct.

## Movement Network

12. Clear gateway features are to be provided at key entry points into the town with strong avenue planting along primary movement routes leading towards the town centre.
13. A legible hierarchy of movement routes based on existing rural roads, new connections and a number of new roads, which connect between neighbourhood and local centres.
14. An expanded public transport network offering local loops between neighbourhood and local centres, a connection to Lincoln and express connections to Christchurch, including an interchange based around a proposed 'Park n Ride' facility.
15. A range of non-trafficked walking and cycling routes along green corridors and Green Belt within the 100 Ha District Park.
16. Strong physical and visual connections are provided between the town and Izone through the new grade separated interchange and pedestrian footbridge.

## Infrastructure

17. The infrastructure layer aims for an efficient, sustainable and operable provision of infrastructure assets, staged to meet future needs, and provide opportunities for water re-use.
18. This layer includes water supply, wastewater, stormwater, water races, power, telecommunications and gas.
19. Infrastructure will typically be provided by developers at the time of subdivision, however Council will need to make some significant forward investments especially in wastewater network provision and new water supply wells.
20. New stormwater management principles are to be developed to encourage a more consistent and sustainable approach.

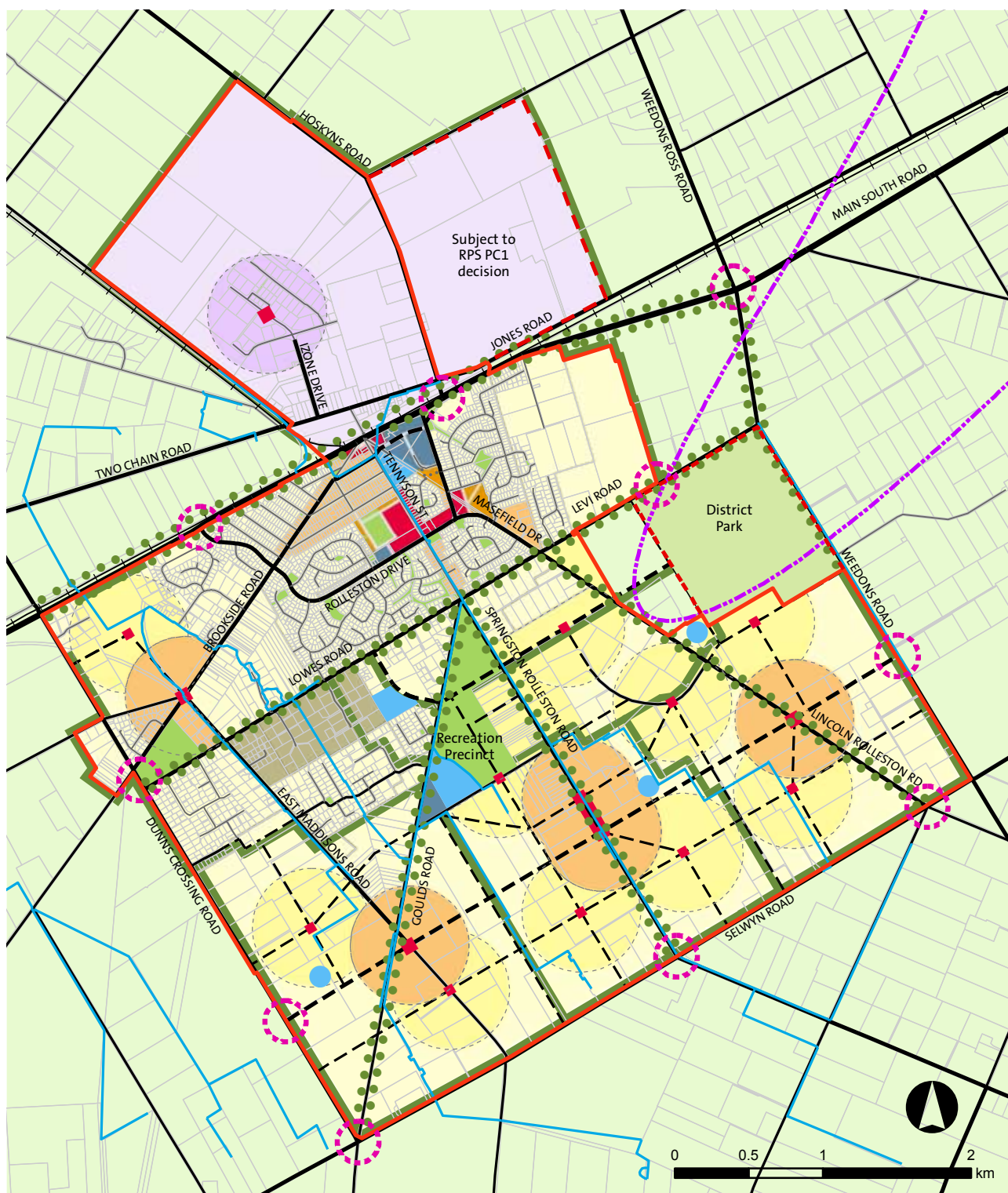
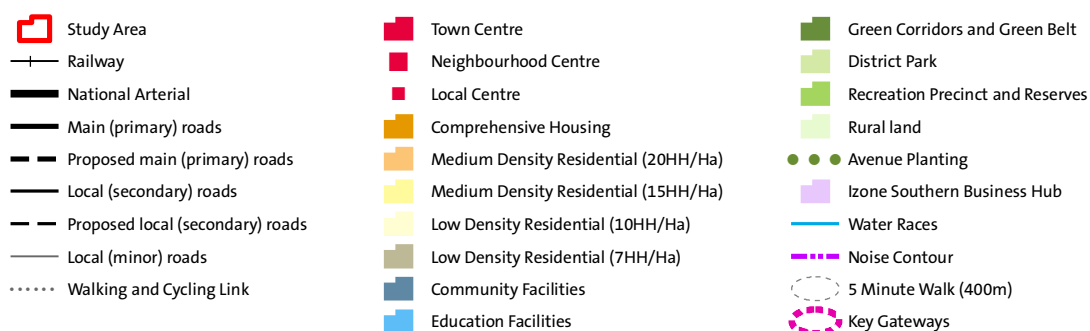


