

Rolleston

Living 1B Deferred Zone Structure Plan

What's the project all about?

Council has begun a Structure Planning exercise for the Rolleston Living 1B Deferred zone (area shown on right).

The purpose of a structure plan is to establish the framework for integrated and orderly subdivision. It will be the responsibility of each landowner to decide if and when they want to subdivide their land.

The Structure Plan will indicate where roads, reserves and walkways will be located. It will also identify features of the area that could be retained. For example, the water race.

Two open meetings were held in March at the Rolleston Community Centre to introduce the project.

Approximately 70 people came and talked to



Rolleston's Living 1B Deferred Zone.

Do you live in this area?

Council staff about the project. Many were interested in how the process of this Structure Plan would work. The timeline on the reverse side sets out the process.

Wall displays explained the history of the area—how it became a Living

1B Deferred zone and the possible ways the area could be developed in the future and what should be considered.

These meetings were a valuable way of capturing information from the residents and landowners. Ideas and

Would you like more information?



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Strategic Planner

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themes are discussed over the page.

Missed the open meetings?

You can still access much of the information from our website—www.selwyn.govt.nz

What do you think should be in the structure plan?

What are your plans for your land?

- call Nick to discuss on 03 324 5827 -

Any other thoughts?

Open Day Feedback / Themes

Some Facts & Figures:

35 questionnaires have been completed and returned:

- 22 people have purchased land since the land was zoned Living 1B Deferred.
- 12 people have lived in the area prior to the 2001 zone change. Most of these people have sections over 5000m².
- There are a range of suggested section sizes.
- Some want Living 1B standards for section sizes (1200m² average, 750m² min).
- 1 person suggested splitting the current Living 1B Deferred area with land to the south of Lowes Road zoned as Living 2.
- 12 people listed privacy and the lack of close neighbours as one of the top four reasons for buying their section.

Subdivision -

There was strong support for subdivision, with people wanting to subdivide (or considering it) or accepting of further subdivision occurring. A range of section sizes were suggested with some saying that the Living 1B standards would be appropriate. Others ranged from 400 - 4040m². From the people who had purchased their section since the 1B Deferred zone was created, almost half of them stated that the opportunity to subdivide was one of the top four reasons for buying the land. Only a few residents said they did not want further subdivision in the study area.

Features -

Existing features of the area that were identified were —

- Shelter belts for wind breaks, privacy and to attract birds.
- Open areas as a way of maintaining the rural character.
- The water race.

Other people noted the problems of having large trees in an urban environment such as shading and potential safety risk.

Strong support was given to including parks, pedestrian and bicycle connections in the Structure Plan. A third of responses supported having stormwater reserves but few supported local shops in the study area.

Roading -

There was great enthusiasm for cul-de-sacs as they were perceived as safer and quieter. There was also support for connectivity so that people could walk through the area.



What Now?

Concept plans are being prepared for discussion at the next open meetings which are planned for late July or early August, to be held at the Rolleston Community Centre.



Timeline:

Initiate Project	February 2006
Gather Information	March—May 2006
Option Identification & Analysis	May—July 2006
Rolleston Open Days	July / August 2006
Selection of preferred option and adoption by Council	September / October 2006
Implementation phase begins—likely to include a change to the District Plan	November 2006

Please note this timeline is indicative and may change.