

## Options North of Lowes Road

### Route of the “spine road”

The spine road running parallel to Brookside Road will help to organise development in the area.

Much thought has been given to the route of this road, which runs through the middle of long narrow sections to provide frontage for subdivided lots.

Consent has recently been granted for a new pre-school at 185 Brookside Road. If built, this would make the proposed spine road impractical.

For this reason, a new path for the road is suggested. This could be implemented if needed. This may affect some landowners plans to subdivide and we would like to hear your views on this new route.



**Suggested revised route of spine road**

## Zoning

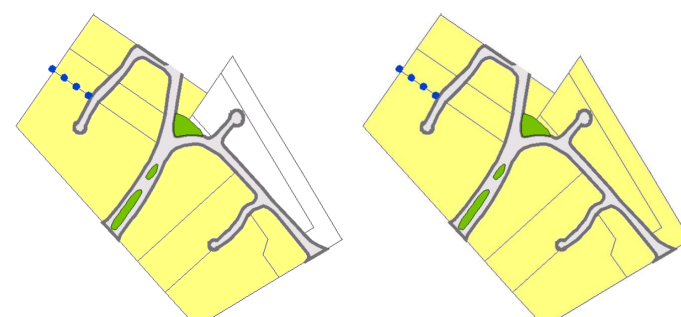
We are considering options for zoning over part of the area and would like to know the opinions of landowners.

### East Maddisons Road

The proposed re-zoning of much of the area at L1 density (a 750m<sup>2</sup> average, as applies through most of Rolleston) was in general supported. There is an option to rezone a larger area if this is supported.

### Brookside Road

There are a range of views on the proposed zonings and we are considering whether it would be preferable to zone all or part of the area as L1.



1

2

#### Options for East Maddisons Road Area:

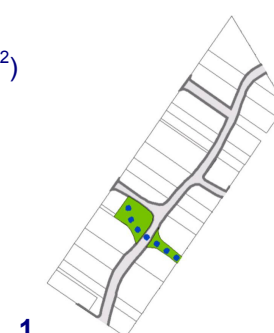
- 1—Mix of L1 and L1B zoning
- 2—L1 zoning

 L1 zoning

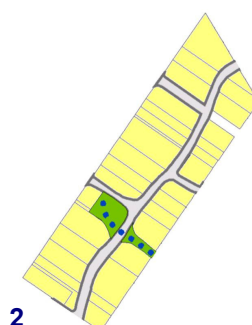
 Smaller lots (450m<sup>2</sup>)

#### Options for Brookside Road Area:

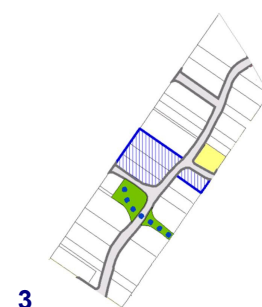
- 1—L1B zoning
- 2—L1 zoning
- 3—Mostly L1B zoning with some small lots



1



2



3

Contact David Hattam  
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## Rolleston

# Living 1B Deferred Zone

## Structure Plan Update May 2009



### Where are we now?

Thanks to those who have participated in the structure plan process so far. We have had over 40 responses to the last leaflet and around 60 people came to the open day. Many landowners have taken the opportunity to discuss the proposals with me.

We have taken note of the feedback and we are attempting to refine the structure plan to make it fit the wishes of residents as best it can.

The purpose of this leaflet is to outline some of the refinements and amendments we could make and ask for feedback on these.

If you have any questions on the structure plan or would like to discuss its effect on you, then I en-



### Feedback

This is the last time that residents and landowners will be asked for feedback on the structure plan, although you will have the opportunity to participate in the plan change process (see below).

The feedback form aims to answer quite specific questions which have arisen from the consultation process so far.

Whether you have contributed already or not, we would like your views on these refinements.

Feedback must be received by 25 May 2009.

I will be on holiday between the 8th and 19th May. If you wish to discuss the structure plan during this time, you can contact Cameron Wood on 03 347 2811 who will be able to answer most questions.

### What happens from here?

The structure plan will be presented to Council for a decision to be made on whether to go ahead with it.

