

*Suburban Centres Programme*

# *Sumner Village Centre Master Plan*

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 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 and 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 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 Master Plan's vision and actions.

This is inspiring commitment, and I sincerely thank all those involved on behalf of the wider community.

### **Bob Parker**

*Mayor of Christchurch*

## Foreword of the Hagley/Ferrymead Community Board



The Sumner Village Master Plan developed organically, a plan created locally and whole-heartedly supported by the Sumner community. With equal enthusiasm, the Hagley/Ferrymead Community Board adopted and promoted the concept for integration into the Suburban Master Plan process.

As a result, this Sumner Village Centre Master Plan is unique as it has been the Council's first community-led Master Plan. The project was guided by a Joint Advisory Group, comprising community representatives, two Hagley/Ferrymead Community Board members and Council staff.

On behalf of the Board, I thank everyone involved for their commitment, vision and efforts in completing this Master Plan – ready now for all those who work, reside and spend time in Sumner to witness its implementation.

This 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. The purpose has been to ensure Sumner's unique character and identity is embraced and celebrated by today's and future generations of residents and visitors.

The Hagley/Ferrymead Community Board is thankful to have contributed, with the community, to this Sumner Village Centre Master Plan which will be a blueprint for the rebuild and recovery of this very special area in Christchurch.

### **Islay McLeod**

*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 its say in the way the Plan has been prepared and how the Village Centre could look and feel in the future.

The strength of this 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 congratulate the Sumner community on its passion and enthusiasm for getting Sumner back on its feet and helping to create a proud legacy for future generations of Sumner residents and visitors to enjoy. As the car stickers say – "Sumner rocks".

### **David Cox**

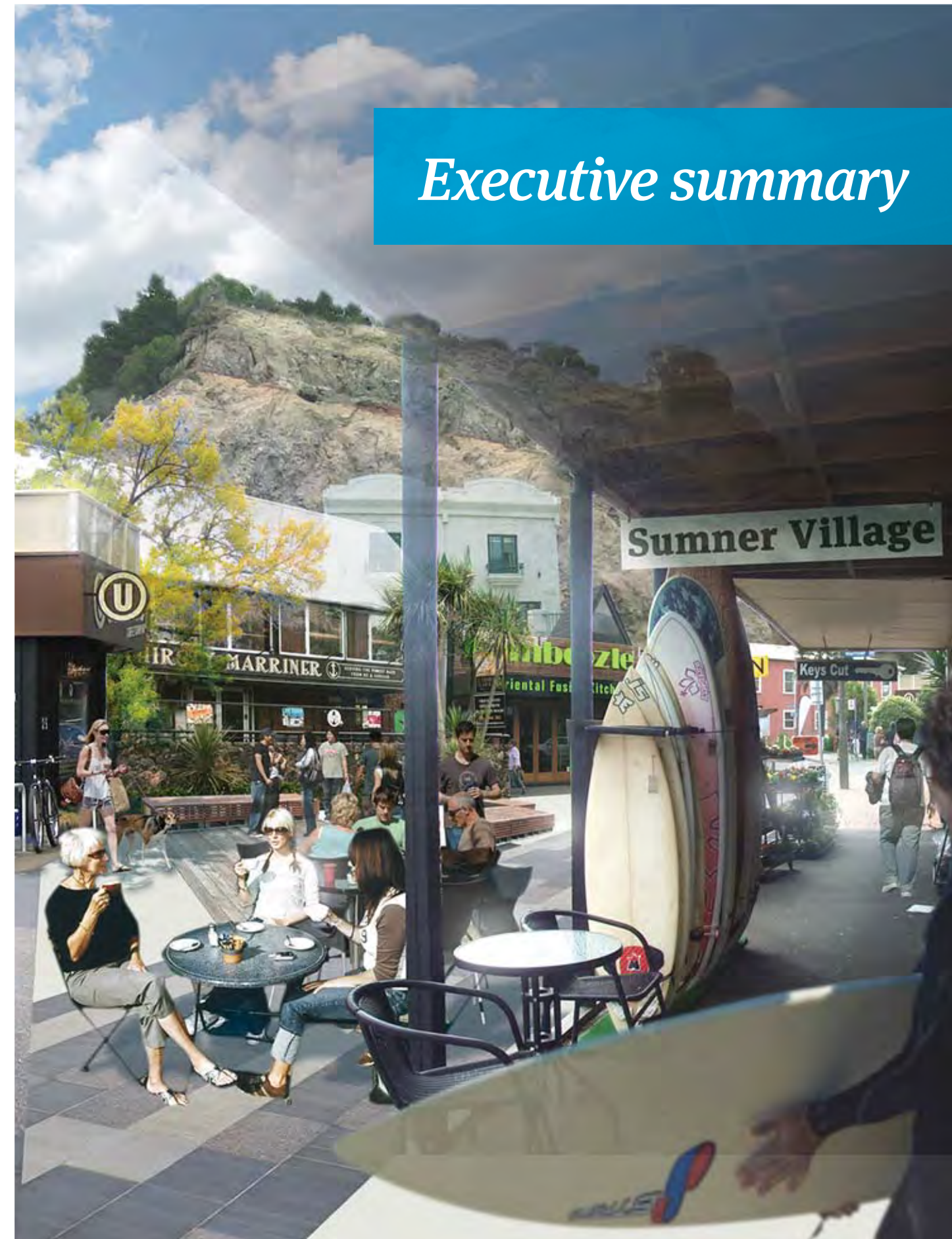
*Chairman, Joint Advisory Group for Sumner*

*Please note: Forewords were supplied by the sitting elected members at the time that this Plan was adopted by the Council on 30 August.*

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

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# Executive summary

*This 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 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 24 months 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 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'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 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. Gateway site development opportunity.
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 Master Plan cannot be achieved by the Council alone and earthquake recovery requires participation from all sectors of the community, including tangata whenua, property and business owners, community groups, other government and non-government agencies, and residents living in and beyond Sumner.

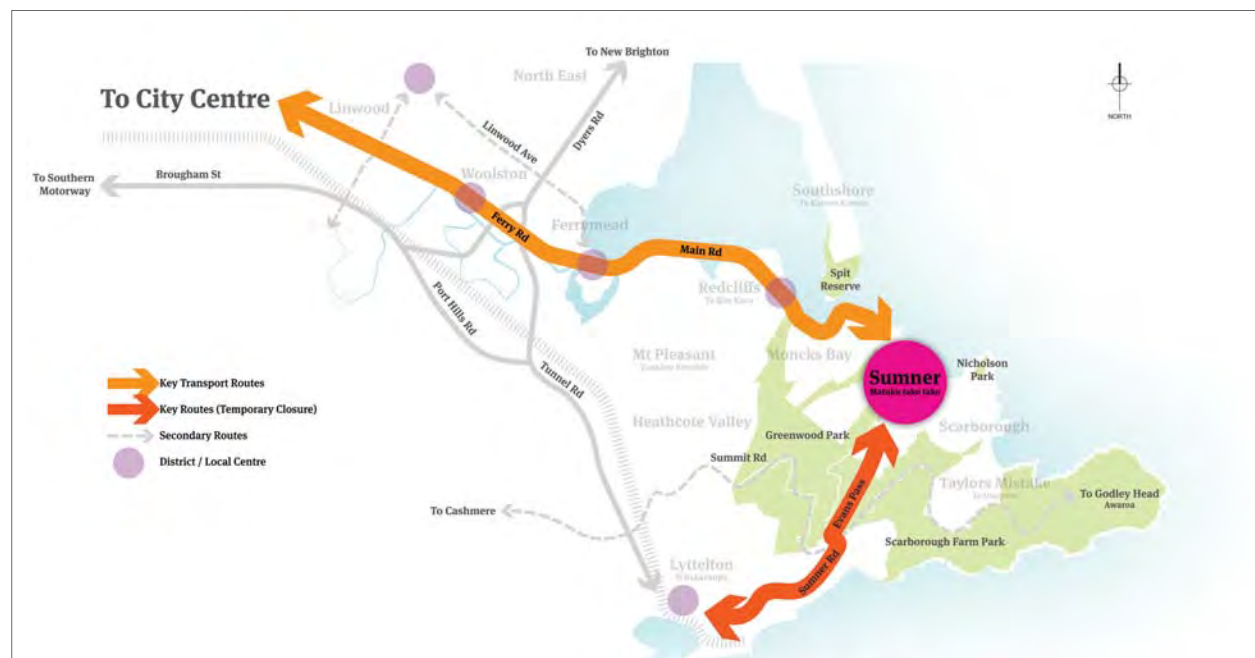


Figure 1. Sumner and the wider city network.

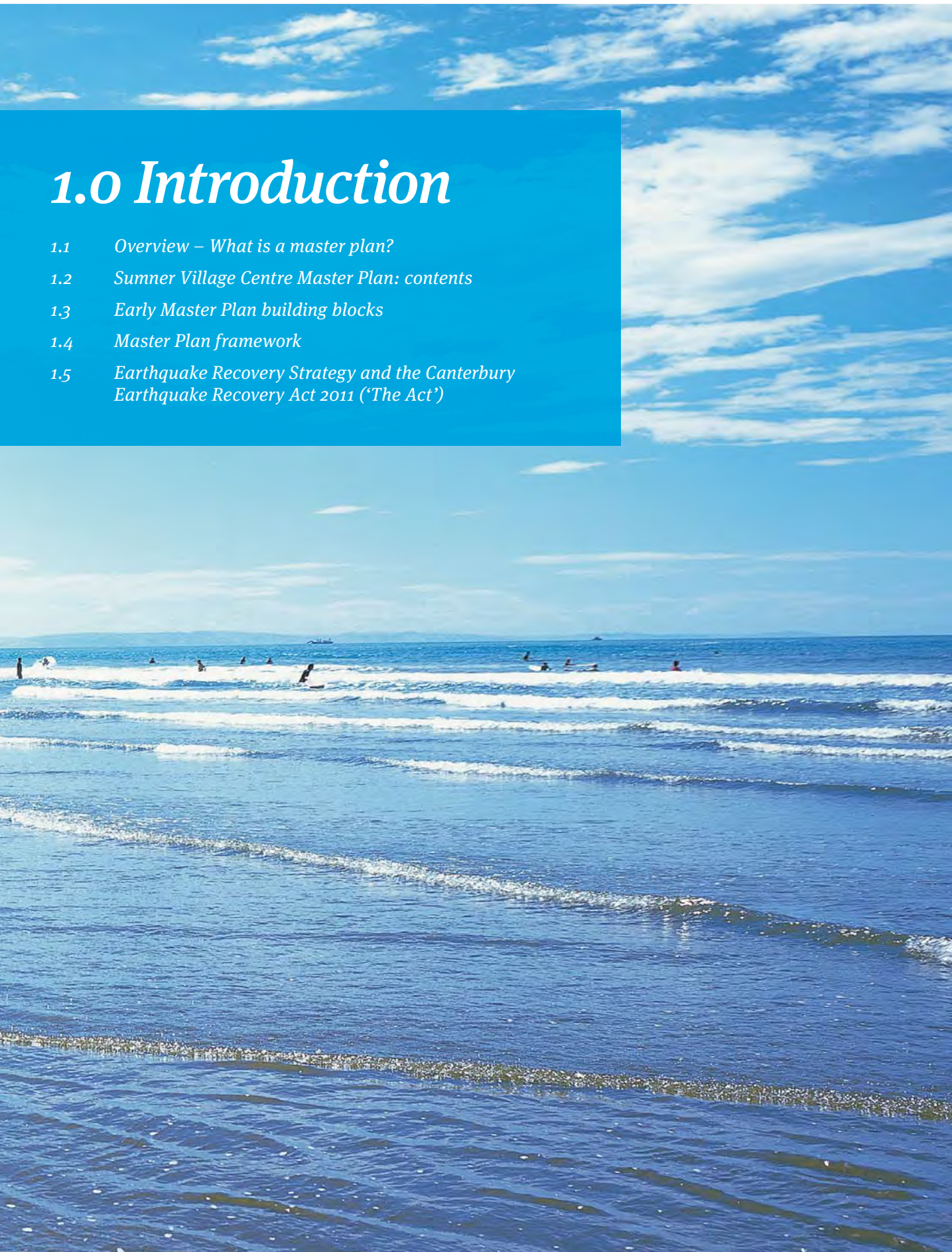


<b>P1.1</b> Marriner Street-west & Wakefield Avenue Enhancements	<b>P2.3</b> Anchor Development
<b>P1.2.1</b> The Esplanade Streetscape Enhancements	<b>P3.1</b> Sumner Mall Redevelopment & Road Extension
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<b>P1.4.2</b> Marriner Street Viewing Platform	<b>P5</b> Gateway Site Development Opportunity
<b>P2.1</b> Laneways & Courtyards	

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

# 1.0 Introduction

- 1.1 Overview – What is a master plan?
- 1.2 Sumner Village Centre Master Plan: contents
- 1.3 Early Master Plan building blocks
- 1.4 Master Plan framework
- 1.5 Earthquake Recovery Strategy and the Canterbury Earthquake Recovery Act 2011 ('The Act')



## Introduction

*Sumner was severely affected by the 2010 and 2011 Canterbury earthquakes and tragically several people lost their lives there on 22 February 2011. Others suffered physical injuries. While much of the Village Centre has remained intact, wāhi tapu and wāhi taonga were damaged, key buildings and a considerable amount of the infrastructure were destroyed. The economic, cultural and social wellbeing of the community continues to be impacted by the effects of cliff instability and rockfall, road closures and the loss of residential properties and recreation opportunities.*

This 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 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.

