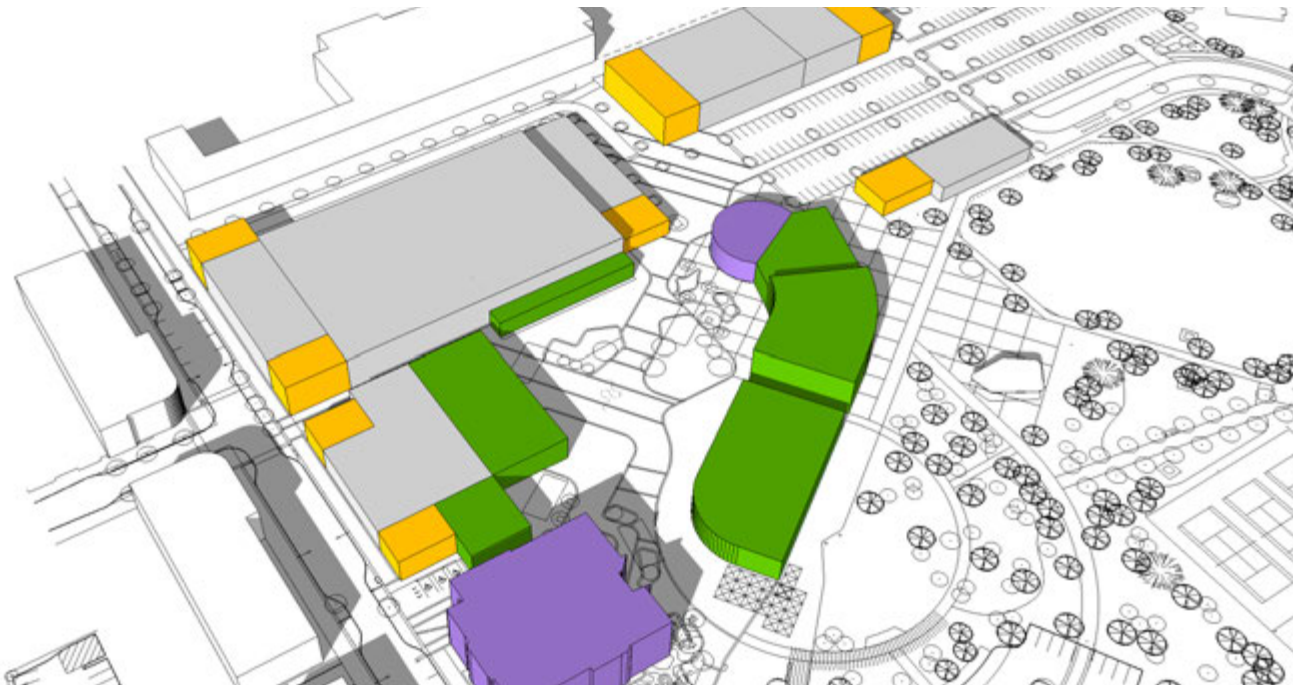





Rolleston TOWN CENTRE DESIGN GUIDELINES




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UrbanShift

for assistance with producing this document

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ROLLESTON TOWN CENTRE MASTERPLAN VISION

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

A. INTRODUCTION

PURPOSE

The Rolleston Town Centre Guidelines provide a framework for the design and layout of public and private investment within the Rolleston Town Centre. The design guidelines are aimed at creating a distinctive new civic space, anchored by Te Ara Ātea and supported by surrounding businesses, all forming part of Rolleston’s new town centre.



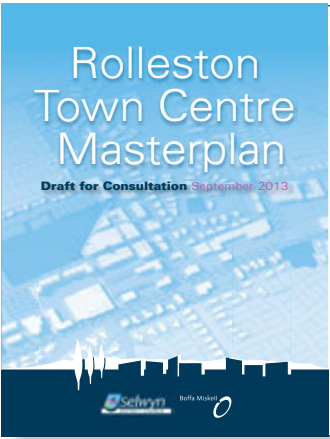
Artists impression of Town Centre and Te Ara Ātea

HOW TO USE THE ROLLESTON TOWN CENTRE GUIDELINES

The design guidelines illustrate the outcomes that the Selwyn District Council anticipates in the Rolleston Town Centre. The streetscape, town square, the carparks and community facilities will be delivered as part of the Council’s capital programme. The commercial developments on land owned by Council will all be delivered through sale and purchase or lease agreements with private developers.

The Design Guidelines should be read in conjunction with the relevant parts of the Selwyn District Plan, which sets out the district wide controls for all landowners. A comparison of the different requirements in the District Plan and the Design Guidelines is set out in Appendix 2.

The Design Guidelines build on previous work and publications completed in association with the Rolleston Town Centre development. They support Te Ara Ātea, the new library and community centre for Rolleston and ensure that new developments are reflective of the natural and built environment in Selwyn in general and Rolleston in particular.



Rolleston Town Centre Masterplan



Rolleston Town Centre Concept Masterplan Report



Rolleston Library and Community Centre

WHERE DO I APPLY THIS GUIDE?

- IN THE CORE RETAIL PRECINCT
- IN THE COMMUNITY ANCHOR/ TOWN SQUARE PRECINCT

SEE APPENDIX 2

- ### Extent of new town centre



A. INTRODUCTION

KEY PRINCIPLES

HUMAN SCALE IN KEEPING WITH LOCAL CHARACTER

- Comfortable and legible with a sense of enclosure
- Bulk and height of buildings is not imposing
- Granular development pattern, avoiding large blank façades or monotonous buildings
- Emphasis on detail at sidewalk-level with variety in landscaping, façade treatment, signage and entrances

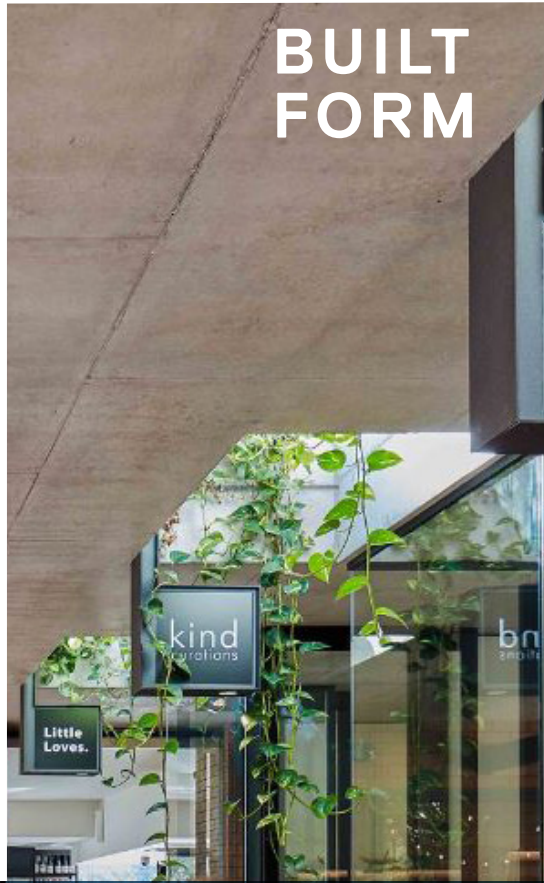
WALKABLE - SAFE - SHELTERED - LEGIBLE

- A Town Centre where walking is enjoyable and practical for everybody
- Encourage walking through a high quality pedestrian environment with attractive detailing and enjoyable experiences
- Create quality walkways and pedestrian crossings where people naturally want to walk
- Design important walkways that connect between destinations with creating an 'experience' in mind
- Provide excellent lighting so people can walk day and night
- Provide safe and sheltered pedestrian routes with non-slip surfaces and weather protection provided by verandahs & awnings.



FORM AND FUNCTION - LOCAL AND INSPIRED

- Create a distinctive character for Rolleston Town Centre
- Address adjacent public spaces including streets, laneways, squares and reserves
- Provide scale and enclosure to create attractive public spaces
- Designed to enhance and activate the public spaces and streets with high quality ground floor façades at eye level
- Design responds to site specific climatic conditions minimising wind tunnels
- Provide landmark buildings of scale and architectural quality in strategic locations that create identity and support wayfinding
- Provide for internal / enclosed waste disposal and servicing in a coordinated location for each building on the least significant building frontage
- Signage (including corporate colour schemes) is subsidiary to the buildings, does not dominate and part of an overall signage plan



A STREET ENVIRONMENT FOR EVERYONE

- Provide sheltered seating areas, outdoor café seating and activities
- Create an environment which is barrier free and accessible for all members of the public
- Provide for various modes of transport, including walking cycling, public transport and cars
- Provide space for greenery, including large specimen trees that in time will add shade and interest
- Integrate street parking into the street environment
- Implement the Town Centre parking strategy including provision of public car parks and removal of car parking requirements for individual buildings



FRONTS AND FAÇADES

- Positively define the city's edges and instill a high quality of ground floor façades and activation at eye level
- Promote small, narrow units and many doors to encourage diversity and interest
- Where façades are longer than 10 metres they should be broken up into modules through changes in form, materials or architectural treatment.
- Buildings to have primarily vertical façade expression, which helps to make a walk seems shorter

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- Design public spaces and buildings to encourage 'eyes on the street' (passive surveillance) and to discourage crime by having windows/doors facing street
- Provide easy wayfinding and legibility with good quality lighting for public spaces
- Avoid dead ends or concealed openings, which may provide entrapment spots
- Clearly define public and private spaces to encourage people to look after them (guardianship)
- Provide high quality of ongoing management and maintenance of public spaces to attract people and to deter crime

B. DESIGN STRATEGIES

PUBLIC SPACES

The purpose of the design strategies is to assist in the implementation of the Rolleston Town Centre and to ensure that new developments underpin specific character areas. The strategies suggest bespoke design solutions, depending on their location within the town centre.

