

Suburban Centres Programme

Draft Sumner Village Centre Master Plan

*for public consultation
8 November – 12 December 2012*

A PLAN FOR REBUILD AND RECOVERY



Mayor’s foreword



Generations of Christchurch residents and visitors have, over the years, enjoyed Sumner’s seaside ambience and wonderful character. Many people today have fond memories and associations with Sumner – a Sunday drive to Sumner for an ice cream, a swim at Sumner beach, clamber around Cave Rock, or a walk along the Esplanade; or perhaps taking in a movie at the historic Hollywood picture theatre.

Sumner’s beginnings as a borough, separate from the city, saw it develop a distinctly spirited identity and character. Although amalgamation with the city occurred in 1945, this legacy lives on, today, in Sumner’s tight-knit community.

The 22 February 2011 earthquake dealt a heavy blow to this suburb. Several well-known and loved landmarks were lost, people’s homes were affected, businesses were left without premises. The containers that were put up around the base of Sumner’s cliffs have now become an all too familiar landmark.

Not to be defeated, the community has been very involved in the development of this community-led Draft Master Plan for the recovery and rebuild of their village centre. Leadership and guidance, first from the Sumner Urban Design Group, then from the Joint Advisory Group has facilitated a collaborative approach to the project, enabling the community voice to really come through in the Draft Master Plan’s vision and actions.

I am sure the community will have plenty to say about this draft and I very much look forward to hearing their comments.

Bob Parker
Mayor of Christchurch

Foreword of the Hagley/Ferrymead Community Board



This Draft Sumner Village Centre Master Plan is unique; it is the Council’s first community-led Master Plan. It has been developed by an enthusiastic community and a dedicated Joint Advisory Group, comprising community representatives, two Hagley/Ferrymead Community Board members and Council staff.

On behalf of the Board, I congratulate those involved on their commitment, vision and their efforts to get this Draft Master Plan to this stage – ready now for all those who work, live and spend time in Sumner to have the opportunity to continue their input.

This Draft Master Plan reflects and embraces the things people said they value about Sumner’s unique seaside environment and its Village Centre. Careful thought has been given to improving the connection between the Village Centre and the seafront and how Sumner’s natural, social and built heritage can be reflected in the design of streets, public spaces and buildings. No doubt, this will help to ensure Sumner’s unique character and identity is embraced and celebrated by current and future generations.

The Hagley/Ferrymead Community Board encourages you to comment on the Draft Sumner Village Centre Master Plan, which will be a key driver for the rebuild and recovery of a very special area in Christchurch.

Bob Todd OBE JP
Chairperson, Hagley/Ferrymead Community Board

Foreword of the Joint Advisory Group for Sumner



Sumner is a delightful seaside suburb, blessed with a wonderful natural environment and a charming Village Centre. However, following the earthquakes of 2010 and 2011, there is no doubt that Sumner’s greatest asset is the local community.

Sumner’s strong community spirit was evident immediately after the devastating events of 22 February 2011. People quickly came together to support each other, and to plan for Sumner’s recovery and rebuild. The effects of the earthquakes on Sumner created an opportunity for local people to get involved in the rebuild and recovery of their centre; and resulted in the Council agreeing to support Sumner in a community-led master planning process.

A Joint Advisory Group was formed to provide guidance and support to the project team as it worked with the community to develop a Draft Master Plan. This collaborative approach has enabled the community to have more of a say in the way the Draft Master Plan has been prepared and the way that the Village Centre could look and feel in the future.

The Joint Advisory Group is very proud of the work that has gone into the Draft Master Plan.

The strength of this Draft Master Plan is that it will progressively deliver a Village Centre that is a reflection of an engaged, energetic and outspoken community – a centre that connects with, and is inspired by, its coastal location, proud history and local people.

On behalf of the Joint Advisory Group I encourage you to comment on the Draft Sumner Village Centre Master Plan. We look forward to receiving your comments.

David Cox
Chairman, Joint Advisory Group for Sumner

How to make a submission

Following the work undertaken by the Sumner Urban Design Group in 2011, this is the first opportunity the community has had to comment on the Draft Sumner Village Centre Master Plan.

The prompt delivery of the Draft Master Plan will allow funding opportunities to be explored through the Christchurch City Council’s Annual Plan and Long Term Plan, as well as other methods.

How to make a submission

A submission form is included at the back of this Plan.
Please make sure that your comments arrive before the consultation period closes at 5pm on Wednesday 12 December 2012.

You can make a submission in a number of different ways:

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)

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.

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Executive summary

This Draft Master Plan presents a future vision and goals for the redevelopment of Sumner Village Centre. It has been prepared in response to the damage caused to the centre in the 2010 and 2011 earthquakes. It forms part of the Council's Suburban Centres Programme and has been prepared under the guidance and support of the Joint Advisory Group for Sumner as a community-led master plan.

The purpose of the Draft Sumner Village Centre Master Plan is to guide decision-making in regard to private investment and public expenditure, particularly relating to the development of land, buildings and transport infrastructure. The implementation of the Master Plan's goals and actions will help Sumner become stronger and more resilient in the face of future uncertainties.

Numerous meetings, discussion forums and design sessions have taken place over the past year with a large and diverse number of people and community groups, about the rebuild and recovery of Sumner's Village Centre. The community requested that the Draft Master Plan address:

- Stronger connections between Sumner Village Centre and the beach.
- Provision of community facilities and services, including a new community centre, library and public toilets.
- Protection of the Village Centre's boutique business character created by small, independent retailers.

- Better guidelines for the design and appearance of new buildings, and stronger emphasis on environmental values.
- More spaces for people of all ages to meet and gather, and more formal and informal community events.
- Better opportunities for mixed-use development (i.e. buildings with retail on the ground floor and commercial/residential above).
- More attractive and pedestrian friendly streets, with more street trees, and lower traffic speeds through the heart of the Village.
- Better infrastructure for cycling and public transport, and improved arrangements for car parking.
- Re-established road access between Sumner and Lyttelton through Evans Pass, particularly as part of a tourist/cycle route.

This Draft Master Plan presents seven projects in response to the issues, ideas and aspirations that people have shared with the Council. These projects are:

1. Improving the movement network and streetscape amenity.
2. Creating lanes and courtyard connections.
3. Supporting the heart of Sumner community.
4. Strengthening the retail core.
5. Redeveloping the Sumner Surf Life Saving Club and RSA.
6. Improving the built and natural character.
7. Achieving recovery together.

In addition to these projects, implementation actions are identified to support the Sumner community through the redevelopment and rebuild process. Implementation of this Draft Master Plan cannot be achieved by the Council alone and earthquake recovery requires participation from all sectors of the community, including property and business owners, community groups, other government and non-government agencies, and residents living in and beyond Sumner.

To ensure the Council is on the right track with this Draft Master Plan, consultation is now open. Once public submissions have been received, they will be considered and discussed, the Draft Master Plan will be amended (if required), finalised and adopted, paving the way for the Master Plan’s implementation.

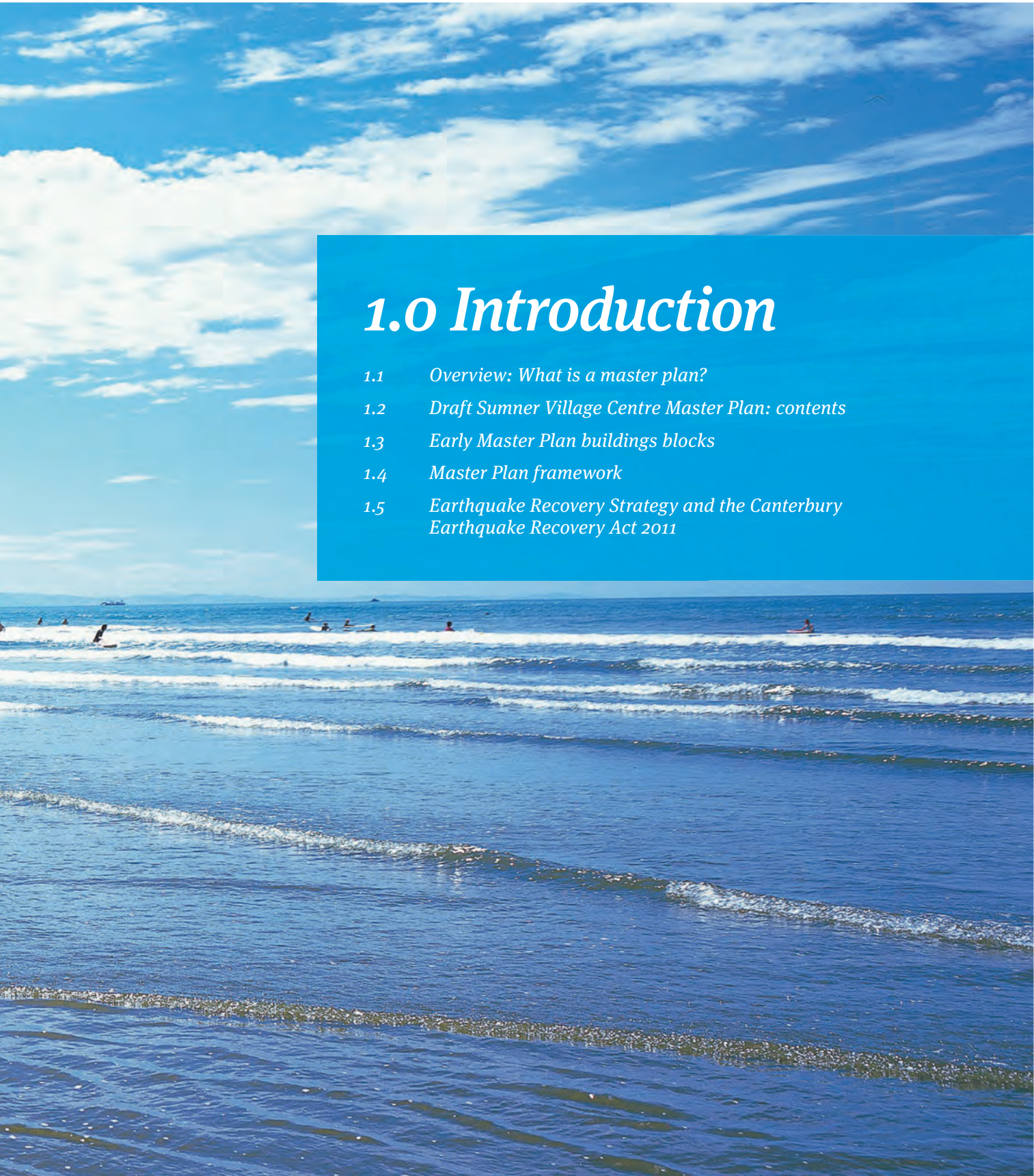


Figure 1. Sumner and the wider City network

Figure 2. Overall Concept Plan for the redevelopment of Sumner Village Centre



- | | | | |
|--------|--|-------|--|
| 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 | | |



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.

This Draft Master Plan has been prepared in response to the damage caused by the earthquakes as part of the Christchurch City Council’s Suburban Centres Programme. It has been prepared under the guidance and support of the Joint Advisory Group for Sumner and is referred to as a community-led master plan. (see Appendix 1 for more information). It is the Council’s only community-led master plan in the Suburban Centres Programme.

Through the preparation of this Draft Master Plan, the Council believes that Sumner will again become an enjoyable, attractive and prosperous centre for leisure, business, shopping and dining; as well as a stronger and more resilient community in the face of future uncertainties.



Figures 3 and 4. Sumner Village Centre post earthquake, 2012

1.1 Overview:
What is a master plan?

A master plan is a development blueprint which helps to articulate a community’s vision for the future of an area. It provides direction to stakeholders including residents, property and business owners, community groups and other agencies who can influence that vision.

Master plans guide the decisions made by these stakeholders regarding private and public expenditure, the provision of community services and the development of land, buildings and transport infrastructure. In developing a master plan blueprint, the following attributes of a centre and its context are considered:

- the role the centre should play in the city’s wider development context;
- the design and development of land, buildings and the spaces between them;
- the provision of transport infrastructure for convenient access, safe passage and community resilience;
- the provision of Council community facilities, services and infrastructure appropriate to the centre;
- the way that people and businesses work together, or can work together, for mutually beneficial outcomes;
- the protection of natural and physical assets and features which support the basic day-to-day needs of people and/or hold cultural and/or historic significance; and
- the expression of community identity and sense of place.

1.2 Draft Sumner Village Centre
Master Plan: Contents

The Draft Master Plan identifies ways to strengthen the valued qualities of the Village Centre pre-earthquakes, and to optimise opportunities which have arisen as a result of the earthquakes. It presents a vision and goals for the future redevelopment of the Village Centre, and a prioritised action plan containing both physical and non-physical projects and actions.

These projects and actions are designed to respond, as far as practical, to the expectations and aspirations identified by the community and other stakeholders. 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.

1.3 Early Master Plan
buildings blocks

Early building blocks for this Draft Master Plan were provided by the Sumner Urban Design Group (See Appendix One for more information about the Urban Design Group). The Council has also drawn on earlier planning documents relevant to the Sumner Village Centre, including the Sumner Concept Plan prepared by Lucas Associates in 1995 and the Draft Moncks Bay to Scarborough Beach Parks Master Plan prepared by the Council in 2009.

In addition, this Draft Master Plan incorporates input from a number of diverse individuals, groups and agencies, including local residents, property and business owners, youth, community groups, the New Zealand Historic Places Trust and a number of other stakeholder groups.

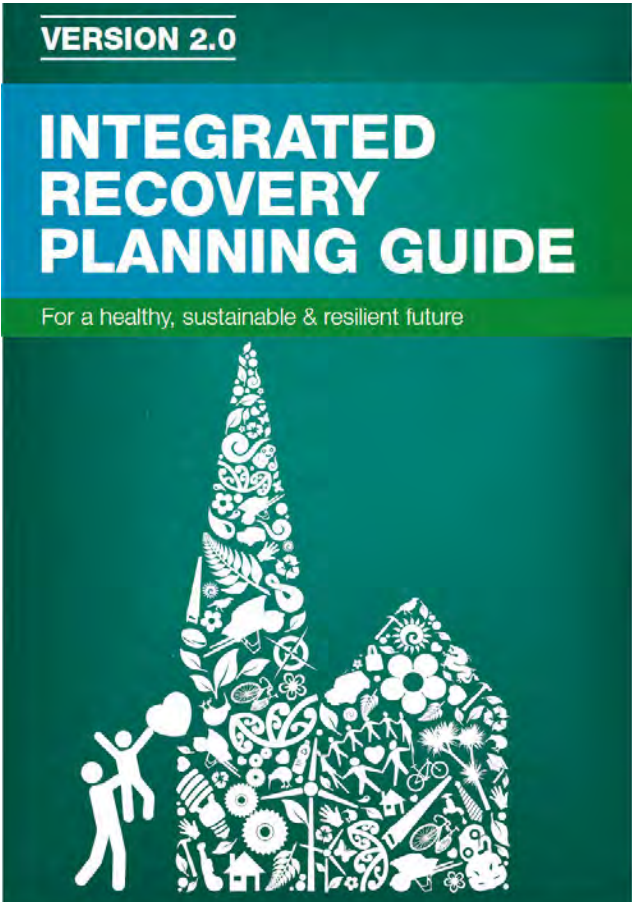


Figure 5. Integrated Recovery Planning Guide

1.4 Master Plan framework

The framework for the development and implementation of the Draft Master Plan follows five themes which are based on the Integrated Recovery Planning Guide that was prepared, post-earthquakes, by the Canterbury District Health Board and the Council. These themes are:

- Economy and business.
- Movement.
- Natural environment.
- Community wellbeing/culture and heritage.
- Built environment.

The themes address different components of what makes a great commercial centre and are broadly aligned with the Earthquake Recovery Strategy prepared by the Christchurch Earthquake Recovery Authority (CERA).

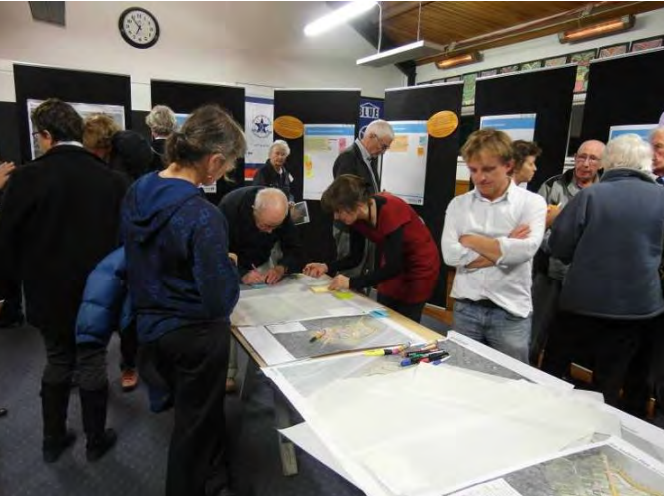


Figure 6. Participants at a community drop-in session held by Council, April 2012

1.5 Earthquake Recovery Strategy
and the Canterbury Earthquake
Recovery Act 2011

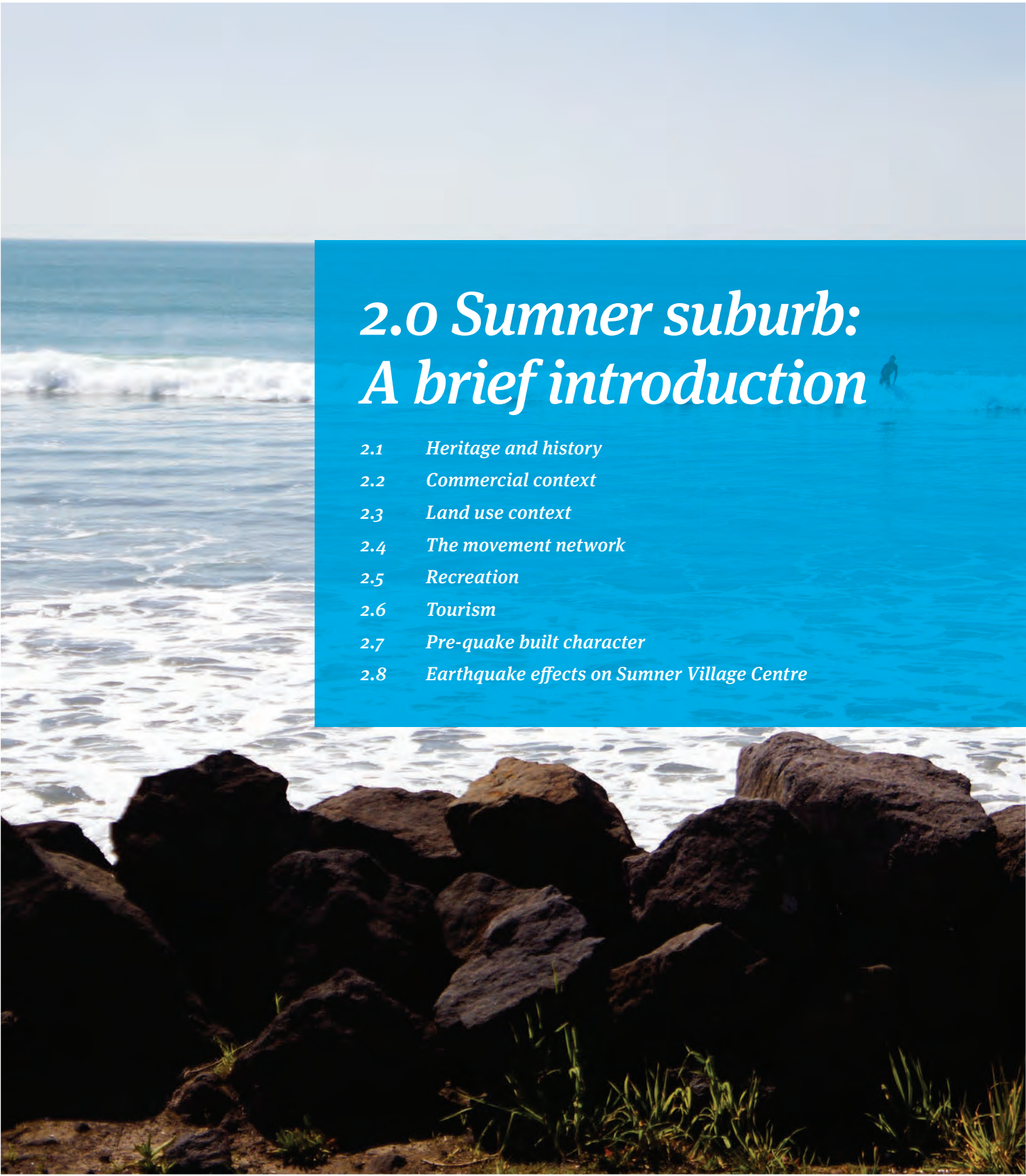
The Canterbury Earthquake Recovery Act 2011 does not require the Council to prepare plans for the recovery of suburban centres. However, any Council-adopted master plan must be consistent with the Earthquake Recovery Strategy prepared by CERA.

While it is the responsibility of the Council to oversee the roll-out of this Master Plan, there may be instances where it is requested that CERA powers are used. An example could be the need to change the District Plan and/or simplify or streamline resource management processes and decision making.

Appendix 2 contains more information about the Recovery Strategy, and the broader strategic planning context in which this Draft Master Plan sits.



