

# 6.0 Project Delivery

## OVERVIEW

The Masterplan is the long term vision for the town centre which has been informed by the community, landowners, key stakeholders and the Council. The implementation of the Masterplan requires the public and private sectors to work together.

The Masterplan assumes a level of public sector funding. This funding will come from a range of sources, including general and targeted rates and financial contributions. In due course town centre projects will be allocated funds in the Council's Long Term Plan (LTP). In addition, funding will be available through other budget lines, including public transport improvements, road maintenance and renewal, parks enhancements/development and social infrastructure projects (including the community centre/library proposal).

The Council is committed to attracting and increasing the level of private investment within the town centre. In addition, the Council's investment can leverage private sector investment to achieve the Masterplan vision. Land swaps and strategic land purchase opportunities will be considered in order to achieve the vision. As such, it may be necessary to package up parcels of land for sale and prepare development briefs.

Development of the Masterplan key projects will also occur over time and in stages. These stages will be influenced by population growth demands and funding, and these are discussed in more detail in the following pages.

The Masterplan will in time be incorporated into the District Plan, in order that it can guide the form and function of town centre development. This will include review of the relevant zones, objectives, policies and rules and consideration of possible design guidelines to ensure high standards of architecture.

The Masterplan is a living document and as such will need ongoing monitoring and review, and including with key stakeholders and the public. This review process may align with the Council's Long Term Plan processes.

### INDICATIVE STAGING OF DEVELOPMENT

The town centre Masterplan is likely to be delivered in the following key stages and over a 5 to 20 year timescale (reference to 2031 re growth). Several actions could move forward or back in the development order depending on growth/demand and funding. Other key trigger points that will influence the broad stages and timing will be:

- The extent and nature of private developments
- The timing of development at the Foster Recreation Park
- Transport changes and/or improvements
- Infrastructure provision
- Car parking supply and demand.

The Masterplan also includes a number of transitional projects. These include the Park and Ride facility which in the short to medium term will be located adjoining the Council offices. In the longer term it is envisaged to be relocated to a site near the railway station as part of a comprehensive public transport interchange. Some streetscape and intersection improvement works may be of a transitional nature depending on the timing of key development projects.

INDICATIVE STAGING OF DEVELOPMENT

Stage 1 Development

Stage 1	Priority Actions/Moves
First Five Years	<div>1. Undertake the Kidman Street commercial developments and local footpath improvements.</div> <div>2. Relocate the Rolleston Primary School fields. Extend Moore Street through to Rolleston Drive. Extend Markham Way through to Moore Street. Develop mixed use schemes at the junction of Moore Street/Rolleston Drive. Undertake streetscape works and intersections/pedestrian crossing improvements on the northern half of Tennyson Street</div> <div>3. Undertake intersection improvements at Rolleston Drive/Masefield Street junction</div> <div>4. Purchase land to allow for the Moore Street extension</div> <div>5. Private developments occur (retail next to Countdown / redevelopment of New World)</div>

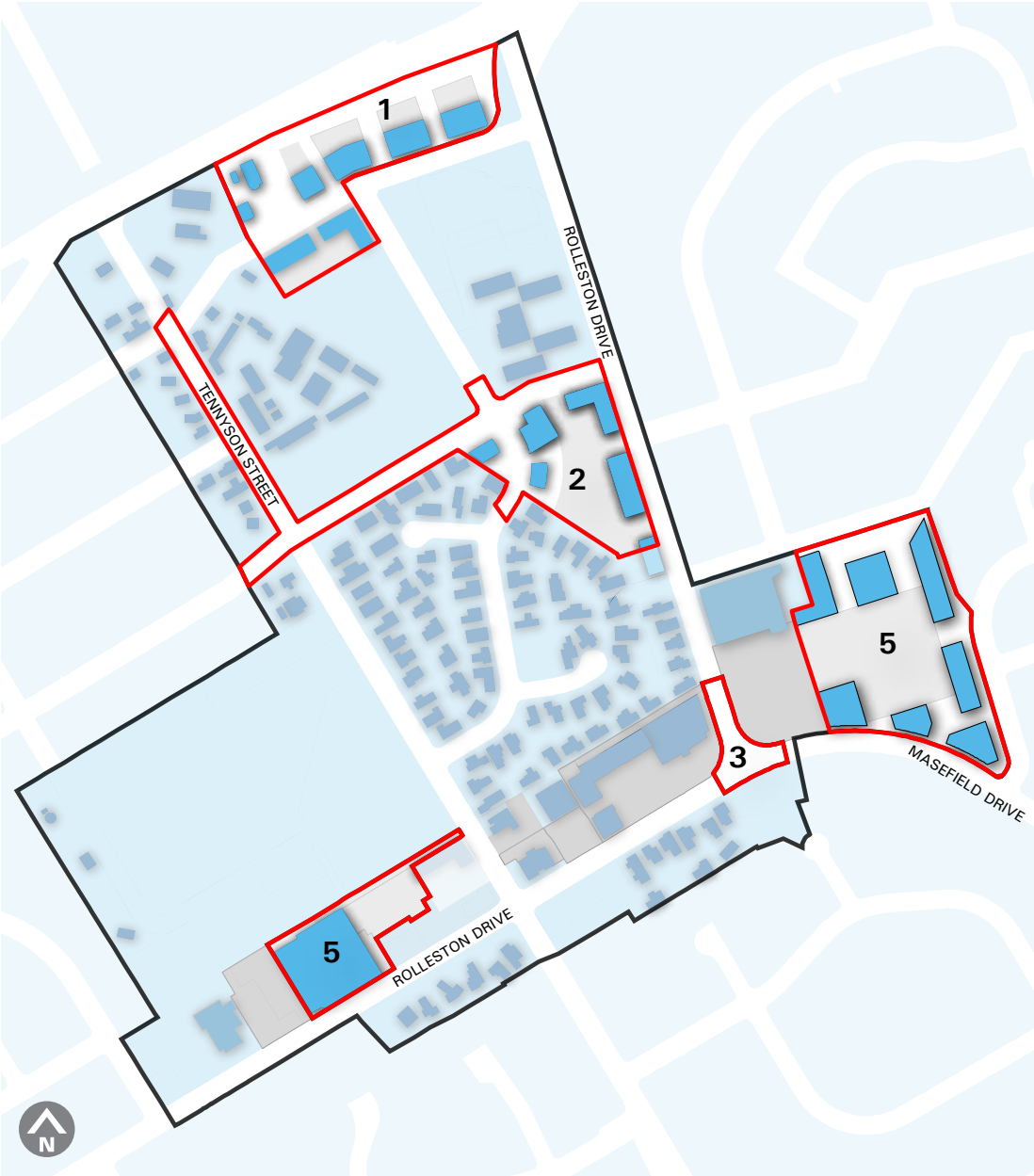


Figure 31: Stage 1 Development

## Stage 2 Development



Figure 32: Stage 2 Development

STAGING OF DEVELOPMENT

Stage 3 Development

Stage 3	Priority Actions/Moves
Third Five Years	<div>1. Undertake Rolleston Drive streetscape and intersections/crossings improvement works</div> <div>2. Expansion of SDC buildings</div> <div>3. Redevelop the west half of Rolleston Reserve</div> <div>4. Extend Markham Way retail development to the west</div> <div>5. Undertake a retail development on the Clock Tower Reserve and opposite corner</div>