Figure 5.2: Rolleston Structure Plan



## 5.2.1 CHARACTER FEATURES DEVELOPMENT DRIVERS AND NEIGHBOURHOODS

One of Rolleston's distinctive features is its "rural town" feel. However, due to its size as the biggest town in Selwyn and close links to Christchurch, the future growth of Rolleston will need to adopt more urban approaches. The Structure Plan aims to strike a balance between the two and seeks to enhance the following rural or existing character features throughout the town:

- **Rural roads** – retain and emphasise their straight and angular alignments, direct views of Southern Alps and Banks Peninsula and their design informality.
- **Water races** – retain, revegetate and celebrate any end points within the town.
- **Shelter belts** – retain along boundaries, within public spaces or as a feature of subdivision design.
- **Vertical elements** (e.g. water towers, windmills, trees etc.) - encouraging where appropriate to contrast the flatness of the topography and provide visual interest.
- **Old town grid** – strengthen and reinforce through adjacent development areas.
- **Vernacular materials** (e.g. river stones) – use in architecture and public realm design to reinforce sense of place.

In addition to these character features there are a number of potential development drivers or 'generators' that could be utilised in the implementation of the Structure Plan to strengthen the overall identity of the town and stimulate long term investment. These create recognisable distinctions for Rolleston and reinforce the town as a key destination and source of pride for residents.

The proposed 100 ha District Park is a prime example of how this can be achieved, as are the town's links to Izone. The proximity of the State Highway can be utilised by improving the approaches to the town and providing high quality highway services, which act as a gateway and an address for the town. Within the town centre, landmark community facilities of high architectural quality, such as the proposed art gallery and extended library, can work alongside the SDC Headquarters to display the forward-thinking nature of Rolleston. The quality of landscape and open space design, led through botanic gardens on the Rolleston Reserve land and vertical sculptural features, could achieve similar goals. Rolleston's potential identity as a 'Sustainable Town', through its innovative approaches to urban design, architecture and landscape, is a significant opportunity and considered critical in the development of the Structure Plan.

