

# 5. core elements

The proposed development involves the following core elements:

- Creation of Three Sports Hubs
- Facilities for Sport and Recreation
- Strong Access and Connections
- Maximising Opportunities for Passive Recreation
- Low Impact Design
- An Improved Aesthetic
- A Place in History
- Subdivisions on boundaries of Park

## Creation of Three Sports Hubs

- Developing two interrelated 'sports hubs' at northern end of FRP and a dual purpose 'passive recreation and event hub' centrally located in the established tree area based on the Foster home and garden, each of which has good access by vehicle, by cycle and by foot. The hubs will be linked by a network of pedestrian and cycle paths. Parking will reflect the nature of anticipated visitor flows at each hub.

## Facilities for Sport and Recreation

- Providing governance and infrastructure based on partnership and shared use of facilities (the 'sports partnership' concept broadened to include other community organisations);
- FRP as a major recreation destination by incorporating facilities that promote and enhance the use of the park by the wider community including people with disabilities
- (e.g. playgrounds, café, walking and cycle tracks, interpretation).
- Developing and managing facilities that meet the needs of users;

## Strong Access and Connections

- Developing strong connections from other parts of Rolleston, especially the Town Centre to access Foster Recreation Park on all of its boundaries and providing access through the park;
- Creating a well designed, hierarchical and safe network of walking tracks, shared walkways and cycleways throughout the park that are well signposted;
- Providing cycleways within the Park, is an important option for safe off-road cycling for family recreation, especially with children learning to ride.
- Developing car parking that functions effectively in times of both peak and low use;
- Making Broadlands Drive safer for park users by calming traffic and providing well defined pedestrian crossing points;
- Accommodating and encouraging cycle use through provision of bike stands and secure short term cycle storage
- Providing a start and finish point for multi-sport events at the sports hub, reaching out into the community and looping back into the park

## A Place in History

- Ensuring that the historic, social and open space values of the area are appropriately recognised;

## Low Impact Design

- Integrating low impact environmental design measures throughout the park;
- Recognising the value of existing watercourse by realigning and restoring it to improve its ecological functioning and creating a more 'natural' appearance;

## An Improved Aesthetic

- Adopting a range of robust, well designed and easily maintained park furniture (e.g. seats, signs, bollards, fences and barriers, cycle stands, drinking fountains, etc);
- Engaging suitably qualified and experienced designers for all buildings and facilities;
- Developing a tree planting framework for the park through a vegetation planting and management strategy.
- A design manual will be developed to guide development decisions into the future.

## Subdivisions on boundaries of Park

- Configuring the layout and design of eastern sub-division so there are mutual benefits for residents and park users;
- Creating good physical and visual linkages between the surrounding sub-divisions and the park;
- Recognising the increase in saleable value of allotments immediately adjoining the eastern boundary through good urban design.

## Maximising Opportunities for Passive Recreation

- Catering for a range of users other than organised sports codes through provision of recreation facilities for casual / informal users (e.g. play, tennis, 3 on 3 basketball, shooting hoops, etc);
- Provision of high quality sheltered Picnic and BBQ areas;
- Provision for runners, walkers, cyclists, dog exercise, and children's play through development of suitable areas and facilities;
- Ensuring the design of all areas and facilities adhere to CPTED principles (Crime Prevention through Environmental Design)

## 6. context

### Planning Context

Selwyn District is currently the fastest growing district in New Zealand and Rolleston is one of the key growth towns that have transitioned from a small rural town to a populous Township with a more urban character. Currently Rolleston has a population of around 8,000 and this is expected to more than double over the next two decades. There is presently significant growth pressure on Rolleston as a result of the earthquakes effects on population displacement from Christchurch. These changes are placing 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.

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. In the mid-2000s Council recognised the need to plan for further establishment of a major 'hub' park to consolidate sports and recreation activities to a large area to service community needs.