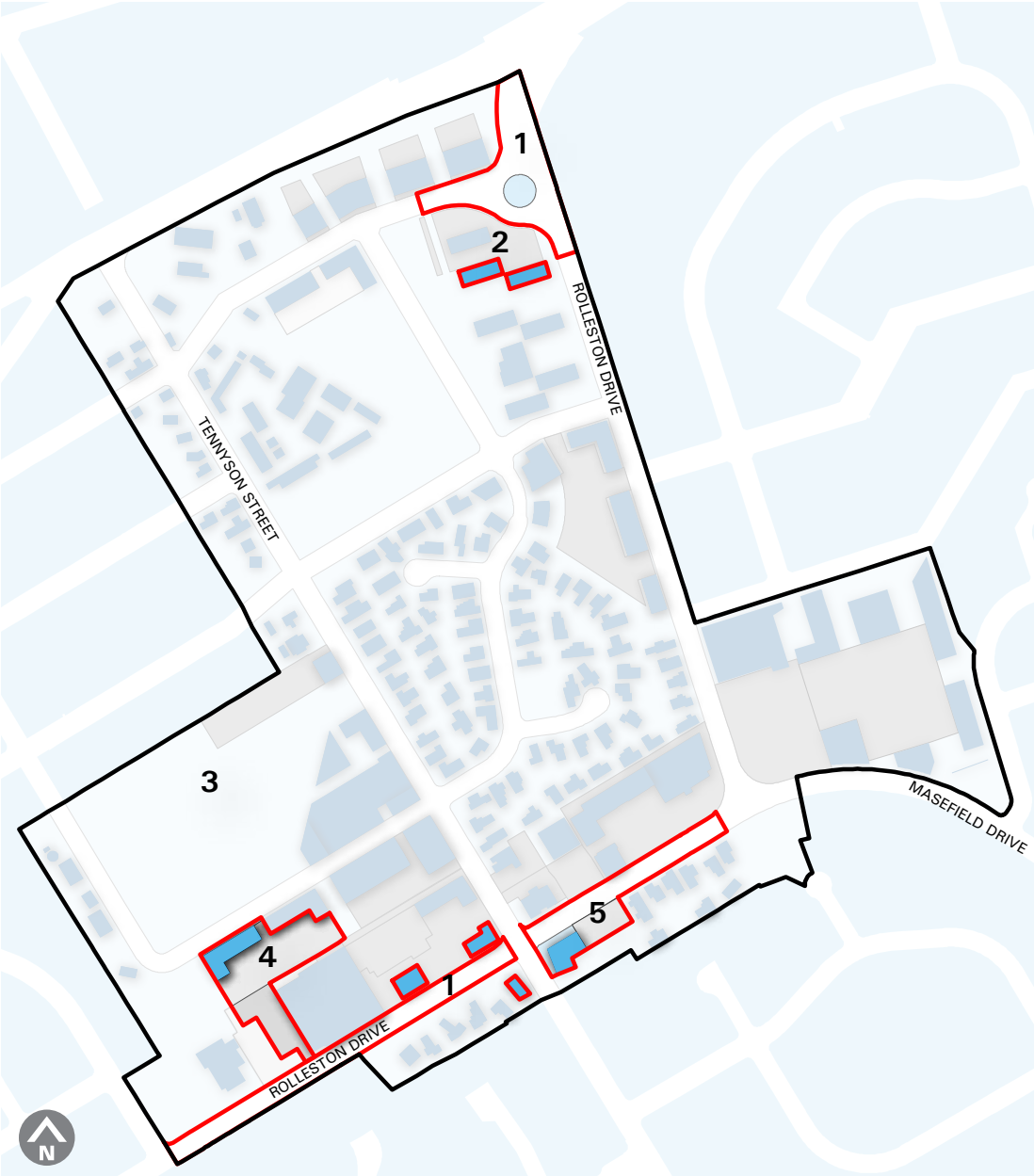


Figure 33: Stage 3 Development

## Stage 4 Development

Stage 4	Priority Actions/Moves
Fourth Five Years	<ol style="list-style-type: none"> <li>1. Development of retail/commercial along the eastern side of Tennyson Street and at the junction of Moore Street (southwest corner)</li> <li>2. Infill of Markham Way extension with higher density residential and mixed use development (southwest corner of site)</li> <li>3. Enhancement of tennis/netball courts within the Reserve (and conversion to general community use)</li> <li>4. Develop mixed use schemes along Rolleston Drive.</li> </ol>

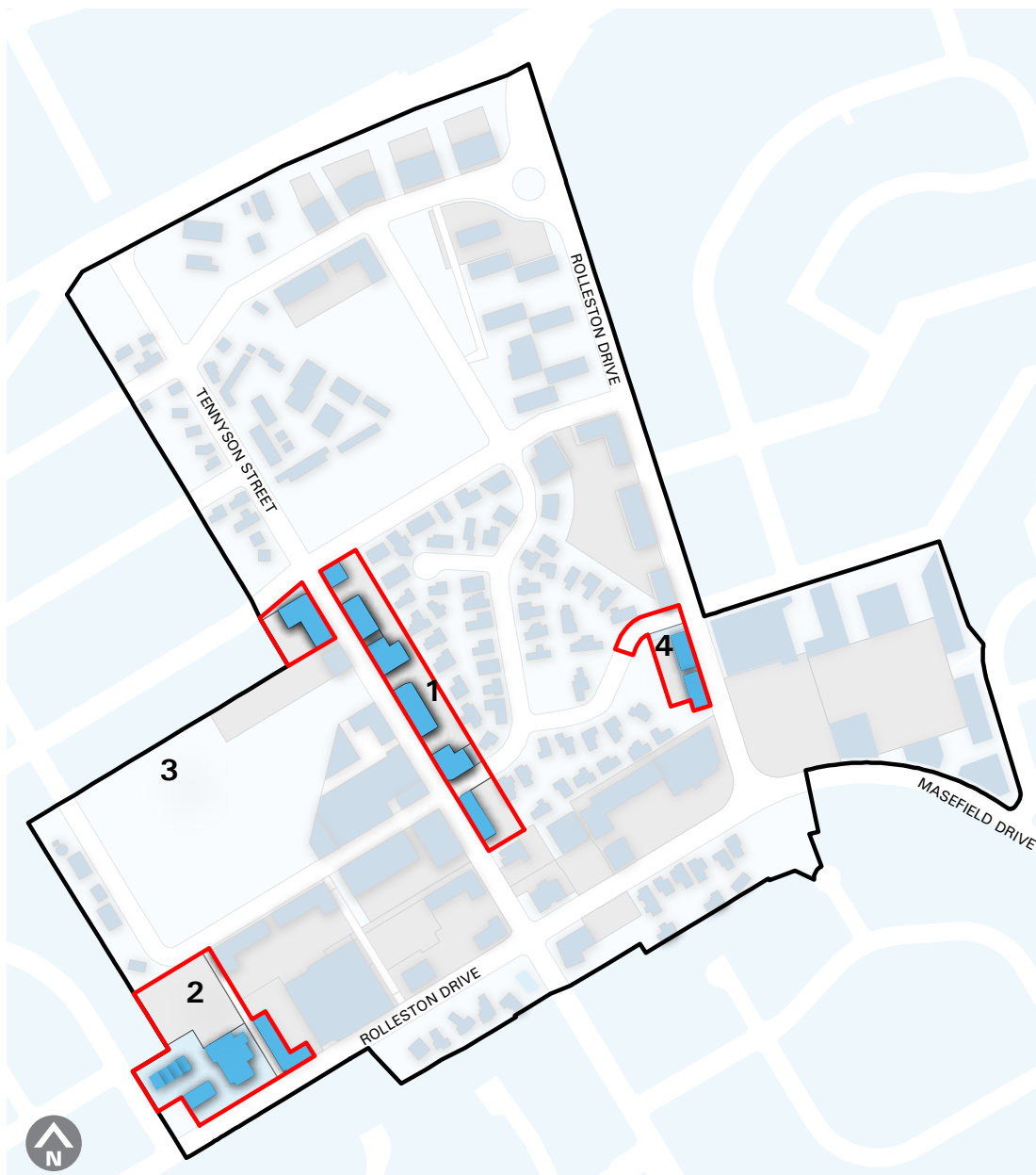


Figure 34: Stage 4 Development

# Implementation

## Council costs

Estimated costs are shown in the following table as a high level indication of the scale of funding that may be required to implement the plan. The costs relate to physical works such as street upgrades, open space enhancements and development of new facilities and do not include the costs of operating, maintaining and renewing assets in the future. Possible funding sources for individual projects are shown in the table, but 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 possible funding sources indicated include:

- Land sales - the gains made from the sale of Council land
- General funds - these include general rates and other general Council income
- Targeted rates - these rates charged to certain groups of ratepayers for a specified purpose
- Development contributions - these are charges levied on developers to help fund the costs of community facilities required as a result of development

### For Estimated Costs:

\$ = below \$50,000

\$\$ = \$50,000 - \$200,000

\$\$\$ = \$200,000 - \$1m

\$\$\$\$ = \$1m - \$5m

\$\$\$\$\$ = above \$5m

### First Five Years 2014–2018

Priority Actions/Moves	Who	Council Role	Estimated Cost	Possible Funding Source
• Kidman Street commercial developments	Council / Private Developers	Sell land it owns to allow retail/ commercial developments to occur	No cost to council	Council receives funds from land sales
• Commercial mixed use developments along Rolleston Drive (adjacent to Markham Way)	Council / Private Developers	Sell land it owns to allow retail/ commercial developments to occur	No cost to council	Council receives funds from land sales
• Purchase land to allow for Moore Street extension	Council	Purchase land from private owners and school	(\$\$\$)	Revenue from Sale of Land/ General Funds
• Land swap between council and school to allow for Moore Street extension and new playing fields for school	Council / Rolleston School (Ministry of Education)	Land swap	No cost to council ( land swap)	No Council funding required
• Relocate the Rolleston Primary School fields and playgrounds	Council / Rolleston School (Ministry of Education)	Contribution by council to cost of relocation	(\$)	Revenue from Sale of Land (within Town Centre Area) / Targeted Rates
• Construct new road to extend Moore Street through to Norman Kirk Drive and Markham Way	Council	Road construction	(\$\$\$)	Revenue from Sale of Land/ General Funds/ Development Contributions
• Begin retail development along McCauley Street	Private Developers	No council involvement	No cost to council	No Council funding

<ul style="list-style-type: none"> <li>Undertake streetscape works, piping of water race/ footpaths development on the northern half of Tennyson Street (around Rolleston School)</li> </ul>	Council	Undertake works as described	(\$\$\$)	Revenue from Sale of Land/ Targeted Rates
<ul style="list-style-type: none"> <li>Undertake intersections/ pedestrian crossing improvements on Rolleston Drive and Masefield Drive</li> </ul>	Council	Undertake works as described	(\$\$\$)	Revenue from Sale of Land/ General Funds/ Development Contributions

## Second Five Years 2019-2023

Priority Actions/Moves	Who	Council Role	Estimated Cost	Possible Funding Source
<ul style="list-style-type: none"> <li>Extend Wordsworth Street through to the existing Playcentre and extend Markham Way through to Wordsworth Street</li> </ul>	Council	Undertake works as described	(\$\$\$\$)	Revenue from Sale of Land/ General Funds/ Development Contributions
<ul style="list-style-type: none"> <li>Construct new Community Library/ Cultural Centre/retail</li> </ul>	Council / Private Developers	Undertake works as described	(\$\$\$\$\$)	General Funds/ Targeted Rates/ Library Rate/Public-Private Partnership/Grants
<ul style="list-style-type: none"> <li>Construct new town square</li> </ul>	Council	Undertake works as described	(\$\$\$)	Targeted Rates/Grants
<ul style="list-style-type: none"> <li>Develop retail adjacent to the new Library (along extended Markham Way)</li> </ul>	Private Developers	Council to sell land	No cost to Council	Council receives funds from land sales
<ul style="list-style-type: none"> <li>Redevelop the eastern half of Rolleston Reserve (around the Community Library / Cultural Centre)</li> </ul>	Council	Undertake works as described	(\$\$\$)	Revenue from Sale of Reserve Land /Targeted Rates)
<ul style="list-style-type: none"> <li>Begin retail development on the western side of Tennyson Street</li> </ul>	Private Developers	No Council involvement	No cost to Council	No Council funding
<ul style="list-style-type: none"> <li>Develop Park 'n' Ride facility</li> </ul>	Council	Undertake works as described	(\$\$\$\$)	General Funds/ Development Contributions
<ul style="list-style-type: none"> <li>Undertake streetscape and intersection / pedestrian works on the south half of Tennyson Street</li> </ul>	Council	Undertake works as described	(\$\$\$\$)	General Funds/ Development Contributions/ Targeted Rates



### Third Five Years 2024–2028

Priority Actions/Moves	Who	Council Role	Estimated Cost	Possible Funding Source
<ul style="list-style-type: none"> <li>Redevelop the western half of Rolleston Reserve (included new youth park within reconfigured Rolleston Reserve)</li> </ul>	Council	Undertake works as described	(\$\$\$\$)	Revenue from Sale of Reserve Land /Targeted Rates)
<ul style="list-style-type: none"> <li>Continue to develop retail along extended Markham Way (opposite the Reserve) – after the Youth Park has been redeveloped</li> </ul>	Private Developers	Council to sell land	No cost to Council	Council receives funds from land sales
<ul style="list-style-type: none"> <li>Undertake a retail development on the Clock Tower Reserve (once Town Square has been developed next to Library)</li> </ul>	Private Developers	Council to sell land	No cost to Council	Council receives funds from land sale
<ul style="list-style-type: none"> <li>Undertake Rolleston Drive streetscape and intersections/crossings improvement works</li> </ul>	Council	Undertake works as described	(\$\$\$\$)	General Funds/ Development Contributions/Targeted Rates
<ul style="list-style-type: none"> <li>Begin to move remaining activities in the existing Rolleston Community Centre to Foster Recreation Park (linked with provision of new Stadium located at Foster Recreation Park. NOTE new stadium is a project to be funded from the Foster Recreation Park project)</li> </ul>	Council	Undertake works as described	(\$\$)	Targeted Rates

### Fourth Five Years 2029–2033

Priority Actions/Moves	Who	Council Role	Estimated Cost	Possible Funding Source
<ul style="list-style-type: none"> <li>Redevelopment options for former Rolleston Community Centre building and land investigated and implemented</li> </ul>	Council / Private Developers	Consider options	(\$\$\$)	Targeted Rates
<ul style="list-style-type: none"> <li>Extend Wilbur Close to McCauley Street</li> </ul>	Council	Council to purchase land and dwellings	(\$\$\$\$)	General Funds/ Targeted Rate
<ul style="list-style-type: none"> <li>Begin to undertake Tennyson Street (East) retail development</li> </ul>	Private Developers	No council involvement	No cost to Council	No Council funding

