

Appendices

Appendix A

Glossary of Terms & Acronyms

<p>Accessibility The ease with which a building, place or facility can be reached by people and/or goods and services. Accessibility can be shown on a plan or described in terms of pedestrian and vehicle movements, walking distance from public transport, travel time or population distribution. (The Councillor’s Guide to Urban Design, CABA, 2004)</p> <p>Business 1 Zone A commercial District Plan Zone (including both retail and non-retail)</p> <p>Business 2 Zone A commercial District Plan Zone (The Southern Business Hub - Izone)</p> <p>CPTED Crime Prevention through Environmental Design; a crime prevention strategy.</p> <p>CREDS Canterbury Regional Economic Development Strategy</p> <p>CRETS Christchurch Rolleston and Environs Transportation Study; a transport strategy for the Rolleston and south west Christchurch area</p> <p>dBA Decibels, a measure of sound intensity</p> <p>Izone Izone Southern Business Hub</p> <p>HH/Ha Households per Hectare</p> <p>LGA Local Government Act</p> <p>LIUDD Low Impact Urban Design & Development</p> <p>LTCCP Long Term Council Community Plan</p>	<p>MUL Metropolitan Urban Limit; the limit; the proposed limit of future development of Rolleston (beyond 2041 to about 2075)</p> <p>NRRP Natural Resources Regional Plan; a plan for the sustainable management of natural resources in Canterbury</p> <p>ODP Outline Development Plan</p> <p>RPS PC1 Plan Change 1 to the Regional Policy Statement</p> <p>PEL Property Economics Limited; author of Business Land Demand Assessment</p> <p>‘Park n Ride’ A facility that provides parking and access to direct bus routes within Rolleston and to Christchurch. These facilities are often targeted at shoppers and commuters.</p> <p>PPD Person per Dwelling</p> <p>RMA Resource Management Act</p> <p>RPS Regional Policy Statement; resource management strategy</p> <p>SDC Selwyn District Council</p> <p>SR (1, 2, 3, etc) Development staging sequence as determined in the RPS</p> <p>UDS Urban Development Strategy; a growth management strategy for the greater Christchurch area</p> <p>Walkability The extent to which the built environment is walking friendly.</p> <p>WSUD Water Sensitive Urban Design</p>
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Appendix B

New Zealand Town Comparison

B1: Comparison of other New Zealand towns

Town	Feilding	Ashburton	Whakatane	Levin	Masterton	Timaru	Blenheim
Population (2006 Census)	13,890	16,836	18,024	19,134	19,494	26,886	28,527
Nearest Urban Large Centre	Palmerston North (19km)	Christchurch (86km)	Tauranga (90km), Taupo (89km)	Palmerston North (50km)	Wellington (100km)	Christchurch (160km) Dunedin (200km)	Nelson (116km)
Supermarkets	New World Woolworths Other	New World Countdown Supervalu	New World Countdown Superette x2	New World Countdown	New World x 2 Woolworths – quickstop Woolworths Pak n Save 2 others	Woolworths Countdown Pak n save 1 other	Countdown Supervalu Freshchoice 2 others
Other Major Retail	The Warehouse	The Warehouse Farmers Harvey Norman	The Warehouse Farmers	The Warehouse Farmers	The Warehouse Farmers	The Warehouse Farmers Ballantynes	The warehouse Briscoes Smith City Harvey Norman
Railway Station	Yes			Yes	Yes		
Third Level Education						Yes	Yes
High Schools	1	1	2	2	3	5	2
Intermediate Schools	1	1	1	1	1	0	1
Primary Schools	4	4	4	7	7	10	9
Pre-schools	8+	7+	11+		8+	13+	12+
Major Parks	5+	5+	8+	7+	7+	8	10
A&P Show grounds		Yes		Yes	Yes	Yes	Yes
Swimming Pool	2	1	2	1	1	2	2

B2: Average provision from the above table applied to Rolleston

	Population	Primary School	High School	Major Supermarket
Current population	6,813	2.02	0.63	0.88
Zoned lands (non RPS) at 2.63 persons per HH	7,456	2.21	0.69	0.97
RPS lands at 2.63 persons per HH	14,420	4.28	1.34	1.87
Remainder of land within MUL in SR13,14,15	8,187	2.43	0.76	1.06
TOTAL	36,876	10.95	3.42	4.79