As Rolleston develops there is potential to create a range of neighbourhoods based on the existing character features (above), urban form and variations in planned development. These help diversify the experience of travelling within the town, allow residents to navigate through the town and identify with its particular parts. Proposed neighbourhoods can be seen on Figure 5.3 and include:

- **Old Town** (based around the early street grid).
- **Town Centre** (including the Cultural and Civic Precincts).
- **Recent subdivisions** (based around looped roads, cul-de-sacs and green corridors).
- Several **new neighbourhoods** (based on existing rural landscape features such as water races, shelterbelts, existing paddock boundaries, etc.).
- **Izone Southern Business Hub**

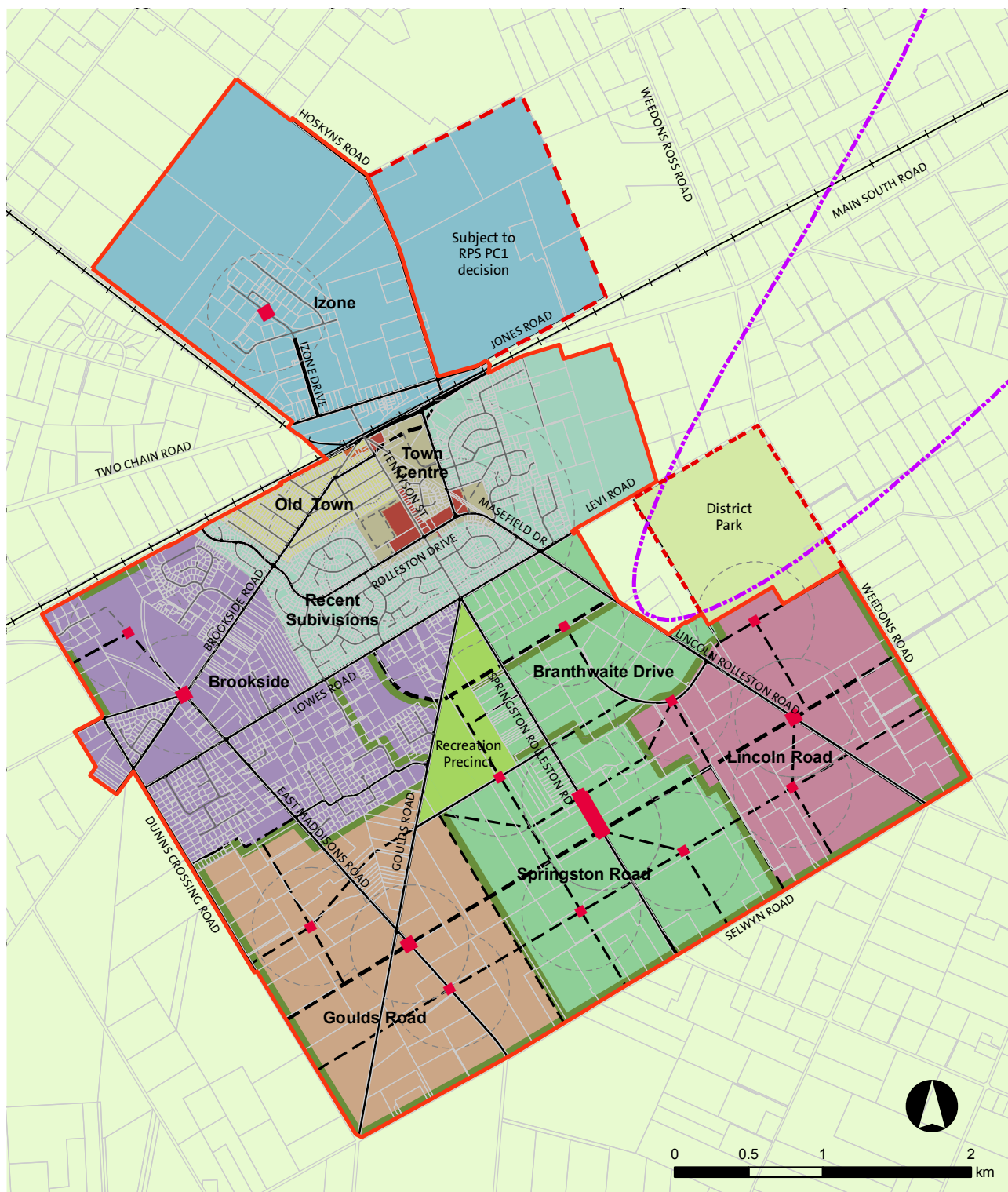
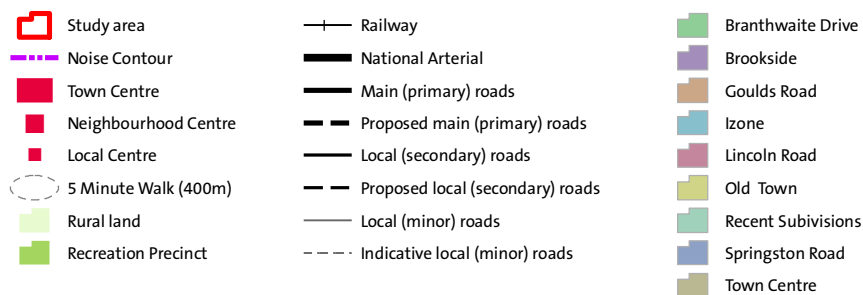


