

Linwood Neighbourhood Plan – Draft

July 2026



Draft Linwood Neighbourhood Plan – Summary

Overview

The Linwood Neighbourhood Plan aims to:

- Support the Linwood neighbourhood to be a great place where current and future residents want to live.
- Achieve a liveable, attractive, inclusive, and safe neighbourhood.
- Help residents to feel a strong sense of identity and community.

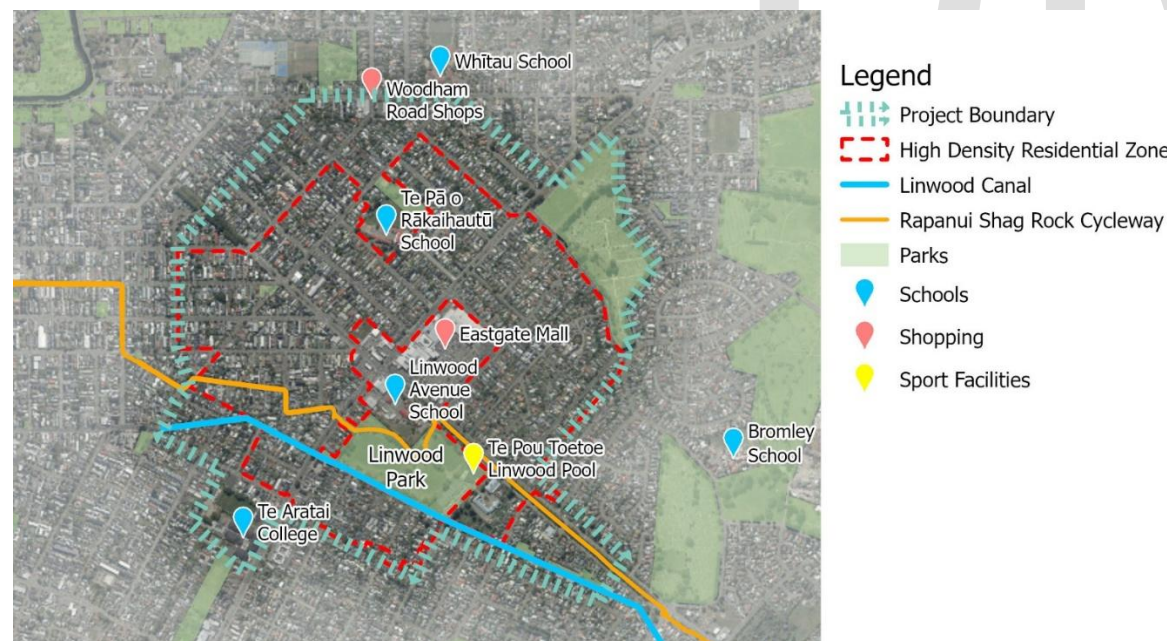
The plan is a long-term guide for Linwood’s future, with actions expected to roll out gradually over the next 20 years. It creates a shared community vision which will support funding for potential projects. By having the plan and priorities in place, future Council funding decisions can take them into consideration. The plan will stay flexible and evolve as Linwood does.

Why Linwood?

Linwood is expected to grow and change over the next 20 years. New national planning rules allow more housing near town centres, and parts of Linwood are now zoned for higher-density development. This means more homes in the future and opportunities for new shops and services – but also changes, like more cars parking on the street and fewer trees as large private gardens are redeveloped. Infrastructure constraints, such as wastewater and stormwater, may also impact the rate of transition to a higher-density neighbourhood. The challenge is to manage this growth so that it benefits both current and future residents of Linwood.

Plan focus

This project focuses on the Linwood neighbourhood, as shown on the map below. It will have a focus on central and north Linwood. This is also the western part of the Eastern Christchurch Priority Regeneration Area from the [Greater Christchurch Spatial Plan](#).



Scope

This plan brings together ideas from the community, planning analysis, and new concepts developed in response to the issues we’ve heard about, to create a long-term vision for Linwood. It aims to expand local opportunities by connecting and building on existing projects – such as planned street renewals, [street and footpath maintenance](#), and [new proposals for Linwood Park](#) – that are already underway or scheduled. The plan also includes ideas that the community and private sector can lead, and identifies ways that the Council can encourage and support these.

Our approach

The draft plan has been developed based on insights gathered from past community engagement, planning analysis, and recent community group interviews. It was refined in April–May 2026 with input from an Advisory Group of community representatives. The next step is to seek feedback from the wider public. Following this, the plan will be presented to community boards and Council for endorsement/approval.

At this stage, there’s no designated funding for projects in the plan but, once endorsed, it will help guide funding decisions made in the Council’s long-term and annual plans by identifying Linwood’s priority projects. An implementation plan is also included, outlining which projects have started and which require future investigation. The plan will be online, and we’ll aim to keep the related information fresh as the neighbourhood evolves, new opportunities arise, and projects are completed.

What we’ve heard

You’ve told us you love Linwood’s parks, trees, location, affordability, diversity, and character. You want to see some changes, though, like improved safety, better footpaths and streets, more open space and trees, quality and affordable housing, better flood management, and a livelier centre. Future intensification and supply of on-street parking are also key concerns.

Vision for Linwood

Linwood is a vibrant, green, and safe neighbourhood, where people have many travel options to access community facilities, the commercial centre, schools, Linwood Park, and the Ōtākaro Avon River Corridor. The neighbourhood’s thriving centre is anchored by its collection of community and commercial facilities. Residents have access to affordable and quality homes and facilities that meet their diverse needs. It’s a place for people of all ages, where residents feel proud to call Linwood home.

Key themes

The plan is organised into five themes. The goals for each are summarised below.

- Healthy, green neighbourhood**
The neighbourhood is greener with enhanced biodiversity, increased tree canopy cover, accessible natural features, improved open space, and the community is involved in caring for the environment.
- Housing for everyone**
The residential environment is attractive with a diverse range of quality and affordable homes that meet the needs of all ages, households, and abilities.
- Easy and enjoyable to get from A to B**
The neighbourhood has a high degree of connectivity, with appealing streetscapes, improved safety, and greater use of active and public transport modes.
- Safe and thriving neighbourhood**
The community hub and commercial centre contribute to a thriving neighbourhood core with a mix of activities and facilities to meet residents’ needs. Community infrastructure throughout the neighbourhood is accessible, and there’s less risk from natural hazards.
- Strong sense of community**
The neighbourhood has a positive identity, residents feel safe and connected, and there’s a strong cultural narrative present.

Plan framework

Themes

Potential initiatives

Healthy, green neighbourhood

- Enhance existing open space.
- Increase tree canopy coverage in streets and parks.
- Manage neighbourhood litter and rubbish.
- Create an active, green corridor from Linwood Canal to the Ōtākaro Avon River.
- Linwood Canal improvements.
- Support community interest in creating community-owned parks.

Housing for everyone

- Encourage quality, high-density housing via support for landowners and developers.
- Encourage diversification of housing stock (e.g. affordable, accessible, and family houses) and alternative tenure models (e.g. papakāinga and kāinga nohoanga, co-housing, etc.).
- Explore ways to limit any negative impacts of housing intensification.

**Easy and
enjoyable to
get from
A to B**

- Wayfinding, lighting, and placemaking initiatives to highlight safe routes and improve gateways and laneways.
- Explore approaches to suburban car parking in high density areas.
- Improve safety and access for pedestrians, cyclists, and public transit users around Eastgate Mall and in the wider neighbourhood.
- Investigate opportunities to improve neighbourhood connections and access (e.g. mid-block links and cycle connections).

Safe and thriving neighbourhood

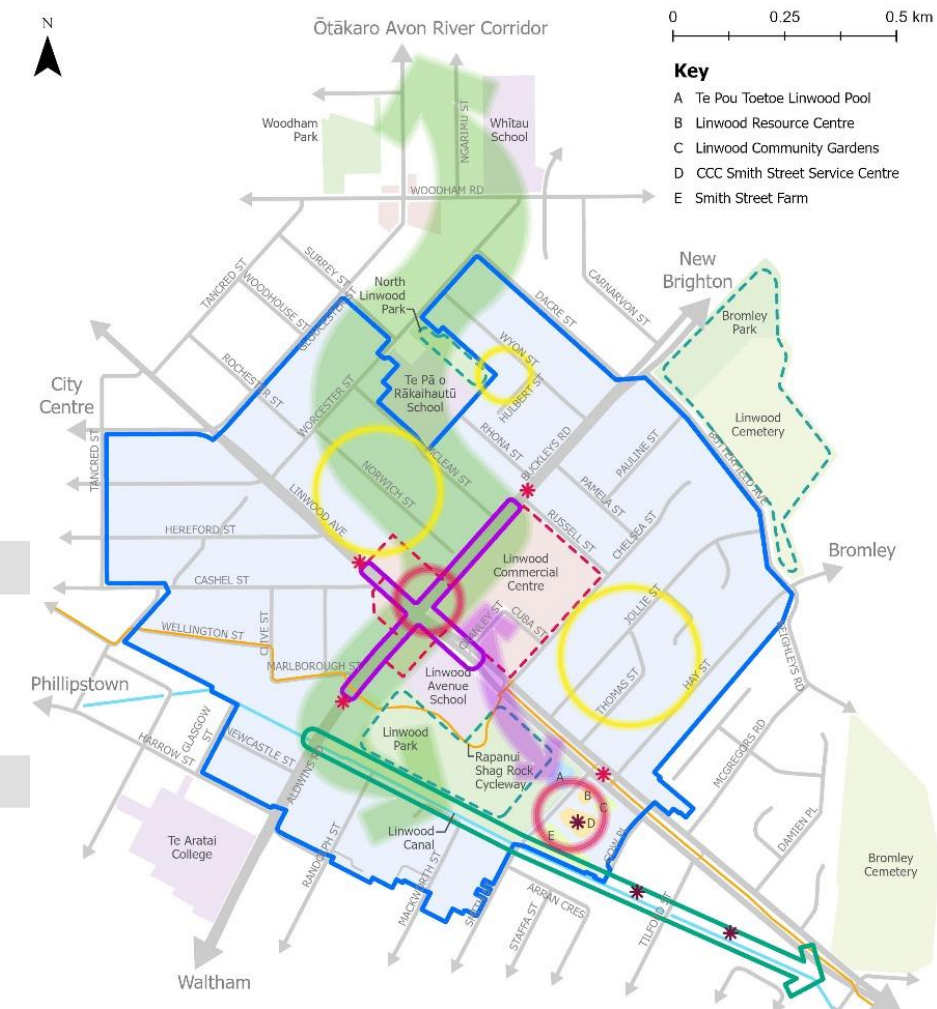
- Work with the new owners of Eastgate Mall.
- Support other opportunities for improving the commercial area.
- Support risk management projects and share information about natural hazard risks to improve awareness and response.
- Consider creation of a safe youth space in the centre.
- Explore future opportunities for the Smith Street Service Centre site.
- Investigate a service hub, free phone, free ATM, and local employment.

