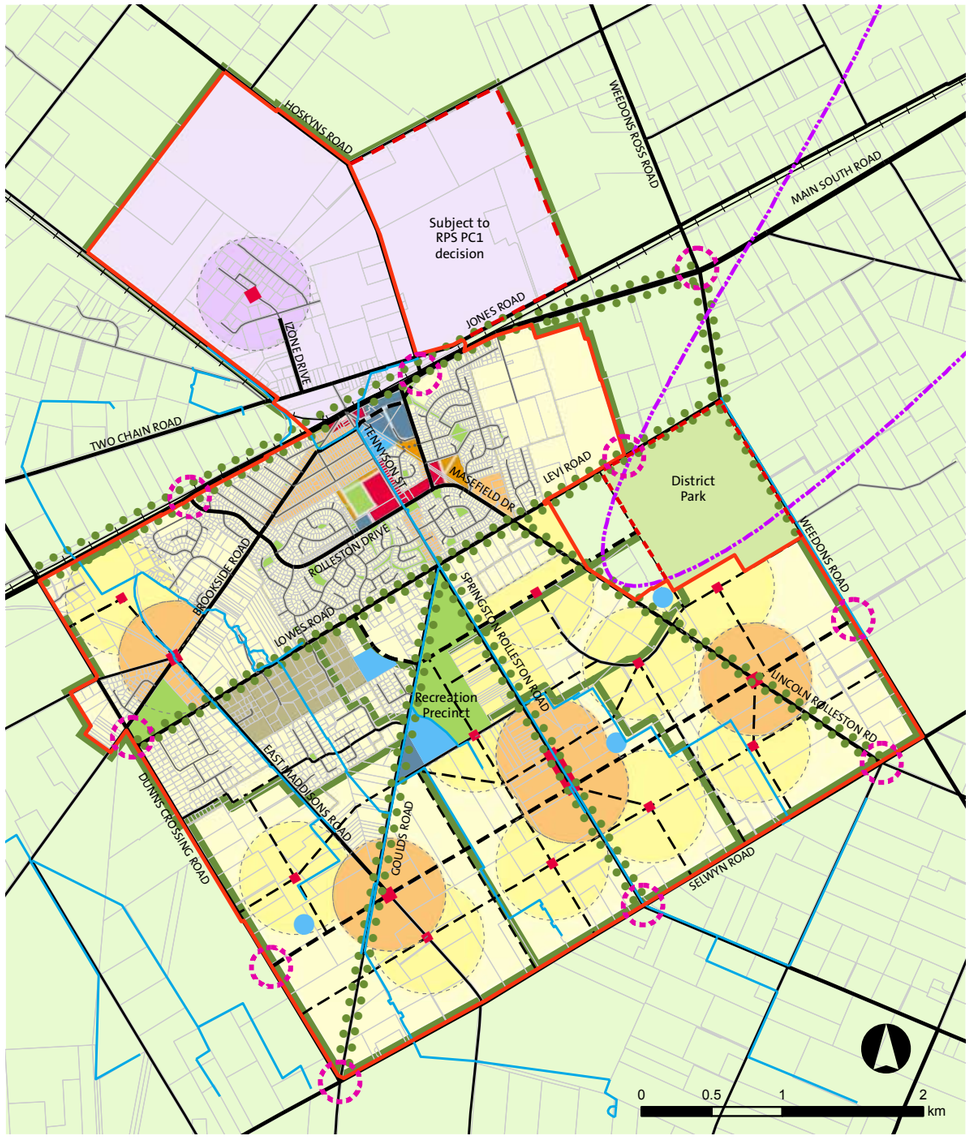


Figure 5.2: Rolleston Structure Plan

- Study Area
- Railway
- National Arterial
- Main (primary) roads
- Proposed main (primary) roads
- Local (secondary) roads
- Proposed local (secondary) roads
- Local (minor) roads
- Walking and Cycling Link
- Town Centre
- Neighbourhood Centre
- Local Centre
- Comprehensive Housing
- Medium Density Residential (20HH/Ha)
- Medium Density Residential (15HH/Ha)
- Low Density Residential (10HH/Ha)
- Low Density Residential (7HH/Ha)
- Community Facilities
- Green Corridors and Green Belt
- District Park
- Recreation Precinct and Reserves
- Rural land
- Avenue Planting
- Izone Southern Business Hub
- Water Races
- Noise Contour
- 5 Minute Walk (400m)