# Appendices



# Appendix 1

## Consultation Feedback

### WHAT DO YOU LIKE ABOUT THE EXISTING ROLLESTON TOWN CENTRE

#### CARPARKING

- THE MANY PARKING SPACES
- GOOD PARKING

#### OPEN SPACE

- NICE LITTLE PARKS FOR KIDS
- LOVE THE RESERVES AND SPACES TO WALK
- SKATE PARK
- CLOCK TOWER & ADJACENT PARK
- THE NEW CHILDREN'S PLAYGROUND
- LOVE THE RESERVE, HANDY TO SCHOOL AND MAIN SOUTH ROAD
- TO KEEP ZONE D AS A RESERVE
- KEEP THE RESERVE
- LEAVE THE RESERVE
- KEEP OUR RESERVE. KEEP THE RUGBY FIELDS. KEEP THE TENNIS COURTS. KEEP THE NEW CHILDREN'S PLAYGROUND.
- DON'T TOUCH THE RESERVE
- KEEP ROLLESTON RESERVE AS GREEN SPACE
- ROLLESTON RESERVE DOES NOT NEED TO TAKE UP ALL THIS SPACE IN THE CENTRE OF TOWN. A STRIP ALONG TENNYSON ST COULD BE RETAIL/COMMERCIAL.
- IDEAL PLACE FOR TOWN CENTRE

#### MARKHAM WAY

- MARKHAM WAY BLOCK
  - 1. PLEASE NO DRIVE-THROUGH TO SDC.
  - 2. PROVIDE CYCLE AND PEDESTRIAN PATHS FROM THIS BLOCK OUT TO SCHOOL, SDC, TO COUNTDOWN & ROLLESTON SQUARE & TO TENNYSON ST.
  - 3. IN 30-50 YEARS THIS BLOCK WILL PROBABLY NEED TO BE RELEASED – MOST OF THE HOUSES ARE BUILT WITH UNTREATED TIMBER AND COULD BE REMOVED, ALSO, BY THEN, CAR TRAVEL WILL BE MUCH REDUCED.
- MARKHAM WAY BLOCK
  - A CIRCULAR TRANSPORT ROUTE SHOULD CONNECT SDC, PRIMARY SCHOOL, TENNYSON ST, NW, ROLLESTON SQUARE, COUNTDOWN.
  - THE WORK BEHIND COUNTDOWN COULD BE USED FOR AN EMERGENCIES CENTRE – MEDICAL, ST JOHN, FIRE BRIGADE, DENTAL, ETC.

#### OTHER

- MORE THAN ONE SUPERMARKET
- IT'S EASY TO WALK TO
- SPACIOUS, NOT OVERCROWDED
- VIBRANT COMMUNITY, LOADS OF CLUBS & ACTIVITIES. LOVE THE NEWNESS OF EVERYTHING
- LEAVE OUR HOUSES IN ROLLESTON PARK
- NOTHING

## WHAT DO YOU DISLIKE ABOUT THE EXISTING ROLLESTON TOWN CENTRE

### PEDESTRIAN ACCESS

- ACCESSING COUNTDOWN AND THE WAREHOUSE IS EXTREMELY DIFFICULT WHEN USING A WHEELCHAIR FOR MOBILITY. ROADS ARE TREACHEROUS TO CROSS
- HATE THE MASEFIELD/ROLLESTON DRIVE CORNER
- NO PEDESTRIAN ACCESS BETWEEN THE EXISTING COUNTDOWN/WAREHOUSE/NEW WORLD SHOPPING CENTRE. BUSY ROADS SEPARATE THESE AND IT IS VERY PEDESTRIAN UNFRIENDLY.
- CROSSING ROLLESTON DRIVE WITH CHILDREN TO GET TO SCHOOL IS HIGHLY DANGEROUS
- DISCONNECTION & SAFETY ASPECTS
- FIX THE MASEFIELD/ROLLESTON DRIVE INTERSECTION, DANGEROUS WHEN WALKING. PEDESTRIAN CROSSINGS, ESPECIALLY OVER ROLLESTON DR FOR CHILDREN WALKING TO SCHOOL
- DISJOINTED, DANGEROUS CROSSING TENNYSON ST TO GET TO OTHER SHOPS
- THE CROSSING BETWEEN NEW WORLD AND THE WAREHOUSE
- COUNTDOWN PRESENTS A FORBIDDING FACE TO COMMUNITY ENGAGEMENT A KEEP-OUT METAPHOR
- THE CROSSING BY CLEARVIEW SCHOOL IS DANGEROUS
- SLOW DOWN TRAFFIC ON ROLLESTON DRIVE @ JUNCTION MASEFIELD DRIVE
- PEDESTRIAN CROSSING ON LOWES ROAD BEFORE SOMEONE GETS KILLED
- TOO SPREAD OUT HAVING TO CROSS TWO ROADS TO GET FROM ONE END TO THE OTHER
- LARGE RETAIL & CARPARKING DOMINATE
  - NO LINKS BETWEEN, DISJOINTED
  - NOT PEDESTRIAN FRIENDLY
  - NO SAFE CROSSING ON ROLLESTON DRIVE

### CARPARKING

- THE FIRST THING YOU SEE IS CARPARKING – TOWN JUST LOOKS LIKE A BLAND AUCKLAND SUBURB
- CARPARKING AREA IN ROLLESTON SQUARE IS “EVERY MAN FOR HIMSELF”
- LAYOUT OF CARPARKS

### DESIGN / RETAIL

- ARCHITECTURE IS BORING (IN COMMERCIAL BUILDINGS)
- ALL THE BUSINESSES OPEN TO THE SOUTH. NOT CONDUCIVE TO ALFRESCO AND OUTDOOR OPERATING
- SHOPS ARE UNATTRACTIVE, JUST CONCRETE BOXES. (I LOVE THE LOOK OF PEGASUS)
- TOO MANY BIG BOX SHOPS. IT’S BECOMING HORNBY V2.0 – GET DIFFERENT SHOPS!
- MORE SPECIALIST SHOPS, BOOK SHOP, GIFT SHOP, POST OFFICE
- BIG BOXES, POOR TRAFFIC ACCESS
- SHOP FOCUSED, NOT PEOPLE FOCUSED

### OTHER

- TRAFFIC IN MORNING GETTING ONTO ROAD, TRAFFIC IN EVENING GETTING INTO PROPERTY
- PRESENTLY LACKS A “HEART”. NO WALKING SPACE OUTSIDE EXISTING SHOPS FOR PEOPLE TO CHAT “IN PASSING”. CARPARKS MAY BE ESSENTIAL BUT ARE INHOSPITABLE.
- IMPROVE LIBRARY FACILITIES. PEDESTRIAN CROSSING ON ROLLESTON DRIVE FOR SCHOOL CHILDREN. NEW WORLD PARKING AREA NEEDS ARROWS FOR DIRECTIONS.
- VANDALISM & BROKEN GLASS
- NOTHING, IT’S NOT ATTRACTIVE

