

APPENDIX 4: NOTIFIED PROPOSED SELWYN DISTRICT PLAN

Township Network

The integrated and sustainable network of townships within the Selwyn district that support a connected community and encourage active participation in business and community activities that will contribute to the economic prosperity and vitality of the district. The township network provides the framework for managing the scale, function, and character of each township within the whole district. Each township has therefore been categorised to reflect its anticipated role in relation to surrounding townships and the district as a whole.

The network can be briefly described as:

District Centre – Rolleston

Functions as the primary population, commercial and industrial base of the district.

Sub-District Centre - Lincoln

Functions independently with a range of residential, commercial, and industrial activities while providing support to Rolleston, smaller townships, and the surrounding rural area.

Service Townships - West Melton, Prebbleton, Darfield and Leeston

Function is based on providing a high amenity residential environment and primary services to Rural Townships and surrounding rural area. Darfield and Leeston act as Key Activity Centres for the wider district.

Rural Townships - Arthur's Pass, Coalgate, Doyleston, Dunsandel, Glentunnel, Hororata, Kirwee, Lake Coleridge, Sheffield, Southbridge, Springfield, Springston, Tai Tapu, Waddington and Whitecliffs.

Function is based on village characteristics with some services offered to the surrounding rural area.

Special Character Areas

Function is based on an historic settlement pattern associated with the presence of special amenity, natural or cultural values.

The Activity Centre Network consists of:

Key Activity Centres

Key Activity Centres (KACs) are key existing commercial/business centres identified as focal points for employment, community activities, and the transport network: and which are suitable for mixed-use development. The Selwyn District has four KACs being Rolleston, Lincoln, Darfield and Leeston.

Rolleston is the largest activity centre and is the primary focus of much of the district's future retail and commercial activity. The Rolleston KAC will have a diverse variety and range of retail and commercial activities and in conjunction with the smaller centres will be able to support the districts retail and commercial needs.

Lincoln will also have a range of retail and commercial services but not to the same extent as Rolleston. As such it will act as a secondary commercial centre to Rolleston.

Darfield and Leeston - these centres will also have a range of retail and commercial services but will play a secondary role to the Lincoln activity centre in the overall activity centre network. These centres will likely have a rural focus on the goods and services provided compared to Rolleston and Lincoln. They will serve a large rural area and, in some cases, smaller townships in the surrounding area of each town.

Service Activity Centres

Provide goods and services to residents of the town as well as the wider rural area. However, there will still be a reliance on the Key Activity Centres for larger scale businesses and more variety in retail and commercial activities. The Selwyn District has two Service Activity Centres being Prebbleton and West Melton.

Rural Activity Centres

are the smallest activity centres and are primarily focused on convenience of local residents with some services offered to the surrounding rural area. For more variety in retail and commercial activities these centres will rely on the Service Activity Centres or the Key Activity Centres.

Overall, each activity centre will play a specific role within the district's activity centre network. A centres composition will be more complex and varied at the KAC level, particularly at Rolleston, and becoming less so as activity centre size and the population it services reduces. Having this variation in different levels of activity centres will allow for a more efficient and stable retail and commercial market in Selwyn. This will also enable smaller activity centres to be more specific and efficient in what services and goods they provide for their local areas and residents; and

Rural Townships...