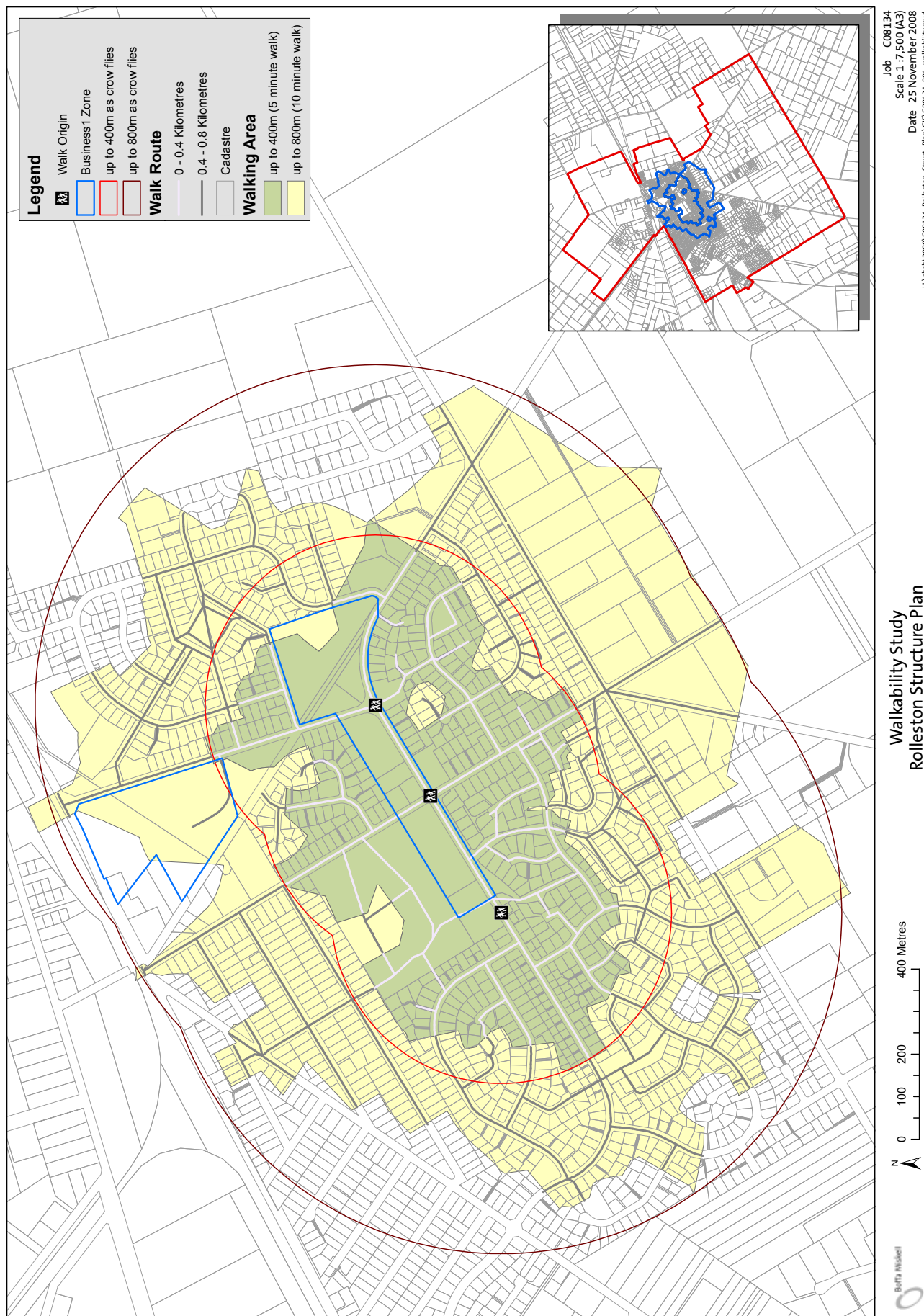
Appendix C

Comparison of Density Policies

Author	Document	Policy Provisions
Auckland Regional Council	Auckland Urban Density Study	To provide for a local bus service residential density (gross) of 20 HH/ Ha required (within 800m)
Western Australia Planning Commission	Liveable Neighbourhoods (2000)	To support a neighbourhood centre within a five minute walk 400m (average residential density 22 HH/Ha) to 450m (average residential density 20 HH/Ha)
State Government of Victoria	Melbourne 2030 (2005)	Achieve a gradual but significant increase in housing densities in growth areas, from the current average of 10 HH/Ha to around 15 HH/Ha, with the highest densities located in or close to activity centres and the Principal Public Transport Network (PPTN)
	New Urbanists USA (new urban news 2001-2002 Ed. new urbanism: comprehensive report and best practices guide)	Aim to attain net densities of 15-50 HH/Ha
English Partnerships	Urban Design Compendium	To support a good bus service 45 HH/Ha within 800m (10 minute) walk at a household rate of 2.2 persons. (Note: current Rolleston average is 3.04 persons per dwelling (ppd) for same population 33 dph and at 2.63 ppd equates to 37 HH/Ha)
Department of Environment (Ireland)	Sustainable Residential Development in Urban Areas	Centrally located sites (30-40+ HH/Ha), edge of centre sites (20-35HH/Ha) and edge of small town / village (15-20 HH/ Ha - but not more than 20% of housing within this category)
	Shaping Neighbourhoods	50 HH/Ha within 400-500m of a town centre