A. ROLLESTON STRUCTURE PLAN (2009)

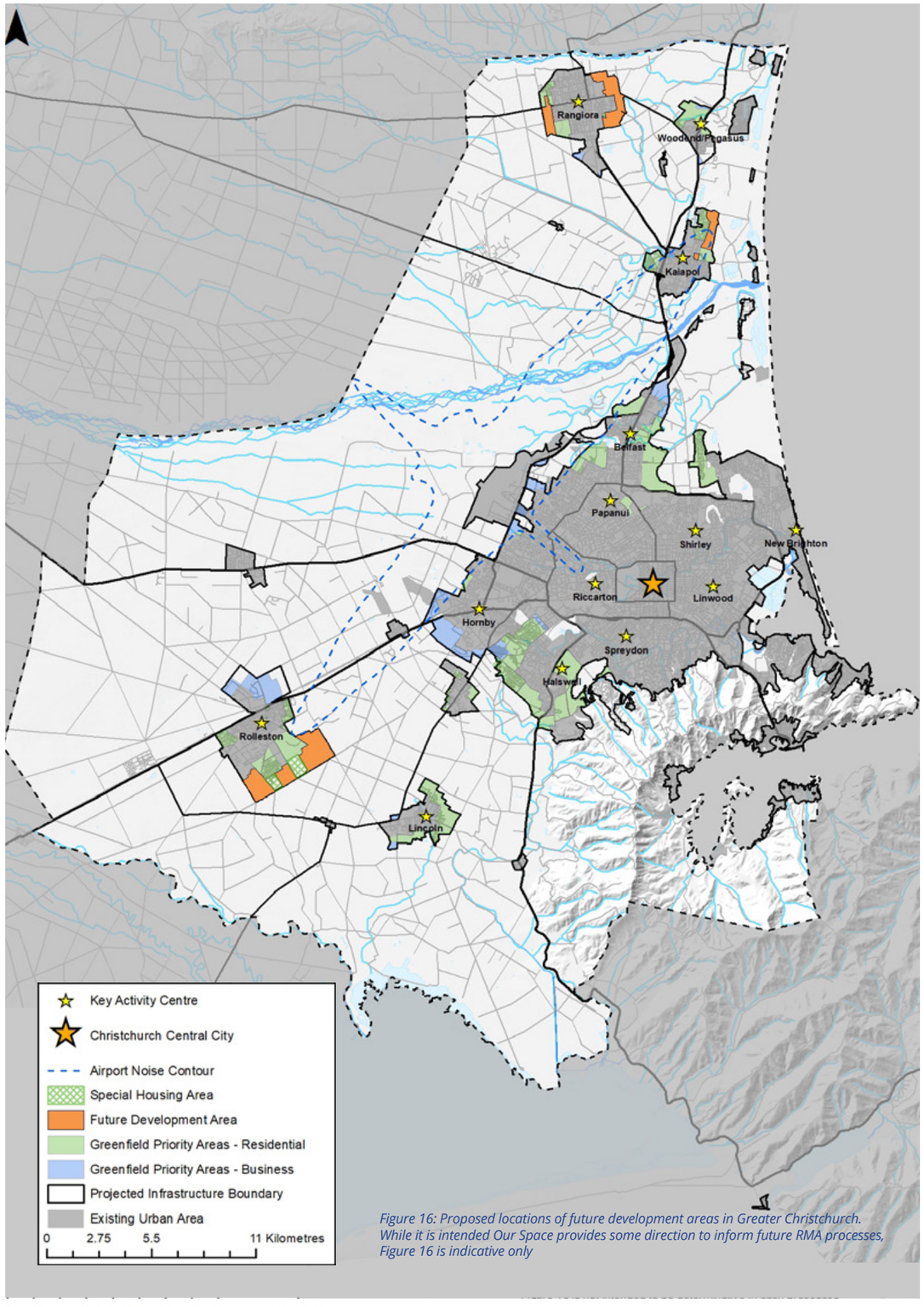


Figure 16: Proposed locations of future development areas in Greater Christchurch. While it is intended Our Space provides some direction to inform future RMA processes, Figure 16 is indicative only