**Strong sense
of community**

- Promote Linwood's strengths and welcome new residents.
- Explore ways to express the stories, values, and history of mana whenua and other groups in the built environment.
- Collaborate on neighbourhood events, facilitate placemaking activities, and support community initiatives.
- Explore potential initiatives to improve community safety.
- Investigate the idea of a civic space.

Key moves

The diagram below shows the ‘key moves’ of the plan. These projects will change the look and feel of the area and help achieve the vision. All locations are indicative and still need further investigation.



Legend

-  **Green active corridor** – Connect the canal, centre, and the Ōtākaro Avon River, with greening, public-realms improvements and active travel infrastructure for pedestrians and cyclists.
-  **Critical hub connection and key network improvements and greening** – Active travel and safety improvements and greening on main roads and intersections (e.g. Linwood Avenue, Buckleys Road, and Aldwins Road) to improve the amenity and connectivity of the core.
-  **Civic space opportunities** – Scale and role to be explored, but it could range from a small green link with bench seating to a larger space more suitable for community gatherings or events.
-  **Linwood Canal improvements** – Improvements along the canal to provide ecological and amenity benefits, increase use and safety, create places for play, and connect to the Ihutai Estuary.
-  **Opportunities to enhance open space** – Open-space areas that could be improved (to investigate).
-  **Strong commercial centre** – Support landowners and businesses to create a lively, safe, and prosperous commercial centre.
-  **Streetscape and public realm improvements** – Streetscape and infrastructure improvements throughout the high-density-zoned area, to manage growth pressures and increase amenity.
-  **Improve neighbourhood connections** – Explore opportunities to create mid-block linkages, to better support connections through neighbourhoods.
-  **Council land investigations** – Investigate future opportunities for key Council land holdings in the neighbourhood to align with community needs and aspirations.
-  **Neighbourhood gateways** – Enhance amenity at entries to the commercial centre and/or wider neighbourhood (locations shown indicatively; to be investigated).

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Introduction

The Linwood Neighbourhood Plan has several aims:

- Support the Linwood neighbourhood to be a great place where current and future residents want to live.
- Achieve a liveable, attractive, inclusive, and safe neighbourhood.
- Help residents to feel a strong sense of identity and community.

Why a neighbourhood plan?

Local Area Planning (LAP) is about creating a plan to guide long-term growth and change in a neighbourhood, with the goal of making it a better place to live. The process involves working with residents, local businesses, and community organisations to develop a shared vision and actions that reflect what people want and need. These actions help set priorities for the area and give the Council clear guidance when making decisions and investing in improvements.

Local area plans usually set a clear direction and may take years to develop. For Linwood, this plan takes a more flexible approach so it can adapt over time. It's been shaped by what we've heard from the community through past engagement, informal conversations with residents, and recent targeted interviews with community group members. However, rather than a fixed list of projects, it's a collection of ideas for further investigation. This flexibility means the plan can respond to changes in the neighbourhood, reflect evolving community priorities, and take advantage of new opportunities. Built around key themes and desired outcomes, the plan identifies potential projects that will be developed further with community input.

The plan is a long-term guide for Linwood's future, with actions expected to roll out gradually over the next 20 years. It doesn't guarantee delivery of all actions straight away – or at all. Instead, it provides a shared vision that will help to prioritise and secure future funding for local projects. By having a plan in place, we can make a strong case to fund the improvements that matter most to residents.

The plan is a long-term guide; it will help Council understand community priorities and make future funding decisions. There is no dedicated funding yet, projects in this plan will be considered through future Long-Term Plan and Annual Plan budgets, with implementation staggered over the next 20 years.

As a 'living document,' the plan will be updated at key points to keep it current, support funding decisions, and adapt to changes. Updates will be shared on a [dedicated webpage](#). The draft implementation plan identifies Council-led projects – in progress, currently being investigated, and to be investigated in the future – as well as projects that could be led by the community and other partners.

The plan will be useful to a variety of groups, including:

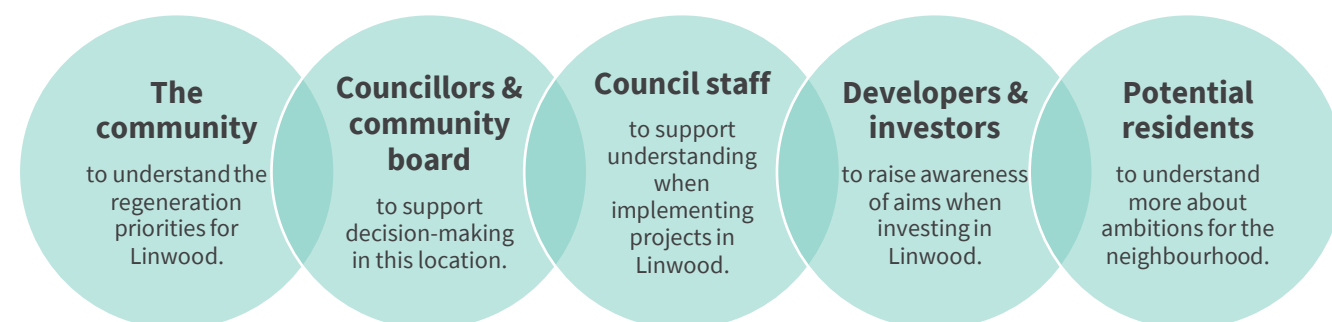


Figure 1: Interested groups

Why Linwood?

Over the next 20 years, Linwood is expected to grow and change. New national planning rules allow more housing close to town centres, and parts of Linwood are now zoned for higher-density housing. This means more homes can be built in what is currently a mostly low-density suburban area, and we're already seeing new housing developments (see Appendix A, section A4). More homes bring opportunities for a greater mix of housing and new investment in shops and services. However, this also means changes, such as more cars competing for street parking and fewer trees as large private gardens are redeveloped. Infrastructure constraints, such as wastewater and stormwater, may also impact the rate of transition to a higher-density neighbourhood. The challenge is to manage this transition in a way that balances growth with good outcomes for the community, so Linwood continues to be a great place for current and future residents.

Alongside managing growth, there has long been a need to prioritise regeneration in Linwood. Both strategic and technical evidence highlights a need for Christchurch City Council and partners to respond.

Strategically, the need to prioritise regeneration for Linwood has been identified in several governance documents, including:

- The [Greater Christchurch Spatial Plan](#), as part of the Eastern Christchurch Priority Regeneration Area.
- The [Ōtautahi Christchurch Planning Programme](#), as an area for local area planning (Tranche 2).

There's also alignment with several other key strategic documents which guide how we might approach local area planning in the Linwood neighbourhood.



Figure 2: Strategic context

Regarding the technical evidence, Linwood has recently benefitted from a range of investment, including Te Pou Toetoe Linwood Pool, Te Aratai College, and the Rapanui Shag Rock cycleway, but there's still a need to address long-standing community concerns and lower-scoring attributes of the neighbourhood (see pages 8-9 and Appendix B for details).

Plan focus

This project focuses on the Linwood neighbourhood, as shown on the map below and page 6. At first, it will have a tighter focus on central and north Linwood, making up the western part of the Eastern Christchurch Priority Regeneration Area from the Greater Christchurch Spatial Plan. The project sits alongside other regeneration, community, and adaptation initiatives, including the Linwood Village improvements, Inner City East Linwood Revitalisation Plan, Weaving the East project, and the next focus area for Coastal Hazard Adaptation Planning (Figure 3). The project will adopt a flexible boundary to recognise the context, existing networks, and other projects.

