

Rolleston Town Centre Masterplan

April 2014

Acknowledgements

Selwyn District Council

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The Draft Rolleston Town Centre Masterplan was the winner of the NZPI 2014 Best Practice Award for Strategic Planning and Guidance

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Executive Summary

This Masterplan presents a future vision for Rolleston Town Centre.

This Masterplan has been prepared in response to the growth projected for Rolleston over the next 20 years. It is in recognition that the evolution of the town centre is essential to provide a social and economic heart for the town and the District.

This Masterplan has been prepared in consultation with the local community and key stakeholders and provides direction for the transformation of the centre over the coming years.

Public drop-in events were undertaken with landowners, local businesses, community groups as well as local residents to help inform the vision and key projects. The community requested that the Masterplan include:



- Entertainment, cultural and community activities and facilities
- Town square and indoor/outdoor dining and opportunities for a market
- Quality and range of shops
- Pedestrian-friendly streets which are well connected
- A distinctive town centre which is compact, modern and green
- Green space with opportunities for play facilities, water features and high quality amenity space.

Based on this feedback the vision for the centre is:

By 2031 Rolleston Town Centre will be a thriving destination at the heart of Rolleston where people will come to work, shop and play. The centre will:

- *Be locally distinctive*
- *Be family and child-friendly*
- *Include quality built form*
- *Progress sustainability*
- *Value open space*
- *Be economically competitive*

Based on this vision the Masterplan introduces key 'projects' as follows:

- Development of a two-sided retail 'high street' along Tennyson Street
- Reinforcing Tennyson Street as the key 'spine' route through the town centre from SH1 to the Foster Recreation Park
- Introducing a 'fine grain' built form by creating new streets to improve legibility and connectivity and a range of building sizes and forms
- Introducing a new multi-purpose library/ community/ technology centre and town square at the heart of the centre as a key attraction and landmark development
- Integration of the Reserve into the town centre as a high amenity park adjacent to the 'high street' and town square.

The Masterplan is a long term vision for the town centre and will be implemented in stages by both the public and private sectors. It anticipates that the Markham Way area will convert to mixed use over time but ultimately the future of these properties will be determined by individual landowners. The Masterplan sets up a potential framework for public expenditure. The implementation of the Masterplan will bring the town centre to life and enable the creation of a destination that the community can be proud of.



Figure 1: Town Centre Masterplan

1.0 Introduction

The Rolleston Town Centre Masterplan is a 20-year vision that sets the direction for the future of the town centre.

Rolleston is booming! Over the next 20 years it is expected that Rolleston will grow from around 10,000 people to 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 location was outlined and a master planning exercise was recommended.

However, much has happened since the adoption of the Rolleston Structure Plan:

- Canterbury earthquakes
- Council rezoning of 462 hectares of land for residential (5,433 new houses) (Plan Change 7)
- Urban design controls for the Business 1 zoned land (Plan Change 29)
- Development of the Foster Recreation Park, including the construction of the Selwyn Aquatic Centre and master planning for the remaining area
- New town centre developments, including The Warehouse, Countdown and the Police Station.

These necessitate the requirement to look more closely at how Rolleston town centre should develop over the next 20 years.

The evolution of the town centre is essential to provide a social and economic heart for Rolleston, so that it is a great place to live, work and play (and makes an important contribution to the economic growth of the District).

The Town Centre Masterplan provides direction for the transformation of the centre over time. It is one of a number of documents that will

deliver the vision for Rolleston in the coming years (i.e. the Rolleston Structure Plan, the Foster Recreation Park Masterplan, District Plan, Izone Southern Business Park).

The Masterplan provides the opportunity to take a holistic and visionary look at the town centre. It considers the future of the centre so it can support the needs of the Rolleston community and the wider Selwyn District over the next 20 or so years and beyond. The Masterplan shows the opportunities and challenges facing the town centre. It looks at the context for change and identifies potential projects that will provide for its transformation and long term growth. The Masterplan also outlines how these projects may get delivered. It will be a tool to coordinate development and other changes in the centre and assist the Council and individual development decisions, so that collectively all new development and streetscape works combine to create an attractive and integrated centre. The future of the Markham Way properties will be determined by individual landowners.

The implementation of the Rolleston Town Centre Masterplan has been included as an action crucial for land use recovery in the Greater Christchurch area within the Land Use Recovery Plan. Two actions have been identified. They are:

- Action 27 - This allows for the potential fast tracking process to be used for the implementation of the Masterplan into the Selwyn District Plan.
- Action 29 - This focuses on investigating solutions to barriers in implementing the Masterplan. If barriers have been identified, the Selwyn District Council (SDC) can make a request to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to overcome these barriers.

In addition, the Land Use Recovery Plan and the Canterbury Regional Policy Statement have identified the Rolleston Town Centre as a Key Activity Centre.

The Masterplan is a non-statutory document that will sit alongside the Rolleston Structure Plan and the District Plan. It will inform a change to the District Plan (Plan Change) in the future and be supported by an 'Outline Development Plan'.

Area of Master Plan

This Masterplan considers six areas. It also recognises the need for greater levels of connectivity between the town centre, Izone Southern Business Park and Foster Recreation Park.



Figure 2: Town Centre Masterplan Study Area

Masterplan Assumptions

The Masterplan is based on a series of assumptions around the future development of the town centre. These are:

1. **Population Growth** – Over the next 20 years it is expected that Rolleston will grow from around 10,000 people to between 18,000 and 22,000 people.
2. **Foster Recreation Park** – Sport, recreation and physical activity that is currently located at Rolleston Reserve is to move to Brookside Park and/or Foster Recreation Park over time. However, the existing netball and tennis courts and some of the green space are to remain within the Reserve. The staging proposed in the Town Centre Masterplan is aligned with the Foster Recreation Park Masterplan and the timing for when activities will move from the Reserve to other locations.
3. **Transport** – As part of the Christchurch Southern Motorway Stage 2 project, a motorway interchange is intended at Weedons Ross Road to the north of Rolleston. This is intended to result in greater use of Levi Road and Masefield Drive as a key route into the town centre and surrounding residential areas. Equally the interchange will also provide access to the west, to Rolleston's industrial areas using Jones Road and Hoskyns Road.

In time other changes are expected to the State Highway network in the Rolleston area, including a rationalisation of the current entry/exit points to the township along the highway. In brief these are:

- a. Replacement of the existing traffic signals with a road bridge over the highway and the railway line to link Rolleston Drive with Hoskyns Road and Jones Road, which will then link to the motorway interchange at Weedons Ross Road.
- b. Limited access arrangements at the junctions of Tennyson Street and Brookside Road and State Highway 1, comprising left in/left out movements only and a slip lane from the highway into Tennyson Street.

These and any other supporting works relating to the State Highway are subject to confirmation with the NZ Transport Agency as to timing and funding.

4. **Library/Community/Technology Centre Development** – While at this stage a new Rolleston library is not in the SDC's Long Term Plan until 2021/22, early consideration of the issues and options relating to Rolleston's future library is underway. At this stage, an integrated community complex incorporating a library would require a building of approximately 4,500sqm.
5. **Commercial Sector Growth** – Rolleston will account for the vast majority of the commercial growth within the District (around 65-75% of the sector growth). This equates to approximately 24,000sqm of floorspace (Property Economics, SD Commercial Centre Assessment, December 2012).
6. **Retail Growth** – Based on existing retail floorspace and assumptions around the ongoing retail spend outside the District, the town centre requires a land provision for retail of approximately 54,000sqm of floorspace to cater for the projected population growth in Rolleston (Property Economics, SD Commercial Centre Assessment, December 2012).
7. **Existing Community Centre and Youth Park** - In the short to medium term (5-15 years) both the existing Community Centre and Youth Park are to be retained in their current locations. The Community Centre will become available for a range of community uses and the Youth Park will be re-provided for in the redesigned Reserve.
8. **Implementation Costs** - Estimated costs are shown in Section 6 of the Masterplan as a high level indication of the scale of funding that may be required to implement the Masterplan. No funding has yet been approved and decisions on whether projects can proceed will be made through the Council's Annual and Long Term Planning processes.
9. **Car Parking** - The town centre will provide for both on-street and off-street car parking with the potential for the development of a car park building(s) in the longer term.

The Process

Community and key stakeholder consultation was undertaken in September 2012 and September 2013. In 2012 households received a consultation brochure which provided an opportunity to share thoughts and ideas on what they wanted to see in the Town Centre. Two public drop-in events were also held. In addition, a series of technical reports were commissioned by the Council.

The Draft Master Plan was released for consultation in September 2013. 5,900 households within, or close to Rolleston received a summary brochure of the Masterplan. Three drop-in sessions were held and over 130 people attended. Over 200 feedback forms were received by Council

on the Masterplan and a workshop with Council was held to hear the thoughts of the Community. Further details on this process can be found in Section 3.

The process post-Masterplan adoption is outlined in the following time line.

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

April 2014	Mid 2014	Late 2014	Late 2014	Early 2015
Masterplan adopted by Council	Develop Masterplan Implementation Plan	Prepare Town Centre Design Guidelines	Undertake further investigations on a range of issues	Masterplan incorporated into District Plan



2.0 The Place

STRATEGIC CONTEXT

Rolleston is located in the Selwyn District, south west of Christchurch on State Highway 1. A key characteristic of Rolleston is its proximity to Christchurch and the role it plays as a service town for rural communities of the District. Rolleston is the largest township in the Selwyn District, due to its central location, links to other townships and proposed long term growth. The Land Use Recovery Plan (LURP) has identified Rolleston as a future growth area and as a Key Activity Centre.

Rolleston represents the largest retail node within the District, with retail the focus for the centre along with the Reserve. Significant retail expenditure currently occurs outside the District, including nearby Hornby. There is an opportunity to expand the retail offer as there is capacity with the growth forecasted. This will allow the town centre to better 'play its role and function' and have economic and employment benefits for the District. Employment in non-retail activities

is low (approximately 22%) and this is a sector that should experience growth and be accommodated in the town centre with the population in the District increasing over time.

The town centre plays an important district role as a Key Activity Centre. This includes cultural, recreation and housing aspects. Achieving sustainability and quality design outcomes are key objectives for the town as outlined in the Rolleston Structure Plan.

Identification of future transport needs to the southwest and south of Christchurch, and associated with growth in Rolleston and other towns in the District through to 2021, is ongoing. The Southern Motorway has resulted in significant improvements to the road network in the southwest and reduced travel times to Rolleston. Within the Rolleston context an inner ring road (Rolleston Drive) and an outer ring road and associated road and intersection upgrades are proposed that will change how people access the town centre.



Figure 3: Strategic Context of Rolleston

LOCAL CONTEXT

The existing town centre area is located directly adjacent to SH1, to the south. The Izone Southern Business Park, a major employment area is located to the north of SH1. To the south of the town centre is the site of the Foster Recreation Park, for which a Masterplan has also been prepared.

Retail activity is focused on the intersection of Rolleston Drive and Tennyson Street. Large format retail units currently dominate the centre, including two supermarkets and The Warehouse.

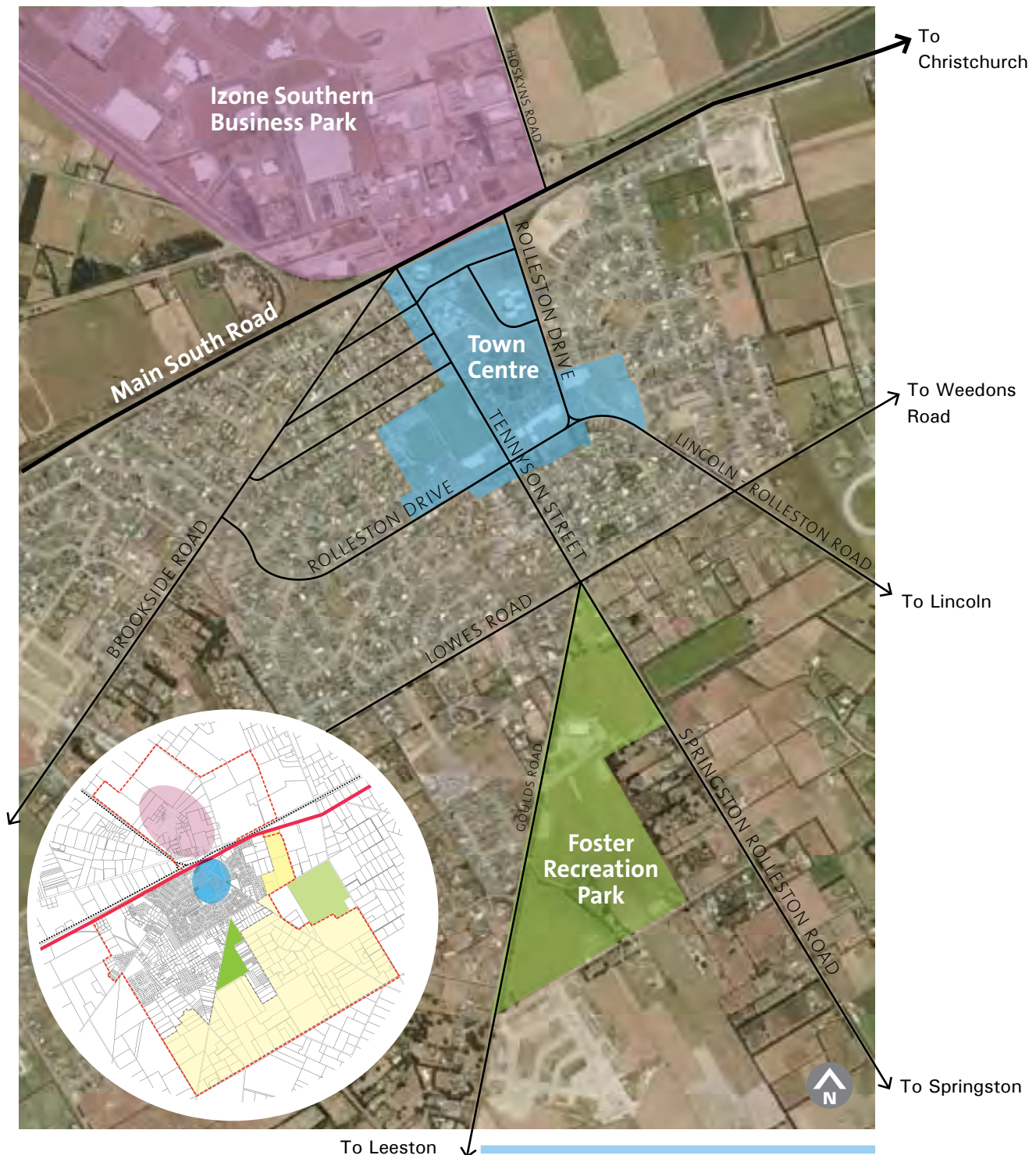


Figure 4: Rolleston Town Centre and Local Context

2.0 The Place

The Rolleston Reserve covers 8.5 hectares and is used for active and passive recreation. The Community Centre, which includes the library and gymnasium facilities, is located on Rolleston Drive, adjoining the New World. Selwyn District Council offices and Rolleston Primary School dominate the northern portion of the centre.

Rolleston town centre is anticipated to provide a wide range of facilities and services and act as a focus for the local community. It will provide for both employment and

living opportunities. It should also include a combination of high quality landmark buildings of cultural and civic significance, as well as smaller intensively used public spaces and art.

Currently, the main access into the town centre is from Rolleston Drive and Tennyson Street. In the future, the main gateways into the town centre will be Masefield Drive, Rolleston Drive and Tennyson Street, with Rolleston Drive anticipated to carry the greatest volumes of traffic.



Figure 5: Existing Features in the Town Centre

The Masterplan area includes the following land parcels and zoning:

Area A:

Land between State Highway 1, Rolleston Drive, Kidman Street, Norman Kirk Drive and Tennyson Street.

- Current Zoning: Business 1, Living 1 & Z
- Total Area: 14.7 hectares.

Area B:

Land between Rolleston Drive, McCauley Street and Masefield Drive.