Figure 5.3: Key Neighbourhoods of Rolleston



## 5.3 Structure Plan Staging

Staging of the Structure Plan is based on the following expectations:

- Encourage the growth of the Town Centre and neighbourhood centres in a logical manner, allowing continuity of social, employment and retail functions within the Town Centre, with the whole Rolleston township growing and developing in a coordinated way.
- Plan for greenfield residential development to occur in a way that encourages neighbourhoods to consolidate around centres and which initially supports the development of the Recreation Precinct.
- In the first stage, provide for greenfield development to grow in a south-westerly direction, between Goulds Road and adjoining existing Living zoned land to the east.
- At the same time, provide for greenfield development in other areas closest to the existing town centre.
- In the next stage, provide for the ongoing development of greenfield land to the south-west, filling out the remaining neighbourhood and providing other facilities to complement the 'centres' – such as an additional primary school.
- Residential development can then proceed from the south-western quadrant in an easterly direction, consolidating around the Springston-Rolleston Road corridor.
- Move in the longer term to the south-eastern neighbourhood around Lincoln-Rolleston Road, this also includes the longer term development of properties in the Branthwaite Drive area.
- Ensure that there is a reasonable spread of comprehensive, medium and low residential density land available at each stage.
- Ensure that there are different land ownerships available in each stage so that there is competition and the avoidance of land banking.
- Ensure the provision of infrastructural services (roading, stormwater, water, wastewater, power, etc.) in a logical, efficient, and cost effective manner.
- Ensure that facilities such as schools are distributed throughout the new township and coordinated in advance of residential growth stages.
- Note that existing vacant Living 1 zoned land may be developed at any time, subject to servicing requirements. Developers supplying more or less of this land to the market may influence the rate of uptake of sections in greenfield sites.
- Furthermore, existing Living 2 zoned land may be intensified at such future times as are currently defined in the zoning rules. Again, this may affect the uptake rate of greenfield land.
- The staging of residential development over time, excluding the development of existing Living 1 and Living 2 zones, is summarised in the following table 5.1 and accompanying figure 5.4.