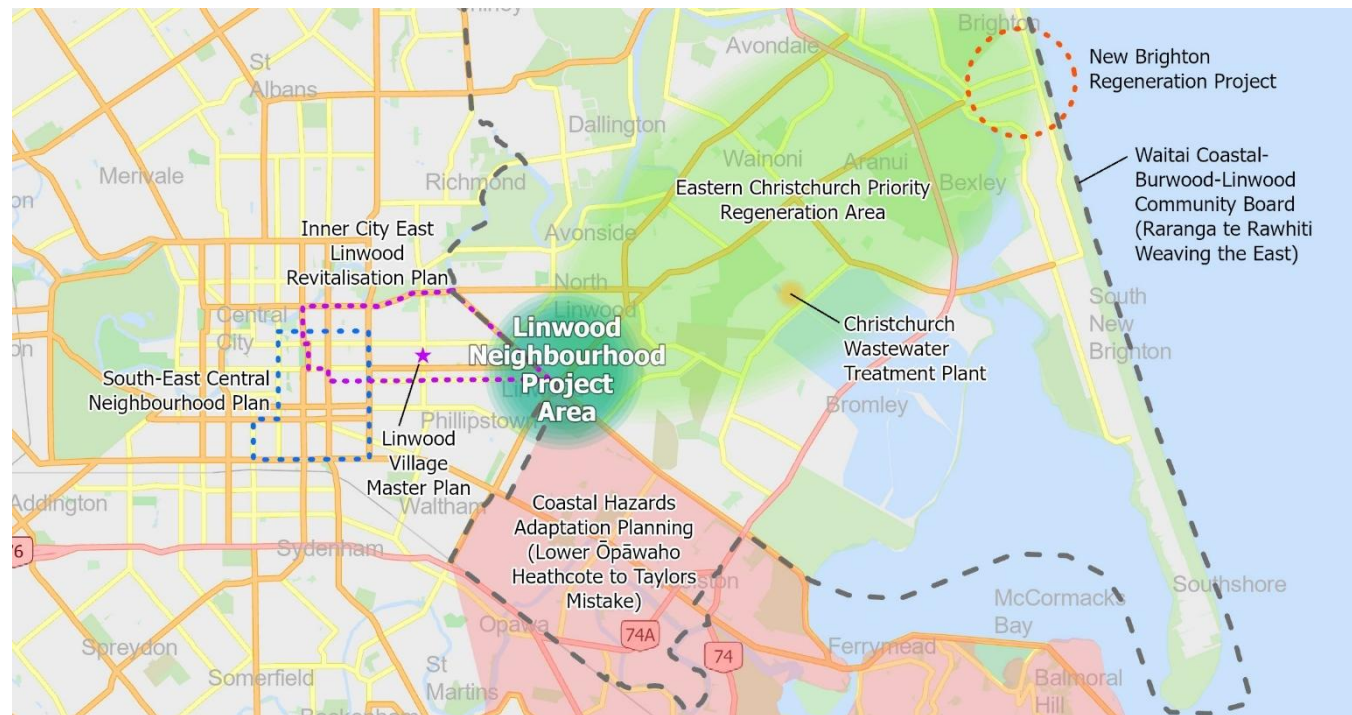


Figure 3: Project area and nearby initiatives

Timeframe, scope, and funding

We're planning for the next 20 years to make sure Linwood continues to grow in a way that strengthens the neighbourhood. This plan won't revisit projects that have already been agreed. Instead, it will bring together ideas the Council could lead, along with concepts already championed by community groups, to create a broader vision for the area. These are ideas for discussion with the community, not a list of guaranteed projects. From these conversations, priorities will be developed. Implementation will depend on community support and future Council funding decisions, and the plan will help guide those decisions and make a strong case for investment in improvements that matter most to residents. The plan also includes ideas that the community and private sector can lead, and identifies ways that the Council can encourage and support these.

Acknowledgement of mana whenua

Ngāi Tūāhuriri are mana whenua of the Linwood area. We met with Whitiōra, Ngāi Tūāhuriri's conduit for the Council, early in the development of the plan, and we'll continue to look to them and their priorities as the actions in the plan develop. Early conversations have highlighted difficulty establishing papakāinga and kāinga nohoanga, particularly within urban areas. Ngāi Tūāhuriri values include protecting and restoring the health of the land, water, mahinga kai (food gathering), and the biodiversity of the takiwā (area). The plan seeks to work with mana whenua as a partner in housing and community development programmes, and to improve the environmental quality of the Linwood area and natural features.

Our approach

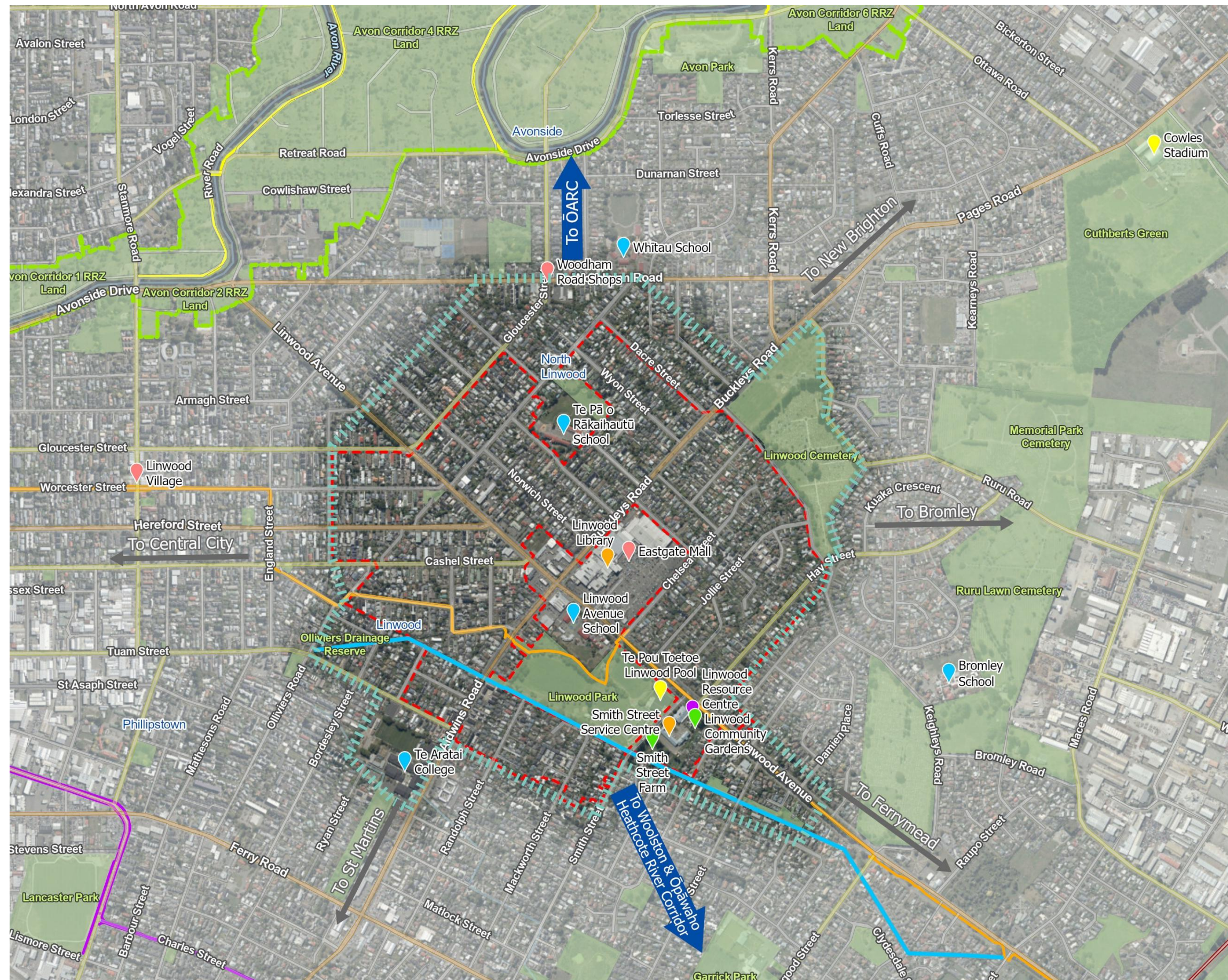
In April/May 2026, the plan was refined with input from an Advisory Group made up of community board members, community group representatives, and key agency representatives. The next step is to share it with the wider public for feedback. After that, the plan will go to the community boards and Council for endorsement.

The diagram below shows how we've developed the plan so far and next steps.



Figure 4: Approach diagram

Project area and context



This map shows the project area in more detail and highlights some of the key existing features in the neighbourhood.

The commercial centre covers a relatively large block in the centre of the project area. High-density residential zoning surrounds the commercial centre.

Linwood Park is located to the south of the centre, and Linwood Canal to the immediate south of the park. Te Aratai College is also located to the south. The Linwood Community Centre and Community Gardens are east of the park.

The project area also extends north to the Woodham Road shops and highlights (blue arrows) key connections to the nearby river corridors: the Ōpāwaho Heathcote River to the south and Ōtākaro Avon River Corridor (ŌARC) to the north. The ŌARC is benefitting from a range of recreation projects, including the Avon Park improvements, new pathways, and the Kerrs Reach project. These new assets are all in proximity to the Linwood neighbourhood.