- Current Zoning: Business 1
- Total Area: 4.6 hectares.

Area C:

Existing B1 Zone land to the north of Rolleston Drive and east of Tennyson Street.

- Current Zoning: Business 1
- Total Area: 2.0 hectares.

Area D:

Existing B1 Zone land to the north of Rolleston Drive and west of Tennyson Street, and Rolleston Reserve (including residential areas west of Tennyson Street to State Highway 1).

- Current Zoning: Living 1, Business 1
- Total Area: 13.7 hectares.

Area E:

Existing Living 1 Zone land along Tennyson Street, Markham Way, Peel Close, Wilbur Close and Landor Common.

- Current Zoning: Living 1
- Total Area: 6.5 hectares.

Area F:

Existing Living 1 Zone along Rolleston Drive (including Clock Tower Reserve).

- Current Zoning: Living 1
- Total Area: 2.5 hectares.

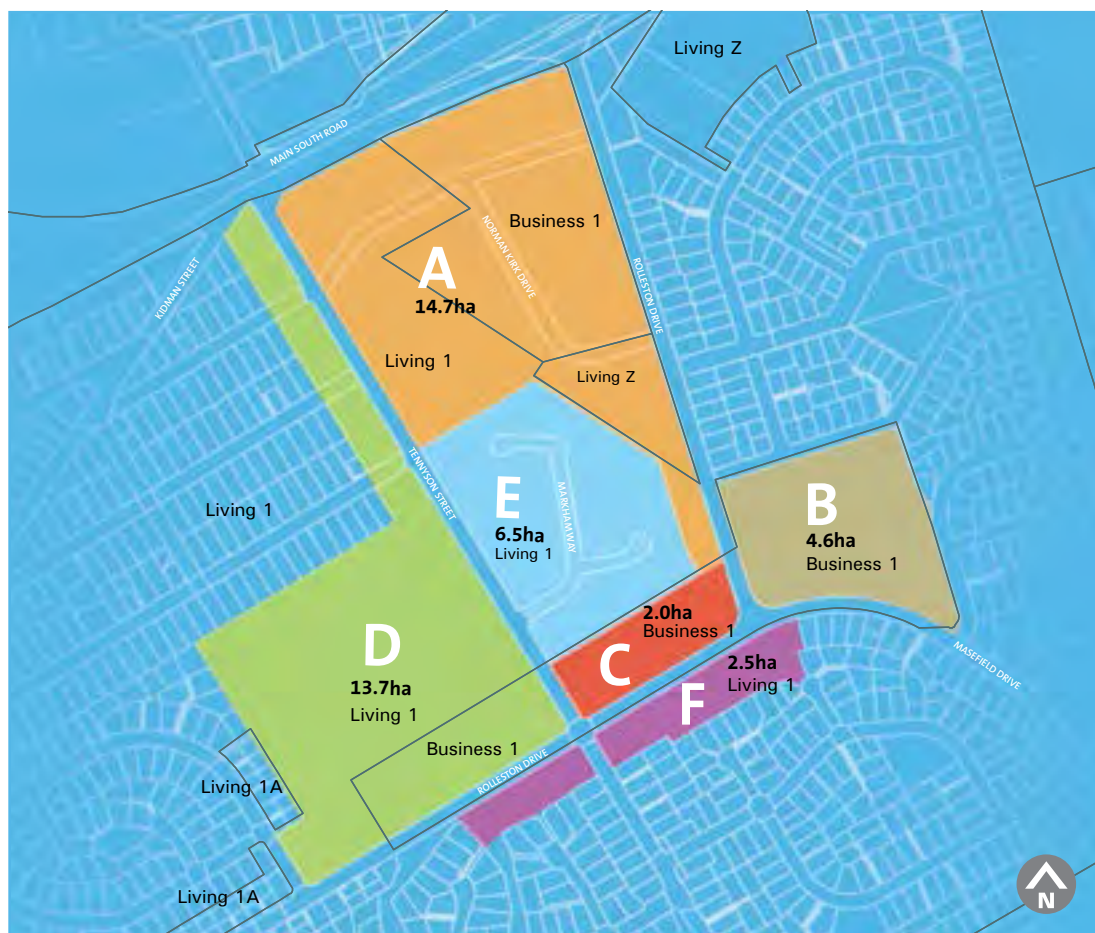


Figure 6: Town Centre Area and Zoning Provisions

OPPORTUNITIES AND CHALLENGES

The Town Centre faces a number of **constraints and challenges** that this Masterplan seeks to address:

- **Planning for Growth** – Commercial development has occurred in a piecemeal fashion, there are a number of landowners in the centre, there is underutilisation of sites, and no clear vision has been set out. Future development needs to deliver a step change in the role and function of the centre and enable the centre to be ‘stitched’ together.
 - **Limited Retail Offer** – The current town centre is dominated by large format retail and includes a limited range of smaller developments. Due to the nature of the centre many residents shop and socialise outside Rolleston. Greater variety of development and higher amenity levels will attract people to the centre.
 - **Lack of Identity and Focus** – The centre does not have a specific character and identity and although the Reserve is a focus, it lacks activity around the edge and integration with the centre. The centre is not considered a key destination where people want to come and a number of key sites
- are currently underutilised. Gateways into the centres are not well defined. Creating an urban structure and built form which is distinctive and has a sense of place will be a catalyst for the long term success of the centre.
- **Poor Pedestrian Amenity** – Limited priority has been given to pedestrian connectivity and amenity, including linkages with the wider town centre. Car parking currently dominates the environment. The Selwyn District Council offices and Rolleston Primary School are isolated from other community and commercial activities in the town centre and achieving better integration will promote a more walkable centre.
 - **Environmental Sustainability** – The Rolleston Structure Plan lays the foundation for a number of future sustainability initiatives and the ability to showcase Rolleston as a sustainable town. Innovative approaches to urban design, architecture and landscape within the town centre and a commitment to an efficient public transport system will be key steps to achieving environmental sustainability.

The existing play areas within the Reserve are not well overlooked by other activities or well integrated with other developments



The junction of Rolleston Drive and Masefield Drive raises a number of safety concerns



Rolleston is changing in character and is growing up. Due to its role as the biggest town in Selwyn and close links to Christchurch, the future growth of Rolleston will need to adopt more urban approaches.

The current town centre provides a number of exciting **opportunities** for Rolleston, the District and the Region:

- **Growing Economy** – Rolleston is growing fast and this provides opportunities to enhance the existing retail and community facilities within the town centre and introduce new activities.
- **Room to Grow** – The centre includes undeveloped and underutilised land and therefore has the opportunity to grow. With the development of the Foster Recreation Park as the key sporting facility in Rolleston, there are opportunities to utilise some of the reserve land for the development of new community facilities.
- **Highly Accessible** – Rail and motorway connections to the town centre make it highly accessible and an efficient location for business. Further improving connections, including for pedestrians and cyclists, within Rolleston and developing a public transport hub will reinforce its accessibility.
- **Distinctive Place and Character** – The SDC offices and the Rolleston Aquatic Centre buildings suggest a possible local character. A proactive approach to the built form and landscape will enable the creation of a point of difference and the creation of a distinctive town centre. Rolleston Reserve is located at the heart of the town centre area and is well used and liked. It offers great potential for creating a special atmosphere and character.
- **Pedestrian-Friendly** – Building on the existing grid pattern, a series of local, pedestrian-friendly pleasant streets and a mix of functions will make the town centre different from a shopping mall. It will provide a character and identity and support accessibility.
- **Mix of Uses** – There is great potential and the need to develop a mix of uses within the town centre, including retail, commercial, civic and cultural, open space and residential to develop a lively and diverse centre.



Large blank wall of the existing New World Supermarket is unattractive and highly visible from the Reserve



Existing retail within the centre is 'car based', with limited pedestrian facilities

EXISTING SITE ANALYSIS

Analysis of the existing town centre and its surroundings has been undertaken to identify its strengths and weaknesses.

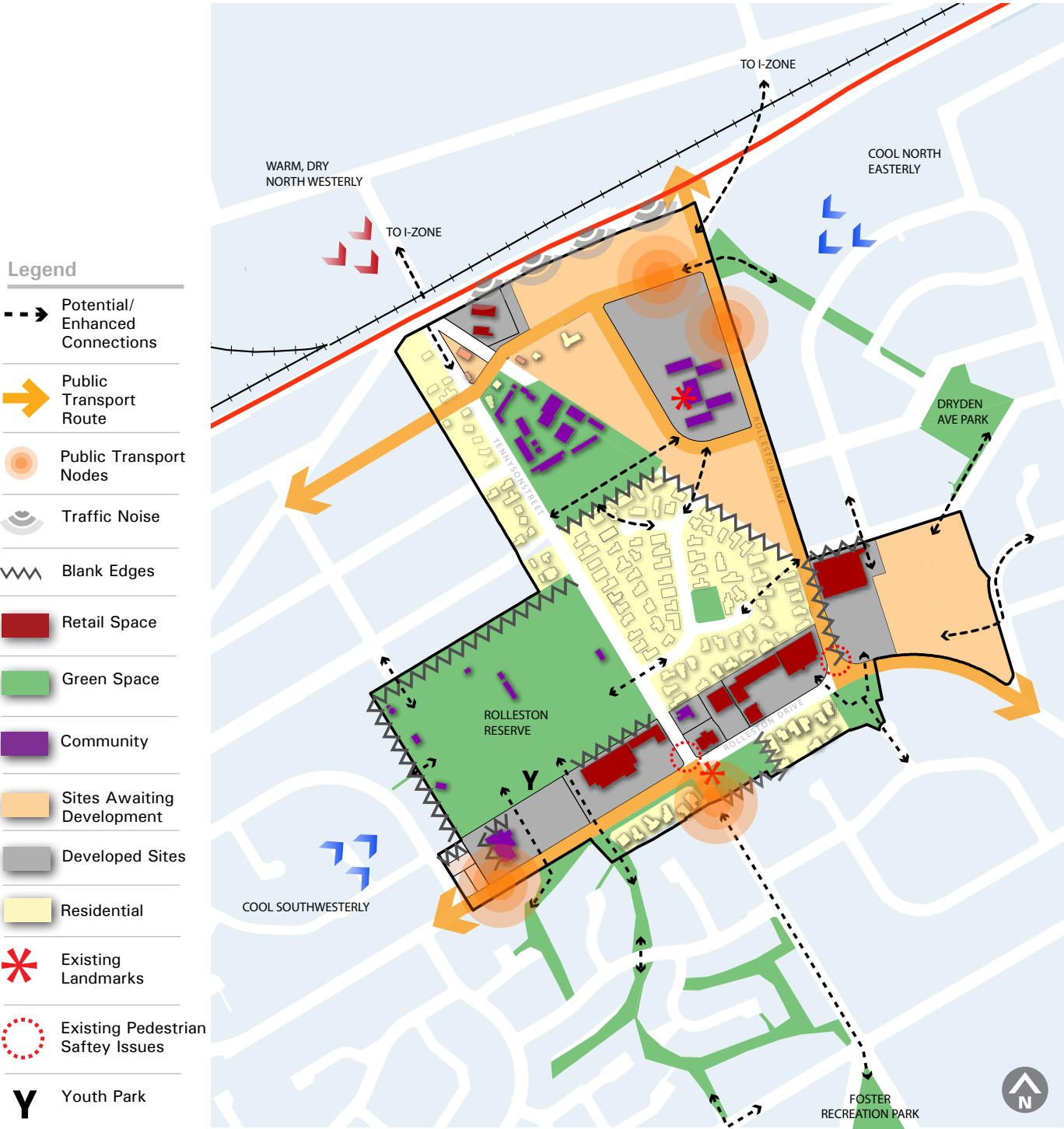


Figure 7: Analysis of Existing Town Centre

3.0 Community Consultation

OVERVIEW

Consultation contributes an important part to a document like this. The Rolleston Town Centre Masterplan process has gone through two important consultation processes:

- Share an Idea – Rolleston Town Centre – September 2012
- Draft Master Plan Consultation – September / October 2013

SHARE AN IDEA

As part of the early stages of development of the Masterplan, the Council consulted with key stakeholders and the community. This included a series of public drop-in sessions in September 2012.

The purpose of the consultation was to identify the issues, aspirations and priorities regarding the town centre, from a range of perspectives within the community. All of the feedback received from the drop-in sessions is available on the Council's website.

Figure 8: Public Consultation Brochure September 2012

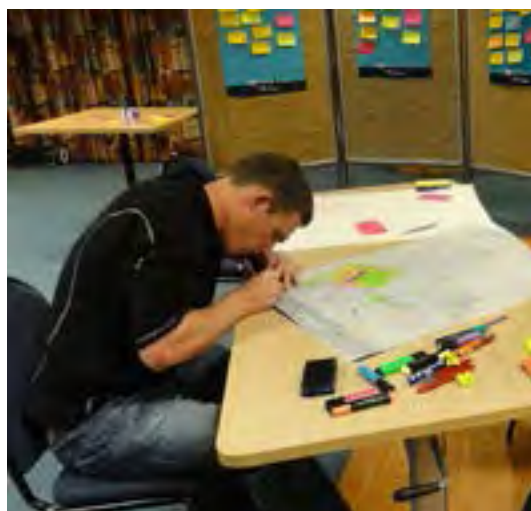


Figure 9: Stakeholder participation and feedback from Public Drop-in Session September 2012

DRAFT TOWN CENTRE MASTERPLAN

The Draft Town Centre Masterplan was released on 16 September 2013 for a six week consultation period (which closed on 25 October). Discussions with residents of Markham Way / Wilbur Close / Landor Common / Peel Close and Tennyson Street occurred from 9 September to 1 October.

Three drop-in sessions were held so that people could view the Draft Masterplan, ask questions of staff, discuss their ideas and concerns, and make comments on the Plan. In addition, a 3D model of the Masterplan and a detailed traffic model was on show at two of the drop-in sessions. In total 136 people attended these sessions.

With respect to distribution, full copies of the Draft Masterplan were made available online and at all Council Service Centres, the Selwyn Aquatic Centre, and Rolleston Community Centre, for the duration of the public consultation period. Full copies were also posted to a specific number of individuals and organisations, and were provided to others on request.

A shorter 'summary brochure' was also prepared and distributed to the letter boxes of approximately 5,900 households within or close to Rolleston (Rolleston, West Melton, Weedons Reserve Rating Area). A feedback form was also included within the brochure and copies were also available at the Council Headquarters, Rolleston Community Centre, Aquatic Centre and Service Centres.

SUBMISSIONS ON DRAFT MASTERPLAN

As part of the consultation process, the public were able to make comments on the Draft Town Centre Masterplan. In total 212 feedback forms were received on the Draft Plan.

Submissions indicated there was a high level of public support for this Masterplan, with 73% of submitters indicating they supported the overall concepts for the Rolleston Town Centre.

A summary of the issues raised can be found in the document "Rolleston Town Centre Master Plan Summary of Submissions" on the Council's website. A summary of the recommended changes can be seen in the following table.



