



Selwyn District Council

Rolleston Reserve Exchange Proposal

**Report on submissions for hearing to be held
on Thursday 18 August 2016**

To be heard by: David Caldwell and Councillor
Nigel Barnett

Reporting Officers: Mark Rykers - Asset
Manager Open Space and Property and Justine
Ashley – Consultant Planner

9 August 2016

Reserves Act 1977

Rolleston Reserve Exchange Proposal

Report on Submissions

Pursuant to Section 15(2) of the Reserves Act 1977 Selwyn District Council proposes to exchange part of Rolleston Reserve (currently held as reserve under the Reserves Act 1977) for the land comprising Foster Park, as further described below.

Reserve to be exchanged:	
Name/Location:	Rolleston Reserve, Tennyson Street, Rolleston (Part)
Current use:	Sports fields, club rooms, toilets, skate park and informal recreation (in area to be exchanged)
Area:	4.3134 (Part Rolleston Reserve)
Legal Description:	Part Rural Section 4831 on S.O. 18747 with the exchange areas defined as Sections 1,2,5 and 6 in S.O. 499085 (draft)
Purpose:	Recreation Reserve
Land exchanged for reserve:	
Name/Location:	Foster Park, Goulds Rd/Dynes Rd/Broadlands Dr, Rolleston
Current use:	Sports fields (14 ha), informal recreation, balance undeveloped
Area:	30.0934 ha
Legal Description:	Section 3 S.O. 472469 Identifier 653912 with the exchange area defined as Section 1 in S.O. 499096 (draft)
Proposed Purpose:	Recreation Reserve

List of Appendices:

Appendix 1:	Background to Rolleston Reserve Creation
Appendix 2:	Location Map of Sites Subject to the Exchange
Appendix 3:	Draft Survey Plan of Part Rolleston Reserve Subject to the Exchange
Appendix 4:	Rolleston Reserve exchange area overlaid on an aerial map
Appendix 5:	Draft Survey Plan of Foster Park Subject to the Exchange
Appendix 6:	Aerial Map of Foster Park Subject to the Exchange
Appendix 7:	Preliminary Concept of Rolleston Reserve Redevelopment
Appendix 8:	Summary of Market Valuation to Demonstrate Equality of Exchange
Appendix 9:	Notice of Intention to Pass a Resolution Requesting a Reserve Exchange
Appendix 10:	Feature Page Article on Rolleston Reserve Exchange
Appendix 11:	Long Term Plan Budgets for Rolleston Reserves and Community Facilities
Appendix 12:	List of Submitters on the Exchange Proposal

1. Introduction

- 1.1 This report has been jointly prepared by consultant planner, Ms Justine Ashley and Council's Asset Manager Open Space and Property, Mr Mark Rykers. Ms Ashley has been engaged by Selwyn District Council to provide planning assistance in relation to this project.
- 1.2 Ms Ashley is a Director of Planz Consultants Ltd, a Christchurch based resource management consulting company. She holds a Bachelor of Resource Studies (1997) and a Postgraduate Certificate in Resource Studies from Lincoln University (2003). She has 18 years' experience as a resource management planner and her professional experience has principally been at district level, including providing consultancy services to Selwyn District Council (the Council) since 2001. She is a full member of the New Zealand Planning Institute and an accredited hearings commissioner.
- 1.3 Mr Rykers is employed by Selwyn District Council as the Asset Manager for Open Space and Property. He has held this position for 9 years during which time he has

been involved with a wide range of Local Government property related matters including dealing with the activities of Council in relation to the provisions of the Reserves Act 1977.

2. Purpose of the hearing

- 2.1 The purpose of the hearing is to consider the submissions received by the Selwyn District Council in relation to the Rolleston Reserve Exchange proposal, five of which indicated that they wish to speak in support of their submission. Pursuant to s 120(d) of the Reserves Act 1977 the hearing panel shall give full consideration to the submissions received before the Council as administering body of the Rolleston Reserve decides to proceed with the proposal.
- 2.2 On release of the panel's recommendations, a report including the panel's recommendations will be made to the Council to confirm the Council's recommendation to the Minister of Conservation. The recommendation to the Minister is to include a summary of all objections and comments received and a statement as to the extent to which they have been allowed/accepted or disallowed/not accepted. The panel has been provided a copy of all submissions received.

3. Purpose of this report

- 3.1 The purpose of this report is to assist the hearing panel in evaluating and making recommendations on the reserve exchange proposal. It also provides general information regarding the relevant statutory requirements, an overview of the strategic planning (and associated consultation) undertaken by Council to date and other relevant matters for assessment.
- 3.2 The report addresses the relevant information and issues raised in both the reserve exchange proposal and submissions. The opinions, conclusions and any recommendations made in this report and supporting material attached are not binding on the hearing panel. It should not be assumed that the panel will reach the same conclusions having heard and considered all information presented.

4. Statutory Framework

- 4.1 The purpose of the Reserves Act 1977 is set out in Section 3 as follows:

- (a) *providing, for the preservation and management for the benefit and enjoyment of the public, areas of New Zealand possessing—*
 - (i) *recreational use or potential, whether active or passive; or*
 - (ii) *wildlife; or*
 - (iii) *indigenous flora or fauna; or*
 - (iv) *environmental and landscape amenity or interest; or*
 - (v) *natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value:*
- (b) *ensuring, as far as possible, the survival of all indigenous species of flora and fauna, both rare and commonplace, in their natural communities and habitats, and the preservation of representative samples of all classes of natural ecosystems and landscape which in the aggregate originally gave New Zealand its own recognisable character:*
- (c) *ensuring, as far as possible, the preservation of access for the public to and along the sea coast, its bays and inlets and offshore islands, lakeshores, and riverbanks, and fostering and promoting the preservation of the natural character of the coastal environment and of the margins of lakes and rivers and the protection of them from unnecessary subdivision and development.*

- 4.2 Section 16 of the Reserves Act provides for classification of reserves for a principal or primary purpose to ensure the control, management, development, use, maintenance, and preservation of a reserves for their appropriate purposes. The classifications are set out in Sections 17 – 23.
- 4.3 The Rolleston Reserve is classified for Recreational Purposes in accordance with Section 17. Such reserves are for *“the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside”*.
- 4.4 Section 15 of the Reserves Act 1977 provides that the Minister of Conservation may by notice in the Gazette, authorise the exchange of land comprised in any reserve or any part of parts thereof for any other land to be held for the purpose of that reserve.
- 4.5 Section 15(2) provides that the Council shall not pass a resolution requesting the exchange before the expiration of one month after notice of intention to pass the resolution and calling for objections has been published in one or more newspapers circulating the district and until considering all such objections received in that period (if any). The offer back provisions of the Public Works Act 1981 and the first right of refusal rights of Ngāi Tahu do not apply to this process.

- 4.6 On receipt of and depending on the recommendation from the hearing panel, staff will prepare a formal report to Council to seek a resolution to be passed requesting the exchange. This shall include a summary of submissions received, how they have been dealt with/considered and the recommendation from the hearing panel. Following approval of the Council resolution, staff will collate the formal exchange application and supporting information to be submitted to the Department of Conservation to enable a case for the exchange to be presented to the Minister of Conservation.
- 4.7 DoC will then follow its own process of informing Ngai Tahu, of considering the Council's resolution, the public's views and the Council's response to these submissions. Subject to the exchange case being supported, the Minister, by notice in the Gazette authorises the exchange.

5. Description of the Proposal

- 5.1 The proposal involves exchanging part of Rolleston Reserve (currently held as reserve under the Reserves Act 1977) for 30.0934 hectares of land comprising Foster Park. This action would see the reserve status being removed from part of Rolleston Reserve and transferring this to Foster Park.
- 5.2 Rolleston Reserve is located between Rolleston Drive and Tennyson Street, comprising a total land area of 8.539ha. The reserve is designated for reserve purposes, with an underlying Living 1/Business 1 zone under the Selwyn District Plan. The reserve is vested in Council and managed by the Rolleston Reserve Management Committee, under delegated authority from the Council. A brief summary outlining the history of the creation of Rolleston Reserve is contained in **Appendix 1**.
- 5.3 Foster Park is located to the south of Rolleston Town Centre and is comprised of two large triangles or wedges totalling 34.9 ha in Council ownership. The northern tip of Foster Park is a short walking distance from the town centre, with the southern wedge of land (comprising the 30ha subject to the reserve exchange proposal) being bounded by Goulds Road to the west, Dynes Road to the south, Broadland Drive to the north. The relative locations of the sites subject to the reserve exchange are shown on the map in **Appendix 2**.
- 5.4 The land parcels involved are described in detail as follows:

Reserve to be exchanged:

Name/Location	Rolleston Reserve, Tennyson Street, Rolleston
Legal Description	Part of Rolleston Reserve being PT RS 4831 GAZ 92-3273 SEC A SO 18747 held in NZ Gazette 1992 page 3273
Status	Reserve under the Reserves Act 1977 for recreation purposes, vested in Selwyn District Council, in trust.
Area	4.3134 ha of the reserve is required to be exchanged (from a total of 8.539 ha)
District Plan Zoning	Designated for Recreation Reserve purposes, with an underlying Living 1/Business 1 zone
Interests	The land is derived from the Crown having previously been Crown Land and in 1987 allocated to the Department of Conservation.
Current Use	Sports fields, club rooms, toilets, skate park, and informal recreation (within area to be exchanged)
Specific Land Parcels	<ul style="list-style-type: none"> • Section 1 Survey Office Plan 499085 (draft) with an approximate area of 2.26220 ha (Shown as part Core Retail Precinct (1), part Retail Fringe Precinct (2) and part Shared Space Laneway on Appendix 29A – Rolleston KAC Precinct Plan) • Section 2 Survey Office Plan 499085 (draft) with an area of 1.0468 ha (Shown as Community Anchor/Town Square Precinct (8) on Appendix 29A – Rolleston KAC Precinct Plan) • Section 5 Survey Office Plan 499085 (draft) with an approximate area of 0.8139 ha (Shown as Shared Space Laneway on Appendix 29A – Rolleston KAC Precinct Plan). • Section 6 Survey Office Plan 499085 (draft) with an approximate area of 0.1905 ha (Shown as Shared Space Laneway on Appendix 29A – Rolleston KAC Precinct Plan)

- 5.5 The existing reserve areas outlined above collectively form the reserve to be exchanged comprising a total of 4.3134 ha. Refer to **Appendix 3** for draft survey plans and **Appendix 4** for the exchange area overlaid on an aerial map.

Land to be exchanged for reserve:

Name/Location	Foster Park, Broadlands Drive/Goulds/Dynes Roads, Rolleston
Legal Description	Part of Foster Park being Section 3 Survey Office Plan 472469, Identifier 653912
Status	Fee simple
Area	30.0934 ha of the land will form the exchange (from a total of 33.4125 ha)
District Plan Zoning	Designated for Local Purpose (Community and Recreation Facilities) Reserve purposes, with an underlying Living 1B, Living 2A and Living Z Deferred zoning
Interests	Nil
Current Use	Sports fields, informal recreation and partly undeveloped (leased for grazing)
Specific Land Parcels	The land to be exchanged for reserve includes up to a total of 30.0934 hectares defined as Section 1 Survey Office Plan 499096 (draft) as shown in attached draft SO plan and aerial photograph overlay – refer to Appendices 5 and 6 .

6. Purpose of Proposed Exchange

- 6.1 The objective of the reserve exchange proposal is to enable the part of Rolleston Reserve identified for commercial and community uses in the Rolleston Town Centre Master Plan and zoned for those uses under the Land Use Recovery Plan Action 27 to be available for those purposes in developing Rolleston Town Centre. The proposal also provides for Foster Park to be held as recreation reserve under the Reserves Act 1977 whereby it is protected in perpetuity for the public for that purpose.

