

# Rolleston Town Centre Master Plan

## Summary of Submissions

Following Public Consultation: October 2013

## **Introduction**

This report is a summary of the submissions received on the Draft Rolleston Town Centre Master Plan (hereafter the 'Draft Master Plan'). It also contains a staff response and recommendations to the comments received.

The report is organised under the following headings:

1. Contents of the Draft Master Plan
2. Public Consultation
3. Methodology
4. Overall result of public consultation
5. Overview of submitter response
6. Presentation of information
7. Analysis of submissions by project
8. Other comments on the Draft Master Plan
9. Summary Actions Recommended
10. Attachment: Feedback Form

### **1. Contents of the Draft Master Plan**

The Draft Master Plan was organised into seven project areas:

1. Tennyson Street
2. Library / Community / Technology Centre and Town Square
3. Rolleston Reserve
4. Rolleston Drive
5. Kidman Street Area
6. Moore Street Extension
7. Private Development Sites

The Draft Master Plan also included information about the pace of implementation (i.e. project staging), and the following timings were included in the Draft Master Plan:

- Stage 1 – First Five Years – (2014/2018)
- Stage 2 – Second Five Years (2019/2023)
- Stage 3 – Third Five Years (2024/2028)
- Stage 4 – Fourth Five Years (2029/2033)

The Draft Master Plan suggested the actions could move forward or back within these time periods with the development order depending on growth/demand and funding. A number of other key trigger points that will influence the broad stages and timing would 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

## **2. Public Consultation**

Public consultation ran for six weeks, between 16 September and 25 October. Discussions with residents of Markham Way / Wilbur Close / Landor Common / Peel Close and Tennyson Street occurred 9 September to 1 October.

Three drop in sessions were held so that people could view the Draft Master Plan, ask questions of staff, discuss their ideas and concerns, and make comments on the Plan. In addition a 3D model of the Master Plan and the 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 Master Plan were made available online and at all Council service centres and 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 5900 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. A copy of the feedback form is attached at the back of this document (Attachment 1)

It is evident from submission responses that the brochure was used by many submitters to inform their comments on the Draft Master Plan, and the full project explanations or rationale may not have been as well understood by those submitters without having a look at the full Master Plan document.

## **3. Methodology**

Seven categories of responses were provided in the Council's feedback form: Yes; No; Strongly Support; Support; Neither support or oppose; Oppose; Strongly Oppose.

All feedback responses were entered into SurveyMonkey.

Quantitative responses have been prepared into a series of tables and graphs, which are presented throughout this document under the relevant heading or topic. Key points repeated by multiple respondents as well as one-off ideas from submitters are also included, to convey the nature and range of comments put forward about the Draft Master Plan.

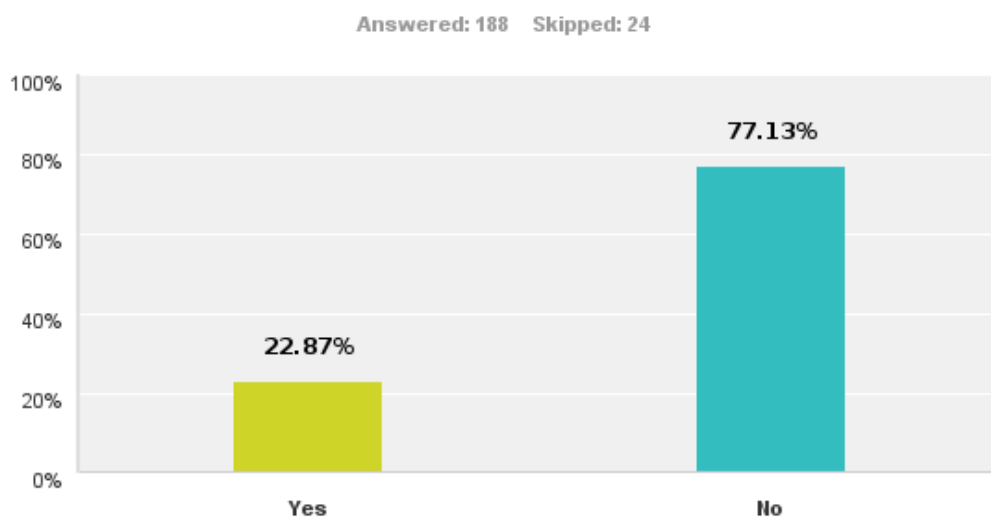
Not all submitters responded to all of the submission form questions. The percentages shown throughout this document are based on those submitters that responded to the question

## **4. Overall result of public consultation**

In total 212 feedback forms were made on the draft Plan. 74 were made using the Council's online feedback form. 138 were made via the posted version of the feedback form.

With respect to the percentage of submitters who wish or do not wish to be heard 145 people / organisations who provided feedback on the draft master plan (77%) either clearly expressed that they did not wish to be heard. 43 people (23%) either clearly stated that they wish to be heard, or have said that they are willing to be heard if any clarification on their submission is required. Of the 43 people who wish to be heard, 40% have signalled they do not support the overall direction of the Master Plan. 24 people or organisations did not respond to this question.

**Q11 The Council will be conducting a workshop to discuss the feedback received on both the Town Centre and Foster Recreation Park Masterplans in November. There will be an opportunity to make a brief presentation to the Council on your comments. Please indicate if you wish to attend a session:**

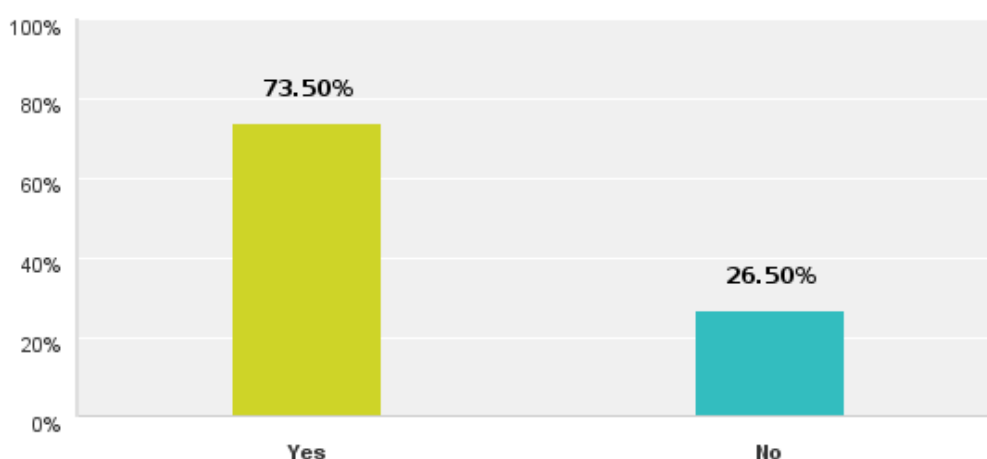


## 5. Overview of submitter response

Submission responses	Yes	No
199	147 (73.50%)	53 (26.50%)

### Q1 Overall, do you support the direction of the Draft Town Centre Masterplan?

Answered: 200 Skipped: 12



Several submitters acknowledge the work that has gone into the Plan, as illustrated by these comments:

- *"A huge amount of effort appears to have gone into the plan and I think it will be great."*
- *"Great job well done!"*
- *"I was thrilled with the plan and think it's an awesome idea. My new home is being built now and I am very keen to be living in Rolleston soon. The more it has places can visit, stop, shop and enjoy the better it is. I think the Foster Park stuff is fantastic."*
- *"I would like to emphasize to the planners and project managers of this master plan to please put your top effort into making this plan go as well as it is being presented, if not better, thank you. As a resident of Rolleston for the last 16 years, I am pleased to see a thriving town growing. I would like to see Rolleston become a model town for the whole of New Zealand in terms of taking care of residents of ALL ages by catering facilities and activities appropriate to improving and maintaining healthy lifestyles. I would like Rolleston to be a cohesive community that tries to involve members from young to the elderly who have the abilities and are willing to contribute to the well-being of the township and community. Human resources within and/or outside of Rolleston should be tapped upon to help run educational and recreational activities whenever appropriate. Encourage people to come out of their homes to enjoy the community. Encourage people to grow, even the elderly who are retired have lots to offer themselves and to receive as well."*
- *"Great plan! Looking forward to having a town rather than another suburb of Christchurch. Nicely done, thank you."*