### 1.1 Overview: what is a master plan?

A master plan sets out a community's vision for the future of an area and describes how this can be achieved. It provides direction to stakeholders including tangata whenua, 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, environmental and cultural restoration, and the development of land, buildings, public spaces and transport infrastructure. In developing a draft master plan, the following attributes of a centre and its context are considered:

- the role the centre should play in the context of the city's wider development;
- 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 and enhancement 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.



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

### 1.2 Sumner Village Centre Master Plan: contents

The 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 Master Plan will be sought through the Council's financial planning processes.

# Introduction

## 1.3 Early Master Plan buildings blocks

Early building blocks for this Master Plan were provided by the Sumner Urban Design Group (See Appendix 1 for more information about the Urban Design Group). The Council also drew 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 Master Plan incorporates input from a number of individuals, groups and agencies, including tangata whenua, local residents, property and business owners, youth, community groups, the New Zealand Historic Places Trust and a number of other stakeholder groups.

## 1.4 Master Plan framework

The framework for the development and implementation of the 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 Canterbury Earthquake Recovery Authority (CERA).



Figure 5. Integrated Recovery Planning guide.



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

## 1.5 Earthquake Recovery Strategy and the Canterbury Earthquake Recovery Act 2011 ('The Act')

The Act does not require the Council to prepare plans for the recovery of Christchurch's 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. For instance, a Draft Land Use Recovery Plan (LURP) has recently been prepared under the Act. The final version of the LURP Plan, which will be released by the Minister for Canterbury Earthquake Recovery later this year, may or may not include specific actions for suburban centre master plan areas.

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



Figure 7. Earthquake Recovery Strategy for Greater Christchurch.

# 2.0 Sumner suburb - a brief description

- 2.1 Natural heritage
- 2.2 Tangata whenua history and heritage
- 2.3 European settlement
- 2.4 Commercial context
- 2.5 Land use context
- 2.6 The movement network
- 2.7 Recreation
- 2.8 Tourism
- 2.9 Pre-earthquake built character
- 2.10 Earthquake effects on Sumner Village Centre

# Sumner suburb: a brief description

Sumner is a coastal suburb located at the south eastern edge of Christchurch City. It is home to approximately 4000 residents (just over 1600 households). The Sumner area has a long history of occupation beginning with the tūpuna (ancestors of Ngāi Tahu), Waitaha and Ngāti Mamoe, and followed by the migration of hapū of Ngāi Tahu. The area has numerous discovered wāhi taonga and wāhi tapu sites and is known to Ngāi Tahu for the importance of its mahinga kai. 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.

# Sumner suburb: a brief description

## 2.1 Natural heritage

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. Prior to European settlement, Scarborough Beach was characterised by several rows of sand dunes and a meandering stream which entered the sea at the eastern end of the bay. The original native vegetation of the area has been interpreted as comprising of species such as te kouka, mikimiki and pingao. The area now has a mix of indigenous and exotic coastal vegetation that lends a distinct character to the area<sup>1</sup>. Rocky outcrops are an identifiable Sumner feature, as is the beach. The beach is backed by a combination of dune systems, rip rap<sup>2</sup> 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 Plan<sup>3</sup>.



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

## 2.2 Tangata whenua history and heritage

Ngāi Tahu are the tangata whenua who have traditional and contemporary relationships with the Sumner area. Ngāi Tahu are the kaitiaki (guardians) within their takiwā (territory) and are holders of traditional and tribal knowledge.

That relationship has developed over centuries of close interaction with the land, water and local indigenous species. Wāhi tapu and wāhi taonga sites remain as important links for the culture and identity of Ngāi Tahu whānau today.

This cultural landscape forms the foundation on which all other concepts and history are layered upon.

The importance of the cultural relationship with the area for Ngāi Tahu, and the status of Papatipu Rūnanga as kaitiaki and manawhenua of the natural resources within their takiwā, has been recognised through the Te Rūnanga o Ngāi Tahu Act 1996 and the Ngāi Tahu Claims Settlement Act 1998. It is also recognised in a number of other tribal policy documents including the Mahaanui Iwi Management Plan 2013.

The Sumner area involves the hapū of Ngāi Tūāhuriri Rūnanga based at Tuahiwi and Kaiapoi and Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga, based at Rāpaki in Whakaraupō/Lyttelton Harbour.

### Ngāi Tahu values and relationships

Ngāi Tahu values are strongly embedded in natural environmental values, spiritual values, whakapapa (genealogical relationships) and historical associations with the environment and some particular locations within this. The relationships were, and continue to be expressed through the occupation, use and naming of areas.

Te Tai o Mahaanui (the Ōtautahi/Christchurch coastline) as well as Te Ihutai / Avon-Heathcote Estuary and the surrounding catchment have been areas of abundant mahinga kai for generations of Māori. The value of this area is evident in the number of nohoanga/seasonal settlements used by Ngāi Tahu, and their predecessors Ngāti Mamoe and Waitaha for more than 600 years. The nohoanga/settlements were connected by travel routes that linked whānau and hapū in the area with Tuahiwi in North Canterbury, Whakaraupō/Lyttelton harbour, Koukourārata/Port Levy and beyond.

The most well-known wāhi taonga sites within Sumner and the wider area are Moncks Cave and Te Ana O Hineraki / Moa Bone Point Cave. Occupation of these sites is dated as early as the 1300s. Other important landmarks include;

- Views to Maungatere / Mt Grey, Kaikōura and Tauhinekorokio / Mt Pleasant (which was the site of a Ngāti Mamoe pā.)
- Rapanui; 'the great stern post.' A prominent landmark named by Waitaha and is one of the oldest landmarks in the area.
- Tuawera / Cave Rock, which in one tradition is attributed to being the carcass of a whale, beached by means of black magic.

Such sites and landmarks provide an important contextual history to Sumner's Village Centre and surrounding residential areas (Refer also to Figure 11. Land use zonings for a list of archaeological sites in proximity to Sumner Village Centre).

### Ngāi Tahu objectives

Ngāi Tūāhuriri in their role as kaitiaki support the recovery of Ōtautahi/Christchurch for its people, in a manner that ensures this place is passed on to future generations in better condition than it is today. The recovery of Ōtautahi/Christchurch must also recognise cultural values as an integral part of this place.

<sup>1</sup> For instance, Ngaio, Norfolk Island Pines, Pohutakawa and Agave species.

<sup>2</sup> A rip rap describes the use of rock or other material to help secure shorelines.

<sup>3</sup> Selected Norfolk Island Pines, war memorial lamp posts and drinking foundation, part of the sea wall and Cave Rock/Tuawera.

# Sumner suburb: a brief description

## 2.3 European settlement

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'.

## 2.4 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 2072 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.

# Sumner suburb: a brief description

## 2.5 Land use context

In terms of the Christchurch District Plan, Sumner Village Centre comprises of the following land-use zones, which are shown in Figure 11 below:

- 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. 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.

Appendix 4 contains more information on current District Plan provisions which affect land use and development in Sumner Village Centre.

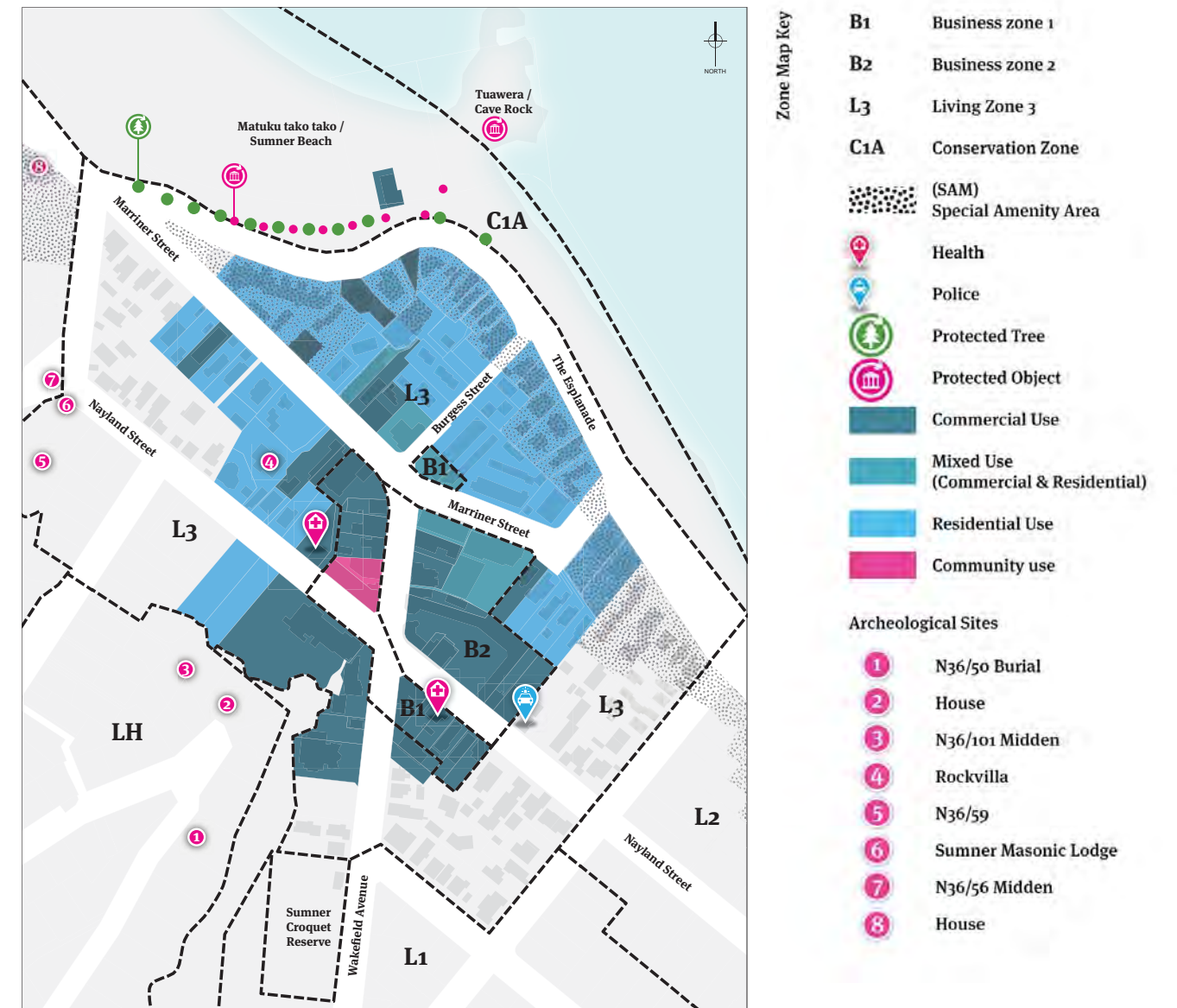


Figure 11. Sumner Village Centre land use zonings.



