

Suburban Centres Programme

Summary of the Draft Sumner Village Centre Master Plan

*for public consultation
8 November – 12 December 2012*

A PLAN FOR REBUILD AND RECOVERY



Forewords

The full Draft Master Plan document provides forewords from Christchurch Mayor Bob Parker, the Hagley/Ferrymead Community Board and the Joint Advisory Group for Sumner. All three are highly supportive of this Draft Master Plan.

Overall concept plan for the redevelopment of Sumner Village Centre



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|--------|--|-------|--|
| P1.1 | Marriner Street-west & Wakefield Avenue Enhancements | P2.3 | Anchor Development |
| P1.2.1 | The Esplanade Streetscape Enhancements | P3.1 | Sumner Mall Redevelopment & Road Extension |
| P1.2.2 | The Esplanade Road Closure | P3.2 | Anchor Development |
| P1.2.3 | The Esplanade Play Area | P4.1 | Redevelopment Of Community Facilities |
| P1.3.1 | Burgess Street Shared Space Street | P4.2 | Courtyard Connections |
| P1.3.2 | Burgess Street Viewing Platform | P4.3A | Off-Street Car Parking Provision |
| P1.4.1 | Marriner Street Shared Space Street | P4.3B | Off-Street Car Parking Provision |
| P1.4.2 | Marriner Street Viewing Platform | P5 | Redevelopment Of The Surf Club & RSA |
| P2.1 | Laneways & Courtyards | | |

Figure 1. Overall concept plan for Sumner Village Centre

Introduction

Sumner was severely affected by the 2010 and 2011 Canterbury earthquakes. While much of the Village Centre has remained intact, key buildings and a considerable amount of the infrastructure were destroyed. The impacts of rock fall, road closures, and the loss of residential properties and recreation opportunities has had a significant impact on the economic, cultural and social wellbeing of the community.

In response, a Draft Master Plan has been prepared as part of the Christchurch City Council's Suburban Centres Programme. It has been developed under the guidance and support of the *Joint Advisory Group for Sumner*¹ and is referred to as a *community-led master plan*. To ensure the Council is on the right track with the Draft Master Plan, consultation is now open.

This is a summary document. Full copies of the Draft Sumner Village Centre Master Plan are available for viewing:

- Online at www.ccc.govt.nz/HaveYourSay
- At any open Council libraries and service centre.

Contents of the Draft Master Plan

The Draft Master Plan identifies ways to strengthen the values that people like about Sumner Village Centre, and to optimise opportunities which have arisen as a result of the earthquakes. It presents a vision, goals, and a prioritised action plan containing both spatial and non-spatial projects and actions. Funding for Council-led actions and projects contained in this Draft Master Plan will be sought through the Council's Annual Plan and Long Term Plan processes.

Draft Master Plan preparation

Many of the early building blocks for this Draft Master Plan were provided by the Sumner Urban Design Group and through earlier planning documents. Discussions with a diverse range of individuals, groups and agencies have also informed the contents of the Draft Master Plan and helped identify the top priorities for action.

The Council held five stakeholder workshops and two public drop-in sessions over two weeks in April 2012. The workshops were attended by over 100 individuals including property and business owners, community groups, politicians, youth, residents and agency representatives.



Figure 2. Sumner Village Centre on Nayland Street, 2012



Figure 3. Community consultation, April 2012

Disclaimer: There is no binding commitment on the Christchurch City Council to proceed with any prospective project detailed in this document. The Council spending priorities are reviewed frequently, including through the Council's Long Term Plan (LTP) process. All decisions as to whether or not a Council-funded project will commence remain with the Council.

¹ This group was established by the Hagley/Ferrymead Community Board on 2 February 2012 to reinforce the community-led approach to this master planning project. The Joint Advisory Group comprises six representatives from the Sumner community, two members of the Community Board and two Council staff members.

Vision for Sumner Village Centre

Based on the feedback received from stakeholders and the community, the following vision describes how Sumner Village Centre might look and function over the next 10 to 15 years.

Sumner Village Centre is renowned for its beautiful natural setting.

Residents and visitors love to relax in a diverse mix of eateries and bars; and to linger in its charming shops, courtyards and lanes.

Sumner's lifestyle, creativity, heritage, culture and community spirit, are reflected and celebrated through its buildings and landscaping.

Community events and festivals attract people from across the city and bring vibrancy to Sumner's Village Centre.