Figure 10: Consultation brochure for the Draft Masterplan

Project	Comments	Staff Recommendations	Council Changes to Masterplan
Tennyson Street	Support Tennyson Street as the 'heart' for Rolleston Town Centre.	Tennyson Street should remain the High Street within the Town Centre.	No Change to the Masterplan.
	Oppose changes to Tennyson Street as residents along Tennyson Street are concerned about the impact the Masterplan will have on their properties, including uncertainty that would occur to landowners as rezoning of properties down Tennyson Street was proposed to occur in the last stage of the Masterplan.	That the rezoning of these properties occurs in the first stage of implementation projects of the Masterplan, so that landowners can make informed choices on what they want to do with their properties and when they should do it as soon as possible.	Amend the Implementation section of the Masterplan.
	Comments raised issues with the speed of traffic down Tennyson Street, safety issues with Rolleston School and questioned whether Tennyson Street was wide enough for on-street parking.	A cross section of Tennyson Street should be developed to be included in the final Masterplan (to show the new width of the street, footpaths and on-street car parking).	Cross section of Tennyson Street included on page 35 of the Masterplan.
		Pedestrian crossings and school pick up points should be included as a specific implementation project to be developed between Selwyn District Council and Rolleston School.	Additional detail contained in the Implementation Section of the Masterplan.
Library / Community / Technology Centre and Town Square	Comments raised the issue of the existing building being at capacity and that the proposed mix of activities in the new building would be very useful for a growing community. A number of other comments were made on the location of the Centre, many commented that the centre was in the wrong location and that it should be located next to the existing Community Centre.	Location for the Library / Community / Technology Centre be retained as located in the Draft Masterplan.	No Change to the Masterplan.
	A number of comments discussed the size of the town square next to the new Community Centre.	Further work required to consider the size of the Town Square and whether or not the town square and the location of the clock tower should be better linked together.	Background analysis of the town square design is included in Appendix 2 of the Masterplan.
Providing Additional Retail in the Town Centre	A number of comments queried the amount of additional retail land contained in the town centre and that it has not been justified.	A Retail Assessment for the entire District was undertaken by Property Economics in late 2012 and peer reviewed by Harrison Grierson. As a result of this process no changes are required.	No change to the Masterplan.

3.0 Community Input

Project	Comments	Staff Recommendations	Council Changes to Masterplan
Rolleston Reserve	There was some opposition to the use of any of the Reserve for other types of activity other than open space and sport. However, there was also considerable support for the change of focus for the Reserve once sports clubs move to their new location (Brookside and/or Foster Recreation Parks).	Retain as is, the size of the Reserve as outlined in the Draft Masterplan.	No Change in the Masterplan.
	A number of comments were made on the extension of Wordsworth Street linking up to Tennyson Street and Markham Way regarding safety concerns.	Seek further discussion with the Scout Den / Play Centre on issues relating to the extension of Wordsworth Street.	Cross sections of Wordsworth Street are included on pages 40 & 41 of the Masterplan. Additional detail is contained in the Implementation Section of the Masterplan.
Rolleston Drive	Landowners raised concerns with the extension of Wilbur Close to Rolleston Drive.	Remove extension from Rolleston Drive into Wilbur Close from the Masterplan	The extension has been removed from the Masterplan.
	Received a number of comments on the inclusion of traffic lights at the corner of Rolleston Drive and Tennyson Street and Rolleston Drive and Masefield Drive.	Traffic modelling was undertaken and the recommendations of this work was to retain the traffic lights as described in the Draft Masterplan.	No change in the Masterplan.
	A number of comments were received on the existing Clock Tower Reserve and whether or not it should be retained.	Further assessment to be completed on the potential retention of the existing Clock Tower Reserve.	Retain Clock Tower Reserve as shown in various sections of the Masterplan.
Kidman Street	Comments question what type of retail would be able to develop along Kidman Street.	Further work will be conducted around limiting retail activities in this area and what the most appropriate mechanisms might be to achieve this.	Masterplan indicates the type of retail to be located in different areas of the Town Centre (as shown on Page 44 of the Masterplan).
	Comments have been raised regarding the location of parking along Kidman Street.	Parking areas will need to be carefully considered (on and off-street parking).	Both on and off-street parking will be included in this area.
Moore Street Extension	Two properties (2 and 4 Tennyson Street) were shown as potentially affected by the realignment of Moore Street.	Consider the final alignment of the Moore Street extension on 2 and 4 Moore Street.	Only one of the properties (2 Moore Street) may be required for the extension.
	Landowners in Peel Close (whose back boundary is next to the proposed Moore Street extension) provided comments which raised a number of concerns with this proposal.	Work with landowners in Peel Close to consider their potential solution to the effects on their properties as a result of the Moore Street extension.	A cross section for the Moore Street extension is included on page 47 of the Plan. Ongoing discussions with landowners will occur before the road is constructed to discuss any further mitigation measures (e.g. planting and fencing).
		Further work will be conducted around limiting retail activities in this area and what the most appropriate mechanisms might be to achieve this.	Masterplan indicates the type of retail to be located in different areas of the Town Centre (as shown on page 47 of the Plan).

4.0 Vision and Masterplan

Vision

The town centre vision builds on the Rolleston Structure Plan vision, which states that:

Rolleston's town centre is a thriving and vibrant social hub. Visitors are attracted from throughout the District to the variety of shops, entertainment and community facilities on offer. The various festivals and weekly market are events that gather the community together in the town square on a regular basis. Many combine a visit to the town centre with their trip to see the new exhibition at the art gallery, their kids competing at the nearby Recreation Precinct or following a long walk, bike or horse ride around the town's green belt.

By 2031 Rolleston town centre will be a thriving destination at the heart of Rolleston where people will come to work, shop and play. The centre will be:

- Locally distinctive
- Family and child-friendly
- Include quality built form
- Progress sustainability
- Value open space
- Economically competitive.



Figure 11: Indicative perspective of Library/community/technology centre and town square looking from Tennyson Street towards the southwest

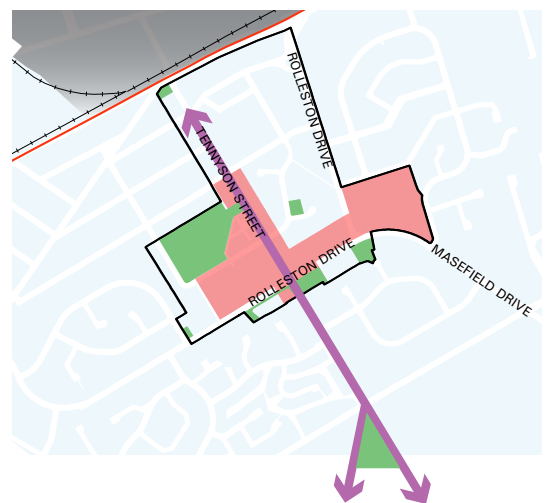
Masterplan – Key Concepts

Key 'moves' or concepts within the Masterplan include:

- **'High Street' retail** – Development of a two-sided retail street environment along Tennyson Street.



- **Tennyson Street 'spine'** – This key route would link the new 'High Street' and the Foster Recreation Park.



- **Smaller street blocks** – Develop a varied, diverse and pedestrian-friendly town centre by introducing new streets that reduce the size of street blocks and improve connectivity around the town centre and with surrounding townships. This will also unlock the potential for a range of commercial development opportunities.



- **New multi-purpose library, community and technology centre** – Integration of key public facilities is proposed at the heart of the new 'High Street' quarter as an anchor and landmark development.



- **New town square** – A new urban town square is proposed at the heart of the centre as part of the library hub and retail core to provide a meeting place for locals and visitors and for holding events.



- **Enhanced Rolleston Reserve** – Integration of the Reserve into the town centre as a high amenity park adjacent to the new 'High Street'. Introduce buildings within and around public spaces, which are designed to activate edges and maximise passive surveillance.



4.0 Vision and Masterplan



Masterplan

This image outlines the Masterplan concept. The image is indicative and shows how the layout and form of the town centre could develop and evolve over a 20 year time scale.

It sets out the broad structure for more detailed development projects and the connections between them.

The following pages explain the key 'layers' or components of the Masterplan.



Figure 12: Overall Masterplan concept for the Town Centre looking north

Masterplan – The Layers

LAND USE

The overall intention is that the town centre will support a mix of uses, including retail, commercial, civic, community, high quality open spaces, pedestrian priority areas and comprehensive high density residential housing. This will be achieved through growth, intensification and diversification.

To achieve this, the town centre needs appropriate land use zoning and to be surrounded by compatible uses and changes to the District Plan will be necessary. A concentration and continuity of retail uses is also necessary to create a viable commercial area.

The Masterplan seeks to:

- Consolidate existing retail and business activities and extend these areas to accommodate future growth. The core finer grain (small) retail with active street frontages will focus around the Rolleston Drive/Tennyson Street junction, Tennyson Street and the Wordsworth Street frontage

opposite the Reserve. This will enable a core area of pedestrian-orientated retail uses.

Larger format retail should be wrapped with finer grain retail stores.

- Create a new cultural/community and high amenity precinct at the heart of the retail core area (focused around the library, new town square and Reserve).
- Further define a civic hub around the Rolleston School and Council.
- Provide mixed use opportunities, including buildings with both retail and commercial, residential above shops and higher density residential at the edge of the centre. Mixed use development can be arranged horizontally, vertically, or as a combination of the two.



Figure 13: Land Use

MOVEMENT AND ACCESS

Street Network - The Masterplan envisages a legible street hierarchy, building on the existing grid pattern. This includes the extension of a number of existing roads through the town centre. The network of high amenity streets will enhance circulation around the centre and provide connections to it from the wider township for a range of modes of travel.

Tennyson Street - This will be a key route linking the new 'High Street' and the Foster Recreation Park. Development of a two-sided retail street environment is envisaged along Tennyson Street. An indicative cross section for the street is set out in Section 5.

Rolleston Drive - This will be a key movement corridor serving the centre and will be the link between Rolleston town and the Izone in the future with the extension of the Southern Motorway. An indicative cross section for Rolleston Drive is also set out in Section 5.

Moore Street - This will be extended from Tennyson Street to Markham Way to the south of Rolleston School. It will provide for walking and cycling to the town centre, however it is anticipated that Markham Way will be the primary walking and cycling link. An indicative cross section for the street is outlined in Section 5.

Markham Way - This is an existing low volume, low speed, residential street that is currently a cul de sac. It is proposed that it will be linked to Norman Kirk Drive to create a primary walking and cycling route. The design of the street will ensure that the existing quiet residential environment is maintained.

Wordsworth Street - This will be extended to link with Tennyson Street. The street will provide an access function rather than a through function and be low speed to support retail related activities on the south side and the Reserve on the north side. Two cross sections of how the street could look are included in Section 5.

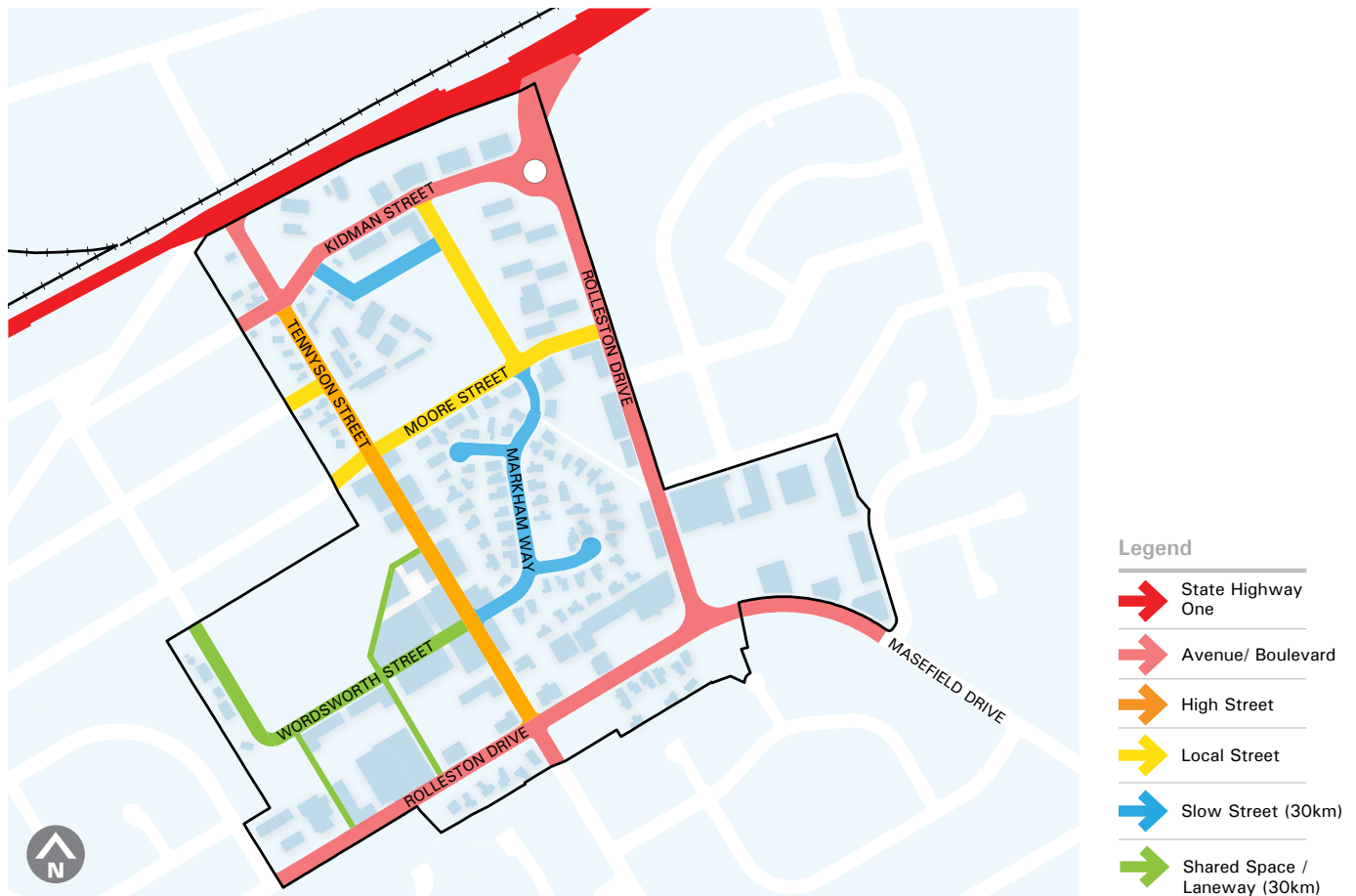


Figure 14: Street Hierarchy

Masterplan – The Layers

MOVEMENT AND ACCESS














Pedestrian and Cycle Network - Walking will be a dominant mode of travel within the town centre and the new street network will support this, along with the integration of green links into the centre. Pedestrian safety and amenity will be enhanced by greater use of shared space, improved intersections, lower speed limits and improvements to the gateways. Development of a quality and connected cycle network (on and off road) throughout the centre and linking to key destinations within the town will support increased cycling opportunities.

Improved connections between the town centre and Izone Southern Business Park will support continued economic growth of Rolleston. Short term footpath improvements will be pursued in the first five years of the Masterplan delivery to assist with improving these connections.

The provision of a pedestrian/cycle connection over State Highway 1 in due course will enable greater integration of these key destinations and improved access to rail facilities.

The service lane for the Pac n Save supermarket redevelopment (the northern side of the building) will be largely screened by new development proposed as part of the Masterplan. The service lane will be clearly marked to ensure pedestrian safety is a priority when moving through the car parking area adjoining the store.