Some submitters had the opposite view of the master plan

- *"This is at a cost to ratepayers. Pull your heads in."*
- *"I welcome development. I just think the architects got the brief wrong. They don't have to live here so don't care. I think the plan should be for the whole of Rolleston shopping areas and not just one tiny area that looks like a concrete jungle now and is planned for more concrete. I guess it's a hard brief for the architects to deliver"*
- *"We came to Tennyson Street thirteen years ago for a quiet retirement, and found a house with a peaceful outlook over the reserve. The arrogance of the planning committee is unbelievable!!!! We feel that we should receive compensation or be rehoused. (Not left in limbo for 15-20 years)."*

When submitters were asked what they thought were the best aspects of the Draft Master Plan, the following were reoccurring themes:

- Creation of a 'town centre' or 'heart'
- Development of the new Library / Community / Technology Centre
- The action is being taken in developing a town centre
- Development of the high street (pedestrian friendly)
- Better traffic circulations / intersection improvements
- Improved pedestrian access / areas
- Development of a new Town Square
- Inclusion of a Park and Ride facility
- Trees / Open Space areas included in the Town Centre

Below is a sample of responses given by submitters to the question "What are the best aspects of the Draft Town Centre Master Plan":

- *"Creation of a town centre, a heart for Rolleston if you like. Currently we have Hornby as the only real option."*
- *"a) Address the current decentralisation of the town b) Provides for a strategy to aggregate all commercial activities into a close hub"*
- *"I like the overall plan, trying to integrate what is already there with new ideas that should make us feel that Rolleston has got a city centre (which is not the case at the moment). I can see that the only way to realize this was to 'borrow' land from the domain. I am very happy with the enclosed town square and can see all kinds of events taking place in this area protected from the wind. I like the fact that Tennyson will become the main street with some multi storey buildings giving a feel of a city centre."*
- *"Somewhere for the whole family to spend time in Not disjointed I like the incorporation of green areas I love the "High St" feel The new Library/Community/Tech Centre sounds great. To be able to use it for so many activities is great"*
- *Better traffic circulation Concentration of commercial and retail uses*
- *I like the new library/community/technology centre and the town square, more dining options, pedestrian-friendly and family friendly.*
- *I like practically everything in the masterplan. I like the idea of creating a town which is 'self-sufficient' where there are enough employment opportunities for the immediate community as well as those who stay in the Selwyn district. The fitness and health of every individual are aspects which the master plan addresses and I am looking forward to the enhancement of the Rolleston Reserve and the creation of Foster Recreation Park.*
- *Looks 'people' friendly with better connections throughout town centre.*
- *1. It increases in the scale of the community facilities such as the library and community centre. 2. It incorporates green spaces. 3. The Town Square is a good concept. 4. The Park and Ride shows thought for the future.*
- *Landscape emphasis Trees are very important as are green areas*

- *Utilising Tennyson St as a "high St" concept whilst allowing Rolleston Drive to be the main route in and out.*
- *Trees along Rolleston Dr and Tennyson St will create pedestrian friendly avenue type atmosphere. Eating places, cafe style, with outdoor flow like coffee culture in Lincoln will hold shoppers in the retail area for longer.*

When submitters were asked what they thought were the aspects of the Draft Master Plan that needed improvement, the following were reoccurring themes:

- Extension of Markham Way
- Creation of Tennyson St as the Main Street
- Rolleston Reserve
- Extension of Wilbur Close
- Location of the proposed Library / Community / Technology Centre
- Extension of Moore Street
- Parking

Below is a sample of responses given by submitters to the question "What are the aspects of the Draft Town Centre Master Plan that need improvement?":

- *"We are aware that some of the residents of Rolleston Park are concerned about housing being removed. Rolleston Park residents should be paid market value for their houses prior to the draft plan being released. Their needs to be more detailed definition of what "commercial mixed use" is."*
- *"Why does there have to be a Masterplan? Haven't most towns developed by natural evolution. But if there must be a plan then the ratepayers need value for money with large items such as library, auditorium could be a shared facilities with the new high school like eg Burnside High, Riccarton High. Therefore the need for building on the reserve would be removed. The reserve should not be made smaller but once sports groups leave if they all do enhance with paths plantings, canopies, tables etc. If rezoning is needed on Tennyson Street eventually then houses that are owner occupied should get rates concession of Living 1."*
- *"I think it's important to ensure there are ample parking spaces. Too often it seems that not enough parking is provided for the number of shops/facilities added. I would also like the pedestrian crossings to be clearly marked with zebra stripes or proper traffic controls (i.e. red man/green man) - not raised cobbled strips or red coloured walkways across roads as they are confusing and dangerous because neither pedestrians nor drivers know who has right of way. In Rolleston, where there are so many children, safety should be top priority."*
- *"We are against the extension of Wilbur Close through to McCauley St for the following reasons: 1. As the property owners of 7 Landor Common, we strongly oppose our home being removed to make way for a road linking Rolleston Drive to Tennyson St. 2. We purchased our home as it was located in a quiet, peaceful, safe cul-de-sac suitable for our family. 3. We are a private right of way. The road involves all of the residents of Landor Common and will mean everyone needs to be paid out accordingly for their share of the road. We do not want to move. But if you remove our home, we would expect a replacement home, like for like, at NO extra cost to us within a similar radius."*
- *"Where do we start. The whole plan is flawed as it relies on taking a large part of the existing Rolleston Reserve. It is vital to retain this reserve for the residents living in this part of Rolleston. Without this reserve being preserved the residents on the north side of Rolleston will have no large open space. If the reserve is not available for commercial development/roading then the plan will not work. We do not agree with all the additional roading north east of Tennyson Street and the surrounding of a quiet residential area with commercial / retail buildings. We do not agree that Rolleston Primary School needs to be*

*surrounded by roads and have commercial properties up to its boundaries. We do not think that Tennyson Street needs to become a high street.”*

- *“Need for more parking areas to cope with the growth of the population, keeping in mind outlying suburbs who may use the area as well such as West Melton, Lincoln etc.”*
- *“My wife and I are deeply concerned about the impact that the proposed Moore Street extension would have on our enjoyment, peace, quality of living, safety and value of our property. We actively sought out and purchased our property at 10 Peel Close for its quiet and peaceful cul-de-sac location and a search of the title and LIM showed no easement along the boundary. All the homes along the boundary of the proposed Moore Street extension are positioned on the sections to ensure our living areas are on the quiet, sunny side of the section and accordingly we have just completed our landscaping to take full advantage of this. In addition, as an ex real estate agent, I fully understand the negative effect that a new road along the boundary of our properties will have on our property values. Is the extension of Moore Street an absolute necessity? Is it the resident’s responsibility to shoulder the cost of previous council planning shortcomings?”*

Recommendations on improvements that could be made to the Master Plan or further work that should be conducted before the Master Plan is finalised are contained in Section 7 and 8 of this report.

## **6. Presentation of information**

The next section of this report presents a summary of submissions received on each of the seven projects contained within the Draft Master Plan and outlined in Section 1 above. The following information is typically provided for each project:

- The project name
- A brief project description and rationale
- Submission responses (numerical and graphical data)
- A brief summary of the main points from the comments
- Staff comments on points raised
- Staff recommendations.



## 7. Analysis of submissions by projects or topic

### Project 1: Tennyson Street

#### Project description from the Draft Town Centre Master Plan.

*“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.*

*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.*

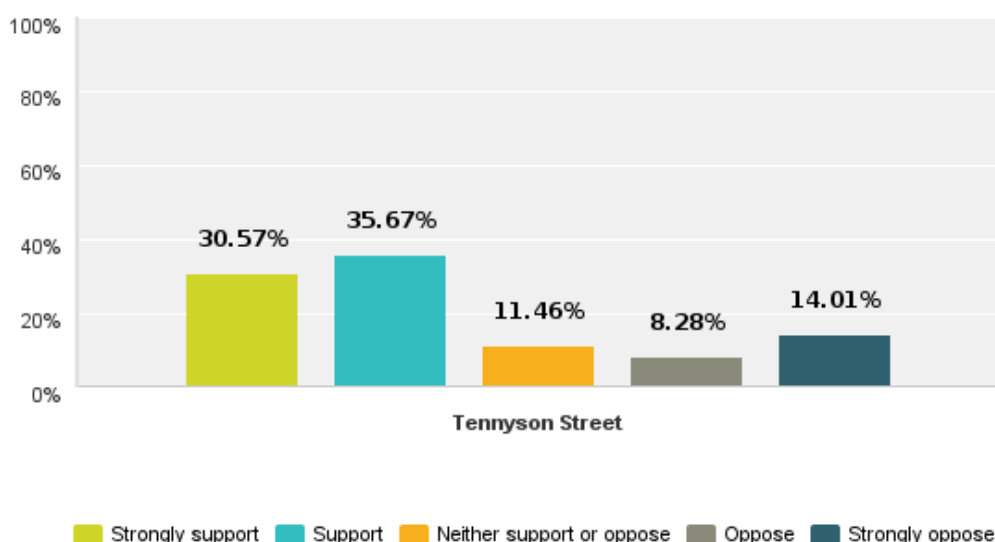
*The development of a high quality town square adjoining the ‘high street’ will introduce a new urban space. In addition, a landscape frontage alongside the Reserve along Tennyson Street will signal the gateway into the Reserve”.*