Goals for Sumner Village Centre

To help achieve the vision, the following goals have been prepared for Sumner Village Centre:

Natural environment

- A high amenity landscape is achieved within the Sumner Village Centre.
- Environmental design principles are incorporated into all aspects of the built form and the open space network.
- The identity and character of Sumner's natural environment are recognised and incorporated into the urban fabric.

Community wellbeing, culture and heritage

- Community services and facilities are provided appropriate to the scale and needs of the Sumner community.
- A range of fun, safe activities and events is available for all people to enjoy.
- A network of simple and flexible open spaces is available for people to play, gather and socialise.

Movement

- Connections between Sumner Village Centre and the beach are strengthened and enhanced.
- Walking, cycling and public transport is increasingly used by visitors and residents, to move to and around Sumner Village Centre.
- Parking arrangements are designed to add value to the amenity and economy of the Village Centre and to meet the different needs of users.
- The road from the Port to the city through Sumner Village Centre and its designation for hazardous goods and oversize vehicles is retained, recognising its importance to the regional economy and its role as a lifeline route.

Economy and business

- Further development of Sumner's charming and inviting atmosphere, with its diverse range of eateries and bars, occurs in a consolidated manner.
- The Village Centre's reputation as a relaxed, year-round boutique business and retail destination is strengthened while its general appeal to residents is retained.
- The role of recreation in supporting Sumner's economy is recognised and reinforced.
- Mixed-use development in Sumner Village Centre occurs at a sustainable rate of uptake.

Built environment

- Sumner's Village Centre is accessible for all users.
- The character and identity of the Village Centre is reinforced through positive design elements and features.
- The area's natural and cultural heritage is brought to life through interpretation and design.

Figure 4. Draft Master Plan goals

Draft Master Plan rationale and project areas

A range of spatial and non-spatial projects has been developed to give effect to the Draft Master Plan's vision and goals, and to respond to community aspirations for Sumner Village Centre. This diagram explains the overall rationale for the spatial projects:

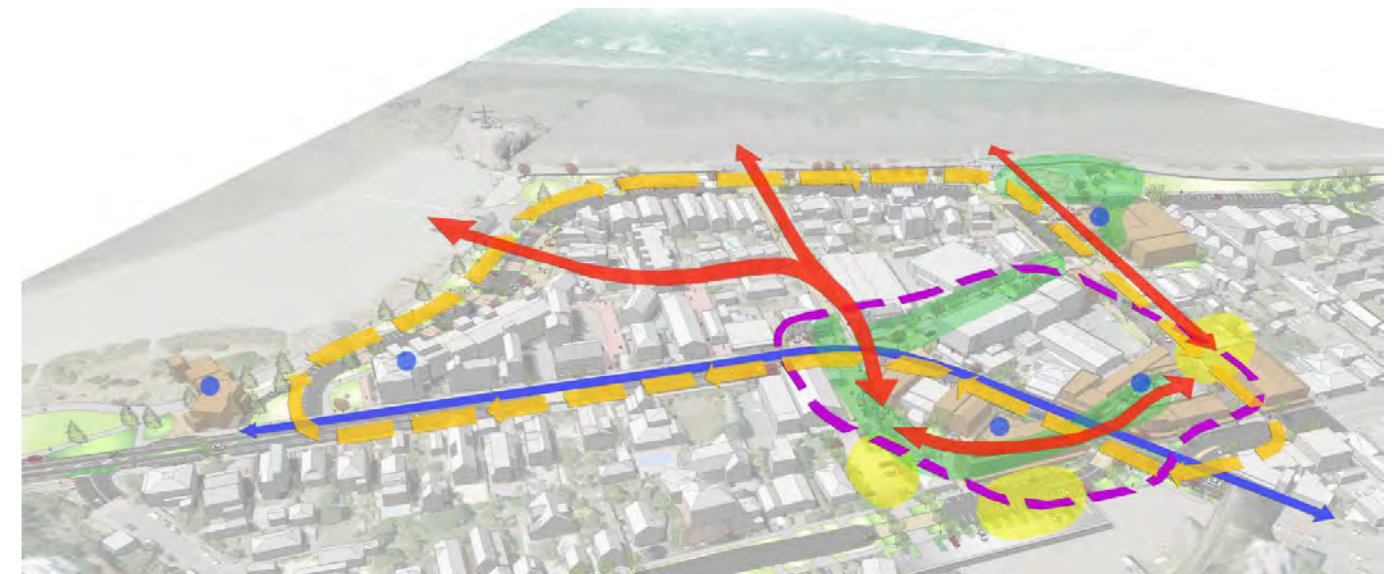
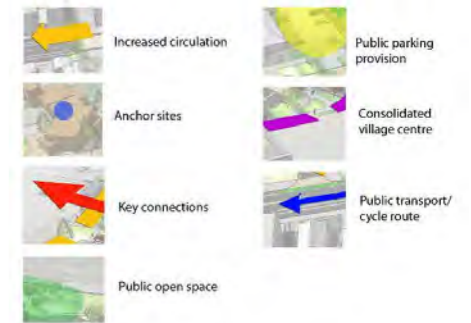