# Sumner suburb: a brief description

## 2.6 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 results in traffic peaks, especially during summer. Peak parking 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 has a bus service (Route Number 3, Sumner-Airport-Sumner), which runs approximately every 15 minutes during weekdays and every 30 minutes in the evenings and on weekends, in both directions. During peak week day commuting periods, bus frequency is approximately every 10 minutes. Three bus stops are located in the Village Centre. Prior to the earthquakes, an express bus service operated at peak week day commuting times. With respect to cycle ways, there are marked on-street cycle lanes on Marriner Street, west of its intersection with Wakefield Avenue.

The site analysis in Figure 14 over the page illustrates Sumner's movement network, and other attributes.



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

# Sumner suburb: a brief description



Figure 14. Sumner Village Centre site analysis.

# Sumner suburb: a brief description

## 2.7 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 an important gateway site at the entrance to Sumner Village (P5).

## 2.8 Tourism

Sumner is an appealing destination for residents from all over Christchurch as well as regional and international visitors due 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.

## 2.9 Pre-earthquake 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).

Many of Sumner’s built elements, landmarks and distinctive buildings have heritage significance and feature the use of local stone in their construction. For example, Bell’s Baths at the base of Scarborough Hill included an enclosure to protect swimmers from sharks and treacherous currents – the remains of the stone enclosure can still be seen today. The Causeway, built in 1907 with the introduction of electric trams, and the bridge at Heathcote are constructed of local stone mined from nearby quarries. Two stone tram shelters, still in existence today in the Sumner vicinity, are now used as bus shelters. Sumner’s war memorial lampposts and drinking fountain, situated along the Esplanade, are constructed of stone.



Figure 15. Verandas on Wakefield Avenue.

# Sumner suburb: a brief description

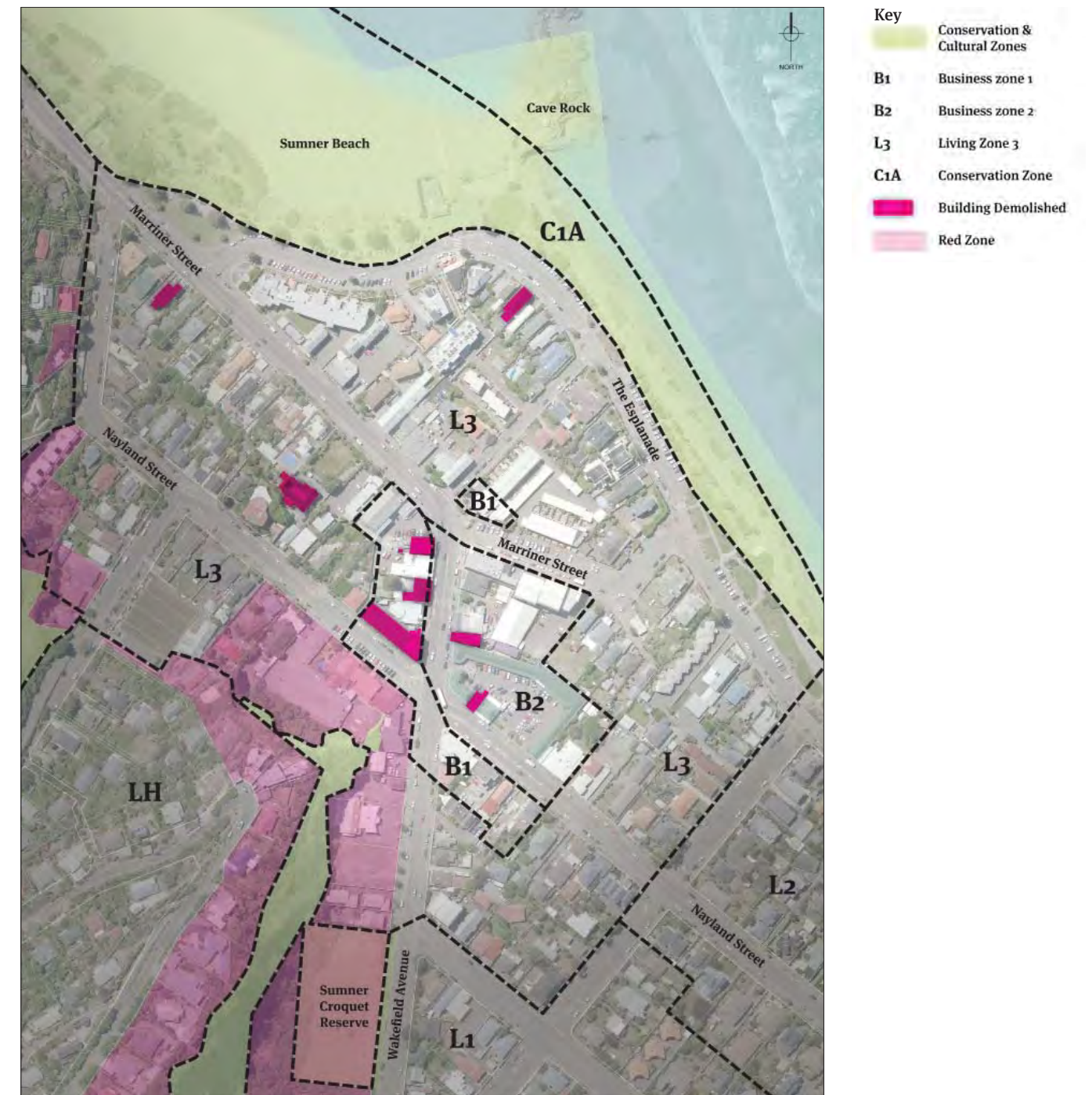


Figure 16. Demolished buildings and the Red Zone, June 2013.

# Sumner suburb: a brief description

## 2.10 Earthquake effects on Sumner Village Centre

The sequence of earthquakes has had, and continues to have, a significant impact on Sumner. Tragically, several people lost their lives and others were physically injured during the 22 February 2011 earthquake. Numerous buildings have been demolished or abandoned as a result of earthquake damage (see Figure 16 on the previous page). A number of these buildings made a positive contribution to Sumner’s built history and character.<sup>4</sup> 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.

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 visitor numbers.

Immediately following the 22 February 2011 earthquake, the Sumner Community Group<sup>5</sup> 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 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.



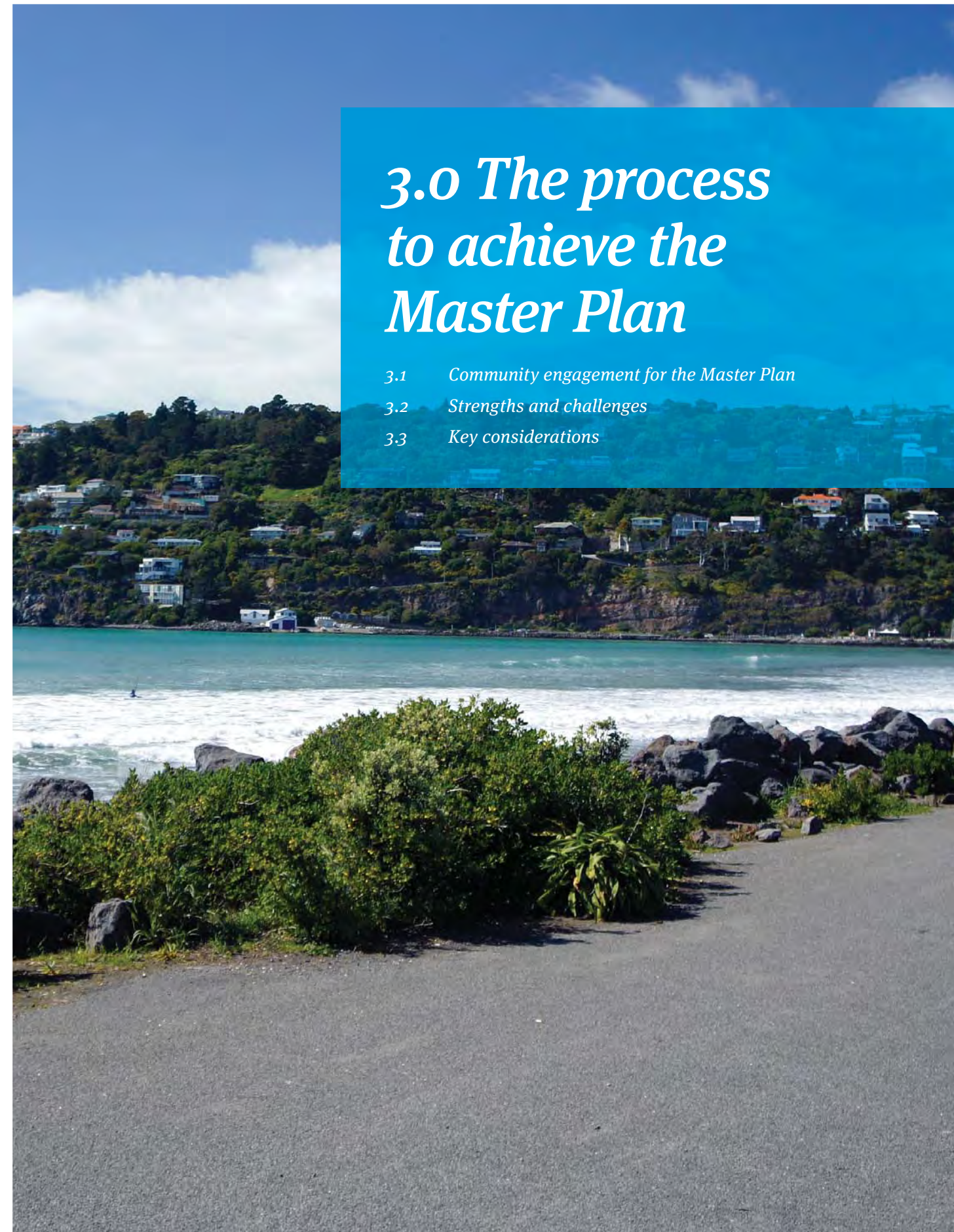
Figures 17 and 18. Sumner Community Centre and Museum and the Ruptured Duck Restaurant post-2010 earthquake (both now demolished).



Figures 19 and 20. Sumner library post-2011 earthquake (now demolished) and Cave Rock / Tuawera 2012 (fenced off).

## 3.0 The process to achieve the Master Plan

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



# The process to achieve the Master Plan

The process for preparing this 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 this Master Plan has followed the steps shown in Figure 21 below:

### Stage 1: Project set up

- Discussions and information exchange, Sumner Urban Design Group and the Council.
- Joint Advisory Group (JAG) established by the Hagley/Ferrymead Community Board.

### Stage 2: Research and stakeholder workshops

- Previous research collated and analysed.
- Stakeholder and community workshops held.
- Issues confirmed, priorities established, ideas for progress discussed.

### Stage 3: Analysis and design

- Intensive Inquiry By Design process held using Council staff expertise to discuss and test ideas generated from Stage 2.
- Areas of innovation highlighted, areas of commonality and contradiction identified for further consideration.
- Further research and refinement of issues and ideas for the Draft Master Plan.

### Stage 4: Public consultation

- Review and approved by JAG, Hagley/Ferrymead Community Board members and Councillors prior to releasing the Draft Master Plan for public consultation.
- Four weeks of public consultation and submissions.
- Submission analysis and recommendations on the need to hold hearings of submissions discussed with the JAG, the Community Board and Councillors, alongside recommended changes to the Master Plan.