If the Council agrees, then a District Plan change will be notified in July. Landowners may make submissions on the Plan Change in support or opposition or to seek amendments.

A hearing will be held later in the year. Submitters may appear at the hearing.

A decision on whether to amend the District Plan will be made by the end of the year.

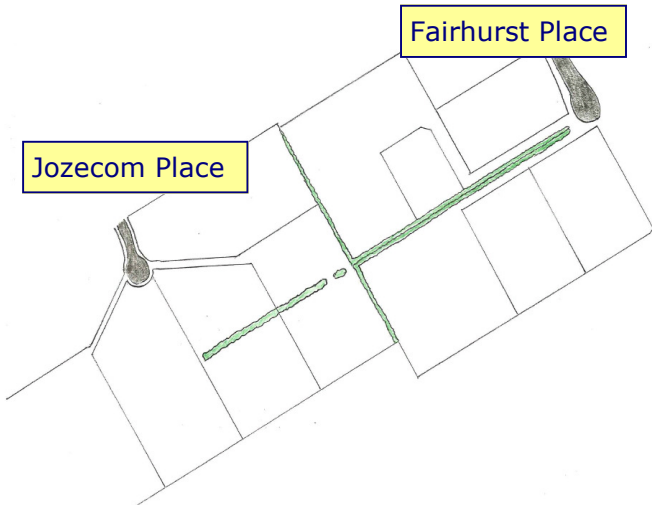
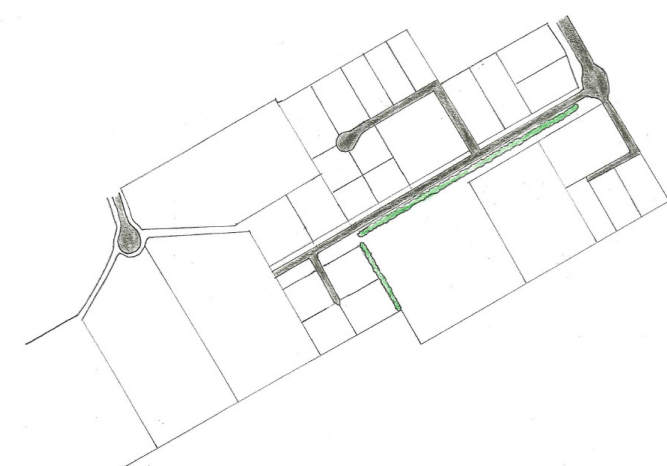


How Would Roads and Linkages be formed?

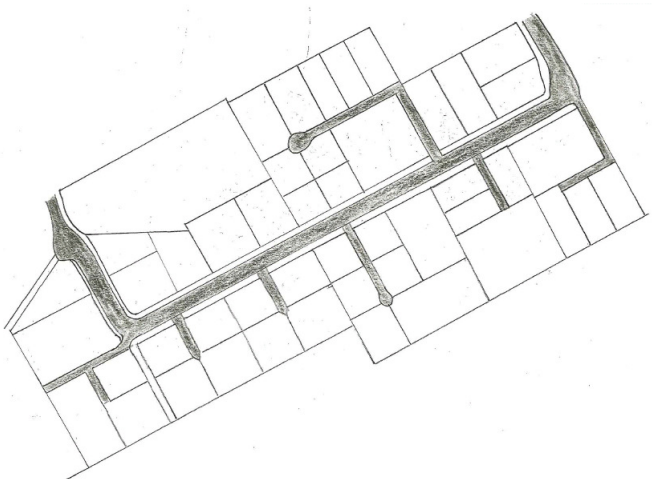
This is an example of how Jozecom Place and Fairhurst Place **might** be developed over time.

It shows how Council could form some roads as development takes place.

It also shows how Council will probably not intervene to obtain land unless subdivision occurs.



2009: Current Situation



2025: All landowners have subdivided

**2012: Some landowners have developed their land**

Development of north side of proposed link allows part formation of road.

Shelterbelts remain in place.

Access ways on south of link remain private rights of way.



Cherry Trees on Fairhurst Place

A number of residents have mentioned the importance of the cherry trees which have been planted on the berm in Fairhurst Place.