Figure 5. Rationale for the Draft Sumner Village Centre Master Plan

Draft Master Plan project areas

The Draft Master Plan comprises a total of five spatial projects (P1-P5), and two non-spatial projects (P6, R). The five spatial projects are:

- Improving the movement network and streetscape amenity (P1);
- Creating lane and courtyard connections (P2);
- Strengthening the retail core (P3);
- Supporting the heart of Sumner community (P4);
- Redeveloping the RSA and Surf Life Saving Club (P5);

The two non-spatial projects are:

- Improving the built and natural character (P6); and
- Achieving recovery together (R).

The options presented on the following pages are concepts only and have been developed to provide property and business owners with a starting point for discussion.



Figure 6. Staging plan for spatial projects P1-P5

Project 1: Improving the movement network and streetscape amenity (P1)

Aim:

This project responds to community aspirations for improvements to the function, safety, connectivity and quality of the street and the movement network. The project addresses four key areas over two different stages/timings. They are:

- Marriner Street-west and Wakefield Avenue enhancements (P1.1)
- The Esplanade (P1.2)
- Burgess Street (P1.3)
- Marriner Street-east (P1.4)

P1.1 Marriner Street-west and Wakefield Avenue enhancements

Key features:

- Design changes that slow traffic and reinforce a pedestrian and cycle friendly zone (for example through street paving, footpath widening, and installation of cycle lanes).
- Amenity improvements such as tree and amenity planting, sheltered seating areas and meeting spaces.

There are two possible options for the paving treatment through the Village Centre on Wakefield Avenue, which the Council wishes to consult on, as shown in Figures 8 and 9.



Figure 7. Perspective of Sumner Village Centre looking east towards Marriner Street

We are seeking your views on these two options. Please see the submission form at the end of this Summary document.



Figure 8. Option 1-plan view for the design of Marriner Street/Wakefield Avenue



Figure 9. Option 2-plan view for the design of Marriner Street/Wakefield Avenue with increased extent of paved area

P1.2 The Esplanade

This project is comprised of three sub-projects, as follows:

- Esplanade streetscape enhancements (P1.2.1).
- Esplanade road closure (P1.2.2).
- Esplanade play area (P1.2.3).

Key features:

- A redesign of the Esplanade to provide a higher level of amenity, better pedestrian facilities and opportunities to create a stronger connection between the street and adjacent land use activities, while retaining a generous amount of on-street parking to meet summertime demand. (P1.2.1)

- Courtyard style parking areas, through road narrowing and by closing a small portion of the Esplanade between Marriner Street-east and Stoke Street to draw visitors through the Village Centre² (P1.2.2).
- Redesign of the Esplanade to provide additional open spaces and a highly visible and accessible play area on the Village-side of the seawall (for example, a skate park or public art project) (P1.2.3).

² The remainder of the Esplanade is accessible via Nayland and Stoke Streets.



Figure 10. An artist's impression of the Esplanade looking south-east towards Summer Village Centre



Figure 11. Perspective of courtyard style parking areas with the Esplanade road closure, looking towards Cave Rock and showing a new play area (pink)

P1.3. Burgess Street concept

There are two sub-projects for Burgess Street as follows:

- Shared space street (P1.3.1)
- Viewing platform (P1.3.2)

Key features:

- Redesign the street as a single shared space to emphasise the visual and physical connection from the Village Centre to the Esplanade and the sea (P1.3.1).
- Installation of a viewing platform at the Esplanade sea wall at the northern end of Burgess Street (P1.3.2).