Figure 7. Recovery Strategy for Greater Christchurch



2.0 Sumner suburb: A brief introduction

- 2.1 Heritage and history
- 2.2 Commercial context
- 2.3 Land use context
- 2.4 The movement network
- 2.5 Recreation
- 2.6 Tourism
- 2.7 Pre-quake built character
- 2.8 Earthquake effects on Sumner Village Centre

Sumner is a coastal suburb located at the south eastern edge of Christchurch City. It is home to approximately 4,000 residents (or just over 1,600 households). Residential subdivisions associated with Sumner include Clifton, Richmond and Scarborough hills, Taylors Mistake and Sumnervale. Sumner’s natural setting, against the coast and Port Hills, makes a strong contribution to the character and appeal of the suburb.

Sumner is a relatively affluent community, with a slightly older population. With respect to residential development, Sumner is a mixed neighbourhood with examples of traditional housing typologies of single family homes on their own section, as well as medium-high density housing (for example, townhouses and apartments).



Figure 8. Sumner’s movement network and surrounding context



Figure 9. Sand hills being levelled and the new protective wall being reinforced at the Scarborough end of Sumner beach, 1931

Source: The Press

2.1 Heritage and history

Sumner is nestled into a valley, separated from adjacent suburbs by rugged volcanic ridges and hillsides, rocky outcrops and cliffs that descend into the sea. The area has a mix of indigenous and exotic coastal vegetation, that lends a distinct character to the area¹. Rocky outcrops are an identifiable Sumner feature, as is the beach. The beach is backed by a combination of dune systems, rip rap² and the sea wall. The use of local stone and distinctive planting contributes to the unique landscape of Sumner and several natural features are protected objects in the Christchurch District Plan³.

Sumner and Te Rae Kura (Redcliffs) is of immense cultural and historical importance to tangata whenua⁴, being a place of significant settlement and food gathering for over 600 years⁵. In addition, its cultural heritage landscape is of great importance and the area includes well known wahi taonga landmarks, archaeological and waahi tapu sites⁶. Such features and landmarks provide an important contextual history to Sumner’s Village Centre and surrounding residential areas. (Refer to the Figure 11. Site Analysis for archaeological sites in proximity to Sumner Village Centre).

European settlement in Sumner began in the 19th Century, when it was surveyed and named in 1849 in honour of John Bird Sumner, Archbishop of Canterbury and president of the Canterbury Association that founded Christchurch. Land sales were initially slow in the suburb until a road was built around the base of the Port Hills. The extension of the city tramway in 1888 saw a surge in Sumner’s popularity, as recreation users and day trippers from Christchurch enjoyed Sumner as a beach resort. Sumner’s popularity surged again when the tram line was electrified in 1907. The Sumner Borough Council (established in 1891) remained independent from the City of Christchurch until amalgamation took place in 1945.



Figure 10. Sumner tram line, Clifton Bay, 1913

Source: ‘Sir George Grey Special Collections, Auckland Libraries, 35-R374’

2.2 Commercial context

The Village Centre’s role includes serving the day-to-day needs of residents, as well as the leisure and lifestyle interests of visitors. This is reflected in Sumner’s business composition which is more than 50 per cent food-based (cafes/bars/restaurants/take-away shops). Approximately 35 per cent of the tradeable floorspace in Sumner Village Centre is retail (clothing, footwear and personal items). In 2010, the total amount of tradeable floorspace in Sumner Village Centre was 2,072 square metres.

Many existing commercial buildings in Sumner Village Centre have small floor plates (for example, 50-150 square metres) making them suitable for smaller retail shops and cafes. These smaller floor plates add to the look and feel of Sumner Village Centre. Land and buildings in Sumner Village Centre are more expensive relative to other parts of Christchurch due to the location’s desirability and the higher quality of building construction that has occurred there in recent years.

Approximately 60 per cent of turnover is thought to be generated by residents/visitors from outside of Sumner. Sumner residents spend, on average, approximately 15 per cent of their annual household expenditure within Sumner – mostly on food and beverage. Residents travel out of the area for the majority of their shopping, and for employment, which is consistent with the role and function of Sumner Village Centre as a smaller district centre.

Appendix 3 contains a commercial analysis for Sumner Village Centre.

¹ For instance, Ngaio, Norfolk Island Pines, Pohutakawa, and Agave species.
² A rip rap describes the use of rock or other material to help secure shorelines.
³ Selected Norfolk Island Pines, part of seawall, and Cave Rock/Tuawera.
⁴ Including Te Ngai Tuahuriri Runanga, Te Hapu o Ngati Wheke, and wider Ngai Tahu Whanui.
⁵ By Waitaha, Ngati Mamoe and Ngai Tahu.
⁶ Including but not limited to Tuawera, Rapanui, and Te Ana o Hineraki.

2.3 Land use context

In terms of the District Plan, Sumner Village Centre comprises of the following land-use zones, which are shown in Figure 10;

- Business 1 Zone (Local Centre / District Centre Fringe);
- Business 2 (District Centre Core) Zone; and
- Living 3 (Medium-Density Residential) Zone.

The Business 1 and 2 zones (B1 and B2) are designed to meet the daily convenience shopping needs of their immediate catchment. The B1 Zone is typically characterised by blocks of small and often older commercial buildings. The B2 Zone is generally occupied by larger scale buildings, often a supermarket and/or community facilities. The Living 3 Zone (L3) aims to provide for medium density residential development. (Appendix 4 has more information about relevant District Plan provisions for the Village Centre).

In Sumner Village Centre, several commercial activities are located on L3 land, and have been established by the operator either by Resource Consent or Existing Use Rights.

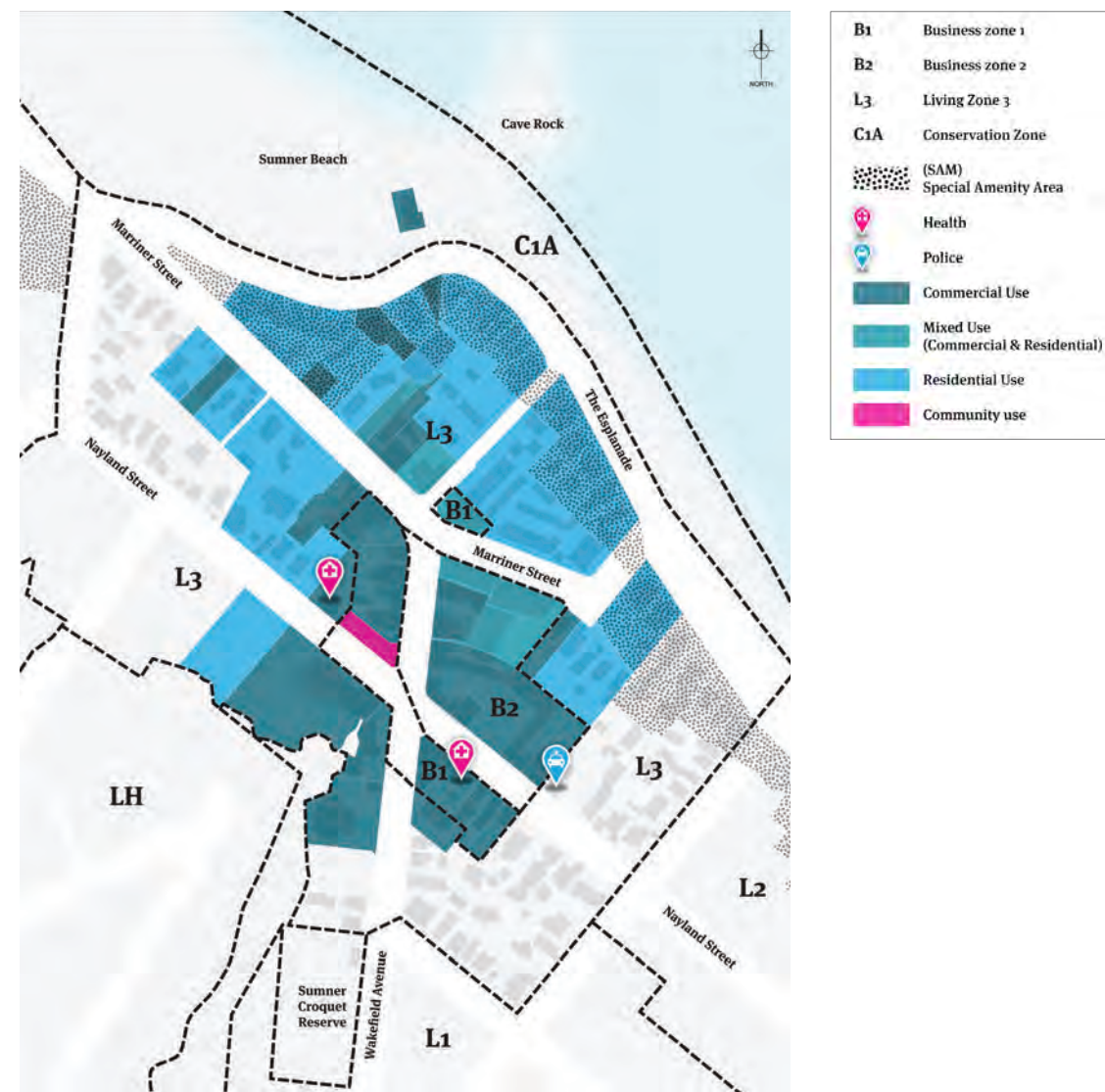


Figure 11. Sumner Village Centre land use zonings

2.4 The movement network

Sumner is an important transport hub. The main road through Sumner is along Marriner Street and Wakefield Avenue. Marriner Street and Wakefield Avenue are classified as minor arterial roads under the Christchurch District Plan. These streets are part of a dangerous goods and over-dimension route for vehicles travelling through Evans Pass to and from the Port of Lyttelton.

Sumner’s popularity as a visitor destination and beach resort for all of Christchurch results in traffic peaks, especially during summer. Peak demand is primarily along the Esplanade and directly outside of Sumner’s shops and businesses. While vehicle

traffic is projected to increase over time as a result of a general increase to vehicle numbers, it is vital that Sumner is accessible by a range of transport modes.

Sumner is served by a bus service (Route Number 3, Sumner-Airport-Sumner), which runs approximately every 20 to 30 minutes. Three stops are located in the Sumner Village Centre. Prior to the earthquakes, an express bus service operated at peak commuting times. With respect to cycle ways, there are marked on-street cycle lanes on Marriner Street, west of its intersection with Wakefield Avenue.



Figures 12 and 13. Approach to Sumner Village Centre from the city, and Sumner Village Centre street environment

The site analysis in the figure below illustrates Sumner’s movement network, and other attributes.



Figure 14. Sumner Village Centre site analysis

2.5 Recreation

Pre-earthquake, Sumner was a significant recreation destination for greater Christchurch, as well as providing extensive recreation opportunities to meet local needs. In addition to surfing, swimming and walking, Sumner was highly utilised as a circuit for road cyclists and mountain bikers, with Sumner Village Centre providing a meeting and refreshment point. Annually, Sumner is showcased by an international multi-sport event - the Speight’s Coast to Coast whose finish-line is located on Sumner beach adjacent to Cave Rock.

2.6 Tourism

Sumner is an appealing destination for residents from all over Christchurch as well as regional and international visitors due to its landscape amenity, mix of businesses (especially hospitality uses) and its range of leisure and recreational activities. A range of visitor accommodation is offered throughout the suburb in the form of tourist motels/apartments, bed and breakfast stays, and home holiday rentals. There is local interest to grow and develop Sumner’s tourism potential.

2.7 Pre-quake built character

The bulk, height and style of the buildings within the Village Centre is a reflection of the subdivision pattern, with many of the sites having relatively small scale developments built on them. Many buildings are built to the pavement edge and have a combination of verandas, retail windows at the ground floor and other architectural detailing. This reinforces Sumner’s small scale and niche business identity. Some recent commercial development is of a larger scale and floor area, and contrasts with the general character of the Village Centre. (See Appendix 5 for a more detailed analysis of Sumner’s pre-earthquake built character).

2.8 Earthquake effects on Sumner Village Centre

Numerous buildings have been demolished or abandoned as a result of damage sustained from the earthquakes (see Figure 15 following). The earthquakes have also caused significant and continuing collapse of the cliffs to the west of the Village Centre and are now in the Port Hills Red Zone. These cliffs are visible from various locations in Sumner Village Centre. Non-residential buildings within the Port Hills Red Zone adjacent to Sumner Village Centre area had a combined gross floor space of approximately 1765 square metres.



Figure 15. Verandas on Wakefield Avenue

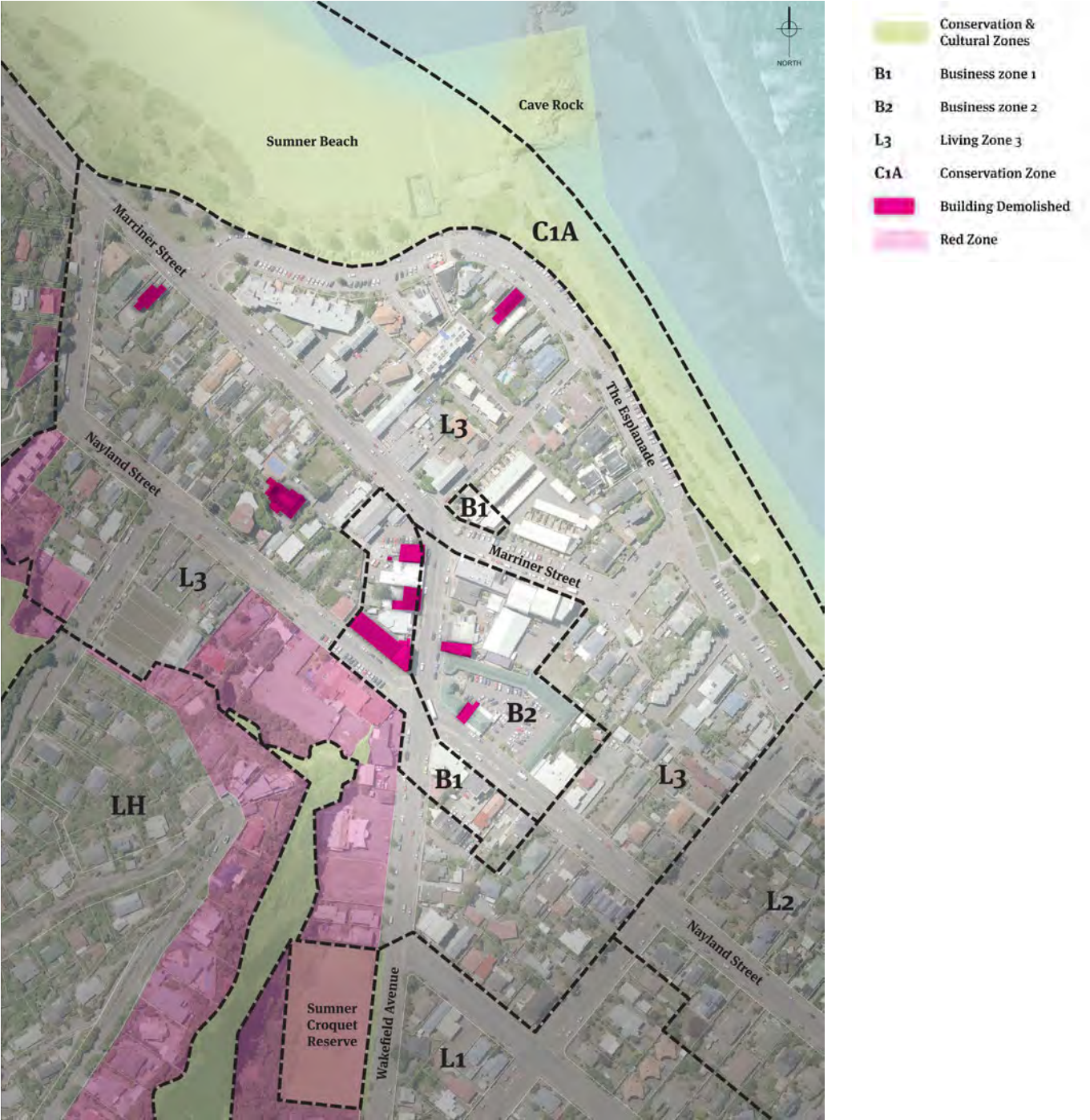


Figure 16. Demolished buildings and the Red Zone

Property damage and land instability, especially in Sumner’s hill suburbs, has had a knock-on effect on Sumner’s population. It is estimated that Sumner experienced a population loss of approximately 4.5 per cent in the months that followed the February 2011 earthquake (190 people). While the extent of the impact of the earthquakes on visitor frequency and/or volume to Sumner Village Centre is currently unknown, anecdotal evidence from several businesses suggest that business turnover has fallen since the earthquakes. The poor quality of the main road to Sumner, the presence of shipping containers along unstable cliff faces and the temporary closure of Evans Pass are often cited as reasons for a fall in visitors.

Immediately following the 22 February 2011 earthquake, the Sumner Community Group⁶ formed. This group has facilitated community networking opportunities – which has helped build community resilience. However, the earthquakes have, and could, continue to take a toll on the health and wellbeing of individuals and families.

This Draft Master Plan seeks to protect the valued qualities of Sumner Village Centre, and ensure it is not only rebuilt, but it becomes stronger and more resilient in the face of future uncertainties.



Figure 17. The Ruptured Duck Restaurant in Sumner Village Centre post-2010 earthquake (now demolished)



Figure 18. Sumner Library (closed) and demolished shops along Wakefield Avenue, 2012

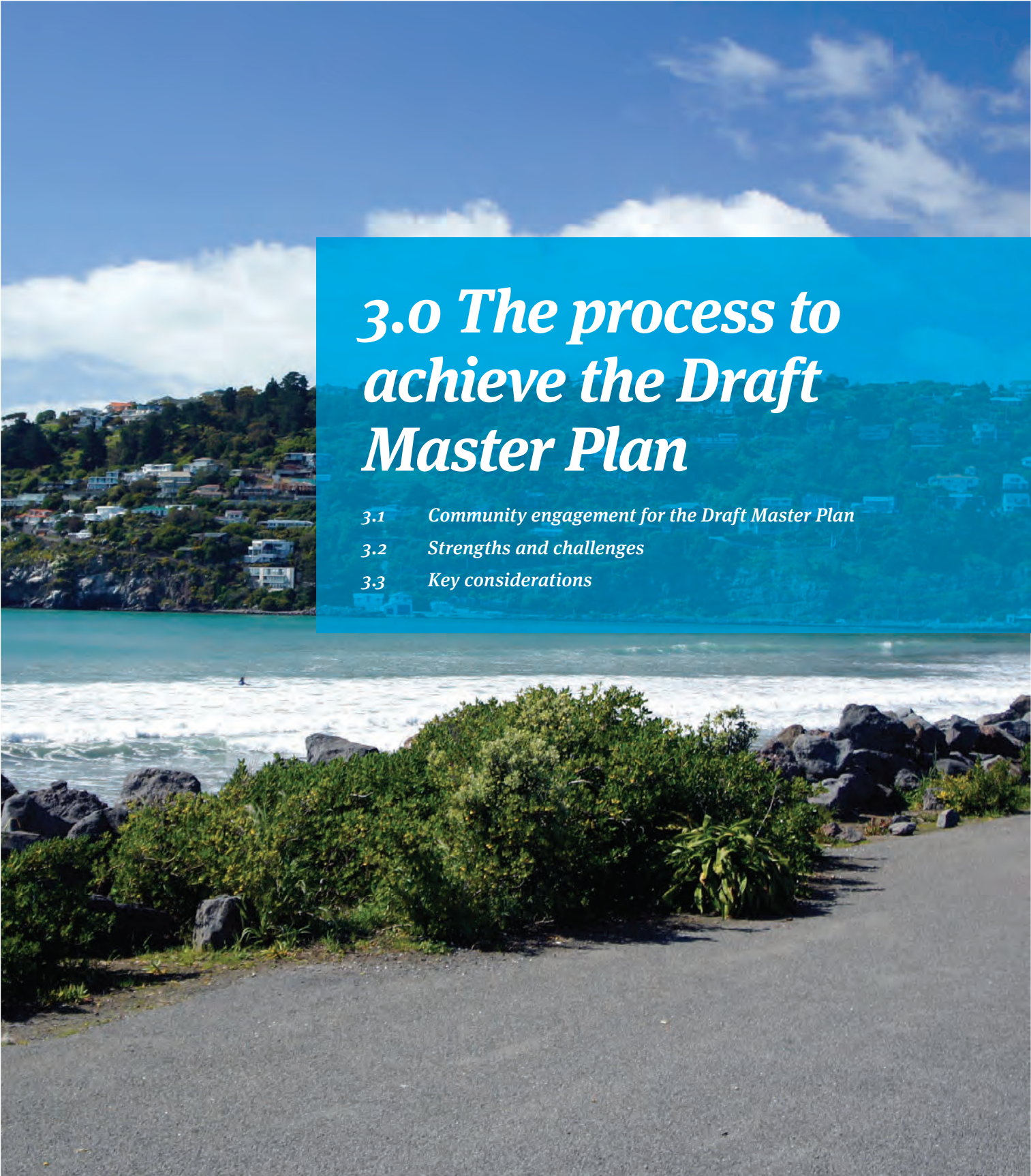


Figure 19. Sumner Museum and Community Centre, 2011



Figure 20. Cave Rock fenced off, 2012

⁶ The Sumner Community Group merged with the Sumner Residents Association in October 2011.