#### Results from Consultation

Submission Responses	Support	Neither Support or Oppose	Oppose
157	104 66%	18 12%	35 22%

### Q4 Please indicate how much you support or oppose

Answered: 157 Skipped: 55



#### **Example of Comments / Issues raised by submitters:**

- *"A "high street" is required to create a town centre."*
- *"I don't think Tennyson should be the main st it should stay as it is."*
- *"RTIL opposes the proposed creation of a High Street along Tennyson Street. Strip retail of this nature, with parking on-street, will not enhance the pedestrian environment, but will instead increase conflict between pedestrians and traffic. From a planning perspective, RTIL is also concerned about the location of additional retail on Tennyson Street, which will not contribute to a compact walkable and attractive Town Centre."*
- *"Logical step to join areas of business together."*
- *"Because it will have pedestrian friendly areas and attractive green spaces."*
- *"I believe without widening Tennyson St there will not be sufficient room for on street parking. As seen currently during sporting events it is dangerous with limited visibility for pedestrians and vehicles."*
- *"This should be more than just pedestrian friendly, cars should be discouraged through landscaping / surface treatment."*
- *"Gives the town a focal point."*
- *"Rolleston needs a 'high street'. This is the best option."*
- *"We believe a high street is not necessary. We think it has been added as an afterthought to try and justify using Rolleston Reserve for the library / technology centre. It has created a lot of uncertainty already for the residents of Tennyson Street with regard to their future."*
- *"It is an invasion of the people of Tennyson Street rights, to have to leave their homes in the balance for 15-20 years, while the Council makes plans."*
- *"Taking people's homes. Bad decision."*
- *"Pipe dream which will be expensive if businesses do not buy up this land and develop it."*
- *A new main street like Rotheram St Riccarton would be a key asset to Rolleston, cafes, bars - northwest facing - great!"*
- *"We do need a focused main street."*
- *"It seems to be the obvious choice for the high street."*
- *"Central and convenient."*
- *"More people friendly street encourages pedestrian / leisurely shopping."*

#### **Staff Comments:**

During the development of the Rolleston Structure Plan, the concept of a 'high street' was first considered. During this process both Rolleston Drive and Tennyson Street were proposed as the High Street with Tennyson Street being included within the final Preferred Town Centre Option.

Below is the text explaining the concept (page 69 of the Structure Plan).

*"The main community focus of the Town Centre will be the Tennyson Street and Rolleston Drive intersection and the Rolleston Reserve. This refocused area will create the heart of the town and allow for gathering and community events. This is intended to be enlivened through providing a mix of uses around the edges and developing on parts of the reserve itself.*

*The new core with the existing New World Supermarket sets the foundations for a future 'High Street' along Tennyson Street and the northern side of Rolleston Drive."*

The preferred town centre option identified the properties along the eastern side of Tennyson Street as "Town Centre Deferred". This proposal was included in the Council adopted Rolleston Structure Plan on 23 September 2009.

Comments have been received supporting the intent of what the Structure Plan was seeking to achieve, including support for the link between Tennyson Street the new Library / Community / Technology Centre and Rolleston Reserve creating the 'heart' for Rolleston Town Centre.

However a number of comments were received largely from residents along Tennyson Street concerned with this change and the impact this proposal will have on their properties. In addition, other comments raised issues with the speed of traffic down Tennyson Street, safety issues with Rolleston School and whether Tennyson Street was wide enough to support on street parking.

As outlined to residents at a series of meetings with them, Council is unlikely to purchase properties or to demolish any dwellings or structures that may be established on them. It would be landowners who would control if, and when, properties would be sold and if they were to whom. What the project team has suggested is that a Plan Change would be required to better align the intent of the Master Plan to the types of activities suggested (ie Retail). While the Business 1 zone is used for retail / commercial activities, the zone also allows for residential activities as well. (e.g. Lincoln Town Centre has a number of residential properties contained within the existing Business 1 zone area). It is important to note that Tennyson Street already has a number of commercial activities contained within the area. Residential properties within the Master Plan area will become more attractive to retail and commercial tenants without rezoning, although a Business 1 zoning will facilitate and incentivise the transition from what is currently recognised as a residential environment to a more vibrant and functional town centre.

In terms of the impact on landowners, should the rezoning occur down Tennyson Street there would be an increase in land value for homeowners as Business 1 land is valued higher than Living 1 zone.

However with this proposal there are wider issues that will need further consideration. This relates to the impact of neighbourhood properties not included in this proposal that are adjacent to these properties that get their access off Markham Way. This includes the need to mitigate the impact on them from the change of zone from Living 1 to Business 1. (e.g. the different height limit for buildings between Living 1 (8m) and Business 1 (10m)). These issues could be addressed during the development of a plan change to implement the Tennyson Street portion of final adopted Master Plan.

The last point that was raised by submitters was the uncertainty that would occur to landowners as rezoning of properties down Tennyson Street was proposed to occur in the last stage of the Master Plan. (This was the concept of "Town Centre Deferred" status in the Structure Plan). However landowners have outlined that this leaves them in some sort of limbo as they are not sure what will happen to them over the 15 year period before the change of zone to Business 1.

As a result of their concerns I would like to recommend that the rezoning of the land occurs as one of the first implementation projects of the Master Plan, 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.

In terms of the other major issues with this proposal, I would like to make the following points:

- Under the Draft Master Plan, it is recommended that the speed threshold along Tennyson Street is reduced from 50km/ph to 30 km/ph. Rolleston Drive is remaining at 50 km/ph.
- There is an opportunity to widen Tennyson Street to accommodate on-street car parking on both sides and to pipe the water race and provide a footpath down both sides of the street.

(It is recommended that a cross section be developed for Tennyson Street to provide more information on this).

- Additional Pedestrian Crossings and pick up points for parents can be included down Tennyson Street and this work will be included as one of the implementation projects to be completed with Council and Rolleston School.
- Further work will also consider suitable road upgrades and treatments and street furniture to create a 'main street' environment.
- With these modifications to Tennyson Street, it would enhance pedestrian safety compared to Rolleston Drive. It would also improve the overall walkability around this part of the Town Centre.

#### **Project Team Recommendations**

- **It is recommend that Tennyson Street should remain the High Street within the Town Centre**
- **A cross section of Tennyson Street should be developed to be included in the final Master Plan (to show new width of the street, footpaths and on street car parking).**
- **Pedestrian crossings and pick up points should be included in a specific implementation project to be developed between Selwyn District Council and Rolleston School.**

## Project 2: Library / Community / Technology Centre and Town Square

### Project description from the Draft Town Centre Master Plan

*“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 town 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.*

*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 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 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 and socialising and occasional events. Laneway connections 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 location of the square is well positioned for sun and protection from prevailing winds.*

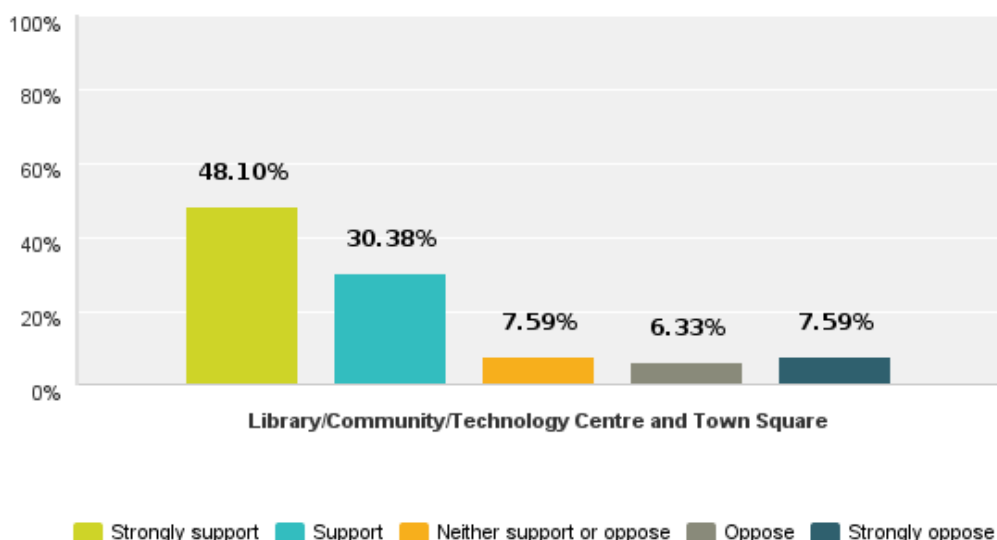
*The space will provide opportunities for public art (in conjunction with art along key streets and within the Reserve) that will build on the character of the centre. It is anticipated that the clock tower will be relocated to the green space adjoining Tennyson Street.*