Figure 12. Perspective of the Burgess Street concept, between Marriner Street and the Esplanade



Figure 13. An artists impression of the viewing platforms incorporating the seawall at the end of Burgess and Marriner streets



Figure 14. An artist's impression of Burgess Street shared space, looking towards the beach

P1.4 Marriner Street-east concept

This project has two sub-projects:

- Shared space street and weekend street market (P1.4.1)
- Viewing platform (P1.4.2)

Key features:

- Redesign the street into a large, flexible courtyard space, enabling the space to be used for other purposes such as a weekend market. Two-way traffic and parking on the north side of the street would be retained, allowing for a wider space on the south side of the street for spill-over from adjacent cafes and for pedestrian use. Street trees, rain gardens³, landscaped areas and opportunities for performance space would further enhance the space, and help create a slow speed traffic environment (P1.4.1).
- The installation of a viewing platform at the seawall on the Esplanade at the intersection of Marriner Street, (as for Burgess Street as in Figure 13) (P1.4.2).

³ Rain gardens improve water quality by intercepting storm water runoff, slowing the rate of runoff, reducing it's volume, and filtering pollutants through soils and plants.



Figure 15. Perspective of Marriner Street looking west



Figure 16. Cross section of Marriner Street (a) open to vehicles; and (b) market day



Figure 17. Plan view of potential lanes and courtyard spaces within the block (pink)



Figure 18. An artist's impression of a courtyard concept



Figure 19. An artist's impression of the corner of Marriner Street-west and the Esplanade

Project 2: Creating lanes and courtyard connections (P2)

Aim:

This project responds to community aspirations for stronger connections between the Village Centre and the beach, for intimate and intriguing spaces that reflect Sumner's charming character, and opportunities for more commercial activity through mixed-use development⁴.

The following three sub-projects are included in this project area:

- Laneways and courtyards (P2.1)
- Mixed-use development for new commercial opportunities (P2.2)
- Anchor development at the Esplanade and Marriner Street-west intersection (P2.3)

Key features:

- Private and informal spaces and walkways are improved to encourage more pedestrian movement, greater use of the Village Centre by visitors and the creation of interesting and intimate spaces for people to linger in (P2.1).
- Mixed-use development at the edges of the lanes and courtyards, following investigations into a potential change to the District Plan (P2.2)
- An anchor development of mixed-use activity at the intersection of Marriner Street-west and the Esplanade, to provide for a vibrant ground-floor commercial activity (P2.3).

Project 3: Strengthening the retail core (P3)

Aim:

This project responds to community aspirations for open space amenity, new commercial opportunities, improved connections between the Village Centre and the beach and increased visitor spending. Project 3 is intended as a longer term project as the viability and redevelopment potential of the area increases.

The following two sub-projects are included in this project area:

- Comprehensive redevelopment of Sumner Mall for a new road extension (P3.1)
- Anchor development at the Esplanade and Marriner Street-east corner (P3.2)

Key features:

- A comprehensive redevelopment of Sumner Mall to improve connection between the Village Centre and the beach by extending Marriner Street-east from the Esplanade (P3.1).
- An anchor development for mixed-use activity on the corner of Marriner Street-east and the Esplanade, to provide for a vibrant ground-floor commercial activity (P3.2).



Figure 20. An artist's impression looking through Sumner Mall to Marriner Street-east



Figure 21. Concept for an anchor development at Marriner Street-east and Esplanade corner

⁴ For instance, buildings with retail and/or hospitality at ground floor level with commercial / residential activity above.

Project 4: Supporting the heart of Sumner community (P4)

Aim:

This project responds to community aspirations for community facilities, open space, car parking and commercial advantages associated with improved pedestrian movement and connections.

Three sub-projects are associated with Project 4:

- Redevelopment of community facilities⁵ (P5).
- Open space enhancements and courtyard connections (P4.2).
- Off-street car parking provision (P4.3A and B).

Key features:

- The redevelopment of multi-functional community facilities⁵ on the site of the former Sumner Community Centre, Museum and Library (P4.1).
- New courtyards and open spaces at the rear of buildings along Wakefield Avenue for spill-out activity such as cafes and restaurants (P4.2).
- Off-street parking provision at 33 and 35 Nayland Street (P4.3A) and 'The Marine' site⁶ (P4.3B) to meet parking needs for the Village Centre without imposing on the Village Centre.