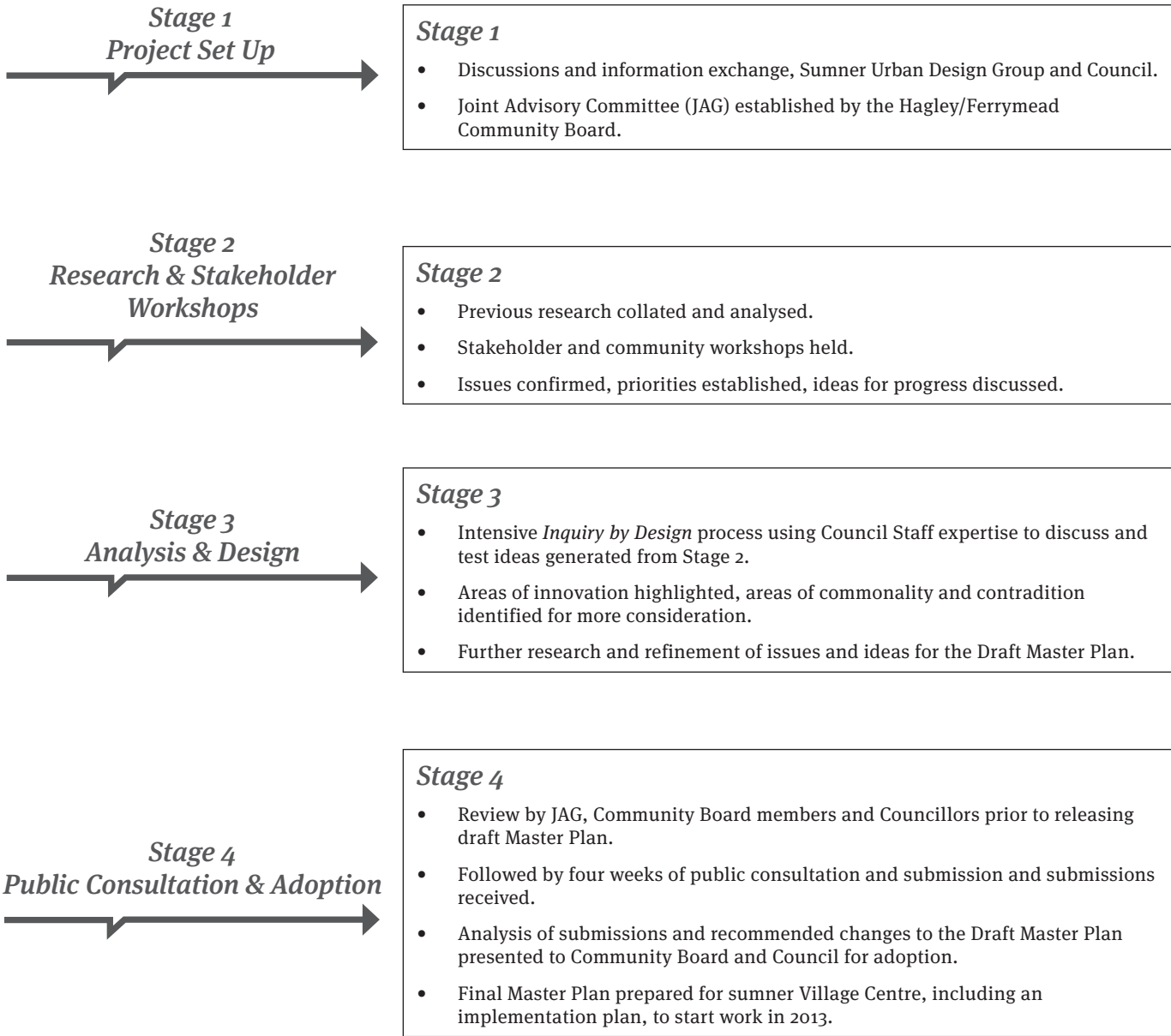


3.0 The process to achieve the Draft Master Plan

- 3.1 Community engagement for the Draft Master Plan
- 3.2 Strengths and challenges
- 3.3 Key considerations

3.0 The process to achieve the Draft Master Plan

The process for preparing this Draft Master Plan has been strongly influenced by the work and efforts of the Sumner Urban Design Group (SUDG) in conjunction with other Sumner community groups and the wider community, during 2011. The development of the master planning for this centre has followed the steps shown in the figure below:



It is possible during Stage 4 that the Community Board and the Council may consider there is a need to conduct hearings, before adopting a final Master Plan.

3.1 Community engagement for the Draft Master Plan

As part of Stage 2, the Council held five stakeholder workshops and two public drop-in sessions over two weeks in April 2012. The purpose of these sessions was to build on the information previously collected by the Sumner Urban Design Group, to provide the community with an opportunity to identify any concerns, aspirations and priorities facing Sumner Village Centre and to hear from people who had not participated in the 2011 Sumner Urban Design Group workshops. The sessions were attended by property and business owners, community groups, politicians, youth, residents and agency representatives, and participation exceeded 100 people.

The stakeholder and community meetings have helped identify Sumner Village Centre’s strengths and the challenges it is facing. These in turn, along with various technical considerations, have helped inform the preparation of a draft vision, goals and projects as part of the Draft Master Plan.



Figures 21 and 22. Stakeholders and residents at the community meeting in April 2012

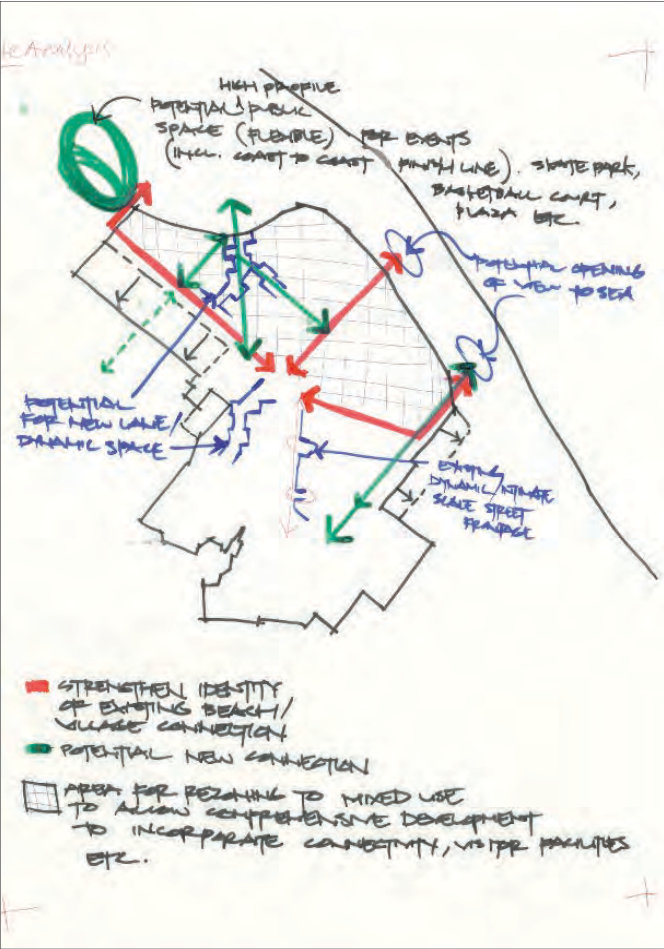


Figure 23. Early concept sketch from a stakeholder workshop

3.2 Strengths and challenges

The qualities that people like about Sumner Village Centre include:

- The Village’s intimate and relaxed atmosphere, and sense of uniqueness.
- Small independent businesses and shops, and low scale buildings.
- Opportunities for entertainment, culture, learning and interaction provided by the Community Centre, Sumner Museum, library and FUSE youth café.
- The diversity and buzz that Sumner’s visitors brought to Sumner Village.
- The natural beauty of the coast and hills.

In contrast to the positive elements of Sumner Village Centre, the qualities that people do not like include:

- Poor connection between the Village Centre and the beach.
- Appearance of certain buildings and certain landscape plantings.
- Uninspiring street environment, and a lack of street trees and public toilets.
- Lack of activities (for example, festivals and events), particularly for youth.
- Lack of formal and informal outdoor space for social interaction, and/or events.



Figures 24 and 25. Nayland Street shops and the Esplanade, Sumner Beach



In addition to these qualities, people in Sumner are concerned about the following issues:

- Pedestrian safety, and vehicle traffic speeds through the Village Centre.
- Insufficient car parking and/or car park location.
- Cycle safety, and public transport (shelters and service frequency).
- Zoning restrictions on commercial activity, and a lack of commercial office space for small businesses.
- Impact of requirements for minimum floor levels (for flood management) and the street.
- Effects of the earthquakes on:
 - road access, particularly on Evans Pass;
 - visitor perceptions of safety (i.e. shipping containers along the cliffs); and
 - othe loss of community facilities.

More information about the likes, dislikes, wants, and concerns that were shared at the stakeholder workshops and public drop-in sessions, is contained in a Summary Table in Appendix 6.



Figures 26-29. Poor quality spaces and landscape elements

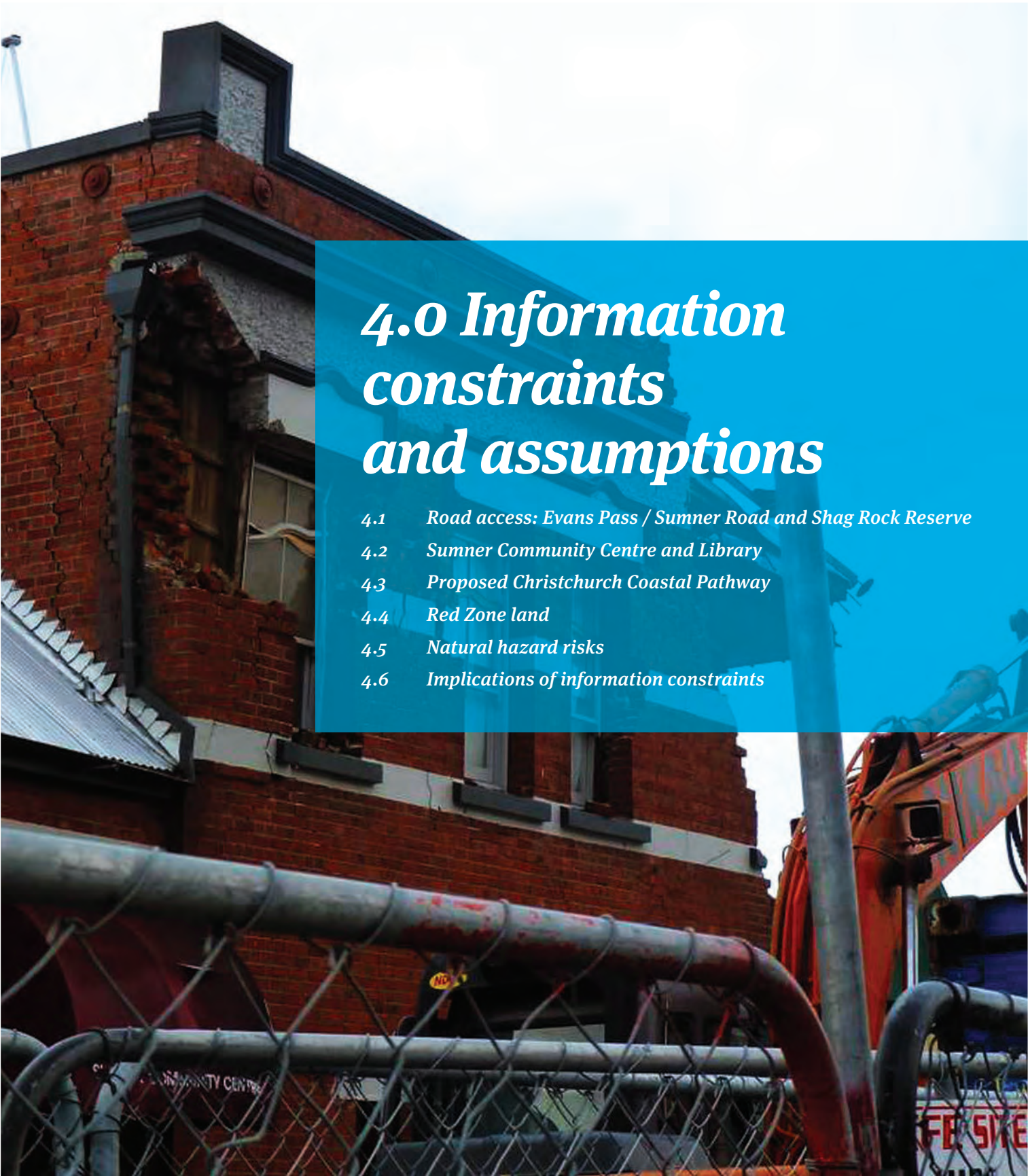
3.3 Key considerations

There is a strong desire amongst the community to seize the opportunities that the rebuild offers to strengthen the Village character, improve the amenity and vibrancy and build on existing activity to ensure a strong Village Centre for the long-term. The most fundamental challenge that was identified for the preparation of this Draft Master Plan, was the poor connection between Sumner Village Centre and the beach. Addressing this challenge has, therefore, been the principle focus in preparing this Draft Master Plan.

Before describing each Draft Master Plan project, a discussion of information constraints and assumptions relevant to the Draft Master Plan follows in the next section.



Figure 30. Sumner Bay Motel and associated activity



4.0 Information constraints and assumptions

- 4.1 Road access: Evans Pass / Sumner Road and Shag Rock Reserve
- 4.2 Sumner Community Centre and Library
- 4.3 Proposed Christchurch Coastal Pathway
- 4.4 Red Zone land
- 4.5 Natural hazard risks
- 4.6 Implications of information constraints

Some information that has a bearing on the contents of the Draft Master Plan is not available at this time, including:

- Future status of Evans Pass and Sumner Road;
- Future status of Sumner Community Centre and Library;
- Proposed Christchurch Coastal Pathway;
- Red Zone land; and
- Natural hazards risks.

In response to some of the knowledge gaps, certain assumptions have been made in the preparation of this Draft Master Plan. These are stated below.

4.1 Road access: Evans Pass / Sumner Road and Shag Rock Reserve

At the time of writing, Evans Pass / Sumner Road remains closed to traffic due to slope instability and rock fall risk along the route. Road access between Redcliffs and Sumner, in proximity to Shag Rock Reserve (also locally referred to as Peacock’s Gallop) is also vulnerable as a result of cliff instability. Council staff are currently analysing options for the future of both roadways. The Draft Master Plan has been prepared on the following assumptions:

- (1) Evans Pass will be re-opened to all vehicles in the future;
- (2) pre-quake road designations for road function and road widths between Lyttelton and Sumner will continue to apply; and
- (3) road access between Redcliffs and Sumner will be maintained.

4.2 Sumner Community Centre and Library

The Sumner Community Centre and Library is part of the Council’s Facilities Rebuild Plan Programme (see Appendix 2 for more information). A decision around the future of these facilities will be made as part of this programme. At the time of writing, the Council’s Community, Recreation and Culture Committee has approved a proposal that a Sumner Library, Museum and Community Hub should be one of 27 ‘significant projects’ to be prioritised for funding, further investigation and, where possible, repairs or rebuilding. The top 27 list was due to go to a full Council meeting for consideration at the end of September. If elected members give the green light to this hub being one of the Council’s significant projects, work will continue as a priority to determine how this might progress.

While this Draft Master Plan has been prepared on the assumption that there will be a new, Council-funded community centre and library located in Sumner, sometime in the future, it has not made the assumptions as to whether these facilities would be replaced like-for-like i.e. as the facilities were prior to the earthquakes with respect to scale and/or function.

4.3 Proposed Christchurch Coastal Pathway

The Council has approved funding for a feasibility study of a proposed Christchurch Coastal Pathway between Ferrymead and Sumner. This is to be achieved in partnership with the community based Christchurch Coastal Pathway Group. This will be followed by phase 2 of the Ferry Road / Main Road Master Plan. (See Appendix 2 for more information).

4.4 Red Zone land

During the preparation of this Draft Master Plan, CERA released decisions on many areas within the Port Hills White Zone and land within and proximate to the Sumner Village Centre was confirmed as Red Zone. At the time of writing, the full implications of the zoning decision and what the next steps might entail are unknown.

This Draft Master Plan has made the assumption that Red Zone land proximate to the Sumner Village Centre on Nayland Street may be suitable for car parking, subject to the feasibility of measures for cliff stabilisation. The contents of this Draft Master Plan may need to be reviewed if this land is unavailable or unsuitable for that proposition.

4.5 Natural hazard risks

As is the case for many towns and cities across New Zealand, Sumner is at risk from the effects of natural hazards, including earthquakes, slope instability, flooding, tsunami and sea-level rise (see Appendix 7 for more information). This Draft Master Plan is based on the following assumptions in respect to these natural hazard risks:

- With the exception of CERA Red Zone decisions on/adjacent to the Port Hills, the retreat of settlement areas in and around Sumner Village Centre from natural hazard risks will not take place in the foreseeable future;

- Requirements for minimum floor levels in buildings in flood prone areas of Sumner Village Centre, under the New Zealand Building Code and the Christchurch District Plan, provide adequate risk mitigation; and
- Commercial uses on the ground floor of buildings are preferable to residential uses in flood prone areas.

4.6 Implications of information constraints

Given the preparation of the Draft Master Plan has taken place against a backdrop of some uncertainty, its contents may need to be reviewed or amended in the short to medium term to keep apace with:

- (a) the release of new information; and/or
- (b) to remain consistent with new decisions and/or policies that are introduced by either the national or regional agencies, or by this Council.



Figure 31. Containers placed for protection against rock fall along Wakefield Avenue



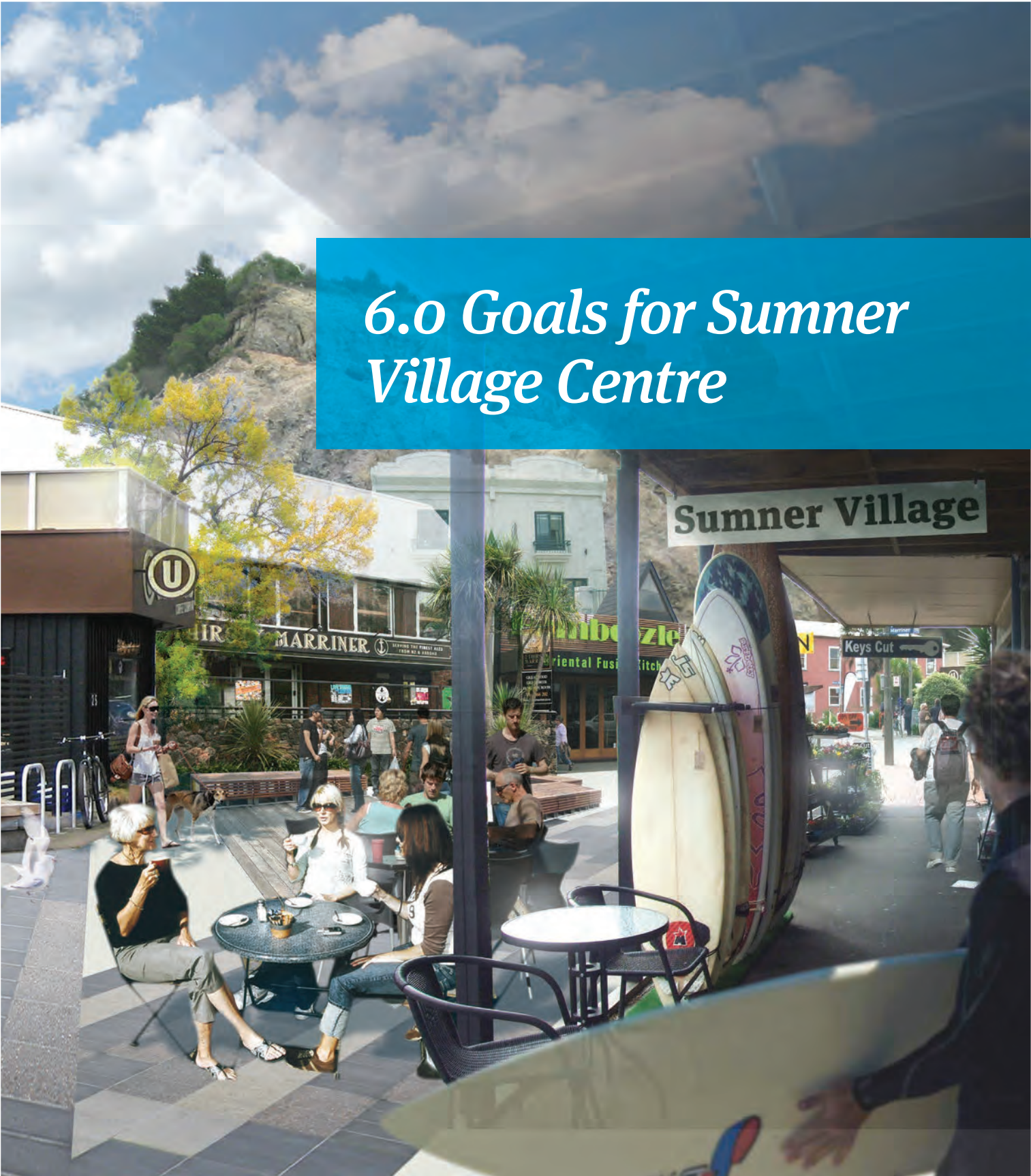
5.0 Vision for Sumner Village Centre

Based on feedback from the community, the following vision has been developed to reflect aspirations for Sumner – how it 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.