## Results from Consultation

Submission Responses	Support	Neither Support or Oppose	Oppose
158	124 78%	12 8%	22 14%

### Q5 Please indicate how much you support or oppose

Answered: 158 Skipped: 54



#### Comments / Issues raised by submitters:

- "We need more meeting rooms (affordable), the library is too small, we would use the town square to run our monthly market."
- "Bigger library, overlooking the Rolleston reserve. Near shopping."
- "The Council has not established the need for a 4,500sqm library, technology, and community centre. RTIL is also concerned about the reduction in reserve land that the library/community centre is proposed to be located on. RTIL supports the idea of including a town square and improving facilities within Rolleston but does not consider that the location proposed in the Masterplan is the most appropriate one."
- "We have been told that construction of the Library/Community Centre is to be delayed by 5 years. Correct or not we believe that these items should receive high priority for the sake of the youth of the township. Everything else in the plan deals with physical activities - this is the only one for mental stimulation."
- "Support the need for this but don't think this would be to correct location."
- "We question the location and size. We wonder if it is big enough."
- "We do not consider this a good position to place a Library Information Centre. This would be better near a school, particular the proposed Secondary School to share facilities and cost!! The Secondary School will need one. A shared Library/Information Centre would cut costs and allow the Secondary School to be more part of the community. The Library at Riccarton is an outstanding example of this. Using up a first class open Reserve for building is a poor. Town square - very confusing to have so many 'Squares' and little shopping centre spread about, may end up like Hornby and having to drive from one area to the other

*because they are so spread. A Mall in Rolleston is the best option as the focus for the community."*

- "An excellent community hub; well-located and provides a central focus, gathering place."*
- "We have out grown our library space now with the population growth expected we need bigger facilities to cope."*
- "A centre for all ages to come together and share a wide variety of experiences; proposed flexibility of design; enhance community spirit and grow healthy minds. Maybe an attraction for visitors from other areas."*
- "For Rolleston to move beyond being a dormitory for Christchurch, it needs a hub for community and commercial growth. I think the idea of a Library / Community / Technology centre and Town square as proposed can help to provide that, The actual facilities that are developed might turn out to be different from what is envisaged now (the demand for hard copy books seems to be dwindling) but the idea of a community hub - enhanced by including the events facilities - I believe is a very good one."*
- "If Tennyson was to go ahead then, in principle, I believe in the Town Square but if the drawings are anything to go by it is too small. I would prefer to see it bigger. Could the community centre be moved to near the play centre which would give more room for a bigger square and give more reserve frontage."*
- "We consider the library is wrongly placed. It needs to be somewhere that has better parking facilities. We don't believe a bit of street parking and 180 car parking spaces on the reserve land a good walk away, will be sufficient. Who wants to arrive at a function soaking wet. It will also cause traffic pressure in Tennyson Street. The library will not become the anchor point to attract people to retail. We have observed in Nelson where their library is situated on a retail street, and we have never yet seen more than a few people in that area. A library will not attract people to retail, and retail will not attract people to a library. You would be better placed putting the library on council land by or near the SDC building."*

#### **Staff Comments:**

This proposal has the highest support from people who made comments on the Draft Master Plan. A number of comments talked about the issue of the existing building being at capacity and that the proposed mix of activities in this building would be very useful for a growing community. Some comments queried whether the facility would be big enough? Others suggested that this type of building has not been justified.

In terms of these concerns, Council hired Nicki Moen (a library consultant) to provide advice on the future shape of libraries and just how large the building like this should be. A number of activities were suggested to be included in an integrated community facility, for example:

- Central social / exhibition /community gathering space
- Meeting rooms, business hub and associated facilities
- Children's space
- Youth space
- Local history, including Te Ao Maori and research space
- Lounges, study and computer areas
- Content creation/recording and digital learning suite
- Library collection
- Café
- Discretionary community / commercial / service space
- Theatre
- Access, internal pathways, services points, toilets
- Storage

- Staff work areas and staff facilities

The estimated size of the facility suggested by Nicki Moen is between 4,500m<sup>2</sup> and 5000m<sup>2</sup>. The size of the library component would be in line with Council's 2008 Library Strategic Plan and the 2004 Public Library Standards and the other components of the Centre will allow it to provide enough space for the population of Rolleston between 18,000 to 22,000. Further consultation and further analysis is required to inform the preparation of a design brief for this building to provide more certainty of the size requirements for each component of the Centre. This would also be included in the first implementation phase of the adopted Master Plan.

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. Nicki Moen in her advice provided the following comments:

*"A public library always generates high foot-traffic and usage increases dramatically when a new library opens.*

*Essentially a library will perform well in most locations as in demonstrated throughout Canterbury where there are examples of busy libraries located in shopping centres, on main streets, beside parks, beside the sea, and combined with schools, medical centres, service centres, cafes and museums.*

*An integrated community facility would sit equally well by the Council headquarters, adjacent to the primary school, as it would in the heart of the proposed new town centre. Selwyn Council should therefore consider this new facility as the key means of facilitating the achievement of the Rolleston Town Centre's the broader development goals.*

*In general, when choosing a library location consideration is usually given to:*

- *The potential for a striking external profile (e.g. New Brighton or South Christchurch libraries);*
- *An interesting outlook and direct connection to other activities or the environment (e.g. people activity, a park, the sea, etc.);*
- *The potential for direct movement from inside to outside spaces;*
- *The availability of convenient long and short-term parking;*
- *Safe and direct access from the street;*
- *Safe walking, biking, wheelchair and motorized scooter access;*
- *Good lighting;*
- *All season external surfaces.*

*In Rolleston's case, the following should also be considered:*

- *Access to land is frequently an issue for Councils and, in this scenario, the requirement could potentially be for a building site of more than 5,000m<sup>2</sup> plus parking and landscaping;*
- *The orientation should not be limited by the requirement for one entrance – multiple entrances can be managed;*
- *Similarly, multi stories can be managed;*



- *The facility should stand out amongst other community and commercial venues. If it were considered as the “community’s “front door” it would be disappointing to have it hidden behind high neighbouring walls, distribution areas or dominantly branded retail outlets;*
- *The town’s rapid growth and the strong desire to continue to attract people to live and invest in Selwyn suggests the need for a new community facility is more urgent than previously thought. If this is the case, then the proposed site should be available within a reasonable timeframe;*
- *The correct location will determine the level of community ownership of this centre. It should be on neutral space so it clearly belongs to everyone.”*

Based on these criteria the preferred location for the new centre is as shown in the Draft Master Plan. The location next to Council was considered a potential site but as the major existing bus stop is located on Kidman Street, it was viewed by Council’s traffic engineers that this was a more suitable site for the Park and Ride facility.

Another location suggested by people commenting on the Draft Master Plan was next to the existing Community Centre in between the centre and the playcentre. While there is some vacant land, it is not of a suitable size to accommodate the new building, parking and landscaping. Also the existing community centre would need to be retained as the recreation facilities will still be required until suitable facilities are provided in the Foster Recreation Park (these types of activities will not be provided in the new centre). This would mean that the new centre would not meet the fourth criteria outlined by our Library consultant as its location would be hidden between two existing facilities (the existing community centre and playcentre) and not be in a prominent site for a facility sure as the one proposed. The site identified for the centre in the Master Plan meets all of the criteria defined by the Library consultant and is still considered to be the most suitable location of the centre from the perspective of the project team.

Comments were also received on the potential cost of this facility. While some indicative costs have been considered, further work on the design brief would need to occur before a more accurate figure could be developed. Council staff investigating a number of financial mechanisms that could reduce the potential rate burden a facility like this might have on residents. Council has learnt from the recent development of the Selwyn Aquatic Centre that there are a number of opportunities that should be investigated (e.g. alternative funding arrangements and joint private/public development initiatives). Further discussions can occur at the same time as the development of a design brief for this facility and the Annual Budget / 2015-2025 Long Term Plan process.