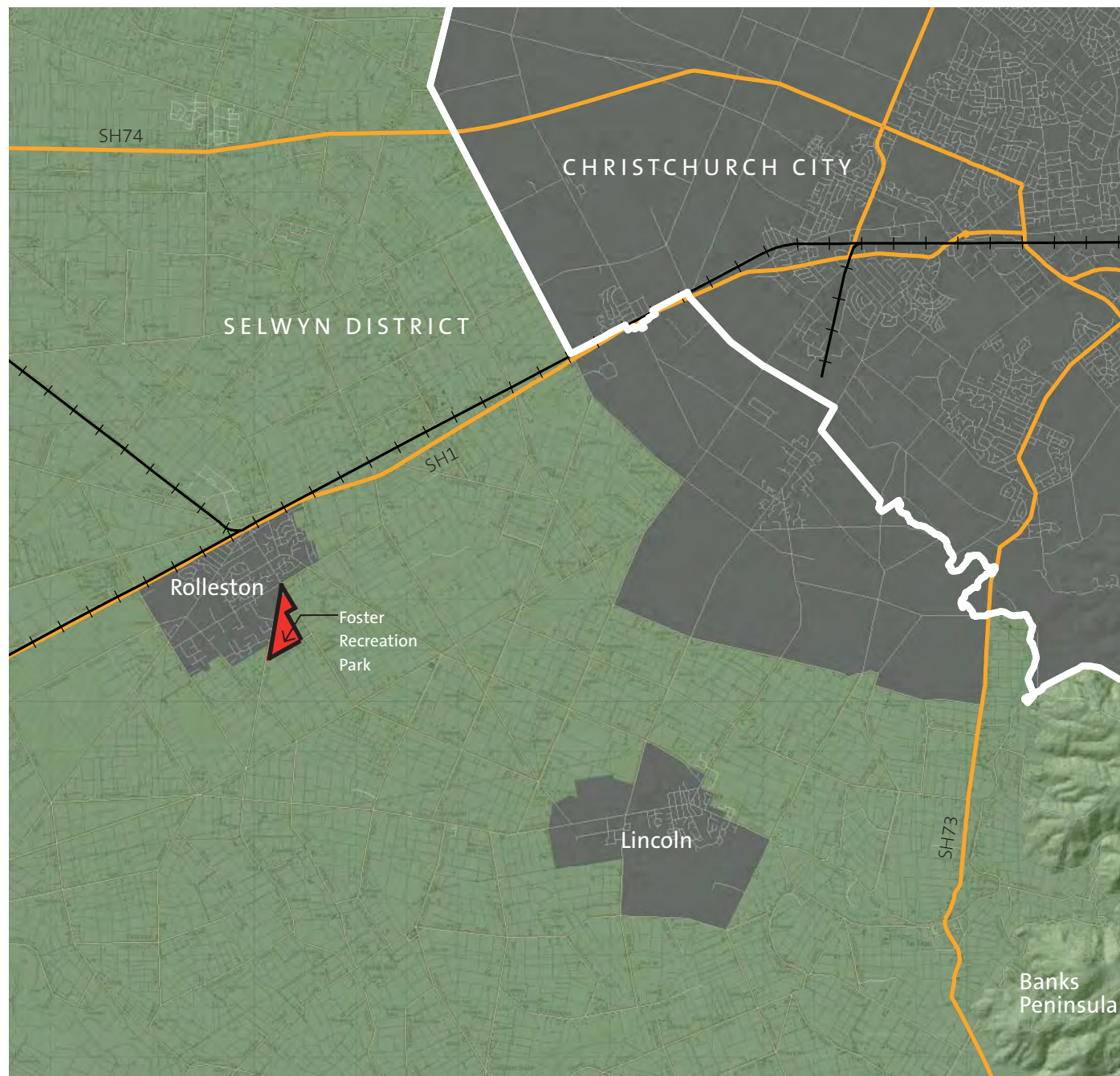
The Rolleston Structure Plan (RSP) was developed in 2009 in response to Rolleston's accelerated and sustained growth (as indicated in the Greater Christchurch Urban Development Strategy). The RSP provides guidance for a planned and sustainable growth model to meet community aspirations for the future. The "hub park" concept from the Rolleston Sport Field Allocation Plan was incorporated into the RSP 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', with a total area of 42 ha. 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.

