

Rolleston Town Centre Masterplan

Draft for Consultation September 2013

4.0 Vision and Masterplan

Vision

The town centre vision builds on the Rolleston Structure Plan vision, which states that:

Rolleston's town centre is a thriving and vibrant social hub. Visitors are attracted from throughout the district to the variety of shops, entertainment and community facilities on offer. The various festivals and weekly market are events that gather the community together in the town square on a regular basis. Many combine a visit to the town centre with their trip to see the new exhibition at the art gallery, their kids competing at the nearby Recreation Precinct or following a long walk, bike or horse ride around the town's green belt.

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
- Family and child-friendly
- Include quality built form
- Progress sustainability
- Value open space
- Economically competitive.



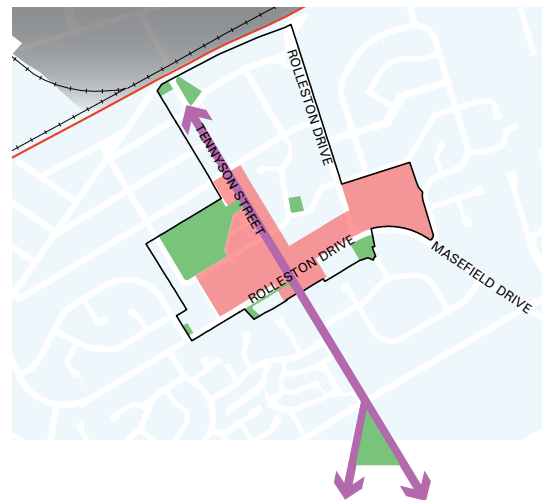
Masterplan – Key Concepts

Key 'moves' or concepts proposed include:

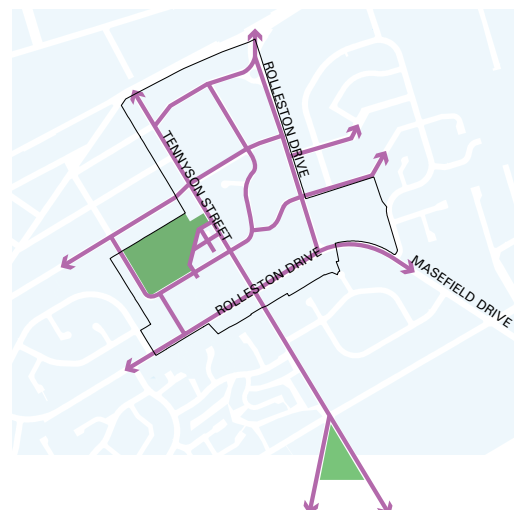
- **'High Street' retail** – Development of a two retail sided street environment along Tennyson Street.



- **Tennyson Street 'spine'** – This key route would link the new 'High Street' and the Foster Recreation Park.



- **Smaller street blocks** – Develop a varied, diverse and pedestrian-friendly town centre by introducing new streets that reduce the size of street blocks and improve connectivity around the town centre and with surrounding townships. This will also unlock the potential for a range of commercial development opportunities.



- **New multi-purpose library, community and technology centre**—Integration of key public facilities is proposed at the heart of the new 'High Street' quarter as an anchor and landmark development.



- **New town square** – A new urban town square is proposed at the heart of the centre as part of the library hub and retail core to provide a meeting place for locals and visitors and for holding events.



- **Enhanced Rolleston Reserve** – Integration of the Reserve into the town centre as a high amenity park adjacent to the new 'High Street'. Introduce buildings within and around public spaces, which are designed to activate edges and maximise passive surveillance.



4.0 Vision and Masterplan



Masterplan

This image outlines the draft Masterplan concept in 2D and perspective views. These images are indicative and show how the layout and form of the town centre could develop and evolve over a 20 year time scale.

It sets out the broad structure for more detailed development projects and the connections between them.

The following pages explain the key 'layers' or components of the Masterplan



Figure 10: Overall Masterplan perspective for the Town Centre looking north

Masterplan – The Layers

LAND USE

The overall intention is that the town centre will support a mix of uses, including retail, commercial, civic, community, high quality open spaces, pedestrian priority areas and comprehensive high density residential housing. This will be achieved through growth, intensification and diversification.

To achieve this, the town centre needs appropriate land use zoning and to be surrounded by compatible uses, and changes to the District Plan will be necessary.

A concentration and continuity of retail uses is necessary to create a viable commercial area.

The Masterplan seeks to:

- Consolidate existing retail and business activities and extend these areas to accommodate future growth. The core finer grain (small) retail will focus around the Rolleston Drive/Tennyson Street junction, Tennyson Street and the Reserve edge. This will enable a new corridor of pedestrian-orientated retail uses
- Create a new cultural/community and high amenity precinct at the heart of the retail core area (focused around the library, new town square and reserve)
- Further define a civic hub around the school and Council
- Provide mixed use opportunities, including buildings with both retail and commercial, residential above shops and higher density residential at the edge of the centre. Mixed use development can be arranged horizontally, vertically, or as a combination of the two.



Figure 11: Land Use

MOVEMENT AND ACCESS

The Masterplan envisages a legible street hierarchy, building on the existing grid pattern. This includes the extension of a number of existing roads through the town centre. The network of high amenity streets will enhance circulation around the centre and connections to it from the wider township for a range of modes of travel.

Tennyson Street will be a key route linking Izone Southern Business Park, the new 'High Street' and the Foster Recreation Park. Development of a two retail sided street environment is envisaged along Tennyson Street. Rolleston Drive will be a key movement corridor.



Figure 12: Street Hierarchy

Masterplan – The Layers

MOVEMENT AND ACCESS

Walking will be a dominant mode of travel within the town centre and the new street network will support this, along with the integration of green links into the centre. Pedestrian safety and amenity will be enhanced by greater use of shared space, improved intersections, lower speed limits and improvements to the gateways. Development of a quality and connected cycle network (on and off road) throughout the centre and linking to key destinations within the town will support increased cycling opportunities.

Improved connections between the town centre and Izone Southern Business Park will support continued economic growth of Rolleston. Short term footpath improvements will be pursued in the first five years of the Masterplan delivery to assist with improving these connections.

The provision of a pedestrian/cycle connection over State Highway 1 in due course will enable greater integration of these key destinations and improved access to rail facilities.

The service lane for the Pac N Save supermarket redevelopment will be largely screened by new development proposed as part of the Masterplan vision. The service lane will be clearly marked to ensure pedestrian safety is a priority when moving through the car parking area adjoining the store.

Legend













-  Primary Pedestrian & Cycle Routes
-  Secondary Pedestrian & Cycle Routes
-  Non Traffic Routes (Slow Roads & Marked Lanes)
-  Cycle Parking
-  Key Destinations
-  Intersection Improvements
-  Anchor Stores
-  Key Building Entry Points
-  Key Pedestrian Areas
-  Centralised Bus Stops
-  Park & Ride
-  Pedestrian Routes



Figure 13: Pedestrian and Cycle Network

MOVEMENT AND ACCESS

An appropriate level of car parking is required to support town centre activities. Increases in walking, cycling and public transport will help to keep this level manageable. District Plan provisions in relation to car parking are being revised. Centralised car parking building sites will be considered (above commercial developments - refer to Section 5 of this report for more details).