A number of comments discussed the size of the town square next to the new Community Centre. While there was significant support for the concept, the majority thought that it could be too small for something of this kind. The questions that need to be answered is what function will the town square have, and how it will link with the new green space areas that the clock tower is suggested to be relocated to and the additional car parking site that will help serve this area. Therefore I would like to recommend that the project team further considers this issue and provides some additional assessment on this subject in the final Master Plan document.

#### **Project Team Recommendations**

- **Location for the Library / Community / Technology Centre be retained as located in the Draft Master Plan**
- **Further work is required to consider the size of the Town Square and whether or not the town square and the location of the Clocktower should be better linked together**

### Project 3: Rolleston Reserve

#### Project description from the Draft Town Centre Master Plan

*“As a result of the relocation of the majority of sporting facilities from Rolleston Reserve 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 (which will be subject to a later design exercise and consultation, and also when sports will be able to be relocated to other locations) might include:*

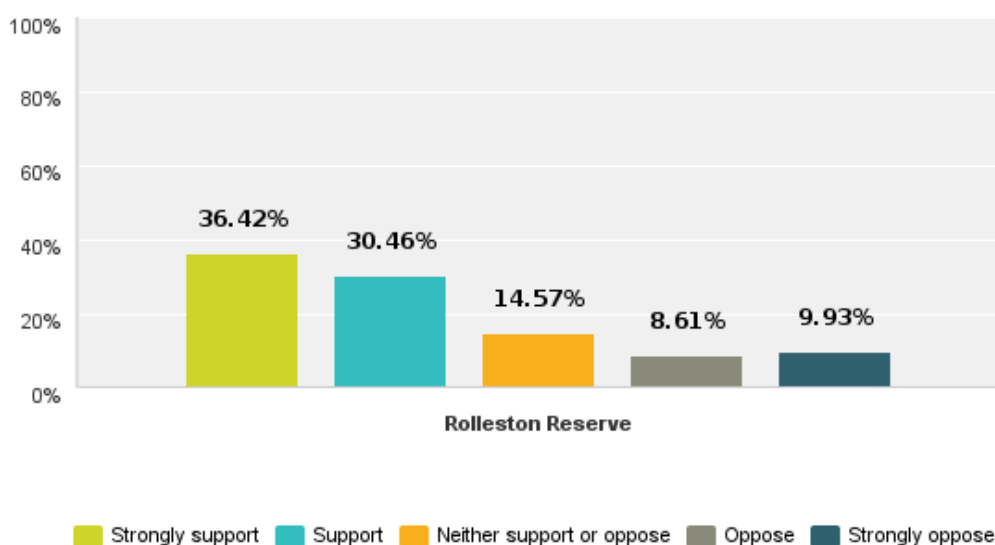
- *‘Play’ and ‘water’ areas close to the new anchor building, including a youth park*
- *High amenity garden area and informal grassed open space with an area for a range of public events and gatherings*
- *Retention of the existing tennis/netball courts, play centre, scout hall, junior children’s play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

#### Results from Consultation

Submission Responses	Support	Neither Support or Oppose	Oppose
151	101 67%	22 15%	28 18%

### **Q6 Please indicate how much you support or oppose**

Answered: 151 Skipped: 61



#### Comments / Issues raised by submitters:

- *"The reserve is for the people of Rolleston not for the Council to build/sell etc because they didn't plan the town centre properly the first time."*
- *"I love the idea of the above centre having such a lovely outside area with water involved to be able to relax in and around."*
- *"Keep it the same (no net loss)"*
- *"Great to see this idea for Rolleston. Perhaps seeks public opinion on how to utilise the space?"*
- *"In the longer term this reserve area could be vital to the town centre's growth. Need to keep options open for long-term use eg smaller, more intimate reserve."*
- *"More of the reserve should be used for developing Town Centre. Look like everything has been pushed into a corner."*
- *"I like that you have kept some green space in this area so that those living close do not have far to travel to use it."*
- *"I love the idea of a water feature and somewhere to sit and eat lunch with the kids. It is very bare reserve at the moment and there aren't even any trees to sit under and have a picnic. During spring/summer the sun is too strong to be out in the elements, we need more shade options."*
- *"Vehicle carparking should be made available on Rolleston Reserve in front of the library/community/technology centre with Wordsworth Street being closed to vehicular traffic from Moore Street intersection."*
- *"Need to maintain some green space in town centre."*
- *"We do not want the Rolleston War Memorial & Millenium Clock Tower shifted to the Reserve."*
- *"I am ok with a portion of the Reserve being used as long as the Clubs are sorted for sports grounds and there is always a big enough reserve left for the neighbourhood kids to play a game of touch or kick a ball. I would not like to see the reserve filled up so much with shops or gardens etc that it no longer can be used as a field."*
- *"We want this reserve preserved and not reduced in size. We would like to see an all wather walking trackround the perimeter of the reserve."*
- *"While it has been great to have the reserve in the middle of town, now that the sports facilities are diverging from this location with Brookside Park and the Aquatic centre, it is no longer the key sports hub for the town. The idea of re-establishing a sports / recreation area where the majority of the sports facilities can be located, and using the reserve space for the community hub and town centre green space is very appealing to me. As mentioned previously - I believe that integrating the events hub into this area would enhance the appeal and benefits of the area yet further."*
- *"Does the council not listen to what the rate payers said at the open meetings - DO NOT TOUCH OUR RESERVE !!!!! This may seem trivial to many, especially those who don't live in the immediate area, but to us in the area it is a special passive space to use. Two thirds of the reserve as seen from Tennyson Street will be decimated. Once it's gone, we will never get it back. There is supposed to be a percentage of green space per capita. The council has already agreed that there is insufficient green space in Rolleston as it is. You can't take recreational land and turn it into a commercial proposition."*
- *"Don't like road through in front of Playcentre and Scout Hall."*
- *"Make really good use of this space! Water features - urban park needed."*
- *"Too big, needs small pedestrian green space but more shopping and commercial area around it."*
- *"Its currently pretty boring."*

- *“It's good to have a reserve in the town but it's in the wrong place at the moment. Moving it to Foster is ideal, there is more space, more parking, less surrounding residential, it co-locates all recreation including aquatics.”*

#### **Staff Comments:**

Feedback on this project has been significantly different to recent proposals relating to the Reserve since the adoption of the Rolleston Structure Plan. While there was some opposition to the use of any of the reserve for any other type of activity other than open space and sports activities, there was considerable support of the change of focus for the Reserve once sports clubs move to their new locations (Brookside Park and Foster Recreation Park). In addition some comments went further and suggested that Council should use more of the reserve for retail and community use.

Based on the comments received, I would consider that the proposal contained in the Draft Master Plan seems to have balanced the needs for additional retail and community space required for the Town Centre to grow and still retain a large amount of open space. Therefore I recommend that no change should be made to this aspect of the Master Plan.

Further consideration will be given to master planning the remaining open space area within the refocused Reserve and the community should play a significant role in determining the final design of this area. This project will be included in the implementation plan for the Master Plan.

A number of comments were made on the expansion of Wordsworth St linking up to Tennyson St and Markham Way. Under the Draft Master Plan this road has been defined as a “shared space / laneway” with a speed threshold of no more than 30km/ph. This road will also accommodate on-street car parking. This recommended speed control will address safety concerns, while achieving the desired function in respect to the wider road hierarchy. In addition, the existing access point into the scout den and playcentre acts in the way that is being suggested in the Master Plan at the moment. However, before the final Master Plan goes to Council I would like to meet and discuss this issue with the Scout Den and Playcentre to see if anything else could be done to further mitigate the issues that were raised by these groups.

