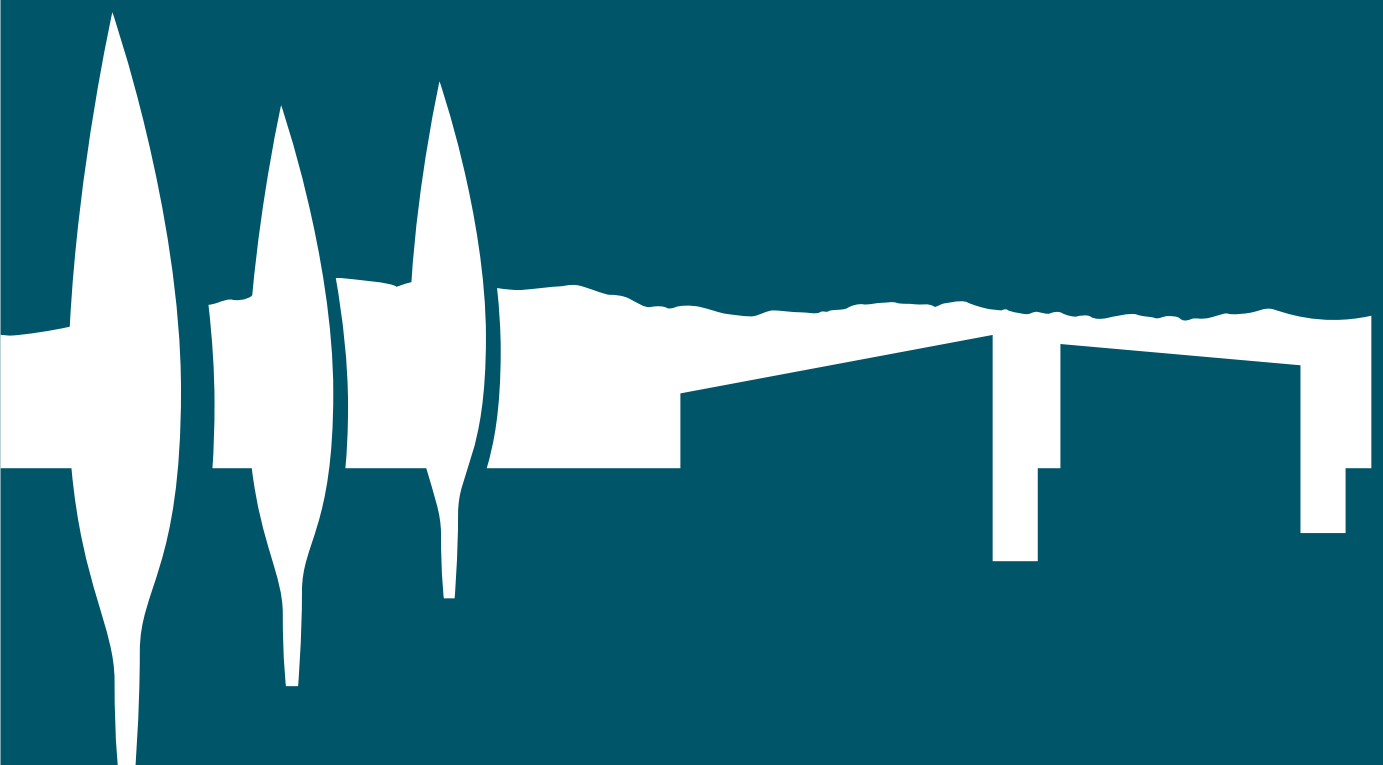


# 10.0

## Implementation Plan



## 10.1 Introduction

This section brings together the action plans from previous sections and identifies the methods which could be used by Council in implementing these plans thus giving effect to the Structure Plan.

Comments are also made on key aspects, such as funding, affordability and master-planning.

## 10.2 Implementation Methods

There are several methods or approaches available to Council, including:

1. Statutory planning and District Plan mechanisms.  
The significance and importance of this mechanism is further explained below.
2. Investment in land, infrastructure and Council owned facilities and services, to facilitate, enable and support growth.
3. Participation in the 'market', either directly or in association with the private sector, for example in a possible 'demonstration project' for high density comprehensive housing using Council owned land.
4. Other direct actions by Council, such as investigating proposals, developing guidelines and standards, operational policies, etc.
5. Indirect actions by Council, such as coordinating, liaising, encouraging, promoting or facilitating action by others.
6. Requiring action by others, such as developer provided infrastructure.
7. Actions that other parties are expected to take for their own reasons.