Legend

-  Primary Pedestrian & Cycle Routes
-  Secondary Pedestrian & Cycle Routes
-  Non Traffic Routes (Slow Roads & Marked Lanes)
-  Cycle Parking
-  Key Destinations
-  Intersection Improvements
-  Anchor Stores
-  Key Building Entry Points
-  Key Pedestrian Areas
-  Centralised Bus Stops
-  School Bus Stop
-  Park & Ride
-  Pedestrian Routes

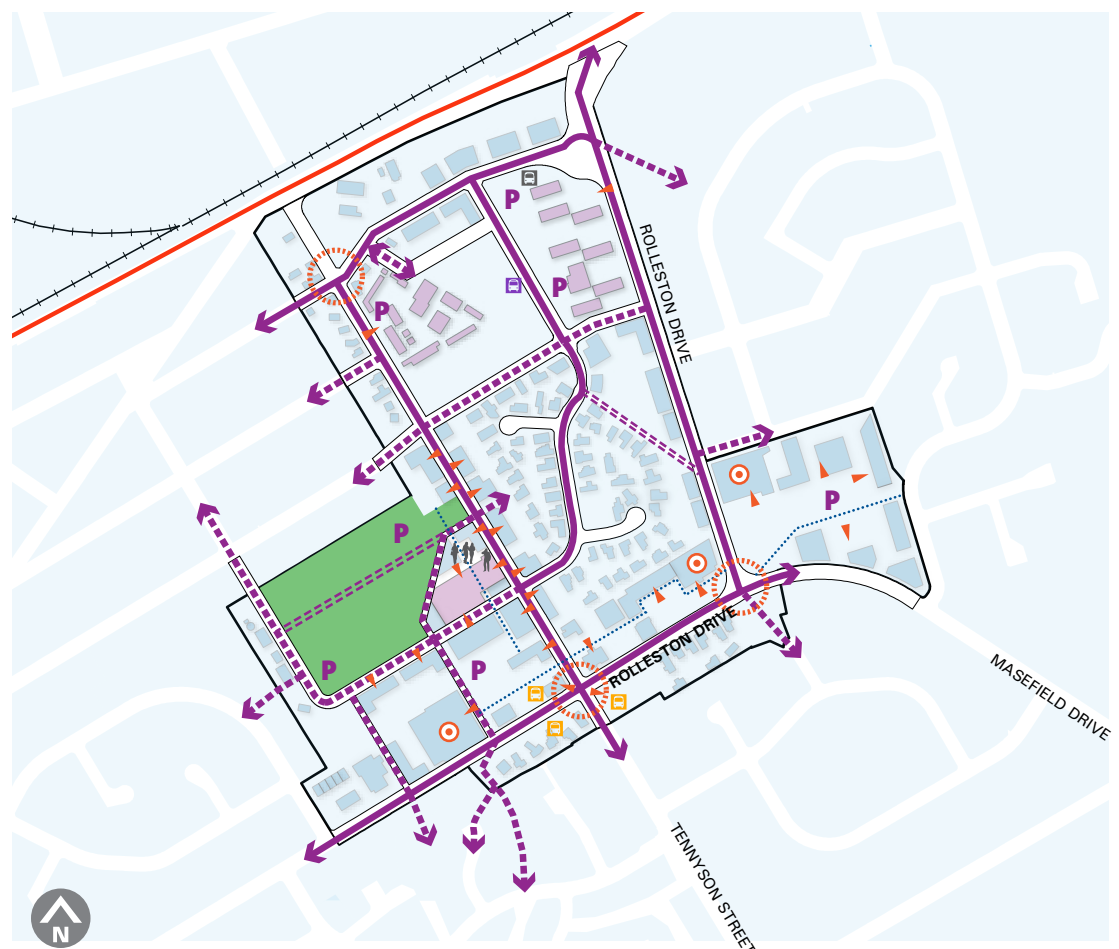


Figure 15: Pedestrian and Cycle Network

MOVEMENT AND ACCESS

Car Parking - An appropriate level of car parking is required to support town centre activities. This will include both on and off-street car parking.

Careful management of car parking supply and demand will be necessary to achieve a successful town centre. Development should be carefully designed to integrate car parking and options considered around a mix of shared parking.

Centralised car parking building sites will be considered (above commercial developments - refer to Section 5 of this report for more details). District Plan provisions in relation to car parking are being revisited and will take into consideration a range of future car parking supply options.

Increases in walking, cycling and public transport will help to keep the amount of car

parking to a manageable level. Supporting continued increases in the use of public transport is critical and will be provided by major improvements to the network over time. This will include transitional and long term development of park and ride facilities.

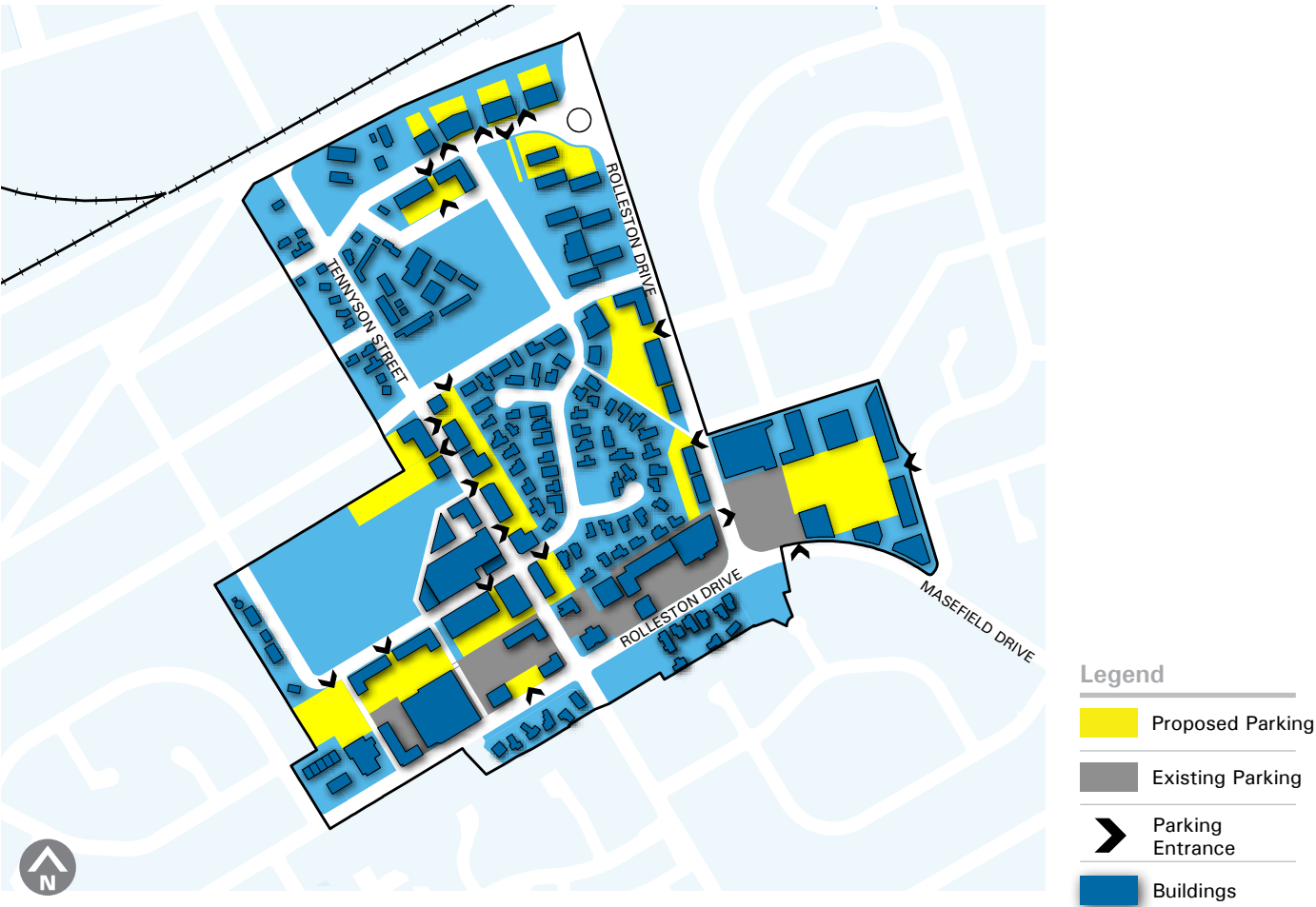


Figure 16: Car Parking Areas

Masterplan – The Layers

BUILT FORM

The Masterplan establishes a spatial structure and overall built form for the town centre.

The diagram below identifies and differentiates the built-up areas from the public realm and open space. This outlines the development patterns, density of development and scale. It indicates the intensity of development anticipated for the town centre and shows the location of larger buildings in the core retail area and the potential for taller buildings at key gateway locations.

Scale of Buildings - The scale of development envisaged includes buildings of 1, 2, 3 and 4 storeys in height.

Taller buildings are best placed on corners or at the end of vistas where they can be used to highlight important locations. This height range will help to create visual interest and variety of buildings, particularly given the topography

of Rolleston. Prominent buildings will act as landmarks and assist people in finding their way around the town centre. This will include introducing vertical elements or architectural features on corner buildings and important buildings such as the Library.

Tall (or large footprint) buildings can be dominant and overpowering. Ways should be considered to break up the building into smaller modules with changes in height or roof pitch, steps in plan and variations in colours and materials. Larger format retail stores should be wrapped with finer grain (small) retail with active frontages onto the street.

Shadow analysis has been undertaken of a range of indicative building heights and potential impacts on the quality of key streets and spaces. This analysis is included in Appendix 1.



Figure 17: Diagram showing location of buildings and gateway areas where taller buildings could be located

BUILT FORM

Building Form and Character - The creation of a variety of building forms, design and use will influence the built form and character of the town centre. Carefully designed buildings and spaces will enable integration of key sites and create an attractive place for people to spend time.

The town centre streets and open spaces are generally defined by buildings, built to the boundary of the new blocks. Ground floor uses should directly address the street and accommodate active uses. Larger format units could sit behind these active frontages.

Articulation and architectural detail should be used to keep areas of blank walls to a minimum and break up any excessive bulk of a building.

The architectural character of the town centre should be vibrant and reflect the location and local landscape characteristics. Both the Council building and the recently completed Aquatic Centre suggest a possible palette of

materials that would be appropriate within the town centre.

Building design should embrace opportunities for greater efficiencies in energy consumption, and waste and water handling.

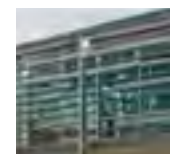
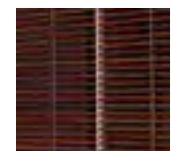
Detailed consideration has been given to the preferred location and size of the proposed town square, given the likely scale of the built form and potential uses of the space. This analysis is included at Appendix 2 and further details of the town square are included in Section 5.

The Council has prepared a Commercial Development Design Guide. The Guide is relevant to commercial development that will occur in Rolleston town centre. It illustrates how commercial development can contribute to an attractive, lively and viable town and shows how shops and other commercial development should fit in with their surroundings and form part of the urban fabric. Additional guidance may also be prepared for the town centre for both the built form and streetscapes.



Examples of buildings which are built up to the street boundary and have ground floor uses addressing the street.

Materials to be used in building design should include colour, texture and patterns that reflect the cultural identity of Rolleston. Locally sourced materials should be used where possible.



Masterplan - The Layers

GREEN NETWORK

The town centre will comprise a series of green spaces with the focus on the reconfiguration of the existing Reserve and enhancement of the pedestrian and cycle connections. The network of green spaces along with the new town square and laneways will connect residents and workers with amenity and recreational opportunities.

The Reserve will be a town centre destination for locals and visitors and provide a range of passive recreational activities. Landscaped streets and softening the visual impact of car parking areas will add to the green network.

The expansion of the Rolleston Primary School site will create a green focus in the northern quarter of the town centre area.

The existing greenways will provide pedestrian and cycle connections between the town centre and the Foster Recreation Park. These will need to be upgraded to ensure that they are safe and attractive for users. This will include introducing formed paths and lighting.



Figure 18: Green Network

5.0 Key Projects

OVERVIEW

A key aspect of the Town Centre Masterplan is the focus on several main projects. It is a place-based approach and the subsequent staging of the projects will enable the unlocking of the potential of the town centre.

The implementation of these key projects will need to be carefully considered, delivered in stages and subject to funding. These matters are discussed in more detail in Chapter 6.

The following diagram highlights the key projects which are discussed in more detail in this Chapter of the Masterplan. In addition to these are a number of privately owned development sites which provide opportunities and these are also discussed in brief.



Figure 19: Key Projects

1

TENNYSON STREET

Tennyson Street will be an important gateway into the town centre and become Rolleston's 'high street'. It is the key route connecting the centre and the Foster Recreation Park.

The focus will be on creating an 'urban street'. This will comprise active retail frontages on both sides, quality footpaths, improved pedestrian crossings, creation of a slow speed traffic environment and space for on-street parking and trees. Shadow analysis has been undertaken for the high street and is contained in Appendix 1.

The existing water race will be piped along Tennyson Street to enable footpath improvements alongside the School. This will then inform the development of a 'water feature' within the Reserve.

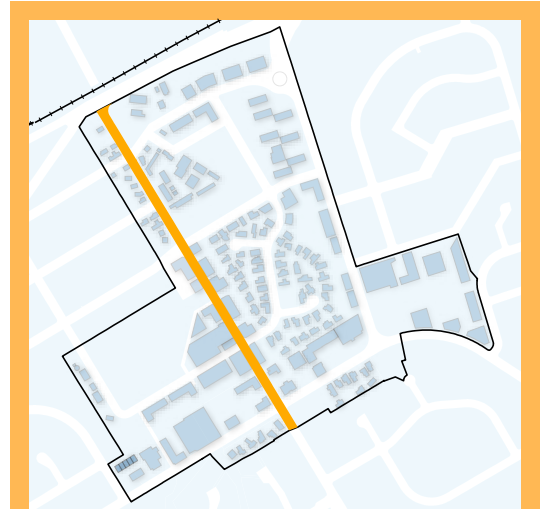
The development of a high quality town square adjoining the 'high street' will introduce a new urban space. In addition, a landscape frontage alongside the Reserve on Tennyson Street will signal the gateway into the Reserve.

A mix of shops with distinctive frontages along Tennyson Street will create an interesting shopping street.

Pedestrian crossings provide direct routes through the town centre.

Small spaces provide focal points along the street.

Street trees, paving details and furniture will add to the character of the centre.



- Two-sided retail street
- Slow speed traffic
- Wide footpaths
- On-street parking
- Street furniture



TENNYSON STREET



Figure 20: Perspective of Tennyson Street looking northwest towards the new town square and Reserve

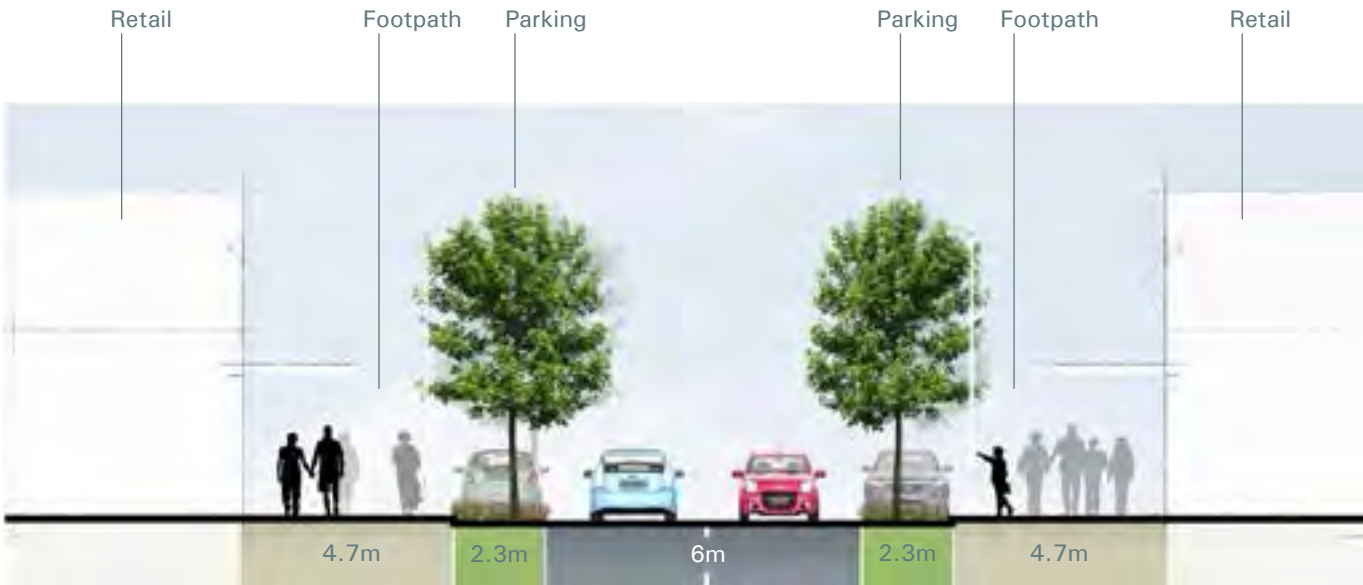


Figure 21: Cross section view of Tennyson Street

2

LIBRARY/COMMUNITY/TECHNOLOGY CENTRE AND TOWN SQUARE

A landmark multi-purpose library/ community/ technology centre and new town square are identified at the heart of the town centre. This will be a key destination attracting people to the centre.