**Table 5.1: Proposed Residential Staging**

Residential Development Stage	Description	ODP or Growth Pocket Descriptions	Area (Hectares)	Comments
Stage 1: 2007 - 2016	Short term	SR3, 4 and 6	155.91	Includes Recreation Precinct, High School
Stage 2A: 2017 - 2026	Medium term	SR5, 9, 10	189.37	
Stage 2B: 2027 - 2041	Medium term	SR7, 11	107.23	
Stage 3: 2041 - 2075	Long term	SR8, 12, 13, 14, 15	425.2	

A map showing the proposed residential staging is provided overleaf in Figure: 5.4

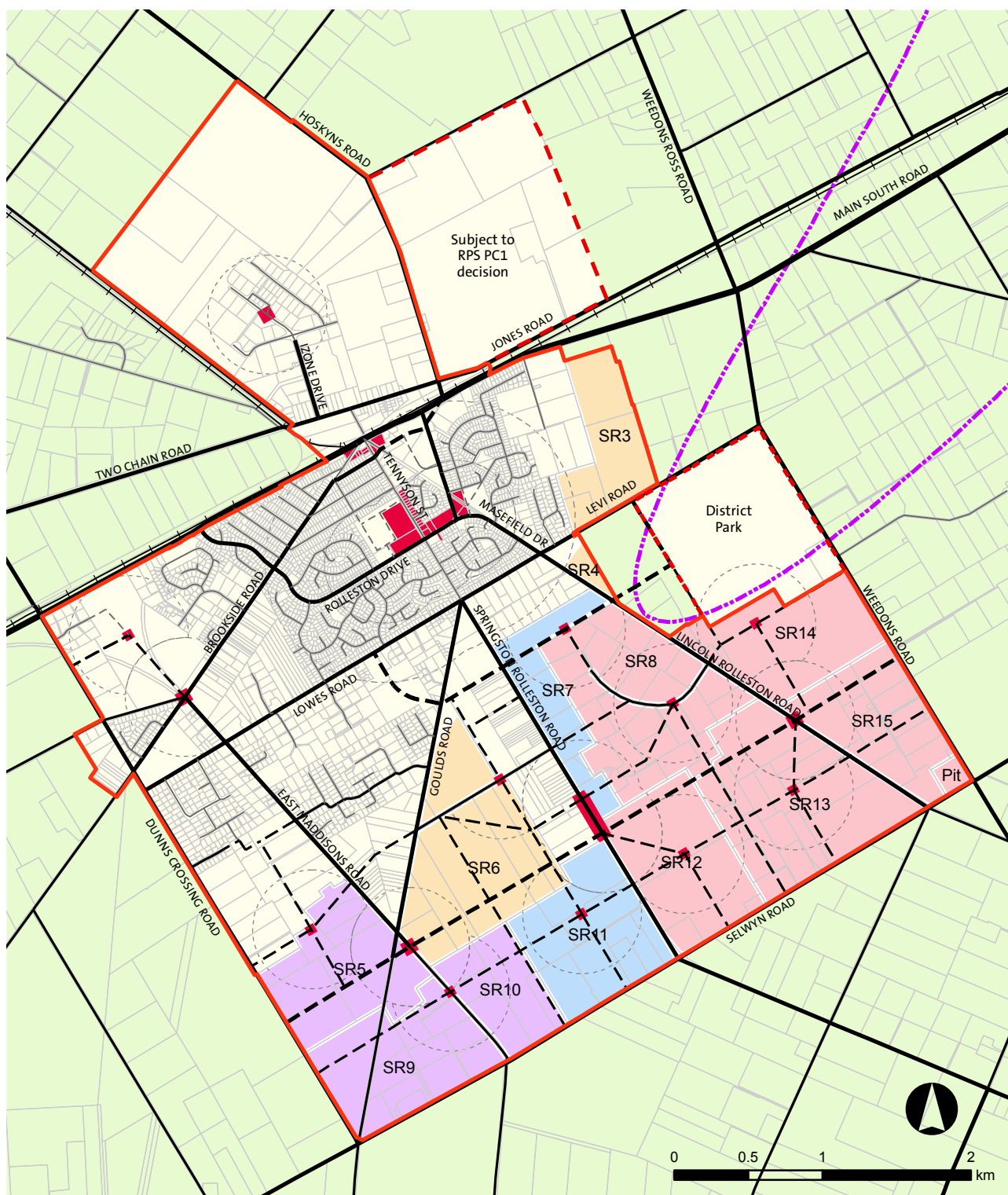


Figure 5.4: Staging of Greenfield Residential Development





Existing reserves and key routes in Rolleston