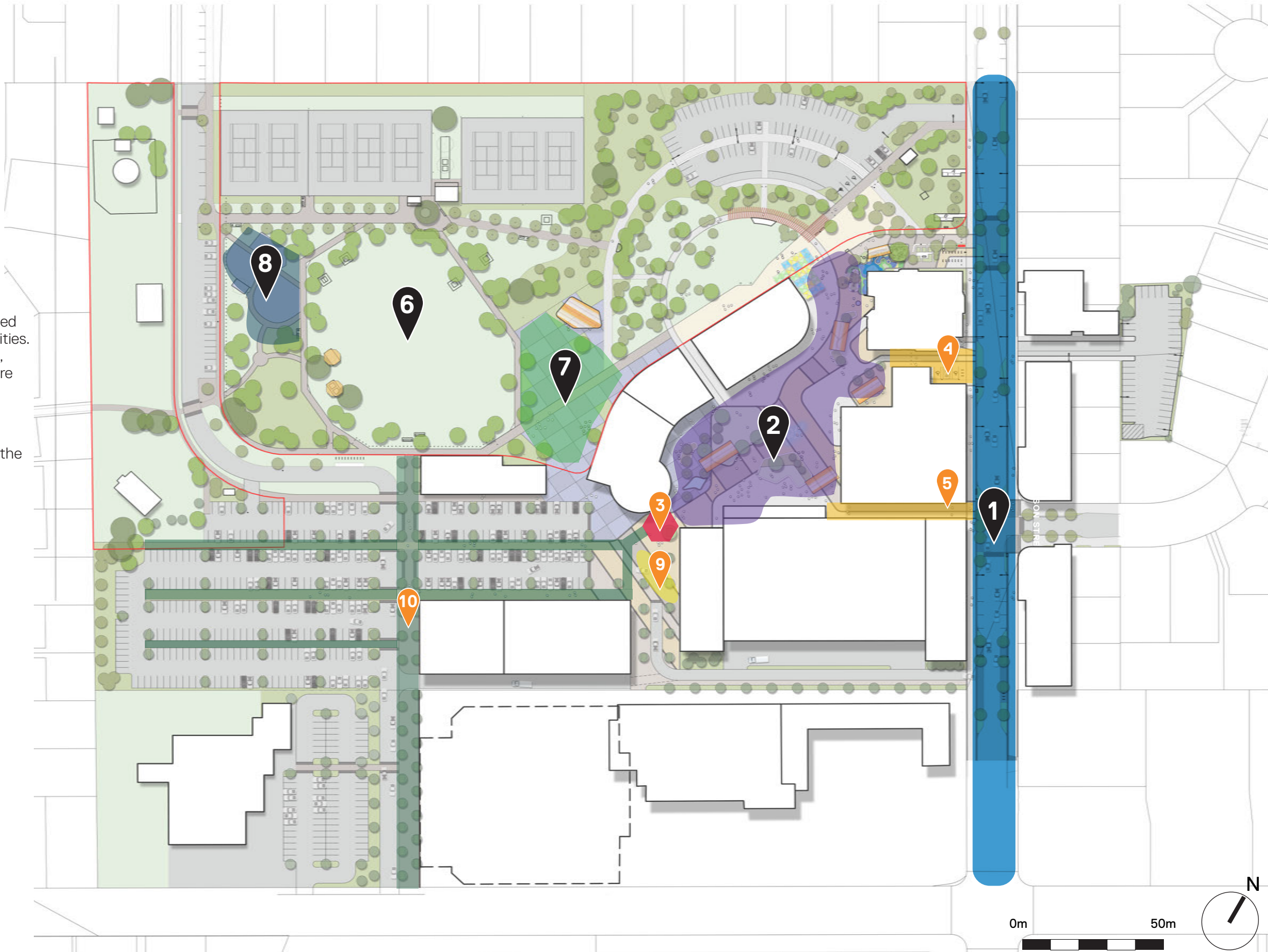
The design strategies aim to create pedestrian focused environments and coordinate different land use activities. They ensure that a distinctive streetscape is created, important view shafts are maintained and buildings are appropriately scaled and placed.

Specific urban elements, such as streets, public and private built form, reserves, squares and other public spaces are essential to the activation and growth of the new 'heart' of Rolleston.

The key public spaces are identified on the plan, and further described on the following pages.

PUBLIC SPACES

- 1 TENNYSON 'HIGH STREET'
- 2 TOWN SQUARE & MARKET
- 3 GATEWAY
- 4 LANEWAY 1
- 5 LANEWAY 2
- 6 RESERVE
- 7 YOUTH SPACE
- 8 PLAYGROUND
- 9 DROP-OFF/ TAXI STAND
- 10 PEDESTRIAN/CYCLE LINK



B. DESIGN STRATEGIES

PUBLIC SPACES



TENNYSON ‘HIGH STREET’

A traditional high street based around Te Ara Ātea (new library and community centre) with mixed uses.

Small scale retail and hospitality uses on the ground floor with offices, visitor accommodation, educational and residential uses above ground floor.

Slow traffic environment with:

- Wide footpaths
- Raised pedestrian platforms
- Deciduous street trees
- Bus stops
- On-street car parks

Fine grained architecture with strong vertical lines and variety of roof forms to reflect traditional high street buildings. Verandahs provide shelter and a continuing built form.



TOWN SQUARE

A new civic space adjacent to Te Ara Ātea and framed by the Dining & Entertainment Precincts and Speciality Retail Store.

- Space and facilities for events, public gatherings and performances
- Sheltered aspect with facing north-west for outdoor seating
- Active building edges with hospitality and outdoor dining
- Space for community activities and markets
- Dark sky approved lighting to create a safe night time space
- Landscaping, water features and play space to cater for all ages



RESERVE

Attractive, landscaped park with trees, planting and undulating ground to create sheltered areas and space for passive and active activities.

- Artworks and seating
- Youth space, pump track, skate park
- Informal water play
- Connected to the Town Square via Alfresco Dining Precinct and opening next to Te Ara Ātea
- Existing netball/tennis courts and community facilities retained
- Carpark provided for reserve users
- Childrens' playground retained
- Mass native planting areas to increase biodiversity, flora and fauna



GATEWAY

Architecturally defined entrance into town centre with views into the square and town centre. Drop-off point and border from car park 3 to pedestrianised area of town centre.

- Gateway into the town centre coming from the South/Rolleston Drive
- Drop-off area for vehicles before accessing pedestrian-only zone
- Taxi-stand area
- Pedestrian access for customers using communal car carpark



LINKS

A tree lined walk/cycleway between Rolleston Drive and the Reserve that leads people into the town centre area.

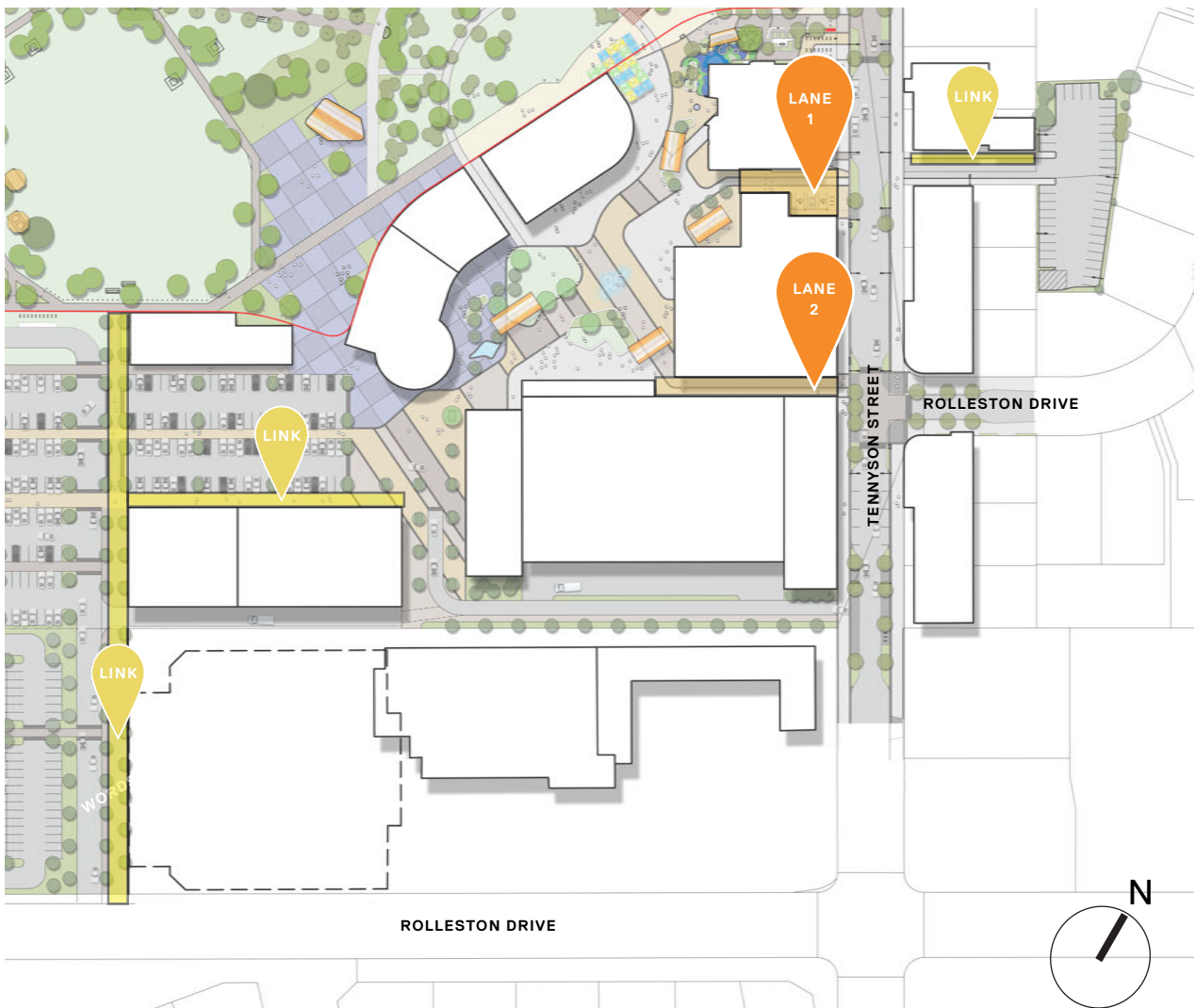
- Shared cycle/pedestrian connection between Rolleston Drive and town centre
- Landscaped path with lots of visual interest, such as arts displays, along it
- Fully lit, direct alignment for safe night time space
- Adjacent to main vehicular access into the communal car parking area

B. DESIGN STRATEGIES

LANEWAYS

Two pedestrian laneways are proposed - both running East–West. These laneways connect the Town Square with Tennyson Street and beyond. Each laneway will have its own identity that is influenced by adjoining development and activities.

- Each lane has a different character and feel
- Intimate paved urban environments, predominantly for pedestrians
- Designed according to orientation and function -shelter from elements
- Architectural measures and building configurations to minimize wind tunnels from Easterly
- Laneway 1 will allow access for emergency and service vehicles
- Laneway1 provides disabled carparking spaces and links to carpark 2 across Tennyson Street
- Laneway 2 is the main link extending from Markham Way and the civic precinct.
- Laneway 2 is the portal into the town centre and the town square in particular
- There is an opportunity to name laneways to reflect local character or history
- Shared pedestrian/cycle links connect communal car parks with town centre’s destinations



Artists impression of Laneway 1 looking towards Town Square

LANEWAY 1

Provides a direct pedestrian link from Car Park 1 through to Tennyson Street to the Town Square.

The service area of Te Ara Ātea is adjacent to the north side of the laneway, so activation of the southern side and an articulated building façade is particularly important.

Articulation could occur within an industrial styled façade that is complimentary to Te Ara Ātea and forms part of a bespoke ‘character’.

Activation should include outdoor seating areas and wrap around windows. Food and beverage tenancies with outdoor seating will actively contribute to foot traffic in the lane through the day and in the evenings.