The Library/community/technology centre is likely to be around 4,500sqm and provide recreational, social, learning, digital, cultural and business experiences – all located in one modern conveniently located facility.

As a 'multi-partnered' community destination, the fully accessible centre could include:

- Rolleston library
- Entertainment, performance and community event spaces
- Meeting and training facilities and business support services
- Technology experiences
- Community services and information including lounge space
- Commercial ventures such as a movie theatre and a café
- Exhibitions, displays, special promotions and events
- Spaces for older adults to use and areas which appeal to children and youth.

The library/community/ technology centre should be a landmark/ gateway building located in the heart of the town centre. It will be an iconic building with active frontages and uses adjoining the streets and the Reserve.



- Landmark building
- Multi-purpose spaces
- Design to reflect location adjoining Reserve and Tennyson Street
- New town square



LIBRARY/COMMUNITY/TECHNOLOGY CENTRE

Open seven days each week, the community would be able to use this facility for a wide range of activities. It might be to have a coffee and relax in a warm, attractive and lively environment, or it could be to have a go at using new technology, to record some music, listen to a performance, join in a video conference, borrow a book, find information, look at local art, or to learn a new skill. Of appeal to all age groups, the centre would offer family events on the weekends, movies in the evening, activities during the day, and special celebrations throughout the year.

The building will be of architectural quality and something the community can be proud of and are drawn to, which is built to sustainable design principles.

This dynamic and accessible centre will be located by the Reserve on Tennyson Street and amongst the shops – affording a great opportunity to create a striking facility which will strengthen the town centre and promote all of the good things about living in Selwyn, being part of a vibrant community and enjoying doing things locally.

The existing Community Centre will be retained in the short to medium term and could be used for other community uses, such as a medical centre.

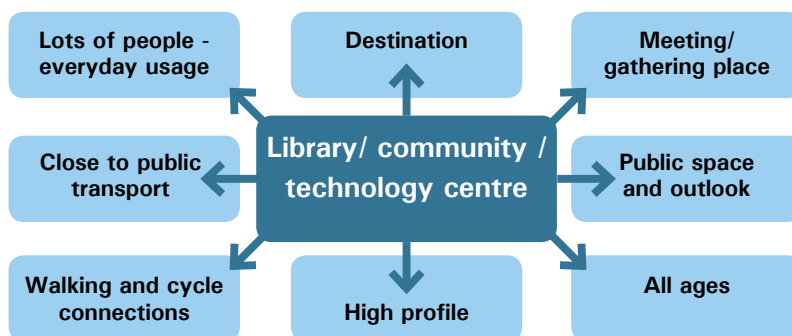


Figure 22: Perspective of Library/community/technology centre and town square looking from Tennyson Street towards the southwest

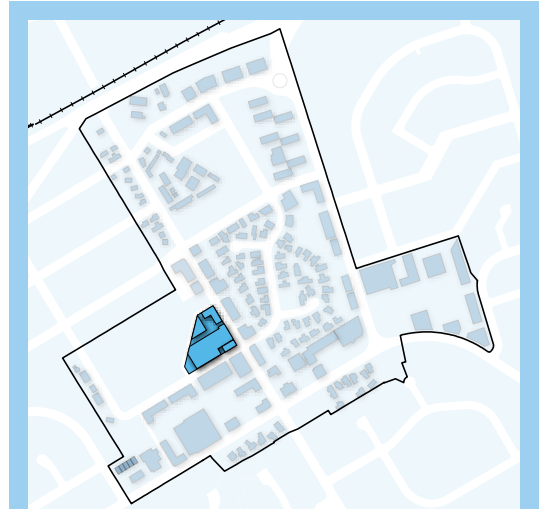
TOWN SQUARE

The development of a high quality urban town square is proposed. This will be located at the heart of the town centre and the major retail and community development along Tennyson Street and the Reserve.

The new square would be flanked by active retail frontages and become a major place for meeting, socialising and occasional events. Laneways will provide linkages to Tennyson Street, the Reserve, nearby car parking and retail.

The square is anticipated to be around 30 metres by 20 metres in size. The square is well positioned for sun and protection from prevailing winds. The space will provide opportunities for public art (in conjunction with art along key streets and within the Reserve) that will build on the character of the centre. Detailed analysis was undertaken to determine the ideal size and location for the square. This information is included in Appendix 2.

It is anticipated that the clock tower will be relocated to the green space adjoining Tennyson Street.



- Small urban space
- Flexible use
- Active edges
- Well positioned for sun and protected from prevailing winds

The new town square should be urban in character and be people orientated.

The town square would be a great place to meet and socialise.

The buildings adjoining the space will have active uses, such as cafés that can 'spill out' into the space.

Pedestrian connections to the space will be provided by way of urban laneways and a wider pedestrian precinct.

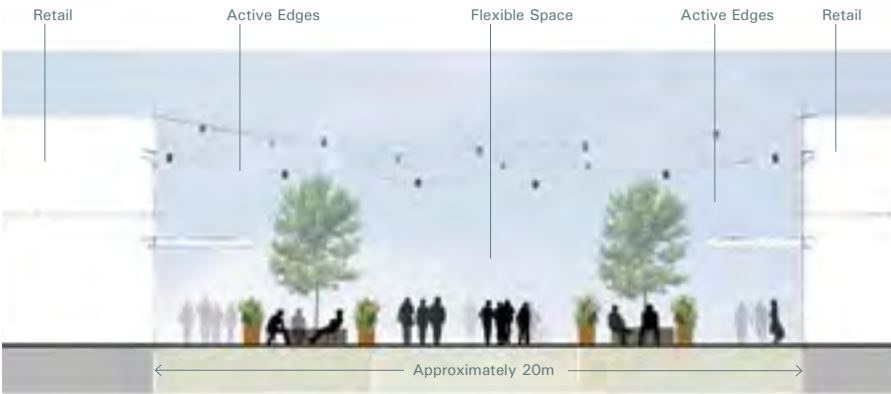




Figure 23: Library/community/technology centre and town square looking from the Reserve towards the south



Figure 24: An indicative layout of the library/community/technology centre and town square looking from the Reserve towards the southeast (Rolleston Square)



Café dining looking out on public space, water play and passive green space

Figure 25: Cross section of town square

3 ROLLESTON RESERVE

As a result of the relocation of the majority of sporting facilities to Brookside Park and the Foster Recreation Park, Rolleston Reserve has the potential to be transformed into a vibrant, high amenity urban park.

The future development of the Reserve will be subject to a separate Masterplan and consultation. This will factor in when sports will be able to be relocated to other parks. The future Reserve might include:

- 'Play' and 'water' areas close to the new anchor building, including a youth park
- High amenity garden area and informal grassed open space with an area for a range of public events and gatherings
- Retention of the existing tennis/netball courts, playcentre, scout hall, junior children's play area and Youth Park
- A 'green' pedestrian/cycle link connecting Tennyson Street to Rolleston Drive and beyond
- Parking, including along the edge
- A landscape and ecological character that reflects Rolleston and includes vertical and sculptural features.

The buildings alongside the Reserve will include active uses (i.e. library, shops, cafés) and activities spilling out into a shared space. Shops and cafés located along Wordsworth Street opposite the Reserve will create further activity and overlooking of the space (and any larger format retail wrapped by smaller shops).



- Open grassed areas
- Children's playground
- Large scale trees
- Local theme
- Incorporate water
- Bound by streets



The Reserve will be a main feature of the town centre providing for a range of active and passive uses and a high landscape and ecological character



Figure 26: Cross section of Wordsworth Street near the junction with Tennyson Street



Figure 27: View of the Reserve looking from the northwest corner towards the new town square and commercial development

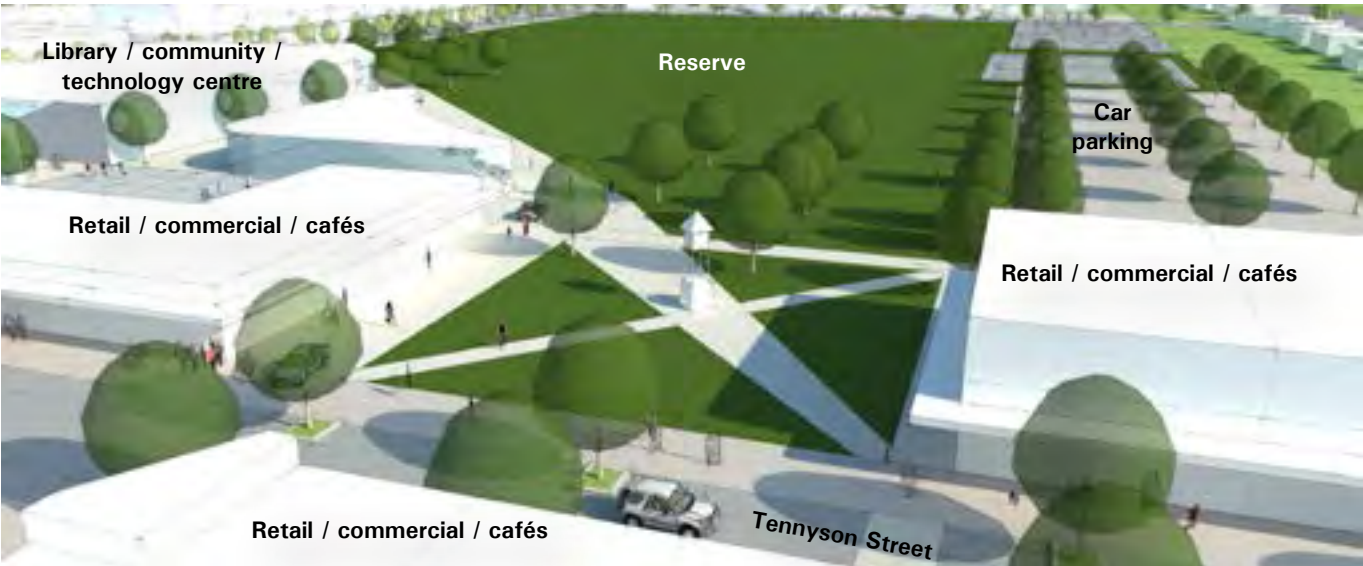


Figure 28: Reserve as seen from Tennyson Street looking towards the west



Figure 29: Cross section of Wordsworth Street opposite the Reserve

4 ROLLESTON DRIVE

Rolleston Drive is a key movement corridor serving the centre, and access, movement and amenity are key considerations.

Rolleston Drive will be the link between Rolleston town and the Izone in the future with the extension of the Southern Motorway. Greater regard will be required for pedestrians and cyclists in making Rolleston Drive into an urban boulevard or avenue. Improved pedestrian crossings for greater safety, enhanced footpath facilities, greenway crossing points and new development to help define the edges will create a more positive pedestrian environment and more attractive streetscape.

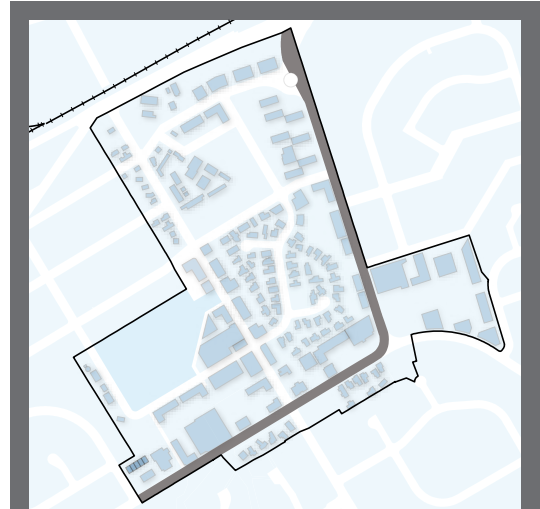
Signalised crossings will be introduced at Tennyson Street/Rolleston Drive and Masefield Drive/Rolleston Drive. Detailed design of these revised intersections will be undertaken in due course. Clock Tower Reserve will remain and pedestrian access to it improved. Improved greenway pedestrian crossing points will assist with linking the town centre with Foster Recreation Park.

Coordinated access to key car parking areas within the town centre will help to limit access points off Rolleston Drive.

Rolleston Drive is envisaged as a grand avenue of importance.

Tree planting will provide character for the movement corridor.

Pedestrian safety will be important and kerb build-outs, textured paving and other design cues will be used to alert drivers that pedestrians are present.



- **Landscaped corridor**
- **Regular pedestrian crossings**
- **Gateway features (like sculptures or landscaping)**
- **Opportunity for on-street parking**





Figure 30: Rolleston Drive alongside the proposed Pak n Save looking towards the junction with Tennyson Street

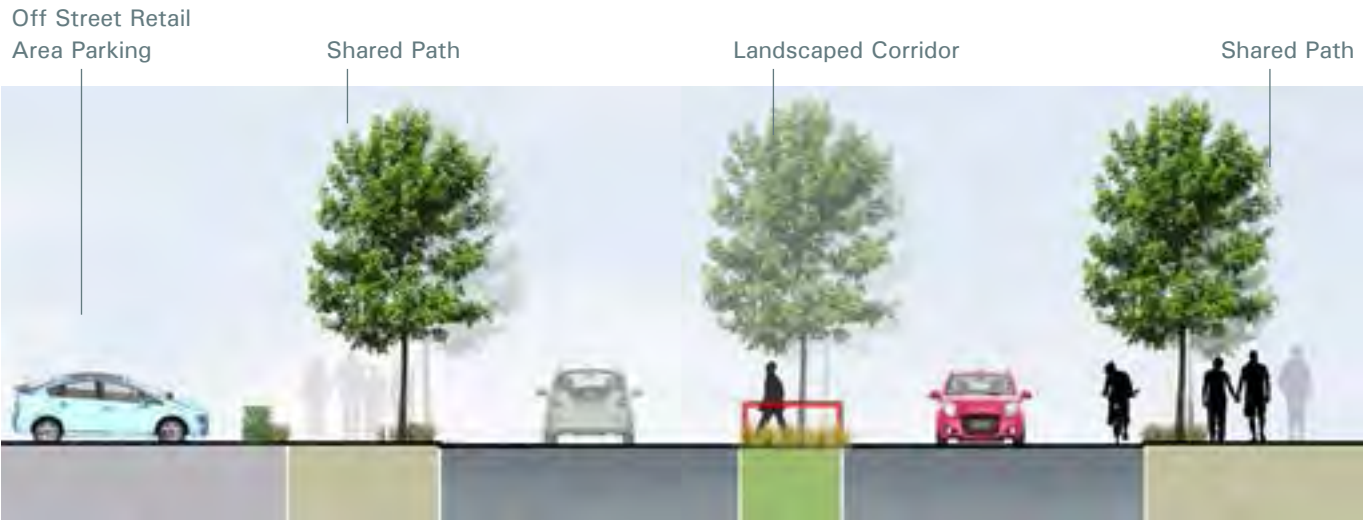


Figure 31: Existing cross section of Rolleston Drive with median planting

5

KIDMAN STREET AREA

The Kidman Street area refers to the northern quarter of the Masterplan, focusing around Rolleston Primary School and Selwyn District Council offices.

Strengthening the role and character of this quarter and improving linkages with the core retail area will help to promote a more integrated town centre over the longer term.

The Council is supportive of the School's ongoing relationship with the centre. Discussions between the Ministry of Education and the School are ongoing around future expansion to cater for growth and greater flexibility about how the site operates. A new road is proposed along the southern boundary of the school site (Moore Street extension) and this will enable the potential reconfiguration of the site in the future.

A 'Park and Ride' facility is proposed directly adjoining the SDC offices at the entrance to the town. This will provide bus commuter and interchange facilities over the short to medium term. In the longer term this facility may relocate to adjoin the Rolleston Railway Station and the development of a comprehensive public transport hub.