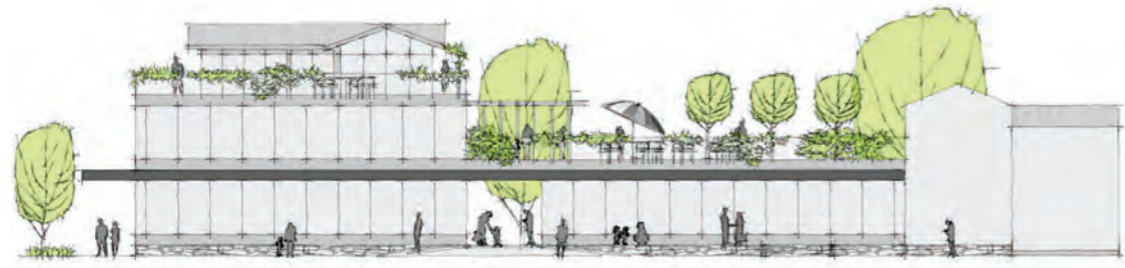


Figure 22. High level concept for a possible new multi-level, multi-function community facility



Figure 23. Perspective of new buildings, open space areas / courtyards and off-street car parking areas on Nayland Street, looking east

Project 5: Redeveloping the Sumner Surf Club and RSA (P5)

Aim:

This project responds to community aspirations for a vibrant Esplanade/Village gateway, alongside the provision of facilities for two community organisations affected by the earthquakes.

Key features:

- The investigation of a combined RSA and Surf Club on legal road reserve and conservation land at the entry to Sumner Village Centre.

- Two separate buildings are proposed; the beachside building would contain the Surf Club, with a basement level in the depression of the beach to provide access and storage for rescue boats and equipment. The RSA would be located on the first floor alongside a public restaurant. Public facilities such as toilets, and information centre and/or a café could be located on the ground floor. A first-floor deck would connect the two buildings over the footpath/the proposed Christchurch Coastal Pathway.



Figure 24. Road reserve at the intersection of the Esplanade and Murriner Street-west



Figure 25. Concept for split level RSA/Surf Club building, over the footpath.

⁵ All major decisions about the future of a Council-owned facilities/buildings, demolished or otherwise, are made by elected members as part of the Facilities Rebuild Plan project.

⁶ Further investigation is needed to confirm whether or not this is a possible solution for 'The Marine' site given that the site is currently in the Port Hills Red Zone.

Disclaimer: This concept has been prepared on the basis that both the Surf Club and the RSA agree, and are capable of taking up this development opportunity. Should one of those parties, for whatever reason, choose not to proceed with this opportunity, the rationale for the concept no longer applies and the project may be removed from the Master Plan.

Project 6: Improving the built and natural character (P6)

Aim:

This project responds to community aspirations for improvements to the natural and built character and identity of Sumner Village Centre.

Key Features:

- Development of a design guide covering various aspects of the built form, landscape and natural character; and the incorporation and expression of cultural identity within these.
- The guide will ensure that other important aspects relating to mobility and access and CPTED (Crime Prevention Through Environmental Design) are considered and incorporated through the design and development process.



Figure 26. Elevation concept indicative of a future built character for Sumner Village Centre