Figure 32. An artist’s impression of Sumner Village Centre



To help achieve the vision, the following goals have been prepared for Sumner Village Centre. These are based on community input, as outlined in Section 3 of this Draft Master Plan. Each goal aligns with the five themes of integrated recovery planning.

- 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**

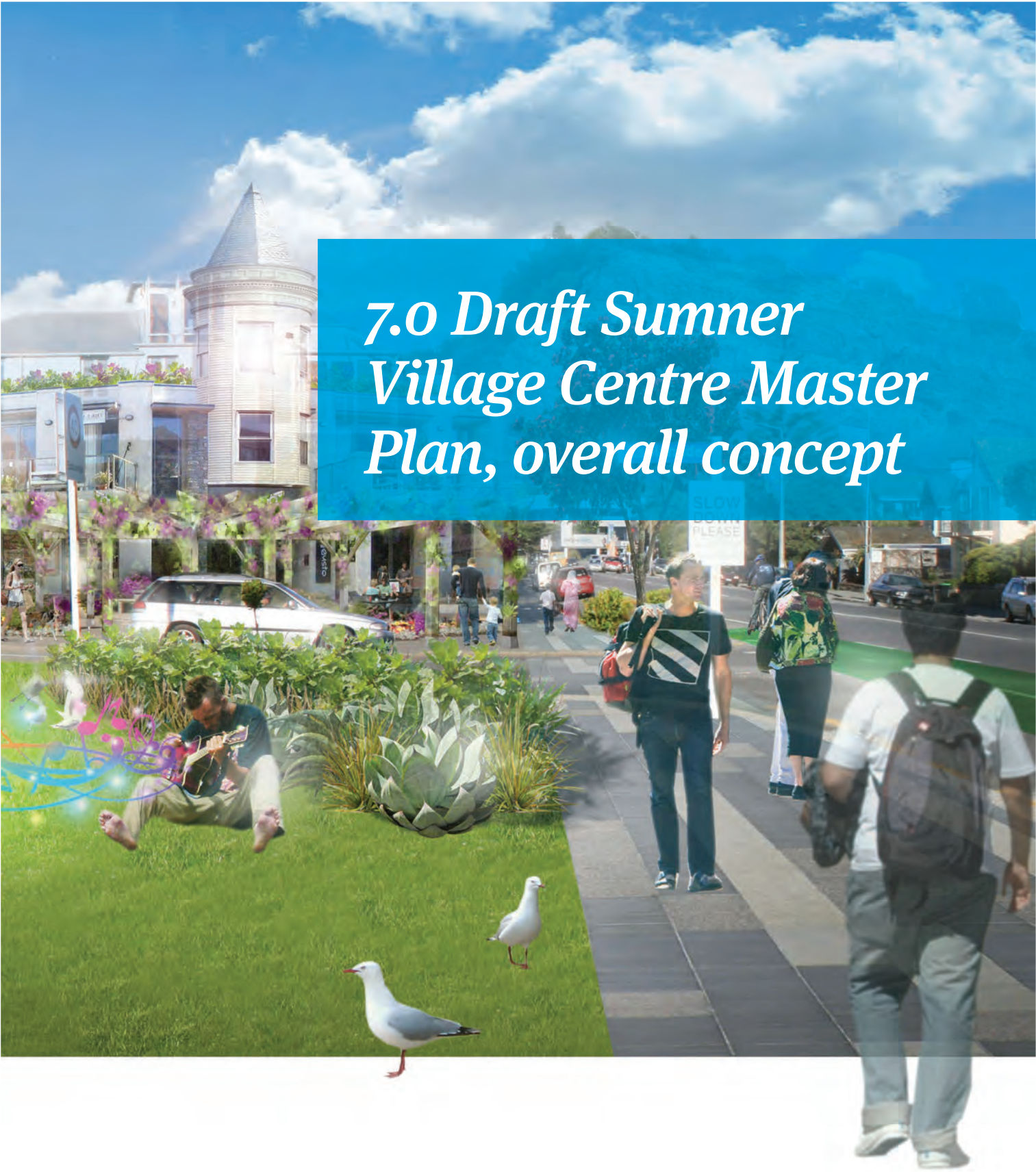
 - Community services and facilities are provided appropriate to the scale and needs of the Sumner community.
 - A range of fun, safe activities and events is available for all people to enjoy.
 - A network of simple and flexible open spaces is available for people to play, gather and socialise.
- Movement**

 - 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 33. Draft Master Plan goals



7.0 Draft Sumner Village Centre Master Plan, overall concept

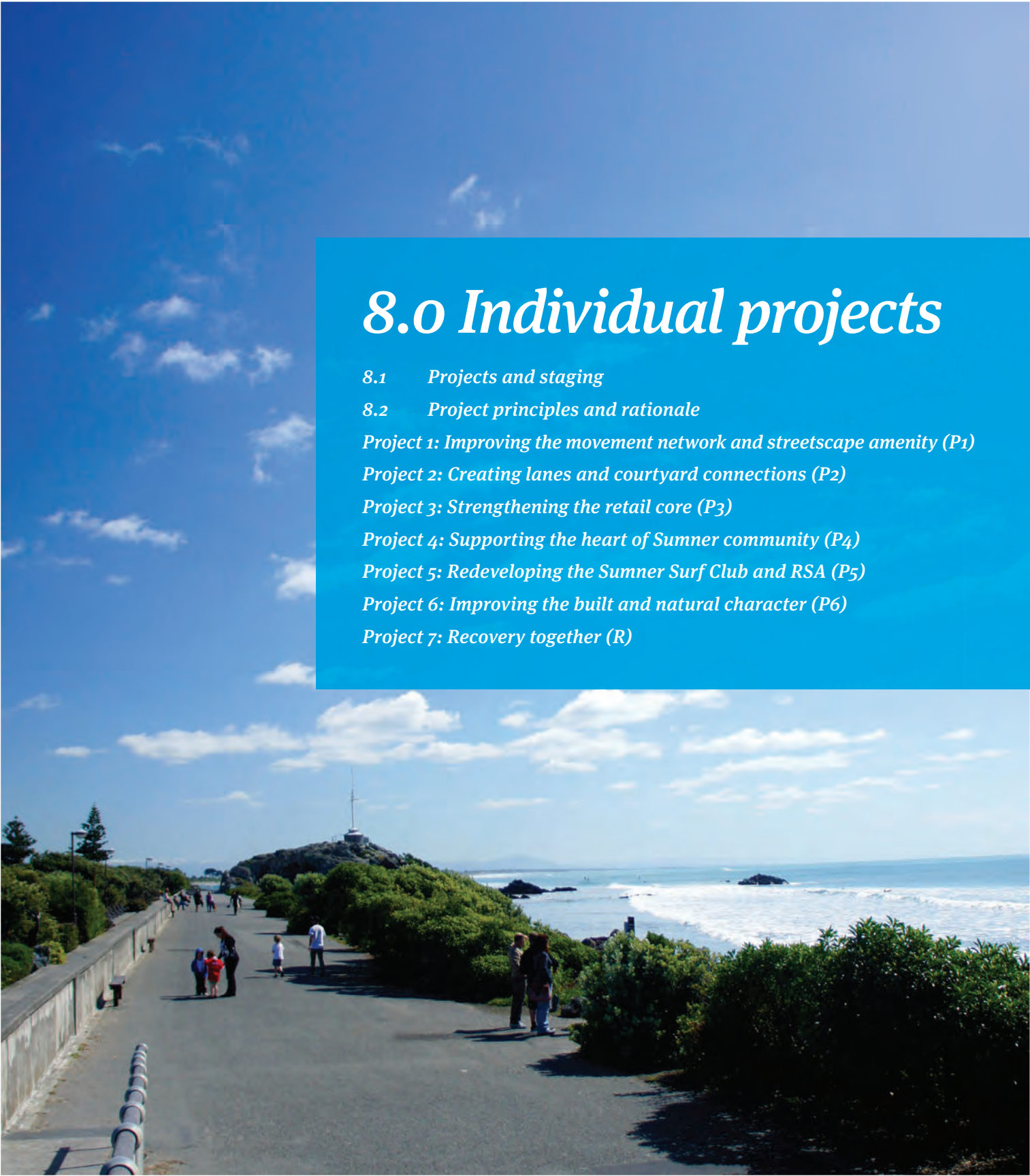


- P1.1 Marriner Street-west & Wakefield Avenue Enhancements
- P1.2 The Esplanade Streetscape Enhancements
- P1.2.2 The Esplanade Road Closure
- P1.2.3 The Esplanade Play Area
- P1.3.1 Burgess Street Shared Space Street
- P1.3.2 Burgess Street Viewing Platform
- P1.4.1 Marriner Street Shared Space Street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

Figure 34. Concept plan for the redevelopment of Sumner Village Centre



Figure 35. Concept plan perspective for the redevelopment of Sumner Village Centre



8.0 Individual projects

8.1 Projects and staging

8.2 Project principles and rationale

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

Project 2: Creating lanes and courtyard connections (P2)

Project 3: Strengthening the retail core (P3)

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

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

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

Project 7: Recovery together (R)

The Council-led ‘Inquiry by Design’ process (Stage 3) focused on developing projects that would respond to the concerns, ideas and aspirations of the Sumner community for the Village Centre. A range of spatial and non-spatial projects have been prepared, to address one or more of the Draft Master Plan goals identified in Section 6.

This Draft Master Plan presents six projects in response to the issues, ideas and aspirations that people have shared with the Council. The final project relates to partnering for recovery. A high degree of interaction and support is needed between projects to gain the most value from them. The seven projects are:

1. Improving the movement network and streetscape amenity (P1).
2. Creating lanes and courtyard connections (P2).
3. Supporting the heart of Sumner community (P3).
4. Strengthening the retail core (P4).
5. Redeveloping the Sumner Surf Club and RSA (P5).
6. Improving the built and natural character (P6).
7. Achieving recovery together (R)

Projects P1 to P4 and ‘R’ each contain a number of sub-projects.

8.1 Projects and staging

The Project Map and Staging Plan, shown in Figure 36, shows the spatial projects (P1-P5) and provides a general overview of the potential sequencing of projects.

The Implementation Table contained in Section 9.4 provides further detail about project staging.



Figure 36. Project staging plan

8.2 Project principles and rationale

All of the project concepts are based on a set of generic or site-specific principles, with a design rationale. The generic principles are:

- Collaboration between the Council, property owners, the Sumner Business Association and/or other stakeholders;
- Creating a stronger visual and physical connection between the Village Centre and the beach;
- Improving the amenity, character and identity of Sumner Village Centre;
- Improving the walk-ability of Sumner Village Centre;
- Improving sustainable transport links to ensure Sumner’s accessibility to all users, and community resilience;
- Retention of property access;

- Retention of on-street car parking;
- Retention of existing buildings, subject to building safety and the results of Detailed Engineering Evaluations;
- Opportunities for open space, for a range of activities;
- Opportunities for art in public places; and
- Enabling sustainable commercial growth, through a gradual increase in mixed-use development⁷.

The overall rationale for the Draft Master Plan projects and concepts is explained in the figure below.

The options presented in the next section of the Draft Master Plan, are concepts only. They have been developed by Council staff to provide the property and business owners, and the wider community, with ideas and a starting point for discussion.

Legend:



Figure 37. Rationale for Draft Master Plan projects and concepts

⁷ In the context of this Draft Master Plan, mixed-use development is ideally comprised of ground floor commercial uses for retail and/or hospitality purposes, and above ground residential uses. Provision for some small scale above-ground office activity may also be appropriate within Sumner Village Centre.



The project responds to local aspirations for improvements to the function, safety, connectivity, quality and amenity of the street and movement network. The project involves four key areas over two implementation stages/timings as follows:

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



Figure 38. Project staging plan P1.

P1.1 Marriner Street-west and Wakefield Avenue enhancements

Site description

The main street in Sumner, Marriner Street-west and Wakefield Avenue, is classified as a minor arterial route in the Christchurch District Plan, and designated as a New Zealand Transport Authority (NZTA) over-dimension route and a dangerous goods route through Evans Pass to the Port of Lyttelton. This status influences the potential range of streetscape improvements that can be developed, as minimum dimensions for the street corridor must be maintained. However, the street also provides one of the key public spaces within the Village Centre, and is the primary retail street. The quality and amenity of the street environment is relatively low, with emphasis on traffic movement rather than the street as a place for people.



Figures 39 and 40. The low quality and amenity of the Sumner Village Centre street environment

Project description

The purpose of this project is to create a more pedestrian friendly main street environment, without restricting private vehicle or public transport access. It provides for design changes that slow traffic and signal to drivers that they are entering a pedestrian and cycle friendly zone. While continuing to provide for separation between different road users, the boundaries between these spaces will be softened through the continuity of paving material and narrowing of the street at key locations – to provide a more coherent and human scaled environment. In addition, more space is provided for tree and amenity planting, for sheltered seating areas and meeting spaces.

The scheme for Marriner Street-west and Wakefield Avenue incorporates the following actions:

- Footpath widening, particularly on the sunny side of the street, and improved street lighting;
- Relocation of bus stops to improve the public space around the intersections of Burgess Street and Marriner Street-east;

- Street paving, highlighting gateways and the Village Centre;
- Installation of cycle lanes to better connect existing on-road lanes, and to improve cycle access to the Port Hills;
- Cycle parking that is easily accessible and visible from the street;
- Prioritised on-street parking for mobility impaired and short-term shopper parking / on-street loading;
- Removal of unnecessary street furniture to reduce clutter, including the rationalisation of rubbish bins;
- Installation of signage within the Village Centre to improve way finding; and
- Integration of public art with new street furniture.



Figure 41. 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 the Plan.

Two options are proposed for the paving treatment through the Village Centre, on Wakefield Avenue:

- Option 1 limits the extent of paving to around the intersection with Marriner and Burgess streets - identifying the key movement and activity area through the Village to the beach.(Figure 42)
- Option 2, the more expensive of the two options, extends the paving to create a slow core right through the Village Centre. (Figure 43)



Figure 42. Option 1 – plan view for the design of Marriner Street / Wakefield Avenue



Figure 43. Option 2 – plan view for the design of Marriner Street / Wakefield Avenue with increased extent of paved area

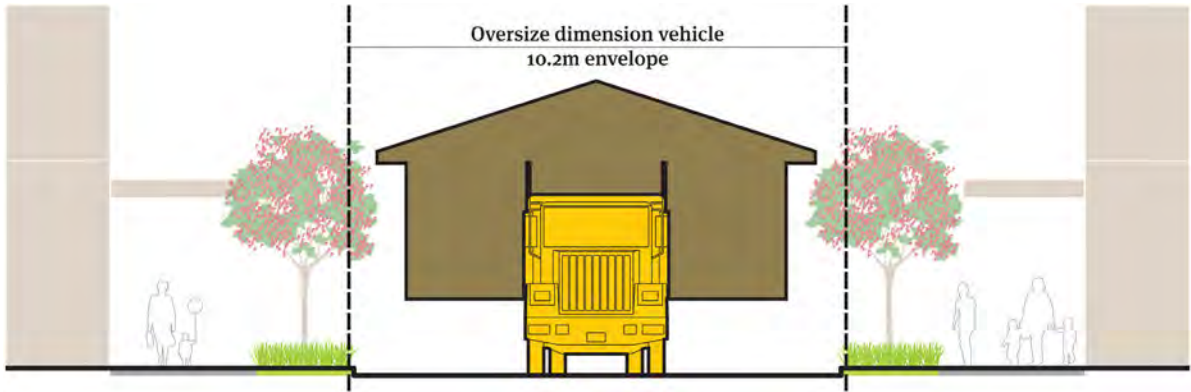


Figure 44. Wakefield Avenue / Marriner Street-west over dimension route with proposed street landscaping

Rationale

Marriner Street-west / Wakefield Avenue has the potential to become a more attractive and welcoming feature, that builds on the character of Sumner and encourages people to stop and linger. In addition, it is the key connection between all of the smaller streets and lanes that access the Village Centre and the beach. The potential limitations of the dangerous goods and over dimension route can be overcome through a considered design approach, to provide for an increased level of amenity throughout the Village Centre.

The re-routing of heavy goods traffic from Wakefield Avenue onto Nayland Street was evaluated during the preparation of this Draft Master Plan, but set aside because of the following factors:

- The negative effects of re-routing trucks and heavy vehicles along a residential street, including potential adverse effects of noise, dust, vibration and safety;
- The need for wide vehicle sweep paths, and the effect of wider kerb radii on pedestrian crossing points; and
- Truck waiting times at intersections, with respect to road-user safety and economic efficiency.

Principles

In addition to the generic principles identified in Section 8.2, this project has been guided by the following principles:

- Improving public space around intersections;
- Improving cycle safety and cycle infrastructure;
- Improving public transport infrastructure;
- Improving accessibility for mobility impaired and short-term shopper parking demand;
- De-clutter the streetscape through rationalisation of street furniture; and
- Improving way-finding through better signage.

Next Steps:

1. Secure funding through the Council’s Long Term Plan.
2. Finalise road layout and design including details of street furniture, signage, cycle lane position, cycle parking and public seating.
3. Work with stakeholders over public transport infrastructure improvements and repositioning of the bus stop at Wakefield Avenue / Marriner Street intersection.
4. Undertake public consultation.
5. Undertake construction.



Figure 45. Existing poor quality bus facilities



Figures 46 and 47. The corner of the Esplanade / Marriner Street-west, and a section of the sea wall at the Esplanade

P1.2 The Esplanade

Site description

The Esplanade is the key visitor route in Sumner, providing access to the beach and a significant amount of on-street parking. The beach and sea wall, including large areas of Esplanade reserve, abut the north eastern edge of the street. The south western side of the street has a predominance of residential activity from apartments to standalone housing. Planting throughout the area is mixed, but has a distinct coastal feel derived from the tree species and amenity planting. Cave Rock / Tuawera, war memorial lamp stands, and Norfolk Island Pines are located on or adjacent to the Esplanade, and are protected objects in the Christchurch District Plan.

Project description

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).

P1.2.1 Esplanade streetscape enhancements

This sub-project is for the redesign of the Esplanade to provide a higher level of amenity, better pedestrian facilities, opportunities to create a stronger connection between the street and adjacent land use activities, while retaining a generous amount of on-street parking which is especially important for high summertime demand.



Figure 48. An artist's impression of the Esplanade looking south-east towards Sumner Village Centre

P1.2.2 Esplanade road closure

This sub-project involves the creation of a series of courtyard-style parking areas, through road narrowing and by closing off the Esplanade between Marriner Street-east and Stoke Street, to create a cul de sac. This configuration is designed to draw visitor traffic through the Village Centre. The remainder of the Esplanade is accessible via Nayland and Stoke streets.



Figure 49. Perspective of courtyard style parking areas with the Esplanade road closure, looking towards Cave Rock and showing a new play area (pink)

P1.2.3 Esplanade play area

This sub-project involves the creation of additional public open space, that results from the redesign of the Esplanade in conjunction with a proposed Christchurch Coastal Pathway. A variety of activities could be investigated alongside this sub-project, including opportunity for a highly visible and accessible play area (for example, skate park or public art project) on the Village side of the seawall.

Rationale

Over the years, improvements have been made to the Esplanade to increase the amenity and sense of connection to the beach. However, the emphasis has remained on the Esplanade as a vehicle route and for car parking. The intention of this project is to provide for a better balance of pedestrian access, open space and coastal amenity, while still providing for vehicle parking and access for both visitors and residents. It is also intended to support opportunities (economic, recreational and social) that may arise should the proposed Christchurch Coastal Pathway be approved for further funding and detailed design.

With respect to the Esplanade a range of options were considered to even further increase pedestrian access, open space and coastal amenity. However, emphasis had been placed on the need to retain an adequate amount of on-street parking. The limited alternate sites and spaces available within the Village Centre for car parking, combined with the prohibitive cost of establishing a car park building, resulted in the retention of some on-street parking along the Esplanade.

Principles

In addition to the generic principles identified in section 8.2, this project has been guided by the following principles:

- Opportunity to connect to the proposed Christchurch Coastal Pathway, if further funding is approved; and
- Redirection of traffic through the Village Centre.

Next steps:

1. Dependent upon feasibility studies and funding of the proposed Christchurch Coastal Pathway, identify opportunities for project integration.
2. Secure funding thorough the Council’s Long Term Plan.
3. Further develop the concepts for the road layout and design, and opportunities for recreational activities and open space.
4. Finalise the road layout and design.
5. Undertake public consultation.
6. Undertake construction.

P1.3 Burgess Street concept

Site description

Burgess Street is a narrow, predominantly residential street that is the most direct visual and physical connection between the Village Centre and the beach. Commercial activity is present on the east side of Burgess Street at its intersection with Marriner Street west, attracting social activity. The ground floor of the premise on the opposite corner of Burgess Street is currently vacant. The street has a relatively low level of amenity, but there are significant opportunities for improvement.

Project description

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

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



Figure 50. Burgess Street looking south

P1.3.1 Burgess Street shared space street

It is proposed that Burgess Street provides flexible, shared spaces that allow for all forms of traffic movement in a slow speed environment⁸. The project would involve the redesign of the street as a single shared space with no separation between vehicles and pedestrians to emphasise the visual and physical connection from the Village Centre to the Esplanade and the sea. Landscaping will enhance streetscape amenity.