#### **Project Team Recommendations**

- **Retain as is, the size of the reserve as outlined in the Draft Master Plan.**
- **Initiate further engagement with the Scout Den / Playcentre on issues relating to expansion of Wordsworth Street**

## Project 4: Rolleston Drive

### Project description from the Draft Town Centre Master Plan

*“Rolleston Drive is the main arterial route serving the centre and access, movement and amenity are key considerations.*

*Greater regard for pedestrians and cyclists is needed in making Rolleston Drive into an urban boulevard. 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. More detailed information on the design of key intersections will be incorporated into the final Master Plan.*

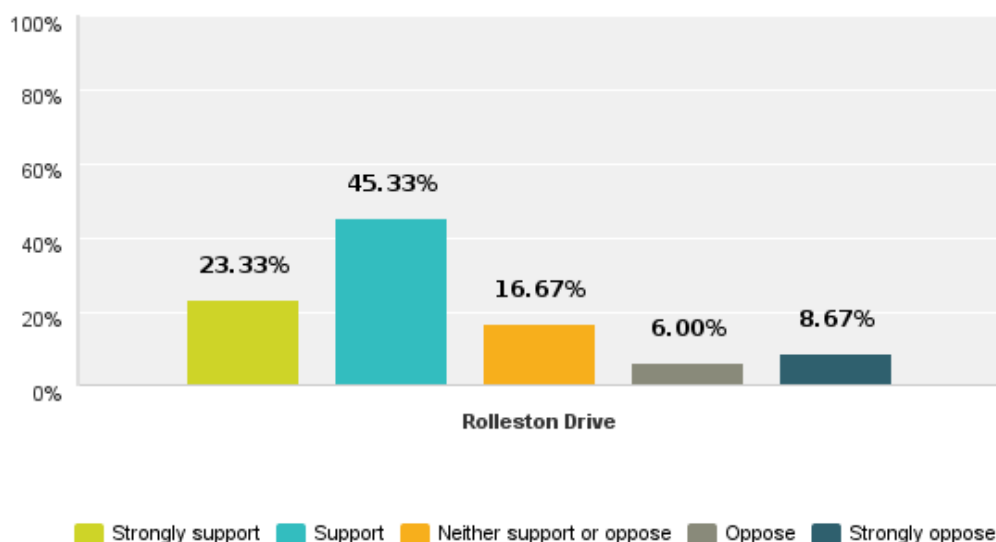
*Coordinated access to key car parking areas within the town centre will help to limit access points off Rolleston Drive”.*

### Results from Consultation

Submission Responses	Support	Neither Support or Oppose	Oppose
150	103 69%	25 16%	22 15%

## **Q7 Please indicate how much you support or oppose**

Answered: 150 Skipped: 62



#### Comments / Issues raised by submitters:

- *"RTIL supports the Council's stated intention to improve pedestrian crossings, enhancing footpath facilities, greenway crossing points and generally creating a more positive pedestrian environment and more attractive streetscape."*
- *"I like that the main st into Rolleston be attractive and welcoming."*
- *"Makes sense. Traffic lights will help to make safer crossing."*
- *"Positive changes except access to Rolleston Drive via Wilbur Close. Totally opposed to this. Serves no positive purposed."*
- *"Needs more traffic control and speed control to make safer for pedestrians and turning traffic."*
- *"Retain open space on corner Tennyson St / Rolleston Drive when clock tower is relocated. Keep commercial development to one side Rolleston Drive."*
- *"Only oppose the fact that the supermarket is planned to be on the roadside. The current setup looks open and spacious. A big yellow box would look too commercial. We already see this with the red shed."*
- *"Pedestrian crossings would be great but I don't like the idea of on-street parking. I particularly love that no-one parks along there at the moment, it gives a feeling of space and free flowing. I think all parking should be behind or amongst the shops in lots. i.e. like what we have outside New World and Countdown at the moment. Would be really nice to retain our easy flowing Rolleston Drive in and out of the town."*
- *"East side of Rolleston Drive from Masefield Drive past Tennyson Street to stay residential. We do not want retail on this side of Rolleston Drive, this is the loop road with major traffic, there should be no parking on this road."*
- *"We think this should be the high street as most of the town's shops are already on this street."*
- *"absolutely support the need for pedestrian crossings on Rolleston Drive. At the moment that road is an accident waiting to happen. It often takes 10 minutes for children to cross the road and the refuges are not sufficient to keep children safe. An idea to put pedestrian give way signs on the refuges to remind pedestrians to give way to vehicles, will not solve the problem. The problem is that there are too many cars to allow people to cross safely in a timely manner which means that children often take risks by running across the road and misjudging the gap between vehicles. The current refuges become full, especially by the time you get a couple of children on bikes/scooters and a parent with a pram etc. Also the 'ramp' down to refuge on Masefield Drive (opposite Countdown) needs to go, it is extremely difficult to push a buggy down there safely whilst helping a child on a bike and trying to check for traffic. The ramp is too steep."*
- *"Cost to ratepayers."*
- *"Not in favour of roads through Markham Way or Wilbur Close."*
- *"We strongly believe the extension of Wilbur Close cannot be justified and should be excluded from the Master Plan for the following reasons:*
  - *Safety of Pedestrians/Children will be compromised due to additional traffic and 'Rat Running' down Wilbur Close.*
  - *The extension of Wilbur Close is proposed beyond the scope of the Master Plan document and therefore cannot be safely and efficiently planned at this stage.*
  - *Any mention of proposal within the Master Plan will have a huge financial impact on Residents due to loss of property value and inability to sell property when required.*
  - *Uncertainty to residents due to long term nature of proposal.*
  - *Loss of Residential amenity and diminished quality of family life. This will be a less desirable place to live due to safety concerns, increased noise and a potential increase in crime.*

- *Existing design of Wilbur Close including road width, parking and visibility dictate that the street cannot be safely, efficiently or legally re-used for any ad-hoc future commercial development.*
- *This type of Ribbon development is widely regarded as a poor example of urban planning and is advised against by The Land Transport.*
- *Significant downstream financial and safety effects on Council and rate payers due to inadequate and flawed data.*
- *Negative Cost to Benefit ratio i.e. Cost greatly outweighs any benefits. I*
- *Insufficient consultation process."*

### **Staff Comments:**

The issue that has been the most controversial during this consultation process of the Master Plan has been the extension of Wilbur Close to Rolleston Drive. The intent of this change was to provide an additional connection to an area that could facilitate the future staged expansion of the Town Centre post 2031 (the end date of Draft Master Plan). It was suggested that Council would purchase affected properties over the next 15 years as they came onto the market. Should this not occur over this time period, the road would not be able to be developed.

Landowners have provided feedback that this proposal will give rise to significant uncertainty on what will happen to landowners over time and have identified a number of significant issues that would impact landowners as a result of this extension to Wilbur Close should it occur. They have recommended that this extension should not occur, but if it does, that landowners should be brought out now rather than over a long period.

While the road could be justified in 15 to 20 years' time depending on where the Town Centre may need to be expanded in the long term, it cannot be justified now. The landowners make it clear that they do not support this aspect of the Master Plan. Therefore I recommend that the extension of Wilbur Close should be removed.

We also received a number of comments on the inclusion of Traffic Lights at the corner of Rolleston Drive and Tennyson Street and Rolleston Drive and Masfield Drive. Council hired Abley Traffic Consultants to develop a paramics traffic model to map all road intersections in Rolleston and to identify which intersections require road improvements due to the impact of growth on the network. Both these intersections required improvements and after considering a number of options, traffic lights were determined to best mitigate the situation. During two of the open forums held by Council, the model was available for people to have a look at. As a result of the considerable work Abley's put into this model that confirms the need for traffic lights, I am not suggesting any changes to what is outlined in the Draft Master Plan.

A number of comments were also received on the existing clocktower reserve and whether or not it should be retained. While I still recommend that the clock tower itself should be relocated to the new Town Square area, I am recommending that further work should be developed to consider whether or not the reserve should be retained, and whether a limited amount of space should be set aside for community or commercial activities, to help more people use this space. A final recommendation will be included in the final Master Plan when it is brought back to Council for adoption.

