

Rolleston Town Centre Masterplan

Your Town...Your Future

Share your ideas



Public Drop-in Events

- Wednesday **19 September** 7.30-9.00pm
- Sunday **23 September** 1.30-3.00pm
- Venue: The Lounge at the Rolleston Community Centre

Greater Christchurch Urban
Development
Strategy



The story so far...



Rolleston is booming. Over the next 30 years it is expected that Rolleston will grow from around 8,000 people to between 18,000-22,000 people!

In order to plan for this growth and guide future initiatives, the Council developed the Rolleston Structure Plan (adopted in September 2009). As part of this a series of options to improve the existing town centre were developed. A preferred town centre option was outlined and a master planning exercise was recommended to implement this option.

Much has happened since the adoption of the Rolleston Structure Plan:

- Canterbury earthquakes
- Council rezoning of 462ha of land for residential (5,433 new houses) (Plan Change 7)
- Urban design controls for the Business 1 land (Plan Change 29)
- Development of the Recreation Precinct – including the construction of the Selwyn Aquatic Centre and masterplanning for the remaining area
- New town centre developments: The Warehouse; Countdown; Police Station

Now we all need to look more closely at how Rolleston Town Centre should develop over the next 30 years.



Faringdon Subdivision



Aquatic Centre



Countdown Supermarket

Why prepare a Masterplan?

The overall intent of the Town Centre Masterplan is to:

- Consider the future of the Centre so it can support the needs of the Rolleston community and the wider Selwyn District over the next 20 – 30 years and beyond;
- Be a tool to coordinate development and other changes in the Centre;
- Provide an overview of the expected quality, nature and form of the expanded commercial area; and
- Assist Council and individual development decisions, so that collectively all new development and streetscape works combine to create an attractive and integrated centre.

Why do we need to improve Rolleston Town Centre?

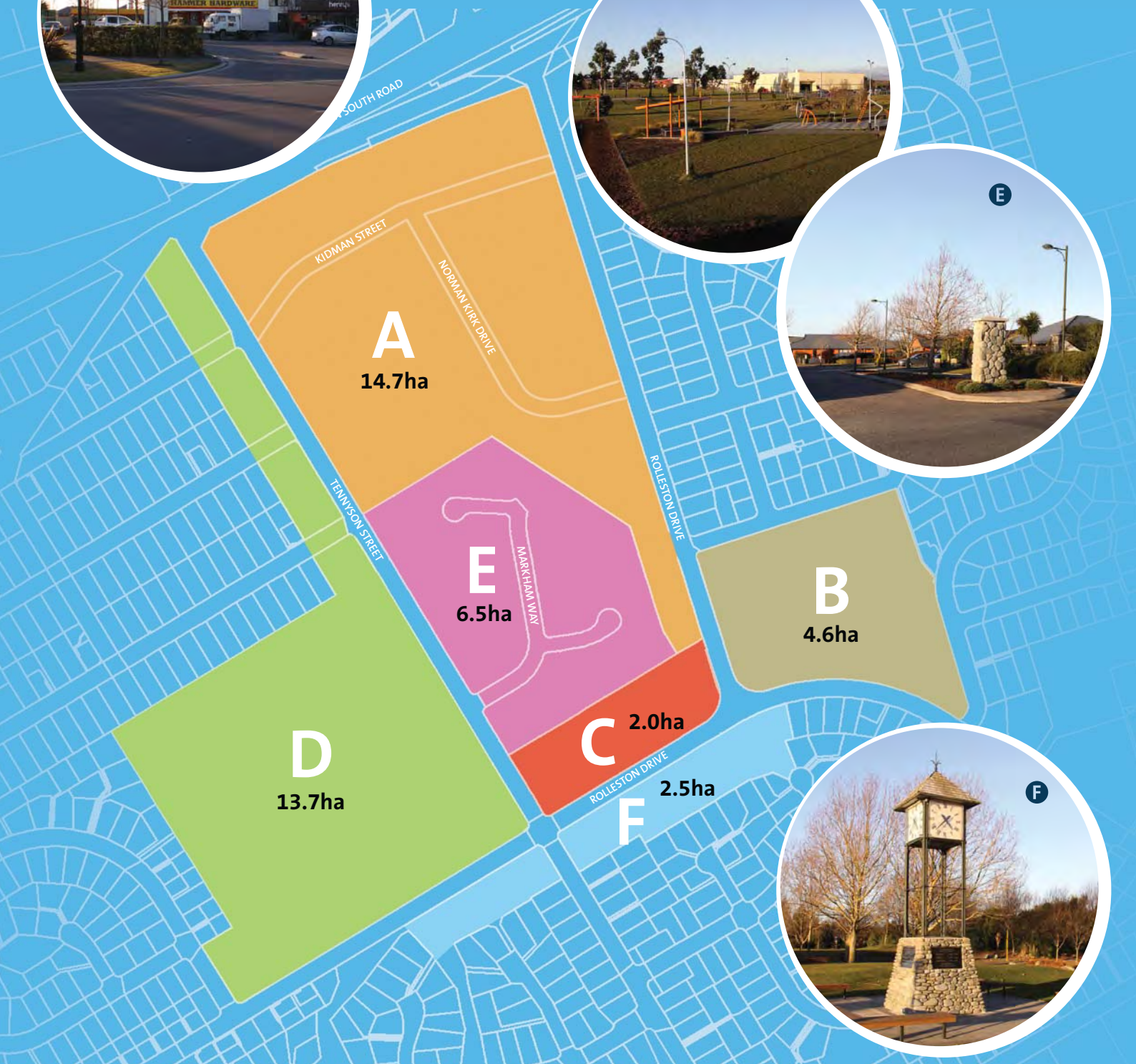
Town centres are where people and local businesses meet. A good town centre is not just a shopping centre but also includes business activities coordinated with community, civic, recreational and entertainment facilities.