Figure 51. An artist’s impression of Burgess Street shared space, looking towards the beach

⁸ In shared space streets kerbs, traffic signs and road surface markings are removed to create ambiguity over who has right of way, encouraging drivers to reduce their speeds



Figure 52. Perspective of the Burgess Street concept, between Marriner Street and the Esplanade

P1.3.2 Burgess Street viewing platform

Physical and visual connections between the Village Centre and the beach via Burgess Street would greatly be enhanced by a viewing platform as shown the figure below. The platform has potential as informal meeting or gathering points, and/or other uses such as performance space for buskers.



Figure 53. An artist's impression of the viewing platform incorporating the seawall at the end of Burgess and Marriner streets

P1.4 Marriner Street-east concept

Site description

In contrast with Burgess Street, Marriner Street-east is a very wide, vehicle dominated street with a mix of land use activity at its edges. A popular cafe is located on the south side of the street approximately mid-block, and attracts social activity. As is the case with Burgess Street, Marriner Street-east has a relatively low level of amenity, but presents significant opportunities for improvement.

Project description

This project has two sub-projects:

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

P1.4.1 Marriner Street-east shared space street and weekend street market

As for Burgess Street, it is proposed that Marriner Street-east provides flexible, shared spaces that allow for all forms of traffic movement in a slow speed environment. The project would involve a comprehensive redesign that transforms the street into a large, flexible courtyard space. 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. The introduction of street trees, rain gardens⁹, landscaped areas and opportunities for performance space would further enhance the space, and help create a slow speed traffic environment.

Shared space streets retain the use of these streets as movement corridors while allowing for more use of the space for other purposes, such as a weekend market space. Low impact urban design measures, such as permeable paving and rain gardens, can be used to introduce sustainability features into the urban fabric and to increase Sumner's environmental values.

⁹ Rain gardens improve water quality by intercepting storm water runoff, slowing the rate of runoff, reducing its volume, and filtering pollutants through soils and plants.

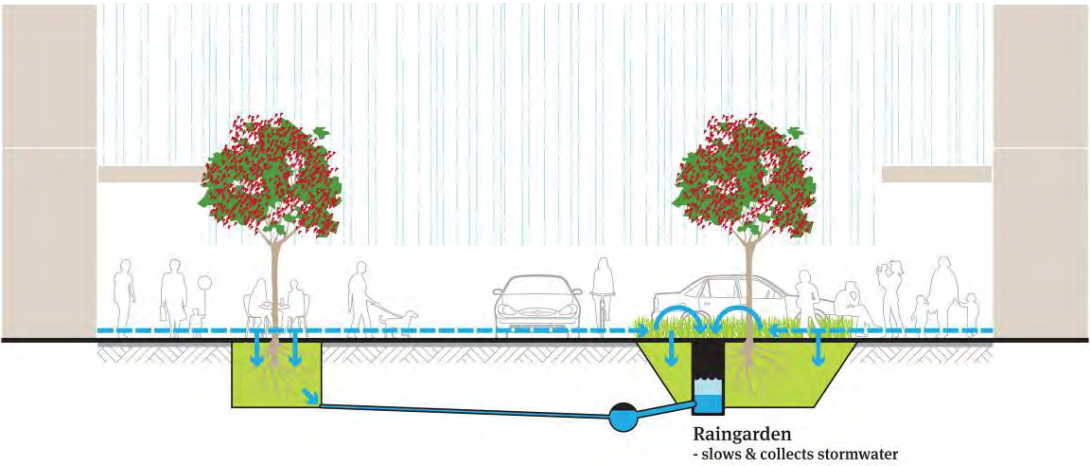


Figure 54. Rain garden cross section



Figure 55. Perspective of Marriner Street looking west



Figure 56. Cross section of Marriner Street (a) open to vehicles; and (b) market day

P1.4.2 Marriner Street-east viewing platform

As for Burgess Street, physical and visual connections between the Village Centre and the beach would greatly be enhanced on Marriner Street-east with the installation of a viewing platform at the seawall (see Figure (53)). These platforms have good potential for other uses such as performance space for buskers and/or informal meeting points for social interaction.

Rationale

While Sumner, as a whole, offers a wide range of open space opportunities, they are more limited within the Village Centre. The street space within the Centre is generally underutilised while small spaces, such as the corner of Marriner Street and Wakefield Avenue, are of relatively low amenity. There is a significant opportunity to improve the quality and versatility of these spaces, and subsequently the range of activities that can take place in them, while keeping them open for vehicle movement. In addition to developing better quality spaces, there is great opportunity to increase the vitality and activity at the edges of these spaces (for example, through a mix of commercial and residential activities), which would potentially strengthen Sumner's economic and social base.

Principles

In addition to the generic principles identified in section 8.2, this project has been guided by the following principles:

- Use of low impact urban design measures to give expression to sustainability values; and
- Creating opportunities for new developments on anchor sites.

Next steps:

1. Secure funding through the Council's Long Term Plan.
2. Further develop the concepts for road layout and design for Burgess and Marriner Street based on Project Staging plan (see Figure 36).
3. Finalise road layout and design.
4. Undertake public consultation.
5. Undertake construction.



Project 2: Creating lanes and courtyard connections (P2)

The project responds to local 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 mixed-use development.

Site description

With extensive street frontage onto the Esplanade and overlooking the beach, these two, predominantly residential blocks, are highly inconsistent in terms of the built form, access arrangements, building density and quality. Small private lanes, rights of way, parking areas, informal and underutilised spaces are scattered throughout the blocks. Great potential exists to connect these spaces (formally or informally) to create a network of intimate lanes and courtyards.

Adjacent to Marriner Street-west, leading into Sumner Village from the City, the blocks have a more commercial flavour, with a range of hospitality and convenience retail activities in amongst the residential units (for example, the Thirsty Marriner and Joe’s Garage). A number of these activities are not currently operating due to earthquake damage (for example, Sumner Night and Day, Sumner Seafoods and Deli-licious Cafe). These activities provide an entry point into the blocks, leading to the spaces within, and on through to the Esplanade.



Figure 57. Project Staging plan P2



Figures 58 and 59. Existing pedestrian and vehicle access provide opportunities to develop within the blocks

Project description

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)

P2.1 Laneways and courtyards

This sub-project focuses on developing better pedestrian connections between Sumner Village Centre and the beach, through two, predominantly residential, blocks adjacent to the Esplanade and separated by Burgess Street. The project identifies existing opportunities, utilising predominantly private space for reconnection and improvement lanes, walkways and courtyard areas. While both blocks have opportunities for improved internal connections, the block west of Burgess Street is a higher priority.



Figures 60. Plan view of potential lanes and courtyard spaces within the block (pink)

P2.2 Mixed-use development for new commercial opportunities

Mixed-use development¹⁰ at the edges of the lanes and courtyards, established through a change to the District Plan, would (a) further support their success in connecting the Village Centre to the beach; (b) enliven internal spaces; (c) improve natural surveillance; (d) present new opportunities for commercial development; and (e) create a point of difference to attract visitors. To an extent, ground floor commercial uses are a more suitable activity (than residential uses) for areas prone to flooding as is

the case for areas within Sumner Village Centre. The commercial analysis prepared for Sumner Village Centre supports some incremental commercial growth through mixed-use development, subject to the requirements of the District Plan (for more information see Appendix 4). Introducing opportunities for mixed-use development in this part of Sumner Village Centre would require a change to the District Plan.



Figure 61. An artist's impression into the block from the Esplanade looking east

¹⁰ For instance, buildings with hospitality on the ground-floor, and commercial/residential above.

P2.3 Anchor development at the Esplanade and Marriner Street-west intersection

The Cave Rock Apartments at 11 Marriner Street, at the intersection of the Esplanade, are a significant gateway and landmark site for Sumner Village Centre. The apartments which front the Esplanade are currently being demolished. The site’s redevelopment provides an exciting opportunity to activate the corner at the intersection of Esplanade and Marriner Street-west with a vibrant ground-floor commercial activity (for example, a hospitality or retail business). As the land-use zoning is currently for residential uses, this sub-project could be established either by a zoning change in the District Plan, or by way of a resource consent.



Figure 62. An artist’s impression at the corner of Marriner Street-west and the Esplanade

Rationale

The improved connections, both visual and physical, are intended to create an environment that encourages more pedestrian movement, greater use of the Village Centre by visitors and creates interesting and versatile spaces for people to linger in. The project also identifies an opportunity to increase mixed-use development associated with these connections, through a District Plan change. Given Sumner’s economic profile and Christchurch’s wider commercial context, these opportunities would need to

be incremental and take place over time, so that any conversion of residential zoning for mixed-use development occurred at an appropriate pace.

The proposed pedestrian lanes are located where they will be well-connected and will be designed in line with Crime Prevention Through Environmental Design (CPTED) principles, for the safety of people and property. Artwork would also help enliven and create interest in these spaces.



Figure 63. An artist’s impression of a courtyard concept

Principles

In addition to the generic principles identified in section 8.2, this project has been guided by the following principles:

- Creation of intriguing and vibrant new spaces to enhance the character and amenity of Sumner Village Centre;
- Incorporation of CPTED principles; and
- Creation of a gateway project that captures the character and identity of Sumner.

Next steps

1. Investigate nature and extent of current mixed-use activity along existing private lanes, walkways and courtyard areas.
2. Organise meetings with property owners to work through concepts, options and staging.
3. Investigate issues associated with a District Plan change for mixed-use zoning within the block and, if suitable, initiate a Plan Change.
4. Finalise the zoning, the concept and staging, and details of any public-private partnerships that may be necessary.
5. Undertake construction.

11 Crime Prevention Through Environmental Design is a multi-disciplinary approach which uses features and elements in the built environment to reduce or deter criminal activity.



Project 3: Strengthening the retail core (P3)

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

Site descriptions

The block contains a mix of single storey retail activities and services that are well utilised by the community. There are multiple landowners and variations in land parcel size. For the most part, businesses within the block have continued to operate. One commercial building within the block has been demolished as a result of earthquake damage and another premises remains closed.

Work undertaken by the Sumner Urban Design Group supported the redevelopment of this block to better complement the activities and use of the Village Centre for residents and visitors. The existing block layout has resulted in a series of underutilised, low amenity spaces dominated by car parking and business service areas. This area of the Village Centre is widely recognised within the Sumner community as in need of improvement.

Description of the project

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).



Figure 64. Project Staging plan P3



Figures 65 and 66. Well utilised but low amenity spaces within Sumner Mall

P3.1 Comprehensive redevelopment of Sumner Mall for new road extension

The proposals for this sub-project draw on the existing qualities of the Village Centre that the Sumner community values, such as the quirky informal open spaces, accessible car parking and convenient shopping; and identify opportunities to strengthen these values. They also address other, longer term objectives such as increasing the connection between the Village Centre and the sea. This is intended as a longer term project, as economic viability and redevelopment opportunities with the Village Centre increase.

The sub-project involves a comprehensive redevelopment of the Sumner Mall shopping area, containing the supermarket, pharmacy, fish and chip shop, various restaurants, retailers and others. The project includes the redesign and extension of Marriner Street-east from the Esplanade through to Nayland Street.

This would entail the removal and relocation of several existing buildings, including the supermarket and the former Montessori Pre-School. It may be more practical for this to occur when the buildings come to the end of their life span.

The purpose of this project is to create a stronger physical and visual connection between the beach and the Village Centre. This connection has the potential to draw more visitors from the beach towards the Village Centre and bring significant benefits to Sumner businesses, especially Sumner Mall. The reconfiguration of buildings on the site could result in an overall increase to the Mall's gross floorspace (including the supermarket).



Figure 67. An artist's impression looking through Sumner Mall to Marriner Street

P3.2 Anchor development at the Esplanade and Marriner Street-east corner

The redevelopment of Sumner Mall and a new road extension would be associated with the redevelopment of 58 Marriner Street; an important site for connecting the beach with the Village Centre. This sub-project involves the establishment of mixed-use development on this site so that a lively ground floor activity (for example, hospitality or retail use) could be established in association with above-ground floor residential uses. The project would optimise the concept of the road extension through the Sumner Mall site (P3.1), and would be an activity anchor for the redevelopment of Marriner Street-east for more versatile and vibrant uses (P1.4).

Rationale

A comprehensive redevelopment of the block would enable the rationalisation of commercial floor area and car parking; and increase opportunities for social interaction by improving the overall amenity of the block. On-site car parking would be rationalised into more distinct areas, allowing the remaining space to be utilised for more functional and engaging spaces for people (with appropriate seating, landscaping and lighting) to be created.

Improved visual and physical connections between the block and other parts of the Village Centre would further reinforce the commercial opportunity of the block and draw more visitors from the Esplanade towards the Village Centre, especially Sumner Mall. Seating, landscaping and lighting combined with intensification of commercial uses, will help create a more identifiable character and pleasant atmosphere for the Village Centre.

In conjunction with mixed-use development opportunities along Marriner Street – which would be redesigned to incorporate more formalised car parking and landscaping – the connection to the beach would be strengthened and the overall quality of the local environment enhanced.

Principles

- In addition to the generic principles identified in section 8.2, this project has been guided by the following principles:
- Comprehensive redevelopment of buildings and increased built density;
 - Creating additional commercial opportunities, and associated spending by Sumner's visitors;
 - Maintaining a strong street frontage through the scale and location of buildings; and
 - Reducing the visual dominance of existing off-street car parking by reorganising car parking areas.

Next steps

1. Organise meetings with property owners to work through the concept and options.
2. Work through the potential staging and associated issues including potential changes to the District Plan.
3. Finalise the concept and staging.
4. Secure funding through the Council's Long Term Plan to purchase land for a new road.
5. Initiate legal processes for the construction of a new road.
6. Undertake consultation, detailed design and construction.



Figure 68. Concept for an anchor development at Marriner Street-east / Esplanade corner



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

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

Site description

The heart of the project area is the block bounded by Nayland Street, Marriner Street and Wakefield Avenue, but it also stretches south to incorporate part of ‘The Marine’ pub and backpackers site and adjacent Red Zoned residential property. The ‘heart’ contains a mix of retail, community and service activities bounded by residential properties to the west. Much of the southern block, bounded by Nayland Street and Wakefield Avenue – ‘The Marine’ site - has a highly uncertain future due to cliff collapse and rockfall.

Several commercial buildings within the block have been demolished. The Council-owned Sumner Library building remains closed pending a Council decision on its demolition or repair (this building is in the Council’s Facilities Rebuild Plan Programme). Prior to the earthquakes, all of the buildings within the business zoned land directly fronted the street and contained small scale activities with narrow plot widths. This helped to create a very human scaled street.

Description of the project

Three sub-projects are associated with Project 4:

- Redevelopment of community facilities (P4.1).
- Open space enhancements and courtyard connections (P4.2).
- Off-street car parking provision (P4.3A and P4.3B).



Figure 69. Project Staging plan P4



Figures 70 and 71. The site of the demolished Community Centre and Museum, and the Marine (still standing but within the CERA Red Zone).

P4.1 Redevelopment of community facilities

The loss or closure of community facilities in Sumner Village Centre has been a significant blow to the Sumner community, who are now without a community centre, museum and library. Future decision making about all earthquake damaged community facilities will be made as part of the Council’s Facilities Rebuild

Plan (see Appendix 2 for more information). However, the locational needs of these facilities have been assessed against the opportunities within the Village Centre now, and in the future, and the current site is considered well suited to community-oriented uses in terms of this Draft Master Plan.



Figure 72. High level concept sketch for a possible new multi-level, multi-function community facility

P4.2 Open space enhancements and courtyard connections

In association with the redevelopment of community facilities, there are opportunities for more open space and sunny courtyard areas at the rear of commercial buildings along Wakefield Avenue. These spaces uses would be well suited for activities which can spill-out into courtyard areas such as hospitality uses (for examples, cafes, restaurants and bars). Improved open space connections, with clear sightlines at the Wakefield Avenue/ Marriner/Burgess Street intersection, will reinforce the connection between the Village Centre and the beach especially if the project is associated with increased car parking provision (described in P4.3).

P4.3A and P4.3B Off-street car parking provision

The success of Project 4, and the Draft Master Plan in its entirety, would be well supported by increased car parking provision within the Village Centre, without imposing upon the Centre. To achieve this, two off-street car parking areas have been proposed on residential zoned land at numbers 33 and 35 Nayland Street, and at number 26 Nayland Street (‘The Marine Bar and Backpackers’ site). For the purposes of the submission process, these sites are referenced ‘P4.3A’ and ‘P4.3B’ respectively.

Numbers 33 and 35 Nayland Street (P4.3A) are particularly ideal for off-street car parking as the concept does not entail the removal of any buildings. In contrast, ‘The Marine’ site (P4.3B) has a highly uncertain future due to its CERA Red Zone status. However, if appropriate rockfall protection is in place, there may be long-term potential to use part of the site to meet parking needs for the Village Centre. Further investigation is needed to confirm whether or not this is a possible solution for ‘The Marine’ site.



Figure 73. Perspective of new buildings, open space areas / courtyards and off-street car parking areas on Nayland Street, looking east

Rationale

The work of the Sumner Urban Design Group, and feedback from the community consultation, highlighted the importance of re-establishing community activities within the Village Centre. The locational needs of such a facility were assessed against the opportunities within the Village Centre now, and in the future. As such, the current location is considered appropriate both as a landmark site, land-use anchor and community focal point – especially if a number of other related projects are able to be delivered. These include additional car parking, sufficient land area for pedestrian access ramps, better connections to the remainder of the Village Centre and the potential for associated outdoor space.

In addition, there is opportunity to rationalise the available space on surrounding west facing areas at the rear of buildings along Wakefield Avenue sites. This would provide an overall positive benefit to the block in terms of amenity, car parking and useable open space. This opportunity was also identified by the Sumner Urban Design Group. The additional car parking is considered an important incentive for visitors, providing them with the opportunity to park and then meander through the Village Centre to the beach, and is also expected to better support the economic success of the Village Centre.

Principles

In addition to the generic principles identified in section 8.2, this project has been guided by the following principles:

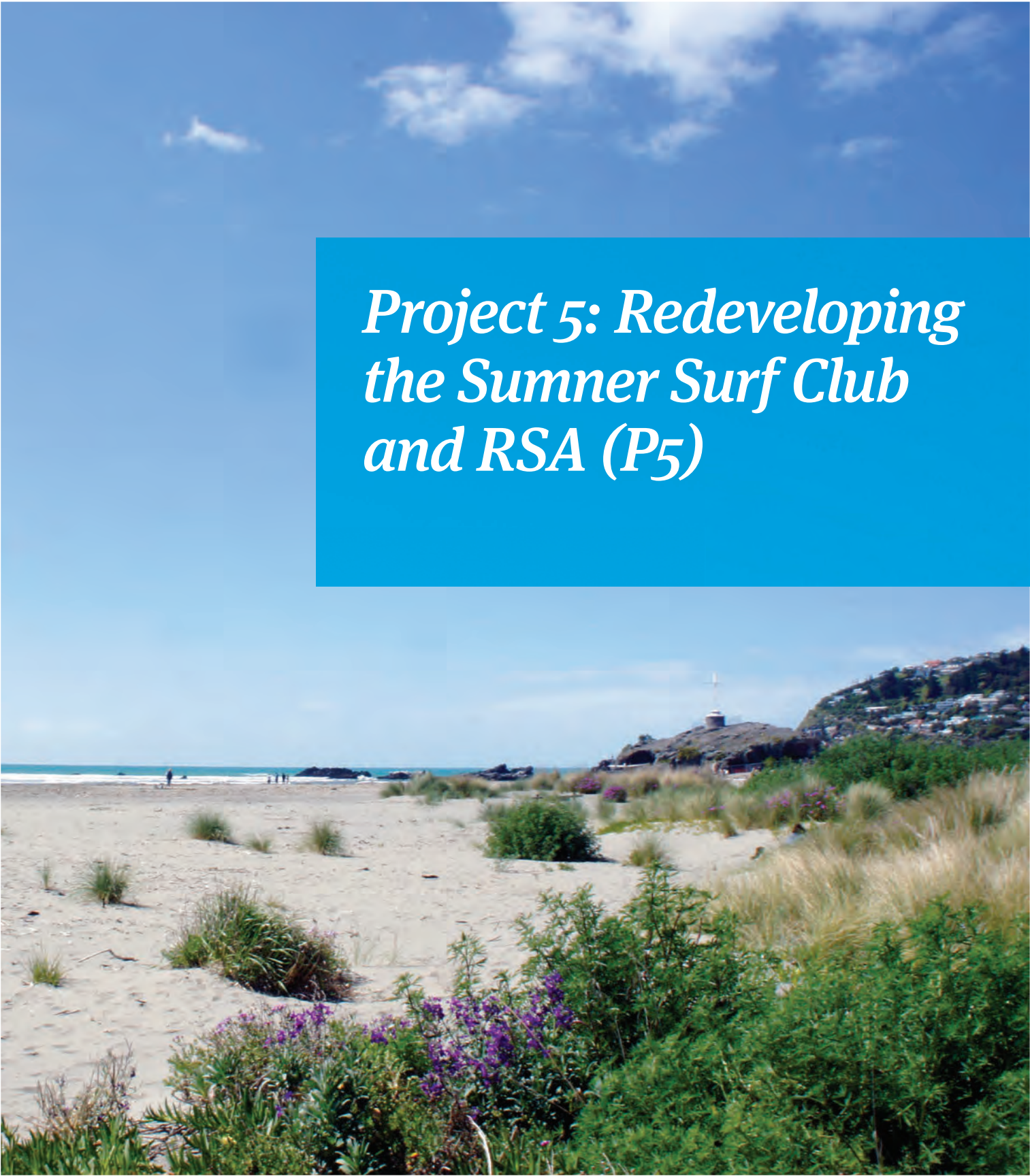
- Potential establishment of temporary and/or permanent community facilities to anchor the heart of the Village Centre to the beach¹²;
- Recognition of hazards, while addressing the potential for reuse of space with appropriate risk assessment and mitigation;

- Opportunities to provide and improve access to off-street car parking;
- Improved pedestrian connections within the block, and improved character and amenity alongside new open spaces; and
- A scale and location of buildings to maintain a strong street frontage.