### Stage 5: Preparation and adoption of final master plan

- Final amendments made to the Master Plan.
- Master Plan presented to Councillors for adoption.

Figure 21. Master Plan process diagram.

## 3.1 Community engagement for the 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 more than 100 people participated.

Following the development and release of the Draft Sumner Village Centre Master Plan, public consultation took place from 8 November – 12 December 2012. A total of 205 submissions were received from individuals and organisations. The vast majority of submitters overwhelmingly supported the contents of the Draft Master Plan.



Figures 22 and 23. Stakeholders and residents at a community meeting in April 2012.

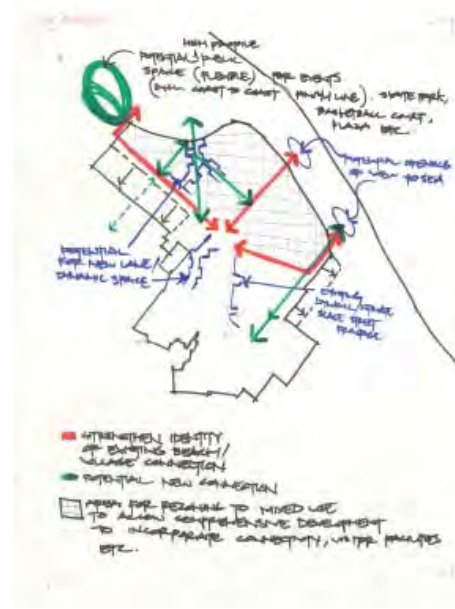


Figure 24. Early concept sketch from a stakeholder workshop.

# The process to achieve the Master Plan

## 3.2 Strengths and challenges

The April 2012 stakeholder and community meetings helped to identify Sumner Village Centre's strengths (for instance, what people like) and the challenges it is facing (for instance, what people dislike or are concerned about). These, along with various technical considerations, have helped inform the preparation of the vision, goals and of this Master Plan.

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, 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 25 and 26. Nayland Street shops and the Esplanade, Sumner Beach.



Figures 27, 28 and 29. Poor quality spaces and landscape elements.

# The process to achieve the Master Plan

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.
- Effect of the earthquakes on:
  - » road access, particularly on Evans Pass;
  - » visitor perceptions of safety (i.e. shipping containers along the cliffs); and
  - » the 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.

## 3.3 Key considerations

There is a strong desire amongst the community and stakeholders to seize the opportunities that the rebuild offers to strengthen the Village character, restore the natural environment, improve amenity, vibrancy, cultural recognition and relationships and to 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 Master Plan is the poor connection between Sumner Village Centre and the beach. Addressing this challenge has, therefore, been the principle focus in preparing this Master Plan.

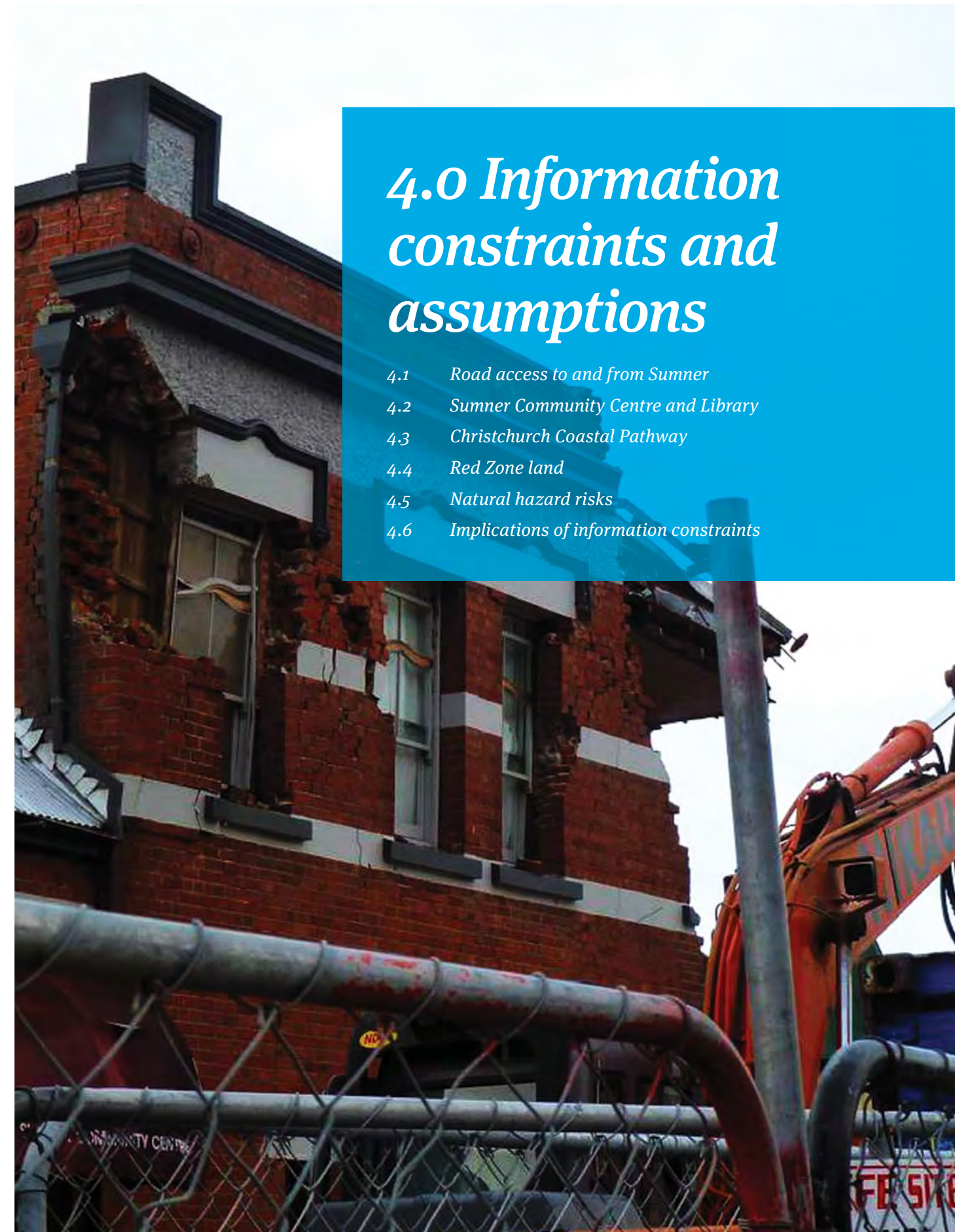
Before describing each Master Plan project, a discussion of information constraints and assumptions relevant to the Master Plan follows in the next section.



Figure 30. Sumner Bay Motel and associated activity.

# 4.0 Information constraints and assumptions

- 4.1 Road access to and from Sumner
- 4.2 Sumner Community Centre and Library
- 4.3 Christchurch Coastal Pathway
- 4.4 Red Zone land
- 4.5 Natural hazard risks
- 4.6 Implications of information constraints



# Information constraints and assumptions

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

- Road access to and from Sumner;
- Sumner Community Centre and Library;
- 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 Master Plan. These are stated below.

## 4.1 Road access to and from Sumner

At the time of writing, Evans Pass / Sumner Road remains closed to traffic due to slope instability and rockfall risk along the route. Road access between Te Rae Kura / Redcliffs and Sumner adjacent to Rapanui / Shag Rock Reserve (also locally referred to as Peacock's Gallop) is also vulnerable as a result of cliff instability. The Christchurch City Three Year Plan identifies \$105 million of funding will be spent repairing rockfall sites along Sumner's 'lifeline' route (for instance, along Sumner Road, Wakefield Avenue, Moa Bone Point Cave and Rapanui / Shag Rock Reserve).

This Master Plan has been prepared on the assumption pre-quake road designations for road function and road widths, from Lyttelton and Sumner through to the city, will continue to apply.

## 4.2 Sumner Community Centre and Library

Decisions on the Sumner Community Centre and Library will be made as part of the Council's Facilities Rebuild Plan Programme (see Appendix 2 for more information). The Master Plan has been prepared on the basis that Council facilities will be rebuilt at some point in the future, but it does not make any assumptions as to whether or not the facilities will be replaced like-for-like i.e. as the facilities were prior to the earthquakes with respect to scale or function.

## 4.3 Christchurch Coastal Pathway

A draft concept plan for a Christchurch Coastal Pathway between Ferrymead and Sumner has been prepared, in partnership with the community based Christchurch Coastal Pathway Group. The Council's Christchurch City Three Year Plan for 2013 – 2016 has provided \$9.9 million towards the funding of this project. Additional fund raising is being pursued by the Coastal Pathway Group. Decisions are yet to be made in respect to staging and detailed design (See Appendix 2 for more information).

## 4.4 Red Zone land

During the preparation of this 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 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 (refer to Action 4.3B). The contents of this Master Plan may need to be reviewed if this land is unavailable or unsuitable for that proposition.



Figure 31. Containers placed for protection against rockfall along Wakefield Avenue.

## 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 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.
- Commercial uses on the ground floor of buildings are preferable to residential uses in flood prone areas that are already built up.

## 4.6 Implications of information constraints

Given the preparation of the 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 pace 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.



# 5.0 Vision for Sumner Village Centre

# 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.



## 6.0 Goals for Sumner Village Centre

# Goals for 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 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.
- The heritage significance of Sumner’s buildings and places are acknowledged and respected.

## Movement

- Connections between Sumner Village Centre and the beach are strengthened and enhanced.
- Walking, cycling and public transport are 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 Lyttelton 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.
- Sumner 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 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 historic heritage is brought to life through interpretation and design.

Figure 33. Master Plan goals.





# Sumner Village Centre Master Plan, overall concept



- |        |  |       |  |
|--------|--|-------|--|
| 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    | Gateway Site Development Opportunity       |
| P2.1   | Laneways & Courtyards                                |       |  |