The structure plan would not make it necessary to remove these trees. Even if kerbing and channeling is installed, it should be possible to do this without removing the trees.

**When will the structure plan be completed?**

The structure plan is a long term aim for Council. It's purpose is to organise development as it occurs, not to force development to happen.

It may take many years for the linkages to be completed. But the only opportunity that the Council has to provide some structure for this future urban area is to signal how the area should develop now.

If landowners do not subdivide, then there is no urgency for roads, reserves and walkway cycleways to be obtained.

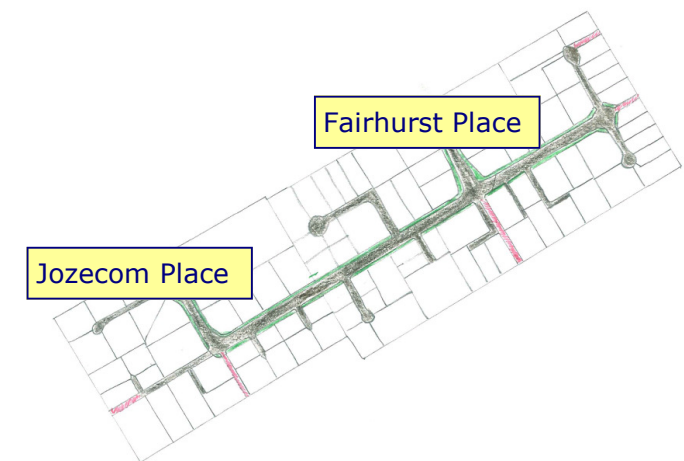
The structure plan is an investment in the future of the town.

Options South of Lowes Road

Linking Jozecom and Fairhurst Place

We consider that a walking and cycling link between Jozecom and Fairhurst Places is an important part of the transport network. It will eventually link the Kajens development and properties on East Maddisons Road with Jozecom and Fairhurst Places and the central area of the Rolleston Urban Limit south of the new Foster Park.

However, there is some flexibility about how this link might be made. Two options are presented below and we are interested to hear what residents would prefer.



1—Structure Plan. Jozecom and Fairhurst Place are joined by a road.

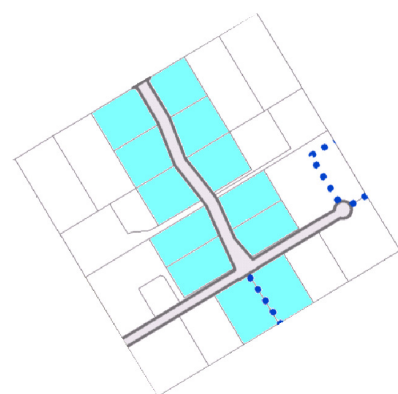


2—Cul-de-sac layout. Jozecom Place is extended. New cul-de-sacs are provided along the path of existing rights of way from Fairhurst Place. Jozecom and Fairhurst Places are connected by footpaths (shown in red).

Zoning

Several options for re-zoning were explored at the open day and through the feedback forms. In general, there was a mix of responses. However, a number of submissions have been received in support of lower density in Fairhurst Place.

It may be possible to re-zone part of Fairhurst Place for low density (2000m<sup>2</sup> average) if affected landowners stated their agreement.



Possible Fairhurst Place low density area

Any areas considered for re-zoning would need to form a logical area and to provide a wider public benefit as well as advantages for individual land owners.

Re-zoning the whole of Fairhurst Place is unlikely to meet the wider aims of the Structure Plan (which include efficient use of land). But it may be possible to re-zone a limited area such as that shown in the diagram.

Access to new school

Residents reported some concern about the access to the new school which will be to the east of Fairhurst Place. In particular, there is concern that parents will drop-off and pick-up children from Fairhurst Place and that this will cause disruption to residents.

Council is keen to provide walking access to the school, but shares the concerns of residents about traffic.

In the short term, Council may defer the opening of this walkway for five years to prevent disruption. Until the area is developed, there is less need for walking access from Fairhurst Place.

In the longer term, we are exploring ways to discourage dropping off and picking up on Fairhurst Place. This is likely to include road design measures on new roads to discourage casual parking. It is worth noting that the school will have a large car park which will be available for parents to use.