Next steps

1. Council officers to work through possible concepts and options for community facilities, followed by meetings with community stakeholders.
2. Secure funding through the Council’s Long Term Plan.
3. Undertake public consultation on concepts and options for community facilities, design and construct.
4. Organise a meeting with CERA in relation to the use of ‘The Marine’ site, and adjacent residential sites, for off-street car parking.
5. Investigate rockfall protection risk, mitigation and feasibility. If appropriate, secure funding, design and construct.
6. Organise meetings with private property owners to work through concepts and options for off-street parking area and courtyard spaces.
7. Finalise concepts and staging, and any public/private partnerships that are necessary.

¹² Any decisions will be made under the Council’s Facilities Rebuild Plan.



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

The project is designed to address community aspirations for a vibrant Esplanade/Village gateway, alongside the provision of facilities for two community organisations affected by the earthquakes.

Site description

The proposed site encompasses legal road reserve and a conservation zone at the entry point to Sumner Village Centre and adjacent to the Marriner Street / Esplanade intersection. At this point, the footpath is fringed with notable Norfolk Island pines and war memorial lamps which are protected by the District Plan. A depression in the dune area provides a change in level from the footpath to the beach.

Project description

The Sumner-Redcliffs RSA and the Sumner Surf Life Saving Club buildings have both been damaged as a result of the earthquakes. This project involves the investigation of a combined RSA and Surf Club, together with a number of other potential additional functions. These might include an information centre, public toilets and cafe. The very preliminary design concept proposes two separate buildings connected by a first floor deck over the proposed Christchurch Coastal Pathway, or the footpath.

The beachside building would contain the Surf Club, with a basement level accessing the beach for the rescue boats and equipment. The street-side building would house the RSA/ restaurant on the first floor with public facilities and information centre/cafe below. While the proposed building could be positioned away from the protected Northfolk Island Pines, one or more protected war memorial lamp stands may be impacted by this proposal.



Figure 74. Project Staging plan P5



Figure 75 and 76. Conservation zone adjacent to the beach, and road reserve at the interesection of the Esplanade and Marriner Street-west



Figure 77. Concept for a split level RSA/Surf Club building, over the footpath

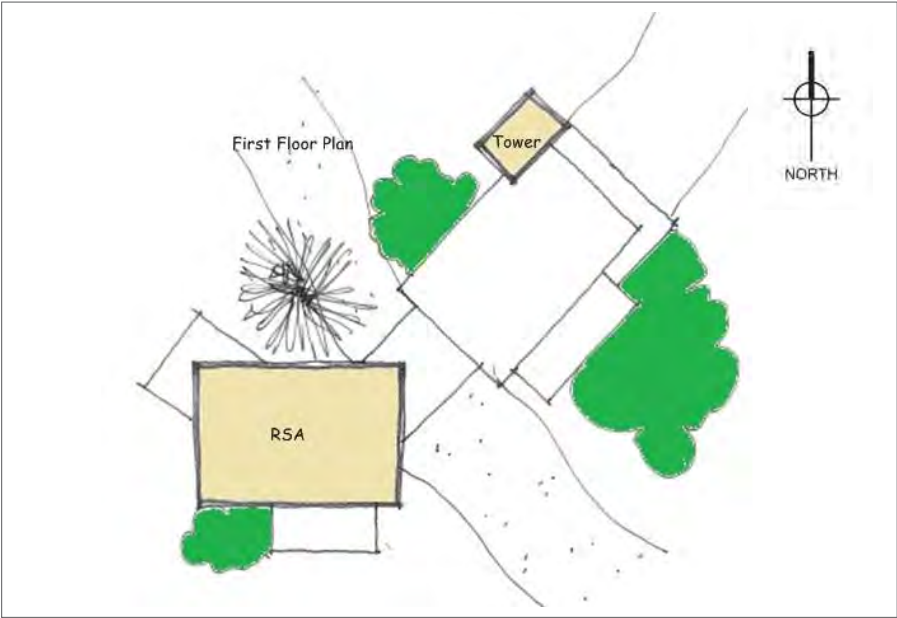


Figure 78. Floor plan concept

Rationale

The concept of a combined Surf Club and RSA has been discussed with the community at public drop-in sessions and in meetings between affected parties and the Council. The concept originated from a development formula that is operating successfully, elsewhere in Australasia where public services are co-located. Both the Surf Club and the RSA are considered to be public services, particularly if the latter enables public dining or the public use of the facilities.

Co-locating the two facilities allows for a shared, and more efficient, use of resources. It also offers a more community focused facility in conjunction with providing a gateway project to Sumner Village Centre. From a recreational perspective, particularly in combination with a proposed Coastal Pathway initiative, a multi-use facility would add significant value to people using the area for recreational/leisure purposes. With a sensitive design approach, the visual effects on the beach could, largely, be mitigated.

This concept has been prepared on the basis that both the Surf Club and 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 concept rationale no longer applies and the project may be removed from the Master Plan.

Principles

In addition to the generic principles identified in section 8.2, this project has been guided by the following principles:

- Creation of a gateway project that captures the character and identity of Sumner;
- Social benefits associated with the co-location of the RSA-Surf Life Saving Club (for example, interaction between age groups and social groupings);
- Development of a multipurpose facility that has wider community benefits;
- Split level design that is sensitive to visual and environmental considerations;
- Opportunity to provide an information centre and public toilets in a key, landmark location; and
- Relationship with the proposed Christchurch Coastal Pathway project.

Next steps:

1. Dependent upon feasibility studies and funding of the proposed Christchurch Coastal Pathway, identify opportunities for project integration.
2. Further develop the concept in conjunction with stakeholders.
3. Complete a feasibility study, including planning analysis.
4. Obtain any relevant consents, and finalise the design and funding approach.
5. Undertake construction.



Figure 79. Coastal walkway in New Plymouth



The project responds to community aspirations for improvements to the natural and built character and identity of Sumner Village Centre; and involves building design and appearance and landscape design.

Project description

The intent is to work in partnership with Sumner community representatives to develop 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 purpose of the guide is to engage with prospective developers/business interests to define the community’s expectations for Sumner Village Centre, when development opportunities arise.

The intention of the guide is also to ensure that important aspects of development, such as mobility and access, CPTED (Crime Prevention Through Environmental Design) and principles of high quality urban design, are considered and incorporated through the design and development process.

In developing the built character sections of the design guide, it may be identified that certain aspects need statutory weight to ensure that they are incorporated in the design process. For example, this may include the addition of District Plan rules

and assessment matters in relation to building scale, height and materials. In addition to the potential design and appearance matters, District Plan height provisions may need to be reviewed to take into consideration minimum floor levels required by Variation 48 (at present, height is measured from the ground, not the new floor level of a building).

In developing landscape sections of the design guide, consideration can be given to appropriate landscape plantings which reinforce the unique identity and climate of Sumner Village Centre. For instance, Sumner’s micro climate supports a wide variety of trees and plants, which together with local materials such as volcanic stone, can provide accents of colour in Village Centre streets and public spaces. The opportunities and benefits¹³ for using edible plants and trees in Sumner Village’s landscape design could also be explored in the preparation of the design guide.

Rationale

Ensuring a high quality built and natural environment that reflects the identity of Sumner has been a continuing theme and priority for the Sumner community since, at least, the development of the Sumner Concept Plan (1995). There is opportunity to further strengthen the Sumner Village identity to create a more attractive and appealing environment for residents and visitors. There is also an opportunity to address local concerns about the impact of minimum floor levels on the street, by exploring in more detail individual building design for flood prevention.



Figures 80 and 81. Sumner’s diverse built character

Figure 82. Planters within Sumner Mall

¹³ For example, locally grown food source, social interaction, education and learning.

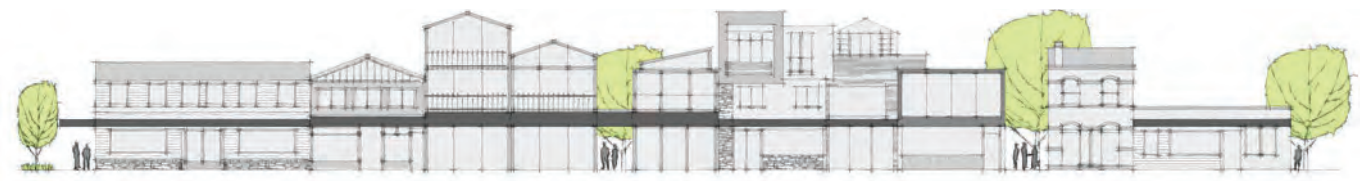


Figure 83. Elevation concept indicative of a future built character for Sumner Village Centre

Initial discussions, in regard to the built character only, have identified a number of key design elements that are considered integral to ensuring a coherent and high quality environment, without imposing too much on the designers’ creativity. Key design elements of the built character in Sumner Village Centre include:

- Human scale.
- Relationship between the ground floor and the street – glazing and access.
- Verandas, or similar, that provide a human scale to the street environment.
- Rhythm and pattern of the building form including vertical and horizontal separation through the use of materials, the arrangement and proportioning of windows and the architectural detailing that visually results in a more human quality to the development.¹⁴
- Balconies overlooking the street.
- Variation in materials.
- Use of locally referenced materials, primarily stone and timber.
- Building height at a maximum of three storeys, with the top floor recessed.
- Use of locally referenced materials, primarily stone and timber.

Principles

The principles of the project include:

- Identifying key elements of the existing built and natural environment character of Sumner that should be retained;
- Creating of a coherent environment with a clear identity and strong amenity;
- Providing developers with certainty while allowing for flexibility in design elements;
- Increasing opportunities for community gardens/plantings, and associated benefits; and
- Providing guidance to both public and private space.

Next steps:

1. Formalise the project brief in partnership with stakeholder groups.
2. Undertake built and landscape character analysis.
3. Undertake cultural identity analysis and means of incorporating this within the context of the Sumner Village Centre Master Plan.
4. Develop the design guide and identify any potential regulatory provisions.
5. Finalise design guide, and work through issues associated with potential changes to the District Plan.

Trees



Pohutakawa



Olive



NorfolkPine



Citrus

Climbers



Sand coprosma



Bouganvillia



Succulents (various)

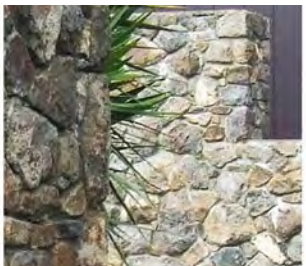


Daisy

Material



Creative planting styles suitable for limited space i.e. courtyards



Use of local stone



Potted plants suitable for limited space i.e. courtyards



¹⁴ Elements which comprise finer grain of development include low rise buildings, narrow plot widths and small floor plates.



Project 7: Recovery together (R)

This section describes a range of tools to help Sumner businesses and property owners participate in the repair and redevelopment of Sumner Village Centre. It also contains an Implementation Plan with specific actions and projects which will need to be achieved to give effect to the vision and goals of the Sumner Village Centre Master Plan.

‘Recovery Together’ includes the following five sub-projects:

- Case Management (R1)
- Sumner Business Association (R2)
- Urban Design Panel (R3)
- Public-Private Partnerships (R4)
- Transitional Projects (R5)

R1 Case Management

The Council provides a Case Management service to help businesses and commercial property owners navigate through the Council’s (resource and building) consent processes. The rationale for the Case Management service is to provide a single point of contact at the Council for business and property owners to:

- Facilitate queries relating to rebuild matters, for example resource consent;
- Discuss rebuild/development options;
- Provide urban design advice;
- Facilitate collaborative approaches to comprehensive development; and
- Where available, provide information on public infrastructure (for example repair and/or redevelopment).



Figure 85.
Council’s Case Management brochure

The priority audience for Case Management is commercial property owners of demolished buildings, or those subject to restricted or prohibited entry. Commercial property owners of non-earthquake damaged buildings have also been welcome to contact the relevant Case Manager for general information and advice. In some instances, case managers have been able to support local business associations with their targeted post-earthquake initiatives.

Principles

The principles of the project include:

- Supporting commercial property owners and businesses;
- Facilitating collaboration and positive working relationships between adjacent commercial property owners;
- Providing information and advice on urban design, planning and consenting and public infrastructure repair/redevelopment;
- Facilitating good urban design outcomes for the wider community; and
- Providing advice and information to other agencies involved in earthquake recovery, such as local business associations and Recover Canterbury / Canterbury Development Corporation.

Next steps

1. Continue to offer a Case Management service to Sumner Village Centre.
2. In collaboration with commercial property and business owners, and other stakeholders, investigate opportunities for transitional projects to enliven vacant spaces.

R2 Sumner Business Association

Sumner Village Centre has an established Business Association, which appears to have become more proactive and focused, especially since the earthquakes. An active business association offers a range of opportunities to business operators, which have flow-on benefits to the wider community. These include:

- Improved communication flow between businesses, and between businesses and property owners;
- More efficient use of resources and funding;
- Better coordination by businesses for promotions, events, marketing and branding; and
- More opportunities for establishing networks and partnerships with other associations, agencies and the Council (including the Canterbury Development Corporation).

The Sumner Business Association (SBA) is an important stakeholder in the economic success of Sumner Village Centre and, therefore, is an important stakeholder in the implementation of the Master Plan. This is the case especially for the achievement of the Master Plan goals for Economy and Business (under Section 6), and also for projects and actions which aim to attract visitors.

The SBA can contribute to Master Plan goals and Master Plan implementation through the following actions:

- Preparing a long term business plan/strategy for Sumner Village Centre that identifies a vision and strategy for economic development and vitality;
- Encouraging business owners to coordinate with property owners/managers for high standards of building maintenance, repair and appearance;
- Encouraging individual businesses to show environmental custodianship, for example, by quickly resolving any litter and graffiti issues; and
- Promoting high standards of customer service, for example through staff recruitment and training.

The SBA can also contribute to the implementation of this Draft Master Plan through disseminating information (Council-related or otherwise) through its local business networks, and the wider community, and by being a sounding board for Master Plan projects and ideas.

Principles

The principles of the project include:

- Facilitating a collaborative relationship with local businesses;
- Fostering responsibility amongst a range of stakeholders with respect to Master Plan implementation;
- Providing information to other agencies involved in earthquake recovery, such as Recover Canterbury / Canterbury Development Corporation.

Next steps

1. Use the Case Management service to support the SBA in its production and review of an ongoing business plan/strategy for Sumner Village Centre and its economic vitality.
2. Use the Case Management service to identify project synergies and partnerships, for example, for transitional projects on vacant sites.
3. Provide information on and / or investigate opportunities for Council assistance for the activities of the SBA, especially its marketing and communications activities.
4. Support the SBA by providing information, advice or expertise on activities that require a Council consent/permit to implement a project (for examples, events and festivals).

R3 Urban Design Panel

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 implementing Master Plan goals.

Principles

The principles of the project include:

- Supporting property owners / developers by providing information on urban design and facilitating a more streamlined resource consent process; and
- Facilitating good urban design outcomes for the wider community.

Next Steps

1. Use standard resource consent processes and the Urban Design Panel to support property owners/developers with their projects.

R4 Public/private partnerships

There are opportunities for the Council to work in partnership with the private sector to deliver public infrastructure, to provide a service, to provide funding and/or expertise needed for a new service or asset. The public/private partnership must have a public benefit. One example of a potential public/private partnership for the Draft Master Plan is Project 5: Redeveloping the Surf Life Saving Club and RSA. The Council owns the road reserve but the facilities could be established by the Clubs.

This project involves identifying and investigating opportunities for potential public/private partnerships as part of implementing the Master Plan. To determine whether or not a partnership is in the public interest, the Council would apply its policy: Partnership with the Private Sector. This policy outlines details of the process to be followed, the conditions of any public/private partnership and policy exclusions as described in the Council’s 2009-19 Long Term Plan (on pages 96-98 of the LTP).

Principles

The principles of the project include:

- A collaborative approach for service and/or infrastructure delivery;
- Facilitating innovative responses to urban renewal and earthquake recovery;
- Creating additional opportunities for community and/or commercial development; and
- Increasing the function and amenity of public/private property, and increasing community resilience and pride.

Next steps

1. Indentify public/private partnerships opportunities and use the Case Management service and this Draft Master Plan to discuss potential partnerships with affected stakeholders / property owners.
2. Formalise partnerships based on Council policy and approval, initiate legal processes and secure any necessary funding in the Council’s Annual and/or Long Term Plan.
3. Finalise and implement.

R5 Transitional projects

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.

Some other examples of successful temporary and transitional projects in Christchurch initiated as a result of the earthquakes are:

- Performance space, cinema space and public dance floor;
- Recreation space (for example, petanque court, bike track, skate ramp, bowling alley);
- Art exhibitions and studio / gallery space (such as ArtBox);
- Book exchange; and
- Food market and fun fair.

This project seeks to work with stakeholders and the wider community to identify opportunities for transitional projects on vacant sites within Sumner Village Centre.

Principles

The principles of the project include:

- A collaborative approach to the re-use of vacant space;
- Facilitating innovative responses to urban renewal and earthquake recovery;
- Creating additional opportunities for community and/or commercial development; and
- Increasing the function and amenity of public/private property, and increasing community resilience and pride.

Next steps

1. Identify opportunities for transitional projects and use the Case Management service and this Draft Master Plan to discuss a potential collaboration with interest groups and affected stakeholders.
2. Initiate or accept invitations to discuss potential projects and partnerships with affected stakeholders/property owners.
3. Further investigate, design and develop potential projects; and secure any necessary funding in the Council’s Annual and/or Long Term Plan.
4. Finalise and implement.



Figure 86. Transitional greenspace on the site of the former Sumner Community Centre and Museum, looking east



9.0 Master Plan implementation

- 9.1 Time frames
- 9.2 Lead and support partner
- 9.3 Council cost
- 9.4 Implementation Plan Table

The implementation of the Draft Master Plan is addressed in this next section. The Implementation Plan is important for giving effect to the Master Plan’s vision and goals, and sets out the actions, priorities and potential dates for each project.

Each of the proposed projects align with the goals of the redevelopment of Sumner Village Centre and one or more of the themes for Integrated Recovery Planning: natural environment; community wellbeing; culture and heritage; movement; economy and business and built environment. There may be more than one action for each project. The Implementation Plan also identifies anticipated time frames, lead and support partners, and potential funding requirements (for instance, if a project is to be funded from capital or operational budgets as explained in Section 9.3).

Earthquake recovery and master planning implementation involves working with multiple partners who have a stake in the recovery process – including 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.

9.1 Time frames

The time frames for achieving projects and actions are difficult to determine. In some instances, factors relating to ground stability and insurance are still being resolved. Property owners are continuing to work through a range of issues that are specific to their sites and circumstances.

The pace of implementation will be influenced by a range of factors, many of which are yet to be fully determined. Wherever possible, it is desirable to achieve some quick wins to boost confidence in the Village Centre and to create momentum for its rebuilding and recovery.

Many of the Draft Master Plan’s projects and actions will require public and/or private funding. Much of that funding is yet to be secured. Some projects will require further investigation and more cooperation between stakeholders. Others may require the staging of development to optimise coordination efforts.

Despite the uncertainty surrounding funding and timing, the actions in this Draft Master Plan are organised into two streams:

1. Short to medium term actions to facilitate the rebuild and recovery process; and
2. Longer term actions to achieve a broader vision for improvement.

The Draft Master Plan’s short to medium term actions are designed to build or bridge relationships between the public and private sector. They aim to help get businesses back up and running, and people back shopping, working, living and socialising in the Centre.

Longer term actions seek to give effect to a strategic vision for more comprehensive urban regeneration in the Village Centre. The intention is to identify opportunities which will enhance aspects of the Village Centre that work well, and opportunities to upgrade some areas so they perform even better.

The Implementation Plan should be considered as a work in progress and will be subject to ongoing review. The time frames provided in the Implementation Table (see 9.4) relate to the following periods, but these should be considered a general guide only:

- Short 1-3 years;
- Short/medium 2-5 years;
- Medium 5-10 years
- Long 10 years plus.

9.2 Lead and support partner

In general, there will be a division of responsibility between property and/or business owners, the Council and other organisations or agencies for taking the lead on each action. For the built environment this division is primarily along property ownership lines; with the Council taking the lead role for public space development and private property owners taking the lead role for development on privately held land. It is anticipated that the Council will be a lead agency for many of the projects contained in the Implementation Plan, and a support partner for others projects. The level of Council involvement will vary, depending on the input required or requested from property owners.

9.3 Council cost

Council budgets are shown as Opex (operational costs) indicating staff / consultant time and Capex (capital costs) which relate to physical works such as street upgrades or open space enhancements. Capex costs must be secured through the Council’s Annual Plan process, unless they are deemed to be minor works which can be funded through budgets already allocated in a current Annual or Long Term Plan.

Approximate costs to the Council associated with different projects:

- (1) Street rebuilds, landscaping and gardens (excluding car parking areas), two options:
 - Option 1: limited paving \$12,550,000
 - Option 2: more extensive paving \$12,700,000

On top of these options, there will be additional costs (below).