Appendix D

Walkability from Town Centre



Appendix E

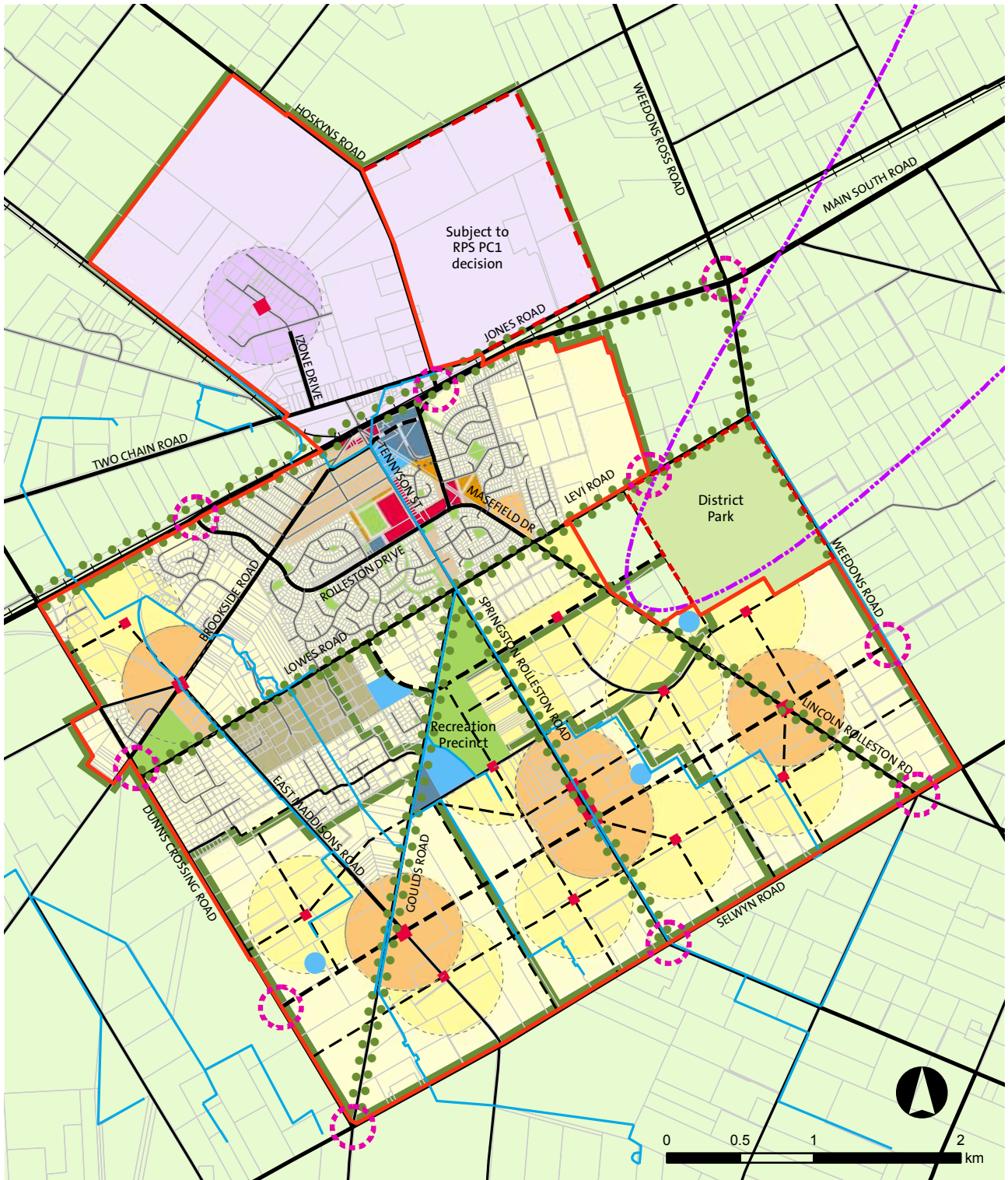
Seven Sustainability Principles Matrix

Structure Plan Sustainability Principles:	Self Sufficient	Drought Ready	Improved wellbeing
Principle 1: Make decisions based on the four aspects of wellbeing		✓	✓
Principle 2: Observe the precautionary Principle to provide contingency and enable adaptability of our community		✓	
Principle 3: Seek 'intra-generational' and 'inter-generational' equity		✓	✓
Principle 4: Internalise environmental and social costs	✓		✓
Principle 5: Foster community welfare	✓		✓
Principle 6: Act to halt the decline of our indigenous biodiversity and maintain and restore remaining ecosystems			✓
Principle 7: Consider, and promote, the sustainability of our neighbouring communities and work with governing bodies for sustainable outcomes.	✓		