The methods proposed for each action are identified in the tables later in this section.

## 10.3 Statutory Planning

### 10.3.1 OVERVIEW

The Structure Plan is an expression of intent by the Council which provides a strategic framework for urban growth in Rolleston. It is also a record of the partnership and consultation process between SDC and the Rolleston community. Implementation of the Structure Plan will require many of the actions to be translated into statutory documents.

### 10.3.2 DISTRICT PLAN

In order to implement the Structure Plan, a review of existing objectives and policies within the District Plan will be needed. Plan Changes may be needed which incorporate elements of the Structure Plan into the District Plan, and rezoning of some areas. The District Plan should contain strong specific policies that stage land use and facility development to ensure Rolleston will develop as a compact, well connected and appropriately serviced township as outlined in this Structure Plan. This should include a review of existing rules with consideration of good urban design principles, also referencing the Design Guide for Residential Subdivisions, and further development of rules around the new zones as required.

## 10.4 Funding & Affordability

Many of the actions in this Implementation Plan are significant new capital projects which require Council funding, some early and some spread over the planning horizon of the Structure Plan. These include new and improved roads, cycleways, wastewater systems, aquatic facilities and many other key assets. Some of these costs will be recoverable from developers, thus representing Council's 'forward investment' in the future growth of Rolleston, with a significant proportion of cost being ratepayer funded.

Furthermore, all new capital projects involving assets and facilities involve ongoing streams of operational expenditure – for day to day operations, the maintenance of assets and also their longer term refurbishment and renewal as they reach the end of their life. Naturally, as the population grows, so too does the rating base and the ability to service these costs. However, it is important to keep this in balance and long-term, inter-generational affordability must be a key consideration of this Structure Plan.

A number of the facilities proposed, such as the aquatic facility and the 100ha regional park, represent an increased level of service not only for the residents of Rolleston but also the wider District. Such proposals will therefore need to be tested through consultation processes, including through this Plan.

Furthermore, achieving higher quality 'urban spaces', with green corridors and buffers, enhanced streetscapes, enhanced water races, and so on, will all require additional operating costs to be budgeted over time.

Activity Management Plans, the Long Term Council Community Plan (LTCCP) and annual budgeting processes will all be vital in enabling these matters to be properly considered and funded, covering all of the expenditure requirements in implementing the Structure Plan. This will enable the Council to prioritise the allocation of funds, reflecting the values that the community places on the different aspects of this Structure Plan.

Sources of funds that may be available to Council for implementing the Structure Plan include:

- Development Contributions – where the cost of the growth related component of any capital work undertaken by Council in Rolleston can be directly recovered from new subdivisional developments in the town
- SDC Rates – where the activity benefits the community and is to be funded by it
- SDC Reserve Funds – if available and appropriate to the purpose
- NZTA Financial Assistance – available for agreed transportation projects and operations
- Regional funding – where a project has wider benefit to the region outside of the District, it may be possible to seek funding from other local authorities or other parties. For Rolleston regional funding could be sought to support the purchase and maintenance of the proposed 100ha 'regional' park

## 10.5 General Actions

The following are generic 'cross-layer' actions that will support the ongoing implementation of the Structure Plan:

- Coordination – a key to ensuring successful, ongoing management of future growth and the achievement of sustainability principles. This includes Council scheduling the provision of infrastructure and facilities in relation to the planned staging of urban, retail and residential zones in a timely fashion to support integrated growth
- Prioritisation – determining an approach to prioritising funding allocation for key projects (e.g. Town Centre, Tennyson/Rolleston Drive Intersection, key streetscape zones, Recreation Precinct, Clock Tower Reserve area, etc)
- Liaison – establishment of an ongoing liaison group within Rolleston including community and stakeholder representatives
- Master Planning and design guidance – see below

## 10.6 Master Planning & Design Guidance

Further development of design is appropriate for key areas or sites poised for redevelopment. This includes a Sustainability Development Framework for the entire structure plan boundary, Master Plan for the Town Centre, landscape concept proposals for key developments, and design guidelines for streetscapes and open space networks.

A Sustainable Development Framework will provide strategic guidance to masterplanning and infrastructure planning, by putting in place detailed goals and performance measures, in alignment with the sustainability principles of the Structure Plan, the Seven Sustainability Principles of the 5 Waters Strategy, and other Council and project related benchmarks. Along with the master plan, it would inform and direct the design guidelines, detailed design, planning, consent processes, and other council processes.