LANEWAY 2

Will be the main civic entrance into the Town Square off Tennyson Street. A strong entrance feature, of which variations will be used for Laneway 1 and the gateway off car park 3, will ensure to invite and entice people into the town centre.

The lane provides a strong visual connection to the town square and a physical link between Markham Way, the civic precinct with Council Headquarters and Health Hub and neighbourhoods to the East. The laneway will link between the Speciality Retail Store and Big Box Retail. For activation of the partially covered laneway shops will open towards it.

Outdoor displays and incorporated fixed and flexible elements including public seating, landscaping, decorations and lighting will give this lane character and depth.

B. DESIGN STRATEGIES

FOUR QUARTERS

The idea of four Quarters allows for a range of activities and spaces in four areas with their own distinct character and feel. This supports a new Town Centre, which appears to have grown organically over time.

- 1

QUARTER 1- 'TENNYSON QUARTER'
Includes 1st row of tenants along Tennyson Street, Te Ara Ātea (Selwyn Library and Community Hub), office space and Laneways 1&2.
- 2

QUARTER 2- 'TOWN SQUARE'
Includes the Alfresco Dining Precinct and those parts of Speciality Retail Store and Cafe/Eateries that are facing the Town Square.
- 3

QUARTER 3- 'ENTERTAINMENT QUARTER'
Includes new cinema and entertainment complex, as well as Health&Wellbeing adjoining/overlooking the reserve and town square
- 4

QUARTER 4- 'STATION QUARTER'
Includes Big Box Retail and Large Format retail, with ancillary buildings



B. DESIGN STRATEGIES

QUARTER 1 - 'TENNYSON QUARTER'

Named after Alfred, Lord Tennyson, (1809-1892) a renowned British poet. This quarter will be built along Tennyson Street, and will function both as a High Street and setting the scene for our new Town Centre. Built in a contemporary style with agricultural roof forms and elements referencing traditional elements with a modern interpretation.

The traditional High Street has always been the primary public space in rural towns; a place to meet people, and to shop. This historic character will be continued within the Tennyson Quarter.

Buildings on west side of Tennyson Street will have multiple frontages addressing both Tennyson Street and the Town Square and Laneways 1 & 2. Signage is incorporated into façades and part of an agreed signage plan.

Corner tenancies will open up to the laneways and Tennyson Street with the opportunity for outdoor seating/ displays.

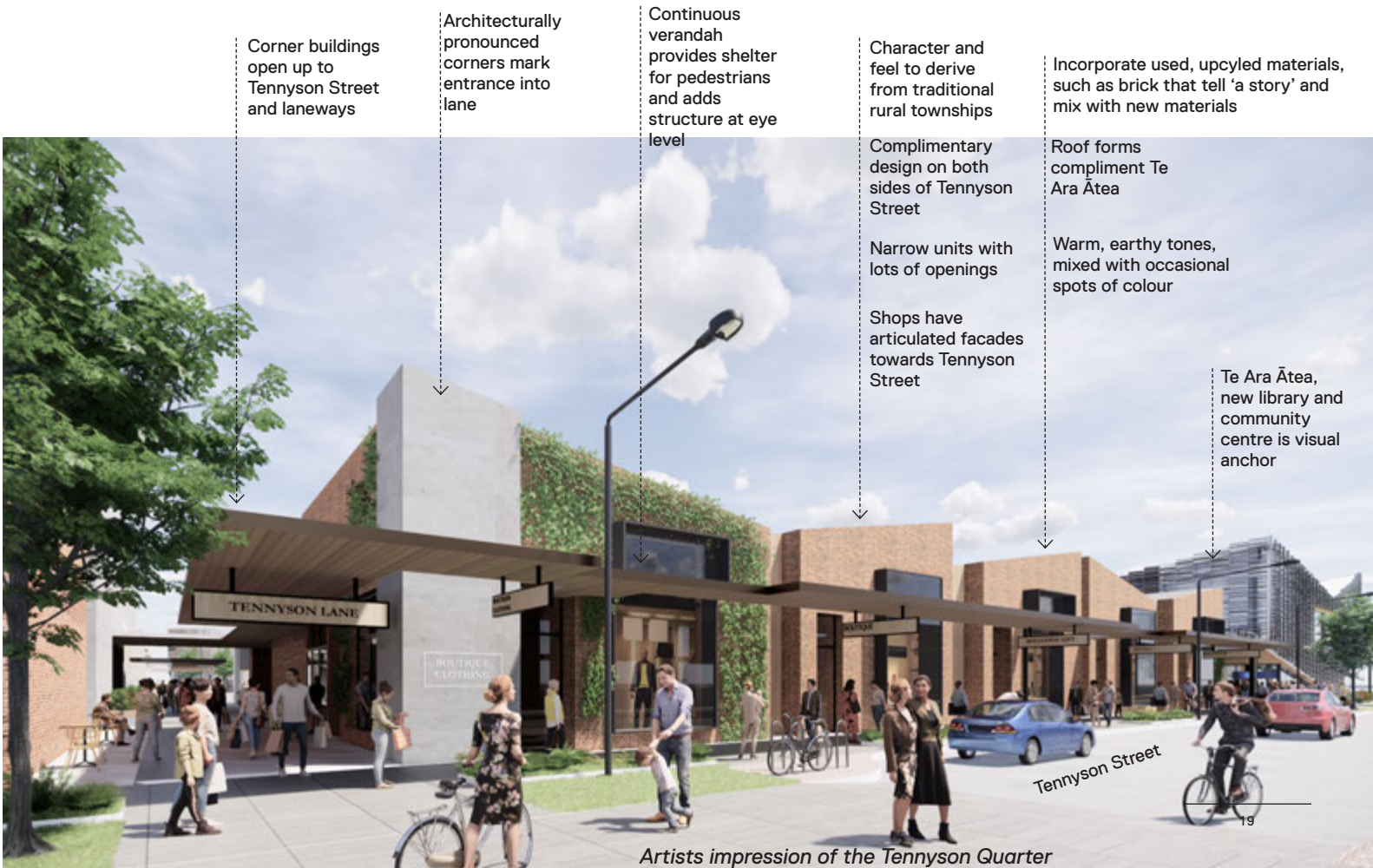
A public carpark is proposed in proximity to Te Ara Ātea to the east of Tennyson Street. Wide pavements, street trees and raised thresholds will make it easier for pedestrians to cross.

- LAND USES**
- Ground Floor*
- Hospitality
 - Food and beverage
 - Retail and commercial services
- Upper Floors*
- Offices
 - Educational uses
 - Accommodation and residential

'Tennyson Quarter' will be a contemporary interpretation of a rural High Street anchored by the new library and community centre, Te Ara Ātea.



Precedent images for development in Tennyson High Street



B. DESIGN STRATEGIES

QUARTER 2 - 'TOWN SQUARE'

The Town Square is Rolleston's new public 'living room' – a place to gather with friends for events and celebrations, for performances and concerts, and for markets and exhibitions. The Square is framed by buildings with greened links that connect to the reserve.

The sheltered space makes it an ideal spot for cafes, restaurants and bars that have a strong indoor-outdoor flow, adding to a vibrant atmosphere and the activation of the Town Square. Local and unique tenancies that have outdoor seating and day and evening opening hours will be preferred.

The material and colour palette for new buildings is inspired to

create a sense of heritage and culture using natural and recycled material contributing to creating an 'established' feel.

New buildings have a bespoke design, and include nooks and crannies with balconies and awnings to create sheltered areas and visual interest. Service areas needs to be internal, and screened.

Outdoor areas incorporate whimsical and flexible elements, such as temporary seating, planters, hanging plants and lighting to further support a 'neighbourhood' character.

Signage, outdoor eating areas and outdoor furniture will be agreed with the Council. Tenants are expected

to participate in events and activities in the Square on seasonal or festive occasions. An activation plan will be developed with the Council.

POTENTIAL LAND USES

Ground Floor

- Food and beverage
- Retail

Upper Floors

- Offices and commercial
- Educational uses
- Accommodation
- Residential

Rolleston's Town Square will be a vibrant bustling space with a strong sense of community.



FARMERS MARKET



WATER PLAY



SPACE FOR TWO



GETTING TOGETHER SEATING

Precedent images for development in the Town Square



- ACTIVE FRONTAGES
- OUTDOOR EATING AREAS

Buildings are required to have indoor outdoor flow and outdoor seating areas

Roof forms and façades reflect small scale businesses and hospitality

A variety of individual balconies, verandahs and awnings create sheltered spaces with a bespoke character

Use of natural materials (stone, timber) link built form to reserve

Upper floors benefit from north-west aspect and views over Rolleston Reserve

Tenants open towards market space and participi

Nooks and crannies will create private seating spots

Use of detailed architectural design within feature wall



Artists impression of the Town Square

B. DESIGN STRATEGIES

QUARTER 3 - ‘ENTERTAINMENT QUARTER’

The Entertainment Quarter is situated favourably next to the landscaped reserve and youth space and the town centres main entrance from car park 3.

The Quater’s anticipated activities will be providing all-weather entertainment opportunities for various age groups, as well as opportunities for health& wellbeing. A facility of this type is unique to Canterbury offering a different, but complimentary anchor to the town centre.

A strong indoor/outdoor flow to the town square and the reserve is anticipated. Windows and verandahs,

where appropriate, are required around the edges of buildings.

The architecture of this quater is sophisticated and contemporary, with emphasis on a bespoke architecture that incorporates surprising elements and a statement façade, particularly at the entrance to the town square.

Frontages along the reserve and the town centre need to be activated by the activities within the buildings.

Service areas needs to be internal, and screened.

Tenants are expected to participate in events and activities on seasonal or

festive occasions. An activation plan will be developed with the Council.

LAND USES
Ground & Upper Floors

- Entertainment
- Health & Wellbeing
- Food and beverage

The Entertainment Quarter will be a unique and popular destination for residents and visitors alike.