Supporting continued increases in the use of public transport is critical and will be provided by major improvements to the network over time. This will include transitional and long term development of park and ride facilities.

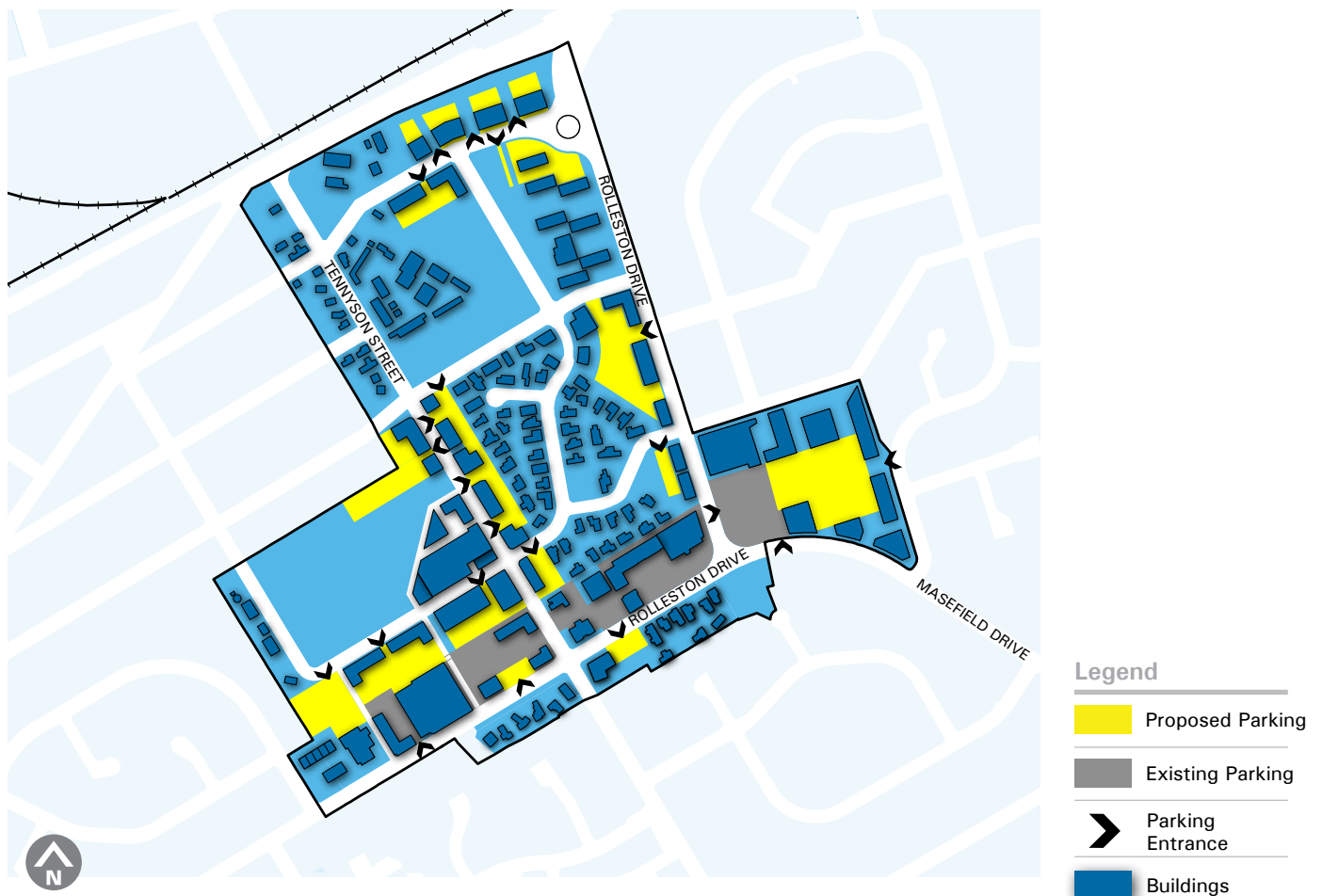


Figure 14: Car Parking Areas

Masterplan – The Layers

BUILT FORM

The Masterplan establishes a town centre built form and overall spatial structure of the centre.

The scale of development envisaged includes buildings of 1, 2, 3 and 4 storeys in height.

Taller buildings are best placed on corners or at the end of vistas where they can be used to highlight important locations. This height range will help to create visual interest and variety of buildings, particularly given the topography of Rolleston. Prominent buildings will act as landmarks and assist people in finding their way around the town centre. This will include introducing vertical elements or architectural features on corner buildings and important buildings such as the Library.

Tall (or large footprint) buildings can be dominant and overpowering. Ways should be considered to break up the building into smaller

modules with changes in height or roof pitch, steps in plan and variations in colours and materials.

The creation of a variety of building forms, design and use will influence the built form and character of the town centre. Carefully designed buildings and spaces will enable integration of key sites and create an attractive place for people to spend time.

The diagram below identifies and differentiates the built-up areas from the public realm and open space. This outlines the development patterns, density of development and scale. It indicates the intensity of development anticipated for the town centre and shows the location of larger buildings in the core retail area and the potential for taller buildings at key gateway locations.