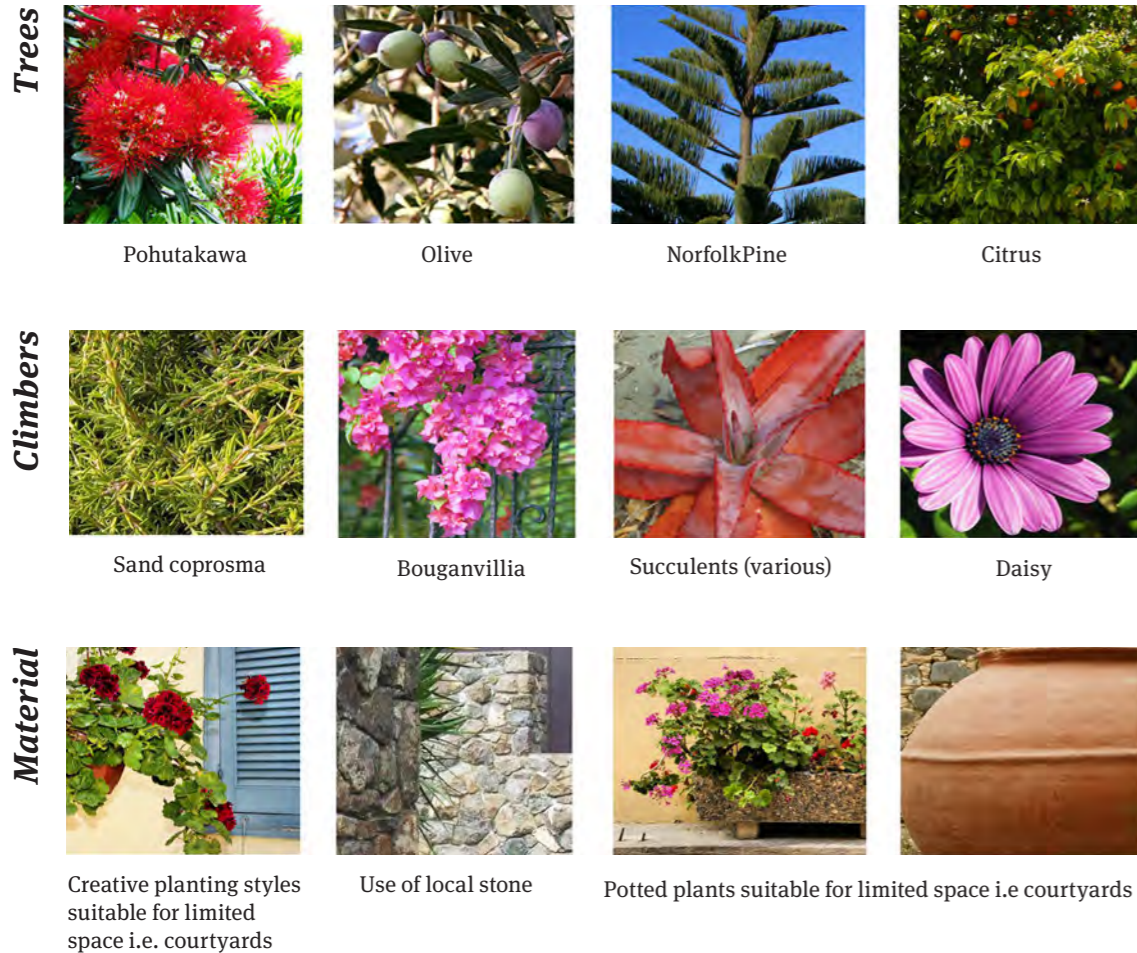


Figure 27. Potential design palette for a future landscape character for Sumner Village Centre.

Project 7: Recovery together (R)

Case management (R1)

The Council provides a Case Management service to help businesses and commercial property owners navigate through the Council's (resource and building) consent processes. Urban design advice is also offered through the Case Management Service, and Case Managers can facilitate discussions between property owners for comprehensive redevelopment projects and/or for transitional projects to enliven vacant spaces. The Case Management Service will be a useful tool for progressing master plan goals and projects.

Sumner Business Association (R2)

Sumner Village Centre has an established Business Association, which appears to have become more proactive and focused as a result of the earthquakes. An active business association offers a range of opportunities to business operators, which have flow on benefits to the wider community, such as improved communication flow between businesses, more efficient use of resources and funding and better coordination by businesses for promotions, events, marketing and branding. The Council's Case Management Service can be used to support the activities of the Sumner Business Association, to identify project synergies and partnerships.

The Sumner Business Association can support the implementation of Master Plan goals and projects by preparing a long-term business plan/strategy for Sumner Village Centre, ensuring high standards of building maintenance and repair, taking custodianship of the physical environment (for example litter and graffiti removal) and promoting high standards of customer service.

Urban Design Panel (R3)

The Council is currently using an urban design panel to review urban design aspects of resource consent applications for private developments taking place in the Business 2 zones and, in some instances, on Living 3 zoned land. The panel is made up of professionals from the disciplines of architecture, planning, urban design, landscape architecture and property valuation. The advice of the panel is provided on a pre-application basis and at no cost to the developer/property owner. The Urban Design Panel can be a useful tool for achieving the goals of the Master Plan for built character and design.

Public/private partnerships (R4)

From time to time, the Council has opportunities to work in partnership with private sector organisations to deliver public infrastructure. For example, the Council could seek a partner from the private and/or community sector to provide a service, some funding and/or the expertise needed for a new service or asset, such as the use of a Council-owned road reserve for a facility that has a public benefit (as in the case of Project Area 5: Redeveloping the RSA-Surf Life Saving Club). Once public/private partnerships opportunities are identified, discussions with potential partners can be initiated, formalised and, if necessary, funded through the Council's Annual and/or Long Term Plan.