### **Project Team Recommendations**

- **Remove extension from Rolleston Drive into Wilbur Close from the Master Plan**
- **Retain the location of Traffic lights as described in the Draft Master Plan**
- **Further assessments to be completed on retaining the existing Clock Tower Reserve.**



## Project 5: Kidman Street Area

### Project description from the Draft Town Centre Master Plan

*“The Kidman Street area refers to the northern quarter of the Masterplan area, 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 on-going relationship with the centre. A new road is proposed along the southern boundary of the school site and this will enable the reconfiguration of the site in the future to cater for growth.*

*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.*

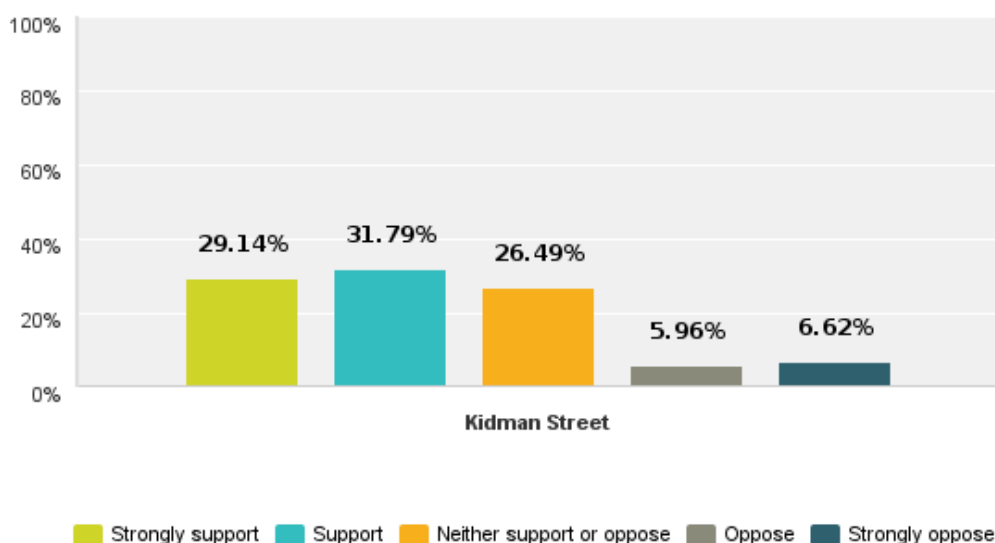
*There is an opportunity to develop new commercial office space along Kidman Street. Commercial development in this location takes advantage of the nearby council and school operations, proximity to the State Highway and Izone Southern Business Park. Some of the land along Kidman Street will comprise highway service centre functions, where access to the State Highway is possible”.*

### Results from Consultation

Submission Responses	Support	Neither Support or Oppose	Oppose
151	92 61%	40 26%	19 13%

## **Q8 Please indicate how much you support or oppose**

Answered: 151 Skipped: 60



**Comments / Issues raised by submitters:**

- *"Park and ride good concept that will slowly gain acceptance."*
- *"Like the extension of the school all of Kidman St should be for business/retail."*
- *"Roundabout would improve traffic flow but should already be there."*
- *"Park and ride facility will be well used."*
- *"RTIL's main concern with the proposals for Kidman Street is the proposal to develop new commercial office space. While RTIL accepts that this land may eventually be needed for some expansion of the Rolleston Town Centre (and some highway service centre functions might be appropriate in this location), it does not consider that other commercial office, or indeed retail space should locate here. If the Council wants to create a "heart" to Rolleston it needs to ensure that as much retail and commercial space is located within the Town Centre, not on the edge of the town."*
- *"We believe the Park and Ride is too far away from the residential area."*
- *"Traffic around school and less provisions for parking."*
- *"With the busy area near the school, this might cause even more parking congestion. But with the road being not very wide it would make it much easier to catch the buses. Of course to be able to park and go by train, now that would be a great asset to Rolleston and Christchurch and beyond, i.e. Papanui, Kaiapoi and Rangiora!! Also be great if the buses would go up further nearer the pool and Foster Park and of course all the new homes being built up that end of Rolleston as they are so very far from the shopping areas and business areas. Another option may be for buses to go across to Izone area for workers to save driving and to make it easier to use businesses over there."*
- *"As with Rolleston Drive, contributes to commercial hub / entrance to Rolleston which is 'empty' on entering at present. School is also vital expansion."*
- *"Concerned what form of intersection Kidman /Tennyson st will take with it being so close to school."*
- *"Council will do whatever it wants so why bother!"*
- *"office places well suit to it."*
- *"Good use of commercial land on the living boundary of the town."*
- *"Absolutely need Park and Ride area to encourage bussing to city. Cars already filling up Kidman St. Get free off street parking done soon."*
- *"Sensible."*
- *"Don't see much point in a park and ride if Rolleston is going to offer so much to its residents. Why would you go to Christchurch?"*

**Staff Comments:**

This area requires the least amount of change in the Master Plan. The northern part of Kidman Street is already zoned Business 1 (however it does have a retail restriction under the existing District Plan). Further work will be undertaken to establish whether this area should be limited to specific retail and commercial activities, to reduce the risk that activities better suited to a town centre environment are directed towards areas around Tennyson Street and Rolleston Drive/Masefield Drive. Suitable mechanisms to achieve this will also be considered. In addition, the existing house that up until recently accommodated the Rolleston Fletcher EQR Hub that is located adjacent to Rolleston School (next to the enable site) should be used for some type of education or community activity associated with the School.

Parking is an issue that has been raised in comments on this aspect of the Plan and the other five projects contained in the Draft Master Plan. A draft parking study was completed for the Draft Master Plan by Traffic Engineering Consultancy Novo Group (which included the significant amount

of new car parking areas as shown on page 27 of the full Master Plan report). The report was not finalised as the Project Team were waiting for comments to be made by the community during the consultation period. Depending on the comments received, changes could have been required to that study. However, as no major structural changes have been recommended to be made to the Master Plan, the project team will ask Novo Group to finalise their draft report for inclusion in the final Master Plan (including the location and amount of on and off street car parking within the Town Centre).

#### **Project Team Recommendation**

- **No changes required to the structure of this area**
- **Further work will be conducted around limiting retail activities in this area and what the most appropriate mechanisms might be to achieve this.**
- **Parking areas will need to be carefully consider (on and off street parking)**

## Project 6: Moore Street Extension

### Project description from the Draft Town Centre Master Plan

*“A new road is proposed along the southern boundary of the 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.*

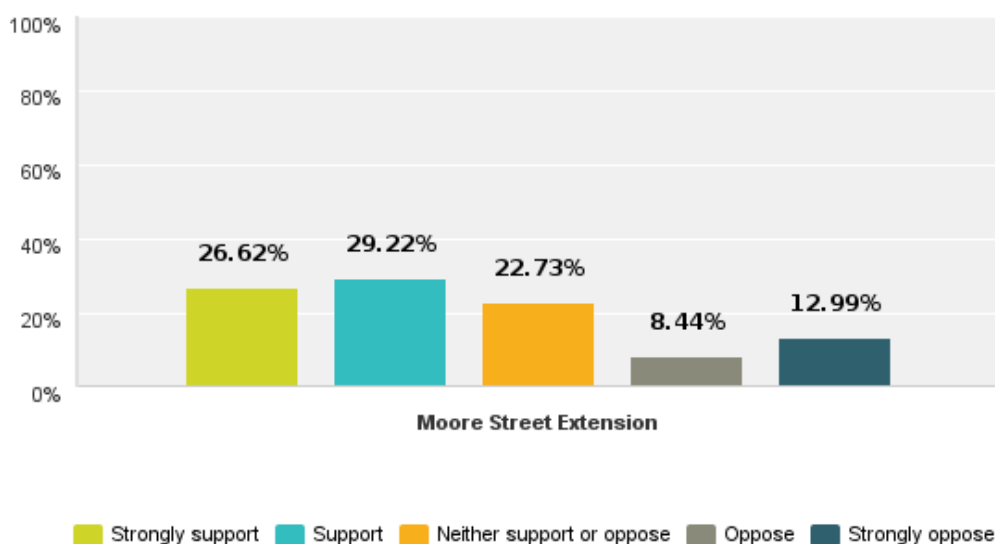
*At the Rolleston Drive end of Moore Street there is the opportunity to introduce mixed use development (retail, cafés, commercial and residential uses). This development should take advantage of the northern aspect and views of the school and Council buildings”.*

### Results from Consultation

Submission Responses	Support	Neither Support or Oppose	Oppose
154	86 56%	35 23%	33 21%

## **Q9 Please indicate how much you support or oppose**

Answered: 154 Skipped: 57



**Comments / Issues raised by submitters:**

- *"I think this will lessen the congestion around the school".*
- *"Makes sense to connect east/west."*
- *"It doesn't seem logical from a safety point of view to increase roading on school boundary's"*
- *"Provides critical east-west link at central point to community. Breaks township into more human scale."*
- *"Necessary to achieve pedestrian friendly Tennyson St "High St""*
- *"Support it only if it has a dedicated drop off pick up area in the style of Clearview. Otherwise I believe the school has been sold the wrong story, adding another road around the school does nothing to benefit the school. It just creates another major safety issue."*
- *"Existing housing should not be affected and neither should the school fields. The school is going to end up surrounded by business and busy roads. Rolleston School may not be one of the 'new' schools in the township but they are the original school and should be given more consideration when deciding to put businesses like McDonald's opposite the school. Car parking at the school is a nightmare and no consideration seems to be given to safety or car parking."*
- *"Road will be taking house owners land."*
- *"As long as there is plenty of parking and drop off spots for the children. As long as it is safe for the kids."*
- *"Good idea to make better traffic flow for school."*
- *"Decreasing recreation area for the school."*
- *"School is surrounded by enough busy roads are just pushing families out as it becomes more dangerous to live in this vicinity."*
- *"It is unnecessary to remove homes in this area for more roads, as already there are many interstions in the area and the traffic is high along Rolleston Drive, so would make it more disruptive. The school using the back entrance by the SDC seems more logical (as is done now). The folk living in the quiet cul-de-sacs would find this quite hard to accept, turning the area into a through road area."*
- *"Consider effects on residential properties adjacent."*
- *"Poor planning again, - having to take school land to align roads."*

**Staff Comments:**

The major change to this area is the extension of Moore Street and the provision of additional land to Rolleston School (approximately 0.2 hectares for the compensation for the extension of Moore Street long the boundary of the school and 1 hectare of additional land). As a result of this proposal the School would have an additional 1 hectare of land.