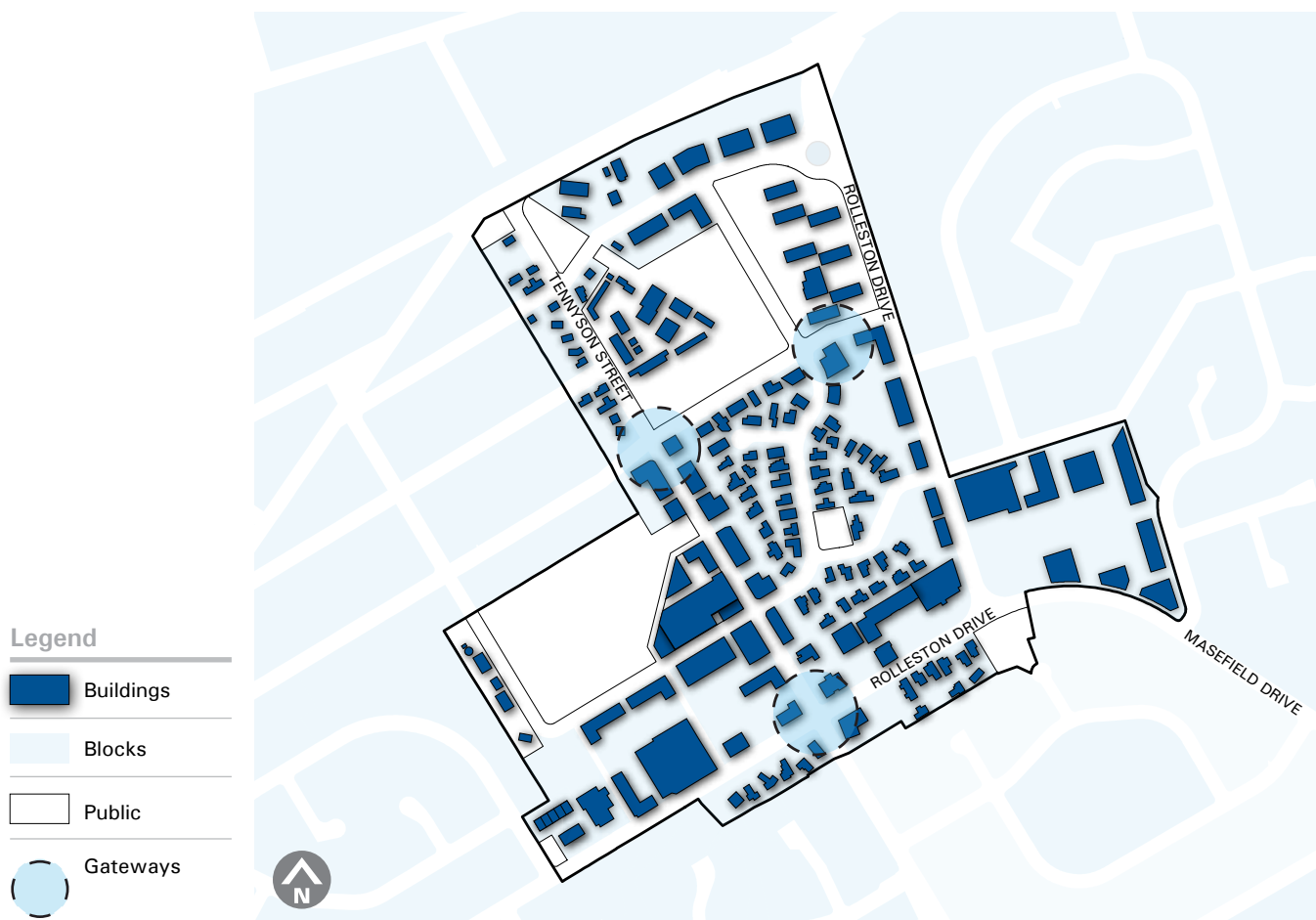


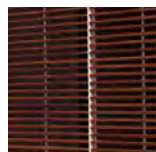
Figure 15: Diagram showing location of buildings and gateway areas where taller buildings could be located

BUILT FORM

The town centre streets and open spaces are generally defined by buildings, built to the boundary of the new blocks. Ground floor uses should directly address the street and accommodate active uses. Articulation and architectural detail should be used to keep areas of blank walls to a minimum and break up any excessive bulk of a building.

The architectural character of the town centre should be vibrant and reflect the location and local landscape characteristics. Both the Council building and the recently completed Aquatic Centre suggest a possible palette of materials that would be appropriate within the town centre.

Building design should embrace opportunities for greater efficiencies in energy consumption, waste and water handling.



Materials to be used in building design should reflect the local context and also be sustainable.

The materials palette should include colour, texture and patterns that reflect the cultural identity of Rolleston.

Locally sourced materials should be used where possible.

The Council has prepared a Commercial Development Design Guide. The purpose of the guide is to illustrate how commercial development can contribute to an attractive, lively and viable town. It shows how shops and other commercial development should fit in with their surroundings and form part of the urban fabric.

The Guide is relevant to commercial development that will occur in Rolleston town centre in the future.



Masterplan - The Layers

GREEN NETWORK

The town centre will comprise a series of green spaces with the focus on the reconfiguration of the existing Reserve and pedestrian and cycle connections with existing greenways and the Foster Recreation Park. The network of green spaces and the town square and laneways will connect residents and workers with amenity and recreational opportunities.

The Reserve will be a town centre destination for locals and visitors and provide a range of passive recreational activities. Landscaped streets and softening the visual impact of car parking areas will add to the green network.

The expansion of the Rolleston Primary School site will create a green focus in the northern quarter of the town centre area.



5.0 Key Projects

OVERVIEW

A key aspect of the Town Centre Masterplan is the focus on several main projects. It is a place-based approach and the subsequent staging of the projects will enable the unlocking of the potential of the town centre.

The implementation of these key projects will need to be carefully considered, be delivered in stages and subject to funding. These matters are discussed in more detail in Chapter 6.

The following diagram highlights the key projects which are discussed in more detail in this Chapter of the Masterplan. In addition to these are a number of privately owned development sites which provide opportunities and these are also discussed in brief.



Figure 17: Key Projects

1

TENNYSON STREET

Tennyson Street will be an important gateway into the town centre and become Rolleston's 'high street'. It is the key route connecting the centre and the Foster Recreation Park.

The focus will be on creating an 'urban street'. This will comprise active retail frontages on both sides, quality footpaths, improved pedestrian crossings, creation of a slow speed traffic environment and space for on-street parking and trees.

The existing water race will be piped along Tennyson Street to enable footpath improvements alongside the school. This will then inform the development of a 'water feature' within the Reserve.

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



- Two sided retail
- Slow speed traffic
- Wide footpaths
- On-street parking
- Street furniture

A mix of shops with distinctive frontages along Tennyson Street will create an interesting shopping street.

Pedestrian crossings provide direct routes through the town centre.

Small spaces provide focal points along the street.

Street trees, paving details and furniture will add to the character of the centre.



TENNYSON STREET



Figure 18: Perspective of Tennyson Street looking northwest towards the new town square and Reserve

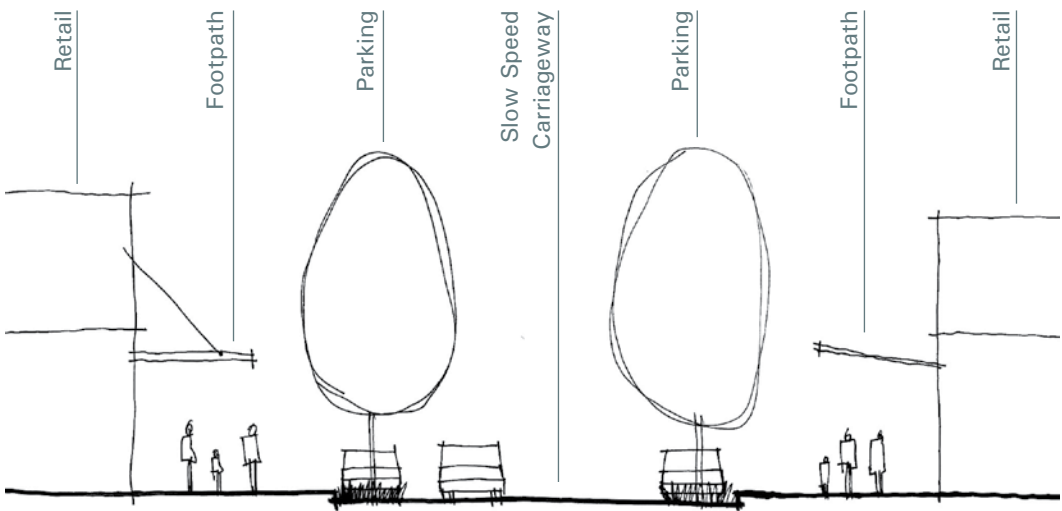


Figure 19: Cross section view of Tennyson Street

2

LIBRARY/COMMUNITY/TECHNOLOGY CENTRE AND TOWN SQUARE

A landmark multi-purpose library, community, technology centre and new town square are identified at the heart of the town centre. This will be a key destination attracting people to the town centre.