Legend

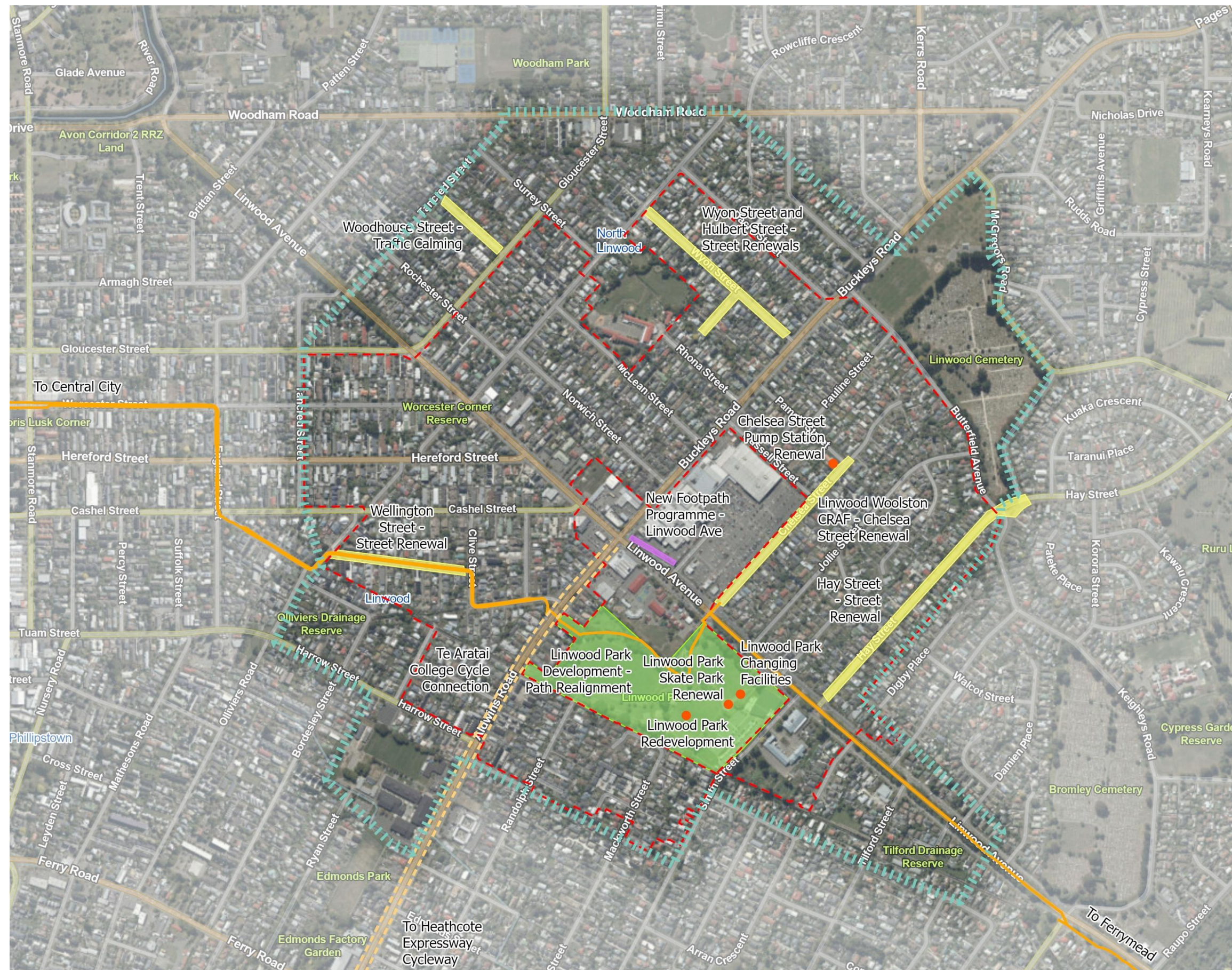
- - - Project Boundary
- Community Centre
- Community Gardens
- Christchurch City Council Facilities
- Schools
- Shopping
- Sport Facilities
- Linwood Canal
- Heathcote Expressway Cycleway
- Rapanui Shag Rock Cycleway
- Te Ara Ōtākaro Avon River Trail
- - - High Density Residential Zone
- - - Ōtākaro Avon River Corridor
- Parks

0 0.2 0.4 Kilometers



Figure 5: Project area detailed map

Current planned projects



This map shows Christchurch City Council's currently planned capital projects in the Linwood neighbourhood. These projects have funding through the current Long-Term Plan and Annual Plan. Note that the Linwood Ave New Footpath Programme project is currently unfunded. In addition to those mapped, there's also the Linwood Bus Stop Improvements project and a proposed Major Cycle Route (MCR) north of Eastgate between New Brighton and the Central City.

You can view these projects online (if viewing a paper copy see links in Appendix D):

- [Long Term Plan and Annual Plans](#)
- [Current Capital Budgets](#)
- [Capital Projects Viewer](#)

Road and footpath resurfacing projects can be viewed here: [Maintenance renewal programme](#).

Recent and ongoing community-led projects in the area include the Linwood Canal mural (behind Gow Place), and planting along the canal, by the Linwood Waterway Group.

Current works in your area can be viewed here: [Work in your area](#).

Environment Canterbury is undertaking a citywide review of the public transport network, find out more here: [Public transport network review](#).

Legend

- Project Boundary
- High Density Residential Zone
- Rapanui Shag Rock Cycleway
- Proposed Local Cycle Connection
- New Footpath Programme
- Park Development
- Street Renewal
- Other Projects

0 0.15 0.3 Kilometers



Figure 6: Current planned projects in the Linwood neighbourhood

Great Neighbourhood Assessment

The Linwood Neighbourhood Plan is based on an assessment of the area using a recently developed tool called the Great Neighbourhood Assessment.

The tool uses five themes to assess a neighbourhood, recognising its strengths and challenges with a scoring system (refer to the Appendix B for the scoring explanations). The scoring reflects what we already know about the neighbourhood and what we've heard from past community engagement (pages 8-9).

Through assessing Linwood's strengths and challenges, we've identified a number of opportunities (page 10) which the Neighbourhood Plan looks to make the most of.

Additionally, the text in the middle of the diagram highlights four key elements that cross themes:

- Mana whenua values and identity
- Intergenerational and future focused
- Public health and equity
- Climate change resilience

These are picked up throughout the plan.

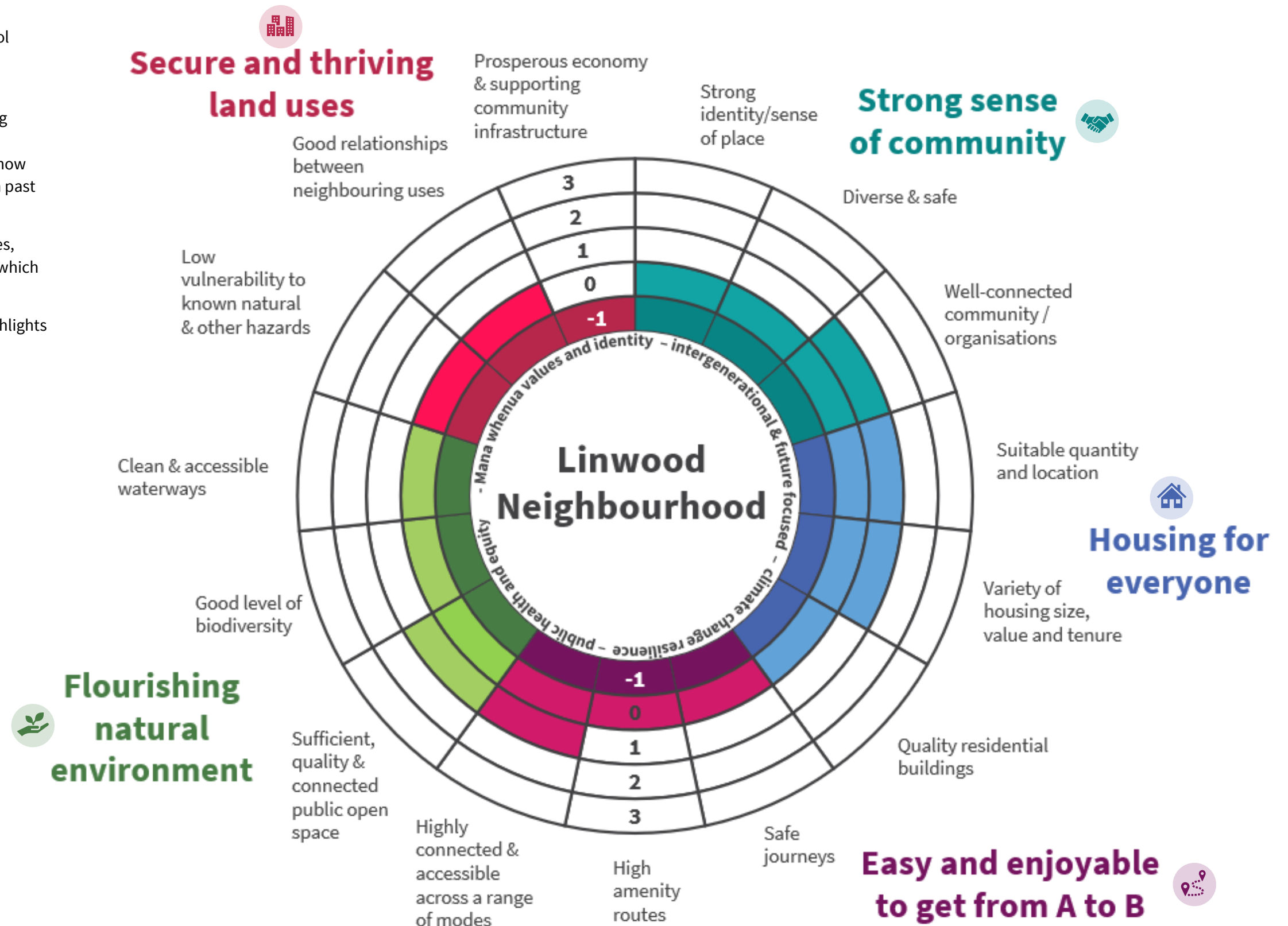


Figure 7: Great Neighbourhood Assessment for Linwood neighbourhood

What we've heard

This section covers the findings from our review of past engagements and the Weaving the East community group interviews. The comments have been organised using the project themes derived from the Great Neighbourhood Assessment and highlight aspects of the neighbourhood that residents like, dislike, and want to see improved. Appendix C lists direct quotes which highlight key concerns and aspects to change.