- 6.2 The proposal involves around 50% of the existing Rolleston Reserve area and the balance will be retained and redeveloped over time to create an iconic park for the town centre. It also allows for existing activities to be retained where these are unaffected by the exchange land. This includes the playcentre, scouts facility, tennis/netball courts. It is likely that some other existing uses will remain as is for some time until the land is needed for the Town Centre and this includes the playground and youth park. This action is a critical step in realising the vision outlined in the Rolleston Town Centre Master Plan as it “unlocks” much of the land needed for commercial, retail and community facility development.

7. Background to the Proposal

- 7.1 Selwyn District Council is currently the fastest growing District in New Zealand and has experienced sustained population growth over the last ten years which is predicted to continue albeit at a slower rate. Rolleston is the largest township in the District and now has an estimated population of over 13,000 which is expected to grow to 18,200 by 2025 and nearly 25,000 by 2041. Historical and forecast population growth for Rolleston is shown in **Table 1** below.

Rolleston Population Counts						
2001 Census	2006 Census	2013 Census	2016 Estimate	2021 Estimate	2031 Estimate	2041 Estimate
2,670	4,959	9,555	13,287	16,359	20,405	24,325
Source: Statistics NZ	Source: Statistics NZ	Source: Statistics NZ	Source: SDC Growth Model	Source: SDC Growth Model	Source: SDC Growth Model	Source: SDC Growth Model

Table 1 – Rolleston Population Forecast

- 7.2 There has been significant growth pressure on Rolleston as a result of the earthquake effects on population displacement from Christchurch. These changes have placed pressure on existing community facilities such as the Rolleston Community Centre, Rolleston Library and reserve areas. There is a need to provide additional space to meet recreational needs both now and into the future.

Rolleston Structure Plan

- 7.3 In order to provide a blue print to provide direction on how the town will develop to cater for the population growth (pre-earthquake), Council completed and adopted the Rolleston Structure Plan (RSP) in 2009 following an extensive public consultation and participation process. One of the key projects identified through this process was development of an identifiable town centre that would provide the

necessary commercial and retail infrastructure to service the town into the future as well as creating a “heart” for the town. The existing town centre was found to be poorly integrated; lacking in coherence; difficult for pedestrians to access; contained a poor mix of uses with an absence of higher density residential and office activities; and did not provide opportunities as a community gathering place.

7.4 The RSP considered a number of options for addressing these deficiencies, including the relocation, splitting and enlargement of the central business area. Following further public consultation, which strongly indicated the enlargement of the existing town centre as the preferred option, the Council engaged with the community on a further three options that could achieve this outcome. These options centred around (1) the Rolleston Reserve; (2) Masfield Drive; and (3) Rolleston High Street, which also included some use of the reserve.

7.5 The preferred option selected was to utilise part of Rolleston Reserve (Option 1) in order to “make the most of opportunities to consolidate the town centre closer to key routes, community facilities (including Rolleston Reserve) and the existing supermarket anchor”. The preferred option (as shown in **Figure 1** below) envisaged that:

- Part of Rolleston Reserve would be used for consolidated mixed use town centre.
- Existing sports fields, currently located on the reserve, will move to the new Recreation Precinct (Foster Park).
- Retained parts of Rolleston Reserve would be used to develop a high amenity feature.



Figure 1 – RSP Preferred Town Centre Option

- 7.6 As noted above, the RSP clearly identified the link between the loss of part of Rolleston Reserve for active sports use with the Town Centre development and the need to compensate for this with the provision of space at Foster Park. The RSP can be viewed in full [here](#).

Rolleston Town Centre Masterplan

- 7.7 To advance the town centre project, Council initiated preparation of the Rolleston Town Centre Master Plan which culminated in its adoption in 2014 following an extensive development and consultation process.
- 7.8 The Rolleston Town Centre Masterplan (RTCMP) sets out in, conceptual form, the desirable location of areas for retail development, transportation requirements, parking and community facilities. The land identified in part for the town centre development includes around half of the area of the existing Rolleston Reserve which would be used for retail/commercial activities as well as the location of an anchor building comprised of a library/technology centre and associated community activity spaces, as shown in Figure 2 below. A town square would also be created to provide a formal public outdoor space in the town centre.



Figure 2 – Extract from RTCMP

- 7.9 The RTCMP was prepared in consultation with the local community and key stakeholders, including public drop-in events and targeted consultation with landowners, local businesses, community groups as well as local residents to help inform the vision and key projects. The RTCMP can be viewed in full [here](#).

Foster Park Masterplan

- 7.10 The report to Council (23 April 2014) seeking adoption of the RTCMP also sought approval of the Foster Park Master Plan (FPMP) as these two projects are intrinsically connected. The recreation facilities intended to be provided at Foster Park are outlined in **Figure 3** below.

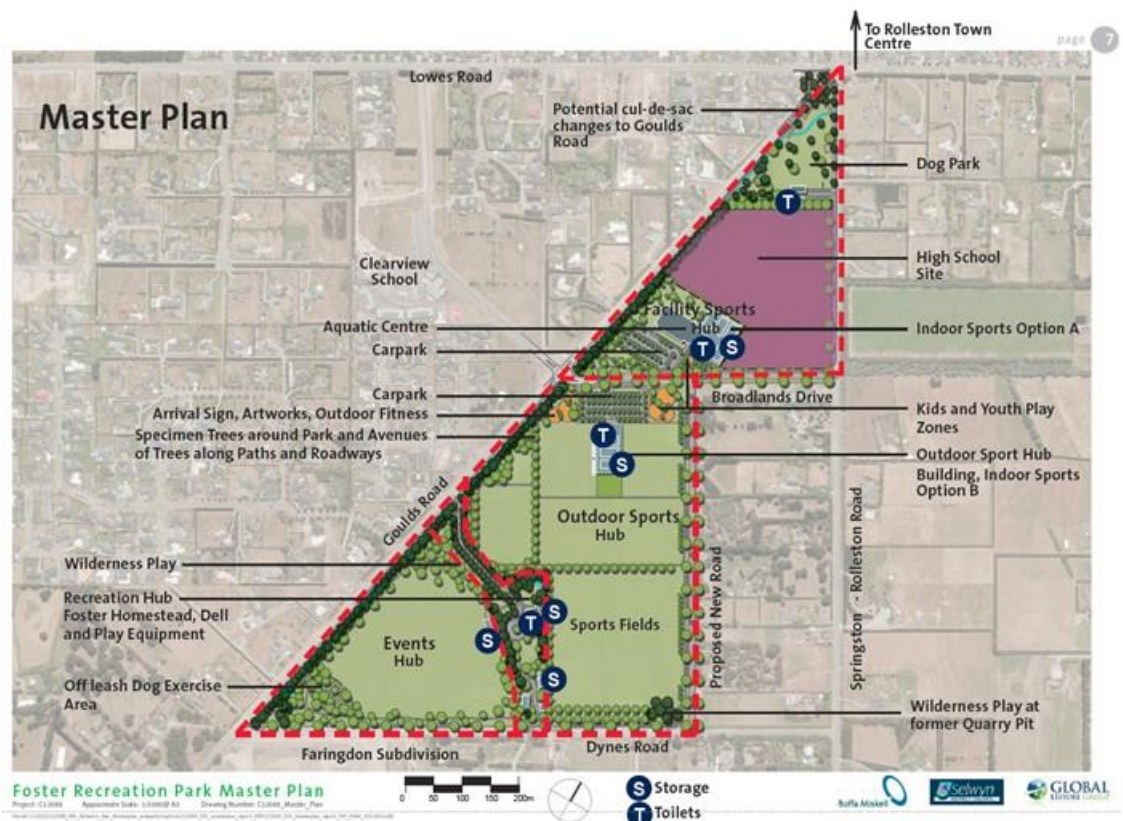


Figure 3 – Extract from FPMP

- 7.11 The FPMP recognised that the active sports use of Rolleston Reserve would need to be accommodated elsewhere as the Town Centre was developed. To this extent, it is noted that the FPMP states that (emphasis added):

Analysis of current population projections indicates that about 60% (23 hectares) of the Foster Recreation Park will need to be developed by 2021 to maintain the 3 hectares per 1,000 residents ratio and the entire Park by 2031 and additional land will be needed between 2031 and 2041. This assumes the land area available for senior organised sport and recreation at Rolleston Reserve is reduced in the Town Centre re-development. Provision of additional land in Rolleston to meet demand for sports and recreation space as the population grows will be addressed as part of the Selwyn District Council Open Spaces Strategy development.

- 7.12 The FPMP adoption report to Council also noted the requirement for a reserve exchange:

“Any potential changes to Rolleston Reserve as signalled in the draft Rolleston Town Centre Master Plan would be subject to the provision of the Reserves Act 1977. This specifically relates to a reserve exchange or revocation process whereby the procedures prescribed in the Act would need to be followed. This includes a public submission/objection process. This matter is flagged at this point as it will need to be considered as part of the plan implementation process.”

- 7.13 The Council has therefore provided a clear signal to the community that while the development of the FPMP anticipates the use of part of the Rolleston Reserve for future town centre purposes, the subsequent reserve exchange or revocation process would follow a separate process under the Reserves Act 1977. This is the process now subject to this report. The FPMP can be viewed in full [here](#).

Land Use Recovery Plan

- 7.14 In order to enable the Rolleston Town Centre Master Plan to be realised in the face of accelerated population growth following the Canterbury earthquakes, Council needed to make sure the appropriate zones were in place to provide for the activity areas defined in the RTCMP.

- 7.15 This has been facilitated through Action 27 of the Land Use Recovery Plan (LURP), which has determined the zones and activities applicable to the town centre. The LURP was prepared to guide the recovery process in Greater Christchurch, being gazetted under the Canterbury Earthquake Recovery Act 2011 in December 2013. Specifically, Action 27 directed the Council to change or vary the objectives, policies and methods of its District Plan to the extent necessary to provide for:

- (ii) *zoning that defines the extent of the Key Activity Centre (KAC); and*
- (iii) *implementation of the Rolleston Town Centre Masterplan*

- 7.16 LURP Action 27 was subject to an extensive consultation process with submissions being heard by independent commissioners. To this extent, it is noted that the Commissioners' Report recognised that:

Rolleston has seen unprecedented urban growth since the earthquakes with significant relocation from other damaged areas. The town centre remains small and is regarded as something of a "fledgling" KAC. The opportunity now exists to establish a fully functioning town centre serving a much larger local community as has been planned in the Rolleston Town Centre Masterplan.

- 7.17 The recommendation from the commissioners was reported to Council at the meeting of 13 April 2016 and the zones identified (indicated as Key Activity Areas) in LURP Action 27 are now operative in the District Plan. This action has defined and confirmed the activities that can occur on the part of the reserve (and other land) required for the Town Centre, as shown in **Figure 4** below.



Figure 4 – Extract from Appendix 29A of the Selwyn District Plan – Rolleston Key Activity Centre (KAC) – Precinct Plan

- 7.18 Council has since developed an implementation programme for projects related to the implementation of the Rolleston Town Centre Master Plan through the 2015-25 Long Term Plan (LTP). This provides a programme of works on a staged basis including development of a new library, construction of roads and car parks, provision of a town square and redevelopment of the balance of land at Rolleston Reserve to create a high amenity park. The full decision of the Commissioners on LURP Action 27 can be viewed [here](#).

Open Space and Community Facilities Strategy Planning

- 7.19 The provision of large tracts of public open space as venues for organised sports, active and passive recreation activities and community facilities is a key element for the Council in meeting the social, cultural and environmental well-beings for its communities. Like many of the other townships in Selwyn District, the provision of space for active recreational activities in Rolleston had been primarily provided by the local domain or recreational reserve. In this case a reserve of around 8.6 hectares (Rolleston Reserve) had historically served the population of Rolleston as a venue for informal and organised recreational pursuits since the 1970's.