The landscape concept proposals and design guidelines would involve reviewing the SDC Design Guide for Residential Subdivisions against the Structure Plan, to identify any additional requirements that should apply specifically to Rolleston.

Such additional measures would help to ensure that future development successfully integrates the community's aspirations at a detailed scale, and also promotes a sense of place for Rolleston by utilising good place-making principles. It also achieves the vision of a sustainable town.

## 10.7 Summary Action Plan

### 10.7.1 GENERAL ACTIONS

Table 10.1: Implementation- General Actions

Layer Component	Action	Land Requirements	Time Frame	Cost Implications	Method
NA	District Plan change to implement Structure Plan	NA	Immediate	Planning related	1, 4
NA	District Plan provisions required for proposed new zonings	NA	Immediate	Planning related	1, 4
NA	Prioritisation of Council provided infrastructure and capital projects for Rolleston	Refer individual layers	Immediate	Planning related	4
NA	Coordination of facility and infrastructure provision for Rolleston across Council activities	Refer individual layers	Ongoing	Planning related	4, 6
NA	Maintain and extend external liaison, in order to engage the Rolleston community and key stakeholders in implementing the Structure Plan	NA	Immediate, then ongoing	Planning related	4, 5
NA	Undertake master planning in order to achieve multiple RSP outcomes and / or engagement of multiple stakeholders	May lead to specific land requirements	Immediate	Planning related	4
NA	Sustainable Development Framework	NA	Immediate	\$30-\$40,000	4
NA	Integration of the 5 Waters Strategy	NA	Immediate	To be scoped	1, 2
NA	Carbon management strategy (energy efficiency, renewable energy generation, greenhouse gas emissions and sequestration)	NA	Short term planning, implementation over all periods	To be scoped	2, 4
NA	Implementation committee	NA	Immediate	Planning related	4

## 10.7.2 CENTRES LAYER

Table 10.2: Implementation - Centres Layer

Layer Component	Action	Land Requirements	Time Frame	Cost Implications	Method
Town Centre	Masterplan for the town centre: as per section 6.10 which outlines the elements to be considered in the masterplan. Further investigate possibilities for land swaps	Business 1 land swap between Masefield Mall land and Rolleston Reserve (approximately 3.5 Ha)	Short Term	\$40,000 - \$60,000	1, 4
	Upgrade of Tennyson Street and Rolleston 'High Street' for pedestrian priority	Nil	Short Term	To be scoped through masterplan	4, 2
	Develop town square for community events and market space	800-1000sqm	Short Term	To be scoped through masterplan	4, 2
	Establish a second anchor store along Rolleston Drive	Provided by developers	Short Term	Capital costs met by developers	7
	Business incubator units and offices	Provided by SDC adjacent to 'Park n Ride' facility	Short Term	Public/ Private partnership with capital costs met by developers	1, 3
	Pilot comprehensive housing schemes within Rolleston Reserve, Civic Precinct and/or Masefield Mall land (following land swap)	1.5Ha –5 Ha depending on land availability	Short Term	Public/ Private partnership with capital costs met by developers	3, 5
	Establish town centre promotion and management structures	Nil	Short Term, then ongoing	To be scoped, but could be contributed to by retail operators	4
Neighbourhood and Local Centres	Incorporate centres within ODP areas, where applicable	Refer to Table 6.2: Neighbourhood & Local Centre Provision	Staged with development	Expect to be almost entirely met through development.	1, 6, 7
	Plan Change and Design Guidance for Highway Service Centre	Provided by developers	Short Term	To be scoped	1, 4
General	Retail Assessment Review	Nil	Short Term, then ongoing	\$20,000 – 30,000	4
	Sustainable Design Guidelines or standards for buildings and public spaces	NA	Short Term	To be scoped	4
Residential	Plan Change for deferred medium density (old town) and comprehensive (around town centre) housing		Short Term	To be scoped	1, 4
	Design Guidelines for comprehensive housing and social housing		Short Term	To be scoped	1, 4