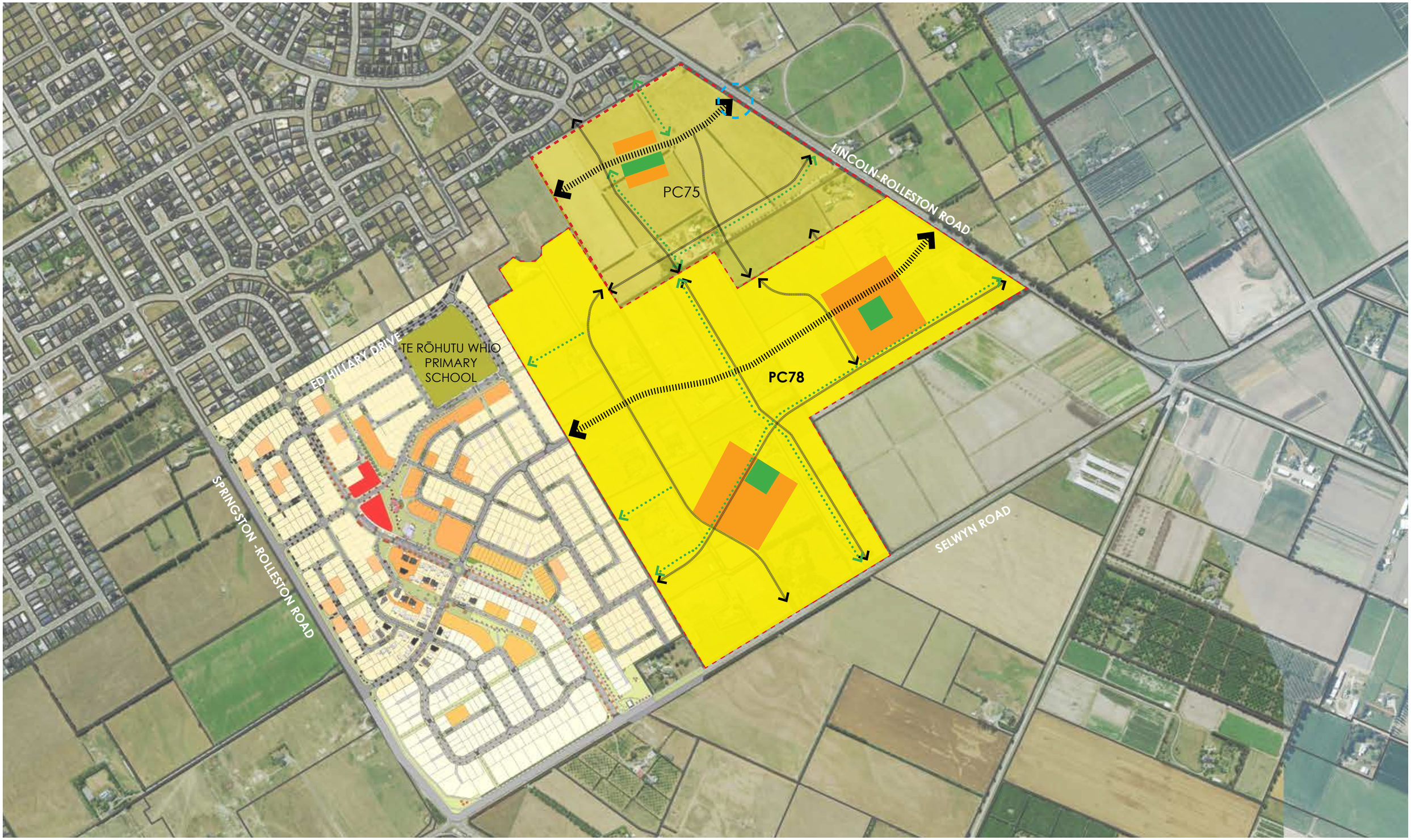
B. OUR SPACE 2018-2048 (2019)

LEGEND

- Indicative Potential Urban Form Growth
- Education / Community
- Industrial
- Commercial
- Large Scale Recreation / Reserve
- Residential
- Proposed Plan Change Areas
- Development Constraints
- Potential Area for Further Development
- Christchurch Airport Noise Contours

IPORT BUSINESS PARK
IZONE
STATE HIGHWAY 1
50 dBa CONTOUR
LEVI PARK
PC80
ROLLESTON PRISON
ROLLESTON DRIVE
PC71
STONEBROOK
LOWES ROAD
BRAITHWAITE
WEEDONS ROAD
FALCONS LANDING
PC73
PC75
PC78
PINES WASTEWATER TREATMENT PLANT
ACLAND PARK
FARINGDON
DUNNS CROSSING ROAD
PC76
PC73
PC70
PC64
PC64
SPRINGSTON ROLLESTON ROAD
SELWYN ROAD
BROOKSIDE ROAD
GAMMACK ESTATE

A.ACLAND PARK CONCEPT PLAN (NTS)



A. SOUTHEAST ROLLESTON (1:8,000@A3)

THE FOLLOWING DIAGRAMS ARE INDICATIVE ONLY BUT SHOW THE POTENTIAL DIFFERENCE IN DENSITIES, PROVIDING A VARIETY OF HOUSING TYPOLOGIES TO MEET THE NEEDS OF DIFFERENT HOUSEHOLDS

A. LARGE LOT RESIDENTIAL (~2000M² LOTS)

B. LOW DENSITY RESIDENTIAL (>500M² LOTS)

C. MEDIUM DENSITY RESIDENTIAL (>400M² LOTS)

D. COMPREHENSIVE MEDIUM DENSITY RESIDENTIAL (250m² TYPICAL LOTS)

	A. LARGE LOT	B. LOW DENSITY	C. MEDIUM DENSITY	D. MEDIUM DENSITY COMPREHENSIVE
BLOCK SIZE	60m X 175m; 10,500m²	60m X 175m; 10,500m²	60m X 175m; 10,500m²	60m X 175m; 10,500m²
LOT SIZE (MINIMUM)	2000m²	500m²	400m²	None
AVERAGE LOT SIZE	2000m²	600m²	500m² (maximum)	350m²
NUMBER OF HOUSEHOLDS	5	17	21	30
DENSITY (HH/Ha)*	3	12	14	21

NOTE

* Based on 30% of developable land given over to open space (both green and blue networks) and movement networks (public roads)

1. Vehicle access to all Comprehensive Medium Density units is via a shared R.O.W. to consolidate vehicle crossings and provide a high-quality, highly accessible streetscape;

2. Blocks typically run north-south to maximise the amount of sunlight entering into private outdoor living ares at the rear of dwellings.