- 7.20 As a result of growth in the late 1990s and early 2000's Council recognised that it needed to continue to provide open space areas and recreational opportunities for the community. To this end it secured a site of 9.8 hectares (Brookside Park) and a site of 7.7 hectares (referred to as Foster Park). This site adjoined a 1.9 hectare land parcel already owned by Council at the corner of Goulds, Lowes and Springston-Rolleston Roads.
- 7.21 To provide some direction on long term open space needs, particularly related to sports provision, the **Rolleston Sports Field Allocation Plan** was adopted in 2006. One of the key recommendations of the plan was the future establishment of a major 'hub' park to consolidate sports and recreation activities to a single large area to service community needs as an efficient long-term development option for Rolleston as it matures into a major urban population centre.
- 7.22 The Rolleston Sport Field Allocation Plan identified the need to secure the option of increasing the size of Foster Park in the short-term through purchase and 'land banking' of the site for future development (in the long-term) of the proposed hub park. The ultimate (long term) goal of the plan was to transfer many outdoor sports activities to the "hub park" over time. This notion provides for the flexibility to enable existing reserves to be considered for alternative recreational uses as the Township grows and needs change.
- 7.23 The "hub park" concept from the Rolleston Sport Field Allocation Plan was incorporated into the **Rolleston Structure Plan** and re-branded as a "Recreation Precinct". The site indicated for this precinct was consistent with the location identified in the 'Rolleston Sport Field Allocation Plan', being to the south of the Dog Exercise Area and incorporating adjoining undeveloped Council owned land (Foster Park).
- 7.24 The concept of the recreation precinct is to consolidate indoor and outdoor sports facilities onto a centrally positioned site including an indoor pool, indoor stadium, sports club headquarters, community park, sports fields and outdoor courts. It was also intended as the potential location for a High School.
- 7.25 The provision of the "Recreation Precinct" is one of the key aspects of the structure plan and underpins the continuous network of open space and green connections envisioned for Rolleston.

- 7.26 Land for the proposed “Recreation Precinct” was purchased by Council in 2010. This added another 33.7 ha to the land parcels already owned by Council (7.7 ha and 1.9 ha) providing a total area of 43.3 ha. Following the acquisition of the land Council commenced planning processes to underpin the development and use of the park including designation of the site under the District Plan.
- 7.27 Council developed an **Aquatic Facilities Plan** for the District in 2008 which indicated community preference for a single district swimming centre located in Rolleston with a site confirmed on the northern end of the recreation precinct land on Goulds Road (consistent with the Rolleston Structure Plan). Work continued on planning and developing the Aquatic Facility culminating in its completion and opening in mid-2013.
- 7.28 The Master Plan for the Recreation Precinct (**Foster Park Master Plan**) involved extensive consultation with the community and stakeholders. A needs assessment was undertaken to gain an understanding of sports and recreation demand in Rolleston and to inform the Master Plan in this regard. The FPMP recognised that the active sports use of Rolleston Reserve would need to be accommodated elsewhere as the Town Centre was developed. The Master Plan indicated how the existing sports use could be relocated to other sites utilising the new space to be created at Foster Park and space available at Brookside Park.
- 7.29 During the planning process for Foster Park approximately 6.7 ha of the land was set aside as a site for a high school and has subsequently been purchased by the Ministry of Education with the secondary school now under construction and planned to open in 2017. Part of the land was also earmarked for Broadlands Drive extension.
- 7.30 Based on the growth projections and sports/recreation demand at the time it was determined that Foster Park would be developed in three stages over a 15 year period. With the accelerated population growth (especially driven by displacement following the earthquake events) it is now likely that this timeframe will be substantially condensed. The first stage of work was extended to cover 14 ha of the site and the second stage is planned for 2016/17. The final stage of sports field development is now likely to be completed by 2020 or earlier.
- 7.31 The **Open Spaces Strategy** was adopted by Council in 2015 to set the direction for provision of an open space network that will meet the District’s needs for the next

30 years. This followed a comprehensive consultation and development programme. Specific action items noted in this strategy that are pertinent to the Rolleston Reserve exchange proposal are:

- There is an identified lack of civic/ public formal spaces in urban town centres - pursue open space priorities within Rolleston Town Centre Master Plan including development of formal public spaces.
- Provision of 'sports hubs' in the District - giving effect to Foster Recreation Master Plan.
- Provision and development of a second sporting park in Rolleston.
- Open space needs to be developed in an adaptable and sustainable manner for the long term - support the concept of recreation hubs where larger facilities are created that cater to multiple users (enhanced, more efficient resource use).
- Explore options and acquire land in Rolleston to meet needs once the Foster Recreation Park ('hub park') space is exhausted.
- Work with the Ministry of Education on shared access/ provision of recreation space and facilities when planning new schools e.g. Rolleston High School.
- Further investigate the Large Scale Park Concept with the site identified in the Rolleston Structure Plan

- 7.32 The **Library's for Life Strategic Plan** identified the need to provide a significantly larger library facility in Rolleston to meet The NZ Library Standard in terms of floor space per population catchment. The Council committed to the development of a new library for Rolleston via the 2015-25 Long term Plan and it is planned to construct a 2,200 m2 facility by 2019. Planning for the location of this facility was integrated into the Rolleston Town Centre Master Plan where it was viewed as a community facility anchor to complement the business and retail development.

Reserve Requirements in Rolleston

- 7.33 In considering the level of provision for sports/recreation parks in Rolleston it is practical to use a ratio of hectares per 1,000 population as this is a standard industry formula used to measure park provision levels. 'Parks Categories and Levels of Service' produced by New Zealand Recreation Association sets benchmark provision standards based on a ratio of hectares per 1,000 residents. These are intended to be used on a national basis as a guideline to industry standards and range from 1.5 - 3.0 hectares per 1,000 residents.

- 7.34 In approving the levels of service in the Community Facilities Activity Management Plan, Council adopted a level of provision of 3 hectares per 1,000 population as an appropriate standard to be applied to the larger townships in the District. The standard adopted by Council is at the higher end of the scale but this reflects the relatively young population and actual demand for sports and recreation space particularly in towns such as Rolleston.
- 7.35 This standard enables current levels of provision to be defined and deficiencies and future growth needs identified. The current provision level for Rolleston is shown in the table below.

Rolleston Developed Sports Parks – Level of Provision 2016	
Population	13,287
Sports Park Area	37.6
Current ha/1000 popn	2.83
Target ha/1000 popn	3.0

Table 2 – Rolleston Sports Park Provision

- 7.36 In defining sports/recreation park demand in Rolleston it is important to consider the future needs from population growth as well as other relevant demand drivers. Trends in participation levels in sports activities in Rolleston have been tracked over the period 2008 to 2014 and indicate significant and sustained growth in existing sports as well as the emergence of new sports that were not present in the locality previously. This is shown in the graph below:

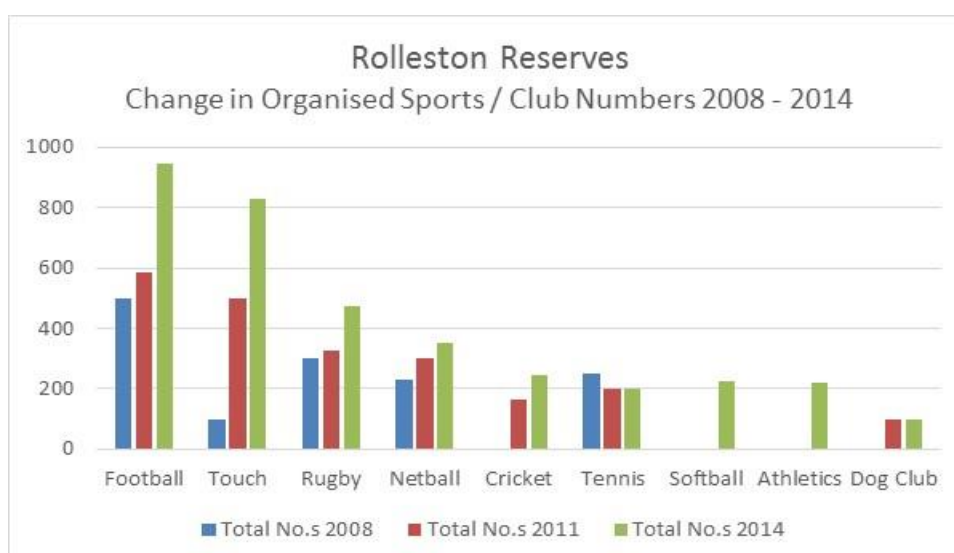


Figure 5 – Rolleston Sports Usage Trends

- 7.37 The sustained increase in sports participation supports the need to maintain sufficient recreation space and facilities to meet demand over time. The Council is currently developing a Sports and Recreation Space Allocation Plan to enable space to be provided and developed to meet demand. This will provide more detailed information on where specific sports will be located in the future.
- 7.38 Based on maintaining a sports park provision standard of 3 ha per 1,000 population and, in consideration of existing developed areas, immediate demands, and future identified land requirements, a phased provision and development programme is required.
- 7.39 As stated previously a planned programme was outlined in the Foster Park Master Plan that takes account of the ultimate loss of space at Rolleston Reserve. The notional loss of the major part of Rolleston Reserve for organised sports use (when required for Town Centre development) has been consistently incorporated into planning proposals. Recent growth has meant that the development programme has needed to be accelerated to meet demand pressures.
- 7.40 In order to meet future recreation needs Council has invested in an on-going land purchase programme (as signalled in the Open Spaces Strategy). This has included the recent purchase (2016) of 99 ha block on Levi Road in Rolleston as future large scale park. This park will provide additional land for organised sports as well as space for other informal recreation, events and community facilities. This park has been 'land banked' and will be progressively developed in accordance with demand and will ultimately fulfil the recreation demands for Rolleston as it expands over time.
- 7.41 The table below outlines a phased approach to meeting future sports park and community facility requirements for Rolleston in terms of developed land over the next 10 years.

Sports Park Areas in Rolleston	2016	2020	2026
Site	Area (ha)	Area (ha)	Area (ha)
Rolleston Reserve	8.6	4	1
Brookside Park	9.8	9.8	9.8
Foster Park	19.2	34.9	34.9
Large Scale Park Site	0	0	9.6
Total developed area	37.6	48.7	55.3
Population Estimate	13,287	15,967	18,403
Ha/1,000 popn.	2.83	3.05	3.00

Table 3 – Rolleston Sports Park Area Requirements

- 7.42 In considering provision of space and facilities for sports and recreation for a locality it is reasonable to take account of other providers as well as reserve areas in close proximity that form part of an overall network. Facilities located at Weedons Domain and Burnham Military Camp will, to some degree, support recreation provision for people living in Rolleston. In addition Rolleston College (opening in 2017) has sports fields, hard courts and an indoor court that will be available for some level of community use. These supplement provision by Council and help to mitigate demand pressures.
- 7.43 In responding to immediate demand, Council has developed around 19 ha of the land at Foster Park with 14 ha recently constructed in sports fields. The development of these additional sports fields is a key step to enable sports activities to relocate from Rolleston Reserve. On-going development of Foster Park and Brookside Park will enable sports and recreation requirements to be met for both growth and to compensate for the loss of Rolleston Reserve. Note that it is expected that part of Rolleston Reserve will still be available for sports use for a period until it is required for Town Centre development.
- 7.44 The Open Spaces Strategy noted that there was a shortage of civic/public spaces available within the District's major towns. The idea of providing more high quality space for informal recreation has been mentioned in submissions on other proposals particularly around providing space that is not dominated by sports activities. The Rolleston Reserve exchange proposal provides the opportunity to create a high amenity, iconic park as envisaged in the Rolleston Town Centre Master Plan.
- 7.45 In responding to the need to meet future demand for recreation space and community facilities to service Rolleston, Council has prepared a comprehensive development programme in its Long Term Plan (LTP) to provide for the necessary space and facilities over the 10 year period to 2024/25 (refer **Appendix 11**). This includes:
- A total of \$12.4 million for continued development of Foster Park
 - \$870,000 for redevelopment of Brookside Park
 - A total of \$4 million to redevelop Rolleston Reserve as a high amenity park
 - \$8.5 million to construct an indoor court centre at Foster Park
 - \$3 million to build a formal public space (alongside the Library project)
 - \$16 million to build a new Library in Rolleston

7.46 The LTP will be reviewed for 2018-28 and this will provide an opportunity to revise investment timing to reflect demand for space and facilities.