	Healthy, green neighbourhood	Easy and enjoyable to get from A to B	Housing for everyone	Safe and thriving neighbourhood	Strong sense of community
Likes 	- Access to parks, the river, red zone, and coast - Tree-lined streets - The parks and greenspaces - Quiet	- Access to public transport - Cycleways	- More affordable than other areas - Houses with character	- Access to the city centre - Convenient access to amenities, such as shops, health care services, schools, and community facilities - Local assets, like the new pool and library	- The sense of community - Range of community groups - Cultural diversity - Resilience - The character and historic look of the neighbourhood
Dislikes 	- Developers cutting down trees - Litter and rubbish build-up - Leaves from deciduous trees blocking gutters	- Dangerous driving and speeding - Speed humps (mixed views) - Loss of on-street parking	- Too many townhouses - Townhouses taking up on-street parking - Townhouses replacing character homes	Too many derelict buildings and vacant shops	- Concerns about safety - Crime and vandalism - Homelessness and begging - Antisocial behaviour and issues relating to drugs and alcohol
Wants 	- A cleaner environment with less rubbish and weeds - Plant more street trees - Protection for established trees - More parks and greenspaces - Enhance open spaces with native plantings - Improve access to parks (e.g. North Linwood Park) - Fruit trees - Upgrade park infrastructure - Lighting in Linwood Park - Enhance the canal - Improve parks with safety in mind - More bins and rubbish disposal options - Nice looking residential streets - Improve biodiversity - Opportunities for local food growing	- Better streetscapes and improved/wider footpaths for accessibility - Affordable, reliable, and safe public transport - More and better cycle infrastructure - Improve active travel options - Traffic calming/slower speeds on residential streets - Safe walkways (surveillance and lighting) - Keep the existing number of on-street car parks in high-density areas - Balance traffic calming and congestion management	- Protect character homes from redevelopment - Less townhouse development - Infrastructure improvements to keep up with growth - Affordable housing options - Housing for families - Manage intensification to avoid overcrowding and concentration of vulnerable groups - Quality developments designed for liveability	- Investment into mall and local services - A livelier neighbourhood centre - Higher shop occupancy - Good local shops, like a local greengrocer - Address flooding/drainage issues - Improve safety at Eastgate Mall - Banking services - Youth-friendly spaces and opportunities for play - Support and strengthen the library's role as a community hub	- Better sense of community - Have more pride in Linwood - Reduce social isolation - Safe places for children to play - Less crime and vandalism - More police presence - Improve the safety of the area - Foster community by supporting facilities, services, and organisations that help those in need - Welcome new residents - More neighbourhood events - More cultural features in the neighbourhood - Address alcohol-related issues - Food resilience

Opportunities

Themes Opportunities



Great location: Favourable location close to the central city and coast.



Ample greenspace: An abundance of parks and greenspaces. Opportunities to improve the use, attractiveness, and connectivity. This could give the neighbourhood a unique ‘green’ identity and improve indigenous biodiversity.



Affordable property prices: Linwood has the potential to attract new residents, as the area is comparatively more affordable than many other neighbourhoods in Christchurch.



Residential development potential: The neighbourhood includes areas zoned for higher-density housing, with strong development advantages, including proximity to public transport and retail, large sections with older homes, and relatively affordable land. Quality redevelopment for modern, affordable housing could enhance perceptions of the area and support the local commercial centre. Increased housing diversity could also reflect local cultures, enabling expressions of traditions (e.g. urban kāinga nohoanga) and alternative tenure options.



Attractive, green residential streets: Wide streets, some with berms, provide an opportunity to add street planting and support the concept of green corridors connecting rivers.



Community assets: Linwood recently benefited from investment in new assets, including Te Pou Toetoe Linwood Pool, Te Aratai College, and the Rapanui Shag Rock cycleway. There are opportunities to increase people’s use of these facilities through wayfinding and better connections, particularly between the community hub and the commercial centre.

Key:



Healthy, green neighbourhood



Housing for everyone



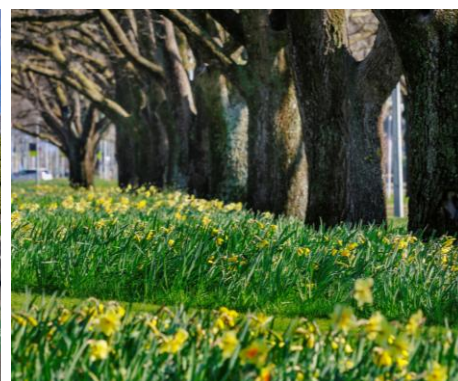
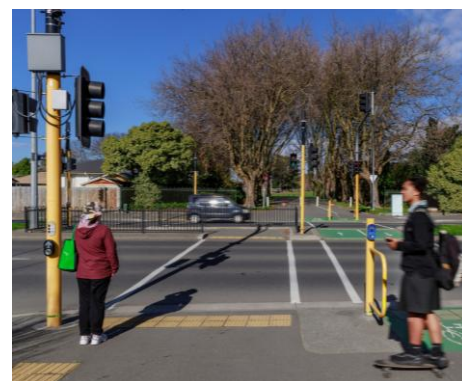
Easy and enjoyable to get from A to B



Safe and thriving neighbourhood



Strong sense of community



Themes Opportunities



Unique and strong food resilience network: The neighbourhood has a strong food resilience network, including the Linwood Resource Centre and community gardens. There’s an opportunity to better connect these valued assets to the community.



Perception of neighbourhood: There’s an opportunity to address community concerns (e.g. safety and accessibility) which could help support a positive identity and reinforce the neighbourhood as a desirable place to live.



Eastgate investment: Eastgate Mall has recently been purchased and there’s an opportunity to work with the new owner to make the mall and its surrounds a more vibrant, accessible, and prosperous community hub.



Accessibility: The neighbourhood has good access to public transport and is connected by the new Rapanui Shag Rock cycleway. There are opportunities to create further linkages and improve pedestrian and cyclist access and wayfinding, particularly around the commercial centre, community facilities, and areas with large blocks or busy roads.



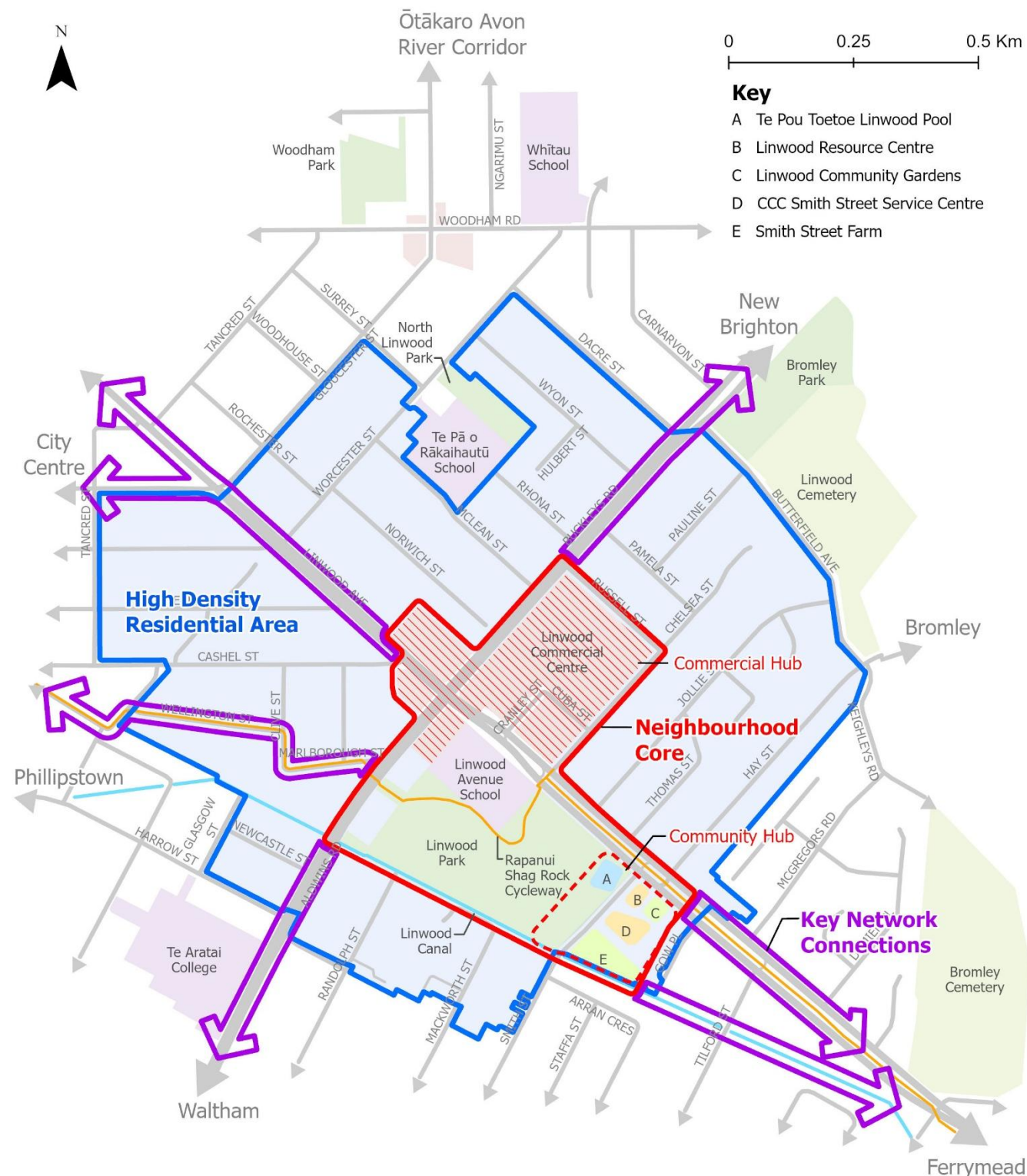
Environmental awareness: Improving the environmental quality and appearance of Linwood Canal could make it a more recognised local asset. There’s an opportunity to build on existing community momentum to improve the canal, which could provide ecological benefits, support cultural wellbeing and identity associated with ngā wai (the waters), and enhance the canal as a pedestrian and cycle route.



Nearby investment: There’s an opportunity to better connect the Linwood neighbourhood and commercial centre with adjoining recreational assets, such as the Avon Park Playground and Ōtākaro Avon River Corridor. This could open up recreational opportunities for Linwood residents and provide a ‘blue-green’ biodiversity corridor through the neighbourhood.