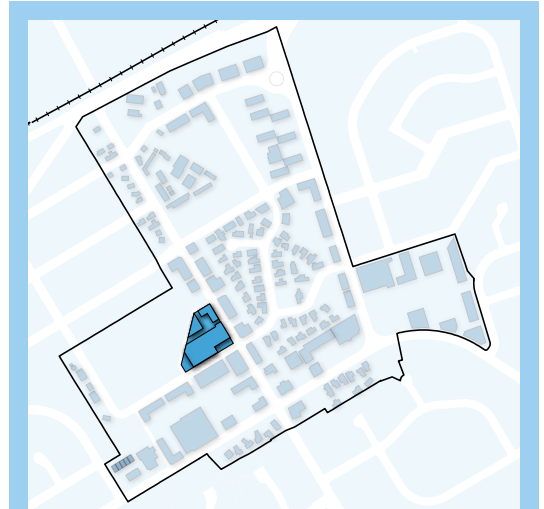
The **Library/community/technology centre** is likely to be around 4,500sqm and provide recreational, social, learning, digital, cultural and business experiences – all located in one modern conveniently located facility.

As a 'multi-partnered' community destination, the fully accessible centre could include:

- Rolleston library
- Entertainment, performance and community event spaces
- Meeting and training facilities and business support services
- Technology experiences
- Community services and information including lounge space
- Commercial ventures such as a movie theatre and a café
- Exhibitions, displays, special promotions and events
- Spaces for older adults to use and areas which appeal to children and youth.

The Library/community/technology centre could be a landmark/gateway building located in the heart of the town centre.

It will be an iconic building with active frontages and uses fronting onto both the adjoining streets and the Reserve.



- Landmark building
- Multi-purpose spaces
- Design to reflect location adjoining Reserve and Tennyson Street
- New town square



LIBRARY/COMMUNITY/TECHNOLOGY CENTRE

Open seven days each week, the community would be able to use this facility for a wide range of activities. It might be to have a coffee and relax in a warm, attractive and lively environment, or it could be to have a go at using new technology, to record some music, listen to a performance, join in a video conference, borrow a book, find information, look at local art, or to learn a new skill. Of appeal to all age groups, the centre would offer family events on the weekends, movies in the evening, activities during the day, and special celebrations throughout the year.

The building will be of architectural quality and something the community can be proud of and are drawn to, which is built to sustainable design principles.

This dynamic and accessible centre will be located by the reserve on Tennyson Street and amongst the shops – affording great opportunity to create a striking facility which will strengthen the town centre and promote all of the good things about living in Selwyn, being part of a vibrant community and enjoying doing things locally.

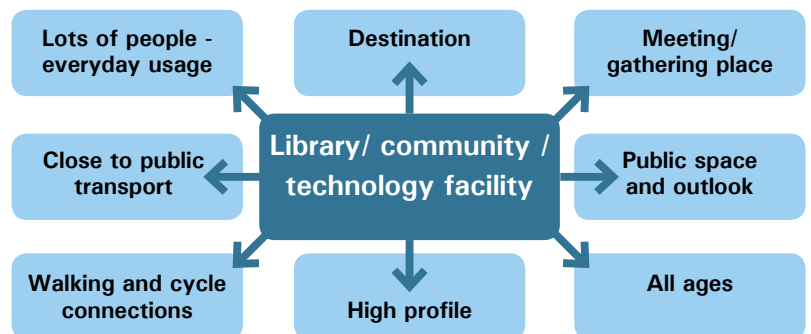


Figure 20: Perspective of Library/community/technology centre and town square looking from Tennyson Street towards the southwest

TOWN SQUARE

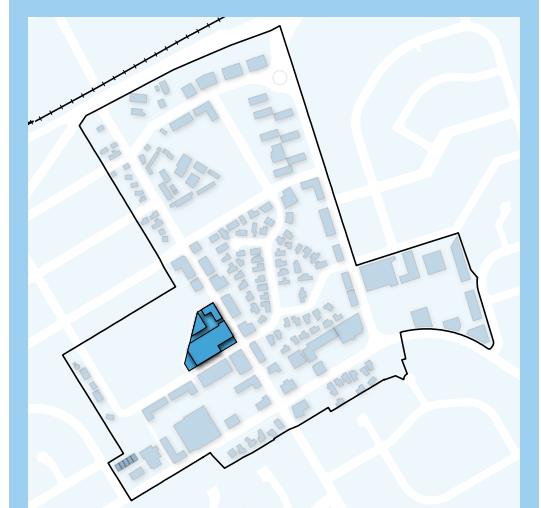
The development of a high quality urban town square is proposed. This will be located at the heart of the town centre and the major retail and community development along Tennyson Street and the Reserve.

The new square would be flanked by active retail frontages and become a major place for meeting and socialising and occasional events. Laneway connections will provide linkages to Tennyson Street, the Reserve, nearby car parking and retail.

The square is anticipated to be around 30 metres by 20 metres in size. The location of the square is well positioned for sun and protection from prevailing winds.

The space will provide opportunities for public art (in conjunction with art along key streets and within the Reserve) that will build on the character of the centre.

It is anticipated that the clock tower will be relocated to the green space adjoining Tennyson Street.



- Small urban space
- Flexible use
- Active edges
- Well positioned for sun and protected from prevailing winds

The new town square should be urban in character and be people orientated.

The town square would be a great place to meet and socialise.

The buildings adjoining the space will have active uses, such as cafés that can 'spill out' into the space.

Pedestrian connections to the space will be provided by way of urban laneways and a wider pedestrian precinct