7.47 The following summary comments are made in relation to planning and provision of reserves in Rolleston:

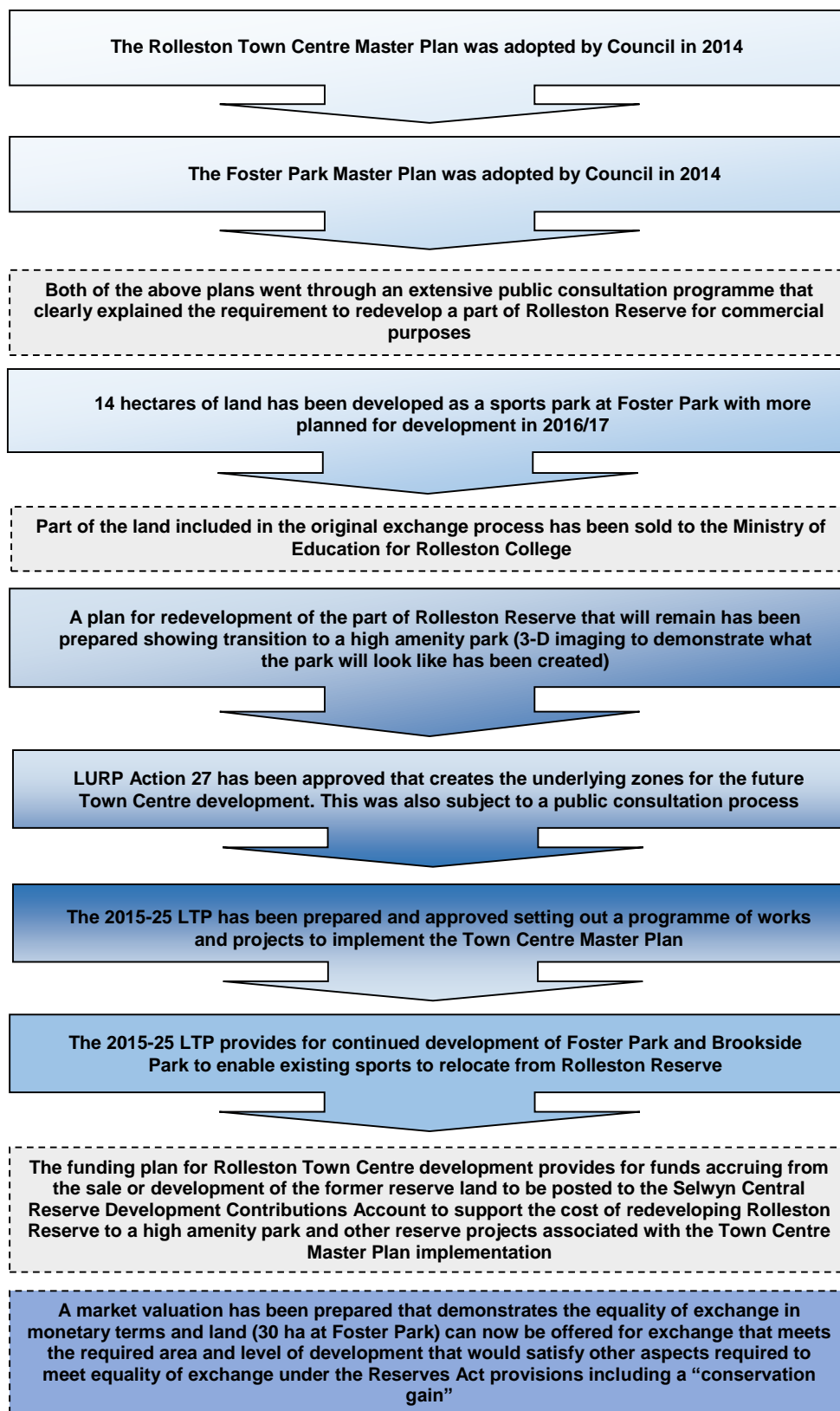
- The planning work undertaken for reserves space (especially for sports/recreation purposes) has been comprehensive with a consistent theme to consolidate sports activities to hubs.
- From the outset the planning and provision of space has taken into account the potential loss of sports space at Rolleston Reserve (as signalled in the RSP and Rolleston Town Centre Master Plan) and this has been compensated for by provision and development of space and facilities at Foster Park.
- The target in provision for sports/recreation parks is to attain a level of 3 ha per 1,000 population and the planning and development programme is aimed at achieving this.
- The Council has invested significant funds in developing Foster Park to a point that sports activities have now transferred there (football moved from Brookside Park). This is a key step in enabling the relocation of sports from Rolleston Reserve.
- The Council has committed in the LTP to an on-going programme of development at Foster Park and Brookside Park to support the transfer of sport activities and to provide for growth demands.
- The Council has acquired an additional block of land in Rolleston (99 ha) to provide for the ultimate sport, recreation and community needs of Rolleston as it grows.
- There is a shortage of high quality open space in Rolleston and the re-development of the balance of Rolleston Reserve (once sports have relocated) provides an opportunity to address this.

Previous Rolleston Reserve Exchange Proposal

- 7.48 There was a previous process initiated in 2010 to effect a reserve exchange for Rolleston Reserve as an early action in implementing plans for creating a new town centre for Rolleston as indicated in the Rolleston Structure Plan.
- 7.49 At this time the proposal involved the exchange of the reserve status for the whole of Rolleston Reserve (8.6 ha) to two land parcels that were to form part of Foster Park – the Dog Park site (1.98 ha) and an adjacent undeveloped block (7.738 ha) comprising a total area of 9.5 ha. The exchange was advertised and public comment sought with a total of 228 submissions received. A hearing panel was established by Council to hear and deliberate on the submissions. This process concluded with the panel recommendation: *“We consider it is unlikely the exchange as presently put forward would meet the requirements of the Reserves Act and hence we do not recommend that the exchange proceeds as currently proposed”*.
- 7.50 In hindsight, it is acknowledged that the initial exchange proposal was ill-timed and ill-conceived. The key reason for rejecting this exchange proposal was a perceived inequality of exchange in that the land being offered was undeveloped compared to Rolleston Reserve. The panel also considered that the exchange proposal had got ahead of the Town Centre Plan process which was, at that time, still at the conceptual stage. They did however, offer some suggestions for the proposal that might help it progress and allay many of the concerns raised via the submission and hearing process, being:
1. *Offer more land to achieve equality of exchange;*
 2. *Defer further action on the exchange until plans for the Town Centre are firmed up;*
 3. *Only uplift the reserve status from the area required for commercial development leaving the balance land as recreation reserve;*
 4. *Demonstrate how the balance reserve could be redeveloped to provide an “iconic open space for the future of Rolleston”, and;*
 5. *Return income derived from the commercial development (on the former reserve land) to the Reserve Development Contributions Account.*
- 7.51 Following the recommendations from the hearing panel the reserve exchange proposal was put on hold pending further work on the matters raised.

Actions Undertaken Following the 2010 Hearing Panel Recommendation

7.52 In the ensuing period the following actions have occurred:



- 7.53 Given the work that has been undertaken, there is a level of confidence that many of the concerns raised in the earlier exchange process have been addressed and, generally, the community fully understands the plans for Rolleston Town Centre and the beneficial outcomes that will result from its implementation. In saying that it is accepted there will be some people who will not agree, as demonstrated by those objections received.

8. Equality of the Exchange

- 8.1 In considering the equality of the exchange it is recognised that there are both positive and negative aspects of the proposal. The positive outcomes for the community as a result of this proposal (subject to approval by the Minister of Conservation) are:

- The land required for the town centre development is provided;
- Space for the library and associated community facilities is provided;
- The Council can move to the implementation phase of the town centre development;
- The reserve balance is redeveloped to create an iconic park within the town centre (a draft concept plan indicating how this could be laid out has been prepared – refer **Appendix 7**);
- Foster Park is protected for the public as a recreation reserve under the Reserves Act 1977.

- 8.2 The main negative aspect of the proposal (alongside the issues raised by individual submitters) is the loss of part of the existing Rolleston Reserve area. However, the loss of this land (4.3134 ha) is compensated by:

- Provision of 30 hectares of land at Foster Park developed for sports and recreation use;
- Redevelopment of the remaining part of Rolleston Reserve (4.2801 ha) into a high amenity park;
- Some of the existing uses can remain on the balance land not required for the Town Centre (scout facility, playcentre, tennis/netball courts);
- A part of the balance park (around the size of a playing field) can be left as open green space to accommodate casual use, events, sports activities and continued school use;
- Part of the land will still be used for community purposes being the site of a new library, planned community/cultural/technology centre and public square;
- Ring-fencing of any proceeds derived from sale of the reserve land for use on reserve development in Rolleston.

8.3 As noted previously, the Council has also commissioned a market valuation that demonstrates the equality of exchange in monetary terms, taking into account the zoning of the land under the operative District Plan. In summary the valuation conclusions are:

- Rolleston Reserve (4.3134 ha)) \$7,100,000
- Foster Park land (30.0934 ha) \$8,020,000

8.4 Based on the valuation, 26.6416 ha of land at Foster Park would be required to achieve equality of exchange. However it is practical to have the entire land parcel of 30.0934 ha included for the exchange given that it forms the part of Foster Park bounded by Broadlands Drive, Goulds Road and Dynes Road. A copy of the executive summary of the market valuation is contained in **Appendix 8**.

8.5 Having regard to these matters, and taking into account that the exchange will result in an overall net gain in the area set aside for recreation and sporting activities, it is considered that the proposal satisfies the overall requirement for an equality of exchange. It is further recognised that while that part of Foster Park intended to be gazetted for reserve purposes is still to be fully developed, the Council has accelerated the development of these facilities to meet the growing needs of a larger community.

8.6 **Table 4** below provides a summary to compare the two subject sites and demonstrate key aspects of the equality of exchange (note that this excludes the part of Rolleston Reserve that is not part of the exchange). **Figure 6** sets out the developed area and planned development at Foster Park.

Equality Factor	Rolleston Reserve	Foster Park	Comment
Market Value	\$7,100,000	\$8,020,000	Net gain of \$920,000
Reserve area	4.3134 ha	30.0934 ha	Net gain of 25.78 ha
Playing Fields	4 (partially lit)	9 (6 lit)	3 extra fields to be built at Foster Park 2016/17 plus junior artificial turf
Playgrounds	Childrens playground, Youth park	Currently nil	Childrens playground to be built at Foster Park in 2016/17 (\$524,000); Playground and youth park at Rolleston Reserve can remain in the interim and will be relocated on-site when the reserve is redeveloped.