### WHAT ACTIVITIES WOULD YOU LIKE TO SEE IN THE TOWN CENTRE

- WHAT SIZE FOOTPRINT DOES ASHBURTON REQUIRE FOR ITS TOWN CENTRE? HOW DOES ROLLY TOWN CENTRE COMPARE WITHOUT TAKING CURRENT HOUSING INTO CONSIDERATION
- WHAT SIZE FOOTPRINT
- ENTERTAINMENT FACILITIES
- I'D LIKE TO SEE A CINEMA, PERHAPS LOCATED AT IZONE
- ALFRESCO DINING
- DON'T WANT HIGH DENSITY HOUSING IN TOWN CENTRE
- PAPER PLUS, POST SHOP, SHOE SHOP, MITRE 10, GIFT SHOPS
- WE NEED TO BREAK THE SHOPPING MALL CONCEPT, THERE ARE PLENTY IN CHCH. NEED MEDIUM DENSITY HOUSING & RAPID TRANSPORT SYSTEMS, PUBLIC PARKS & SPORTING FACILITIES
- SMALL, FRIENDLY, NO BIG MALLS. MAJOR FACILITIES MOVED OUT OF CURRENT TOWN CENTRE, IE MOVIES?
- RESIDENTIAL RESIDES WITHIN MARKHAM WAY
- BECAUSE ROLLESTON IS SO DRY – MANY WATER FEATURES PLEASE. WATER SOFTENS THE LANDSCAPE!
- CINEMA
- GREEN SPACE & SQUARE FOR BUSKERS, MARKETS, ETC (FARMERS & CRAFTS MARKETS)
- CAFÉS, OUTDOOR DINING, GREEN SPACES
- PRESENTLY LACKS A "HEART". NO WALKING SPACE OUTSIDE EXISTING SHOPS FOR PEOPLE TO CHAT "IN PASSING". CARPARKS MAY BE ESSENTIAL BUT ARE INHOSPITABLE.
- CARPARKING AREA IN ROLLESTON SQUARE IS "EVERY MAN FOR HIMSELF"
- POST OFFICE, SMALL SHOPS & CAFES & OUTDOOR DINING
- THE CROSSING BETWEEN NEW WORLD AND THE WAREHOUSE
- MORE COMMUNITY FACILITIES, EG BUILDING SPACE HERE OR SPORTS FIELD AREA
- YOUTH CENTRE
- REALLY SUPPORT SWIM CENTRE AND WOULD LOVE A SMALL TOWN CENTRE OF SHOPS & CAFES AROUND A MODERN FOUNTAIN-STYLE WATER FEATURE, WHERE CHILDREN AND PARENTS CAN PLAY AND GATHER INFORMALLY. THE FOUNTAIN WOULD BE A 'PUBLIC ART' STRUCTURE THAT IS USEFUL.
- SMALL SHOPS, CAFES
- MOVIE THEATRE
- POSTSHOP / KIWIBANK
- IMPROVE LIBRARY FACILITIES. PEDESTRIAN CROSSING ON ROLLESTON DRIVE FOR SCHOOL CHILDREN. NEW WORLD PARKING AREA NEEDS ARROWS FOR DIRECTIONS.
- NOTHING, IT'S NOT ATTRACTIVE

## WHAT WOULD YOU LIKE THE TOWN CENTRE TO LOOK AND FEEL LIKE

- GIVE ROLLESTON TRAIN STATION A MAKEOVER! MAKE THE CARPARK SAFER TO ACCESS.
- A SHOWCASE FOR SELWYN, A “DESTINATION” FOR PEOPLE FROM OUT OF TOWN
- OK FOR COMMERCIAL DEVELOPMENT ALONG ROLLESTON DRIVE (COUNTDOWN SIDE OF THE COUNCIL)
- MAN-MADE LAKE
- USE THE TRAINS FOR TRANSPORT, GET PEOPLE OUT OF CARS, TRAIN EXCHANGE!
- ACCESSIBLE TO ALL!!
- WALKING/RUNNING TRACKS OUTSIDE OF THE RESIDENTIAL AREAS THROUGH FARMLAND, RESERVES ETC
- MIX OF UNIQUE SHOPS & CAFES NOT JUST THE SAME OLD NATIONAL CHAINS YOU CAN SEE IN A MILLION OTHER TOWNS
- FEWER CONCRETE BOXES. MORE WOOD, SCHIST, PUBLIC ART – LIKE WELLINGTON ON THE DRIVE FROM AIRPORT TO CBD.
- TOWN CENTRE SIMILAR TO CROMWELL (PEDESTRIAN ONLY). NO STRAIGHT STREETS, WATER FEATURES ETC. ONE THEME LIKE STONE FRONTAGE FOR ALL SHOPS.
- “GREEN” IN CONCEPTION AND MANAGEMENT
- NO WESTFIELD STYLE MALL
- I’M NOT A FAN OF HIGH DENSITY HOUSING & SMALL SECTIONS
- CONNECTED
- ATTRACTIVE, LIGHT & SPACIOUS
- SEATING (APART FROM CAFES)
- SAFE
- COMPACT LOCATION – NOT STRIP DEVELOPMENT FROM COMMUNITY CENTRE TO COUNCIL OFFICES
- MODERN ARCHITECTURE AND SCULPTURES – NOT FAKE LOOKING “OLD STYLE” BUILDINGS
- OK FOR COMMERCIAL DEVELOPMENT ON KIDMAN STREET
- NO CARS IN CENTRE – PEDESTRIAN ONLY AREAS LIKE IN EUROPE
- I WOULD LIKE A WATER FEATURE IN CENTRE, EG WATER WHEEL. THERE WAS A WATER WHEEL NEAR THE STATION MANY YEARS AGO – THE REMAINS ARE IN THE COCKBURN’S BARN
- CLOSE OFF PART OF ROLLESTON DRIVE BY COUNTDOWN & PUT IN NEW ROAD HEADING TOWARDS SELWYN COUNCIL ALONG SIDE OF HOUSING ON LEFT MERGING WITH NORMAN KIRK ROAD
- ATTRACTIVE BUILDINGS & SAFE ENVIRONMENT
- ENVIRONMENTALLY FRIENDLY – STONework, NOT JUST BRICKS & CONCRETE SLABS
- WE NEED MORE SENIOR CARE UNITS, HOSPITAL CARE, DEMENTIA UNITS
- ATTRACTIVE BUILDINGS, NOT CONCRETE BOXES. LET’S SHOW OFF OUR TOWN CENTRE.
- A WELCOMING PLACE WHICH CATERS FOR ALL – YOUNG & OLDER, ABLE & NOT SO ABLED. AREAS THAT PROMOTE INTERGENERATIONAL OPPORTUNITIES, IE SEATS HIGH ENOUGH FOR OLDER PEOPLE TO GET UP FROM – LOW ENOUGH FOR YOUNGER PEOPLE
- BLOSSOM TREES ON SIDES OF ROADS INSTEAD OF THE RUBBISH THERE AT PRESENT
- USE NATURAL ASSETS, EG STONE (SDC BUILDING), FLORA, USE WATER TO MAKE FEATURES
- MORE COLOUR ON LANDSCAPE AROUND OR IN FRONT OF COUNCIL BUILDING
- SPACIOUS, WELL LIT AT NIGHT, TRAFFIC FREE
- EXPAND THE SPORTING FACILITIES & NEW SCHOOLING (HIGH SCHOOL) INTO THE RECREATION AREA ON GOULDS RD LEAVING THE TOWN CENTRE FREER FOR SHOPS, MALL AREA/CAFES ETC
- INFORMATION BOARD & MAP SO PEOPLE CAN FIND STREETS! CENTRAL, ACCESSIBLE