Neighbourhood vision

Linwood is a vibrant, green, and safe neighbourhood, where people have many travel options to access community facilities, the commercial centre, schools, Linwood Park, and the Ōtākaro Avon River Corridor. The neighbourhood's thriving centre is anchored by its collection of community and commercial facilities. Residents have access to affordable and quality homes and facilities that meet their diverse needs. It's a place for people of all ages, where residents feel proud to call Linwood home.



The vision for Linwood's future is based on three key areas: the neighbourhood core, the surrounding residential area, and the key network connections that link people and places. For each area, the text below describes what it could look and feel like in the future.

Desired future for key areas:

The neighbourhood core will:

- Be the heart of Linwood.
- Offer a lively centre with shops, services, and community spaces.
- Feel welcoming and safe.
- Be easy to access – safe, convenient, and enjoyable for walking and cycling.
- Have accessible paths that connect people to shops and community facilities.
- Have safe and well-designed intersections.
- Reflect Linwood's identity through cultural stories, public art, and street trees.
- Have healthy natural features which are valued and nurtured by the community.
- Have improved biodiversity and more green spaces.

Primary themes:



Secondary themes:



Key network connections will:

- Be safe and easy for everyone to use.
- Be pleasant to use – either on foot, by bike, or when using public transport.
- Have accessible, signposted paths that connect people to the neighbourhood core.
- Be greener, with more street trees.
- Have safe and well-designed intersections.
- Support Linwood as a walkable neighbourhood.
- Contribute to Linwood's strong sense of place.

Primary themes:



Secondary themes:



The high-density residential area will:

- Enable a greater range of housing options.
- Provide an attractive and welcoming residential environment.
- Have safe and pleasant green streets which support walking and cycling.
- Have a good mix of quality and affordable homes that meet the needs of different residents – including elderly and families.
- Be supported by planning that helps reduce risks from natural hazards.
- Have improved biodiversity and opportunities for local food growing.

Primary themes:



Secondary themes:



Figure 8: Key areas

Neighbourhood plan projects

The following section contains the plan's intended outcomes and potential project ideas, organised by theme.

Themes and intended outcomes

These draw on the opportunities and 'what we've heard' sections explored previously in the plan.

Potential project ideas

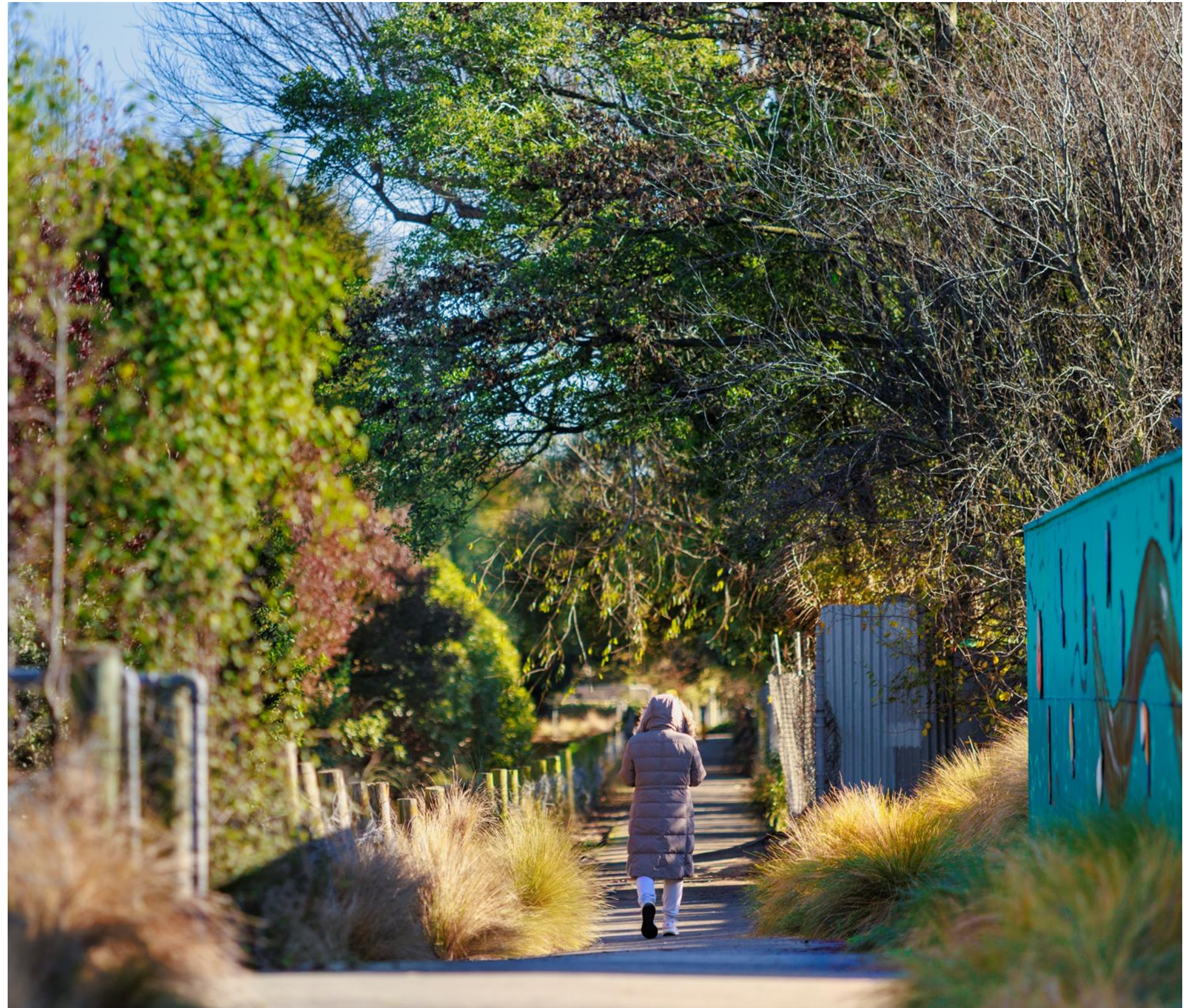
These ideas are intentionally high level but include many examples, drawing on what we've heard from previous engagement and the Advisory Group.

Key moves

These are individual or collective project ideas that cross over and support multiple themes, to collectively transform the neighbourhood.

Draft implementation plan

This identifies which projects the Council is already progressing or investigating, as well as new ideas that could be investigated in the future. It also highlights projects that could be led by the community or other partners, including the private sector, with the Council's support.



Plan framework

This page summarises the outcomes and general project initiatives, with each theme set out in more detail in the following pages.

As the plan evolves, more detailed work will happen on the themes and actions through individual projects.

Community feedback will be key to identifying the priority projects.

There may also be opportunities to build on the momentum of existing or planned projects and initiatives. Furthermore, we can remain agile to take up other project opportunities that come up after the plan is endorsed.

Themes

Intended outcomes

Potential project ideas

Healthy, green neighbourhood

- Clean and accessible natural features.
- Enhanced biodiversity and ecological values.
- Community involvement in the upkeep of natural assets.
- Increased tree canopy cover.

- Enhance existing open space.
- Increase tree canopy coverage in streets and parks.
- Manage neighbourhood litter and rubbish.
- Create an active, green corridor from Linwood Canal to the Ōtākaro Avon River.
- Linwood Canal improvements.
- Support community interest in creating community-owned parks.

Housing for everyone

- An attractive residential environment.
- A diverse range of housing options to support continued housing affordability and the needs of a variety of household types.
- Residents can age in place.

- Encourage quality, high-density housing via support for landowners and developers.
- Encourage diversification of housing stock (e.g. affordable, accessible, and family houses) and alternative tenure models (e.g. papakāinga and kāinga nohoanga, co-housing, etc.).
- Explore ways to limit negative impacts of housing intensification.

Easy and enjoyable to get from A to B

- Neighbourhood connections are safe, convenient and pleasant.
- The network encourages walking, cycling, and use of public transport.

- Wayfinding, lighting, and placemaking initiatives to highlight safe routes and improve gateways and laneways.
- Explore approaches to suburban car parking in high density areas.
- Improve safety and access for pedestrians, cyclists, and public transit users around Eastgate Mall and in the wider neighbourhood.
- Investigate opportunities to improve neighbourhood connections and access (e.g. mid-block links and cycle connections).

Safe and thriving neighbourhood

- The neighbourhood has a vibrant core.
- Community infrastructure is accessible.
- Planning will help reduce risks from natural hazards.
- The community understands how climate change will impact locally and participates in planning to adapt to these changes.

- Work with the new owners of Eastgate Mall.
- Support other opportunities for improving the commercial area.
- Support risk management projects and share information about natural hazard risks to improve awareness and response.
- Consider creation of a safe youth space in the centre.
- Explore future opportunities for the Smith Street Service Centre site.
- Investigate a service hub, free phone, free ATM, and local employment.

Strong sense of community

- Residents feel safe, connected, and have a strong sense of place.
- The neighbourhood has a positive identity.
- Increased visibility of cultural narratives within the neighbourhood.

- Promote Linwood's strengths and welcome new residents.
- Explore ways to express the stories, values, and history of mana whenua and other groups in the built environment.
- Collaborate on neighbourhood events, facilitate placemaking activities, and support community initiatives.
- Explore potential initiatives to improve community safety.
- Investigate the idea of a civic space.