Equality Factor	Rolleston Reserve	Foster Park	Comment
Toilet/changing facilities	Toilets/store, Change rooms (basic)	Toilet (temporary), Toilets/change room (temporary)	New multi-purpose toilet, change & storage facility to be built on Foster Park in 2017 (\$2.3 million)
Clubrooms	Rugby Club rooms	Currently nil	Provision to relocate the Rugby Club room to alternative site when required
Other developments	Car parks, paths, shelter and specimen trees	Car parks, paths, shelter and specimen trees	An additional car park is to be built in Foster Park in 2017

Table 4 – Equality of Exchange Assessment

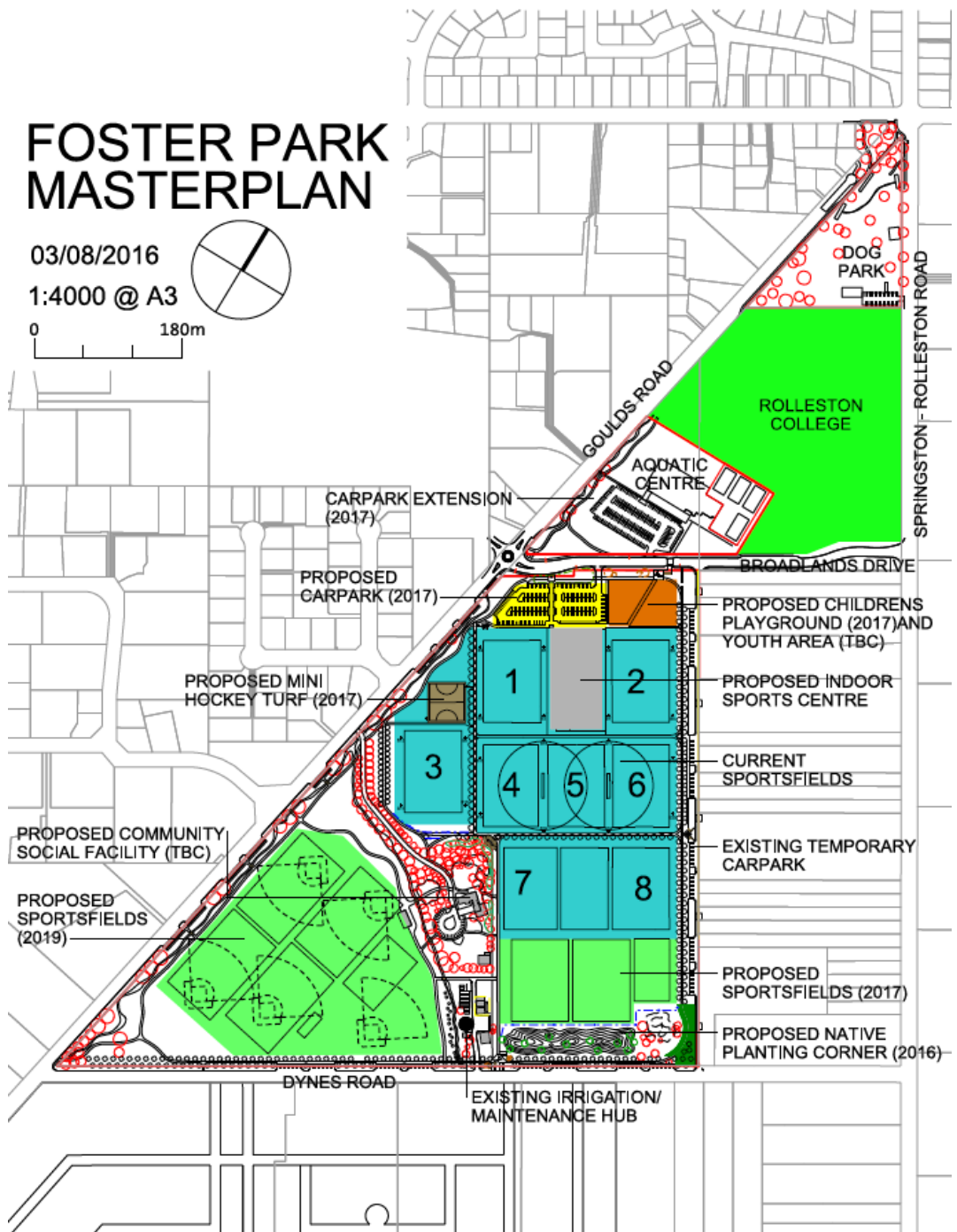


Figure 6 – Foster Park Development Plan

9. Consultation Process

- 9.1 An extensive public consultation process has been undertaken in regard to this proposal including some initial meetings/discussions with key stakeholder groups. Information was presented to meetings of the Rolleston Reserves Committee (16 May 2016), Rolleston Residents Association (23 May 2016) and the Selwyn Central

Community Board at the meeting on 15 June 2016. In addition Ngai Tahu and the Department of Conservation have been advised of the reserve exchange proposal with information supplied explaining the proposal and land parcels subject to the exchange.

- 9.2 The formal notice of Council's intention to pass a resolution pursuant to Section 15 of the Reserves Act 1977 requesting the proposed exchange of land was advertised in the *Selwyn Times* on 28 June 2016 being the newspaper with the widest distribution in the District and particularly within the Rolleston community catchment (refer **Appendix 9**). In addition an opening article on the proposal was posted in "Council Call", being the Selwyn District Council's weekly news and notices page, on 28th and 29th June 2016. The print version appears every week in the *Selwyn Times* (Tuesday) and the *Central Canterbury News* (Wednesday).
- 9.3 A media release on the proposal was sent out on 24 June 2016 advising of the exchange proposal. A full page feature article providing details on the proposal was placed in the *Selwyn Times* on 5 July 2016 (refer **Appendix 10**). Additional background information and submission forms were also made available on the Council's website (www.selwyn.govt.nz/haveyoursay) and at the Council's service centres.
- 9.4 A letter (dated 24 June 2016) was sent to all property owners/occupiers in the immediate vicinity of Rolleston Reserve, outlining the reserve exchange proposal and the details of the consultation process. Letters were also sent to all clubs and occupiers of Rolleston Reserve advising of the proposal and consultation process. A drop-in session with Council staff was also held on Tuesday 19 July 2016 between 6.00–8.30pm in the Council Chambers at the Selwyn District Council Headquarters. This session was attended by approximately 10 members of the public.
- 9.5 A further article reminding people of that the consultation was open was placed in the *Selwyn Times* on 19 July 2016. A Facebook post advising of the consultation was made on 28 June 2016. There was a significant exchange of views on Facebook in relation to the proposal during the consultation period.
- 9.6 The objection/submission period for Rolleston Reserve Exchange proposal closed at 5pm on Friday 29 July 2016.

10. Submissions Received

- 10.1 A total of **56** submissions were received in relation to the proposal by the submission close date, 9 of which are in support and 47 object to the exchange (with 23 being based on pro-forma type of submissions). Five (5) submitters indicated that they wished to speak in support of their submission (note that one of these has now withdrawn their wish to speak). A further three submissions were received after the closing date. These were all in opposition to the proposal and were of the pro forma type. The hearing panel may wish to give consideration to accepting these late submissions. A full copy of all submissions received has been provided to the hearing panel as a separate document.
- 10.2 The key matters raised in the submissions (both in opposition or support) are summarised as follows (ordered by frequency):

Support

- There is a need to provide for growth within the town centre;
- Recreational and sporting needs are able to be catered for at Foster Park;
- The exchange is needed to provide for business growth within the town;
- The proposal will enable the reserve to be used for passive recreation;
- Creates a more concentrated and centralised commercial area.

Opposition

- Loss of reserve space within central Rolleston;
- Oppose the use of reserve land for shops or businesses;
- Loss of available sports fields for Rolleston School;
- Growth of town centre will create traffic safety issues;
- Object to the establishment of a car park on the balance of reserve land;
- Loss of community connection;
- No need for the town centre development;
- Town centre development will create noise and disturbance;
- Loss of outlook over reserve;
- Land was gifted as reserve; it is therefore inappropriate to use for commercial purposes;
- Proposal is not an exchange as Council already owns Foster Park.

11. Assessment of Submissions

- 11.1 The matters raised by submitters in support of the reserve exchange align with the needs of a rapidly growing community that have been identified through the strategic planning processes undertaken by Council over the preceding 10 years. To this extent, it is recognised that the concept of active sports relocating from Rolleston Reserve was first signalled in 2006 as part of the Rolleston Sport Field Allocation Plan. The opportunity to create a more cohesive, centralised town centre that utilises part of the reserve has also been progressively recognised within the Rolleston Structure Plan, Rolleston Town Centre Masterplan, Foster Park Master Plan and LURP Action 27, all of which have been subject to widespread public consultation.
- 11.2 In terms of the matters raised by submitters in opposition, it is noted that the key concerns relate to the loss of central recreational reserve space within the centre of Rolleston, particularly in circumstances where it is to be used for commercial purposes. While it is accepted that not all members of the community agree with the outcomes sought by the overarching strategic plans, the proposed reserve exchange will result in an overall net increase in the provision of land set aside to cater for the community's recreational needs (both now and in the future). It will also facilitate the redevelopment of the remaining part of the Rolleston Reserve into a high amenity park, while enabling the integration of other community facilities (such as a new library, planned community/cultural/technology centre and public square) to consolidate the core retail precinct for the town. It is further noted that a number of the existing uses within the reserve can remain on the balance land not required for the Town Centre (scout facility, playcentre, tennis/netball courts) and other activities (youth park, playground, some sports fields) can remain until such time as this space is otherwise required for Town Centre development.
- 11.3 With regard to the loss of reserve land for students of Rolleston School, it is recognised that due to the close distance between the school and the reserve, it provides the school with an opportunity to use the reserve for PE or other recreational activities that cannot be accommodated within the school itself. Nevertheless, it is not the Council's role to provide dedicated open space for school activities, which should be located within school land. The Council will therefore continue to work with the Ministry of Education to plan for the co-ordinated allocation of recreational land for all of Rolleston residents, although it will not necessarily be able to be within walking distance of every school. As the township grows, it is

unrealistic to expect such walkability for everyone to get to similar recreational facilities.

- 11.4 Concerns pertaining to traffic safety matters, noise and other amenity related effects of activities proposed to be undertaken within that part of the reserve to be utilised for commercial and/or community purposes are considered to be more relevant to the District Plan provisions, which were inserted via LURP Action 27 and are not able to be re-visited as part of the current process. In saying this, it is recognised that any new activity that seeks to establish within the area subject to the exchange will be subject to the District Plan standards specific to each precinct, as well as the broader standards that apply across all Business 1 zones that ensure the required traffic safety and amenity outcomes are achieved.
- 11.5 Other concerns relating to the detailed design of the balance of the reserve area, particularly with regard to the location, size and use of a car park are considered to be beyond the scope of the current reserve exchange proposal. The Concept Plan that has been designed (and contained in **Appendix 7**) is only preliminary and will be further refined should the reserve exchange be approved by the Minister of Conservation. The purpose of developing a concept plan at this stage in the process was to provide an indication of the types of activities that could be accommodated within a high amenity park for discussion purposes only. The Council is however appreciative of the feedback received on the concept plan to date.
- 11.6 In addressing the concern that the land was gifted as reserve; and it is therefore inappropriate to use for commercial purposes, it is apparent from an historical search of the Certificate of Title that this was not the case. The land was, in actuality, taken under the Public Works Act in 1976 for a Government Work and a compensation certificate issued. It was declared 'not required for that purpose' in 1977 and became Crown Land subject to the Land Act 1948. It was formally set aside as reserve under the Reserves Act 1977 and classified as a recreation reserve by Gazette Notice in 1992.
- 11.7 Similarly, it is considered that those objecting on the basis that the proposal is not an exchange as Council already owns Foster Park, have failed to appreciate the long-term strategic planning that the Council has systematically undertaken to achieve an integrated open space and community facilities strategy that benefits the wider Rolleston community. In particular, it is recognised that the relocation of

sports fields from Rolleston Reserve to Foster Park has been an integral part of creating a highly functional recreational hub to cater for the accelerated population growth. It is for this reason that the Rolleston Town Centre Masterplan and the Foster Park Master Plan were developed and adopted simultaneously.

- 11.8 The following table provides more detailed information on objection points raised during the consultation process and a response/comment from Council to assist the Commissioners in considering submissions. A full list of submitters (and their corresponding reference numbers is contained in **Appendix 12**).