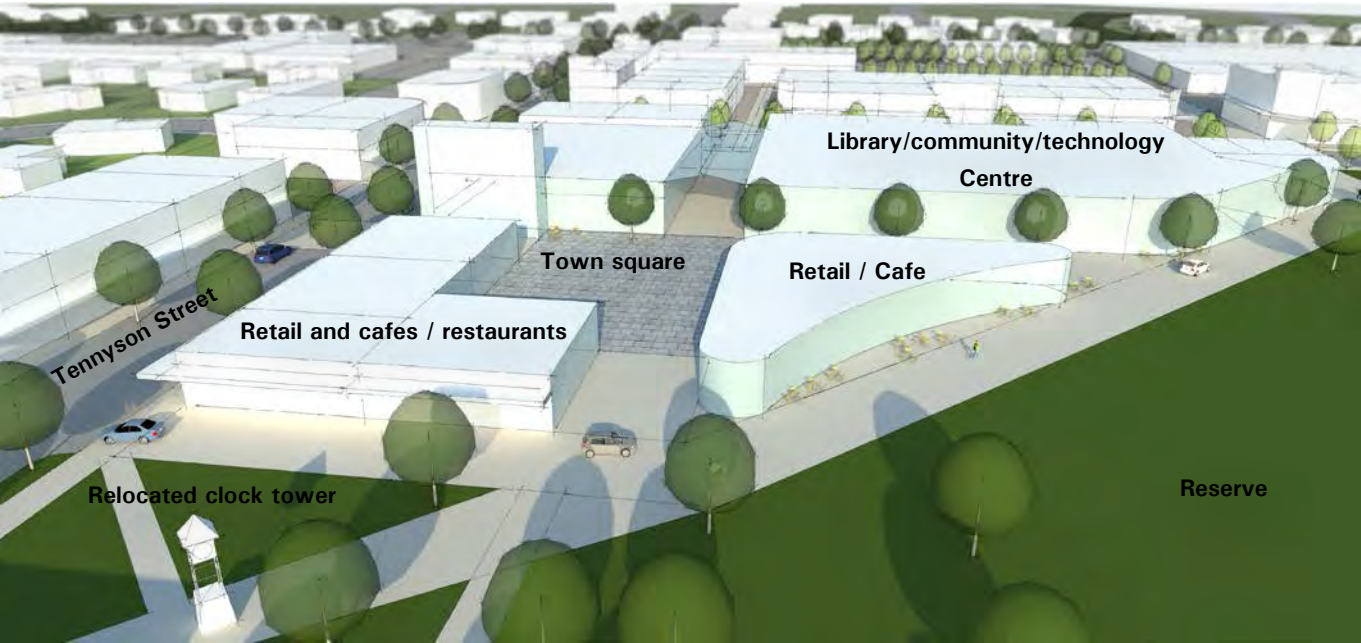


Figure 21: Library/community/technology centre and town square looking from the Reserve towards the south

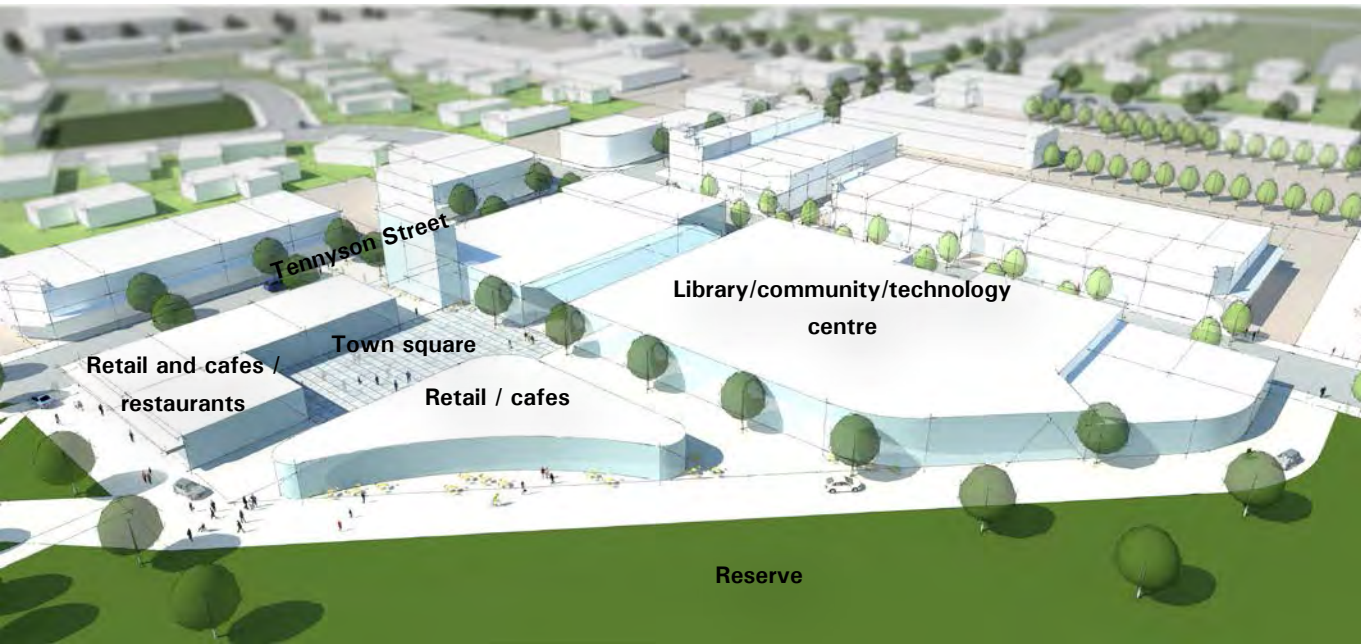


Figure 22: Library/community/technology centre and town square looking from the Reserve towards the southeast (Rolleston Square)

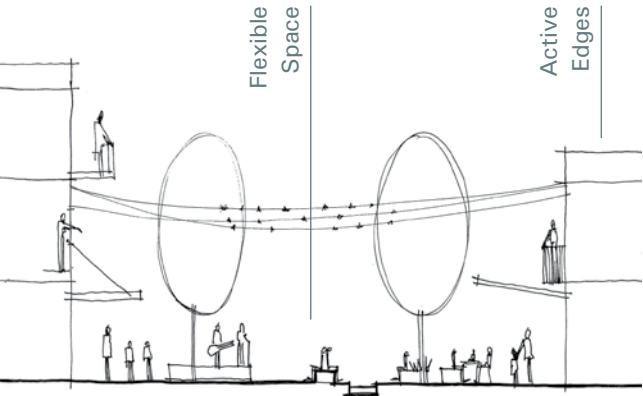


Figure 25: Cross section of town square

3 ROLLESTON RESERVE

As a result of the relocation of the majority of sporting facilities from Rolleston Reserve to Brookside Park and the Foster Recreation Park, Rolleston Reserve has the potential to be transformed into a vibrant, high amenity urban park.

The future development of the Reserve (which will be subject to a later design exercise and consultation, and also when sports will be able to be relocated to other locations) might include:

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

The reserve will continue to be a main feature of the town centre providing for a range of active and passive uses and promoting a high landscape and ecological character



- Open grassed areas
- Children's playground
- Large scale trees
- Local theme
- Incorporate water
- Bound by streets