### PUBLIC SPACES WHAT WOULD YOU LIKE TO SEE IN THE TOWN CENTRE

- LIGHTS BETWEEN COUNTDOWN AND WAREHOUSE
- HOCKEY TURF IN THE RECREATIONAL AREA
- LITTLE WALKWAYS AROUND SHOPS – LIKE THE RESTART MALL/SHOPS IN CASHEL STREET
- BOTANICAL GARDEN
- WATER FOUNTAINS IN THE CENTRE
- MARKET SPACE, LOOKING TO THE FUTURE
- A SECOND CROSSING TO IZONE, LIKE A TUNNEL UNDER SH1 AND SIMTL FROM TENNYSON STREET
- BUSKERS, STREET MARKETS ON WEEKENDS, AN OUTDOOR BOARD GAME FOR CHILDREN (EG, CHESS, SNAKES & LADDERS, WITH LARGE DICE ETC)
- MARKET SQUARE PEDESTRIAN ONLY
  - SHELTERED FROM WIND
  - POWER POINTS
  - PLACE FOR BAND TO PLAY
  - STORAGE FOR TABLES, ETC
- ENTERTAINMENT, CULTURAL ACTIVITIES
- FOUNTAINS, SCULPTURES, ART
- ROLLY TAVERN CLEANED/TIDIED UP
- A SQUARE (PEDESTRIAN ONLY) WHERE THERE CAN BE INDOOR/OUTDOOR RESTAURANTS, CAFES, BARS. THE SQUARE SHOULD BE FLEXIBLE IN USE, EG FOR BUSKERS, SPECIAL EVENTS, AREA FOR CHILDREN TO PLAY.
- LEAVE ZONE F ALONE!
- ONE OF THE BIGGEST PROBLEMS IN TODAY'S COMMUNITIES – VANDALISM, THEFT, DISRESPECT FOR OTHER PEOPLE'S PROPERTY. I WOULD LIKE TO SEE OUR COMMUNITY FACILITIES COVERED BY SECURITY CAMERAS. POLICING ALONE CANNOT COVER IT. A STRONG MESSAGE NEEDS TO BE SENT – ANTISOCIAL ACTIVITIES WILL NOT BE TOLERATED IN ROLLESTON.
- A LARGE COMMUNITY NOTICEBOARD IN THE OPEN AREA SO PEOPLE WALKING BY CAN SEE OPPORTUNITIES OPEN TO THEM FROM WHAT'S ON AROUND THE COMMUNITY
- ROLLESTON SCHOOL TO EXPAND OUT TOWARDS SELWYN DISTRICT COUNCIL
- MORE NETBALL COURTS FOR THE ROLLESTON NETBALL CLUB
- MORE TREES & FLOWERS
- FAIR!
- KEEP OUR RESERVE
- BIG FOUNTAIN
- DON'T TOUCH THE RESERVE
- I WOULD LIKE TO SEE THE MEDIAN STRIP GOING ON TO ROLLESTON DRIVE FROM ROLLESTON SQUARE REMOVED. IT IS DANGEROUS.
- CREATE A SHOPPING PRECINCT AROUND ROLLESTON RESERVE THUS CREATING A GREEN CENTRE
- OPEN AREAS TO SIT OUTSIDE
- PLAY AREAS
- YOUTH FACILITIES & PROGRAMMES
- MORE TREES & FLOWERS
- A GOOD HIGH SCHOOL & LATER ON HOUSING FOR THE AGED
- MORE RUBBISH BINS
- GREEN SPACE, SEATING, TREES

- EDUCATION FOR ALL AGES
- MOVIE COMPLEX OF SMALLER SCALE THEATRES LIKE ART CENTRE COMPLEX IN CHCH
- COMMUNITY GATHERING SPACE, EG CONCERTS/BAND
- BOTANICAL GARDEN PICNIC AREA IN ROLLESTON RESERVE
- MORE GREEN SPACES LIKE THE RESERVE
- NO McDONALDS
- MORE NETBALL COURTS FOR THE NETBALL CLUB
- USEFUL WATER FEATURE, PUBLIC ART OR NON-PERMANENT PUBLIC ART
- I WOULD LIKE TO SEE FAMILY FRIENDLY CAFES & IN THE MIDDLE OF SUCH A SHOPPING CENTRE A RELAXING AREA FOR PEOPLE TO SIT & GRASSED AREA & TOILET AREAS
- NO McDONALDS
- COMMUNITY FACILITIES WHERE MUMS WITH YOUNG BABIES CAN FEED THEM & CHANGE LITTLE ONES NAPPIES IN A FAMILY FRIENDLY ENVIRONMENT
- KEEP THE RESERVE
- McDONALDS NEAR MAIN ROAD AREA
- EXISTING RESERVE NEEDS TO BE RETAINED BUT ON A REDUCED SIZE. RUGBY CLUB SHOULD RELOCATE TO SPORTS PRECINCT



## STREETS & PARKING -WHAT WOULD YOU LIKE TO SEE IN THE TOWN CENTRE

- WORRY OVER THE EFFECT ON RATES IF ZONE E WAS RE-ZONED MULTI-USE OR COMMERCIAL
- GREEN SPACES WHICH INCLUDES PLACES FOR PICNICING & OUTDOOR CONCERTS
- ACCOMMODATION FOR VISITORS TO TOWN
- FREE PARKING: EASY TO GET IN AND OUT
- NO MORE LIQUOR OUTLETS
- SERIOUS CONCERN OVER WHAT APPEARS TO BE PREDETERMINED DECISION WITHOUT PROPER ANALYSIS
- A GREEN AREA/SQUARE WITH TREES & LOTS OF PATHS THAT YOU CAN WALK DOWN (A MINI HAGLEY PARK BUT WITH MORE NATIVE PLANTS)
- MORE CAFES & VARIATION IN CUISINE
- ENSURE ACCESS TO SH1 IS SAFE AND DOESN'T CASE HOLDUPS AND TAILBACKS INTO THE TOWN AT PEAK TIMES
- A POST SHOP
- RESERVE COULD BE DEVELOPED TO INCLUDE SOME COMMERCIAL, PROVIDED SOME GREEN SPACES ARE RETAINED
- IF IT MEANS TAKING MY HOUSE I DON'T WANT TO SEE ANYTHING
- TRAFFIC FREE, NICHE RETAIL, OPEN SPACES, PIAZZA TYPE TOWN CENTRE
- HIGH SCHOOL
- CYCLING ROUTES/LANES BETWEEN CENTRE & IZONE
- CONNECT TOWN CENTRE SECTIONS BY CLOSING OFF THE ROADS THAT SLICE THROUGH IT (TENNYSON ST BY THE ROCK)
- SHOPPING CENTRE. NO THROUGH ROADS. JUST WALKWAYS. TENNYSON ST TO BE CLOSED OFF – WHEREVER. SORT ROLLESTON DRIVE OUT!
- MUST BE PEDESTRIAN FRIENDLY
- NO LANDSWAPPING WITH THE SCHOOL OF WILSON FIELD – NO DEVELOPMENT OF A COMMERCIAL NATURE ON THIS AREA
- NO CHANGES TO SECTOR E AS IDENTIFIED IN THE PLAN
- PERHAPS THE EXISTING COMMUNITY HOUSE NEEDS TO BE MORE CENTRAL?
- DON'T TAKE OUR RESERVE WE NEED IT. FIND A NEW PLACE FOR SHOPPING MALLS.
- SAFE CYCLEWAYS, FOOTPATHS, CROSSINGS
- KEEP THE RESERVE
- PEDESTRIAN FRIENDLY
- LEAVE OUR RESERVE ALONE, WE NEED IT FOR SPORT
- DON'T TOUCH THE RESERVE
- CENTRAL GREEN SPACE IS IMPORTANT BUT THIS DOESN'T MEAN THE RESERVE CAN'T BE DEVELOPED
- KEEP OUR RESERVE
  - ONCE IT'S GONE, IT'S GONE FOREVER
  - USED BY SCHOOL, RESIDENTS
  - KEEP IT FOR FUTURE
- MORE GREEN SPACES WITH MORE TREES
- A CAFÉ THAT ONLY SELLS SUSHI & RICEBALLS
- HAVE A TOWER JUNCTION TYPE RETAIL SPACE OVER AT IZONE