The current town centre is dominated by large format retail and carparking with poor connections between them. The centre does not have an identifiable heart and is not considered a key destination where people want to come. Improvements to the town provide the opportunity to:

- Introduce a greater range of activities to enhance the existing retail and community facilities within the town centre;
- Ensure good access and linkages both within the centre and to the wider town;
- Develop a more pedestrian-friendly centre with a focal point for community gathering; and
- Make it distinctive from other towns in the District and a desirable place to visit.

What areas are we considering in the Town Centre Masterplan?

The Masterplan study area has been split into the following six areas (Area A-F). A seventh area will be considered for the possible location of big box retail ('Area G' - Rural zoned land along Jones Road and Hoskyns Road). Areas E and F are marked for discussion during this project because of how close they are to existing retail and community facilities.



Next steps...

What would you like to see in the town centre?



More small shops



Better circulation & pedestrian laneways



Outdoor dining



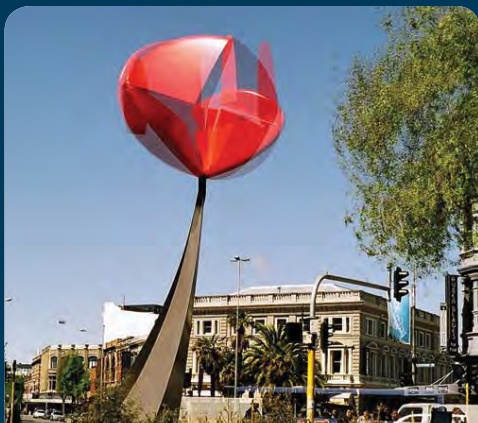
Entertainment & cinema



Market Square



More office space



Public art



Urban park & play areas



High density housing

Your ideas are vital

Consultation is an important stage in the masterplanning process and enables the Council to gather ideas for what you would like to see in the town centre. The timeline below outlines the next steps in the process.

Come along to the public drop-in events or visit our website to share your thoughts and ideas.



August / September 2012

Background analysis

September 2012

Public and stakeholder consultation

Public Drop-in Events

- Wednesday **19 September** 7.30-9.00pm
- Sunday **23 September** 1.30-3.00pm
- *Venue:* The Lounge at the Rolleston Community Centre

October / December 2012

Development of Town Centre options

December 2012 / February 2013

Consultation on the town centre options

March 2013

Public Hearing

April 2013

Prepare Masterplan

May 2013

Masterplan to Council for their consideration

The Rolleston Town Centre Masterplan Steering Committee has been established to fulfil an advisory role for the project. The Committee includes Council staff, elected members and representatives from the Rolleston Residents Association, Community Centre, Reserve Committee and the Selwyn Central Community Board.

Want to find out more information or share your ideas on this project...

www.selwyn.govt.nz/rollestontowncentre

facebook: future for Selwyn

visit your
local library or
Council Offices

Cameron Wood
Selwyn District Council
rollestontc@selwyn.govt.nz
(03) 347 2811