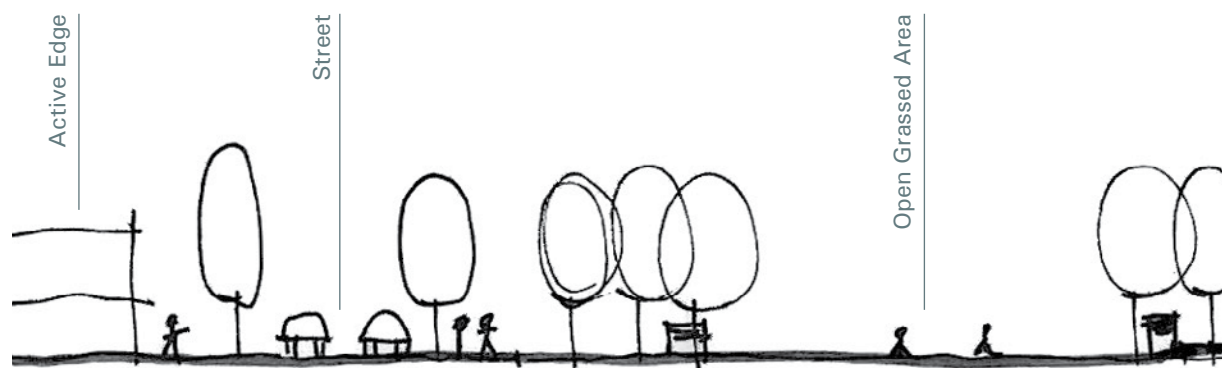


Figure26: Cross section of Reserve



Figure 23: View of the Reserve looking from the northwest corner towards the new town square and commercial development

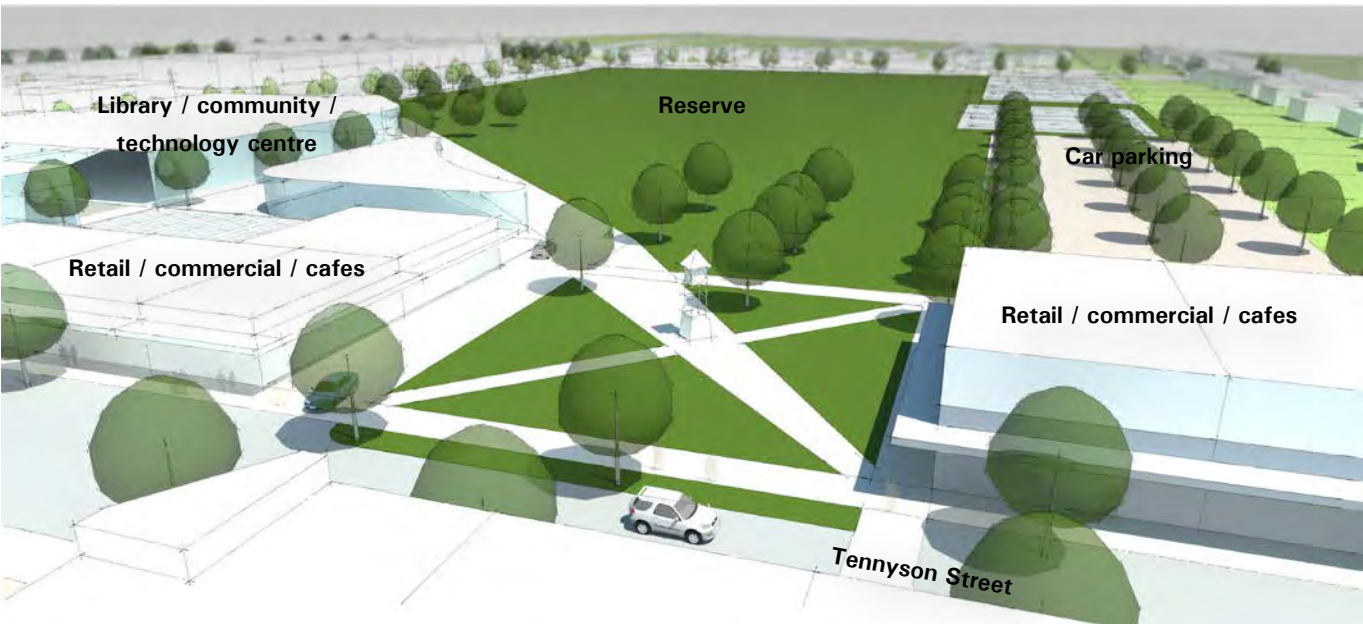
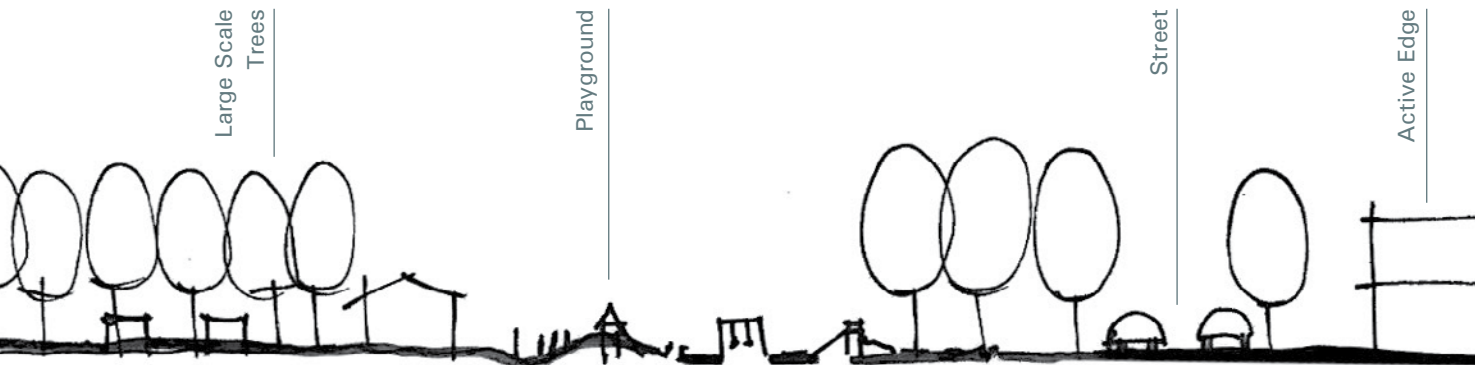


Figure 24: Reserve as seen from Tennyson Street looking towards the west

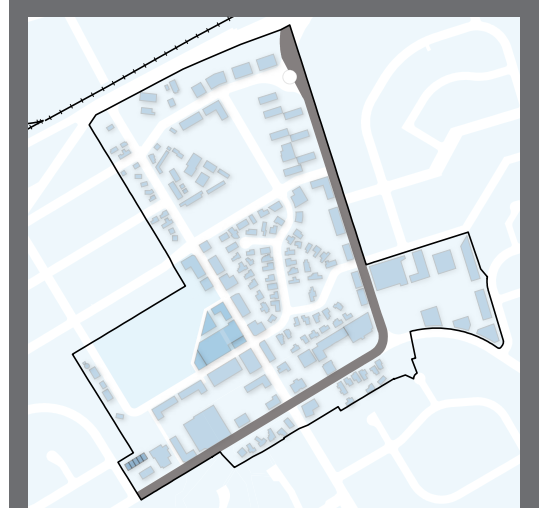


4 ROLLESTON DRIVE

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

Greater regard for pedestrians and cyclists is needed in making Rolleston Drive into an urban boulevard. Improved pedestrian crossings for greater safety, enhanced footpath facilities, greenway crossing points and new development to help define the edges will create a more positive pedestrian environment and more attractive streetscape. More detailed information on the design of key intersections will be incorporated into the final Masterplan.

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



- Landscaped corridor
- Regular pedestrian crossings
- Gateway features (like sculptures or landscaping)
- Opportunity for on-street parking

Rolleston Drive is envisaged as a grand street of importance.