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

# Sumner Village Centre Master Plan, overall concept

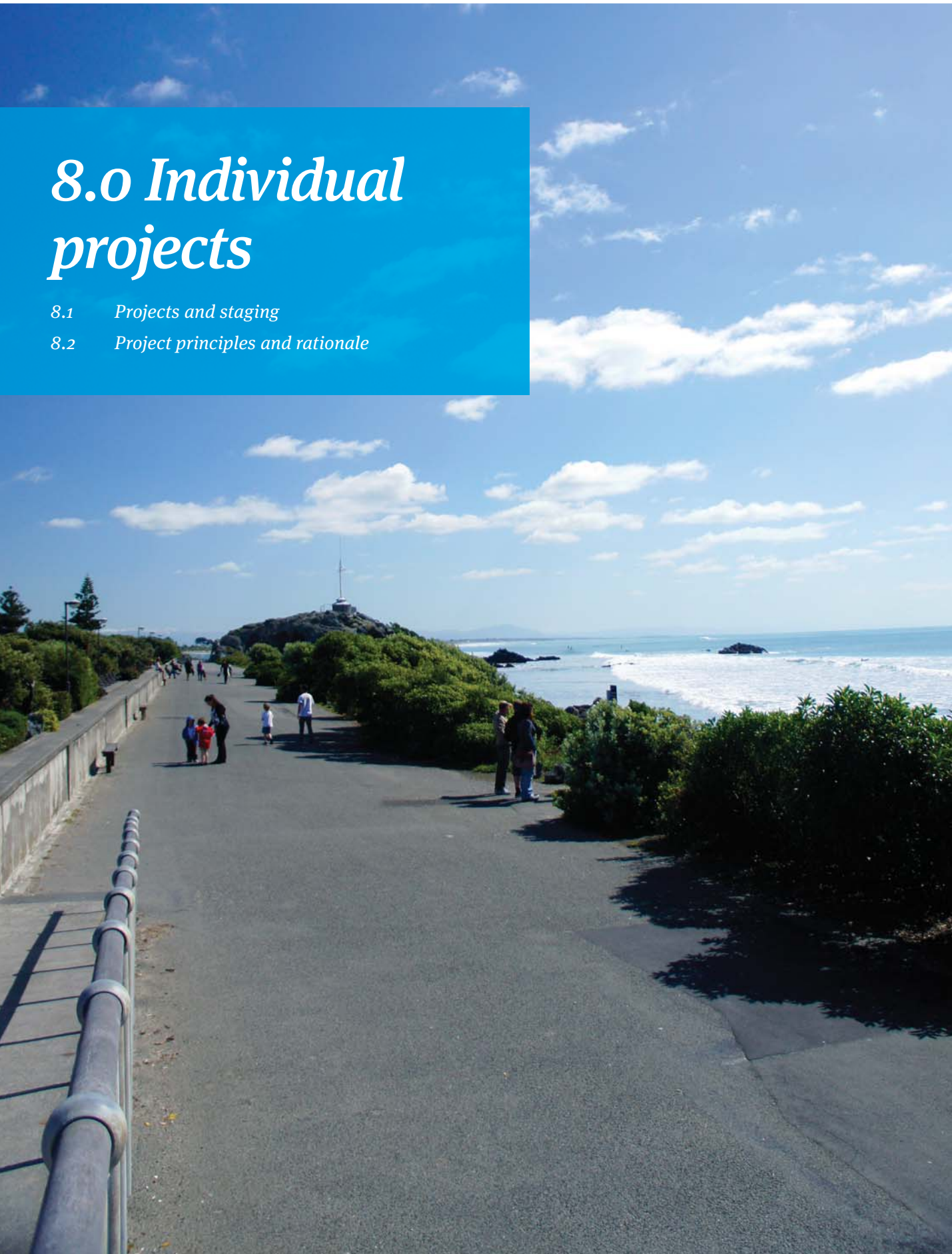


Figure 35. Concept plan perspective for the redevelopment of Sumner Village Centre.

# 8.0 Individual projects

8.1 Projects and staging

8.2 Project principles and rationale



## Individual projects

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 Master Plan goals identified in Section 6.

This 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 community heart (P3).
4. Strengthening the retail core (P4).
5. Gateway site development opportunity (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 the Figure below, shows the spatial projects (P1–P5) and provides a general overview of the potential sequencing of projects.

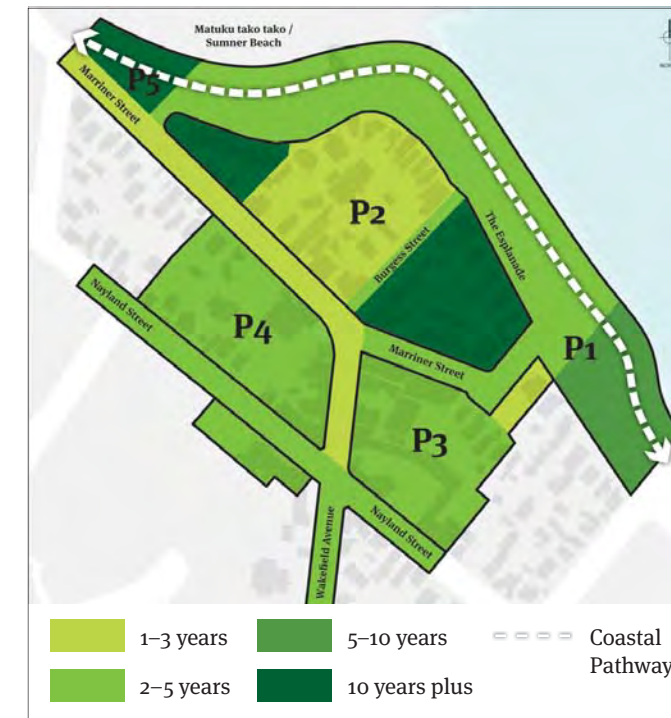


Figure 36. Project Staging Plan.

The implementation table contained at the end of Section 9 provides further detail about project staging.

### 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, tangata whenua, 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 accessibility of Sumner Village Centre to all users through increased walk-ability and the use of design features to enhance accessibility and reduce barriers.
- Improving sustainable transport links to ensure Sumner’s accessibility 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 existing and new open spaces that provide a range of activities for people of all ages and abilities.
- Opportunities for art in public places, and for wayfinding signage and/or interpretation<sup>6</sup>.
- Enabling sustainable commercial growth, through a gradual increase in mixed-use development<sup>7</sup>.

<sup>6</sup> ‘Interpretation’ refers to the communication or explanation of stories, including the nature, origin, and purpose of historical, natural, or cultural sites, objects, resources or other phenomena. Some examples of interpretation are signs, labels, artwork, brochures, audio-guides, audio-visual media and guided walks.

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

# Individual projects



Figures 37. Rationale for Master Plan projects and concepts.

The overall rationale for the Master Plan projects and concepts is explained in Figure 37 above.

The options presented in the next section of the Master Plan are concepts only. They have been developed to provide a starting point for further discussions with stakeholders.

# Individual projects

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

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 (P1.1).
- The Esplanade (P1.2).
- Burgess Street (P1.3).
- Marriner Street-east (P1.4).

### P1.1 Marriner Street-west / Wakefield Avenue enhancements

#### Site description

The main street in Sumner, Marriner Street-west / Wakefield Avenue, is classified as a minor arterial route in the Christchurch District Plan, and designated as a New Zealand Transport Agency (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.

#### Project description

The purpose of this project is to create a more pedestrian and cycle-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 multi transport mode environment. 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 cycle stands, sheltered seating areas and meeting spaces.



Figures 38 and 39. The low quality and amenity of the Sumner street environment.

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

- Footpath widening, particularly on the sunny side of the street, and improved street lighting.
- Use of design features to enhance accessibility and reduce barriers (for example, textured and/or coloured paving and accessible signage).
- Relocation of bus stops to improve the public space around the intersections of Burgess Street and Marriner Street-east.
- Landscape plantings and street paving to highlight the Village Centre gateways and to beautify the Village Centre.
- Installation of a continuous cycle lane through the Village Centre 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, short-term parking and on-street loading.
- Removal of unnecessary street furniture to reduce clutter, including the rationalisation of rubbish bins.
- Installation of wayfinding signage and interpretation, where suitable.
- Integration of public art with new street furniture.

# Individual projects



Figure 40. Perspective of Sumner Village Centre looking east towards Marriner Street.

### 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 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.
- Truck waiting times at intersections, with respect to road-user safety and economic efficiency.

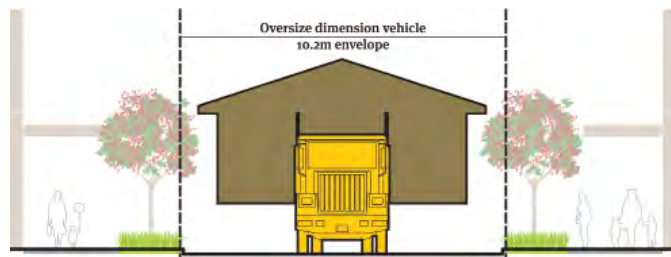


Figure 41. Marriner Street-west / Wakefield Avenue over dimension route with proposed street landscaping.

# Individual projects



Figure 42. Cycle stands, Portland U.S.A.



Figure 44. Existing poor quality bus facilities.



Figure 43. Access ramp, Sumner.

### 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 public transport infrastructure.
- Improving pedestrian and cycle safety, and infrastructure.
- Improving accessibility for mobility impaired and short-term parking demand.
- De-cluttering the streetscape through rationalisation of street furniture.

### Next Steps:

1. Secure funding.
2. Further research and development of concepts 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 Marriner Street-west / Wakefield Avenue intersection.
4. Work with stakeholders, including tangata whenua and the public, to finalise the road layout and design.
5. Undertake construction.

### 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. Public toilets and change facilities are provided at the intersection of the Esplanade and Marriner Street-east. 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 lampposts and drinking fountain, and Norfolk Island Pines are located on or adjacent to the Esplanade, and are protected objects in the District Plan.



Figures 45 and 46. The corner of the Esplanade / Marriner Street-west, and a section of the sea wall at the Esplanade.

#### Project description

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

- Esplanade streetscape enhancements (P1.2.1).
- Closing off the Esplanade between Marriner Street-east and Stoke Street (P1.2.2).
- Open space enhancements and play area (P1.2.3).

These sub-projects have a strong relationship with the Christchurch Coastal Pathway and require a coordinated approach in terms of the future design work, new facilities, public consultation and construction.

# Individual projects



Figure 47. An artist's impression of the Esplanade looking south-east towards Sumner Village Centre.

## 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 and cycle 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.

## P1.2.2 Closing off the Esplanade between Marriner Street-east and Stoke Street

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.

## P1.2.3 Open space enhancements and play area

This sub-project involves the creation of additional public open space that results from the renewal and redesign of the Esplanade and public facilities in conjunction with a Christchurch Coastal Pathway. A variety of activities and landscape elements could be investigated alongside this sub-project, including opportunity for a highly visible, accessible and safe play area (for example, skate park or public art project) on the Village side of the sea wall. Further community engagement for a suitable feature or installation will increase the opportunity to create a good outcome for the site.

# Individual projects



Figure 48. Perspective of courtyard style parking areas, Esplanade road closure / cul de sac, and indicative new play area (mid-picture).

## 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) created by the Christchurch Coastal Pathway project.

With respect to the Esplanade, a range of options were considered to 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:

- Improved facilities for pedestrians, cyclists and beach goers.
- Opportunities to connect with the Christchurch Coastal Pathway.
- Redirection of traffic through the Village Centre.

## Next steps:

1. Secure funding.
2. In coordination with the Christchurch Coastal Pathway project, further research and develop concepts for road layout and design, opportunities for recreational activities and public realm improvements.
3. Work with stakeholders, including tangata whenua and the public, to finalise the road layout and design.
4. Initiate road closure procedures.
5. Undertake construction.

# Individual projects

## 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).
- Burgess Street viewing platform (P1.3.2).

#### P1.3.1 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 environment<sup>8</sup>. The project would involve the redesign of the street as a single shared space with no formal separation between vehicles and pedestrians. This will emphasise the visual and physical connection from the Village Centre to the Esplanade and the sea. Landscaping will enhance streetscape amenity.



Figure 49. Burgess Street looking south.

<sup>8</sup> In shared space, street kerbs, traffic signs and road surface markings are removed to create ambiguity over who has right of way, encouraging drivers to reduce their speeds. Shared space street projects in Auckland and Wellington are designed for and signs indicate traffic speeds of 10 kilometres an hour.



Figure 50. An artist's impression of Burgess Street shared space, looking towards the beach.

# Individual projects



Figure 51. Perspective of the Burgess Street concept, between Marriner Street and the Esplanade.



Figure 52. An artist's impression of the viewing platform incorporating the sea wall at the end of Burgess and Marriner streets.

# Individual projects

## P1.3.2 Burgess Street viewing platform

Physical and visual connections between the Village Centre and the beach via Burgess Street would be greatly enhanced by viewing platforms as shown in Figure 52 on the previous page. The platform has potential to act as an informal meeting or gathering point, and/or other uses such as performance space for buskers. The viewing platform will be constructed using materials, colours and textures which reflect Sumner's landscape. Design elements and universal access<sup>9</sup> principles will be investigated as part of the project's detailed design phase.

## 1.4 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).
- Marriner Street-east viewing platform (P1.4.2).



Figure 53. Marriner Street looking east.