Precedent images for developments in the Entertainment Quarter



Artists impression of the Entertainment Quarter

B. DESIGN STRATEGIES

QUARTER 4 - ‘STATION QUARTER’

The name of the Quarter refers to the railway junction established in 1866, which led to the settlement of Rolleston. Station Quarter includes a large format anchor big box and two large format retail stores, one of which is used to sleeve the big box retail thus visually reducing its mass. Cafes and small-scale eateries with north-west orientation add vital activation towards the town square. A stand-alone retail store marks the entrance into the town centre from the community car park 3. This building is situated next to the pedestrian link leading people

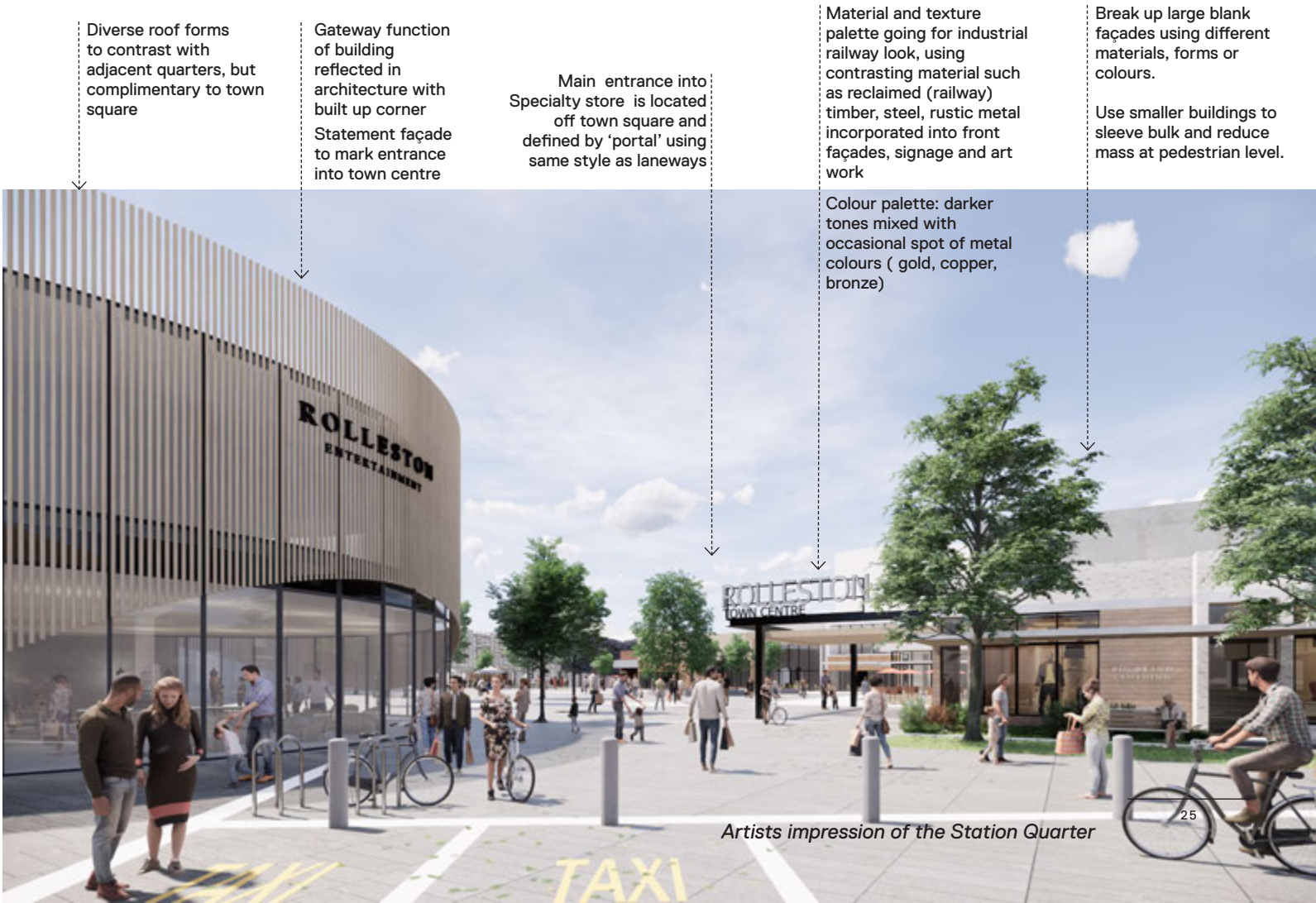
off Rolleston Drive into the area. Articulation and detail at this gateway location needs to be incorporated into the building design. Signage is to be kept at a minimum to not detract from architecture. A signage plan will be agreed with the Council outlining appropriate signage and use of corporate colours. Service areas need to be internal, screened and accessed off adjacent one-way entry access at back. The material and colour palettes should be complimentary to those in the neighbouring Quarters.

- LAND USES**
- Ground Floor*
- Retail
- Upper Floors*
- Offices and commercial
 - Accommodation

Station Quarter will provide a successful commercial anchor in support of a vibrant and prosperous Town Centre.



Precedent images for developments in the Station Quarter



Artists impression of the Station Quarter

C. ARCHITECTURAL DESIGN STANDARDS

The purpose of the architectural design standards is to provide a range of architectural building elements and details that are reflective of the natural and built environment in Selwyn and Rolleston.



C. ARCHITECTURAL DESIGN STANDARDS

The architectural design standards will continue the approach established for the Rolleston Town Centre Masterplan and design of Te Ara Ātea.

The standards aim to:

- Guide site development and ensure new buildings are designed and placed on site in context with their surroundings, and that their form and appearance contributes to the future development of the Town Centre.
- Provide a palette of preferred elements and materials that are reflective of the natural and built characteristics of Selwyn District/Rolleston and assist in the creation of a unique Town Centre for Rolleston, allowing for four distinct 'quarters' that are different, but complimentary to each other.

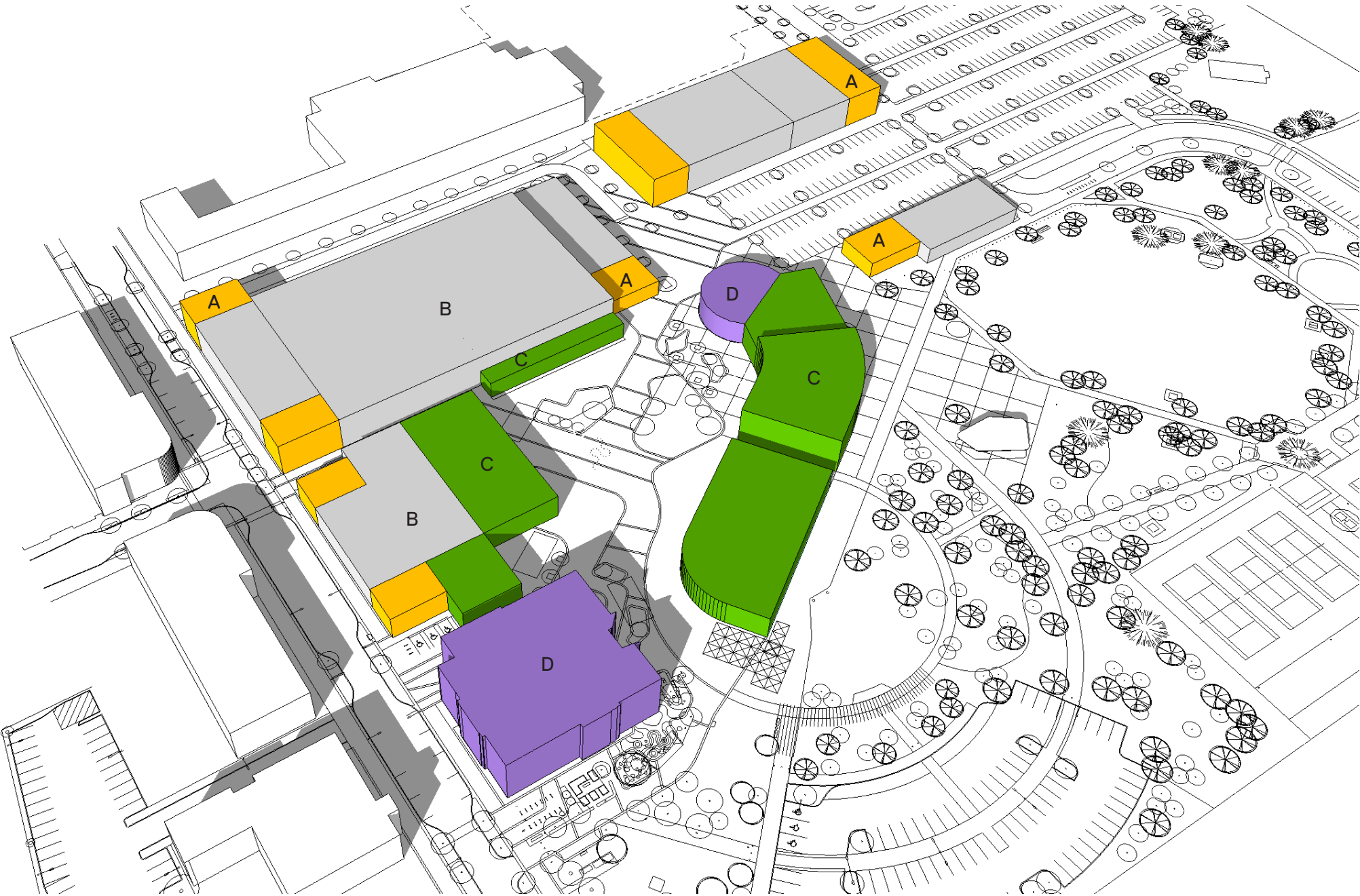
The Architectural Design Standards are:

1. Location and Form
2. Building Placement
3. Services and Signage
4. Car Parking
5. Verandahs and Outdoor Eating Areas
6. Building and Ground Floor Height
7. Building Articulation

C. ARCHITECTURAL DESIGN STANDARDS

1. LOCATION AND FORM

Rolleston's new Town Centre is compact in shape and form and provides a variety of opportunities for new buildings. Each location is unique, however there are some characteristics that apply throughout the Town Centre.



A. CORNERS

Corners should be celebrated with additional building height and architectural features, and a façade that ‘wraps’ around the corner. The built form provides legibility, with architectural detailing, increased height, and balconies to emphasise the corner.

B. MID BLOCK FAÇADES

Façades within a block need to create a consistent street wall as part of a cohesive and attractive streetscape that supports pedestrian activity. Depending on the width and depth of properties, and the intended activities, mid block façades may include step backs from the boundary to allow space for outdoor activities to occur, or to break the visual length of a façade.

C. BUILDINGS ADJACENT TO PUBLIC SPACES

Where buildings are adjacent to the Town Square or reserve it is essential that the activities within the buildings spill into these public spaces and contribute to its activation. On the ground floor there are great opportunities for outdoor eating areas associated with cafes, bars and restaurants. Balconies and nooks on the upper floors allow these activities to benefit from the north-west aspect and outlook over the reserve, and contribute to the public life of the spaces.

D. GATEWAY BUILDINGS

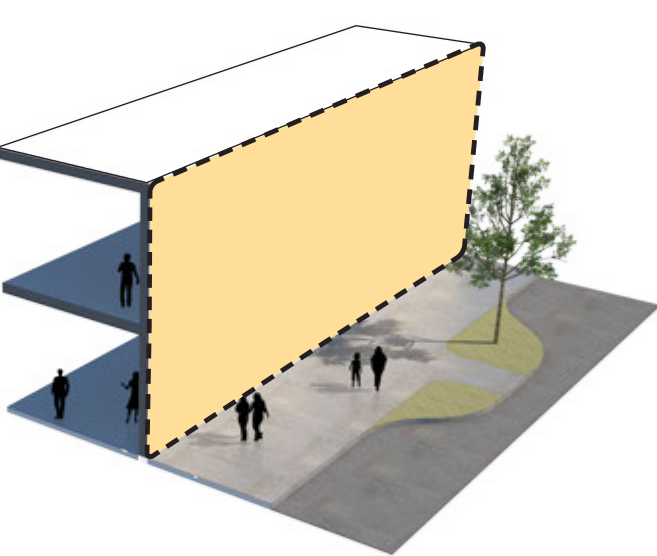
Te Ara Ātea on Tennyson Street will be a landmark building providing a ‘gateway’ to the Town Centre. The function of the building as a library and community centre, and the bold, bespoke architecture create a new meeting destination within Rolleston. The architecturally defined part of the Entertainment building will have a similar, but reduced role in marking the entrance into the town centre from the communal car parking area.