The additional land (33 ha) to comprise the full area of Foster Recreation Park was purchased in 2010. The first stage of development for the precinct has included the construction of the Selwyn Aquatic Centre which has recently been completed.

A Notice of Requirement to designate the site for recreation purposes was approved by Council in 2011. This provided the planning framework for Council to continue with the staged development of the site.

In order to provide guidance and direction for the planning and development of recreation precinct a steering group has been established which is comprised of local community representatives and staff advisers.

Recently, the Canterbury Earthquake Recovery Authority (CERA) released the Draft Land Use Recovery Plan (LURP). The Draft LURP "looks at the impacts of the earthquakes on residential and business land use, and provides a pathway for the transition from rebuild to longer term planning" in Canterbury. In this document, proposed changes to the Selwyn District Plan are outlined including many within Rolleston. 13 outline development areas for Rolleston are located as part of Action 18 of the Draft LURP (Refer to plan on Page 12).



Location Map - Satellite Towns of Christchurch

## Foster Recreation Park Draft Master Plan

Project : C12088

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## Site Context

Foster Recreation Park is located to the south of Rolleston Town Centre and is comprised of two large triangles or wedges of Rural land totalling 42 Hectares. The northern tip of Foster Recreation Park is a short walking distance from Rolleston Town centre.

The northern triangle of land (12 Hectares) is bounded by Goulds Road to the west, Springston - Rolleston Road to the east and Broadlands Drive to the south. Currently, Fosters Dog Park is located to the very north of the site in 2 Hectares. The Dog Park is largely grassed with some mature specimen trees scattered mainly to the west of the site. Water races are presently situated along the eastern side of both Goulds Road, and Springston - Rolleston Road. The water race has been directed through the Dog Park at the North of the site. To the south-west corner of the northern triangle, the Aquatic Centre and carpark recently been constructed and opened to the public (24 June 2013).

To the east of the Aquatic Centre, plans for a Secondary School are currently being developed. About 200m to the west of the Aquatic Centre, across the Goulds Road/Broadlands Drive roundabout, is located Clearview Primary School. These two schools are potential high users of the wider Foster Recreation Park into the future.



Original Proposal 2011 - Notice of Requirement Rolleston Recreation Reserve

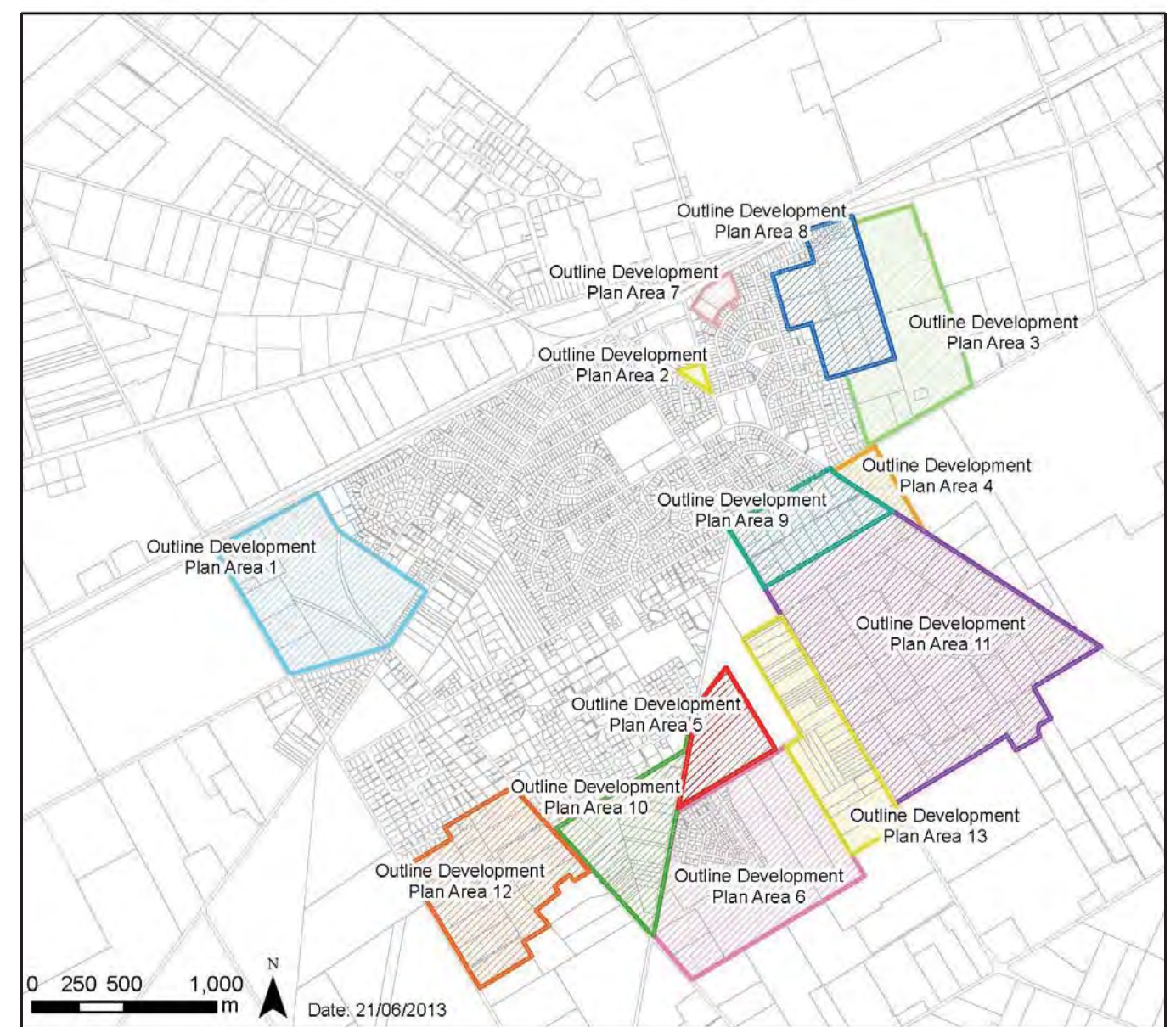
# Foster Recreation Park

Project : C12088

File ref: U:\2012\C12088\_PMI\_Rolleston\_Rec\_Masterplan\_analysis\Graphics\C12088\_001\_masterplan\_report\_FRP\C12088\_001\_masterplan\_report\_FRP\_DRAFT\_ISSUED.indd5

The southern wedge of land (30 Hectares) is bounded by Goulds Road to the west, Dynes Road to the south, Broadland Drive to the north and a future Park Lane yet to be built to the west of existing lifestyle blocks or small farmlets. The character of the site is presently rural, however subdivisions such as Faringdon to the south of the site, Sheralea and Goulds Green subdivisions to the west of the site, and Helpet Park subdivision to the east are quickly changing the surrounding character to residential. Many mature existing trees (mainly Eucalyptus) are present around the exterior of the site, especially along the Goulds Road boundary.

Much of the site is presently open grassland (former working farmland). However, a feature of the site is the area around the Foster Farm Homestead. Many mature deciduous and evergreen specimen trees grace open grassed areas. A waterway weaves through this section of the site, and passes an attractive wetland pond. The Homestead is a modern brick building with a shingle driveway and ample shelter.



Site Context - Draft Land Use Recovery Plan appendix 6 image - Rolleston Outline Development Plan Areas (2013)



Parks Context

Presently organised sports are carried out at the following Council Reserves within Rolleston or in close proximity:

- Brookside Park- the current venue for football and cricket.
- Rolleston Reserve - the current venue for rugby, touch, tennis, softball and netball, as well as many other passive recreation activities.
- Weedons Reserve - the current venue for premier cricket, tennis and golf.

All of these reserves are experiencing severe pressure on finite capacity from increasing demand driven by population growth.



Current use of Sports Parks within the Rolleston Area

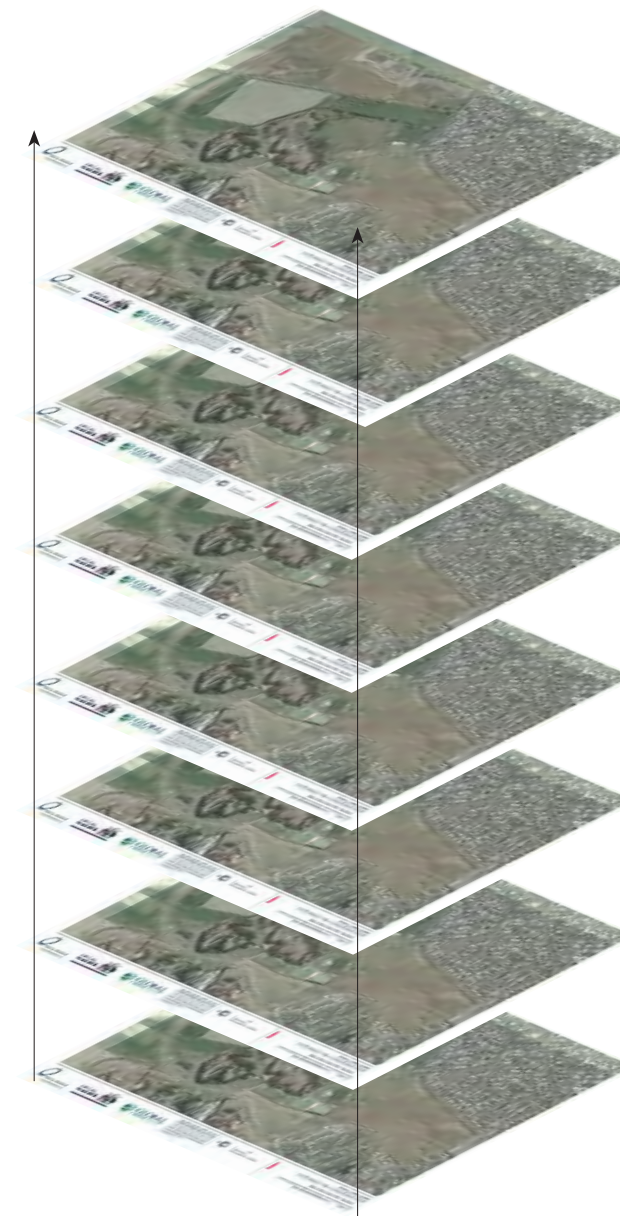




View of site looking North to the Aquatic Centre (background)

## 7. site analysis

An understanding of the existing environment, site constraints and opportunities is a starting point for formulating a master plan. The aspects that were assessed and taken into account were:



Zoning and land ownership

Topography

Roads and infrastructure

Buildings and structures

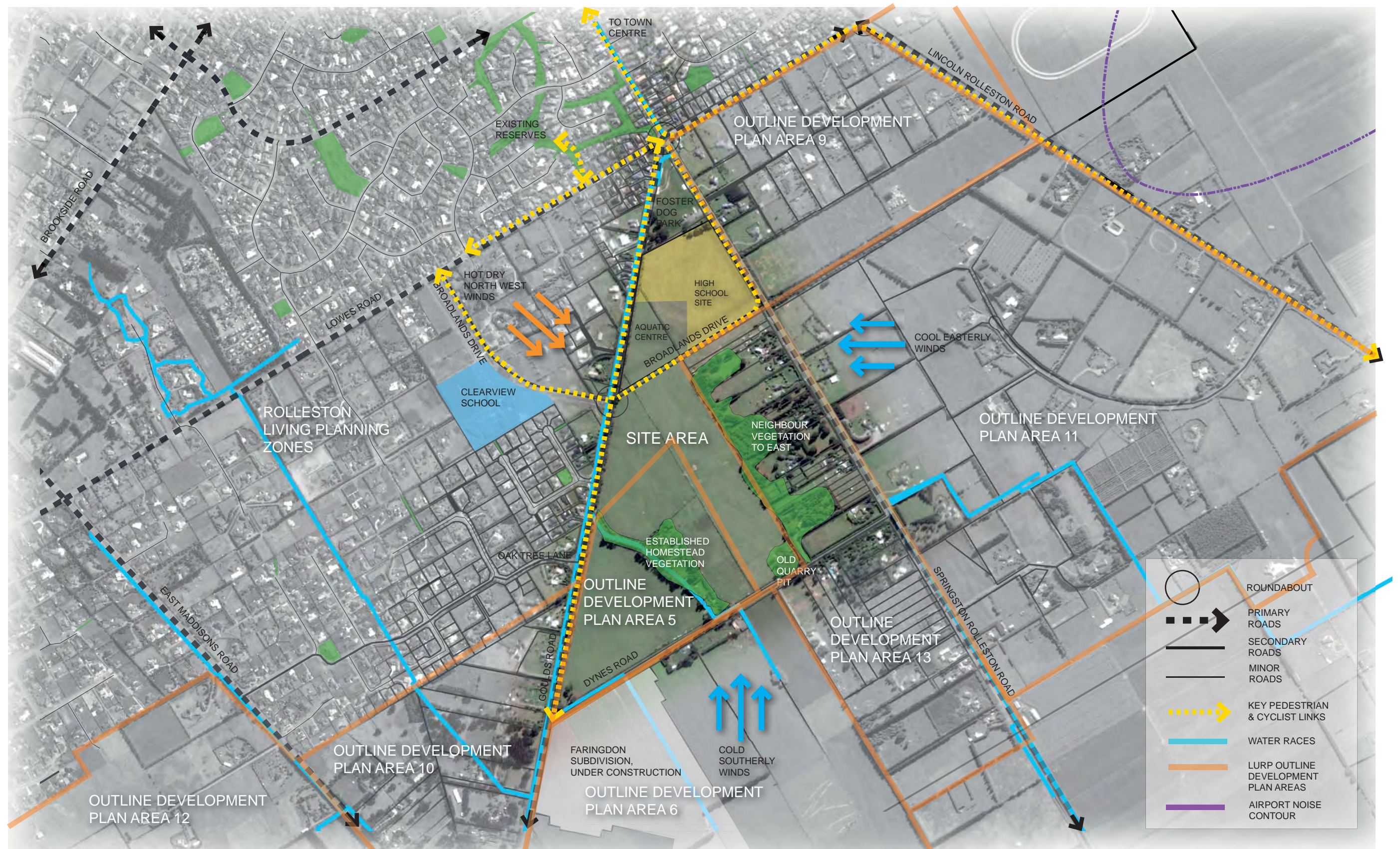
Waterways and drainage

Site features

Winds and shelter

Vegetation patterns and composition





Site Analysis of the Proposed Foster Recreation Park Site and its context

## Foster Recreation Park Draft Master Plan

Project : C12088 Scale: 1:6000 @ A3

File ref: U:\2012\C12088\_PMI\_Rolleston\_Rec\_Masterplan\_analysis\Graphics\C12088\_001\_masterplan\_report\_FRP\C12088\_001\_masterplan\_report\_FRP\_DRAFT\_ISSUED.indd5