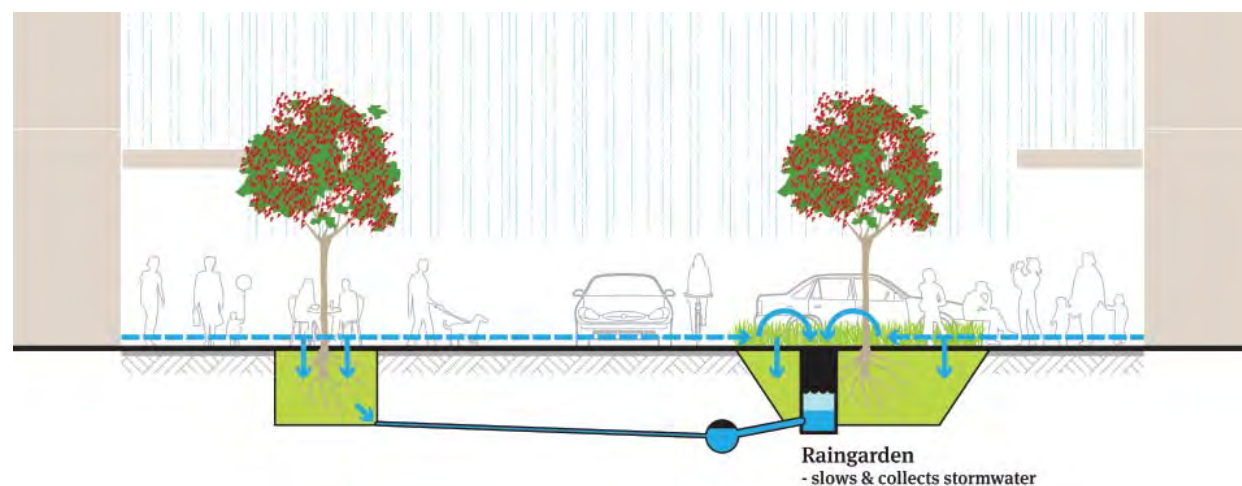


Figure 54. Rain garden cross section.

## P1.4.1 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 gardens<sup>10</sup>, 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. 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. Design detail for landscaping and universal access for Marriner Street-east will be investigated as part of the project's detailed design phase.

<sup>9</sup> Universal access refers to environments, products and buildings that are inherently accessible to older people, and people with or without disabilities and/or mobility issues.

<sup>10</sup> 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.

# Individual projects



Figure 55. Perspective of Marriner Street-east looking west towards Clifton Hill.



Figures 56 and 57. Cross sections of Marriner Street-east illustrating how the street might look when it is open to vehicles during week days and on a weekend market day.

# Individual projects

## P1.4.2 Marriner Street-east viewing platform

As for the Burgess Street viewing platform, physical and visual connections between the Village Centre and the beach would greatly be enhanced on Marriner Street-east with the installation of viewing platforms at the seawall (see Figure 52 and 58). These platforms have good potential for other uses such as performance space for buskers and/or informal meeting points for social interaction. These will be constructed using materials, colours and textures which reflect Sumner's landscape. Design elements and universal access principles will be investigated as part of the project's detailed design phase.

### Rationale

While Sumner, as a whole, offers a wide range of open space opportunities, these are more limited within the Village Centre. The street space within the Centre is generally under-utilised 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.



Figure 58. An artist's impression of the viewing platform incorporating the sea wall at the end of Burgess and Marriner streets.

### 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 to respect kaitiakitanga (guardianship and conservation of the environment) responsibilities.
- In the case of Marriner Street-east, creating opportunities for new developments on anchor sites (refer P3.2).

### Next steps:

1. Secure funding.
2. Further research and develop the road layout and design concepts for Burgess Street and Marriner Street-east.
3. Work with stakeholders, including tangata whenua and the public, to finalise the road layout and design.
4. Undertake construction.

# Individual projects

## 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 to increase Sumner's appeal to visitors.

### Site description

With extensive street frontage onto the Esplanade and overlooking the beach, the two predominantly residential blocks either side of Burgess Street are diverse with respect to built form, access arrangements, building density and quality. Small private lanes, rights of way, parking areas, and 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 61. An artist's impression of a courtyard concept.

### P2.1 Laneways and courtyards

This sub-project focuses on developing better connections between Sumner Village Centre and the beach, through a predominantly residential block west of Burgess Street towards the Esplanade. The project identifies existing opportunities, utilising predominantly private space for reconnection and improvement through the use of private lanes, walkways and courtyard areas. Careful design and management of these internal spaces is needed to avoid or mitigate the potential negative effects this sub-project could have on nearby residents.



Figures 59 and 60. 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).



Figure 62. Plan view of potential lanes and courtyard spaces (pink area).



# Individual projects

## P2.2 Mixed-use development for new commercial opportunities

This project involves investigating opportunities to introduce mixed-use development<sup>11</sup> at the edges of the lanes and courtyards. Mixed-use development is expected to (a) increase the success of lanes and courtyards 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).

Because the area is currently zoned for medium-density residential uses (i.e. L3 zone), introducing opportunities for mixed-use development in this part of Sumner Village Centre would require either a number of approved resource consents, or changes to District Planning provisions. The preparation of any new District Plan provisions would need to be undertaken in such a way that environmental outcomes reflect the community's aspirations for social and economic wellbeing, and Village character.

<sup>11</sup> For instance, buildings with retail or hospitality on the ground floor and commercial office, visitor accommodation or residential activity above.



Figure 63. An artist's impression of the block from the Esplanade looking east.

# Individual projects



Figure 64. An artist's impression of the corner of Marriner Street-east and the Esplanade.

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

The Cave Rock Apartments on Marriner Street, at the intersection of the Esplanade, are a significant landmark site for Sumner Village Centre. Those apartments which front the Esplanade were demolished in 2011. The site's redevelopment provides an opportunity to activate the corner of Esplanade-Marriner Street-west with a vibrant 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 by way of a resource consent or by a change to the zoning provisions in the Christchurch District Plan. As the site is managed by a Body Corporate, it is likely that the introduction of commercial opportunities within the complex would require consent from all property owners.

### 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 changes to the zoning provisions of the Christchurch District Plan. Given Sumner's economic profile and Christchurch's wider commercial context, new zoning provisions should provide for incremental increases in commercial floorspace to ensure the conversion of residential to mixed-use development occurs at an appropriate pace.

The proposed pedestrian lanes are located in areas where they will be well-connected. They will also reflect principles for universal access and Crime Prevention Through Environmental Design (CPTED)<sup>12</sup>, to promote the safety of people and property. Artwork would also help enliven and create interest in these spaces.

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 universal access principles and CPTED design principles.
- Creation of a gateway project that captures the character and identity of Sumner.

### Next steps

1. Investigate the 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. Consider introducing mixed-use zoning within the block, as part of the Council's review of the Christchurch District Plan.
4. Finalise the zoning, the concept and staging, and details of any public/private partnerships that may be necessary.
5. Undertake construction.

<sup>12</sup> 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.

# Individual projects

## Project 3: Strengthening the retail core (P3)

The project responds to local 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 under-utilised, low amenity spaces dominated by car parking and business service areas. This area of the Village Centre is widely recognised by the Sumner community as in need of improvement.

### Description of the project

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

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



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

# Individual projects



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

### 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 community values such as the Village character, the quirky informal open spaces, and access to the Village Centre by different transport modes. The proposals also identify opportunities to strengthen these values. Other, longer term objectives such as increasing the connection between the Village Centre and the sea will also be addressed.

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 reconfiguration of several buildings, including the supermarket and the Montessori Pre-School. As the site is held in multiple ownership, this is a potentially challenging project and it relies heavily on successful property negotiations with affected property owners.

While project investigations can commence in the short-medium term, project implementation may be more feasible over the longer term. It may be more practical for this to occur when the buildings come to the end of their life span and/or as economic viability and redevelopment opportunities within the Village Centre increase.

The purpose of this project is to improve the area's amenity values and to create a stronger physical and visual connection between the beach and the Village Centre without compromising the Village character and/or levels of service provided by Sumner businesses. 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). The potential environmental effects associated with an increase in commercial floorspace, and any subsequent changes to operational requirements and/or land buffers, will need to be carefully addressed – especially effects relating to vehicle access, parking and loading. This Master Plan is only a starting point for these further considerations and decisions.

# Individual projects



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

## P3.2 Anchor development 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 Esplanade; 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 and/or visitor accommodation. 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 and loading would be rationalised into more distinct areas, allowing remaining spaces to be made more functional and engaging for people (with appropriate seating, landscaping, lighting and street frontages).

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 strong street frontages and the 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-east, 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 and loading areas.

### Next steps

1. Consider introducing mixed-use zoning within the project area (i.e. P3.2), as part of the Council's review of the Christchurch District Plan.
2. Organise meetings with property owners to work through the concept and potential staging, and discuss appropriate mechanisms to secure the land for a new road.
3. Finalise the concept and staging.
4. Secure funding to purchase the land for a new road, and initiate legal processes for vesting the new road.
5. Work with stakeholders, including tangata whenua and the public, to finalise the design details.
6. Undertake construction.

# Individual projects

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

The project responds to local 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 backpacker's 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 Community Centre and Library have also been demolished due to earthquake damage. 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 create a very human scale look and feel to the street.

The Master Plan has not sought to prescribe the allocation or distribution of space for one or more community uses within the proposed new buildings (see Figure 71 below) as this decision is to be made in the context of the Facilities Rebuild Plan. However, the opportunity exists for several compatible community-orientated facilities to be co-located on the site, alongside an area of public outdoor open space. The opportunity also exists for some interpretation to be integrated with the site's redevelopment – to communicate information about the site's cultural and/or heritage significance.



Figure 71. High level concept sketch for a possible new multi-level, multi-function community facility (indicative only).

## 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 would be well suited for activities which can spill out into courtyard areas such as hospitality uses, for example, cafes, restaurants and bars. Improved open space connections, with clear sightlines at the Wakefield Avenue / Marriner Street / 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 below).

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

The success of Project 4, and the Master Plan in its entirety, would be enhanced by increased car parking provision within the Village Centre, without imposing upon the look and feel of the Centre as well as the space available within the Centre. To achieve this, off-street car parking areas are proposed on various residentially zoned properties on Nayland Street in proximity to the Village Centre and west of the intersection at Wakefield Avenue (P4.3A).

Nayland Street sites that have been red zoned by CERA could be ideal for off-street parking (P4.3B), providing the natural hazard risk is addressed and appropriate rockfall/cliff collapse protection is provided. Further investigations are needed to confirm whether or not this is a possible solution for those sites. Should the proposed sites not be available for development as new off-street car parking areas, alternative sites elsewhere in the Village Centre will be investigated.

Depending on site design and layout, these spaces could also become flexible spaces for temporary uses and/or special community events at certain times of the year.



Figures 69 and 70. The site of the demolished Community Centre / Museum and 'The Marine', still standing but within the CERA Red Zone.

### 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).

## 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 Master Plan.

# Individual projects



Figure 72. Perspective of new buildings, open space areas/courtyards and off-street car parking areas on Nayland Street, looking east.

### Rationale

The work of 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; an opportunity that was also identified by the Sumner Urban Design Group. This would provide an overall positive benefit to the block in terms of amenity, car parking and useable open space that also offers potential flexibility in terms of its use. 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 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:

- Establishment of community facilities to anchor the heart of the Village Centre to the beach<sup>13</sup>.
- 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.
- Opportunities to provide flexible spaces for different uses and different times of the year.
- Improved pedestrian connections within the block, and improved character and amenity alongside new open spaces.
- 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.
3. Work with stakeholders, including tangata whenua and the public, 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 (P4.3B).
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 (P4.3A and P4.3B).
7. Finalise concepts and staging, and any public-private partnerships that are necessary.

<sup>13</sup> Any decisions will be made under the Council's Facilities Rebuild Plan.

# Individual projects

## Project 5: Gateway site development opportunity (P5)

The project is designed to highlight an important Esplanade and Village gateway site, and signal its potential for a future development opportunity (unspecified).

### 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 lampposts and drinking fountain which are protected by the District Plan. A depression in the dune area on the conservation land provides a change in level from the footpath to the beach. The site is currently used for both passive recreation (for example, picnics) and is the finish line of the annual 'Speight's Coast to Coast' multi-sport event.