Appendix F Urban Design Principles Matrix

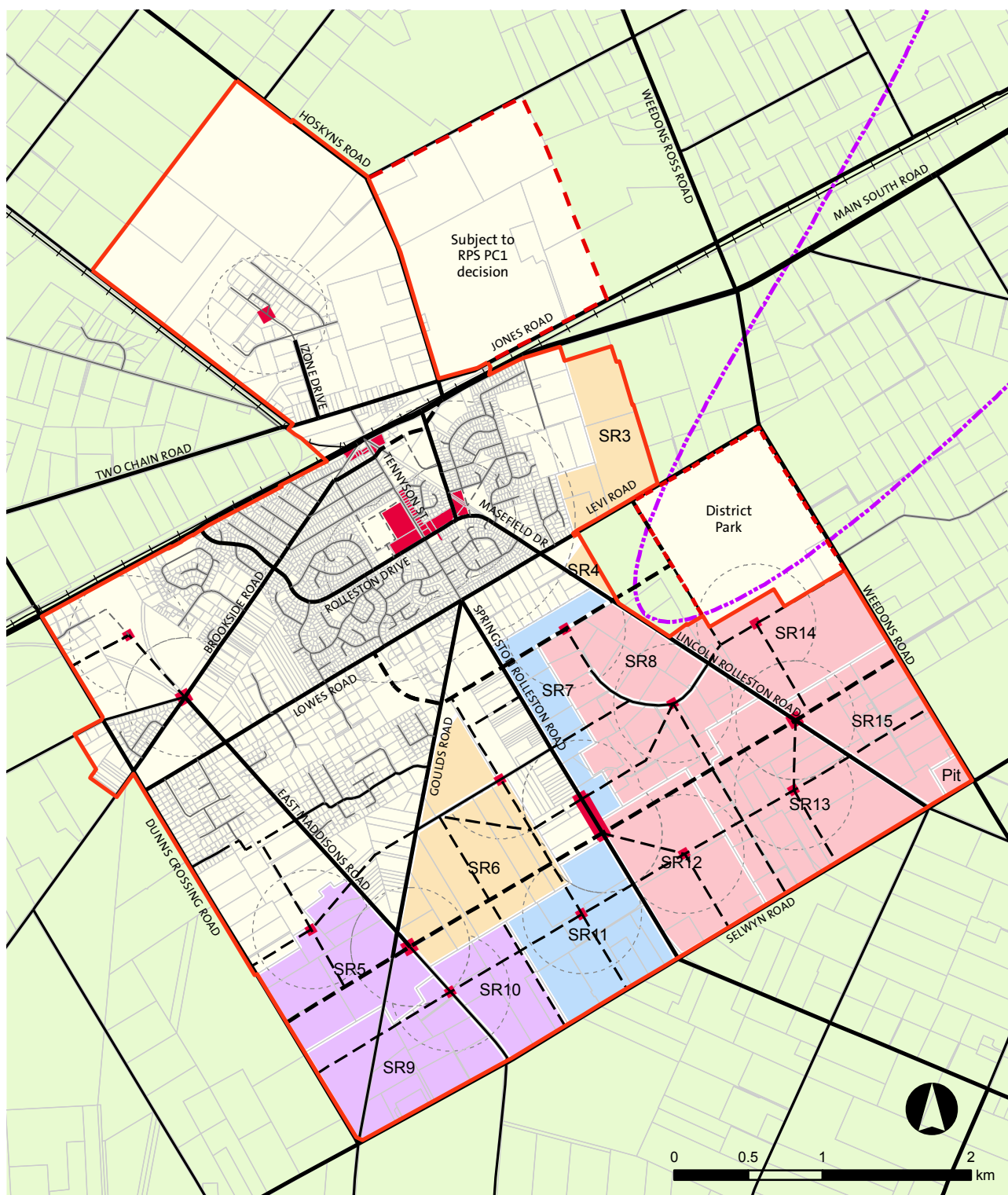
Structure Plan - A Well Designed Town Development Principles	New Zealand Urban Design Protocol - Seven Design Qualities						
	Context	Character	Choice	Connections	Creativity	Custodianship	Collaboration
1. Strong regional and district linkages	✓			✓		✓	
2. Establish a clear hierarchy of centres	✓	✓	✓	✓	✓	✓	✓
3. Integrate land use and movement	✓	✓	✓	✓	✓	✓	
4. Higher density development at nodal points	✓	✓		✓	✓		
5. Overlapping mix of land uses		✓	✓		✓	✓	
6. Regenerate existing residential areas through shared amenities	✓	✓			✓	✓	✓
7. Create a continuous network of open spaces			✓	✓	✓	✓	✓
8. Create ecological and open space links between town and rural land			✓	✓	✓	✓	
9. Provide a public edge to public open space					✓	✓	
10. Utilise existing rural roads and landscape features to develop distinct urban areas	✓	✓		✓	✓		
11. Protect and enhance existing landscape features and incorporate into urban form	✓	✓			✓	✓	
12. Locate large recreation areas at the periphery of dense urban areas			✓			✓	
13. Protect views to distant regional landscape features and along rural roads	✓	✓		✓	✓	✓	
14. Protect historic and culturally significant sites or features	✓	✓				✓	✓
15. Utilise existing roads where possible	✓	✓		✓			
16. Consider climatic conditions	✓			✓	✓	✓	
17. Future proof the Structure Plan for further expansion of the town				✓	✓	✓	✓
18. Enhance and Promote Maori Cultural Landscapes	✓	✓				✓	✓

Appendix G Key Maps



Rolleston Structure Plan

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|----------------------------------|--------------------------------------|----------------------------------|
| Study Area | Town Centre | Green Corridors and Green Belt |
| Railway | Neighbourhood Centre | District Park |
| National Arterial | Local Centre | Recreation Precinct and Reserves |
| Main (primary) roads | Comprehensive Housing | Rural land |
| Proposed main (primary) roads | Medium Density Residential (20HH/Ha) | Avenue Planting |
| Local (secondary) roads | Medium Density Residential (15HH/Ha) | Izone Southern Business Hub |
| Proposed local (secondary) roads | Low Density Residential (10HH/Ha) | Water Races |
| Local (minor) roads | Low Density Residential (7HH/Ha) | Noise Contour |
| Walking and Cycling Link | Community Facilities | 5 Minute Walk (400m) |
| | Education Facilities | Key Gateways |



Staging of Greenfield Residential Development