Transitional projects (R5)

Temporary or 'transitional' development is a way for the Council and the community to invigorate vacant space; and to explore and test ideas to draw activity, business and investment back into Sumner. Transitional projects (such as Greening the Rubble and Gap Filler) can be entirely community-led or can involve a collaborative partnership between the community and other agencies, such as the Council.

The Sumner community has already initiated several temporary and transitional projects in the form of container art and the conversion of the former Sumner Community Centre and Museum site to green space and a half-pipe structure for skaters.

The Case Management service can be used to identify and discuss future transitional projects on public or private land, in collaboration with interest groups and affected stakeholders.



Figure 28. Transitional greenspace on the site of the former Sumner Community Centre and Museum, looking east

Master Plan implementation

Earthquake recovery and master plan implementation involves multiple partners, working together. These partners include the Council, local residents, property and business owners, associations, organisations and other government and non-government agencies. The recovery and future development of Sumner Village Centre will take time and, in some instances, it will be complex and challenging.

The Sumner Village Centre Master Plan should be considered as a work in progress and will likely be reviewed at key intervals. Furthermore, the funding, timing and scope of a Council-led project or action is subject to Council processes and approvals, including the Council's Long Term Plan, the Annual Plan and resource and/or building consent processes. There may also be a need for further public/stakeholder consultation and land owner consent.

How to make a submission

A submission form is provided here. However, you can make a submission in a number of different ways:

- **Online**, using the form provided on the Council's website at: www.ccc.govt.nz/haveyoursay

By mail, post to:

Freepost 178
 Draft Sumner Village Centre Master Plan
 Strategy and Planning
 Christchurch City Council
 PO Box 73012
 Christchurch 8154

- **By email**, email your submission and any attachments to: DraftSumnerMP@ccc.govt.nz
- **In person**, drop your submission off:
 - At any open Council libraries and service centre;
 - At the drop-in sessions where you can view the Draft Sumner Village Centre Master Plan, discuss the contents of the plan with Council staff and make your submission (see the details of times and locations below).

If you choose to email or write a letter please be sure to include the topic e.g. Draft Sumner Village Centre Master Plan, what you are supporting or opposing, your reasons, your views and your contact details, including:

Your name; organisation (if representing); postal address; postcode;

Telephone; home / work / mobile; email (if applicable)

Drop-in sessions will be held at the Old Sumner School Hall at 18-28 Wiggins Street, on:

- Wednesday 21 November 3.30pm–6.30pm
- Saturday 24 November 10.30am–2pm

Your views - Submission form

The Council is seeking feedback to the Draft Sumner Village Centre Master Plan and would like to hear from you.

Submissions and comments are sought during the consultation period from Thursday 8 November – 5pm, Wednesday 12 December 2012.

View the full Draft Master Plan

Copies of the full Draft Master Plan are available for viewing:

- Online at www.ccc.govt.nz/haveyoursay;
- At open Council libraries and service centres;
- Coffee Culture Sumner, 28 Marriner Street;
- Dot Com Café, 42 Marriner Street; and
- Joe's Garage Sumner, 19 Marriner Street.

Your submission is needed to help the Council finalise the Draft Sumner Village Centre Master Plan for the rebuild and recovery of Sumner Village Centre.

1. Overall, do you support the direction of the Draft Sumner Village Centre Master Plan?

Yes No

2. Overall, please indicate how much you agree or disagree with the vision and goals of the Draft Sumner Village Centre Master Plan.

Strongly Agree Agree Neither Agree or Disagree Disagree Strongly Disagree

Completing the tables below, please indicate how much you agree or disagree with individual projects included in the Draft Sumner Village Centre Master Plan.

Improving the movement network and streetscape amenity (P1)

Project Reference	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
P1.1 Marriner St-west and Wakefield Ave Paving Option 1					
P1.1 Marriner St-west and Wakefield Ave Paving Option 2					
P1.2.1 Esplanade streetscape enhancements					
P1.2.2 Esplanade road closure					
P1.2.3 Esplanade play area					
P1.3.1 Burgess Street shared space street					
P1.3.2 Burgess Street viewing platform					
P1.4.1 Marriner Street-east shared space street and weekend market					
P1.4.2 Marriner street-east viewing platform					

Creating lanes and courtyard connections (P2)

Project Reference	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
P2.1 Laneways and courtyards					
P2.2 Mixed-use development for new commercial opportunities					
P2.3 Anchor development at the Marriner Street-west and the Esplanade intersection					