Tree planting will provide character for the movement corridor.

Pedestrian safety using kerb build-outs, textured paving and other design cues to alert drivers that pedestrians are present.





Figure 25: Rolleston Drive alongside the proposed Pak N Save looking towards the junction with Tennyson Street

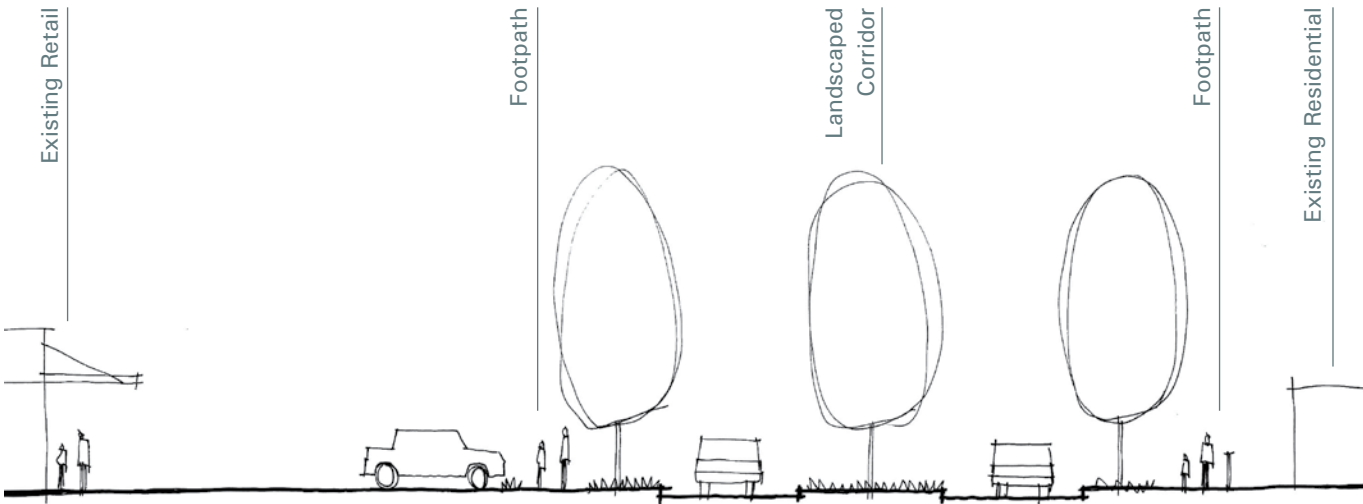


Figure 26: Cross section of Rolleston Drive

5

KIDMAN STREET AREA

The Kidman Street area refers to the northern quarter of the Masterplan area, focusing around Rolleston Primary School and Selwyn District Council offices.

Strengthening the role and character of this quarter and improving linkages with the core retail area will help to promote a more integrated town centre over the longer term.

The Council is supportive of the school's on-going relationship with the centre. A new road is proposed along the southern boundary of the school site and this will enable the reconfiguration of the site in the future to cater for growth.

A 'Park and Ride' facility is proposed directly adjoining the SDC offices at the entrance to the town. This will provide bus commuter and interchange facilities over the short to medium term. In the longer term this facility may relocate to adjoin the Rolleston Railway Station and the development of a comprehensive public transport hub.

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



- **Commercial development**
- **Park & Ride facility**
- **Reconfiguration of school site to cater for future growth**

Well designed commercial development at the gateway to the town centre will add to the character of this northern quarter. High amenity and landscaping will promote a park-like setting for the buildings.





Figure 27: Kidman Street looking southwest over the Park and Ride facility, Council buildings and reconfigured Primary School site



A Park and Ride facility should be attractive and safe for users and be supported by direct pedestrian connections to the wider town centre

6

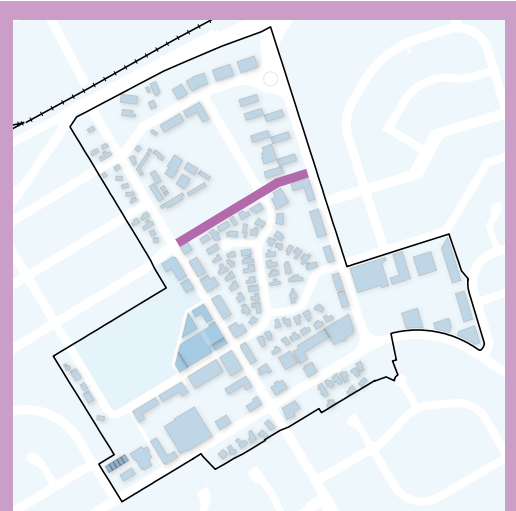
MOORE STREET EXTENSION

A new road is proposed along the southern boundary of the school site in order to provide an extension to Moore Street. This enables the creation of a further east/west connection through the town centre and a more legible street block network.

The extension of Moore Street will enable the reconfiguration of the school site and the introduction of landscaping and informal entrance points and additional car parking and bus facilities adjoining the school.

In the short to medium term the southern frontage of the street will be adjoined by existing residential properties. These properties will be encouraged to take advantage of views of the street and the open fields opposite.

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



- Landscaped street
- Regular pedestrian crossings
- Mixed use buildings overlooking street and school
- Opportunity for on-street parking

Two storey mixed use development overlooking the Council offices and school playing fields will create a local focal point along Moore Street.





Figure 28: View of Moore Street extension looking east towards Rolleston Drive with the reconfigured Primary School site on the left



The location of a mixed use / cafe development overlooking the Council offices and school playing fields will create a local community gathering point.

Moore Street will provide opportunities for improved pedestrian and cycle facilities in this part of the town centre

7

PRIVATE DEVELOPMENT SITES

There are a number of privately owned development sites within the Town Centre Masterplan area which provide a range of opportunities and will over time make a significant contribution to delivering change in the town centre.

Land next to Countdown – Discussions are on-going with the landowner of the Countdown site in relation to the existing consented but undeveloped scheme. The Council's vision for this site is for a quality urban development which enhances the look and feel of the town centre, is based around best practice urban design, includes a quality retail offer and good pedestrian and cycle connections.

New World Site – Discussions are also ongoing with the landowner of the New World Supermarket site in relation to the existing consented but undeveloped scheme for a Pak N Save store. The proposed Masterplan layout seeks to screen with adjoining buildings the service lane associated with the supermarket redevelopment.

Car Parking Buildings – In order to future proof for growth, key centrally located sites in the town centre have been identified for the development of car park buildings.