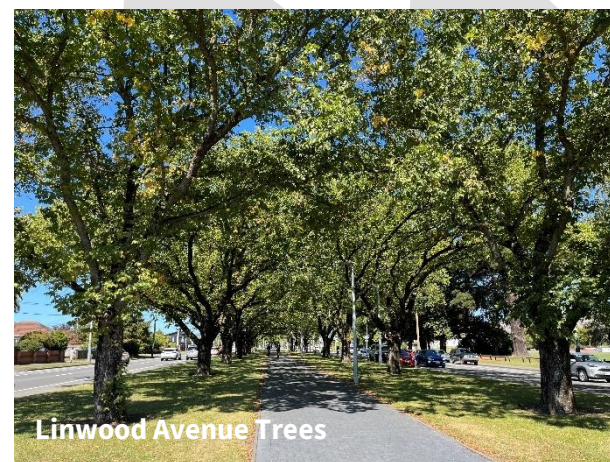
Healthy, green neighbourhood

Intended outcomes:

- Natural features – including waterways, planting, and parks – are clean, accessible, enhance the neighbourhood, and connect people with nature.
- Biodiversity and ecological values are kept and enhanced and opportunities for new biodiversity corridors explored, creating more desirable and enjoyable neighbourhoods
- Communities are involved in the upkeep and improving of natural assets, such as parks and community gardens, increasing togetherness and trust.
- The neighbourhood's tree canopy cover is increased in alignment with the Urban Forest Plan, to improve neighbourhood amenity and resilience.



Linwood Canal / City Outfall Drain



Linwood Avenue Trees

Opportunities:

Ample greenspace: Opportunities to improve the use, attractiveness, and connectivity. This could give the neighbourhood a unique 'green' identity and improve indigenous biodiversity.

Attractive, green residential streets: Wide streets, some with berms, provide an opportunity to add street planting and support the concept of green corridors connecting rivers.

Environmental awareness: Improving the environmental quality and appearance of Linwood Canal could make it a more recognised local asset. There's an opportunity to build on existing community momentum to improve the canal.

Nearby investment: There's an opportunity to better connect the Linwood neighbourhood and commercial centre with adjoining recreational assets. This could open up recreational opportunities for Linwood residents and provide a 'blue-green' biodiversity corridor through the neighbourhood.

What we've heard residents want:

Residents want a cleaner, greener neighbourhood, with well-maintained streets, more trees and planting, and enhanced parks and open spaces that are safe, accessible, and attractive. They also want improved biodiversity, better waste management, upgraded park facilities and lighting, and opportunities for local food growing and community use and ownership of green spaces.

Potential project ideas:

These ideas are coded with 'G' for 'Green'.

Small to medium projects:

- G1 Enhance existing open space:** Improve Linwood Park and explore opportunities to enhance other open spaces. Look for opportunities to use Council-owned land, such as parks, reserves, streets, and berms, to deliver positive community outcomes in partnership with local groups. For example, alongside the Linwood Canal, this could include planting trees, fruit trees, or flax for use by local weavers. It could also include installing play spaces, toilets, exercise equipment, BBQs, and picnic tables. On underutilised Council land, opportunities could include establishing community food-growing allotments.
- G2 Neighbourhood greening:** Look for opportunities to increase tree canopy and biodiversity, and create a network of green streets that enhance the amenity of the neighbourhood, for example:
- Add street trees as part of planned street renewals and along corridors between renewals.
 - Look for other opportunities for greening (e.g. planting at the corners of the intersection of Linwood Avenue, Buckleys Road, and Aldwins Street; within street medians; along the wide frontage on the east side of Buckleys Road; and, with low hedging, along the Linwood Avenue median cycleway).
 - Explore opportunities for community-led greening, such as educating residents about opportunities to plant and care for the road berms adjacent to their properties.
- G3 Manage neighbourhood litter:** Explore ways to better manage litter in public spaces and investigate methods to address dumping of:
- Household rubbish (e.g. provide signage or information about recycling, increase monitoring and penalties, or organise a free rubbish day).
 - Shopping trolleys (e.g. set up several trolley collection points where they can be picked up by the relevant retailer, create a shopping trolley return payment scheme, or switch to trolleys with wheel locks so they can't be taken out of the car park).

Larger projects:

- G4 Create a green connection to the river:** Consider creating a green biodiversity corridor from the canal through the commercial centre and North Linwood to the Ōtākaro Avon River Corridor. See also M4.
- G5 Improve the Linwood Canal:** Work with the community to develop a plan for Linwood Canal. This could include investigating ways to improve the connections between the canal and existing neighbourhood services and amenities, as well as ways to help with planting, setting up weirs for the eels, educational signs to encourage protection and care for the canal, and new amenities (e.g. public toilets, picnic tables/bench seats, dog park, and lighting).
- G6 Support community interest in creating community-owned parks.**



Indicative green connection

Housing for everyone

Intended outcomes:

- An attractive residential environment in Linwood.
- A diverse range of housing options – including suitable quantity, location, size, value/affordability, tenure, quality – which provides a balanced mix of homes that suit a variety of household types (e.g. vulnerable households, first time home buyers, multi-generational families, renters, investors, etc.).
- Residents can stay in the same neighbourhood as they age.

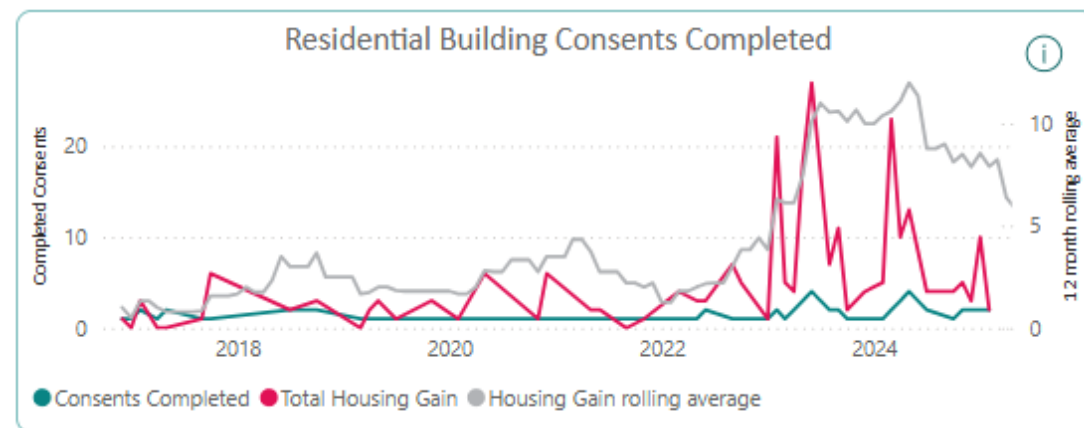


Figure 9: North Linwood Completed Residential Building Consents (Christchurch City Council Built environment reporting)

Opportunities:

Great location: Favourable location close to the central city and coast.

Affordable property prices: Linwood has the potential to attract new residents, as the area is comparatively more affordable than many other neighbourhoods in Christchurch.

Residential development potential: The neighbourhood includes areas zoned for higher-density housing, with strong development advantages, including proximity to public transport and retail, large sections with older homes, and relatively affordable land. Quality redevelopment for modern, affordable housing could enhance perceptions of the area and support the local commercial centre. Increased housing diversity could also reflect local cultures, enabling expressions of traditions (e.g. urban kāinga nohoanga) and alternative tenure options.

What we've heard residents want:

Residents want a range of affordable, quality housing for all, with thoughtful design that supports liveability and avoids overcrowding or high concentrations of vulnerable groups. They also want well-managed growth that protects neighbourhood character and ensures infrastructure keeps pace with change.

Potential project ideas:

These ideas are coded with 'H' for 'Housing'.

Small to medium projects:

- H1 Encourage quality high-density housing:** Investigate opportunities for encouraging additional and quality high-density housing, including providing early urban design advice and guidance (including for high quality multi-unit developments), and discussions with landowners and developers.
- H2 Encourage diversity of housing stock:** Encourage any opportunities to diversify housing stock and tenures – including scope for affordable, accessible, and family-sized homes as well as alternative housing models (e.g. papakāinga and kāinga nohoanga, co-housing, etc.) – through discussions with housing providers (e.g. private developers, Te Rūnanga o Ngāi Tahu/Ngāi Tūāhuriri, and social housing providers such as Kāinga Ora and the Ōtautahi Community Housing Trust) and community members/groups. Council can support connections, conversations, and navigating Council processes.
- H3 Explore ways to limit negative impacts of housing intensification:** Manage impacts of housing intensification through neighbourhood greening, enhancing social infrastructure, and exploring opportunities for car parking policies (see related project ideas under other themes).



Examples of multi-unit development from Linwood and elsewhere in Christchurch

Easy and enjoyable to get from A to B

Intended outcomes:

- Neighbourhood connections to places of work, play, and education are safe and provide a high level of pleasantness and convenience.
- The network layout and design encourages walking, cycling, and use of public transport, particularly between key destinations.



Linwood Park bridges



Linwood Ave / Buckleys Rd pedestrian crossing

Opportunities:

Accessibility: There are opportunities to create further linkages and improve pedestrian and cyclist access and wayfinding, particularly around the commercial centre, community facilities, and areas with large blocks or busy roads.

Nearby investment: There's an opportunity to better connect the Linwood neighbourhood and commercial centre with adjoining recreational assets.

Community assets: Linwood recently benefited from investment in new assets, including Te Pou Toetoe Linwood Pool, Te Aratai College, and the Rapanui Shag Rock cycleway. There are opportunities to increase people's use of these facilities through wayfinding and better connections, particularly between the community hub and the commercial centre.

What we've heard residents want:

Residents want safer, more accessible and attractive streets, with improved footpaths, better lighting, and stronger travel options, including reliable public transport and enhanced cycle infrastructure. They also want to maintain on-street parking in higher-density areas while managing traffic speeds and congestion effectively.



Example of standard wayfinding signage



A cyclist along the Linwood Canal

Potential project ideas:

These ideas are coded with 'M' for 'Movement'.