Objection Point	Submission Reference	Response/Comment
Takes away only greenspace close to Rolleston School, used regularly by the school, helps keep children active - significant negative impact	1, 37, 39, 46, 48, 50, 54	It is not Council's role to provide open space for schools. 50% of the reserve will remain & the preliminary concept provides for a significant area (the size of a senior playing field) of open greenspace that could be used by the school. The Council recently offered to sell land (1.2 ha) adjacent to the school to the MoE for school expansion however this was declined by the MoE on the basis of affordability and need and instead a reduced area of 5,086m ² was purchased. Council offered to lease the balance to the school for 2 years but this was declined.
Not enough space at the school for 850 kids and reducing the area of Rolleston Reserve would severely limit the school to operate its programme	49, 50, 52	
Takes away only significant area of recreational greenspace within Rolleston School's zone – walking to Foster Park is not a feasible option so would need buses	39, 50, 54	
Proposed exchange does not give Rolleston School equal access to greenspace when compared with other Rolleston schools	49, 50	
Loss of connection to local people who have used and developed the reserve	2, 25, 49	It is acknowledged that some local people will have an attachment to the reserve & do not want to see it change.
Loss of space for quiet recreation	2, 34	The balance reserve can be redeveloped to provide for a range of passive & informal recreation activities.
Object to loss of greenspace in this part of Rolleston which is precious & no plans for more land - once exchanged land is lost	3, 5, 37, 39, 42, 45, 46, 49, 50, 53, 54	Nearly half the reserve will be retained & redeveloped as a high amenity park. Active sports will transfer to the larger hub park which is a more sustainable model and the site is central to Rolleston allowing closer access for more people. Linkages for cycling/walking are planned to enable better access to Foster Park.
Loss of greenspace, recreation opportunities and enjoyment for people who live nearby	2, 38, 45, 49, 53, 54	
Replacement land (Foster Park) is too far away to walk to, west residents will lose a valuable asset	39, 46	

Objection Point	Submission Reference	Response/Comment
Balance of reserve space should not be used for car parks (for businesses and library)	3, 4, 34, 45	It is acknowledged that the extent of car park shown on the preliminary concept plan for the balance reserve redevelopment is likely to exceed what is required to service the reserve and community requirements and would be difficult to justify in terms of the Reserves Act. A reduced car parking requirement can be considered when the plan for the redevelopment of the balance reserve is developed and confirmed.
Increased traffic congestion close to the school creating safety hazard	5, 39, 46, 49, 50, 54	Outside the scope of the exchange proposal & more relevant to District Plan provisions. Note that the Town Centre Plan provides for slow road treatment & measures to improve pedestrian safety including a new footpath on Tennyson St outside the school.
Traffic congestion at peak times	45,46	
Traffic congestion and parking on Tennyson St will make property access difficult	25	
Use of reserve will not solve fragmentation of Town Centre	39	Outside the scope of the exchange proposal – Council has already made a decision on Rolleston Town Centre in adopting the Master Plan.
Town centre is in wrong place and there are already enough shops, not needed	34, 46	
Against exchange of Rolleston Reserve – want reserve status kept	6-24, 25, 30, 48, 51, 55, 56, 57-59	Generally pro forma submissions with no further basis for the objection statement provided.
Do not want the reserve used for shops or business	5, 6-24, 30, 42, 51, 53, 55, 56, 57-59	Generally pro forma submissions - Council has already made a decision on Rolleston Town Centre in adopting the Master Plan.
Several houses looking at 2 storey building - negative visual impact, block sun	25, 34	Outside the scope of the exchange proposal – building form, set-backs etc. will be regulated via the operative District Plan.
Buildings are too close to the street frontage	34, 45	
Will lose reserve outlook, quality of life & area character (for those living nearby)	26, 34, 46	It is acknowledged that, for those living opposite the reserve part that will be exchanged, the outlook & character will change. It is anticipated that controls under the District Plan will ensure impacts on properties will be minimised and a quality environment is created. The redevelopment of the balance reserve to a high quality park will help to offset negative effects.
Will create noise, disturbance and problems for those living nearby	34, 55, 56	
Property values will reduce, difficult to sell	34	
Land was gifted as a reserve - therefore donor's wishes must be respected	28	This is incorrect – the land was taken under the Public Works Act (refer Appendix 1).
Understood reserve would remain in perpetuity	34, 39, 45, 49, 54	The Council can lawfully request an exchange or revocation of a reserve where it deems that this is in the best interests of the community pursuant to the Reserves Act 1977.
Council is “above the law” in lifting the reserve status	49	
Current park connected to the retail area – Foster Park will separate people from town centre	36	Creation of a high quality iconic park will help to draw people to the Town Centre.

Objection Point	Submission Reference	Response/Comment
Foster Park/Brookside Park are too small & needed for growth so why get rid of greenspace (Rolleston Reserve)	37, 39, 44, 54	Strategic planning for sports & recreation space in Rolleston has provided for sufficient land for growth and the transfer of activities from Rolleston Reserve. Further land has been acquired to accommodate future predicted demand from growth (large scale park – Levi Rd)
Foster Park services different part of town - only benefits those close by	39, 49, 54	Foster Park is a hub park servicing the whole of the Rolleston catchment for both active sports and informal recreation.
Splits recreation activities – with netball remaining and others going to Foster Park	49	Ultimately those sports remaining on Rolleston Reserve could shift to other locations.
New playing fields (at Foster Park) now further away because of High School	44	Foster Park is central to Rolleston allowing closer access for more people. The High School facilities will have some wider community use.
The community building is only a proposal – how do we know it is not going to end up as a shopping centre	39	The Council has committed to providing a new library by including this project in the LTP.
Foster Park already owned and being developed so no gain in reserve space - only done for financial gain	39, 49	This view does not take account of the fact that Council has planned for the loss of active sports space at Rolleston Reserve by acquiring Foster Park to, in part, compensate for this loss. There is no 'financial gain' as Council has made a substantial investment in Foster Park & has ring fenced any revenues for reserve development in Rolleston.
Last commissioner said it was not a swap as Foster Park was already planned	44	
Foster Park mainly caters for football	39	Foster Park will provide for a range of sports – Football, hockey, cricket, athletics, rugby & softball.
Community facility (event centre) better placed out of the town centre	39	Council does not agree with this view – the placement of a community facility such as a library in the town centre contributes to its vibrancy & supports businesses.
Object to plan for reserve balance being conceptual supposed to be a firm plan	44,45	The purpose of developing a concept plan was to provide an indication of the types of activities that could be accommodated within a high amenity park. Further consultation to define the detail of this would be undertaken subject to the exchange being approved.
Need a large area for emergency assembly	44	An open area (the size of a playing field) will be retained on the balance reserve.
Only 14 ha of 30 ha is developed at Foster Park – all should be to meet exchange requirements	45	The amount of land already developed at Foster Park is significantly greater than the area subject to the exchange at Rolleston Reserve. In addition, it is planned to continue (from 2016/17) to develop Foster Park to meet demand requirements.

Objection Point	Submission Reference	Response/Comment
Use spare or other land available for library/community centre and business/retail development	25, 37, 39, 46, 53	There is insufficient other land available close to the town centre to provide for the necessary commercial/retail space needed to support the community, business and retail requirements for Rolleston as it grows. The requirements for this are set out in the Retail Assessment that underpins the Rolleston Town Centre Master Plan.
Don't want Markham Way opened - traffic safety issues & will become car park for workers & shoppers.	53	Outside of reserve exchange scope. This proposal is signalled in the adopted Town Centre Plan which provides for Markham Way to have 'slow road' treatment.
Large number of people rejected the exchange so why revisit it?	34, 39, 49	The previous exchange was a very different proposal and Council has taken on board the comments & recommendations of the commissioners at that time in preparing the current proposal

Table 5 – Objection Points and Responses

12. Conclusion

- 12.1 The exchange of part of the Rolleston Reserve (currently held as reserve under the Reserves Act 1977) for 30.0934 hectares of land comprising Foster Park is a critical action to enable the Council's long-term strategic outcomes for the Rolleston Town Centre to be realised. The relocation of sports fields from Rolleston Reserve to Foster Park is also part of an integrated open space and community facilities strategy that benefits the wider Rolleston community. It is further recognised that these outcomes have been subject to extensive consultation processes over the preceding years, noting that the Rolleston Town Centre Master Plan and the Foster Park Master Plan were developed and adopted simultaneously.
- 12.2 Having considered the matters raised in submissions on the proposal, it is recognised that while not all members of the community support the exchange, the social, cultural and economic benefits that will be derived from the proposal are considered to outweigh the costs associated with the loss of part of the Rolleston Reserve. Achieving the strategic outcomes contained within both the Rolleston Town Centre Masterplan and the Foster Park Master Plan is of particular importance in light of the recent (and projected) population growth within the District's largest urban centre.

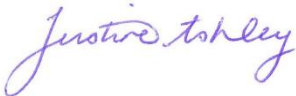
13. Recommendation

13.1 That the hearing panel provide a report and recommendation supporting the proposed reserve exchange. This report will then be incorporated in a staff recommendation to the Council to seek a resolution to proceed with the exchange of land as detailed in Section 5 of this report, subject to the inclusion of the following condition:

- (a) The approval of the Minister of Conservation to the proposed exchange being obtained.



Mark Rykers
Selwyn District Council



Justine Ashley
Planz Consultants Ltd

9 August 2016

Appendix 1 – Background to Rolleston Reserve Creation

my copy



Lanpac
Limited
MREINZ

090921014

Your Ref :
Our Ref : LAN-11

17 September 2009

Selwyn District Council
PO Box 90
ROLLESTON 7643

Attention: Rob Allen,

Dear Sir,



30 McTeigue Road
Christchurch 8025

Phone (03) 349-2970
Fax (03) 349-2973
A/H (03) 349-4473

Part RS 4831 – Rolleston Reserve, Canterbury

Further to your email request dated 15 September 2009, regarding the current status of Pt RS 4831 located off Tennyson Street Rolleston.

1. The land – Part RS 4831, area 8.5935 (SO 18747) - is currently held in NZ Gazette 1992 page 3273 (no registration).

The status is a reserve under the Reserves Act 1977 for recreation purposes, vested in the Selwyn District Council, in trust.

2. In brief the background to the above;

- 1987 - At the demise of the former Department of Lands & Survey (April 1987) the land parcel was allocated to the Department of Conservation (reference D*M36*42*C0, SO 17138) as "stewardship land" held pursuant to section 62 of the Conservation Act 1987.
- 1977 – NZ Gazette 1977 pages 2391-2393 (document GN156485/1) declaring land acquired for a Government Work and not required for that purpose to be Crown Land subject to the Land Act 1948.
Page 2393 second to last entry on the Schedule records; imperial area 455-3-23 RS 6575, 6641, 6678, 13888, 15379, **4831**, 7368, 10629etc.
At this period the Department of Lands & Survey were the administrators of the Land Act 1948.
- 1976 – NZ Gazette 1976 page 1065 (document GN81630/1) all the land declared taken for development in Computer Freehold Register CB364/68 Ltd.

Attached copies of the details above for your records.

Yours faithfully
Lanpac Limited

Peter M King
Accredited Crown Supplier

Encl.

SDC Pt RS 4831 Rolleston.doc

This aerial map of Rolleston, New Zealand, shows the Rolleston Reserve and Foster Park highlighted in red. The map includes numerous street names and a scale bar at the bottom.

Streets shown include: Deaot Drive, Illinois Drive, Detroit Drive, Stoneleigh Drive, Hydys Drive, Jones Road, State Highway 1, Wards Road, Westland Place, Zone Drive, Hawks Road, Weldon Road, Two Chain Road, Chaucer Street, Kidman Street, Dryden Avenue, Mariner Place, Broadway Avenue, Leob Place, Leir Road, Goldrush Lane, Navy Loop, Beaumont Drive, Crutche place, Bronte Way, Dunell Way, Lowe's Road, Lincoln Rolleston Road, Branthwaite Drive, Springfield Rolleston Road, Selwyn Road, Ledbury Drive, Berners Way, Shillingford Boulevard, Lansdowne Way, Burford Way, Oak Tree Lane, Manor Drive, Fairhurst Place, Hume Lane, Frame Crescent, Riversone Drive, Delamere Way, Mia Haven, Waterbridge Way, Toy Hill Drive, Grace Way, Annette Drive, Granite Drive, Quartz Drive, State Street, Bathway Road, Brookside Road, Edwards Road, Dumars Crescent Road, Gaud's Road, East Middlemore Road, and Springfield Rolleston Road.

Scale bar: 0 0.35 0.7 1.05 1.4 Kilometres

Copyright: Selwyn District Council, 2018. All rights reserved. This map is a reproduction of the original map and is not to be used for any other purpose without the written permission of Selwyn District Council.