Strengthening the retail core (P3)					
Project Reference	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
P3.1 Sumner Mall redevelopment and new road extension					
P3.2 Anchor development at Marriner Street-east and the Esplanade corner					

Supporting the heart of the Sumner community (P4)					
Project Reference	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
P4.1 Redevelopment of community facilities					
P4.2 Open space enhancements and courtyard connections					
P4.3A Off-street parking provision at 33 and 35 Nayland St					
P4.3B Off-street parking provision at 'The Marine' site					

Redeveloping the Sumner Surf Club and RSA (P5)					
Project Reference	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
P5					

Improving the built and natural character (P6)					
Project Reference	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
P6					

Recovery Together (R)					
Project Reference	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
R1 Case Management					
R2 Sumner Business Association					
R3 Urban Design Panel					
R4 Public/Private Partnership					
R5 Transitional Projects					

3. Which SIX actions do you think are the MOST important to achieving the overall vision for Sumner Village Centre?

Please select no more than six projects		✓
P1.1 Marriner St -west and Wakefield Ave, Paving Option 1		
P1.1 Marriner St -west and Wakefield Ave, Paving Option 2		
P1.2.1 Esplanade streetscape enhancements		
P1.2.2 Esplanade road closure		
P1.2.3 Esplanade play area		
P1.3.1 Burgess Street shared space street		
P1.3.2 Burgess Street viewing platform		
P1.4.1 Marriner Street-east shared space street and weekend market		
P1.4.2 Marriner Street-east viewing platform		
P2.1 Lanesways and courtyards		
P2.2 Mixed-use development for new commercial activities		
P2.3 Anchor development at Marriner Street-west and the Esplanade intersection		
P3.1 Sumner mall redevelopment and new road extension		
P3.2 Anchor development at Marriner Street-east and the Esplanade corner		
P4.1 Redevelopment of community facilities		
P4.2 Open space enhancements and courtyard connections		
P4.3A Off-street parking provision at 33 and 35 Nayland St		
P4.3B Off-street parking provision at 'The Marine'		
P5 Redeveloping the Sumner Surf Club and RSA		
P6 Improving the built and natural character		
R1 Case Management		
R2 Sumner Business Association		
R3 Urban Design Panel		
R4 Public/Private Partnership		
R5 Transitional Projects		



4. What are the best aspects of the Draft Sumner Village Centre Master Plan?

Horizontal lines for text input.

5. What are the aspects of the Draft Sumner Village Centre Master Plan that need improvement?

Horizontal lines for text input.

Please note: Upon request, we are legally required to make all written or electronic submissions available to the public, including the name and address of the submitter subject to the provisions of the Local Government Official Information and Meetings Act 1987. If you consider there are compelling reasons why your contact details and/or submission should be kept confidential, you should contact the Council's Consultation Manager, telephone 941-8999.

The full Draft Sumner Village Centre Master Plan is available online at www.ccc.govt.nz/haveyoursay or from all open Council libraries or service centres.

Drop-in sessions will also be held at the Sumner Old School Hall at 18-28 Wiggins Street, on:

- Wednesday 21 November 3.30 - 6.30pm
Saturday 24 November 10.30am - 2.00pm

Submissions are sought from Thursday, 8 November to 5pm on Wednesday, 12 December 2012

How to make a submission:

On the internet:

- Using the online form provided on the Council's website at: www.ccc.govt.nz/haveyoursay

By email to:

DraftSumnerMP@ccc.govt.nz

(Please make sure that your full name and address is included with your submission)

By Mail (no stamp required) to:

Freepost 178
Draft Sumner Village Centre Master Plan Strategy and Planning
Christchurch City Council
PO Box 73012
Christchurch 8154

By hand delivery:

- To Civic Offices, 53 Hereford Street; or
At the drop-in sessions.

(For open Council libraries or service centres visit: www.ccc.govt.nz/thecouncil/contactus.aspx)

Contact details

Name
Organisation (if representing)
Postal address
Postcode Phone - home/work/mobile
Email (if applicable)
Signature Date

If submissions on the Draft Sumner Village Centre Master Plan are heard by the Council, do you wish to be heard?

- Yes, I would like to be heard
No, I would not like to be heard

Local People and organisations can be well placed to lead or assist with the implementation of Draft Sumner Village Centre Master Plan actions:

(a) Yes, I wish to assist with the implementation of the following actions:

(b) I wish to assist as:

- An individual
A member of the following organisation:



