

Rolleston Town Centre Masterplan

Draft for Consultation September 2013

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Acknowledgements

Selwyn District Council

Cameron Wood – Project Manager (Selwyn District Council)

Rolleston Town Centre Steering Committee

Elected Members

Environment Services, Assets, Community Services and Corporate Departments.

Consultants

Jane Rennie, Mark Brown, Tim Church, Gary White, Alistair Marshall, Sally Bishop, Boffa Miskell

Tim Heath, Property Economics

Andy Carr, Dave Smith, Abley Transportation

Lisa Williams, Novo Group

Nicki Moen, Library Consultant

Figures and Photos by Boffa Miskell

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Executive Summary

This Draft Masterplan presents a future vision for Rolleston Town Centre.

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

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

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



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

Based on this feedback the vision for the centre is:

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

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

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

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

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

To ensure the Council is on the right track with the draft Masterplan, consultation is now underway. Once public submissions have been received they will be considered and discussed and the draft Masterplan amended and finalised by the Council. This will then enable the implementation of the Masterplan to begin.



Figure 1: Town Centre Masterplan

1.0 Introduction

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

Rolleston is booming! Over the next 20 years it is expected that Rolleston will grow from around 8,000 people to between 18,000-22,000 people!

In order to plan for this growth and guide future initiatives, the Council developed the Rolleston Structure Plan (adopted in September 2009). As part of this a series of options to improve the existing town centre were developed. A preferred town centre location was outlined and a master planning exercise was recommended.

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

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

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

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

The draft Town Centre Masterplan provides direction for the transformation of the centre over time. It is one of a number of documents that will deliver the vision for Rolleston in the coming years (i.e. the Rolleston Structure Plan, the Foster Recreation Park Masterplan, District Plan, Izone Southern Business Park).

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

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

- Action 22 - This focuses on investigating solutions to barriers in implementing the Masterplan. If barriers have been identified the Selwyn District Council (SDC) can make a request to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to overcome these barriers
- Action 26 - This allows for the potential fast tracking process to be used for the implementation of the Masterplan into the Selwyn District Plan.

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

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

Area of Master Plan

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



Figure 2: Town Centre Masterplan Study Area

Masterplan Assumptions

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

1. **Population Growth** – Over the next 20 years it is expected that Rolleston will grow from around 8,000 people to between 18,000-22,000 people.
2. **Foster Recreation Park** – Sport, recreation and physical activity that is currently located at Rolleston Reserve is to move to Brookside Park and/or Foster Recreation Park over time. However, the existing netball and tennis courts and some of the green space are to remain within the Reserve. The staging proposed in the Town Centre Masterplan is aligned with the Foster Recreation Park Masterplan and the timing in which activities will move from the Reserve to other locations.
3. **Transport** – As part of the Christchurch Southern Motorway Stage 2 project a motorway interchange is intended at Weedons Ross Road to the north of Rolleston. This is intended to result in greater use of Levi Road and Masefield Drive as a key route into the town centre and surrounding residential areas. Equally the interchange will also provide access to the west to Rolleston's industrial areas using Jones Rd and Hoskyns Road.

In time other changes are expected to the State Highway road network in the Rolleston area, including a rationalisation of the current entry/exit points to the township along the highway. In brief these are:
 - a. Replacement of the existing traffic signals with a road bridge over the highway and the railway line to link Rolleston Drive with Hoskyns Road and Jones Road, which will then link to the motorway interchange at Weedons Ross Road.
 - b. Limited access arrangements at the junctions of Tennyson Street and Brookside Road and State Highway 1, comprising left in/left out movements only and a slip lane from the highway into Tennyson Street.
These and any other supporting works relating to the state highway are subject to confirmation with the NZ Transport Agency as to timing and funding.
4. **Library/Community/Technology Centre Development** – While at this stage a new Rolleston library is not in the SDC's Long Term Plan until 2021/22, early consideration of the issues and options relating to Rolleston's future library is required because the Foster Recreation Park and Town Centre master planning processes are underway. At this stage, an integrated community complex incorporating a library would require an approximately 4,500sqm building.
5. **Commercial Sector Growth** – Rolleston will account for the vast majority of the commercial growth within the District (around 65-75% of the sector growth). This equates to approximately 24,000sqm of floorspace (Property Economics, SD Commercial Centre Assessment, December 2012).
6. **Retail Growth** – Based on existing retail floorspace and assumptions around the ongoing retail spend outside the District, the town centre requires an additional land provision for retail of approximately 54,000sqm of gross floorspace to cater for the projected population growth in Rolleston (Property Economics, SD Commercial Centre Assessment, December 2012).
7. **Existing Community Centre and Youth Park** - In the short to medium term (5-15 years) both the existing Community Centre and Youth Park are to be retained in their current locations. The Community Centre will become available for a range of community uses and the Youth Park will be re-provided in the refocused Reserve.
8. **Implementation Costs** - Estimated costs are shown in Section 7 of the Masterplan as a high level indication of the scale of funding that may be required to implement the Masterplan. No funding has yet been approved and decisions on whether projects can proceed will be made through the Council's Annual and Long Term Planning processes.

The Process

Community and key stakeholder consultation was undertaken in September 2012 with 4,400 households receiving a consultation brochure. This provided the opportunity to share thoughts and ideas. Two public drop-in events were held in Rolleston in September 2012 and over 150 people attended. In addition a series of technical reports were commissioned by the Council. This draft Masterplan is the culmination of these ideas.

As part of the development of the draft Masterplan a series of options were explored.

Your thoughts on the draft Masterplan are vital and we welcome your feedback.

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

August /
September 2012

Background analysis

September
2012

Public and
stakeholder
consultation

October 2012 /
August 2013

Background analysis and
development of draft
Town Centre Masterplan

September 2013

Consultation on the draft
Town Centre Masterplan

Late
2013

Revision to draft
Masterplan and
hearings

February
2014

Prepare final
Masterplan

March
2014

Masterplan
to Council for
adoption