C. ARCHITECTURAL DESIGN STANDARDS

2. BUILDING PLACEMENT

To achieve a successful high street environment, which attracts people to visit, buildings need to frame and engage directly with the street.

The District Plan requires buildings in precincts 2, 8 and parts of precinct 1 to be placed along building lines with an active frontage facing public space (see Appendix 2).



STREET BOUNDARIES

New buildings should be built up to the street boundaries; particularly on corner sites where buildings should be placed on both street boundaries to create a prominent corner.

Appropriate recesses in longer façades can provide sheltered outdoor spaces or maintain visual interest. As a rule of thumb a variation in façade treatment every 10 metres is typical of a traditional high street.



SIDE BOUNDARIES AND LANEWAYS

New buildings should be built to the side boundary to achieve a continuous street façade, unless a break is required to provide for a laneway or shared access way. Where identified on the Town Centre plan gaps between buildings should be designed and formed as pedestrian laneways, with active frontages and activities spilling out onto these public spaces.

3. SERVICES AND SIGNAGE

Services and signage are essential parts of Town Centre. Ensuring they are integrated into the overall design achieves a better outcome.



SERVICES

Services are an essential part of any new activity and need to be integrated into the building design to be functional without detracting from the the way people experience the Town Centre. In particular new buildings should make allowance for:

- **Internal waste storage** rooms to be provided for within each building and service all of the buildings tenants. The waste storage room should be fully enclosed and accessed off the secondary frontages, such as adjacent carparks or laneways, as agreed with the Council.
- **Rooftop services** and air conditioning units should be integrated into the building design and concealed or screened, thus not visible from a public space.
- **Catenary lighting** wires over the laneways will be attached to buildings and the street lighting circuits will need to run through or be attached to buildings. Provisions for structural loading and attachment points and legal agreements and/or easements will be required.

Photo sourced:
this photo of fools of desire is courtesy of tripadvisor



SIGNAGE

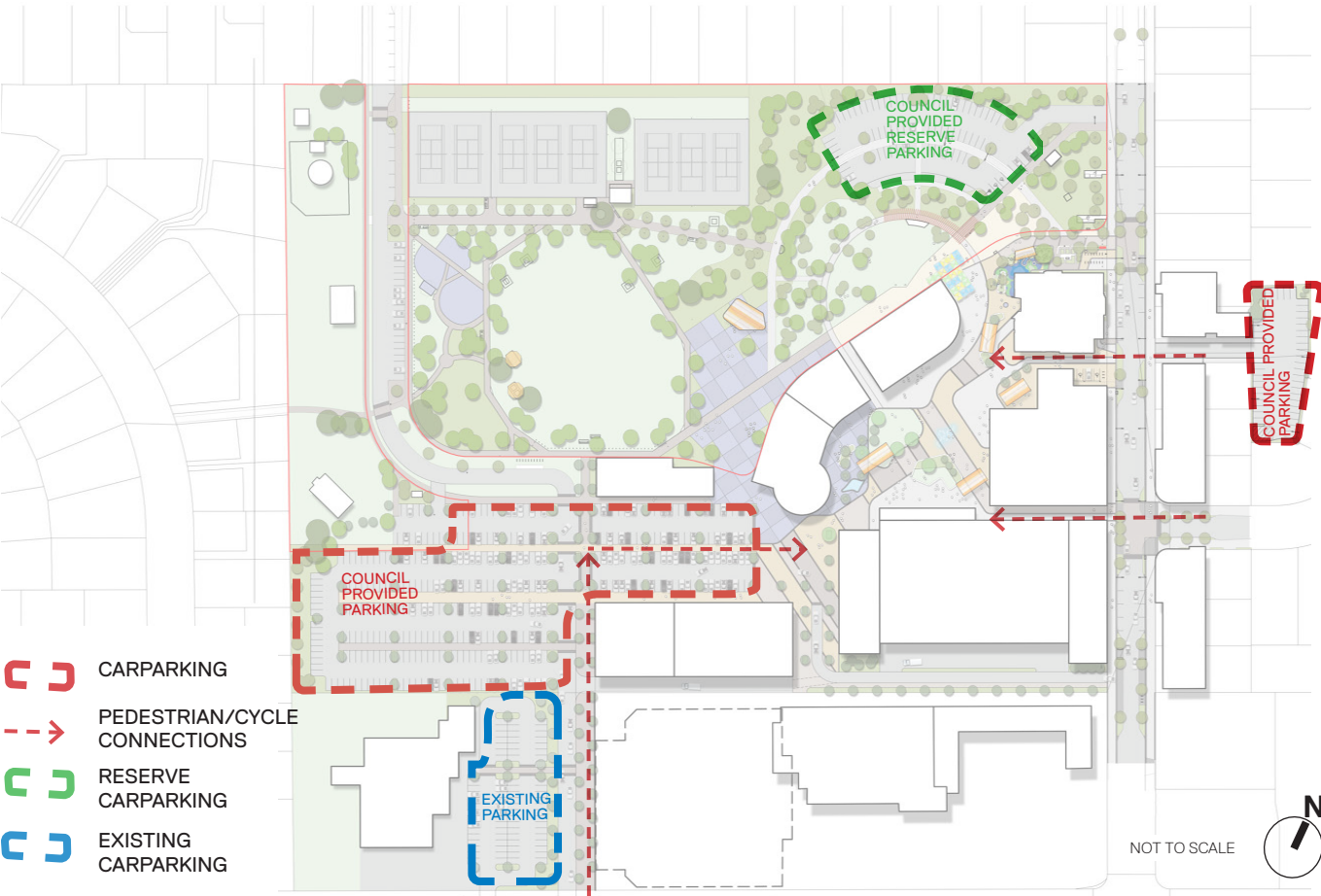
Good signage helps people to find their way around the Town Centre and contributes to the character and visual interest of buildings. Signage (including corporate colour schemes) should be subsidiary to the buildings and not dominate the visual character of the Town Centre.

All signage needs to be approved by Council.

C. ARCHITECTURAL DESIGN STANDARDS

4. CARPARKING

Well-designed carparking is an essential part of a successful Town Centre. The Council will provide for carparking requirements in two public carparks strategically placed around the Centre.



CARPARKING AND BUS STOPS

Public and business carparking is provided in two carparks spread through the Town Centre and owned by the Council. In line with the Council’s District wide parking strategy no carparks will be provided on individual sites. Council will provide an additional carpark on the reserve, for reserve use.

On-street carparking is provided on Tennyson Street. Mobility parking for people with disabilities will be provided both on-street and in the three carparks. There will be mobility parks adjacent to Te Ara Ātea also.

A bus stop and loading bays for deliveries will be provided on Tennyson Street.

Bike stands to secure cycles while shopping are incorporated into the public design and strategically located at the entrances and laneways to the town centre.

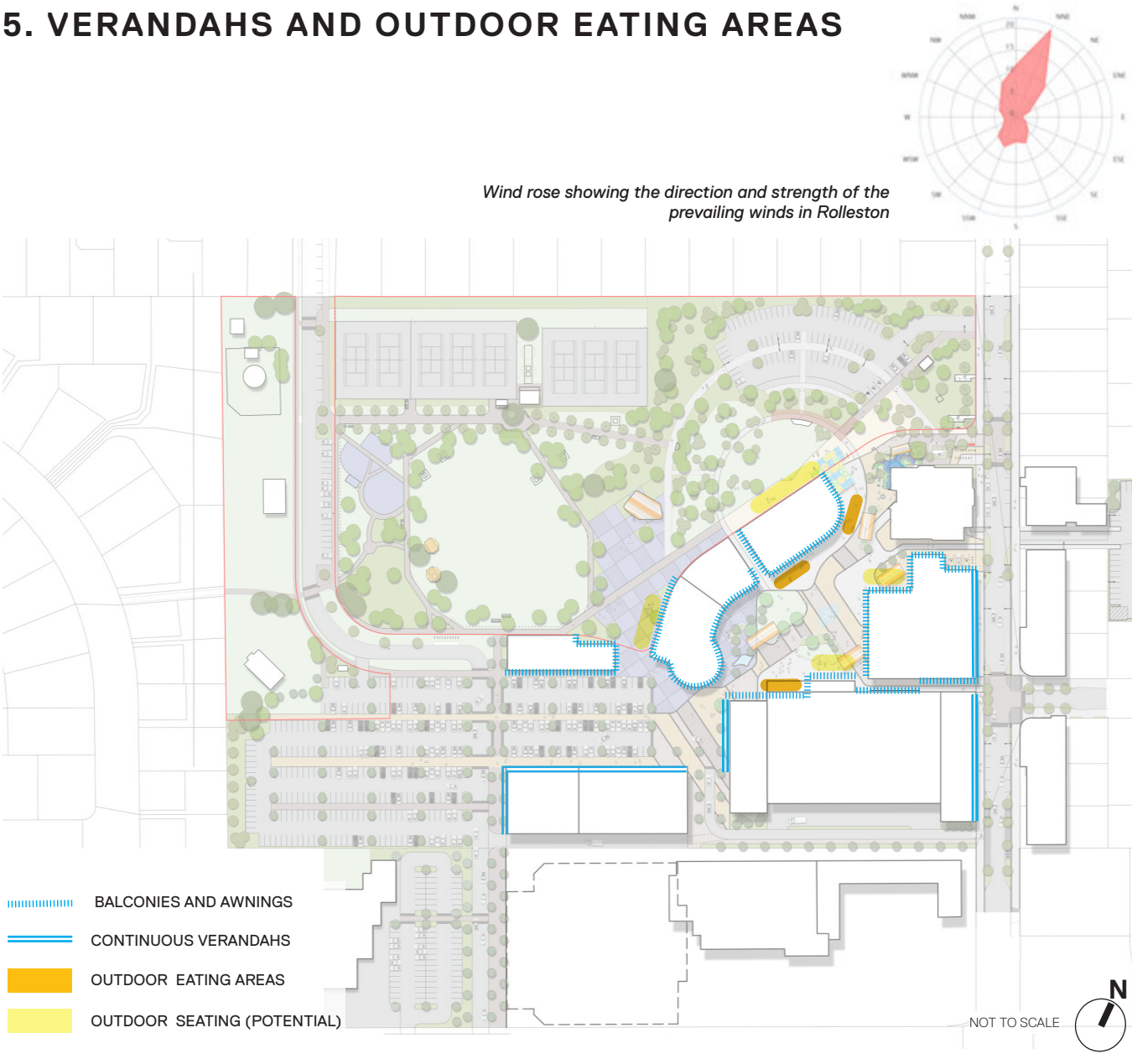
PEDESTRIAN/CYCLE CONNECTIONS

A series of legible and safe pedestrian connections provide convenient access from the public carparks to the Town Centre. The laneways provide access from Tennyson Street creating an intimate urban experience and provide an opportunity for smaller scale retail and hospitality businesses to establish and flourish.