There is an opportunity to develop new commercial office space along Kidman Street. Commercial development in this location takes advantage of the nearby Council and School operations, and proximity to the State Highway and Izone Southern Business Park. Some of the land along Kidman Street will comprise highway service centre functions, where access to the State Highway is possible. Large format retail could also develop in this area.



- **Commercial development**
- **Park & Ride facility**
- **Reconfiguration of school site to cater for future growth**

Well designed commercial development at the gateway to the town centre will add to the character of this northern quarter. Landscaping will promote a park-like setting for the buildings.





Figure 32: Kidman Street looking southwest over the 'Park and Ride' facility, Council buildings and reconfigured Primary School site



A 'Park and Ride' facility should be attractive and safe for users and be supported by direct pedestrian connections to the wider town centre.

6

MOORE STREET EXTENSION / MARKHAM WAY

A new road is proposed along the southern boundary of the Rolleston School site in order to provide an extension to Moore Street. This enables the creation of a further east/west connection through the town centre and a more legible street block network.

The extension of Moore Street will enable the reconfiguration of the School site and the introduction of landscaping and informal entrance points, and additional car parking and bus facilities adjoining the school.

In the short to medium term the southern frontage of the street will be adjoined by existing residential properties. These properties will be encouraged to take advantage of views of the street and the open fields opposite.

At the Rolleston Drive end of Moore Street there is the opportunity to introduce mixed use development (retail, cafés, commercial and residential uses). This development should take advantage of the northern aspect and views of the School and Council buildings.

Markham Way will be linked to Norman Kirk Drive to create a primary walking and cycling route. The design of Markham Way will seek to ensure that the existing quiet residential environment is maintained.



- Landscaped street
- Regular pedestrian crossings
- Mixed use buildings overlooking street and school
- Opportunity for on-street parking

The Moore Street extension will provide opportunities for improved pedestrian and cycle facilities including crossing points to the School.

Two storey mixed use development overlooking the Council offices and school playing fields will create a local focal point along Moore Street.





Figure 33: View of Moore Street extension looking east towards Rolleston Drive with the reconfigured Primary School site on the left

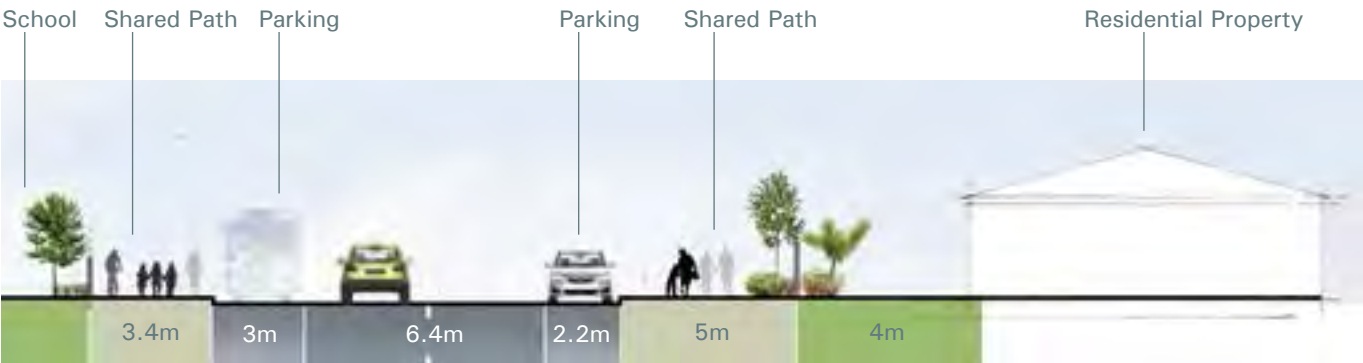


Figure 34: Cross section of the Moore Street extension

7

PRIVATE DEVELOPMENT SITES

There are a number of privately owned development sites within the Town Centre Masterplan area which provide a range of opportunities and will over time make a significant contribution to delivering change in the town centre.

Land next to Countdown – Discussions are on-going with the landowner of the Countdown site in relation to the existing consented but undeveloped scheme. The Council's vision for this site is for a quality urban development which enhances the look and feel of the town centre, is based around best practice urban design and includes a quality retail offer and good pedestrian and cycle connections.

New World Site – Discussions are also ongoing with the landowner of the New World Supermarket site in relation to the existing consented but undeveloped scheme for a Pak n Save store. The proposed Masterplan layout seeks to screen with adjoining buildings the service lane associated with the supermarket redevelopment.

Car Parking Building(s) – In order to future proof for growth, key centrally located sites in the town centre have been identified for the development of a car park building(s).



Legend

- Land next to Countdown
- New World Site
- Future Carpark Buildings



Figure 35: Private Development Sites

Retail Expansion –In order to cater for the future expansion of retail it is envisaged that some sites currently developed for residential could eventually convert to retail use. This is anticipated beyond the Masterplan time scale, i.e. beyond 20 years. These areas are identified in the diagram below (in blue).

Residential –There are opportunities to introduce residential as part of mixed use developments and in redeveloping existing residential properties for high density housing. Increasing the intensity of residential development on the fringe of the town centre, including along the western edge of the Reserve, will create good natural surveillance of the space during the day and night and be a high amenity area of the town with views overlooking a key green space.



Mixed use retail development with commercial or residential above.



Terrace housing around the fringe of the town centre will create greater intensity of development.

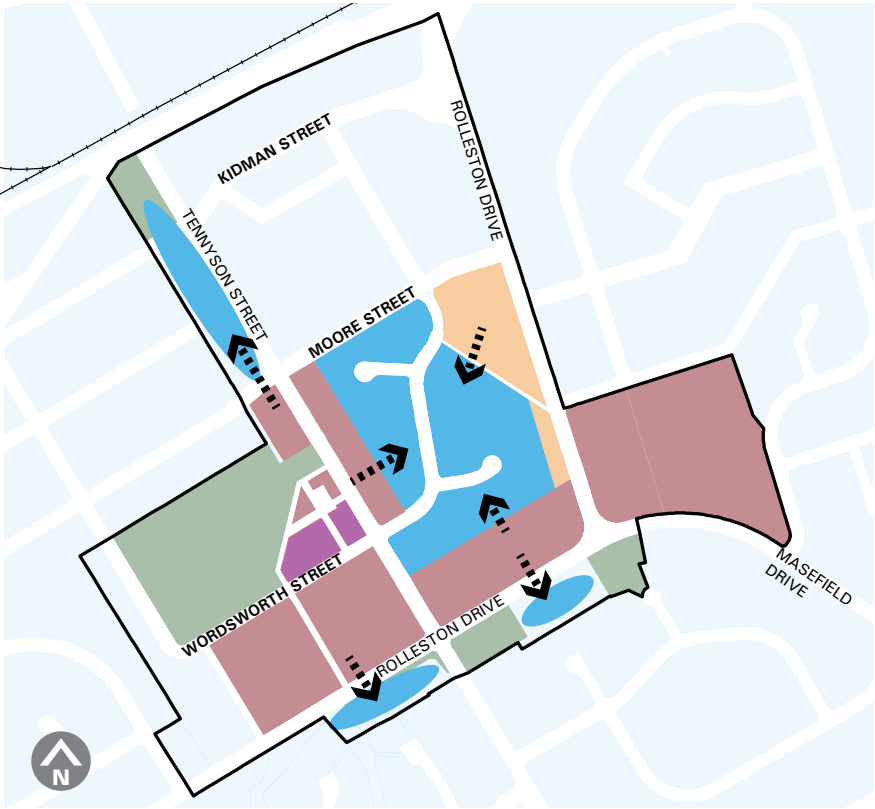


Figure 36: Long term retail expansion post Masterplan timescales

6.0 Project Delivery

OVERVIEW

The Masterplan is the long-term vision for the town centre, which has been informed by the community, landowners, key stakeholders and the Council. The implementation of the Masterplan requires the public and private sectors to work together.

District Plan Changes

The Masterplan will be incorporated into the District Plan, in order that it can guide the form and function of town centre development. This will include review of the relevant zones, objectives, policies and rules and consideration of possible design guidelines to ensure high standards of architecture, urban design and design of existing and new streets (as outlined in the cross sections contained in the Masterplan) and suitable location of carparking (using both on and off-street parking provisions). Action 27 of the Land Use Recovery Plan requires Council to develop a plan change by 6 December 2014 to implement the Masterplan. This will also include rezoning of land and suitable staging requirements, as outlined in the following pages.

Other Council Processes

The Council will also need to use other direct actions, such as investigating proposals, developing guidelines and standards and operational policies in order to implement the Masterplan. For example:

- Continue ongoing discussions between Rolleston School and the Ministry of Education to enable future growth within the context of the town centre and including the extension of Moore Street (working with landowners in Peel Close).
- Investigate appropriate Wordsworth Street safety issues (working with the Playcentre and the Scout Den).
- Develop a set of Design Guideline to further articulate the character and design quality anticipated for both the built form and streetscapes within the town centre. This will assist the development community and provide greater certainty.
- Undertake a range of town centre transportation projects.

The Council will also use indirect actions, such as coordinating, liaising, encouraging, promoting or facilitating action by others to help implement the Masterplan.

Funding

The Masterplan assumes a level of public sector funding. This funding will come from a range of sources, including general and targeted rates and financial contributions.

In due course town centre projects will be allocated funds in the Council's Long Term Plan (LTP). In addition, funding will be available through other budget lines, including public transport improvements, road maintenance and renewal, parks enhancements/development and social infrastructure projects (including the community centre/library proposal).

The Council is committed to attracting and increasing the level of private investment within the town centre. In addition, the Council's investment can leverage private sector investment to achieve the Masterplan vision. Land swaps and strategic land purchase opportunities will be considered in order to achieve the vision. As such, it may be necessary to package up parcels of land for sale and prepare development briefs.

Development of the Masterplan key projects will also occur over time and in stages. These stages will be influenced by population growth demands and funding, and these are discussed in more detail in the following pages.

Monitoring and Review

The Masterplan is a living document and as such will need ongoing monitoring and review, including with key stakeholders and the public. This review process may align with the Council's Long Term Plan processes.

INDICATIVE STAGING OF DEVELOPMENT

The town centre Masterplan is likely to be delivered in the following key stages and over a 5 to 20 year timescale (reference to 2031 in terms of growth). Several actions could move forward or back in the development order depending on growth/demand and funding. Other key trigger points that will influence the broad stages and timing will be:

- The extent and nature of private developments
- The timing of development at the Foster Recreation Park
- Transport changes and/or improvements
- Infrastructure provision
- Car parking supply and demand.

The Masterplan also includes a number of transitional projects. These include the 'Park and Ride' facility which in the short to medium term will be located adjoining the Council offices. In the longer term it is envisaged that it will be relocated to a site near the railway station as part of a comprehensive public transport interchange. Some streetscape and intersection improvement works may be of a transitional nature depending on the timing of key development projects.

INDICATIVE STAGING OF DEVELOPMENT

Stage 1 Development

Stage 1	Priority Actions/Moves
First Five Years (Likely 2014-2018)	<div>1. Undertake the Kidman Street commercial developments and local footpath and access improvements.</div> <div>2. Relocate the Rolleston Primary School fields. Extend Moore Street through to Rolleston Drive. Extend Markham Way through to Moore Street. Develop mixed use schemes at the junction of Moore Street/Rolleston Drive and along Rolleston Drive. Undertake streetscape works and intersection/pedestrian crossing improvements on the northern half of Tennyson Street.</div> <div>3. Undertake intersection improvements at Rolleston Drive/Masefield Drive junction.</div> <div>4. Purchase land to allow for the Moore Street extension.</div> <div>5. Private developments occur (retail next to Countdown /redevelopment of New World).</div> <div>6. Transitional redevelopment of residential properties to retail/commercial.</div>

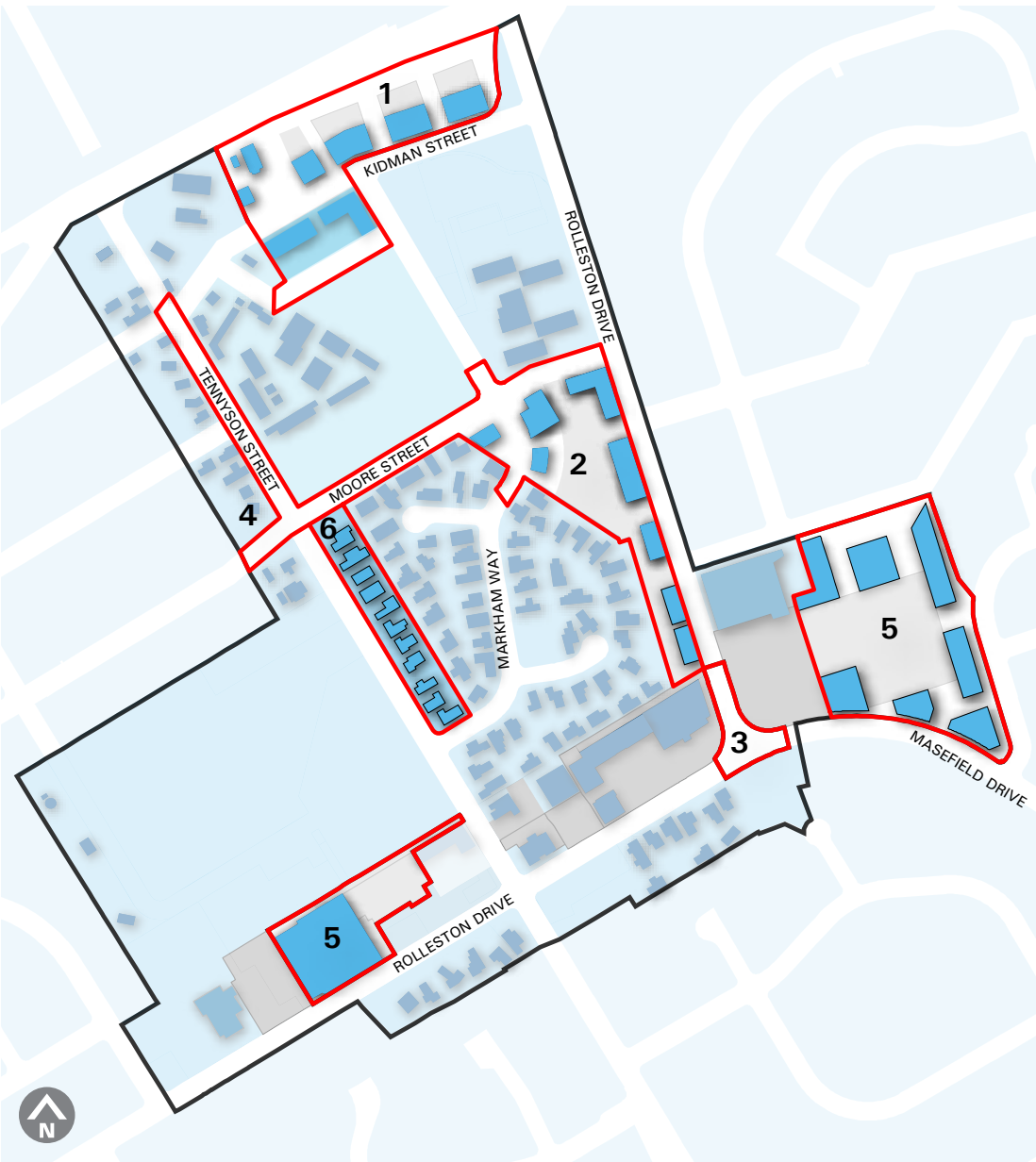


Figure 37: Stage 1 Development

Stage 2 Development

Stage 2	Priority Actions/Moves
Second Five Years (Likely 2019-2023)	<ol style="list-style-type: none"> 1. Develop 'Park and Ride' facility adjoining SDC offices. 2. Develop the new Library/Community/Technology Centre, including the town square and associated retail (west side of Tennyson Street and south side of the Wordsworth Street extension) and car parking. Extend Wordsworth Street and loop around the bottom of the Reserve to link with Tennyson Street. Redevelop the eastern half of Rolleston Reserve. Undertake streetscape works on the southern half of Tennyson Street. 3. Transitional redevelopment of residential properties to retail/commercial.