- SHOPPING MALL OR LOADS OF SMALL SHOPS
- WALK/BIKE TRACKS AROUND RECREATION CENTRE, (LIKE HAGLEY)
- PICNIC AREAS
- McDONALDS OPPOSITE SCHOOL – NOT OK
- INTERSECTIONS NEED MORE CAREFUL CONSIDERATION
- COMMUNITY CENTRE TO GO UP
- MORE OPEN RELAXED SPACES WHERE ALL CAN CONNECT WITH WHAT'S HAPPENING IN THE COMMUNITY
- NO McDONALDS
- LANEWAYS, SITTING AREAS
- NO SHOPS ON THE SOUTHERN SIDE OF ROLLESTON DRIVE (ZONE F)
- SMALL RETAIL – ESSENTIAL SERVICES.
  - GREEN SPACE FOR GATHERING
  - PEOPLE FRIENDLY!
  - PEDESTRIAN AREA, PARKING OUTSIDE OR ON FRINGES, NOT CENTRAL.
- DON'T USE THE RESERVE FOR SHOPS IT'S A RESERVE
- A COMMUNITY HOUSE/FACILITY WHERE THE LIKES OF CITIZENS ADVICE COULD BE HOUSED ALONG WITH LOUNGE/SEATING AREA & HUGE RANGE OF WHAT'S AVAILABLE INFO SO ANYONE CAN ASK ABOUT ANYTHING THEY MAY NEED & GET REAL ASSISTANCE – POINTED IN RIGHT DIRECTION.
- CAR PARKING AROUND CENTRE, NOT IN

# Appendix 2

## Economic Report (Summary)

This section outlines existing retail trends within the Selwyn District and outlines projected future retail demand for the District in order to achieve a sustainable retail network. Information in this section has been developed by Property Economics. More information can be found in the following report “Selwyn District Commercial Centre Assessment - September 2012”

### EXISTING RETAIL FLOORSPACE TRENDS

There is a total of 45,389m<sup>2</sup> of retail floorspace within the Selwyn District. The majority of retail provision (by Gross Floor Area) is located in Rolleston (30%), Leeston (21%), Lincoln (14%) and Darfield (12%). Large format retail tenants (500 sqm and larger) account for 51% of all retail floorspace in the District. Table XX shows this retail distribution by type of store for the District (as at September 2012).

RETAIL STORE TYPE	STORES #				GFA (SQM)			
SUPERMARKET RETAILING			4	4			10,359	10,359
FOOD RETAILING	26	1		27	2,721	684		3,406
CLOTHING, JEWELLERY & PERSONAL ACCESSORIES RETAILING	15			15	1,950			1,950
FOOTWEAR RETAILING								
FURNITURE, FLOOR COVERINGS, HOMEWARE AND TEXTILE GOODS RETAILING	5			5	687			687
ELECTRICAL AND ELECTRONIC GOODS RETAILING		1		1		647		647
HARDWARE, BUILDING AND GARDEN SUPPLIES RETAILING	6	3	1	10	2,036	2,233	2,651	6,920
PHARMACEUTICAL AND PERSONAL CARE GOODS RETAILING	7			7	1,226			1,226
DEPARTMENT STORES			1	1			2,749	2,749
RECREATIONAL GOODS RETAILING	6			6	921			921
OTHER GOODS RETAILING	22				2,196			2,196
PUBS, TAVERNS AND BARS	15	3		18	4,244	2,283		6,527
FOOD AND BEVERAGE SERVICES	46			46	5,120			5,120
VACANT	4	1	1	6	620	571	1,026	2,217
UNDER CONSTRUCTION	1			1	464			464
<b>TOTAL</b>	<b>153</b>	<b>9</b>	<b>7</b>	<b>169</b>	<b>22,186</b>	<b>6,419</b>	<b>16,784</b>	<b>45,389</b>
<b>TOTAL %</b>	<b>91%</b>	<b>5%</b>	<b>4%</b>	<b>100%</b>	<b>49%</b>	<b>14%</b>	<b>37%</b>	<b>100%</b>

## RETAIL SHOPPING PATTERNS

The retention of retail expenditure is fundamental to achieving a sustainable retail centre network in the Selwyn District. Selwyn District is estimated to generate a total of \$413 million in retail sales in 2012.

Selwyn's retail expenditure spending has been assessed at the District Level using retail transaction data from MarketView (a service provided by Bank of New Zealand). The retail transactional data sources were from the period of August 2011 - July 2012 to eliminate any seasonal variations that occur within identified catchment while reflected the most current shopping patterns.

### Origin and Destination Shopping

Origin and destination spending is based on identifying where retail expenditure is spent against where the shopper resides.

#### Origin of Spending

- 79% - Selwyn District
- 13% - Christchurch City
- 3% - Other Areas (under 1%)
- 2% - Ashburton District
- 1% - Waimakariri District
- 1% - Other Canterbury Areas (under 1%)
- 1% - Otago Region

#### Destination of Spending

- 61% - Christchurch City
- 28% - Selwyn District
- 3% - Auckland Region
- 3% - Other Areas (under 1%)
- 2% - Ashburton District
- 1% - Waimakariri District
- 1% - Other Canterbury Areas (under 1%)
- 1% - Otago Region

In terms of 'Origin' of retail expenditure, 21% of retail spending within Selwyn is from residents living outside of the District. Comparatively, this figure however provides a misleading view of the inflow of expenditure within the district when assessed against the outflow nominally, as total spending in the district is relatively low.

In terms of 'Destination' of retail expenditure, overall there is a substantial 72% outflow of retail dollars leaving the Selwyn District, which is simply a direct result of a very limited local retail provision and very close proximity to Christchurch.

This means nearly \$3 out of every \$4 generated in Selwyn is currently being spent outside of the District, highlighting the significant potential within the District. As anticipated, the vast majority of retail leakage

(85%) from the District flows into Christchurch City, highlighting just how reliant Selwyn District residents are on their larger territorial authority neighbour to meet their retail requirements.

### Origin and Destination of Supermarket Spending

Following information provides a snapshot of the existing distribution of retail spending patterns within the supermarket store type.

#### Origin of Spending

- 83% - Selwyn District
- 11% Christchurch City
- 2% - Other Areas (under 1%)
- 2% - Ashburton District
- 1% - Waimakariri District
- 1% - Otago Region

#### Destination of Spending

- 50% - Selwyn District
- 43% - Christchurch City
- 2% - Other Areas (under 1%)
- 2% - Ashburton District
- 1% - Other Canterbury Areas (under 1%)
- 1% - Otago Region
- 1% - Auckland Region

83% of expenditure in Selwyn supermarkets are derived from Selwyn residents, however a high 50% of generated spend in the section is undertaken in supermarkets outside of the District. Of this leakage, 85% is being spent in supermarkets in Christchurch, with Pak 'N Save Hornby the main benefactor.