The laneways will be a pedestrian environment. They form strategic, legible entry points for pedestrians into the town centre. Laneway 1 has provisions for emergency and servicing vehicle access.

A carefully designed and fully lit wide shared pedestrian / cycle path leads people from Rolleston Drive and beyond into the town centre.

5. VERANDAHS AND OUTDOOR EATING AREAS



VERANDAHS AND BALCONIES

New buildings will need to have verandahs along street and laneway frontages. Continuous verandahs are anticipated along Tennyson Street to provide shelter from sun and rain and to create a ‘high street’ character.

To create clean lines and shelter from the elements for customers continuous verandahs are anticipated along the Large Scale Retail stores.

Building frontages facing laneways and the Town Square also require verandahs, but these are anticipated to be bespoke, individual entrance features of unique character; including balconies, porches or awnings.

The District Plan has requirements for verandahs (see Appendix 2).

OUTDOOR (S)EATING AREAS

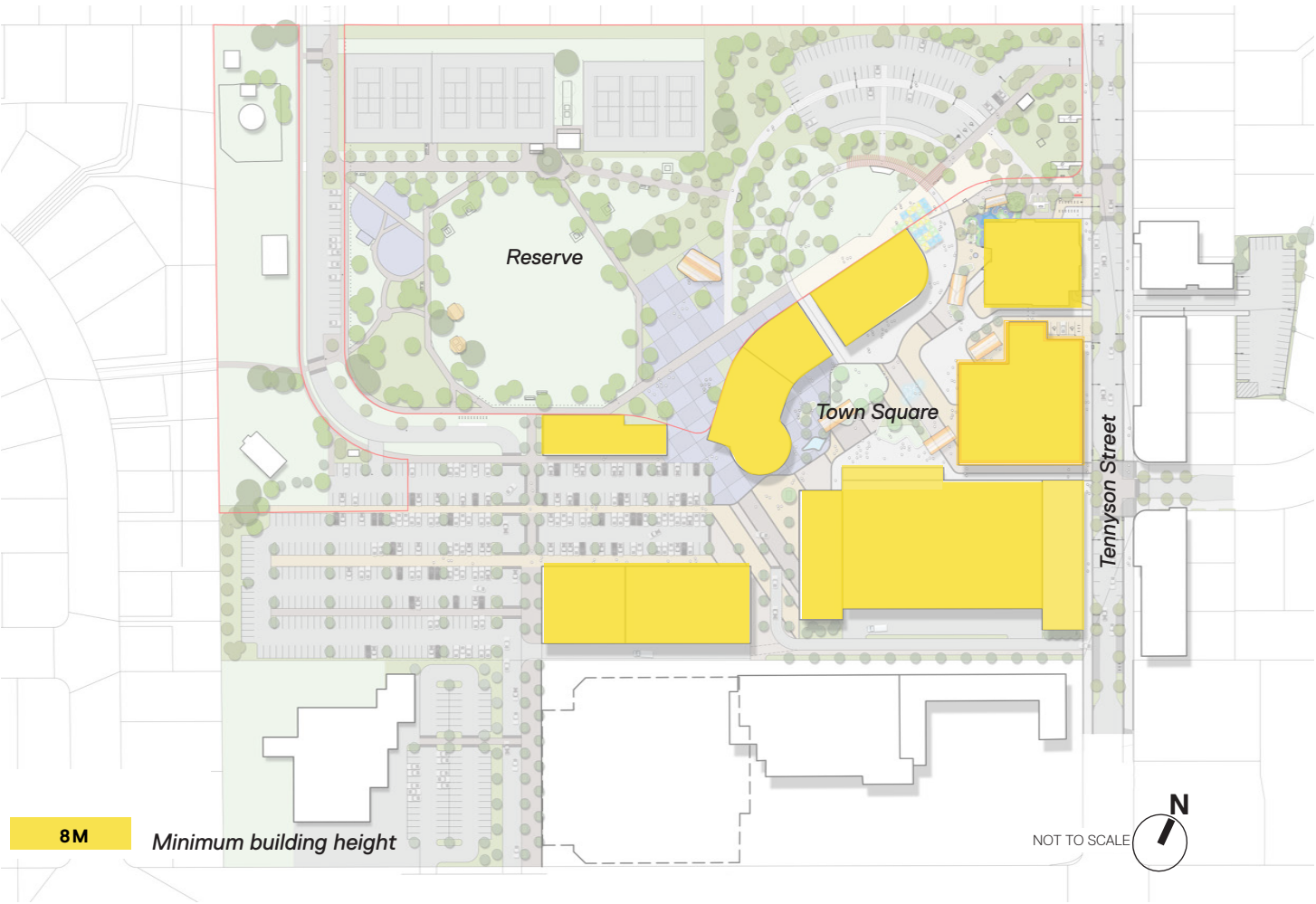
The new Town Square provides excellent opportunities for sheltered and sunny outdoor eating areas facing north-west. The Alfresco Dining Precinct will be able to make use of the adjacent greenspace with creating the ability on ground and upper floors to look out over the landscaped Rolleston Reserve. There are also opportunities to a lesser degree to create outdoor eating areas in the laneways.

The Council will work with local businesses to facilitate outdoor seating areas including any necessary pavement and alcohol licences, and to agree on appropriate street furniture and barriers, where required.

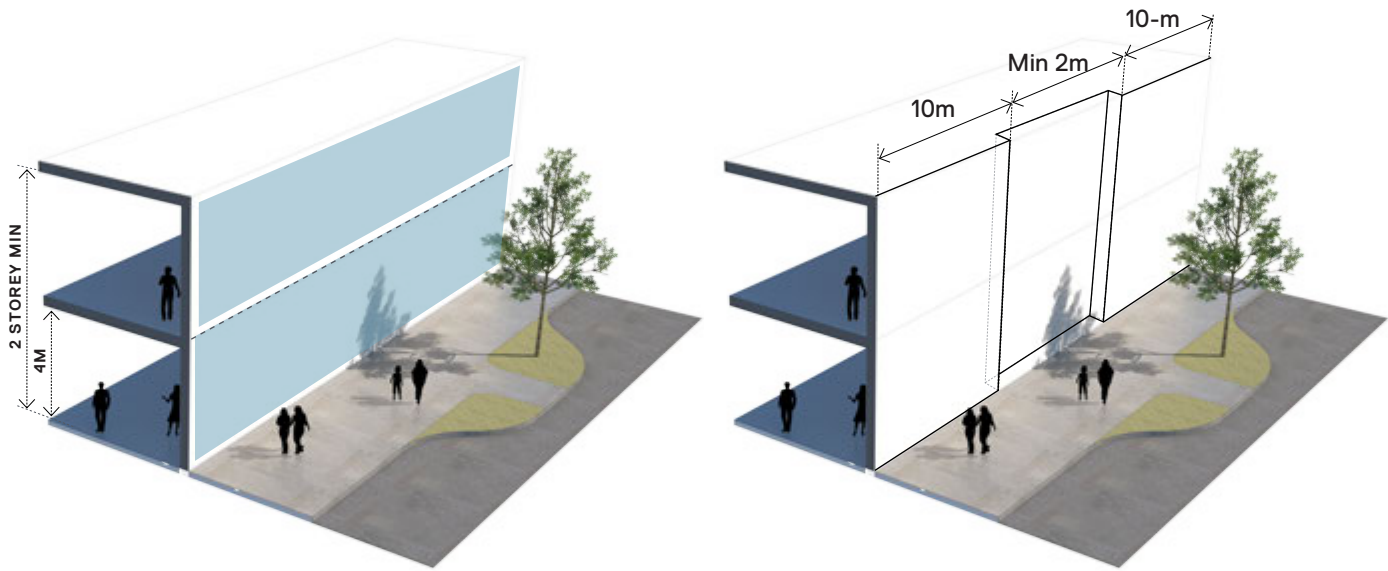
C. ARCHITECTURAL DESIGN STANDARDS

6. BUILDING AND GROUND FLOOR HEIGHTS

Building heights play an important part in creating focal points in a town centre. Multi-storey buildings provide for more activities and more people. As well as making use of the land, height also provides attractive views and outlook over Rolleston Reserve.



Material mix within façades that face public spaces



MAXIMUM BUILDING HEIGHT

The maximum permitted height of new buildings in the Town Centre is 15 metres as established in the District Plan. Additional height may be supported on key sites, however a resource consent would be required.

MINIMUM BUILDING HEIGHT

All new buildings in the Town Centre should be two storeys with a minimum height of 8m at the street edge to allow for a ground floor and upper storey.

Two storey development encourages more activities and people in the Town Centre and helps to frame the street and Town Square. The upper floors provide space for offices, visitor accommodation and educational uses to establish in the Town Centre.

Where it is not possible to achieve two stories, an equivalent height may be achieved through other means including double height spaces, possibly with mezzanine floors, or higher building parapets with a narrower double height space for the entrance behind.

MINIMUM GROUND FLOOR HEIGHT

A minimum ground floor height of 4 metres shall be established to provide flexibility for a range of different uses to be established on the ground floor, including kitchen equipment associated with cafes and restaurants. A generous ground floor height provides a consistent and high quality space throughout the Town Centre.

The ground floor height is measured from the floor level to the ceiling or the bottom of the structural floor beams, whichever is the lower.

MAXIMUM BUILDING WIDTH

Where new building frontages are more than 10 metres long, the façades need to be articulated or broken up to ensure that they do not become monotonous at pedestrian level. This can be done either with a façade step back or with a changed façade treatment or ideally a combination of both.