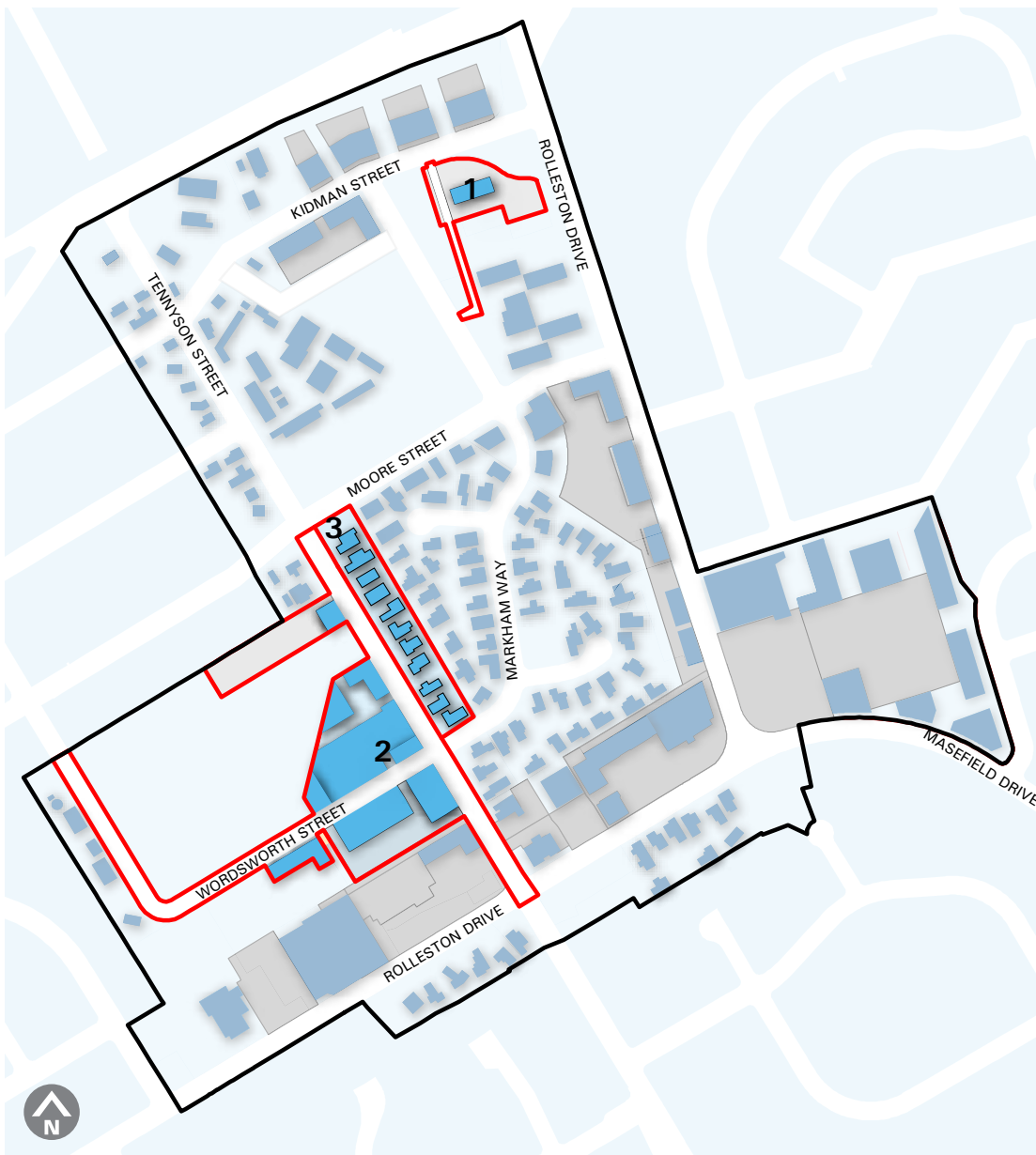


Figure 38: Stage 2 Development

STAGING OF DEVELOPMENT

Stage 3 Development

Stage 3	Priority Actions/Moves
Third Five Years (Likely 2024-2028)	<div>1. Undertake Rolleston Drive streetscape and intersection/crossing improvement works.</div> <div>2. Expansion of SDC buildings.</div> <div>3. Redevelop the west half of Rolleston Reserve.</div> <div>4. Extend Wordsworth Street retail development to the west.</div> <div>5. Transitional redevelopment of residential properties to retail/commercial.</div>



Figure 39: Stage 3 Development

Stage 4 Development

Stage 4	Priority Actions/Moves
Fourth Five Years (Likely 2029-2033)	<ol style="list-style-type: none"> 1. Development of retail/commercial buildings along the eastern side of Tennyson Street and at the junction of Moore Street (southwest corner). 2. Infill of Wordsworth Street extension with higher density residential and mixed use development (southwest corner of site). 3. Enhancement of tennis/netball courts within the Reserve (and conversion to general community use).

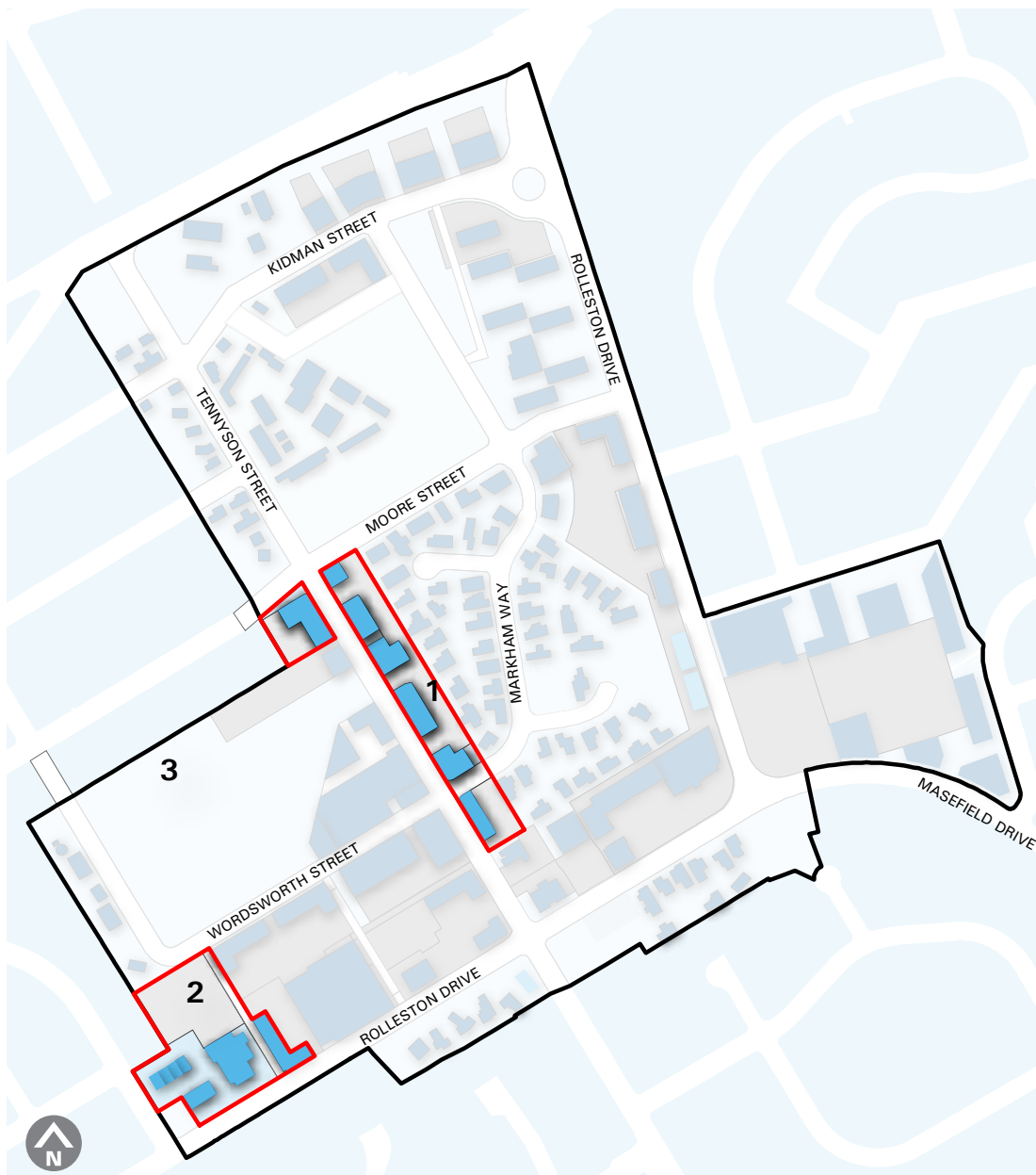


Figure 40: Stage 4 Development

Implementation

Council costs

Estimated costs are shown in the following table as a high level indication of the scale of funding that may be required to implement the Masterplan. The costs relate to physical works such as street upgrades, open space enhancements and development of new facilities and do not include the costs of operating, maintaining and renewing assets in the future. Possible funding sources for individual projects are shown in the table, but no funding has yet been approved and decisions on whether projects can proceed will be made through the Council's Annual and

Long Term Planning processes.

The possible funding sources indicated include:

- Land sales - the gains made from the sale of Council land
- General funds - these include general rates and other general Council income
- Targeted rates - these rates are charged to certain groups of ratepayers for a specified purpose
- Development contributions - these are charges levied on developers to help fund the costs of community facilities required as a result of development.

For Estimated Costs:

\$ = below \$50,000

\$\$ = \$50,000 - \$200,000

\$\$\$ = \$200,000 - \$1m

\$\$\$\$ = \$1m - \$5m

\$\$\$\$\$ = above \$5m

First Five Years 2014–2018

Priority Actions/Moves	Who	Council Role	Estimated Cost	Possible Funding Source
• Kidman Street commercial developments	Council / Private Developers	Sell land it owns to allow retail/commercial developments to occur	No cost to council	Council receives funds from land sales
• Commercial mixed use developments along Rolleston Drive (adjacent to Markham Way)	Council / Private Developers	Sell land it owns to allow retail/commercial developments to occur	No cost to council	Council receives funds from land sales
• Purchase land to allow for Moore Street extension	Council	Purchase land from private owners and school	(\$\$\$)	Revenue from Sale of Land/ General Funds
• Land swap between council and school to allow for Moore Street extension and new playing fields for school	Council / Rolleston School (Ministry of Education)	Land swap	No cost to council (land swap)	No Council funding required
• Relocate the Rolleston Primary School fields and playgrounds	Council / Rolleston School (Ministry of Education)	Contribution by council to cost of relocation	(\$)	Revenue from Sale of Land (within Town Centre Area) / Targeted Rates
• Construct new road to extend Moore Street through to Norman Kirk Drive and Markham Way	Council	Road construction	(\$\$\$)	Revenue from Sale of Land/ General Funds/ Development Contributions
• Begin retail development along McCauley Street	Private Developers	No council involvement	No cost to council	No Council funding

• Undertake streetscape works, piping of water race/ footpaths development on the northern half of Tennyson Street (around Rolleston School)	Council	Undertake works as described	(\$\$\$)	Revenue from Sale of Land/ Targeted Rates
• Undertake intersection/ pedestrian crossing improvements on Rolleston Drive and Masefield Drive	Council	Undertake works as described	(\$\$\$)	Revenue from Sale of Land/ General Funds/ Development Contributions
• Begin to undertake Tennyson Street (east) retail development	Private Developers	No Council involvement	No cost to Council	No Council funding

Second Five Years 2019-2023

Priority Actions/Moves	Who	Council Role	Estimated Cost	Possible Funding Source
• Extend Wordsworth Street through to the Playcentre and extend Markham Way through to Wordsworth Street	Council	Undertake works as described	(\$\$\$\$)	Revenue from Sale of Land/ General Funds/ Development Contributions
• Construct new Library/ Community/Technology Centre/retail	Council / Private Developers	Undertake works as described	(\$\$\$\$\$)	General Funds/ Targeted Rates/ Library Rate/Public-Private Partnership/Grants
• Construct new town square	Council	Undertake works as described	(\$\$\$)	Targeted Rates/Grants
• Develop retail adjacent to the new Library (along extended Wordsworth Street)	Private Developers	Council to sell land	No cost to Council	Council receives funds from land sales
• Redevelop the eastern half of Rolleston Reserve (around the Library)	Council	Undertake works as described	(\$\$\$)	Revenue from Sale of Reserve Land /Targeted Rates)
• Begin retail development on the western side of Tennyson Street	Private Developers	No Council involvement	No cost to Council	No Council funding
• Develop Park 'n' Ride facility	Council	Undertake works as described	(\$\$\$\$)	General Funds/ Development Contributions
• Undertake streetscape intersection/ pedestrian works on the southern half of Tennyson Street	Council	Undertake works as described	(\$\$\$\$)	General Funds/ Development Contributions/ Targeted Rates
• Continue to undertake Tennyson Street (east) retail development	Private Developers	No Council involvement	No cost to Council	No Council funding

Third Five Years 2024–2028

Priority Actions/Moves	Who	Council Role	Estimated Cost	Possible Funding Source
<ul style="list-style-type: none"> Redevelop the western half of Rolleston Reserve (included new youth park within reconfigured Rolleston Reserve) 	Council	Undertake works as described	(\$\$\$\$)	Revenue from Sale of Reserve Land /Targeted Rates)
<ul style="list-style-type: none"> Continue to develop retail along extended Wordsworth Street (opposite the Reserve) – after the Youth Park has been redeveloped 	Private Developers	Council to sell land	No cost to Council	Council receives funds from land sales
<ul style="list-style-type: none"> Undertake Rolleston Drive streetscape and intersection/crossings improvement works 	Council	Undertake works as described	(\$\$\$\$)	General Funds/ Development Contributions/Targeted Rates
<ul style="list-style-type: none"> Begin to move remaining activities in the existing Rolleston Community Centre to Foster Recreation Park (linked with provision of new Stadium located at Foster Recreation Park. NOTE new stadium is a project to be funded from the Foster Recreation Park project) 	Council	Undertake works as described	(\$\$)	Targeted Rates
<ul style="list-style-type: none"> Continue to undertake Tennyson Street (East) retail development 	Private Developers	No council involvement	No cost to Council	No Council funding