Appendix 3 – Draft Survey Plan of Part Rolleston Reserve Subject to the Exchange



Title Plan - SO 499085

Survey Number	SO 499085
Surveyor Reference	Rolleston Reserve
Surveyor	Steven Gerard Hogarty
Survey Firm	Lands and Survey South Ltd
Surveyor Declaration	

Survey Details

Dataset Description	Section 1 - 6		
Status	Initiated		
Land District	Canterbury	Survey Class	Class A
Submitted Date		Survey Approval Date	
		Deposit Date	

Territorial Authorities

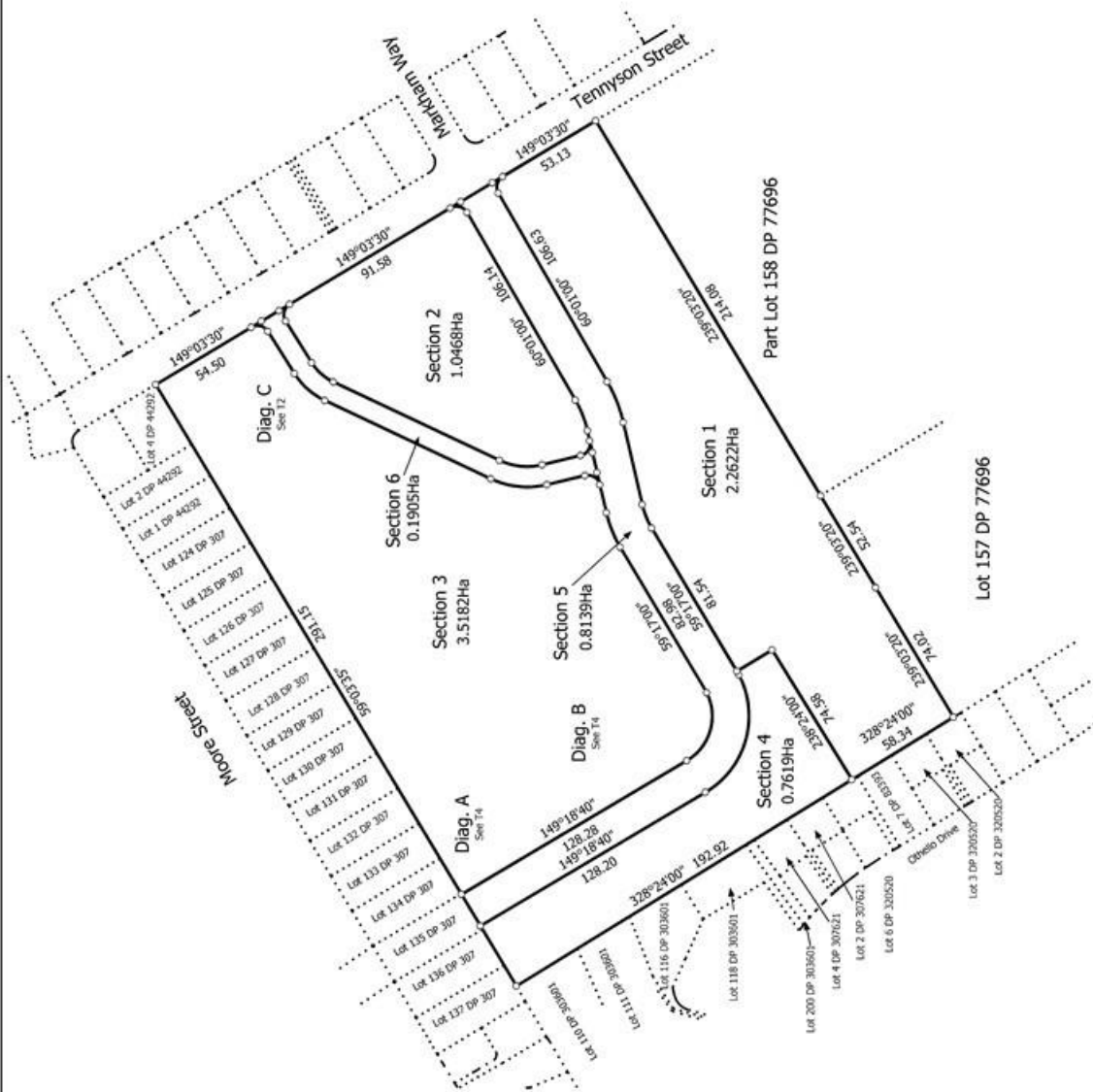
Selwyn District

Comprised In

GN NZGZ 1992 p3273

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Section 1 Survey Office Plan 499085	Legalisation	2.2622 Ha	
Section 2 Survey Office Plan 499085	Legalisation	1.0468 Ha	
Section 3 Survey Office Plan 499085	Legalisation	3.5182 Ha	
Section 4 Survey Office Plan 499085	Legalisation	0.7619 Ha	
Section 5 Survey Office Plan 499085	Vesting on Deposit for Road	0.8139 Ha	
Section 6 Survey Office Plan 499085	Legalisation	0.1905 Ha	
Total Area		8.5935 Ha	



Title Plan
SO 499085
DRAFT

Surveyor: Steven Gerard Hogarty
Firm: Lands and Survey South Ltd

Section 1 - 6

Land District: Canterbury

Digitally Generated Plan

Digitally Generated Plan
Generated on: 23/05/2016 12:02am Page 2 of 5

Appendix 4 – Aerial Map of Part Rolleston Reserve Subject to the Exchange



Appendix 5 – Draft Survey Plan of Foster Park Subject to the Exchange



Title Plan - SO 499096

Survey Number	SO 499096
Surveyor Reference	Fosters Park
Surveyor	Steven Gerard Hogarty
Survey Firm	Lands and Survey South Ltd
Surveyor Declaration	

Survey Details

Dataset Description	Sections 1, 2 & 3		
Status	Initiated		
Land District	Canterbury	Survey Class	Class A
Submitted Date		Survey Approval Date	
		Deposit Date	

Territorial Authorities

Selwyn District

Comprised In

CT 653912

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Section 1 Survey Office Plan 499096	Legalisation	30.0934 Ha	
Section 2 Survey Office Plan 499096	Fee Simple Title	0.6043 Ha	
Section 3 Survey Office Plan 499096	Fee Simple Title	2.7148 Ha	
Total Area		33.4125 Ha	

Appendix 6 – Aerial Map of Foster Park Subject to the Exchange



Appendix 7 – Preliminary Concept of Rolleston Reserve Redevelopment



Appendix 8 – Summary of Market Valuation to Demonstrate Equality of Exchange

EXECUTIVE SUMMARY

Report Prepared For:	Selwyn District Council, Attention: Mark Rykers											
Subject Property:	Rolleston Town Centre Reserve Exchange – 27A Moore Street, Goulds Road & Dynes Road, Rolleston											
Date of Valuation:	13 June 2016											
Effective Date:	13 June 2016											
Basis of Valuation:	<p>The valuation has been completed in compliance with the following PINZ guidelines and standards.</p> <ul style="list-style-type: none">• IVS-101 - Scope of Work• IVS-102 - Implementation• IVS-103 - Reporting• IVS-230 - Real Property Interests• ANZ-VGN-1 - Valuation Procedures Real Property											
Purpose of Valuation:	<p>We have been specifically asked by the Selwyn District Council to provide a valuation, to establish the value of the existing reserve, exclusive of its improvements which is located at 27A Moore Street within Central Rolleston. This is for the purposes of a land exchange with a new reserve to be located at the land bound between Goulds Road and Dynes Road. We have therefore assessed the total amount of land which should be used for the exchange, based on the values equating.</p>											
Interest Valued:	Fee Simple											
Brief Description:	<p>As mentioned above, we have been asked to assess the reserve exchange valuation within Rolleston. Within this valuation we have established an underlying land value for the current reserve located at 27A Moore Street. We note LURP action 27 has been approved and part of the land has now been identified as "commercial".</p> <p>Once this value has been established we have then considered the proposed land which is to be exchanged bound between Goulds Road and Dynes Road further south east to the fringe of Rolleston. The underlying zoning for the majority of this land is Living Z Deferred and we have established the amount of this land which is needed to be exchanged in order to equate to the value of the land at 27A Moore Street. We have been specifically requested to assess this land as vacant undeveloped parcels with no allowances made for any existing improvements.</p>											
Zone:	<table><tr><th colspan="2">Property</th><th>Zone</th></tr><tr><td colspan="2">Moore Street Reserve Area</td><td>Living 1 Business</td></tr><tr><td rowspan="2">Goulds Road Reserve Area</td><td>Current</td><td>Living Z Deferred</td></tr><tr><td>Potential</td><td>Living 1</td></tr></table>	Property		Zone	Moore Street Reserve Area		Living 1 Business	Goulds Road Reserve Area	Current	Living Z Deferred	Potential	Living 1
Property		Zone										
Moore Street Reserve Area		Living 1 Business										
Goulds Road Reserve Area	Current	Living Z Deferred										
	Potential	Living 1										
Land Area:	<p>A summary of the total land areas considered within the proposed exchange;</p> <table><tr><td>Moore Street Reserve Area:</td><td>4.3134 ha</td></tr><tr><td>Goulds Road Reserve Area:</td><td>30.0934 ha</td></tr></table>	Moore Street Reserve Area:	4.3134 ha	Goulds Road Reserve Area:	30.0934 ha							
Moore Street Reserve Area:	4.3134 ha											
Goulds Road Reserve Area:	30.0934 ha											

Valuation Conclusions:

Valuation Summary

Moore Street Reserve Land

Commercial Land Value		\$6,460,000
Balance Residential		<u>\$ 640,000</u>
Assessed Market Value	\$164.60/m²	<u>\$7,100,000</u>

Goulds/Dynes Road Reserve Land

	<u>Weighting</u>	
Discounted Cashflow	50%	\$7,757,000
Comparable Sales Approach	50%	<u>\$8,275,000</u>
		\$8,020,000
Adopted Value (Based on Weighting)	\$26.65/m²	<u>\$8,020,000</u>

Valuation:

MOORE STREET RESERVE LAND:

\$7,100,000 (SEVEN MILLION ONE HUNDRED THOUSAND DOLLARS), plus GST (if any).

GOULDS ROAD/DYNES ROAD PROPOSED RESERVE LAND:

\$8,020,000 (EIGHT MILLION AND TWENTY THOUSAND DOLLARS), plus GST (if any).

Equality of Exchange Area:

Valuation Summary – Equality of Exchange Area Assessment

Moore Street Reserve Land	4.3134 ha	\$164.60/m ²	\$7,100,000
Goulds/Dynes Road Reserve Land	30.0934 ha	\$26.65/m ²	\$8,020,000

Exchange Area – Based on Moore Street Reserve Land Value

Moore Street Reserve Land		\$7,100,000
Goulds/Dynes Road Reserve Rate/m ² @ \$26.65/m ²		
Total Area	30.0934 ha	

Equality of Exchange Area - 26.6416 ha @ \$26.65/m² **\$7,100,000**

Special Conditions:

- We have been specifically requested to value the abovementioned parcels of land with consideration to their current land zonings and the implications of the LURP within our assessment.
- Further, we have been requested to make no allowance for any existing structural improvements or services onsite within our assessment. We have therefore valued these individual land holdings as vacant freehold parcels.

Our reasons and methodology for the valuation are attached. This executive summary is not a standalone valuation report and should be read in conjunction with the full valuation report attached. All comments outlined above relate directly to the full report.

Appendix 9 – Notice of Intention to Pass a Resolution Requesting a Reserve Exchange



NOTICE OF INTENTION TO PASS A RESOLUTION REQUESTING A RESERVE EXCHANGE AT ROLLESTON

Pursuant to section 15 (2) of the Reserves Act 1977, Selwyn District Council gives notice that it intends to pass a resolution to proceed with a reserve exchange involving land parcels described in the schedule below.