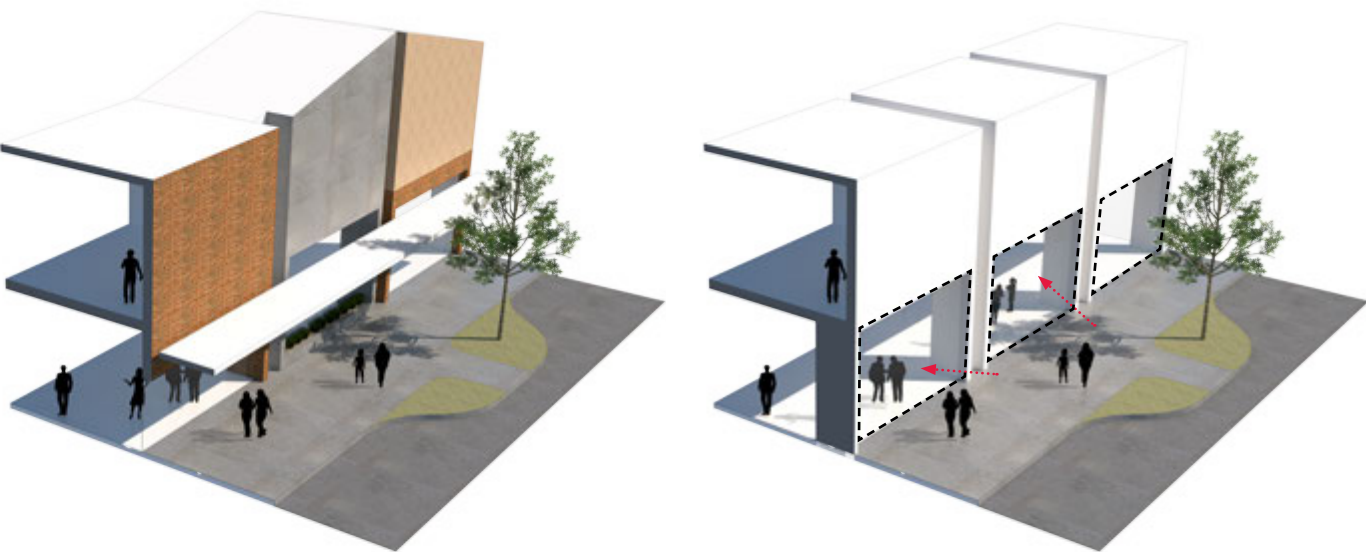
Façade step backs should extend vertically over the full height of the street wall with a minimum depth of 300mm and a minimum width of 2 metres.

Changing façade treatments should involve the use of visually different materials and textures over the full height of the street wall for a minimum width of 2 metres.

C. ARCHITECTURAL DESIGN STANDARDS

7. BUILDING ARTICULATION

Buildings define public spaces - the street façade and in particular the elements at ground level bring the street to life. Well articulated buildings can break a large built form into visually smaller elements, and create inviting, intimate spaces for people.



STREET FAÇADES

The building façades along the edge of streets, footpaths and squares play an essential role in creating successful public spaces. Façades should have an attractive scale and appearance, proportion and rhythm, solid-to-void relationship and materials, particularly at the ground level.

Façades contribute to vibrant public spaces through:

- Frequent doors and windows
- Narrow frontages (10m) with a vertical rhythm
- Projections or voids, such as bay windows, balconies, verandahs and porches
- Lively activities visible from or projecting outside
- Use of materials and colours as per Quarters
- Mix materials within façades to draw at people's attention and add interest
- Continuous plate glass frontages are not acceptable

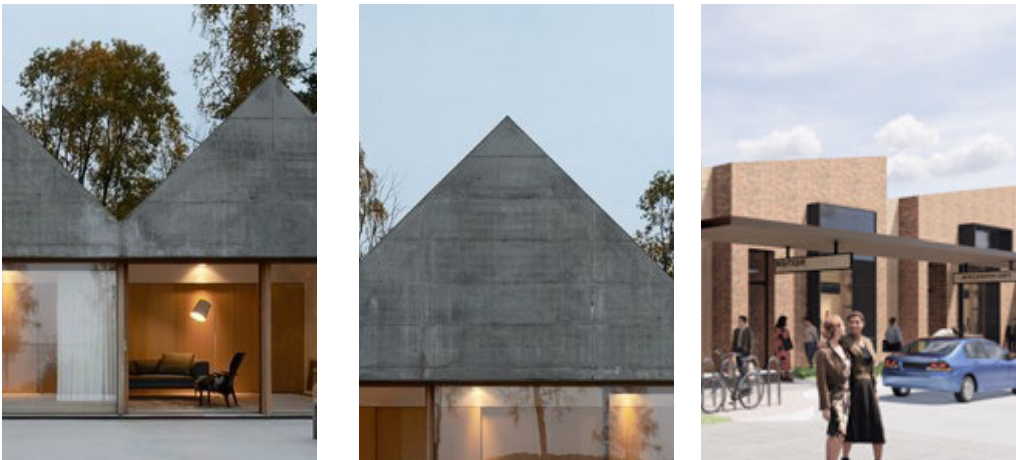
While the street façade is the most important, side and rear façades should be considered also. Services and structural elements need to be integrated into the façade design.

POSITIVE EDGES

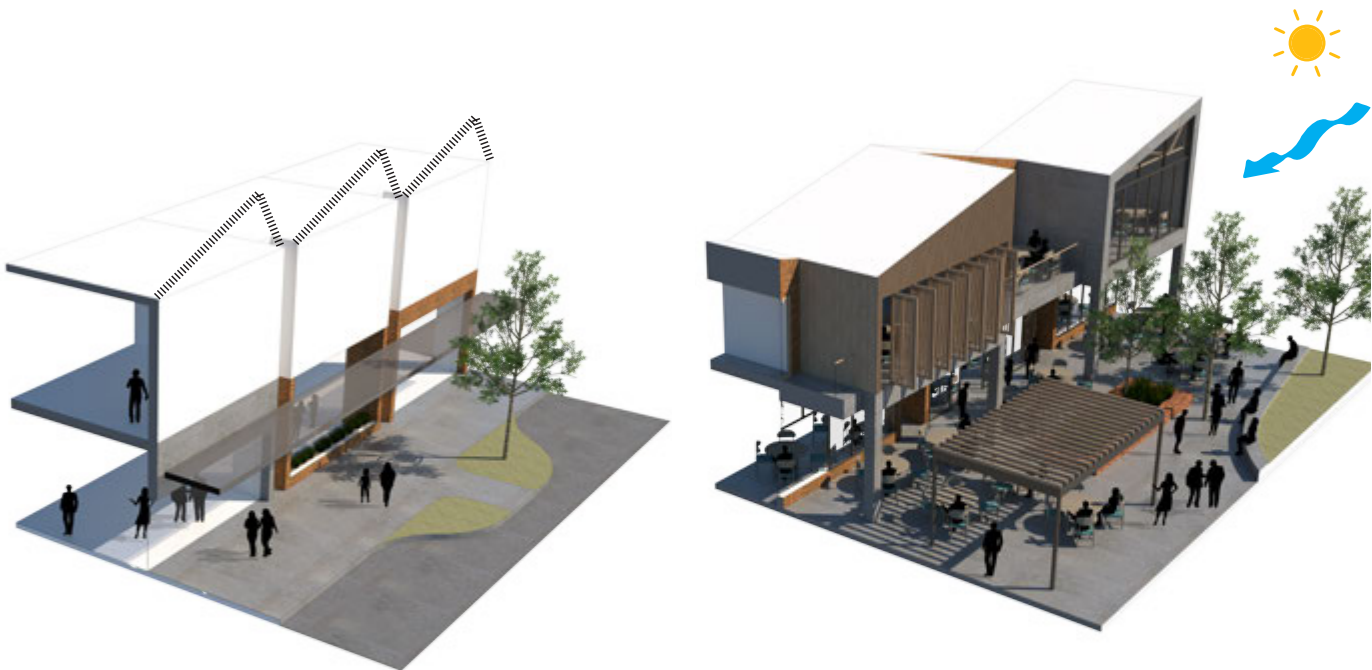
New buildings should be designed to create activity and interest at the street level through the provision of a mixture of retail, commercial or hospitality activities, which will have day and evening opening hours.

Features that contribute to positive edges include:

- Conciously choose active uses such as shops, cafés, businesses or community facilities that help to activate town centre
- Incorporate ground floor spaces with frequent openings/entranceways, which enable public/private interaction



Modern interpretation of rural roof forms



ROOFS

Rural townships in Selwyn typically have high streets with a series of smaller/narrower one and two story buildings.

The variety and prominence of roof forms play a strong part in creating the character of these townships. The new Town Centre is intended to reference the scale and character of traditional Selwyn townships through a variety of smaller built forms that are blended in with larger scale, more urban development blocks.

New buildings should have roof or parapet forms that are designed to reference traditional Selwyn roofs. Larger retail developments should avoid large singular roof forms that would be visually dominant in the Town Centre environment.

ARCHITECTURAL DETAILS

Architectural features, such as solar shading screens, exposed structural elements, balustrades and cladding details, add a finer level of detail and visual interest. Large blank surfaces are not part of where public activity is happening.

Consideration should be given to the detailing of external elements to ensure that they contribute to the character of the overall development.

D. LOCAL CHARACTER

INTRODUCTION

Looking for inspiration locally and internationally provides an opportunity to have the best of both worlds. The images on these pages give a taste of what a world class and local Town Centre could look like. The text highlights some of the characteristics reflecting ‘Selwyn’.

- A** Leeston High Street
- B** Arthurs Pass Chapel
- C** The Laboratory Pub, Lincoln
- D** Rākaia River
- E** Traditional Hay Barn, Selwyn District (Agricultural heritage)
- F** Selwyn District Council Headquarters
- G** Lincoln Library
- H** Miners Hut



WORLD CLASS AND LOCAL...

The look and feel of the buildings should reflect the unique character and history of Selwyn.

Distinctly 'Selwyn', the new buildings should also be desirable and contemporary. Inspiration can be taken from contemporary retail developments in New Zealand and overseas.

The new Town Centre will be world class and local.



MATERIAL PALETTE

The architectural language of Rolleston Town Centre should be inspired by local forms and materials expressed in a contemporary way...