This is not unexpected in this instance as there are multiple factors that make the long trip (in supermarket terms ) into Christchurch City for supermarket shopping appealing, i.e. shoppers are already going to Christchurch retail centres for other goods and their close proximity.

Another major influence is brand shopping, with Pak 'N Save the supermarket brand with the largest 'pulling power' having the ability to attract shoppers from more extensive catchment. Therefore Pak 'N Save Hornby, which in effect is right on Selwyn District's doorstep so to speak, is successful in attracted Selwyn residents (and therefore their supermarket expenditure), lowering the level of supermarket spend internalised in Selwyn on an annualised basis.

### Origin and Destination of Department Store Spending

#### Origin of Spending

- 85% - Selwyn District
- 9% - Christchurch City
- 2% - Other Areas (under 1%)
- 1% - Ashburton District

- 1% - Waimakariri District
- 1% - Otago Region

### Destination of Spending

- 73% - Christchurch City
- 18% - Selwyn District
- 3% - Ashburton District
- 2% - Other areas (under 1%)
- 1% - Other Canterbury Areas (under 1%)
- 1% - Otago Region
- 1% - Auckland Region

While not as significant as Supermarkets, Department Stores often play a crucial 'anchor' tenant role within commercial centres, and pull a significant number of consumers to centres they occupy. Selwyn residents spend more than \$4 out of every \$5 in this sector outside the district, despite having a national banner brand 'The Warehouse' located in the Rolleston Town Centre. With over 80% leakage there is potential within the District to expand this sector's offer in the future, albeit the timing of such will depend on specific retailer network strategies.

The Rolleston Town Centre 'The Warehouse' store is however less than half the size of its nearest counterpart, located in the Hub Hornby which covers approximately 5,700sqm GFA (compared to The Warehouse, Rolleston Square around 2,300sqm GFA). The low level of retention in this sector can partly be attributed to the smaller scale and limited range products offered within the Rolleston Square, The Warehouse. With larger and more comprehensive centres outside of the District which Selwyn (residents are already using) such as The Hub Hornby and Westfield Riccarton offering 'one-stop' shopping destination, many residents favour outside centres despite their distance, to fulfil their shopping requirements.

### Retail Leakage

Retail leakage can be generally termed as the level of retail expenditure generated by residents within a defined catchment (in this case Selwyn District) spent outside of it. This is helpful in assessing sectors of potential or 'gaps' in the current Selwyn District offer.

### Main points

- 72% of total retail expenditure generated in Selwyn on an annual basis is spent outside the District (retail leakage), countering this is a minor 7% inflow
- However, removing the Supermarket sector (which has a higher proportion of internalised spend), the retail leakage percentage increases to a substantial 88%
- Across 8 of the 11 defined sectors, over \$4 out of every \$5 is spent outside of the Selwyn District
- The retail sector of Food and Beverage Services, which includes Cafe's Bars and Restaurants, Takeaways, Pubs and Bars, experiences the most proportionally significant level of retail spending inflow - equivalent to 15%
- Specialised Food retailing, which includes bakeries, butchers and fruit stores, sees an 80% (rounded) outflow of retail spending out of District. This is generally a convenience based sector which typically experiences higher levels of retention to that assessed. This shows that higher levels of local convenience spending is occurring outside of the District than anticipated weakening to core role and function of the centres in Selwyn.

- Overall, the MarketView data is considered to paint a fairly bleak picture on the level of performance of the centres in Selwyn with the potential for 'upside' and improved store productivity (\$/sqm) within Selwyn centres considerably. This is demonstrated 'on the ground' in many centres in Selwyn with lower quality retail provision, amenity and vitality than the market can support.

### FORECAST RETAIL FLOORSPACE IN SELWYN DISTRICT

The Selwyn District in retail terms has been split into two distinct markets, of namely Malvern Ward and the balance of the Selwyn District Wards ie Selwyn Central, Springs and Ellesmere (The Southern Sector)

As a whole the 'Southern Sector' catchment is forecast to experience an increase in the level of retail floorspace sustainable from 85,00sqm to around 210,000sqm by 2041. Sustainable retail GFA levels for Specialty retailing currently equates to around 32,00sqm and 54,000sqm for Large Format Retailing. The proportional split in terms of GFA between these store types is assumed to remain relatively constant over the next 25 years, remaining at around 40% Specialty and 60 for LFR.

### RETAIL CENTRE HIERARCHY CURRENT AND FUTURE POTENTIAL

The following outlines the position within the wider centre hierarchy each assessed centre fulfils within the Selwyn market based on their respective role and function, the analysis completed by Property Economics.

#### Hierarchy

- Town Centre - District Significance (eg Rolleston)
- Town Centre - Local and Rural Hinterland (eg Lincoln)
- Rural Service Centre (eg Darfield and Leeston)
- Localised Convenience Centre (eg Prebbleton, Southbridge etc)

### Future Land Requirements

The bulk of any new retail provision in the District should be located in the Rolleston Town Centre. It is the principal commercial hub of the local economy, and from a retail perspective is the only centre with a palpable opportunity and ability to meaningfully reduce retail leakage out of Selwyn to Christchurch as the District grows.

When assessing sustainable growth in floorspace demand against existing supply, factoring in a reduced leakage rate of 50% (albeit high but significantly lower than the current 72%, and represents a realistic and achievable retention rate over time given the presence and proximity of Christchurch), and allocating 70% of additional retail floorspace requirement in the District to Rolleston Town Centre, by 2041 the Rolleston Town Centre would require an additional land provision in the order of 8-9 ha under the medium growth scenario, and a total land provision in the order of 15 ha. The existing Business 1 Zone provision in the Rolleston Town Centre (excluding the Council land and immediate surrounds) appears to be around 10 ha, and therefore would be less than the assessed requirement by 2041.

Rolleston's Town Centre should be the centre of focus for Council over the next 20-30 years so it can be 'built up' to the point where a critical mass is achieved and a material centre is developed that has the propensity to recapture current retail leakage. It is only at a point where a centre offering a wide variety of retail store types across the spectrum of retail sectors will Rolleston Town Centre ostensibly be able to compete with higher order comparison sector centres.

Given the above, the balance of the centres are likely to continue focusing on delivering more of the same in terms of convenience oriented retail and commercial activity. In this regard their role and function within either the Selwyn retail hierarchy, or the wider Christchurch network, is unlikely to change in the foreseeable future.

Other more internalised centres such as Leeston, Southbridge, Prebbleton and Lincoln would, at a high level, appear to have enough Business 1 zone land to meet convenience requirements out to 2041 in terms of quantum, however it is important in these smaller centres that stores trade to the main street or key roads to improve their economic wellbeing.

This may be restricted on some sites in these centres due to existing residential activity possibly removing the ability for some sites to be developed for retail / commercial activity. The merits of each would need to be assessed on a site by site basis, and will be dependent on the activity as some commercial activity could prefer converting a house instead of building a new store, i.e a doctor. But where residential activity is deemed to prevent commercial development (refurbishment or new) then some new business 1 zone land may be required to offset the 'lost' business zone land, albeit this is considered to be minor in extent across the centres due to most convenience centres having more than enough business zone land to meet future requirements.

Many of these smaller centres have a retail provision that is not performing at a productivity level that provides a quality retail offer, environment, built form, public realm, nor enough vitality to attract shoppers. Therefore a portion of market growth (demand) should be channelled into the existing provision to enable the existing stores to become better quality space and improve the centre overall. As such, not all growth in the market equates to additional retail provision, rather better supporting the existing provision and in many instances 'looking after what you've got' so to speak.