- (2) Lanes and Courtyards, design and paving: total \$200,000
- (3) Esplanade: total \$1,100,000
 - Open space improvements (\$700,000)
 - Esplanade play area (\$400,000)
- (4) Improvements associated with a new community facilities: total \$800,000
 - Car park preparation and surfacing, Red Zone and community facility (\$500,000)
 - Surfacing improvements, rear courtyard spaces and connections (\$300,000)

Estimated Total:

- Option 1 - \$14,650,000
- Option 2 - \$14,800,000

The above figures are preliminary costings. They exclude costs associated with road surfacing and strategic land acquisition for the Marriner Street-east road link through to Nayland Street, due to the long term staging of this project.

The Council will still need to complete detailed costings in conjunction with the Council's Annual and Long Term Plan. Council activities and priorities change over time and projects that are identified as commencing in 2013 or later, will be contestable as part of the review of the Long Term Plan. This review involves the identification and prioritisation of projects across the whole city, is undertaken three yearly. The next three year review of the Long Term Plan is currently underway.

9.4 Implementation Plan Table

The funding, timing and scope of a Council-led project or action is subject to Council processes and approvals, whether it be through the Long Term Plan and/or the Annual Plan process and resource and/or building consent process. There may also be a need for further public/ stakeholder consultation and land owner consent. It is also possible that some of Council-led projects may be implemented through existing Council work programmes and budgets.

Implementation table for the draft sumner village centre master plan

Recovery theme / goal ¹⁵	Project	Action		Timeframe	Lead	SupportPartner	Council cost? ¹⁶
M, B	(P1) Improving the movement network and streetscape amenity	Marriner Street-west and Wakefield Avenue, enhancements (P1.1)		Short	Christchurch City Council (Council)	Property Owners and Sumner Business Association	(CAPEX)
M, B		The Esplanade streetscape enhancements (P1.2.1)		Short/medium	Council	Property owners	CAPEX)
M, B, E		The Esplanade road closure (P1.2.2)		Short/medium	Council	Property owners	(CAPEX)
N, C, B		The Esplanade open space enhancements and play area (P1.2.3)		Short/medium	Council	Property owners	(CAPEX)
M, B, C		Burgess Street shared space (P1.3.1)		Short	Council	Property owners	(CAPEX)
M, C, B		Burgess Street viewing platform (P1.3.2)		Short/medium	Council	Property owners	(CAPEX)
M, B, C, E		Marriner Street-east, shared space and weekend market (P1.4.1)		Short/medium	Council	Property owners	(CAPEX)
M, B, E		Marriner Street-east, viewing platform (P1.4.2)		Short/medium	Council	Property owners	(CAPEX)
M, E	(P2) Creating lanes and courtyards	Lanes and courtyards (P2.1)		Short/medium	Property owners	CCC	(OPEX)
B, E		Mixed-use development for new commercial opportunities, District Plan investigations (P2.2)		Short/medium	Council	Property owners	(OPEX)
		Anchor development at the Esplanade and Marriner Street intersection (P2.3)		Short/medium	Property owners	Council	(OPEX)
	(P3) Strengthening the retail core	Comprehensive redevelopment of Sumner Mall for new road extension (P3.1)		Medium/long	Council	Property owners	(CAPEX + OPEX)
E, B, M		Anchor development at the Esplanade and Marriner Street-east intersection, District Plan investigations (P3.2)		Medium/long	Property owners	Council	(OPEX)
C, B	(P4) Supporting the heart of sumner community	Redevelopment of community facilities (P4.1)		Short /medium	Council	Sumner Community Centre Trust	(OPEX + CAPEX to confirm)
		Open space enhancements and courtyard connections (P4.2)		Short/medium	Property owners	Council	(OPEX)
N, M		Off-street car parking provision, 33-35 Nayland Street (P4.3A)		Short/medium	Council	Property owners	(OPEX)
M, E		Off-street car parking provision, 26 Nayland Street (P4.3B)		Short/medium	Council /CERA	Property owners	(OPEX + CAPEX to confirm)
C, B, N	(P5) Redeveloping the Sumner Surf Club and RSA	Multi-use facility development (P5)		Short/medium	Sumner Surf Club and RSA	Council	(OPEX, CAPEX to confirm)
B, N	(P6) Improving the built and natural environment	Character analysis for design guide (P6)		Short	Council	Joint Working Group	(OPEX)
E, B	(R) Recovery together	Case Management (R1)		Short	Council	Property Owners	(OPEX)
E, C		Sumner Business Association (R2)		Short	SBA	Council	(OPEX)
B, E, C		Urban Design Panel (R3)		Short - long	Council	Property owners	(OPEX)
E, C, B		Public/private partnerships (R4)		Short - long	Council	Property owners	(OPEX + possibly CAPEX)
E, C, B		Transitional Projects (R5)		Short/medium	SBA /Council/Property Owners	Property owners	(OPEX)

¹⁵ B = Built environment, E = Economy and business, N = Natural environment, C = community wellbeing, M = movement.
¹⁶ (OPEX) refers to operational costs. (CAPEX) refers to capital costs. See Appendix 1 for details of estimate capital costs for each action.

Appendix 1 – Sumner Urban Design Group and JAG for Sumner

A2.1 Sumner Urban Design Group

The Sumner Urban Design Group (SUDG) is a community group that was established in March 2011 in response to the threats and opportunities that the September 2010 and the February 2011 earthquakes presented to the people of Sumner. In the months that followed, the SUDG undertook a significant amount of research, held numerous forums and discussions, with a wide range of people, and invested countless volunteer hours in order to prepare a draft plan for the Sumner community (the Draft Sumner Plan).

This draft plan¹⁷ addressed the area between Taylors Mistake, Sumnervale and Redcliffs. The first chapter (Part A) refers to the Sumner commercial area. This chapter, and the research that took place to prepare it, has provided important building blocks for the Draft Sumner Village Centre Master Plan. It also set the scene for ongoing collaboration between the Council and Sumner residents, property and business owners, community groups and other agencies and stakeholders.

Because this community group is open and welcoming to new members, membership within SUDG continues to change in response to the availability and energy of its volunteers. However, in 2011 when the draft plan for Sumner was being prepared, SUDG comprised the following core group of people: Eugenio Boidi, Irene Boles, Massimiliano (Max) Capocaccia and Stephen Fitzgerald. Other members of the SUDG that invested time and energy to the draft plan include: Bruce Banbury, Chris Rossiter, John Cook, Cameron Rennie and Sally Farmer.



Figure 87. Front cover of the Sumner Urban Design Group's Plan.

A2.2 Joint Advisory Group for Sumner

The Joint Advisory Group for Sumner was established by the Hagley / Ferrymead Community Board on 1 February 2012 to facilitate a collaborative approach to the preparation of the Sumner Village Centre Master Plan. The establishment of a Joint Advisory Group, comprising of representative from Sumner community and Council staff, reinforces the ‘community-led’ approach the Council has adopted for this master plan.

The key role of the Joint Advisory Group (JAG), which is formalised by a Terms of Reference, is to provide guidance and support to Council staff working on the project. Through a schedule of regular meetings, the JAG has had input into the work programme, timeline, specific tasks and early findings of the master plan project.

As is the case for the Sumner Urban Design Group, the Joint Advisory Group is largely made up of volunteers, the exception being the two Hagley / Ferrymead Community Board members and the two Council staff members. Current members of JAG are:

1.	David Cox (JAG Chairman)	Hagley/Ferrymead Community Board
2.	Nathan Ryan	Hagley/Ferrymead Community Board
3.	Bruce Banbury	Sumner Urban Design Group
4.	Max Capocaccia	Sumner Urban Design Group
5.	Bob Stewart	Sumner Business Association
6.	Tanya Michael	Sumner Business Association
7.	Humphrey Archer	Sumner Community Centre
8.	Darren Wright	Sumner Residents Association
9.	Brigitte de Ronde ¹⁸	Christchurch City Council
10.	Miranda Charles	Christchurch City Council

After public consultation on the Draft Master Plan for Sumner Village Centre has taken place, the JAG will receive information about submissions received on the Draft Sumner Village Centre Master Plan, and changes recommended by staff, prior to a final plan being submitted to the full Council for sign-off and adoption.

Appendix 2 – The broader strategic planning and earthquake recovery context for the Draft Sumner Village Centre Master Plan

The Draft Sumner Village Centre Master Plan is linked to a wider framework of local government and planning legislation, policy and strategy. Some of this legislation and policy was in place prior to the earthquakes and some has been put in place since the earthquake. The information below provides a broad overview of the planning context for the Draft Sumner Village Centre Master Plan.

Canterbury Earthquake Recovery Act 2011 and Recovery Strategy

The Government has prepared a Recovery Strategy under section 15 of the Canterbury Earthquakes Recovery Act to provide a vision, goals and a road map for the earthquake recovery in Greater Christchurch. The aim of the Recovery Strategy is to coordinate an efficient and effective recovery work programme and to establish principles to guide how CERA and other agencies will work together. It sets out recovery priorities and identifies six components of recovery: integration and leadership; social; economic; cultural; the built environment; and the natural environment. To read the Recovery Strategy see this web link: <http://cera.govt.nz/recovery-strategy/overview>.

Christchurch City Council's Long Term Plan

The Long Term Plan (LTP) is the Council's ten year business plan which brings together all the Council's planning and legislative activity, specifying the services to be provided and how they will be funded. The current LTP contains nine Community Outcomes; a collection of aspirations relating to life in the city – developed through community consultation. Work is already underway to prepare the next LTP for the 2013-2023 period, which will involve a revision of the current Community Outcomes.

Related to the ten year LTP is the Council's Annual Plan, which explains how the Council intends to finance the activities and services it provides during the applicable year. To view the 2012/2013 Annual Plan see this link:

www.ccc.govt.nz/thecouncil/policiesreportsstrategies/annualplan/index.aspx

Greater Christchurch Urban Development Strategy

The Greater Christchurch Urban Development Strategy (UDS) uses integrated planning to achieve efficient land and energy use to achieve a broad settlement pattern for the next 35 years. It sets out a long-term vision, guiding principles and strategic directions and an action plan to encourage vibrant centres throughout the Greater Christchurch area which are connected by efficient and sustainable infrastructure. The UDS promotes higher density housing densities along transport corridors to support public passenger transport.

Earthquake recovery has not changed the UDS long-term vision for Greater Christchurch, or the strategic directions and general areas identified for growth. To read the Greater Christchurch Urban Development Strategy see this web link: www.greaterchristchurch.org.nz/Strategy/.

Proposed Change 1 to the Regional Policy Statement (RPS)

Proposed Change 1 to the Regional Policy Statement (RPS) provides the sub-regional policy framework under the Resource Management Act 1991 to implement the Greater Christchurch Urban Development Strategy. The purpose of Change 1 is to provide for development in a way which achieves quality outcomes and takes a sustainable development approach to managing growth.

With respect to commercial activity, Change 1 limits commercial activity outside the Key Activity Centres (for example the Central City and Linwood/Eastgate) that could restrict the ability of these Key Activity Centres to achieve their intended functions. For more information, see this link: <http://ecan.govt.nz/our-responsibilities/regional-plans/rps/Pages/Default.aspx>

Christchurch District Plan

The Christchurch District Plan provides a framework for the management of land use and subdivision, and is prepared under the Resource Management Act 1991. The District Plan addresses the effects of land use, subdivision, and building activities on the environment, and on neighbours. The District Plan is comprised of three Volumes: Volume One identifies development issues, Volume Two sets out development objectives and policies and, Volume Three sets out development rules and matters for assessment.

When evaluating long-term size and function of the Sumner Village Centre, relevant policies in the District Plan for the distribution of commercial activity and expansion of suburban centres apply. Appendix 4 provides extracts from the District Plan for activities within the Sumner Village Centre.

¹⁷ Sumner community's draft Sumner plan can be viewed at this link http://issuu.com/sumnereq/docs/sumner_plan_draft_2-light

¹⁸ Jenny Ridgen (Healthy Environment Programme Manager) served on the JAG between 1 February and 30 June 2012.

Draft Christchurch Transport Plan

The purpose of the Draft Christchurch Transport Plan is to create a city that is easier to move around, provide travel choice, support a vibrant economy and creates stronger more healthy communities. To achieve this the Transport Plan has identified four goals and a range of actions for implementation over the next 30 years.

The Draft Christchurch Transport Plan acknowledges the importance of Sumner as a key transport hub, and needs to be accessible to all people. The following Draft Transport Plan initiatives are directly relevant to the Sumner Village Centre Master Plan:

- Protection of the route between Sumner and the city as a Core Public Transport route;
- Creation of a major cycleway from the ‘City to Sumner’;
- Protection of the Lyttelton-Sumner route as a key recreational cycleway;
- Creation of recreational walking route between Sumner and Ferrymead; and
- Prioritisation of improvements to the walking environment in Sumner.

More general provisions which are also of relevance include:

- Improvements to public transport infrastructure and services;
- Investigations into park and ride facilities connected to the core public transport network;
- Improvements to the allocation of road space through the re-allocation of on-street car parking, especially in core walking and cycling streets;
- The protection of the strategic freight network; and
- Investment in green infrastructure and enhancements in road renewals.

Christchurch Visitor Strategy¹⁹

The Christchurch Visitor Strategy was developed through a collaborative partnership between the Christchurch City Council, Christchurch and Canterbury Tourism, Canterbury Development Corporation, visitor industry representatives and Ngai Tahu. The strategy contains a vision and five strategic goals for the Greater Christchurch area. To read the strategy see this link: www.ccc.govt.nz/thecouncil/policiesreportsstrategies/strategies/christchurchvisitorstrategy.aspx

Facilities Rebuild Plan

Decision making on the future of Sumner Community Centre and Library will be made as part of the Council’s Facilities Rebuild Plan. Decisions for one site (for example the Sumner Community Centre and Library) must take place within the context of all 1600 Council-owned facilities across the city and in Banks Peninsula. All major decisions are made by elected members, initiated by a full report which includes Council staff recommendations. The Council anticipates that it could take until 2014 for decisions to be made about all the facilities included in the project due to the length of the Detailed Engineering Evaluations (DEE) assessment process and other considerations such as the insurance process.

At least five possible scenarios apply to buildings that are part of the Facilities Rebuild Plan. They include:

- A building is repaired to the same level;
- A building is repaired to a higher standard;
- A building is demolished and replaced with the same type of facility;
- A building is demolished and replaced with a different facility; or
- A building is demolished and not replaced.

A lot of public consultation has already occurred as part of key Council strategies around its facilities and the services. Further public consultation is likely to take place for major facilities. More information on the Council’s Facilities Rebuild Plan is at this link: www.ccc.govt.nz/thecouncil/councilfacilities/index.aspx

Libraries 2025 Facilities Plan

The Libraries 2025 Facilities Plan is a framework to guide the future development of the Christchurch City Libraries network through to 2025. The Plan contains a framework comprising principles, tactics and criteria for the provision of a libraries’ network in Christchurch. To view the Libraries 2025 Facilities Plan see this link: <http://christchurchcitylibraries.com/2025/>

The 2010 and 2011 earthquakes have necessitated an early review of the Libraries 2025 Facilities Plan, to reconsider the timing and/or sequencing of rebuilding and new development. The results of this review will help inform the Council's Facilities Rebuild Plan, which provides options, priority and the scheduling of repairs and rebuilds for all 1600 earthquake damaged Council facilities.

Stronger Christchurch Infrastructure Rebuild Team

The Stronger Christchurch Infrastructure Rebuild Team (SCIRT) has initiated a large scale work programme for repairing and rebuilding infrastructure damaged by the earthquake, including roads and Council-owned assets. SCIRT’s role is to replace damaged infrastructure, including sewer and water pipes and roads, generally on a like-for-like basis, with the Council adding value to that work where possible. It is understood that detailed scoping of SCIRT repair works in Sumner Village Centre is programmed to commence in October 2012, with physical work taking place in 2015.

Proposed Coastal Walkway

The Council's work programme includes a number of projects and initiatives for the area between Ferrymead and Sumner. These include master plan preparation, road realignment, strategic walkway linkages, underground pipe replacement and other roading repair work.

Council officers are currently in the process of integrating these projects. The ongoing management and delivery of these projects needs to reflect both the demands for immediate earthquake repair and recovery and the desire for longer term planning initiatives such as the Coastal Pathway.

An initial concept plan for the Coastal Pathway will be developed through the Ferry Road / Main Road Master plan phase 2. Work on the Coastal Pathway design is already underway in conjunction with the Coastal Pathway Group. Following that process and submissions received, a further feasibility and engineering assessment of the concept will be undertaken by Council.

While some of the pieces of the walkway may be completed through existing SCIRT projects within the next 3-5 years, the connections between completed parts is likely to take place some time after that. The Council's Long Term Plan for 2013 - 2022 will provide more information on the relative priority and timing for the various projects.

¹⁹ Locals have signalled an interest to increase Sumner’s tourism potential.

Appendix 3 – Sumner Village Centre commercial analysis

General characteristics

Sumner is identified as a district centre. Its primary role under the District Plan is to serve the day-to-day needs of residents, even though it attract visitors from all over Christchurch and beyond. The fact that Sumner residents travel out of the area for the majority of their shopping, and for employment, is consistent with the role and function of Sumner Village Centre as a district centre.

The total land area zoned for business activities in Sumner Village Centre (the Business 1 and 2 zones) is just over two hectares. Estimated annual business turnover for the combined area of Sumner and Redcliffs pre-earthquake was \$34 million. Approximately 60 per cent of turnover is thought to be generated by residents/visitors from outside of Sumner. Sumner residents spend, on average, approximately 15 per cent of their annual household expenditure within Sumner, mostly on food and beverage.

The retail, food and beverage offer is generally of a higher quality to similar Christchurch suburban centres, with more cafes and fewer takeaway outlets, reflecting Sumner's wealthier demographic. Comparison shopping (for example, clothing, footwear and personal items) is limited to approximately 35 per cent of tradeable floorspace, but this too is a characteristic consistent with the Village Centre's role and function.

With respect to the wider consumption patterns of Sumner residents, Ferrymead and the Central City are important destinations. Post-earthquake, Ferrymead has replaced the Central City as a prime food beverage destination for residents of Sumner, and Riccarton has increased its share of comparison shopping by Sumner residents.

Supply and demand of commercial space

Some expansion of commercial activities in the Living 3 zone has taken place, either by way of resource consent or by the property owner holding existing use rights. The combined floor space area of non-residential uses in the Living 3 zone is approximately 1500 square metres of gross floor area. Some of these sites have relatively low site coverages/plot ratios²⁰, possibly to provide for on-site car parking requirements.

Prior to the earthquakes, there were few, if any, business premise vacancies in Sumner Village Centre. This would suggest that businesses were attracting sufficient patronage and were able to generate a satisfactory income. However, there has also been

minimal construction or redevelopment of commercial premises in Sumner over the last six years, suggesting that demand for new commercial premises is low. This may be the combined result of: Sumner's physical location at the edge of the city; the relatively high cost of land in Sumner; and the rent levels that would be required to generate an acceptable return on investment (ROI) for developers.

However, the Council received feedback during the stakeholder and community focus group sessions that there is demand for commercial growth in Sumner, and that commercial growth is being hampered by District Plan zoning restrictions.

Earthquake damage and activity displacement

The earthquake damage has resulted in the demolition of both commercial and community activities on sites located in Marriner Street and on Wakefield Avenue. Several buildings are still intact, but remain closed as a result of Detailed Engineering Evaluations (for example, the Sumner Library, and shops at 21 Marriner Street).

With respect to Sumner's Business 1 and 2 zones, approximately 55 per cent (or 1157 square meters) of floorspace has been demolished as a result of earthquake damage. On non-residential sites located within the Port Hills Red Zone, proximate to Sumner Village Centre, approximately 1765 square metres of floor area with a combined site area of 7299 square metres has been displaced or lost. The relocation of these activities within Sumner Village Centre could be facilitated by (a) rezoning of Living 3 zone land adjacent to Sumner's business zones; and/or (b) higher density development within the existing business zones. Higher density development within the Business 1 and 2 zones may be possible once the Council adopts Plan Change 56 to the District Plan (see Appendix 4).

Land rezoning for the expansion of Sumner Village Centre

Under the District Plan, any expansion of suburban centres should (a) assist in consolidating the role of functions of the centre; (b) be linked to population distribution; (c) avoid expansion into areas identified for residential consolidation; and (d) not have an adverse impact on other centres. As such, any expansion to the Business zones to provide for more commercial and/or mixed-use activity within the Sumner Village Centre must have a clear and sound economic rationale.

Sumner exists within a commercial hierarchy in Christchurch, and is designed to meet the residents' needs in conjunction with other centres, particularly the Key Activity Centres identified in the Urban Development Strategy (for example the Central City and Linwood/Eastgate). The potential conversion of residential land for commercial and/or mixed-use development should be undertaken in an incremental manner and over time to protect (a) the economic viability and social and physical amenity of other commercial centres, especially the Key Activity Centres; and (b) to manage the potential negative effects of commercial expansion on the existing character and amenity of Sumner Village Centre.

Christchurch is in a state of flux as a result of significant earthquake damage, and this situation is likely to continue for

many years. Areas across the city that are, or will, experience short-term expansion may face decline as new/old areas of the city open up – hurting both property developers and the wider community. The expansion of suburban centres post-earthquakes should, therefore, be undertaken in a conservative and prudent manner.