## 8. opportunities and constraints

Foster Recreation Park has a variety of opportunities and constraints that need to be considered carefully to ensure that the future use of the Park fulfils it's potential. The large expanse of land quite close to the town centre of Rolleston has the potential to be one of Selwyn District's major assets in the years ahead

The size of the park, its geographic location, dry climate, topography, waterways, existing trees and other site features provide Foster Recreation Park with many advantages and opportunities. The master plan has sought to further capitalise on and enhance these as opportunities.

### Opportunities:

#### Geographic Location

FRP is located in a part of Rolleston that is currently predominantly rural. However, there are existing and also expanding residential neighbourhoods, with the top of the Park very close to the town centre. FRP is well located in the town's roading hierarchy and network, and has capacity to accommodate additional traffic volumes. This is important given the expansion planned for the park and the significant increase in use that is envisaged.

#### Several Access Points

Having several existing vehicular access points and plans for others to be developed within the roading network is a distinct advantage. This has been one of the key factors in developing the concept of the three sports hubs. Multiple access points also provide opportunities to disperse traffic and car parking around the large site.

#### Diversity of Spaces

FRP offers a diversity of environments and spaces, which is generally not found in sports parks. Not only are there very big open areas able to cater for large number of sport fields and of users at any one time and at a variety of levels, but there are sheltered semi-enclosed spaces that can cater for other types of uses without compromising the main focus of FRP.

#### Existing Trees

Currently there are many high quality specimen trees around the FRP, especially near the Foster Homestead. There are also many shelterbelt rows of trees (mainly Gum trees) along the exterior of the site such as along Goulds Road. The master plan strengthens and extends the existing tree framework, and provides a grid of trees around distinct spaces around the Park. In time this will create a distinctive, multi-functional tree framework (i.e. shelter, shade, spatial definition, enclosure).

#### Foster Homestead and Surrounds

Fosters Homestead along with the surrounding specimen trees and large sheltered grassed areas are an asset to the Park. The Homestead could be used in the future as a cafe or small function venue, and the outdoor areas have excellent potential as picnic zones and informal play areas for children.

#### Water Races and Wetland

The water races along Goulds Road have the potential to be ecologically enhanced and formed into attractive features within the Park. Once recontoured and banks planted in places, the waterways could be used by local schools and visitors as educational features. The wetland pond near the Foster Homestead is another feature that could become appreciated by visitors to Foster Park and Homestead.

#### Old Timber Homestead

The old timber building between the Foster Homestead and Dynes Road has potential to be restored as a heritage project. Further investigation is required to determine if the old timber homestead can be restored. There are many potential community uses for the building such as a Mens Shed should it be restored, however the greatest asset may be the preservation of a historical building with a rich character on the site.



Existing Gum Trees and shingle pits.



Foster Homestead lawn and surrounding mature trees.



# Constraints:

The site does have constraints and these have been addressed in the context of the master plan but some aspects will require further investigation at the detailed design stages.

## Climate

Most areas of Canterbury are subject to strong wind conditions at different times of the year, and Rolleston is not exempt. Protection from the Easterly, Nor-West and Southerly winds will need to be considered carefully in the various sections of the Park.

The Rolleston area receives relatively low rainfall per year, especially during summer. This fact, added to the very free draining soils found on site, means that irrigation will need to be considered for sportsfields, planting and trees. Stormwater harvesting techniques should also be considered.

## Gum Trees

Gum trees provide shelter and shade, however many of these will need to be progressively removed as mature gum trees drop a lot of debris, and will not be required once proposed trees have grown and established.



Aquatic Centre recently opened.



View inside Aquatic Centre.



Foster Dog Park with Aquatic Centre in background.



Water Race along Goulds Road.



Gums extending along Goulds Road, looking southwards.