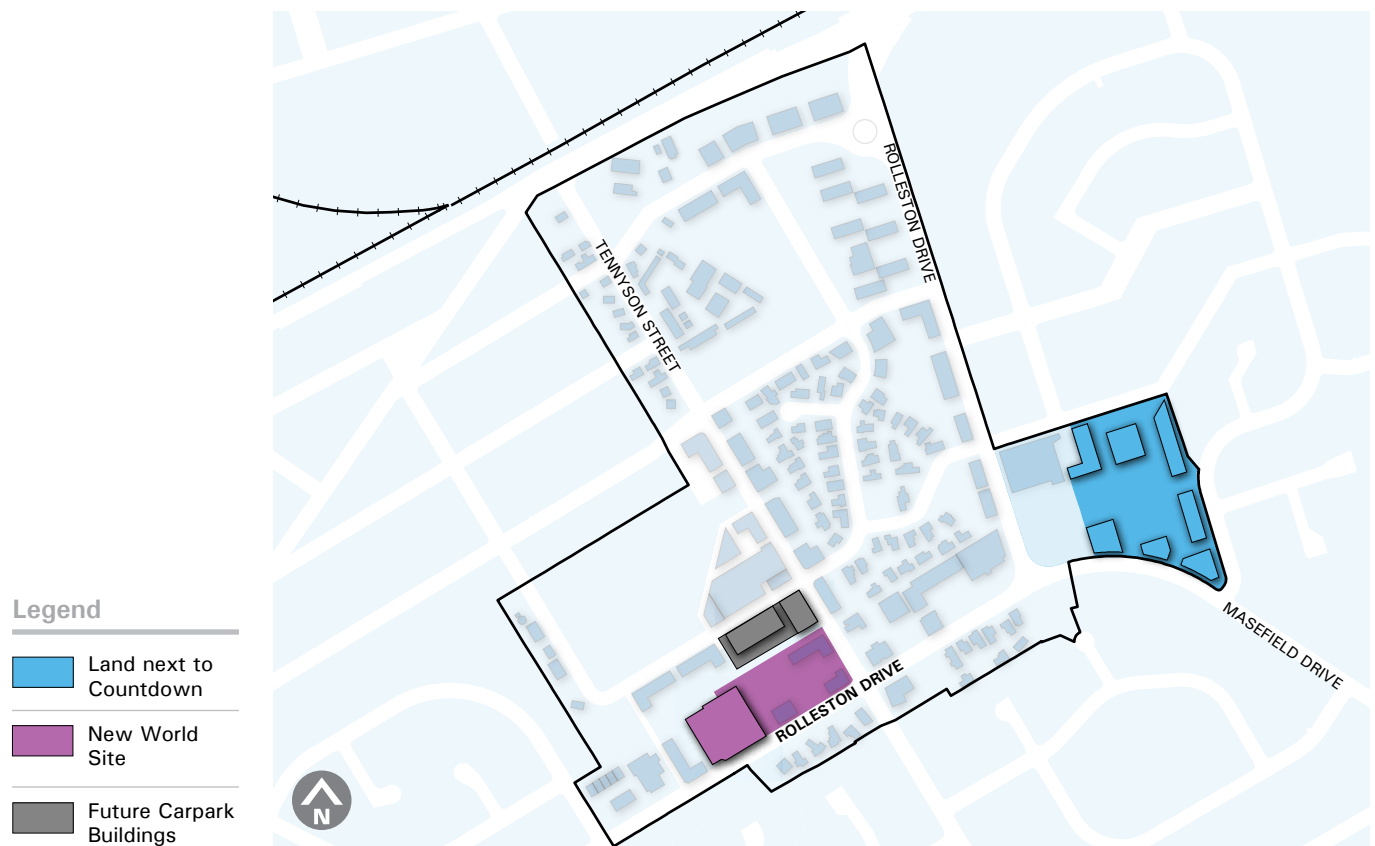


Figure 29: Private Development Sites

Retail Expansion—In order to cater for the future expansion of retail it is envisaged that some sites currently developed for residential would eventually convert to retail use. This is anticipated beyond the Masterplan timescale, i.e. beyond 20 years. These areas are identified in the diagram below (in blue).

Residential—There are opportunities to introduce residential as part of mixed use developments as well as part of redeveloping existing residential for high density housing, and increasing the intensity of residential development on the fringe of the town centre.



Mixed use retail development with commercial or residential above.



Terrace housing around the fringe of the town centre will create greater intensity of development

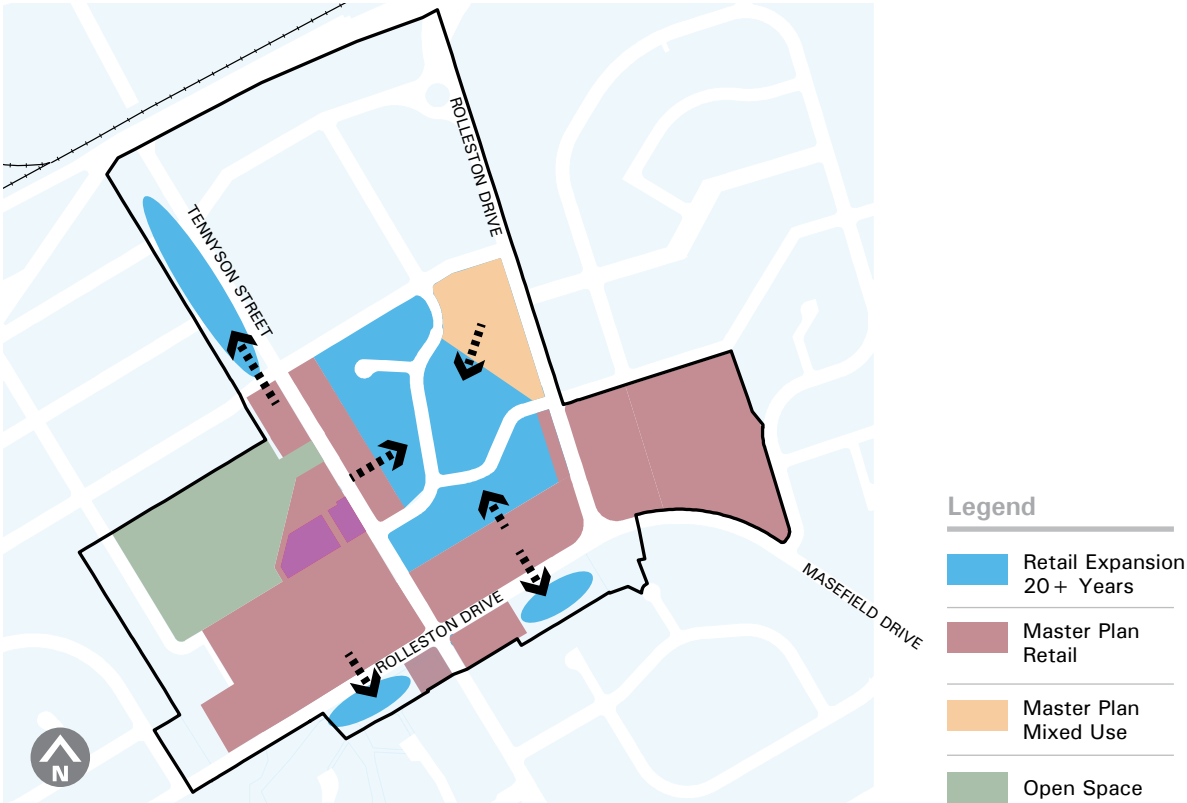


Figure 30: Long term retail expansion