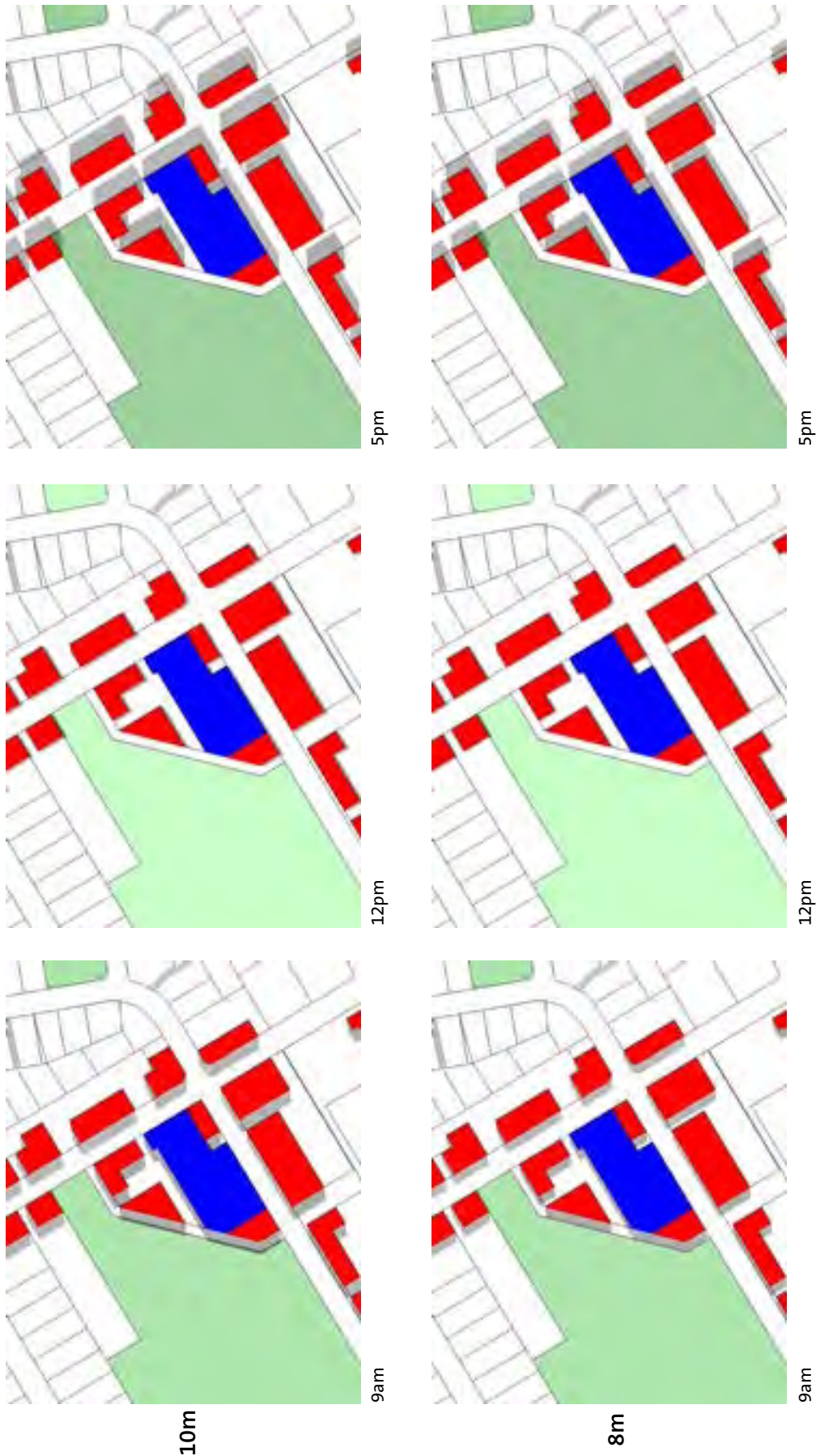
Fourth Five Years 2029–2033

Priority Actions/Moves	Who	Council Role	Estimated Cost	Possible Funding Source
<ul style="list-style-type: none"> Redevelopment options for former Rolleston Community Centre building and land investigated and implemented 	Council / Private Developers	Consider options	(\$\$\$)	Targeted Rates
<ul style="list-style-type: none"> Continue to undertake Tennyson Street (East) retail development 	Private Developers	No council involvement	No cost to Council	No Council funding

Appendices



Appendix 1 Shadow Analysis



Rolleston Town Centre Masterplan
Shadow modelling of 8m & 10m high buildings - Summer Solstice
| Date: 9 April 2014 | Revision: 1 |
Plan prepared for Selwyn District Council by Boffa Miskell Limited
Author: corey.murray@boffa miskell.co.nz | Checked: JRe



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File reference: G0095A_TC_spl_Shading_8_3am layout



3pm



3pm



12pm



12pm



9am

10m



9am

8m

Rolleston Town Centre Masterplan
Shadow modelling of 8m & 10m high buildings - Autumn Equinox
| Date: 9 April 2014 | Revision: 1 |
Plan prepared for Selwyn District Council by Boffa Miskell Limited
Author: corey.murray@boffamiskell.co.nz | Checked: JRE



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File Reference: C09095A_TC_v09_Shading_8_10m layout



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12pm



12pm



9am

10m



9am

8m

Rolleston Town Centre Masterplan
Shadow modelling of 8m & 10m high buildings - Spring Equinox
| Date: 9 April 2014 | Revision: 1 |
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Rolleston Town Centre Masterplan
Shadow modelling of 8m & 10m high buildings – Winter Solstice
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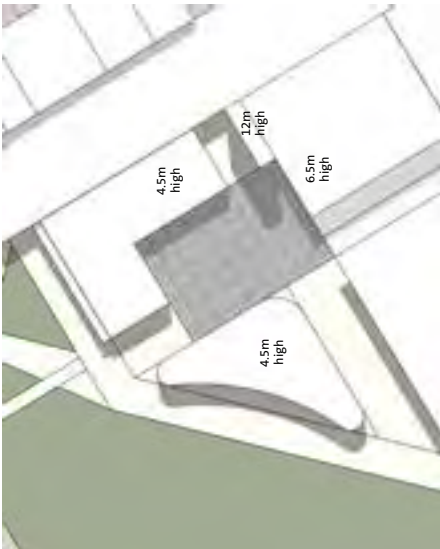


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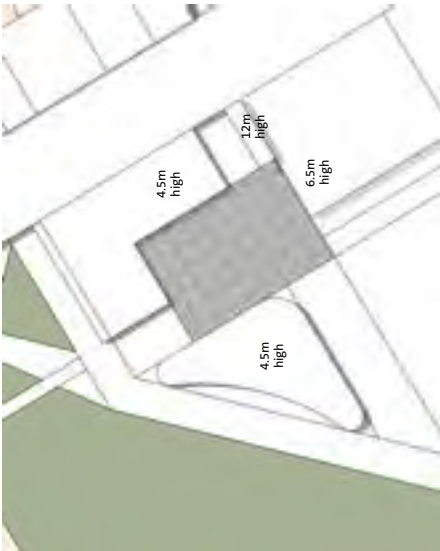


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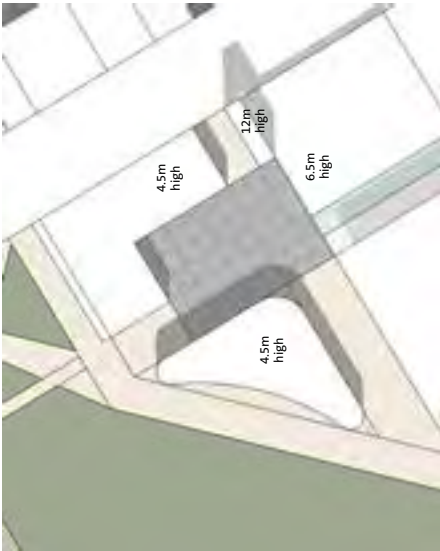
Town Center Masterplan Indicative Heights



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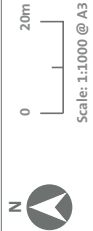
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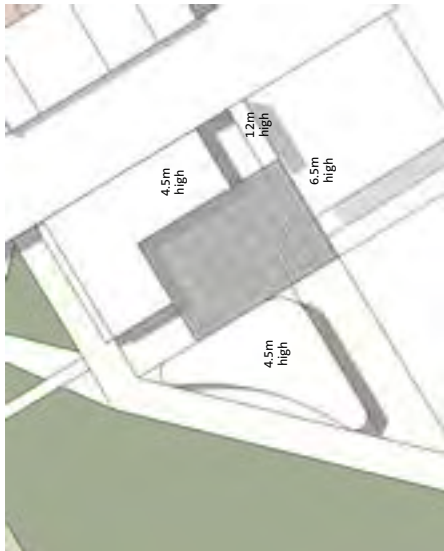


Rolleston Town Centre Masterplan
Shadow modelling of Town Square - Summer Solstice
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Plan prepared for Selwyn District Council by Boffa Miskell Limited
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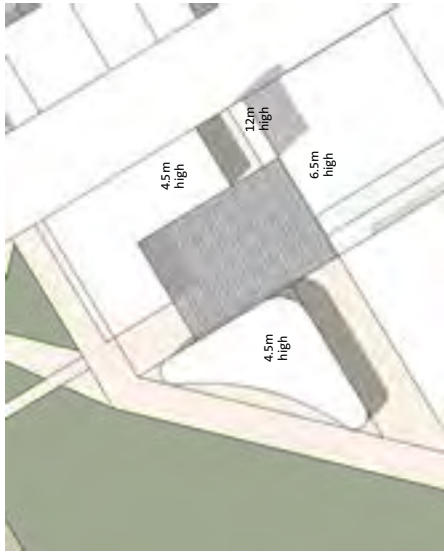
Town Center Masterplan Indicative Heights



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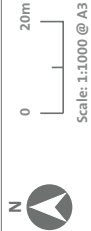
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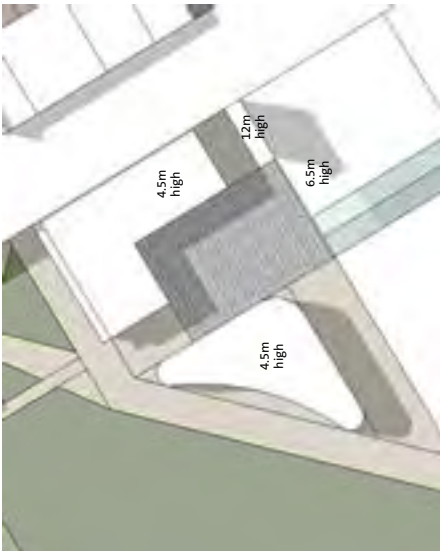
Rolleston Town Centre Masterplan
Shadow modelling of Town Square – Autumn Equinox
| Date: 9 April 2014 | Revision: 1 |
Plan prepared for Selwyn District Council by Boffa Miskell Limited
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Town Center Masterplan Indicative Heights



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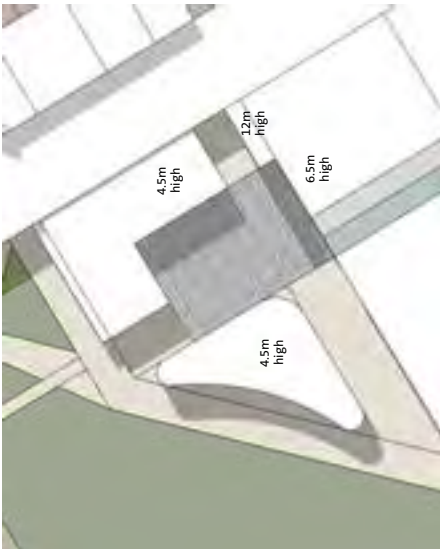


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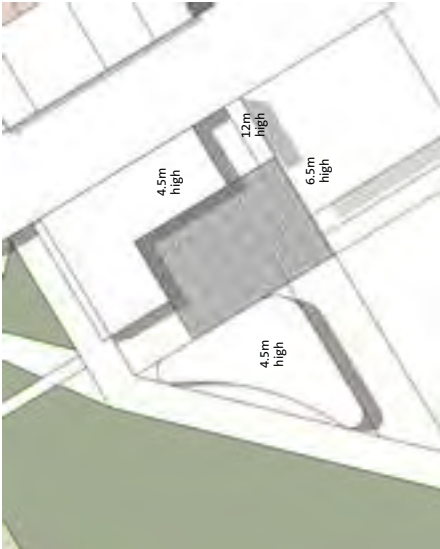


Rolleston Town Centre Masterplan
Shadow modelling of Town Square – Winter Solstice
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Town Center Masterplan Indicative Heights



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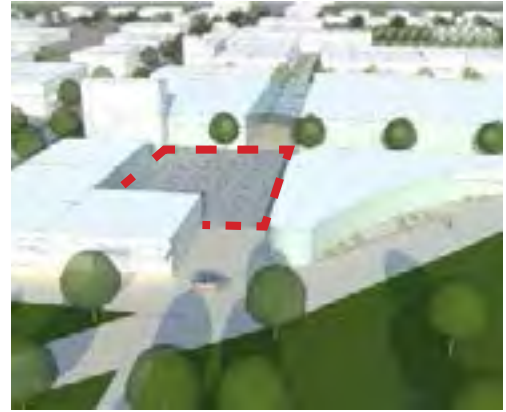
Rolleston Town Centre Masterplan
Shadow modelling of Town Square - Spring Equinox
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Appendix 2

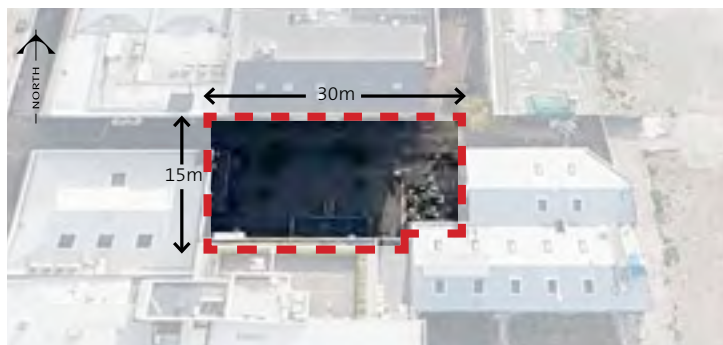
Town Square Analysis

TOWN SQUARE ANALYSIS *The proposed square is compared with two other well known urban squares of similar scale*

Proposed Rolleston Town Square, 20m x 30m



SOL Square, Christchurch, 30m x 15m



A smaller square bounded by high rise buildings creates increased shading and a more intimate, enclosed feel. The square is limited to hosting smaller scale events due to its size. SOL Square is well connected to surrounding streets and lane ways. Within this network the square provides a destination and relief from the enclosed nature of the lanes.

Civic Square, Wellington, 63m x 40m

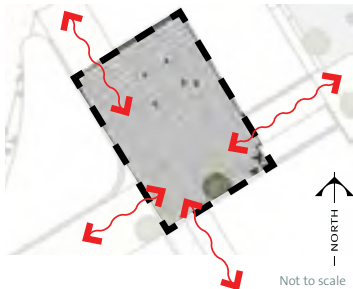


Civic Square is a larger scale space which is well used for large public events and gatherings. The buildings enclosing the square house local government departments, the Wellington Library and City Gallery. The use of the buildings activate the space and the varied public architecture assists to define the squares more formal, 'civic' character.

QUALITIES OF A TOWN SQUARE *Squares provide a means for gathering and facilitate community events, but also play an important role as a destination for daily activities. High quality squares should be pedestrian friendly, flexible in nature and able to cater for a variety of activities. Below the proposed Rolleston Town Square is considered against key attributes that combine to create a high quality square.*

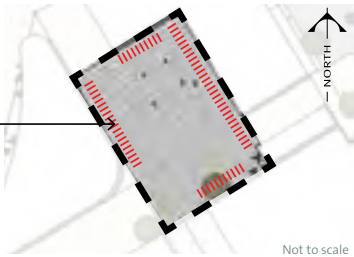


Connections
Squares can act as connectors, becoming points of activity in a town's pedestrian network. Squares work more effectively when there are three or more connections into the space from different origins. These could be lanes or arcades through buildings. Connections provide through movement, helping to activate the corners and edges of the square as pedestrians move through it.



Flexibility
Squares should have a simple ground plane of materials with minimal changes in level. Street furniture may be incorporated to provide flexibility and be available for other uses. Fixed elements should be kept to the edges of a square to minimise the extent of space they occupy. It is important that these do not interfere with the freedom to move through the square or restrict its periodic use as an event space.

Fixed elements such as trees and street furniture should be kept to the edges of a square



Aspect and Orientation
The northerly orientated edges of the space should receive at least 2 hours of sunlight during peak periods of the day. Ideally sunlight should also access the eastern facades facing the square. This means buildings should not exceed a 1:3 height to width ratio on the northern or western edge.



QUALITIES OF A TOWN SQUARE



Size and Enclosure

Many successful squares are quite small but need to be big enough to function as event spaces when required. Public spaces should be designed to accommodate a circle 10m - 25m in diameter to achieve this. At these more intimate scales users can read human expression when at opposite edges of the square. Spaces should be enclosed on at least three sides by buildings with active frontages and regular building entrances. Facades of buildings should have good visibility into the square to promote passive surveillance.



Identity and Destination

A town square should be a key destination in a town's centre, reflecting positive characteristics that make a town distinctive. Contributing characteristics of a successful, identifiable square include:

- The use of local building materials and locally appropriate architecture and public art
- Attractions housed in surrounding buildings such as libraries, art galleries, cinemas, bars and cafes