TIMBER
(MACROCARPA, PINE, BEECH)



RIVER STONE
(LOCALLY SOURCED)



CONCRETE (NATURAL OR WOOD GRAIN)





RECYCLED RED BRICK

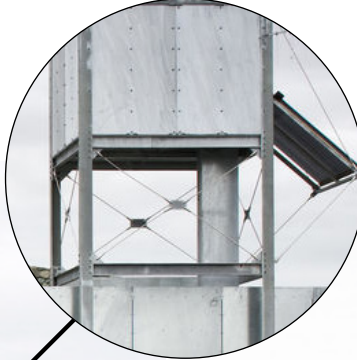


EXPOSED TIMBER TRUSSES

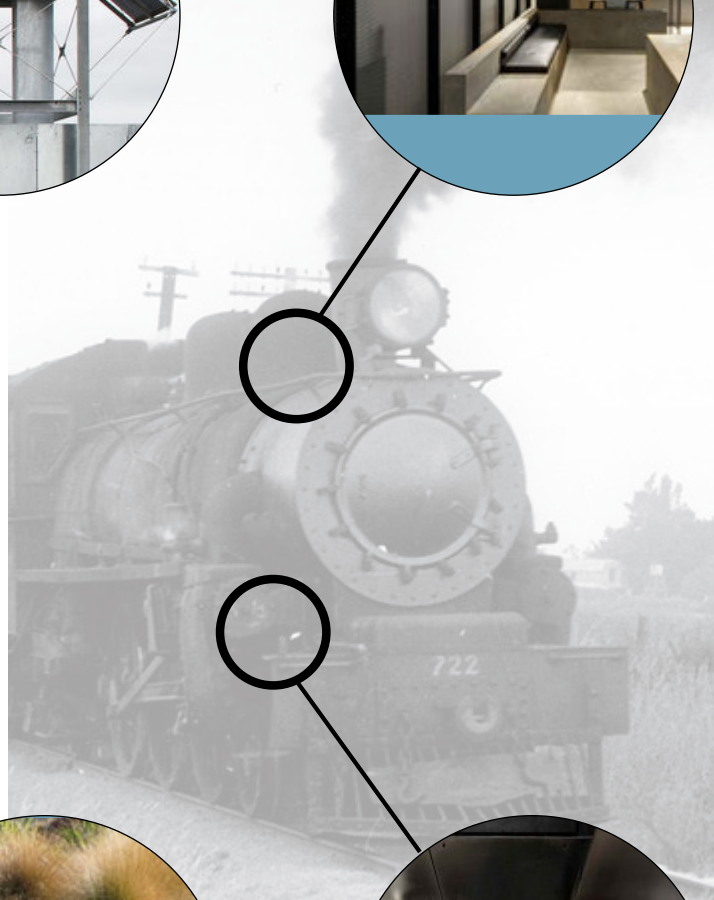




TRANSLUCENT GLASS

EXPOSED STEEL STRUCTURES



EXPOSED SERVICES





SHEET METAL (COOL TONES)



SELWYN LANDSCAPE ELEMENTS



INDUSTRIAL LIGHTING

APPENDIX 1

EXEMPLAR BUILDINGS IN THE REGION

EXEMPLAR BUILDINGS IN THE REGION

INTRODUCTION

The following buildings are exemplars of best practice in Selwyn District and surrounding areas. The styles, references, colours and materials provide inspiration for new buildings in the Rolleston Town Centre. The intention is to acknowledge historic features and precedents found in the region with a contemporary interpretation. The outcome should be buildings that expresses the character of the region.

LINCOLN LIBRARY

Built 2013, the Lincoln Library has a highly contemporary architecture that takes inspiration from agricultural buildings and adopts a material palette that references rural buildings, the natural landscape, and Selwyn’s colonial industrial past.



LINCOLN UNIVERSITY

Ivey Hall was the original teaching, administration and residential building on the Lincoln campus. The foundation date, 1878, can be seen above the main entrance, and the well worn step beneath attests to the hall’s constant use over the years since then. Ivey Hall is one of the earliest Canterbury buildings to be erected in permanent materials. It is Jacobean in style with features characteristic of Flemish design.



SELWYN DISTRICT COUNCIL

Using a language specific to the Canterbury Plains, an internal pedestrian road stretches the length of the complex linking the five low slung office sheds and sheltered courtyards. Plentiful river stones are used extensively as walls, while strategic use is made of a less abundant timber supply in the public areas. Water, most precious of resources, is used to surround the debating chamber at the building’s heart. This building succeeds in providing a thoroughly plausible identity for an entire district.



EXEMPLAR BUILDINGS IN THE REGION

LEESTON HIGH STREET

Leeston High Street is a traditional main street representative of many small Selwyn townships. The collection of small scale traditional buildings creates a welcoming and friendly space, which functions as a social hub as well as a retail centre.

The High Street has a mix of old and new buildings built up to the street edge, with continuous verandahs, narrow shop frontages and a variety of roof shapes.



ST PATRICK’S CHURCH, LINCOLN

The church was rebuilt after the original building suffered severe damage as a result of the 2010/2011 Canterbury earthquakes.

The new church is located on a corner within the Lincoln Town Centre with windows and entrances that face the street and encourage interaction with the building. The architectural detailing and natural finishes reflect a new character emerging in the Selwyn townships.



TYPICAL AGRICULTURAL BARN

Various agricultural buildings of different eras are distinctive features of the Canterbury landscape. The forms and materials of these rural structures have served as inspiration for numerous contemporary buildings in Selwyn.



EXEMPLAR BUILDINGS IN THE REGION

ARTHURS PASS CHAPEL

This multi-denominational chapel was built by a group which included four churches and seven alpine and ski clubs. Designed by Paul Pascoe the chapel includes a concrete core, rimu rafters and panelling, and a veneer of boulders from the Bealey River. The floor of the porch is laid with Halswell stone.



THE LABORATORY, LINCOLN

This pub and brewery in Lincoln is a successful example of recycling and re purposing building materials from buildings that were demolished after the Christchurch earthquakes.

The placement of the building next to the library creates a public square that is regularly used by the community for events. The building is a fine example of how the right style and materials can create a character that appears to be established and refers to the history of the area.



APPENDIX 2

ROLLESTON TOWN CENTRE DESIGN GUIDELINES AND THE SELWYN DISTRICT PLAN

ROLLESTON TOWN CENTRE DESIGN GUIDELINES AND SELWYN DISTRICT PLAN

INTRODUCTION

The Rolleston Town Centre Design Guidelines are an indication of the outcomes that the Selwyn District Council anticipates as the landowner of the new Town Centre. The guidelines will be implemented through sale and purchase agreements, covenants and other legal mechanisms where required. In contrast, the Selwyn District Plan is developed under the Resource Management Act 1991 and provides district wide controls for all landowners, including the Council, on what they can do on their land and how it can be developed.

In places there are differences between the Town Centre Guidelines and the District Plan rules because they have been developed for different purposes and are implemented differently. The significant differences are outlined below.

The District Plan identifies four separate precincts within the area identified as the Rolleston Town Centre including the Core Retail Precinct (1), Retail Fringe Precinct (2), Reserve Precinct (6) and Community Anchor/Town Square Precinct (8).

These guidelines focus on the **Core Retail Precinct** and the Community Anchor/Town Square Precinct, which is where the main commercial developments are anticipated.



Appendix 29A - Rolleston KAC
Precinct Plan (District Plan)

ROLLESTON TOWN CENTRE DESIGN GUIDELINES AND SELWYN DISTRICT PLAN

Buildings and Urban Design

New buildings in the Town Centre are controlled activities in the District Plan with regard to design, pedestrian amenity, active frontages, landscaping, crime prevention through environmental design (CPTED), site layout and amenity. The design of new buildings in the Town Centre is also controlled through the framework outlined in the Design Guidelines. A resource consent is required.

Height limits

The District Plan requires a maximum height limit of 15 metres for buildings in the Town Centre. There is no minimum height requirement in the District Plan.

A maximum height of 15 metres for buildings is anticipated in the Town Centre Guidelines with the expectation of a minimum height of two storeys.

While a two storey building would provide an appropriate intensity of activities in the Town Centre, an equivalent building height may be achieved in a number of ways. In some instances a double height retail space, or double height space with a mezzanine floor may be appropriate. Roof features or façades may also contribute additional height. No resource consent would be required.

Minimum ground floor height

There is no minimum ground floor height in the District Plan.

A 4 metre minimum ground floor height is anticipated in the Town Centre to allow buildings to be used for a range of different activities including retail, office and hospitality, and to provide a consistent and attractive built character across different buildings. No resource consent would be required.

Verandahs

All new buildings in the Precincts 1 - 4, 7 and 8 in the Town Centre are controlled activities. Where a precinct is subject to an active frontage and building line, one of the matters of control is “the extent to which the development maintains and/or provides ... verandahs along street boundaries and main pedestrian routes”.

The Town Centre Guidelines indicate continuous verandahs along all street frontages and public spaces. It does not anticipate continuous verandahs in the laneways or around the Town Square where a more specific design approach is intended to create attractive sheltered open spaces for people.



Example of verandahs along a laneway

Active frontages and building lines

One of the matters of control being “the extent to which the development maintains and/or provides continuous building lines, active frontage along street boundaries and main pedestrian routes”. Appendix 29C(i) indicates buildings up to street boundaries with active edges along Tennyson Street and around the Town Square.

The District Plan requires spaces between the building and the street to be landscaped, paved or grassed.

The Town Centre Guidelines anticipate that there will be active frontages along Tennyson Street, around the Town Square, in the laneways and generally where buildings are adjacent to public spaces.

The Guidelines anticipate buildings would be built up to the boundaries with streets and public spaces, except for minor recesses to provide visual interest.



ROLLESTON TOWN CENTRE DESIGN GUIDELINES AND SELWYN DISTRICT PLAN

The current District Plan (2020) defines active frontages as “buildings where the ground floor level features glazing, windows or doors, which allow views into the premises. It refers to that part of the building with glazing occupying the entire area between 1 and 2 metres in height, as a minimum”.

The Town Centre Guidelines anticipate that the ground floor façades have a high level of detail with visual interest and articulation inviting people to linger and enjoy.

Car and cycle parking

The District Plan requires vehicle and cycle parking for different activities in the Town Centre (Rule 17.5). For Precincts 1 and 8 retail and food and beverage activities require 3.5 spaces per 100m² of floor area, and office activities require 2.5 spaces per 100m² of floor area (Table E13.1(b)). There is a requirement for a minimum of two cycle parks with one more provided for every five carparks (E13.1.4).

The District Plan directs that all of the carparking required for Precinct 8 is provided in adjacent parts of Precincts 1 and 6 (E13.1.3.4).

The Town Centre Guidelines anticipate that no carparking will be provided on individual building sites in the Town Centre, and that all of the carparking requirements will be provided for in the Council carparks around the periphery of the Town Centre. A resource consent will be required for this outcome.

Signage

The District Plan has a number of specific provisions relating to permitted signage in the Business Zones relating to size, location, height, illumination, relationship with the building, whether it is freestanding and whether it relates to the site where it is located (Rule 19.1).

The Town Centre Guidelines anticipate that signage will be well-designed and subsidiary to the buildings. It is expected that individual signage and an overall signage plan will be approved as part of the building design. No resource consent would be required for this outcome.

Recession planes

There are two recession planes in the District Plan. Recession Plane A is on internal boundaries with adjoining Living zones or Rural zones, and Recession Plane B is on internal boundaries not adjoining Living zones or Rural zones.

The Town Centre Guidelines have the same recession plane for internal boundaries adjoining Living zones, but require no recession planes along internal boundaries within the Town Centre.

A resource consent may be required where there are internal boundaries within the Town Centre since a two storey building as required by the Town Centre Guidelines will infringe Recession Plane B in the District Plan.

Land uses

Both the District Plan and the Town Centre Guidelines anticipate a wide range of activities in the Town Centre including retail, food and beverage, offices, large format retail and supermarkets, with residential, visitor accommodation and educational activities provided for above ground floor level (Table 13.1).

Commercial Design Guide

The Rolleston Town Centre Design Guidelines conform with the Selwyn District Council’s Design Guide for Commercial Development and express the relevant principles from the Design Guide.