In the Draft Master Plan, two properties (2 and 4 Tennyson Street) where shown as being potentially affected by the proposed re-alignment of Moore Street with the boundary of the school to facilitate a link with Norman Kirk Drive. 2 Tennyson Street is an older cottage, with 4 Tennyson Street having been constructed in 2009/10. The landowner of 4 Tennyson Street gave me a tour of the property and I would like to thank her for the opportunity to do this. Further work will need to be undertaken to finalise this alignment and consider whether both of these properties would be required to achieve the road alignment. I hope to have this addressed in the final Master Plan.

Landowners in Peel Close (whose back boundary adjoins the proposed Moore Street extension) raised a number of concerns with this aspect of the Draft Master Plan. Their major concern relates to the proximity of the proposed road from the back of their property, which may give rise to increased noise and safety concerns (relating to crime e.g. increased likelihood of burglaries). Other

landowners of properties that are located along the eastern boundary of Rolleston School where the Moore Street extension is proposed have also raised concerns about the impact this additional road could have on their property values.

While raising these concerns, the landowners have outlined a number of ideas that might mitigate much of their concerns. They are:

- Residents would be willing to be compensated by land (additional 5 metres wide strip of land added to each property along the back boundary)
- Acoustic fencing along the revised boundary with all costs to Council
- Some form of landscaping to the road side of the new boundary fence.
- The road to have a speed limit of 30km/ph
- Road Reserve would be 16 metres, made up of 5 metres from boundary to the road, 9 metres for a one way road including parking bay and a 2 metre footpath on the school boundary. Overall land required would be 20 metres in width.

I would like to thank the landowners for the thought they have put into their suggestion. While the intent of the extension was for a two way road with on-street parking and footpaths on both sides, the suggestion put forward has merit and needs to be investigated further.

What I would like to suggest is that consultants (both traffic and parking) are engaged to consider the suggestion and look into the potential impact this might have on the wider network. I also recommend that an independent property valuer is engaged to provide Council with advice on the impact of the extension on property values.

All of this information will be shared with the landowners and it is my hoped that an agreed position can be reached between all for inclusion in the final Master Plan. This is likely to include developing a final cross section of the extension of Moore Street illustrating the agreed position that may be reached. These discussions will begin in January 2014.

A number of comments were received on the safety issues that could result from the extension of Moore Street on the school. Council would like to build on the positive relationship developed with both the Ministry of Education and Rolleston School and work to develop a specific Master Plan for this area so that issues around safety in particular can be resolved in an integrated manner between the parties. This would include prescribing the location of suitable pedestrian crossings, location of bus bays, on street car parking, entrance and exit points from Rolleston School and wider pedestrian/cycling connections.

The last point raised through comments surrounded the retail activities that could occur on the vacant triangle shaped land between Rolleston Drive and the boundary of Markham Way and Landor Common. As with Kidman Street, consideration as to what activities and the most appropriate mechanisms to achieve this will be considered before the final Master Plan is brought to Council.

However should the extension of Moore Street be included in the final Master Plan, the connection via Moore Street into Markham Way should be retained with Markham Way having its speed threshold reduced to 30 km/ph and additional speed humps being included.

## Policy Team Recommendations

- **Consider the final alignment of the Moore Street extension on 2 and 4 Moore Street.**
- **Work with landowners in Peel Close to consider their potential solution to the effects on the property as a result of the Moore Street extension**
- **Further work will be conducted around establishing the need to manage the types of retail activities in this area and what the most appropriate mechanisms might be to achieve this.**

## 8. Other Comments on the Draft Master Plan

### Cycleways / Walkways

A number of comments were received on the issue of cycleways and the potential lack of them in the Master Plan. The location of walkways and cycleways was outlined in detail on page 26 of the full Master Plan document.

### Health Sector

The absence of a health hub in the Town Centre was identified in comments on the Draft Master Plan. While a new GP/Medical Centre is currently being developed next to Countdown, should a suitable location be required for an integrated health hub (similar to what is currently being developed in Rangiora), this should be signalled in the Master Plan. Currently Council has vacant land next to the existing Community Centre that could be used for this type of activity. However, further discussions with the Christchurch District Health Board (DBHB) will need to occur before suggesting this in the final Master Plan.

## Project Team Recommendations

- **Discussions with CDHB on the future need of health facilities in Rolleston and whether land should be signalled in the final Master Plan for this type of activity.**

### Timing – Earlier

A number of comments were made around the timing of the projects defined in the Master Plan. The Library was the major project that many wished to be brought forward into the first five years.

Timing and staging of the Draft Master Plan is linked with the implementation of the Foster Recreation Park Master plan and the financial constraints on Council. It is unlikely that changes to the staging in the Draft Master Plan will be possible at this time, but is a matter that Council will need to consider in respect to the final Master Plan and the Long Term Plan.

### Retail Assessment

A number of comments queried the amount of additional retail land contained in the Master Plan. A retail assessment for the entire District was developed by Property Economics in late 2012 and was peer reviewed by Harrison Grierson. The report recommended that 70% of retail growth should be located in Rolleston. This equates to approximately 40,000m<sup>2</sup> of additional retail space to realise an optimal retail floor space of 54,000m<sup>2</sup> in Rolleston. One of the comments suggested (by Rolleston Square Limited) is that this figure has not been justified. While the company (with existing retail developments in Rolleston) may not agree with the recommendations of the report, they

cannot argue that the report has not been justified. The report outlines in some detail the reasons behind the increase. In addition, the retail assessment has been independently peer reviewed by another retail expert with both national and international retail expertise.

As a result of the significant process that went through in the development of the retail assessment and the peer review process that was also conducted, I consider that no changes are required in relation to the amount of additional retail and commercial space contained in the Draft Master Plan.

In addition, Rolleston Square outlined in their comments that they had not had a response from Council on a number of specific questions they had on the retail assessment. Council staff provided a response to this request on the 5 July 2013.

## **9. Summary Actions Recommended to be conducted before Master Plan is brought back to Council**

### **Tennyson Street**

- It is recommend that Tennyson Street should remain the High Street within the Town Centre
- Cross section of Tennyson Street should be developed to be included in the final Master Plan (to show new width of the street, footpaths and on street car parking).
- Pedestrian crossings and pick up points should be included in a specific implementation project to be developed between Selwyn District Council and Rolleston School.

### **Library / Community / Technology Centre and Town Square**

- Location for the Library / Community / Technology Centre be retained as located in the Draft Master Plan
- Further work required to consider the size of the Town Square and whether or not the town square and the location of the Clocktower should be better linked together

### **Rolleston Reserve**

- Retain as is, the size of the reserve as outlined in the Draft Master Plan.
- Seek further discussion with Scout Den / Playcentre on issues relating to expansion of Wordworth Street

### **Rolleston Drive**

- Remove extension from Rolleston Drive into Wilbur Close from the Master Plan
- Retain location of Traffic lights as described in the Draft Master Plan
- Further assessment to be complete on the potential retaining of the existing Clock Tower Reserve.

### **Kidman Street**

- No changes required to the structure of this area
- Further work will be conducted around limiting retail activities in this area and what the most appropriate mechanisms might be to achieve this.
- Parking areas will need to be carefully consider (on and off street parking)

### **Moore Street extension**

- Consider the final alignment of the Moore Street extension on 2 and 4 Moore Street.
- Work with landowners in Peel Close to consider their potential solution to the effects on the property as a result of the Moore Street extension



- Further work will be conducted around limiting retail activities in this area and what the most appropriate mechanisms might be to achieve this.

**Other**

- Discussion with CDHB on the future need of health facilities in Rolleston and whether land should be signalled in the final Master Plan for this type of activity.

**Timing**

The final Master Plan will be brought before the Steering Committee and Council for adoption in March / April 2014.