Reserve to be exchanged:	
Name/Location:	Rolleston Reserve, Tennyson Street, Rolleston (Part)
Current use:	Sports fields, club rooms, toilets, skate park and informal recreation (within exchange area)
Area:	4.3134 (Part Rolleston Reserve)
Legal Description:	Part Rural Section 4831 on S.O. 18747 with the exchange areas defined as Sections 1,2,5 and 6 in S.O. 499085 (draft)
Purpose:	Recreation Reserve
Land exchanged for reserve:	
Name/Location:	Foster Park, Goulds Rd/Dynes Rd/Broadlands Dr, Rolleston
Current use:	Sports fields (14 ha), informal recreation, balance undeveloped
Area:	30.0934 ha
Legal Description:	Section 3 S.O. 472469 Identifier 653912 with the exchange area defined as Section 1 in S.O. 499096 (draft)
Proposed Purpose:	Recreation Reserve

Objections to the reserve exchange proposal can be made in writing to Council. The details of the exchange and a submission form are on the Council's website www.selwyn.govt.nz/rollestonreserve or can be obtained at any of the Council's service centres.

The deadline for written submissions is **Friday 29th July 2016**.

Submissions may be emailed to mark.rykers@selwyn.govt.nz **subject: Rolleston Reserve Exchange**

Or posted to:

**Rolleston Reserve Exchange
c/o Asset Manager Open Space & Property
Selwyn District Council
PO Box 90
Rolleston 7643**

Future Plans for Rolleston Reserve

Selwyn District Council has notified a proposal to exchange the reserve status on part of Rolleston Reserve for land at Foster Park. The proposed exchange is a significant step in the development of Rolleston's town centre, as it will enable part of the reserve to be redeveloped for community and retail use.

Why is the reserve exchange proposed?

This proposal would see the reserve status on 4.3 hectares of land at Rolleston Reserve (around half the reserve) being transferred to 30 hectares of land at Foster Park. The purpose of the exchange is to enable part of the reserve to be redeveloped for commercial and retail activities and community use, including a library and town square.

This change of use has been proposed for some time. It was included in the Rolleston Town Centre Master Plan, adopted in 2014 after extensive public consultation, and in the Land Use Recovery Plan. Recent changes to the District Plan through the Land Use Recovery Plan have confirmed the new zoning for the Rolleston Town Centre, which also identifies the areas where the reserve exchange is proposed.

The proposal will enable Foster Park to be held as recreation reserve under the Reserves Act 1977 so it is protected in perpetuity for the public for that purpose.

What would happen to Rolleston Reserve following the reserve exchange?

The location of the reserve is an ideal site to create a vibrant 'town centre' for Rolleston as it is near existing shops and community facilities in central Rolleston.

The exchange of part of the reserve (shown in map) provides extra land which can be used to create a town centre for Rolleston, accommodating new shops, businesses, places to eat, a new library and town square, and space for people to relax.

The remaining part of the reserve would be developed into an exciting urban park with a range of features that may include a playground, youth park and other elements such as a community pavilion and water feature. Having the park close to shops, the library and town square will attract people to use the park as a community space for relaxation and gathering. The playcentre, scout facility, tennis and netball courts will remain at the park. The detailed design of the new park will be subject to a separate community consultation process so residents will have an opportunity to be part of planning the development.

If the reserve exchange is approved, the development of retail and commercial spaces could start from 2018/19 depending on interest from developers and the process to relocate existing sports activities to Foster Park. Development is planned to take place over a number of years. The construction of a new library is planned for 2018/19.

The reserve exchange is a statutory process and needs to be approved by the Minister of Conservation.

What would happen to Foster Park following the reserve exchange?

The proposal would see the reserve status removed from 4.3 hectares of Rolleston Reserve (around half the reserve) and 30.1 hectares of land at Foster Park formally declared as a reserve.

Foster Park will be developed over the next decade to provide a number of sports fields, an indoor courts complex, a major playground, walkways and cycleways and additional parking. Over time many of the sports activities now taking place at Rolleston Reserve will shift to Foster Park.

Find out more and make a submission

Further details of the exchange and a submission/objection form are available on the Council's website www.selwyn.govt.nz/haveyoursay or copies can be obtained at any of the Council's service centres.

A drop-in session on the proposal will be held on Tuesday 19 July 2016 between 6-8.30pm at Council's Headquarters, Rolleston.

Objections/submissions on the proposal can be made until 5pm on Friday 29 July 2016. They can be made online at www.selwyn.govt.nz/haveyoursay, emailed to mark.nykers@selwyn.govt.nz subject: Rolleston Reserve Exchange, or posted to: Rolleston Reserve Exchange, c/o Asset Manager Open Space & Property, Selwyn District Council, PO Box 90, Rolleston 7643.



Artist's impression of the north-east corner of Rolleston Reserve, indicating how the reserve might look once redeveloped. The site could host a range of shops, cafes, community facilities, town square and play areas.



A view from Tanniyon Street into Rolleston Reserve, as imagined in this artist's impression. The library is to the left, with walkways opening up to green spaces and community gathering areas.

Appendix 11 – LTP Budgets for Rolleston Reserves and Community Facilities

Rolleston Reserves & Community Facilities Projects (Extract from 2015-25 Long Term Plan)									
Detail	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Foster Park									
Recreation Precinct Develop	750,000	161,061	22,055	47,612	204,134	24,029	52,697	127,960	19,866
Sports Hub Building	2,324,000	0	0	0	0	0	0	0	0
Sports Field Development	375,980	0	0	0	933,184	0	0	383,880	0
Sports Field Lighting & Power	0	0	0	11,336	291,620	0	12,399	191,940	0
Play Facilities	523,775	0	0	170,042	0	0	0	0	0
Car Park & Roadways	741,171	0	0	0	221,398	0	0	59,885	1,448,353
Paths & Tracks	30,000	107,374	0	61,385	152,926	0	0	72,937	90,588
Park Furniture	40,000	0	0	0	28,579	0	2,976	23,865	0
Fencing	28,808	0	0	9,636	86,611	15,980	0	0	60,458
Water Race Realignment	0	195,958	0	0	0	0	0	0	0
Foster Homestead Devt	0	0	0	69,377	326,614	0	0	0	0
Dog Park Extension	0	0	0	170,042	0	0	0	0	0
Events Hub Building	0	0	0	0	116,648	1,201,470	0	0	0
Cricket nets	32,000	0	0	0	0	0	0	0	0
multi use artifical surface	350,000	0	0	0	0	0	0	0	0
Total	5,195,734	464,393	22,055	539,430	2,361,714	1,241,479	68,072	860,467	1,619,265
Brookside Park									
Brookside Park Carpark	0	0	99,246	0	0	0	0	0	0
Brookside - Club Facility	15,713	161,061	0	0	0	0	0	0	0
Brookside - Field/Facilitie	104,755	53,687	0	0	0	0	0	0	0
Brookside - Lighting Upgrade	0	375,809	0	0	0	0	0	0	0
Brookside - Park Furnitiure	0	0	28,230	0	0	0	0	0	0
Brookside - Paths	0	0	31,428	0	0	0	0	0	0
Total	120,468	590,557	158,904	0	0	0	0	0	0
Rolleston Reserve									
Rolleston Reserve Redevt.	182,594	992,136	1,834,722	1,061,059	0	0	0	0	0
Resurface Tennis Courts	73,329	0	0	0	0	0	0	0	0
Develop Tennis/Netball Toilets	75,000	0	0	0	0	0	0	0	0
Rolleston Town Square Devt.	184,500	1,215,369	1,657,344	0	0	0	0	0	0
Total	515,423	2,207,505	3,492,066	1,061,059	0	0	0	0	0
Rolleston Indoor Recreation Facility									
Health & Fitness Centre	0	0	165,410	1,004,378	0	0	0	0	0
Indoor Court Facility	0	0	1,654,095	5,668,050	0	0	0	0	0
Total	0	0	1,819,505	6,672,428	0	0	0	0	0
Rolleston Library									
Rolleston Library Design /p	977,412	474,137	134,328	0	0	0	0	0	0
Rolleston Library Construct	0	9,160,076	4,578,206	0	0	0	0	0	0
Rolleston Library Fitout	0	0	1,995,225	0	0	0	0	0	0
Total	977,412	9,634,213	6,707,759	0	0	0	0	0	0

Appendix 12 – List of Submitters on the Exchange Proposal

Submission Number	Name	Address	Address	To be heard in support of submission
1	Lauree Welford	5 Kingsley Pl	Rolleston	No
2	Dekui Jia	14 Peel Close	Rolleston	Yes
3	Linda Kendall	18 Markham Way	Rolleston	No
4	James Kendall	18 Markham Way	Rolleston	No
5	Davina & Bryan McQueen	7 Wilbur Close	Rolleston	No
6	Robyn Carruthers	13 John St	Rolleston	No
7	Kissandra Hickling	33 Shelley St	Rolleston	No
8	Denise Nicholls	9 Moore St	Rolleston	No
9	Craig Faass	5c Moore St	Rolleston	No
10	Nico Van der Zwet	6 Cressida Cl	Rolleston	No
11	Stuart Campbell	4 Markham Way	Rolleston	No
12	John Toone	38A George St	Rolleston	No
13	Heather Toone	38A George St	Rolleston	No
14	Mark Williams	20 Oak Tree Lane	Rolleston	No
15	Carolyn Gibbs	57 Othello Dr	Rolleston	No
16	Helen Blower	1133 Goulds Rd	Rolleston	No
17	Angela Harmon	21 Liddington Dr	Rolleston	No
18	Nigel Flynn	11 Broad St	Southbridge	No
19	Jared Wilson	19 Seymour Dr	Rolleston	No
20	Craig Frampton	422 Two Chain Rd	Burnham	No
21	Michael Smith	159 Grange Rd	Burnham	No
22	Steve McKenzie	6 Mulholland Dr	Darfield	No
23	Sean Nolan	16 Annad Ave	Lower Selwyn Huts	No
24	Colin Hewson	39 Pensacola Cr	Broomfield, Chch	No
25	Janette Challis	57 Tennyson St	Rolleston	No
26	Neill Challis	57 Tennyson St	Rolleston	No
27	Murray White	33 Othello Dr	Rolleston	No
28	Neville Hunter	20 Wilbur Cl	Rolleston	No
29	Jacinta Gunton	58 Liddington Dr	Rolleston	No
30	Mary Tompkinson	36 Moore St	Rolleston	No
31	Jonathon Scott	44 Othello Dr	Rolleston	No
32	James Walker	16 Michelangelo Dr	Rolleston	No
33	Nelson Kennedy	19 Stonebrook Dr	Rolleston	No
34	Leighton & Stephanie Crocker	53 Tennyson St	Rolleston	Yes
35	Rachel Hobson	43 Tennyson St	Rolleston	No
36	Michael Proud	3 Wordsworth St	Rolleston	No
37	Erin Wright	661 Maddisons Rd	Weedons	No
38	Nadra Gosling-Beedles	7 Byron St	Rolleston	No
39	Jacqui Newell	2 Michelangelo Dr	Rolleston	Yes
40	Nicole Reid	85D Lowes Rd	Rolleston	Yes
41	Janet & Norman Jordan	69 Moore St	Rolleston	No

Submission Number	Name	Address	Address	To be heard in support of submission
42	D Yates	96 Tennyson St	Rolleston	No
43	Dianne Rooney	149 Rolleston Dr	Rolleston	No
44	Susan Chaney	47 Armack Dr	Rolleston	Yes
45	Jason Hardy	2 Landor Common	Rolleston	No
46	Jennifer Hardy	2 Landor Common	Rolleston	No
47	Mary Sim	84 Othello Dr	Rolleston	No
48	Maureen Dobbin	7 Markham Way	Rolleston	No
49	Leanne Brown	61 Hoskyns Rd	Rolleston	No
50	Rolleston School Board Of Trustees	11 Tennyson St	Rolleston	No
51	Jevishree Deb-Choudhury	253 Lowes Rd	Rolleston	No
52	Sandy Williams	3 Verona Court	Rolleston	No
53	Leah Munro	7 Landor Common	Rolleston	No
54	Joanne Clark	26 Delamere Way	Rolleston	No
55	Adrian Benjamin	19 Moore St	Rolleston	No
56	Jennifer Benjamin	19 Moore St	Rolleston	No
57	Melissa Cull	14 Delamere Way	Rolleston	No
58	Maree Ford	75 Brookside Rd	Rolleston	No
59	Grant Thomson	178 Walkers Rd	Rolleston	No