Sumner has experienced a population decrease as a result of the earthquakes, and pre-earthquake forecasts for population growth are now unlikely to be achieved. Therefore, commercial expansion in Sumner, to address population growth, is unlikely to be necessary. If any population growth does occur, for instance as a result of residential intensification, it is unlikely to be significant. In contrast, Sumner has experienced an increase in employment in the professional sector. Between 2000 and 2010, the number of office-based employees more than doubled. However, the number of businesses and employees in Sumner's retail sector has remained relatively static over that period.

Subject to further investigation in line with the requirements of the Resource Management Act 1991, some incremental expansion of commercial activities in Sumner Village Centre could be justified on a number of grounds, including:

- The displacement of some community and commercial activities from the Port Hills Red Zone ²¹;
- The use of Living 3 zoned land by existing commercial activities which have been legally established;
- Some mixed-use development already exists in Sumner Village Centre, indicating that more mixed-use development may be successful;
- The activation of ground floor frontages along main streets, and in lanes and courtyard areas for natural surveillance;
- Growth in office-based employment, and potential future demand for small scale offices to provide goods and services to the local community in a manner that is consistent with Sumner's district centre role and function; and
- Improved flood risk mitigation, in areas prone to inundation and flooding, where ground-floor space is used for commercial rather than residential uses.

Without further assessment of Christchurch's commercial context post-earthquakes, it is difficult to place an exact figure on a level of sustainable commercial growth for Sumner Village Centre. Further investigation is required as part of the work required to achieve a District Plan zone change.

However, for the purposes of the Draft Master Plan it is estimated that a sustainable level of growth for Sumner Village Centre, over the next decade, could be in the range of 20 to 25 per cent. This equates to growth of approximately 2500 to 3000 square metres (gross floorspace) or between 4000 to 5000 square meters of land²², and is based on the following assumptions:

- (1) Approximately 780 square metres of new (gross) commercial floorspace could be provided for retail/hospitality purposes. Ideally additional floorspace would be provided over a number of sites, in key locations (such as landmark sites and street corners), to maintain Sumner Village Centre's boutique business character (for example, up to six small businesses with gross individual floor areas of 130 square metres each could be provided)²³;
- (2) Approximately 400 to 900 square metres could be provided for office-based activities, based on employment growth trends in Sumner Village Centre between 2000-2010 , and based on the calculation 18 square metres of gross floorspace is provided per employee ²⁴;
- (3) Up to 1,765 square metres of gross floor space is needed for displaced Red Zone businesses/organisations.

Land/sites associated with improving the connections between the Village Centre and the beach should be considered the priority for any zoning conversion/commercial expansion (including Project 2: Lanes and Courtyards and the anchor site on Esplanade/ Marriner Street in Project 4: Strengthening the Retail Core). Moreover, the scale and character of future commercial and/or mixed-used activities should be in keeping with aspirations of this Draft Master Plan, and the work produced from Project 6: Natural and Build Character. In changing the District Plan, therefore, a maximum limit may need to be placed on (a) the total quantum of new retail floorspace within certain blocks and (b) the scale of buildings and size of commercial units.

Further considerations for commercial growth are:

- Business consolidation in terms of Sumner's existing business character and function;
- Importance of catering for the day to day needs of an aging population; and
- Provision of affordable housing.

Other proposals for commercial use on Living 3 zoned land can be addressed by the standard provisions for resource consents of the Resource Management Act 1991.

²⁰ Plot ratio is the relationship between net floor area of the building and the net site area.

²¹ Approximately 1765m2 of non-residential floor area is located in the Port Hills Red Zone.

²² Taking into account assumptions made about site coverage and the use of upper floors for commercial activities such as offices or restaurants.

²³ This would bring Sumner closer to the size Lyttelton and Avonhead commercial centres.

²⁴ To encourage active uses at street level, above ground floor office space is desirable.

Appendix 4 – District Plan summary

This appendix summarises the parts of the City Plan that are most relevant to the scale and function of suburban centres, and to Sumner Village Centre specifically. Summarised are the main rules of the City Plan that will influence how centres will rebuilt or changed. It also outlines the proposed Plan Change 56 and the possible influence this change will have on the rebuild process.

District Plan Objectives, Business (Volume 2, Section 12)

Objective 12.1 and its associated policies are concerned with the distribution of business activity. It seeks to have a distribution, scale and form of business activity that provides the community with access to goods, services and opportunities for interaction. While recognising that some centres are suitable for expansion in certain situations, any expansion of suburban centres through the District Plan should (a) assist in consolidating the role and functions of the centre; (b) be linked to population distribution; (c) avoid expansion into areas identified for residential consolidation; and (d) not have an adverse impact on other centres.

Objective 12.7 specifically concerns the role of suburban centres in enabling people to meet their needs for goods, services and social interaction. There is recognition within this objective that suburban centres provide for these needs at convenient levels to local populations. There is also an expectation of change, over time, with some centres growing while others decline in significance in response to a changing commercial market. Within this changing environment commercial centres should possess the ability to change within a framework of acceptable environmental limits, including the commercial, cultural and employment functions of the Central City.

Objective 12.8 seeks a high standard of amenity, design and layout for suburban centres. Good design and layout should be promoted at every opportunity to maintain an acceptable level of amenity and maintain the suburban centres role as a important servicing points for the residential areas of the city.

The District Plan contains multiple policies in support of these objectives.

Rules of the Plan (Volume 3)

The rules of the City Plan are the detailed means of implementing the objectives, polices and methods contained within Volume 2 of the City Plan. Outlined below are the specific rules that apply to the Suburban Centres and the zones of activity found within the Sumner Village Centre (i.e. Business 1 and 2, Living 3 zones).

Part 3 Business

With its Business 1 and Business 2 zones, Sumner Village Centre comprises ‘Local’ and ‘District’ centre activity. These zones are designed to meet the daily convenience shopping needs of its immediate catchment.

1.4 Business 1 – local centre general description

The purpose of these zones is to supply local opportunities for employment and small retail shops. The Busniess 1 zone is typically characterised by blocks of small and often older commercial buildings. The description recognises that these centres will often have poor physical layout and parking arrangements. A number of environmental results are anticipated for such centres which generally reflect the small scale and local appeal of the centres that adjoin residential areas. Residential activity is anticipated in Business 1 centres either in conjunction with commercial activity (for example on the upper floors). Business 1 zones, therefore, provide for a degree of mixed-use activity to be established in the centre.

1.5 Business 2 – district centre general description

The purpose of these zones is to provide for building development greater in scale and intensity than the Business 1 zone, and to provide for a supermarket business and one or more community facilities. The Business 2 zone component identifies the focal point of the centre.

3.2 Residential activity in the Business 1 zone

Residential units may be built in Business 1 zone adjoining an Living 3 zone. Residential units in these zones must comply with the standards applicable to Living 3 zones in addition to the Business 1 zone. Residential activity is anticipated to higher density in Business 1 zones hence the requirement to meet higher density standards (rule 7.3.1).

3.4 Development and community standards

The rules around the building form in Business 1 and Business 2 zones are generally more permissive than for Living zones except where Living zones adjoin the Business 1 or Business 2 zone. Here the building must comply with the Living zone recession plane (3.4.1) and there must be a three metre set-back (3.4.2). Screening and fencing are also required (3.4.3). Large extents of blank facade are not permitted unless set-back three metres from the street and landscaped (3.4.5 and 7.3.7). The maximum building size for Business 1 is eight metres in height with a 1.0 plot ratio (3.5.1 and 7.3.9, 3.5.2 and 7.3.10).

Part 12 – Transport

A separate set of rules addresses transport matters. Issues around access location, type manoeuvring space are assessed on a case-by-case basis as part of the assessment matters for resource consent (if required). Most relevant to the redevelopment of Sumner Village Centre are the rules around minimum parking standards.

Part 12, 2.2.1 Parking space numbers

Parking requirements are activity rather than zone based. The general requirement for retail activity will depend on floor area of the activity for cars. A typical example that would apply to bulk of retail units in Sumner Village Centre requires four car parking spaces per 100 square metres for Gross Leasable Floor Area (GLFA) of less than 750 square metres. Cycle parking is set at one space per 100 square metres GLFA.

Other activities will attract greater or lesser parking requirements. Another typical activity would be food and beverage outlets. The District Plan requires four car parking spaces per 100 square metres Public Floor Area (PFA) for the first 150 square metres PFA and 19 spaces per 100 square meters PFA thereafter. Cycle parking is set at one space per 100 square metres PFA.

Other

Living 3

In Sumner Village Centre, the business zones are surrounded by the Living 3 zones. The anticipated outcome for Living 3 zones is medium density housing with a significant degree of variety in housing type to appeal to a wide range of housing needs.

The Living 3 zone aims to provide for medium-density residential development. This reflects the strategic policy direction for long-term growth in Christchurch as established by the Greater Christchurch Urban Development Strategy (UDS). The UDS favours an increase in residential density around commercial centres (such as multiple units on a single site) to better support public transport, encourage more pedestrian activity and make more efficient use of urban land.

Special Amenity Area 18 – The Esplanade

A portion of the residential area along the Esplanade between its two intersections with Marriner Street is in a Special Amenity Area (SAM 18). This is because the area is considered to have a character which is distinct, representative or special from surrounding areas. In order to ensure that a coherent urban character is maintained and enhanced within these areas, special provisions for street scene and external appearance apply to sites within ‘SAM 18’.

2.2.5 (b) Street scene – residential and other activities

The minimum set back from the road boundary in SAM 18 is 6 metres.



2.2.5 (c) Street scene – residential and other activities

Parking and outdoor storage areas shall be screened from adjoining road(s) by either landscaping, wall(s), fence(s) or a combination, except across those parts of the road boundary used as a vehicle crossing. The minimum height of screening for residential activities is 1.2 metres and for other activities is 1.8 metres.

2.2.9 External appearance – residential and other activities

The erection of new buildings and additions or alterations to existing buildings where visible from a public place, shall be a discretionary activity with the exercise of the Council's discretion limited to their visual impact.

Flood Management, Variation 48

The Sumner Village Centre is located within a flood management area. The Centre is identified within this area, not solely due to the proximity to the coast, but also due to stormwater issues. Both the City Plan and the Building Code contain requirements for minimum floor levels. There are exemptions to this rule for small additions and accessory buildings to properties. However, in the majority of cases, building work will be required to address issues of flood risk and incorporate methods in developments that seek to minimise or control the impact of this.

Plan Change 56 (in development)

The Council is currently drafting a change to the Business 1 and 2 parts of the City Plan to guide future development of suburban centres. Research and consultation conducted in 2008 revealed significant issues with the quality of new buildings in the suburban centres. New developments need to be of higher quality with better consideration of urban design. Plan Change 56 seeks to address these matters.

It is anticipated that Plan Change 56 will amend some of the Objectives, Policies and Methods of the City Plan along with a number of its rules. The content of these changes is still in development.



Appendix 5 – Pre-earthquake built character

The style, quality and appearance of the streetscape and individual buildings within the Village Centre was, and remains, highly variable. Several spaces, structures and buildings require repair and/or a higher level of maintenance to improve the overall amenity of the Village. However, the slightly scruffy elements of the Village Centre contribute to the relaxed and unpretentious atmosphere that is valued by its residents.

Many buildings in the commercial area along Wakefield Avenue, Nayland Street and a portion of Marriner Street are built to the pavement edge. They also have a combination of verandas, retail windows at the ground floor and other architectural detailing that contributes to the human scale of the street environment. In contrast to this, more recent redevelopment has been designed in response to the Village Centre's potential flood level issues with a change in floor level, elevating the building and creating more of a barrier between the buildings and footpath.

The human scale and grain²⁵ of the building form within the Village Centre is a reflection of the subdivision pattern, with many of the sites having a relatively fine grain of development. Many commercial buildings in the Village Centre have gross floor areas of around 100 to 200 square metres. This reinforces Sumner's small scale and niche business identity. However, some more recent commercial development is of a larger scale and floor area, reinforced through the design of the buildings and contrasting with the general character of the Village Centre.

Across the Village Centre the small spaces and voids add to the Village's character and potential for intrigue. Some of the spaces provide amenity and are utilised as publically accessible spaces. There are also large paved and asphalted areas that provide for car parking, but have poor amenity and appear relatively inefficient for their purpose in terms of spatial design.

Key elements of the Sumner Village Centre prior to the 2010 and the subsequent earthquakes were:

- Veranda posts and verandas.
- Balconies.
- Glazing onto the street.
- Recessed doorways, highly detailed entranceways.
- Small scale of building and their direct relationship with the street and other publicly accessible spaces.
- Diversity of building styles, forms and materials.
- Relative consistency in the scale and grain of the buildings.



²⁵ Grain is an urban design term that refers to the horizontal and vertical pattern and arrangement of development, street sections and blocks.



CURRENT CITY PLAN - VILLAGE HEIGHT RESTRICTION (WAKEFIELD AVE - 12m or 8m)



CURRENT CITY PLAN - VILLAGE HEIGHT RESTRICTION (NAYLAND ST - 12m or 8m)



Appendix 6 – Summary of stakeholders and community feedback, April 2012

	Likes	Dislikes		Wants	Concerns
Natural environment	<ul style="list-style-type: none">• Rural and sea view• Seaside identity of the Village Centre	<ul style="list-style-type: none">• Ugly trees, like those in Nayland Street		<ul style="list-style-type: none">• Green corridors along coast and into hills for wildlife and recreation• More trees• Long term stabilisation of the cliffs• A moat below the cliffs , or a park/skate park/car park• Coastal Walkway• Celebrate natural biodiversity• Leverage off the beach/hills to become a tourist attraction• Express local ecosystem restoration in Village Centre• Establish Sumner as a dark sky reserve for star gazing	<ul style="list-style-type: none">• Not enough trees or street plantings• Loss of usable land near the cliffs• Current lack of focus on sustainability and environmental design• Rural and sea views need protection
Community wellbeing	<ul style="list-style-type: none">• Maori history• Heritage information• Community Centre, Museum and Library• Surf Life Saving Club• Friendly people• FUSE Youth Cafe	<ul style="list-style-type: none">• Lack of activities for youth• Loss of community facilities/services• Lack of meeting places• Not enough outdoor festivals and events• Lack of public toilets• No indoor sports facility		<ul style="list-style-type: none">• Multi-purpose indoor and outdoor space• Public art; artist’s space• Council events• Rebuilt Community Centre/Theatre, Museum and Library• Access to Cave Rock• Picnic area between Surf Life Saving Club and Cave Rock• Skate park/youth area; repair FUSE/a Time Zone• Outdoor spaces for sitting and meeting people• Recreation facilities• A City Council service centre• Co-located community services/health facilities• Pre-school and Plunket facilities	<ul style="list-style-type: none">• Quick decision needed on Library and Community Centre site• Loss of churches and effect on the community/social networks• Issue of NIMBY syndrome (Not In My Back Yard) in respect of a skate park
Movement	<ul style="list-style-type: none">• Car parks outside shops and along the Esplanade	<ul style="list-style-type: none">• Separation between the beach and the business area• Infrequent bus service, especially weekend service• Lack of bus shelters• Unappealing street, narrow or poor quality footpaths• Fast traffic• Lack of parking generally• Dangerous/awkward intersection at Nayland Street• Back-up of traffic along Nayland Street• Footpath signage (obstruction/clutter)		<ul style="list-style-type: none">• Better connection between the beach and the business area• More car parks; less car parks; communal car parking area; Council car parking• Safe cycleways; cycle stands• Divert traffic off Wakefield Avenue and down Nayland Street• Pedestrian safety• Light rail/monorail• Slower roads; smoother road surfaces	<ul style="list-style-type: none">• Safety of pedestrian crossings• City Plan requirements for off-street car parking• Security of road access; through-route to Lyttelton• Loss of biking and walking tracks, to attract people to Sumner
Economy and business	<ul style="list-style-type: none">• Small independent retailers, boutique business character	<ul style="list-style-type: none">• Loss of convenience store• Lack of weekday activity• Not enough commercial land, lack of office space• Visitors to the beach are not drawn to the Village Centre• Drop in business due to road access/closures• Tatty landscape plantings		<ul style="list-style-type: none">• Marriner Street weekend market• Enable mixed-use development; more shops and offices• Protect the boutique business character• Promote Sumner as a tourist destination• Better connection between the beach and the Village, attract recreationalists for business• Re-open Evans Pass• Car parking• Business pod• Businesses, residents and the Council working together for business promotion• Free wi-fi in the Village Centre	<ul style="list-style-type: none">• Long term sustainable floorspace, balance between office and retail• Chain retail stores• High land prices• Residents not contributing to local economy, not enough shopping locally
Built environment	<ul style="list-style-type: none">• Restrictions on height• Small intimate Village feel• Uniqueness• Diversity of buildings	<ul style="list-style-type: none">• Lack of directional signage• Poor lighting• Inconsistent street edge (i.e. some building set back from the street)• High rises• The shipping containers		<ul style="list-style-type: none">• Move centre of Sumner closer to the beach• Secret Sumner; hidden spaces• Collaboration between land owners and the Council for maintenance• Courtyards and laneways,• Outdoor performance space• Cohesive form and style of buildings; architectural code• More mixed-use and affordable housing• Link through supermarket and beach via Marriner Street• Incorporate Crime Prevention Through Environmental Design	<ul style="list-style-type: none">• Minimum floor levels could spoil the streetscape• Current lack of focus on sustainability and environmental design• Rural and sea views need protection• Universal access to buildings and public spaces for people with mobility issues• Some spaces are dominated by cars

Appendix 7 – Natural hazards

As is the case for many towns and cities across New Zealand, Sumner is at risk from the adverse effects of natural hazards. These include earthquakes, slope instability, flooding, tsunami and sea-level rise. The Resource Management Act requires the City Council to control the effects of the use of land for the avoidance or mitigation of natural hazards (s31 and s106 of the RMA 1991).

Earthquakes

Sumner is close to the active Port Hills Fault (located at the interface of the Port Hills and Canterbury Plains) and to other known active faults to the west (the Greendale Fault) and east. High levels of ground shaking as a result of the 2010-11 earthquakes has caused significant damage to the rock and soil mass on the Port Hills and led to slope instability including rockfall, cliff collapse and landslides. The current high level of seismicity is expected to decline to pre-September 2010 levels over the next few decades.

Slope instability

Sumner’s geology and topography make the area susceptible to a range of slope instability hazards including rockfall, cliff collapse and landslides. In addition to earthquakes, weathering and erosion, and high intensity and long duration rainfall, can also trigger slope instability. Because of the severe damage caused by the 2010 and 2011 earthquakes, slope instability will be a significant hazard for many decades. Areas affected by slope instability in proximity to Sumner Village Centre include Wakefield Avenue, Nayland Street and Shag Rock Reserve²⁶.

Flooding

The Sumner Village Centre has, in the past, experienced flooding from the Richmond Hill Catchment, and several homes and commercial properties in the area were flooded above floor level in the October 2000 storm event (a 1 in 40 year event). In recent years, the Council has undertaken works to increase the operational effectiveness of the existing drainage system and to create additional capacity. Furthermore, the Council has introduced Flood Management Areas into the District Plan (Variation 48) and buildings within Sumner Village Centre are now subject to minimum floor levels. The District Plan’s requirements for minimum floor levels in Sumner Village Centre are higher than the minimum requirements of the New Zealand Building Code, to mitigate against a one in 200 year rainfall event (versus a 50 year event).

Tsunami

Summer is susceptible to potential tsunami inundation. The greatest impact on Sumner would come from a distance source tsunami, which would provide sufficient time for residents to evacuate. The predicted depth of flooding in Sumner at mean high water spring (MHWS), based on the 1868 Chilean earthquake, is expected to be at least 3 metres with velocities up to 3 metres over most of the Sumner valley floor. Lower velocities (for example in the range of 1 to 3 metres) are expected to cause high levels of damage to structures and infrastructure because of entrained debris and sediments. Tsunami warning sirens have been installed at the Sumner Volunteer Fire Station to alert people to seek higher ground and/or evacuate in the event of a tsunami. Civil Defence agencies also encourage and provide information on evacuation planning for households and communities.

Climate change and sea level rise

The coast is a dynamic environment and the natural occurrences of sea water inundation and coastal erosion are expected to be exacerbated by climate change and sea level rise. Compared to the 1980-1999 average, sea level is expected to rise in Sumner by about 0.8 metres in the next 80 years. New Zealand and Regional Coastal Policy Statements and the Regional Coastal Environment Plan for the Canterbury Region recommend a precautionary approach to climate change and any new development of coastal areas.

National, regional and local government agencies, plus individual property owners, are all responsible for determining what is a precautionary approach. For the purposes of this Draft Master Plan, the use of minimum floor levels and the promotion of ground floor commercial use are two ways by which the precautionary approach can be applied in Sumner Village Centre at this time.

²⁶ Also locally known as Peacock’s Gallop.

Acknowledgements

Voluntary Participants:

Sumner Urban Design Group
Joint Advisory Group for Sumner
Business and property owners
Community

Elected Members:

Christchurch Mayor Bob Parker
Christchurch City Councillors
Hagley/Ferrymead Community Board
Ruth Dyson – Labour MP (Port Hills Electorate)

Stakeholders:

New Zealand Historic Places Trust
Christchurch Earthquake Recovery Authority (CERA)
New Zealand Transport Agency
Recover Canterbury
Te Runanga O Ngai Tahu - Mahaanui Kurataiao Ltd

Consultant:

Jane Rennie, Boffa Miskell

Christchurch City Council:

Capital Programme Group
City Environment Group
Regulation and Democracy Services Group
Community Services Group
Strategy and Planning Group
Public Affairs Group

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.

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

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 WakefieldAve 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?

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

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: _____