### 10.7.3 LAND USE LAYER

Table 10.3: Implementation- Land Use Layer

Layer Component	Action	Land Requirements	Time Frame	Cost Implications	Method
General	Sustainable Design Guidelines or standards for public spaces and buildings	NA	Short Term	To be scoped.	4
Residential	Pilot comprehensive housing schemes within Rolleston Reserve, Civic Precinct and/ or Masefield Mall land (following land swap)	1.5Ha –5 Ha depending on land availability	Short Term	Public/ Private partnership with capital costs met by developers	1, 3, 5
	Plan change for intensification of Living 2 or Living 2a zoned land	No land requirements	Short Term	Developed by Council	1, 4
Schools	Second Primary School	3 ha	Short Term	Ministry of Education	7
	High School	6-8 ha	Short to Medium Term	Ministry of Education	5, 7
	Third Primary School	3 ha	Medium Term	Ministry of Education	7
	Additional Primary Schools	3 ha each	Long Term	Ministry of Education	7
	Additional/expanded High School	Up to 6 ha	Long Term	Ministry of Education	7
Recreation Precinct	Recreation Precinct inc Swimming Pool	0.6-1.0 ha	Short Term	\$7-8 million for pool <sup>1</sup>	1, 2
	Indoor sports/recreation	0.6-1.0 ha	Short Term	Potentially significant, no LTCCP provision	1, 2
	Sports fields & Courts and related facilities	20-25 ha	Short Term	Potentially significant, no LTCCP provision	1, 2
	Community (youth) Park	0.6 ha	Short Term	\$200,000 identified for 2009	2
	BMX/MotorX Track	tbc	Short Term	Identified for funding from development contributions	2
Cultural/ Community	Extended library	To be developed on existing community centre site	Short term	To be scoped through masterplan	2
	Social Services	Inc in Community Centre	Short Term	Minor cost	5, 7
	Art Gallery	To be determined	Medium Term	Potentially significant not yet provided for	2
	Integrated Medical Care Facilities	To be determined	Short term, then ongoing	Nil	5, 7
	Cemetery	8 ha	Medium to Long Term	No provision as yet	4, 2

Layer Component	Action	Land Requirements	Time Frame	Cost Implications	Method
Open Space	Develop town square for community events and market space	800-1000sqm	Short Term	To be scoped through master plan	4, 2
	Passive Neighbourhood Parks	28-42 ha	Staged with development	Developer funded	6
	Playgrounds	26-29 ha		Developer funded	6
	District Park	100 ha	Land Purchase – Short Term Development – Short-Medium Term	Land purchase likely to be several million dollars, not yet provided for. Development likely to be significant, not yet provided for Scoping Study proposed	2
	An ecological restoration plan addressing Te Awa Kakariki and other regional ecological values.	Implementation within green space land allocations	Short term planning, implementation over all periods	To be scoped.	4
	Green Belt and Green Corridors	Implementation within green space land allocations	Staged with development	Negotiation between Council and developers	3
	Dog Parks	Implementation within green space land allocations	Staged with development	Negotiation between Council and developers	3
	Enhancement of Water races	Implementation within green space land allocations	Staged with development	Negotiation between Council and developers	3

## 10.7.4 MOVEMENT LAYER

Table 10.4: Implementation - Movement Layer

Layer Component	Action	Land Requirements	Time Frame	Cost Implications	Method
Road Network	Confirm road hierarchy within the MUL and for external connections to other destinations	N/A	Short term	Planning action, no capital cost	4
	Construct CRETS 'cross-town' main road connection	Part of the route may require designation	All periods, staged	Largely developer provided. SDC may need to construct part through private property	2, 6
	Develop new local roads network as per Structure Plan	Provided by subdivisions	All periods	Developer funded	6
	Upgrade rural arterial road connection Christchurch to Rolleston: Lincoln-Rolleston and Selwyn Roads	Nil to minor	Short term	LTCCP provides for a \$4m upgrade 2009-2012	2

Layer Component	Action	Land Requirements	Time Frame	Cost Implications	Method
	Byron St extension	SDC ownership	Short term	LTCCP provides for Rolleston network upgrades	2
	Develop concepts for Gateway entrances to Rolleston, e.g. Avenue Planting, signage, lighting etc	Possible	Short term	No provision yet. Cost depends on design	4, 2
	Rolleston Drive / SH 1 changes	SDC ownership	Likely to be Medium Term	NZTA driven	7
	Tennyson St / SH 1 changes	Underway	Likely to be short term	NZTA driven with SDC input	2
	Upgrade intersection controls, typically roundabouts	Possibly for corner splays	All periods, staged	LTCCP provision or developer provided	2, 6
	General road improvements, including widening	To be identified	Short term, then ongoing	LTCCP provides a district wide programme	2
	Signage, lighting, streetscape provision – develop standards	Nil	Short term	Planning action, no capital cost	4
Town Centre	New walking and cycling connections to Norman Kirk Drive – further discussion, confirm feasibility and funding	School land and SDC land	Short term	No provision, to be determined	4, 2
	Tennyson St and Rolleston Drive upgrades	Nil	Short term	To be confirmed through master planning process	4, 2
Walking & Cycling	Develop internal walking and cycling networks, especially Lowes Rd, Recreation Precinct, schools, Izone	May require negotiation with developers	Short term, then ongoing	Partly developer provided, partly SDC LTCCP has provision	2, 6
	Cycling connections to Lincoln and Templeton	On road	Short term	LTCCP has provision	2
	Review SDC footpaths policy for Rolleston and increase numbers of footpaths	Nil	Short term	Developer funded for new subdivisions LTCCP funding for dual footpaths on busier roads	4, 6
	Provision of a walking/cycling over-bridge over the state highway and railway line connecting Izone to Tennyson Street	Minor	Medium term	Provided by NZTA in conjunction with SDC Funding likely to be identified in the next 10 year plan	4, 7
Public Transport	Improved Public Transport Service, including liaison with ECan	N/A	Ongoing	ECan funds services, SDC will need to fund infrastructure (shelters etc)	5, 2
	'Park n Ride' facility, to be confirmed through UDS PPT planning	2 ha, SDC ownership	Short term	LTCCP provision	5, 2

## 10.7.5 INFRASTRUCTURE LAYER

Table 10.5: Implementation- Infrastructure Layer

Layer Component	Action	Land Requirements	Time Frame	Cost Implications	Method
Water Supply	Implementation of demand management strategy to manage current demand	Nil	Short to medium term	Various initiatives signalled in LTCCP	4, 2
	Leakage management	Nil	Ongoing	Signalled in LTCCP	2
	Obtain resource consents and construct new wells	Possible – for headworks sites	Short term	LTCCP provision in place	4, 2
	Hydraulic modelling to confirm reticulation needs	NA	Short term	Planning actions	4
	New reticulation	None identified	All periods	Expect to be almost entirely met through development	6
Wastewater	Implementation of Eastern Selwyn Sewerage Scheme, which includes upgrades to “The Pines”, new SRPS, rising mains, detailed planning and network extensions in each ODP area	Mostly achievable on existing roads and within new subdivisions. Some designations possible	All periods	Bulk funding of ESSS provided in LTCCP (\$84m over 13 years). Further SDC funding likely beyond that time. Recovery through development contributions	2
	Cost benefit analysis of water reuse options	Likely achievable within existing network corridors	Short term	To be determined during further investigations	2
Stormwater	Confirm principles and standards for stormwater management within subdivisions in Rolleston	NA	Immediate	Planning actions	4
	Encourage the application of low impact and water sensitive urban design (LIUD & WSUD) principles by developers	Provided by developers	Ongoing	Assess ongoing operating costs to SDC as part of the consent approval process.	5

Layer Component	Action	Land Requirements	Time Frame	Cost Implications	Method
	Include 'at surface' techniques in subdivision design guidelines and engineering code of practice	Provided by developers	Immediate	Planning actions	4, 5, 6
	Encourage developers to coordinate stormwater management within ODP (or parts thereof) areas	Developer's responsibility	All periods	Capital costs met by developers	5, 6
Water Races	Water race enhancements. Include guidance for water race enhancement in sub-division guidelines	Yes – if redirection proposed	All periods	To be scoped	2, 5
Power	Develop SDC policy for undergrounding	NA	Short term	Could be significant if SDC contributes	4
Telecommunications	Promote new technology	NA	Ongoing	Telecommunications providers	5
Gas	Liaise with Rockgas re proposals for new services	NA	Short term	None identified	5
Gravel Extraction	Seek suitable location for extraction facility in Rolleston/Selwyn area Beautification of depleted gravel pit on corner of Selwyn and Weedons Roads considering recreational uses	Yes – for new sites	Short term	To be scoped	4, 2
Energy	Carbon and energy management strategy (energy efficiency, renewable energy generation, greenhouse gas emissions and sequestration)	Green space, public space, buildings	Medium term	To be scoped	2