Figure 73 and 74. Conservation zone adjacent to the beach, and road reserve on the Marriner/Esplanade corner.

### Project description

This project involves exploring future redesign and redevelopment opportunities for the gateway site. These opportunities should support the ongoing renewal and redevelopment of Sumner Village Centre, the establishment of the Christchurch Coastal Pathway and/or the ongoing protection and enhancement of areas of cultural and/or heritage significance. This potentially includes reference to the impact of the 2010 and 2011 earthquakes on Sumner.

Initiatives could see an increase in visitors to Sumner and create ideas and/or demand for new facilities, land uses or a different site layout. These uses may lead to the establishment of new buildings, landscape plantings and/or other physical structures (for example, signage and/or interpretation).

Key issues that would need to be addressed as part of any redesign or redevelopment are:

- Landmark values: the site is an important gateway into Sumner Village, which contributes to the area's identity and character.
- Heritage significance: listed heritage items are located on and in close proximity to the site, which contributes to the area's history and culture.
- Land status: the site is a combination of legal road and is also located in the Conservation Zone in the District Plan, which will confine options for the site.
- Christchurch Coastal Pathway: the Coastal Pathway may pass through the site, which may also either confine development options or present opportunities.
- Recreation values: the site is used for informal social gatherings (for example, picnics) and formal events (i.e. the 'Speight's Coast to Coast' multi-sport event finish line).

- Community interest: as an established public open space, the site has meaning and value for local residents. Changes to the site's layout or use will need to include community engagement and public consultation.

### Rationale

Public consultation on the Draft Master Plan indicated support exists within the community for a built development to take place on the site. However, there are some in the community that would prefer the site to remain as green open space. In response to public submissions, it is considered appropriate to highlight the site's development potential without specifying a particular outcome. This is because further public engagement and consultation is necessary before changes to the site's use or appearance could occur.

### Principles

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

- Relationship with the Christchurch Coastal Pathway project;
- Public open space or built development that captures the character and identity of Sumner and that is sensitive to visual and environmental considerations.
- Public open space or built development that supports and/or enhances the site's recreation, cultural and heritage significance and, where relevant, supports a consistent approach to any earthquake memorial requests as per the principles approved by the Council on 27 September 2012.

### Next steps:

1. Dependent upon staging and funding of the Coastal Pathway, identify opportunities for project integration.
2. Further identify and develop opportunities in conjunction with tangata whenua and the community.
3. Complete any necessary feasibility studies, including planning analysis.
4. Obtain any relevant consents or approvals, and finalise the design and funding approach.
5. Undertake construction.



Figure 75. Coastal walkway in New Plymouth.

# Individual projects

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

The project responds to local aspirations for improvements to the natural and built character and identity of Sumner Village Centre; and involves the identification of principles to guide building design and appearance, and or landscape design.

### Project description

The intent is to work in partnership with tangata whenua and Sumner community representatives to develop design guidelines to cover various aspects of the built form, landscape and natural character; and the incorporation and expression of culture and local identity within these. The purpose of the guidelines is to engage with prospective developers/business interests to define the community's expectations for Sumner Village Centre, when development opportunities arise and to reinforce principles of high quality urban design.

Another project intention is to explore design issues associated with raised floor levels for flood protection and to ensure that important aspects of development, such as universal access and Crime Prevention Through Environmental Design (CPTED) are considered and incorporated through the design and development process. Some consideration may also be given to promoting 'Sun Smart' principles and practices in the built and natural environment.

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, height provisions in the District Plan may need to be reviewed to take into consideration District Plan requirements for minimum floor levels (at present, height is measured from the ground, not the new floor level of a building).

In developing landscape sections of the design guidelines, consideration can be given to appropriate landscape plantings which provide shade from the sun, as well as aesthetic appeal. Emphasis will be given to selecting 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 benefits<sup>14</sup> for using edible plants and trees in Sumner Village's landscape design could also be explored in the preparation of the design guide.

### Rationale

Good urban design can increase centre patronage, and create a vibrant, economically and socially viable heart for Sumner Village Centre. 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.

<sup>14</sup> For example, locally grown food source, social interaction, education and learning.



Figures 76 - 79. Sumner's diverse built character.



Figure 80. Elevation concept indicative of a future built character for Sumner Village Centre.

# Individual projects

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 as well as weather protection and shade.
- 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.<sup>15</sup>
- 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.

### Principles

The principles of the project include:

- Recognising the relationship of tangata whenua to the area and exploring the use of Māori art and design features, in consultation with Ngāi Tahu.
- Identifying key elements of the existing built and natural environment character of Sumner that should be retained.
- Creating 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.
- Providing guidance to both public and private space.

### Next steps:

1. Prepare a project scope and brief and ensure alignment with the Council's District Plan review.
2. Undertake a character analysis for Sumner Village Centre to identify key cultural, built and natural landscape elements and qualities, in conjunction with key stakeholders.
3. Work with tangata whenua, stakeholders and community representatives to prepare design principles.
4. Develop and finalise design guidelines.

### Sumner landscape palette



Figure 81. Potential design palette for a future landscape character for Sumner Village Centre.



Figure 82. Existing planters and seating within Sumner Mall.

<sup>15</sup> Elements which comprise finer grain of development include low rise buildings, narrow plot widths and small floor plates.

# Individual projects

## 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 currently 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.
- Where available, provide information on public infrastructure (for example, repair and/or redevelopment).



Figure 83. The 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.
- Providing advice and information to other agencies involved in earthquake recovery.

### Next steps

1. Continue to offer a Case Management service to Sumner Village Centre as a short-term initiative.
2. In collaboration with commercial property and business owners, and other stakeholders, investigate opportunities for transitional projects to enliven vacant spaces (refer to R5).

### R2 Sumner Business Association

Sumner Village Centre has an established business association, which is more passionate 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.
- 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.

# Individual projects

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.
- Promoting high standards of customer service, for example through staff recruitment and training.

The SBA can also contribute to the implementation of this 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.

### 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.
- 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 Master Plan is P4.1 Redeveloping community facilities. The Council could enter into a public/private partnership with a business or developer for a building to provide floorspace for a combination of community and commercial services.

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 on 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.

### 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.
- Increasing the function and amenity of public/private property, and increasing community resilience and pride.

### Next steps

1. Identify public/private partnerships opportunities and use the Case Management service and this Master Plan to discuss potential partnerships with property and business owners and/or other stakeholders.
2. Formalise partnerships based on Council policy and approval, initiate legal processes and secure any necessary funding.
3. Finalise and implement.

# Individual projects

## R5 Transitional projects

Transitional projects are a way for the Council and the community to invigorate vacant space on an interim use basis and to explore and test new ideas to draw activity, business and investment back into Sumner. Transitional projects (such as those created by Greening the Rubble and Gap Filler) can be entirely community-led or can be a collaborative partnership between the community and other agencies, such as the Council.

The Sumner community has already initiated several transitional projects in the form of container art and the conversion of the former Sumner Community Centre and Museum site to a temporary managed green space and a relocatable half-pipe structure for skaters. Some other examples of successful transitional projects in Christchurch initiated since the earthquakes include:

- Gap Filler’s Summer Pallet Pavilion, Gap Golf Holes (across various sites), Book Fridge and Dance-o-Mat.
- The Labyrinth by the Student Volunteer Army, on the former St Luke’s in the City site.
- Transitional streetscapes (for example, Gloucester, Colombo and Tuam streets).
- Greening the Rubble’s temporary car park frontages, native garden at the corner of Salisbury and Madras streets, and the community garden on Fitzgerald Avenue.
- ArtBox, by Christchurch Polytechnic Institute of Technology in collaboration with creative industry partners, at the corner of Madras and St Asaph streets.

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

### Principles

The principles of transitional projects led or supported by the Council include:

- Being creative, experimental and pushing boundaries.
- Trialling and testing new ideas.
- Working with the community and the private sector in new and innovative ways.
- Reviewing and learning what works and what doesn’t work.
- Maximising value for Council funding through partnerships, sponsorships and project alignment.
- Increasing the function and amenity of public/private property, and increasing community resilience and pride.

### Next steps

1. Identify ideas and site opportunities for activating vacant spaces on an interim use basis using the Case Management service.
2. Explore potential collaborations and partnerships with interested individuals, groups and stakeholders to identify champions and supporters.
3. Confirm availability of suitable site.
4. Develop project design, delivery and maintenance plans and funding strategy.
5. Investigate Council support which may include funding.
6. Finalise and implement.



Figure 84. Transitional greenspace on the site of the former Sumner Community Centre and Museum.



## 9.0 Master Plan implementation

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

# Master Plan implementation

*This section of the Master Plan addresses its implementation. 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 timeframes, 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 Timeframes

The timeframes 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 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 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 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 Village 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 timeframes provided in the implementation table (below) 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. With respect to private development, the level of Council involvement will depend on the input required or requested from property owners.

# Master Plan implementation

## 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, Three Year Plan or Long Term Plan.

Estimated costs to the Council associated are \$14,650,000 as per the following breakdown:

1. Street rebuilds, landscaping and gardens (excluding car parking areas): total \$12,550,000.
2. Lanes and courtyards, design and paving: total \$200,000.
3. Esplanade open space improvements and play area: total \$1,100,000.
4. Improvements associated with new community facilities<sup>16</sup>: total \$800,000.

The above figures are preliminary costings. They exclude costs associated with any strategic land acquisition for off-street car parking and any strategic land acquisition and road surfacing for the Marriner Street east road link through to Nayland Street.

The Council will still need to complete detailed costings in conjunction with the Council's financial planning processes, which involves the identification and prioritisation of projects across the whole city. Council activities and priorities change over time and projects that are identified can be contested during the reviews of the Long Term Plan which take place every three years.

The funding, timing and scope of a Council-led project or action is subject to Council processes and approvals, whether it is through the Annual Plan, Three Year Plan or Long Term Plan, resource and/or building consent processes. In the majority of instances, there will 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 cannot be achieved by the Council alone, and earthquake recovery requires participation from all sectors of the community, including tangata wheuna, property and business owners, community groups, other government and non-government agencies and residents living in and beyond Sumner.

Public consultation on the draft version of this Master Plan revealed that several local organisations and many individuals and groups within the Sumner community are willing to assist with the implementation of the Master Plan.

<sup>16</sup> Includes surfacing improvements to courtyard spaces and connections, and car park preparation and surfacing.



# Master Plan implementation

Implementation table for the Sumner Village Centre Master Plan

Recovery theme / goal <sup>17</sup>	Project	Action	Timeframe	Lead	Support partner	Council cost
M, B	<b>(P1) Improving the movement network and streetscape amenity</b>	Marriner Street-west and Wakefield Avenue, enhancements (P1.1)	Short	Christchurch City Council (Council)	Property owners and other stakeholders	(CAPEX)
M, B		The Esplanade streetscape enhancements (P1.2.1)	Short/medium	Council	Property owners and other stakeholders	(CAPEX)
M, B, E		The Esplanade road closure (P1.2.2)	Medium	Council	Property owners and other stakeholders	(CAPEX)
N, C, B		The Esplanade open space enhancements and play area (P1.2.3)	Short/medium	Council	Property owners and other stakeholders	(CAPEX)
M, B, C		Burgess Street shared space (P1.3.1)	Short/medium	Council	Property owners and other stakeholders	(CAPEX)
M, C, B		Burgess Street viewing platform (P1.3.2)	Short/medium	Council	Property owners and other stakeholders	(CAPEX)
M, B, C, E		Marriner Street-east, shared space and weekend market (P1.4.1)	Short/medium	Council	Property owners and other stakeholders	(CAPEX)
M, B, E		Marriner Street-east, viewing platform (P1.4.2)	Short/medium	Council	Property owners and other stakeholders	(CAPEX)
M, E, B		<b>(P2) Creating lanes and courtyards</b>	Lanes and courtyards (P2.1)	Short	Council	Property owners
B, E	Mixed-use development for new commercial opportunities, District Plan investigations (P2.2)		Short	Council	Property owners and other stakeholders	(OPEX)
B, E	Anchor development at the Esplanade and Marriner Street intersection (P2.3)		Long	Property owners	Council	(OPEX)
B, E, M	<b>(P3) Strengthening the retail core</b>	Comprehensive redevelopment of Sumner Mall for new road extension (P3.1)	Short/medium	Council	Property owners and other stakeholders	(OPEX) + (CAPEX)
B, M, E		Anchor development at the Esplanade and Marriner Street-east intersection, District Plan investigations (P3.2)	Short	Council	Property owners	(CAPEX)

<sup>17</sup> B = Built environment, E = Economy and business, N = Natural environment, C = Community wellbeing, M = Movement.

# Master Plan implementation

Implementation table for the Sumner Village Centre Master Plan

Recovery theme / goal <sup>17</sup>	Project	Action	Timeframe	Lead	Support partner	Council cost
C, B	<b>(P4) Supporting the heart of Sumner community</b>	Redevelopment of community facilities (P4.1)	Short/medium	Council	Sumner Community Centre Inc. and other stakeholders	(OPEX) + (CAPEX)
B, M, E		Open space enhancements and courtyard connections (P4.2)	Short/medium	Council	Property owners	(OPEX) + (CAPEX)
B, M, E		Off-street car parking provision (P4.3A & B)	Short/medium	Council	Property owners	(OPEX) + (CAPEX)
C, B, N	<b>(P5) Gateway site development opportunity</b>	Site investigations	Long	Council	Community and other stakeholders	(OPEX) + (CAPEX)
B, N	<b>(P6) Improving the built and natural environment</b>	Character analysis for design guidelines (P6)	Short	Council	Joint working group and other stakeholders	(OPEX)
E, B	<b>(R) Recovery together</b>	Case Management (R1)	Short/medium	Council	Property owners	(OPEX)
B, M, E		Sumner Business Association (R2)	Short	SBA	Council and other stakeholders	(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 and other stakeholders	(OPEX + possibly CAPEX)
E, C, B		Transitional projects (R5)	Short/medium	SBA/Council	Property owners and other stakeholders	(OPEX)

**Note:** The funding, timing and scope of actions are subject to the Council's approval, through the Long Term Plan and/or Annual Plan processes, and further stakeholder/community engagement, including land/building owner consent where required. The final use of all Council-owned buildings is subject to detailed engineering assessments (DEEs) and resulting decisions regarding their repair or rebuild.

# Appendix one

## Appendix 1 – Sumner Urban Design Group and the 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 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 plan<sup>18</sup> 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 Sumner Village Centre Master Plan. It also set the scene for ongoing collaboration between the Council, Sumner residents, property and business owners, community groups, 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 85. Front cover of the Sumner Urban Design Group Plan.

### A2.2 Joint Advisory Group for Sumner

The Joint Advisory Group (JAG) 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 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 JAG 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 the 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 <sup>19</sup> | Christchurch City Council        |
| 10. Miranda Charles                | Christchurch City Council        |

# Appendix two

## Appendix 2 – The broader strategic planning and earthquake recovery context for this Master Plan

The 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 Master Plan.

### Canterbury Earthquake Recovery Act 2011 and Recovery Strategy

The Government has prepared a Recovery Strategy under section 15 of the Canterbury Earthquake 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 Council Community Plan

The Long Term Plan (LTP) is the Council's 10-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 LTP contains nine Community Outcomes; a collection of aspirations relating to life in the city – developed through community consultation. Related to the 10-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.

The Council and Government recently agreed the Council would prepare a Christchurch City Three Year Plan in 2013. The Long Term Plan, a 10-year business plan, was deferred until 2015. The Three Year Plan can be viewed at this link: [www.ccc.govt.nz/thecouncil/policiesreportsstrategies/ltcp/Index.aspx](http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/ltcp/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 (UDS) see this web link: [www.greaterchristchurch.org.nz/Strategy/](http://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 UDS. 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.

The Council began a review of its District Plan on 1 July 2013.

### Christchurch Transport Strategic Plan

The purpose of the Christchurch Transport Strategic Plan (CTSP) 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.

<sup>18</sup> Sumner community's draft Sumner plan can be viewed at this link [http://issuu.com/sumnereq/docs/sumner\\_plan\\_draft\\_2-light](http://issuu.com/sumnereq/docs/sumner_plan_draft_2-light)

<sup>19</sup> Jenny Ridgen (Healthy Environment Programme Manager) served on the JAG between 1 February and 30 June 2012.

# Appendix two

The CTSP acknowledges the importance of Sumner as a key transport hub, and needs to be accessible to all people. The following CTSP 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.
- 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.
- Investment in green infrastructure and enhancements in road renewals.

The Christchurch Cycle Design Guidelines were prepared as part of the Transport Strategic Plan and will influence the design, implementation and review of all new cycle facilities in Christchurch.

Both the CTSP and the Cycle Design Guidelines can be viewed at this website: [www.ccc.govt.nz/thecouncil/policiesreportsstrategies/transportplan/index.aspx](http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/transportplan/index.aspx)

## Christchurch Visitor Strategy<sup>20</sup>

The Christchurch Visitor Strategy was developed through a collaborative partnership between the Council, Christchurch and Canterbury Tourism, Canterbury Development Corporation, visitor industry representatives and Ngāi 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](http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/strategies/christchurchvisitorstrategy.aspx)

## Facilities Rebuild Plan

Decision making on the future of Sumner's 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.
- 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](http://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: [christchurchcitylibraries.com/2025/](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.

# Appendix two

## 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. Detailed scoping of the SCIRT repair work programme in Sumner Village Centre began in October 2012, with the physical work scheduled to take place in 2015.

## Christchurch Coastal Pathway and Ferry Road / Main Road Master Plans

The Council's work programme includes a number of projects and initiatives for the area between Ferrymead and Sumner. These include Ferry Road / Main Road 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 Christchurch Coastal Pathway.

An initial concept plan for the Christchurch Coastal Pathway has been developed in conjunction with the community based Coastal Pathway Group. The Christchurch City Three Year Plan for 2013 – 2016 has provided \$9.9 million towards the funding of this project. Additional fund raising is being pursued by the Coastal Pathway Group.

Some of the elements of the pathway may be delivered through existing SCIRT projects within the next three to five years. Completion of the whole pathway length between Ferrymead Bridge and Scarborough Beach is likely to take place some time after that.

## Mahaanui Iwi Management Plan 2013

This Iwi Management Plan (IMP) is a mandated statement from the six rūnanga around Christchurch and Canterbury. It is an expression of kaitiakitanga and rangatiratanga. The Plan provides a values-based, plain language policy framework for the protection and enhancement of Ngāi Tahu values and for achieving outcomes that provide for the relationship of Ngāi Tahu with natural resources across Ngā Pākihi Whakatekateka o Waitaha and Te Pātaka o Rākaihautū.

The IMP was formally lodged with councils across the takiwā at a ceremony on Friday 1 March 2013, at Tuahiwi Marae.

<sup>20</sup> Locals have signalled an interest to increase Sumner's tourism potential.

# Appendix three

## 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 attracts 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 coverage/plot ratios<sup>21</sup>, 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 (DEEs) (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 metres) of floorspace has been demolished as a result of earthquake damage. On 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 completes its review of 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.

# Appendix three

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.

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<sup>22</sup>.
- 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.
- Improved flood risk mitigation, in areas prone to inundation and flooding, where ground-floor space is used for commercial rather than residential uses.

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.

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 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 metres of land<sup>23</sup>, 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)<sup>24</sup>;
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<sup>25</sup>;
3. Up to 1765 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 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.
- 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.

<sup>21</sup> Plot ratio is the relationship between net floor area of the building and the net site area.

<sup>22</sup> Approximately 1765 square metres of floor area is located in the Port Hills Red Zone.

<sup>23</sup> Taking into account assumptions made about site coverage and the use of upper floors for commercial activities such as offices or restaurants.

<sup>24</sup> This would bring Sumner closer to the size Lyttelton and Avonhead commercial centres.

<sup>25</sup> To encourage active uses at street level, above ground floor office space is desirable.

# Appendix four

## Appendix 4 – District Plan summary

This appendix summarises the parts of the District 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 District Plan that will influence how centres will rebuilt or changed. The Council began a review of its District Plan on 1 July 2013.

### 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 an important servicing points for the residential areas of the city.

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

### Rules of the City Plan (Volume 3)

The rules of the City Plan are the detailed means of implementing the objectives, policies 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 Business 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 a 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).

# Appendix four

## 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 currently 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 metres PFA thereafter. Cycle parking is currently 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

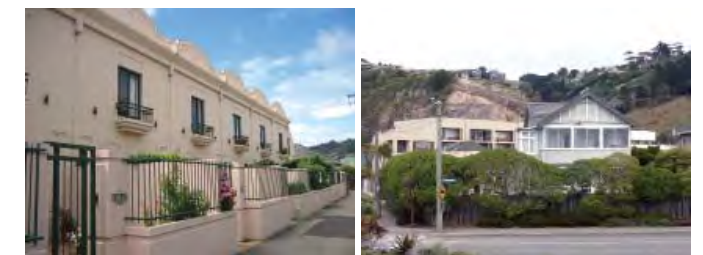
Parking and outdoor storage areas shall be screened from adjoining road(s) by either landscaping, wall(s), fence(s) or a combination, except across those parts of the road boundary used as a vehicle crossing. The minimum height of screening for residential activities is 1.2 metres and for other activities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

The Sumner Village Centre is located within a flood management area. The Village 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.



Figures 86 and 87. Examples of Sumner's existing residential built character.

# Appendix five

## 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 grain<sup>26</sup> 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.



Figures 88 and 89. Examples of street furniture in Sumner.

<sup>26</sup> Grain is an urban design term that refers to the horizontal and vertical pattern and arrangement of development, street sections and blocks.

# Appendix five



CURRENT CITY PLAN - VILLAGE HEIGHT RESTRICTION (MARRINER ST - 8 m)



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



Figures 90 and 91. Illustrations of the current City Plan height restrictions for Marriner Street and Nayland Street (prepared by members of the Sumner Urban Design Group).

# Appendix six

## Appendix 6 – Summary of stakeholder and community feedback, April 2012

Topic	Likes	Dislikes	Wants	Concerns
<b>Natural environment</b>				
	Rural and sea views Seaside identity of the Village Centre	Ugly trees, like those in Nayland Street	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	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
<b>Community wellbeing, heritage and culture</b>				
	Māori history Heritage information Community centre, museum and library Surf Life Saving Club Friendly people FUSE Youth Cafe	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	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	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

# Appendix six

Topic	Likes	Dislikes	Wants	Concerns
<b>Movement</b>				
	Car parks outside shops and along the Esplanade	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)	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	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
<b>Economy and business</b>				
	Small independent retailers, boutique business character	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	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	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

# Appendix six

Topic	Likes	Dislikes	Wants	Concerns
<b>Built environment</b>				
	Restrictions on height Small intimate Village feel Uniqueness Diversity of buildings	Lack of directional signage Poor lighting Inconsistent street edge (i.e. some building set back from the street) High rises The shipping containers	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	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 seven

## 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 Reserve<sup>27</sup>.

### 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 1-in-200-year rainfall event (versus a 1-in-50-year event).

<sup>27</sup> Also locally known as Peacock’s Gallop.

### Tsunami

Sumner 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 three metres with velocities up to three metres over most of the Sumner valley floor. Lower velocities (for example, in the range of one to three 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 provide information on and encourage evacuation planning by 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 a precautionary approach is. For the purposes of this 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.



# Acknowledgements

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## **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

## **Consultant:**

- Jane Rennie, Boffa Miskell

## **Te Rūnanga O Ngāi Tahu – Mahaanui Kurataiao Ltd**

## **Christchurch City Council:**

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