Small to medium projects:

- M1 Gateways, laneways, and entry enhancements:** Improve the amenity of neighbourhood gateways, key intersections, pedestrian laneways (e.g. the Chelsea to Jollie Street pedestrian link), and entries to parks (e.g. the bridges and entrances to Linwood Park). This could include temporary or permanent art features, signage, and/or new planting. See also C5.
- M2 Install lighting and wayfinding:** Install lighting and wayfinding signs to highlight safe routes between key locations (e.g. swimming pool, shopping centres, schools, community gardens, parks, and other centres), including investigating options (e.g. solar) for lighting along the Linwood Canal pathway and other pedestrian links.
- M3 Explore approaches to suburban car parking in high density areas.**

Larger projects:

- M4 Connect the Linwood Canal and commercial centre to the Ōtākaro Avon River Corridor:** Explore opportunities to unlock the potential of North Linwood as a connection between the Linwood Canal and the Ōtākaro Avon River Corridor, via the commercial centre. Strategic planning could investigate options to create a high amenity, active-travel route between the river and commercial centre, with quality high-density housing along the corridor. Look for opportunities to connect to other local resources along the way, like Te Pā o Rākahautū School, Worcester Reserve/North Linwood Park, Woodham Road Shops, and Woodham Park. See also G4.
- M5 Improve the safety and access for pedestrians, cyclists, and public transit users in the Eastgate Mall surrounds and wider neighbourhood. Improvements could focus on:**
 - Cycle parking, improving footpaths, and creating safe pedestrian and cyclist journeys around the mall block and intersections, particularly in locations where there are no/poor footpaths and high traffic volumes (e.g. the missing footpath on the north side of Linwood Avenue and the informal pedestrian crossings on Cashel and Hereford streets).
 - Explore the need for design interventions to slow speeding vehicles, with a focus on residential streets and as part of the scheduled street renewals processes.
 - Support better integration of bus services with Eastgate Mall (e.g. displaying bus arrival times on a large screen in the food court) and explore improving the safety and comfort of the bus stop outside Eastgate Mall (e.g. an additional or upgraded bus shelter and planting for shade and amenity).
 - Better connectivity between the community hub and commercial centre.
- M6 Investigate opportunities to improve connections and access to and within the neighbourhood:** Explore options for mid-block links, reserve access improvements, and links to Major Cycle Routes, existing and future.

Safe and thriving neighbourhood

Intended outcomes:

- The Linwood neighbourhood provides for a healthy mix of land uses, including a vibrant community hub and commercial centre with a range of community facilities, businesses, and local employment opportunities that support the local community and meet residents' needs.
- The neighbourhood provides accessible community infrastructure and facilities, such as civic, health, and education services, and access between the commercial and community hubs is improved.
- Planning will help reduce risks from natural hazards.
- The community understands how climate change will impact locally and participates in planning to adapt to these changes.

Opportunities:

Eastgate investment: Eastgate Mall has recently been purchased and there's an opportunity to work with the new owner to make the mall and its surrounds a more vibrant, accessible, and prosperous community hub.

Residential development potential: The area offers opportunities for housing redevelopment. Additional development will require investment in infrastructure to meet demand and offer greater resilience in terms of natural hazard risk (see Appendix A, section A10). Some infrastructure is already at capacity (e.g. individual water-pump stations), and large areas of hard surfacing will need better solutions for stormwater management.

What we've heard residents want:

Residents want a more vibrant local centre, with investment in Eastgate Mall, a greater range of shops and services, improved safety, and more youth-friendly spaces. They also want better infrastructure that addresses flooding issues.



Example bus waiting lounge in Riccarton



Example temporary basketball court in the Central City

Potential project ideas:

These ideas are coded with 'T' for 'Thriving'.

Small to medium projects:

- T1 Encourage mixed-use development:** Provide advice and help explore mixed-use and/or residential opportunities within the commercial centre.
- T2 Work with the owners and managers of Eastgate Mall:** Understand how they want to invest in, and operate, the mall, and explore additional support, for example:
 - Vacant shop activation (e.g. Life in Vacant Spaces).
 - Potential for temporary uses for part of the mall's carpark (e.g. drive-in movie theatre, basketball court, or market).
 - Communicate key community priorities for enhancing the mall environment, like:
 - Enhancing pedestrian access (e.g. safety, better lighting, and improving connections to the alleyway between Chelsea and Jollie streets)
 - Integration with public transport (e.g. providing real-time bus arrival information in the food court)
 - Amenity (e.g. improving the Buckleys Road frontage)
 - Safety and identity (e.g. a safe space, free phone, or free ATM, also integrating elements that reflect and promote cultural welcome).
 - Investigate the potential for a café with green space or outdoor seating in the commercial centre.
- T3 Support the wider commercial area:** Support connections and activation (e.g. use of vacant shops) within the wider commercial centre to increase vibrancy and encourage the improvement of sites.
- T4 Share information about risks:** Share information about natural hazard risks and infrastructure with residents and for redevelopment planning, so communities can be better prepared for the impacts of hazards. Investigate opportunities to use placemaking initiatives (e.g. climate-themed street art) to draw attention to local risks and encourage engagement with future adaptation planning.
- T5 Support creation of a safe youth space in the centre.**
- T6 Consider locating a free phone and chargers that can be borrowed at the Library or The Loft.**

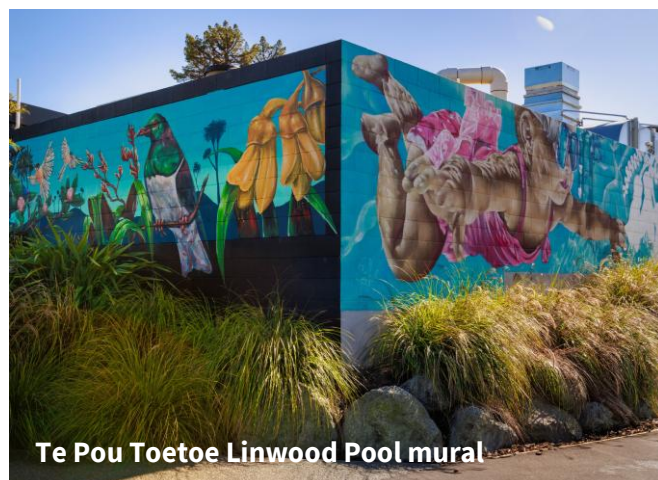
Larger projects:

- T7 Explore future opportunities for the Smith Street Service Centre site:** This project idea will be informed by the outcomes of a future feasibility study and Council decision-making. It may include consideration of community, civic, service delivery, or other uses that respond to identified needs.
- T8 Support wider Council-led adaptation planning and risk management approaches:** Some flood pockets have been identified in North Linwood for investigation (by 2028) as part of the Surface Flooding Reduction Programme. In addition, adaptation planning for communities in the Lower Heathcote to Taylor's Mistake area will begin in 2026, overlapping with this plan's project area).
- T9 Support investigation of a potential in-person government services hub:** Initiate conversations with key agencies to discuss challenges and opportunities to provide in-person services and a free ATM in Linwood. Also consider information access (e.g. a pamphlet with information on where in-person services can be accessed and how to get there, or a free phone with a direct line to key services).
- T10 Support opportunities for locals to contribute to improving the neighbourhood:** Initiate conversations with key agencies about local employment, volunteer, and training opportunities, to involve locals in improving the neighbourhood.

Strong sense of community

Intended outcomes:

- Residents of Linwood neighbourhood feel safe, have a strong sense of place, and enjoy a well-connected community.
- The neighbourhood has a positive identity drawn from the strengths of the community and its history.
- There's a strong cultural narrative within the neighbourhood.



Opportunities:

Perception of neighbourhood: There's an opportunity to address community concerns (e.g. safety and accessibility) which could help support a positive identity and reinforce the neighbourhood as a desirable place to live.

What we've heard residents want:

Residents want a stronger sense of community and pride in Linwood, with more opportunities to connect through events, more cultural features, and inclusive support for all. They also want a safer neighbourhood, with reduced crime and social harm, greater police presence, safe spaces for children, and initiatives that build resilience and welcome new residents.

Potential project ideas:

These ideas are coded with 'C' for 'Community'.

Small to medium projects:

- C1 Promotional material for Linwood:** Develop material to promote Linwood, such as Cityscape articles, and look for opportunities to prepare/share welcome material with new residents.
- C2 Increase visibility of cultural narratives in the public and private realm:** Explore ways to express in public spaces the stories, values, and historical experiences of mana whenua and other groups. In discussion with mana whenua, encourage key commercial developments to incorporate cultural elements and create a more welcoming environment.
- C3 Work together on neighbourhood events:** Collaborate with community groups on neighbourhood events to strengthen community relationships and promote Linwood to people thinking about living there (e.g. free community BBQs, community fun nights, or an annual 'Celebrate Linwood' event).
- C4 Build on community initiatives:**
 - Support the community's efforts to improve the Linwood Canal, to encourage community togetherness and to create an identity for Linwood. This could include planting events, developing canal signage, or helping start a community-led plan for the canal. See G5 for more detail).
 - Support community-led local food resilience opportunities.
- C5 Explore placemaking activities that build community cohesion and character:** This could include a mural on the new kea clubrooms, murals along the canal path, art by local artists, plaques about Linwood's history, neighbourhood gateways or signage, or vacant shop activations. See also M1.
- C6 Explore potential initiatives to improve community safety:** Explore crime prevention initiatives, such as lighting and surveillance, to improve safety of walkways. Consider opportunities for a multi-agency approach (e.g. Police, MSD, and community groups) and target hotspots as test cases.

Larger projects:

- C7 Explore options for developing a civic space in the town centre and/or as part of the community hub:** Collaborate with landowners and community groups on options for a public space. Its scale and role would need to be explored, but it could range from a small space with bench seating and limited planting or trees to a larger space with more hard surfacing – suitable for community gatherings or events.



Example of a welcoming material for new residents in the south-east central neighbourhood of the Central City.

Key moves

The diagram below highlights the potential key moves of the plan. The key moves are individual or collective project ideas that cross over and support multiple themes. These ideas would, subject to Council funding decisions, change the look and feel of the area and help achieve the vision for Linwood.

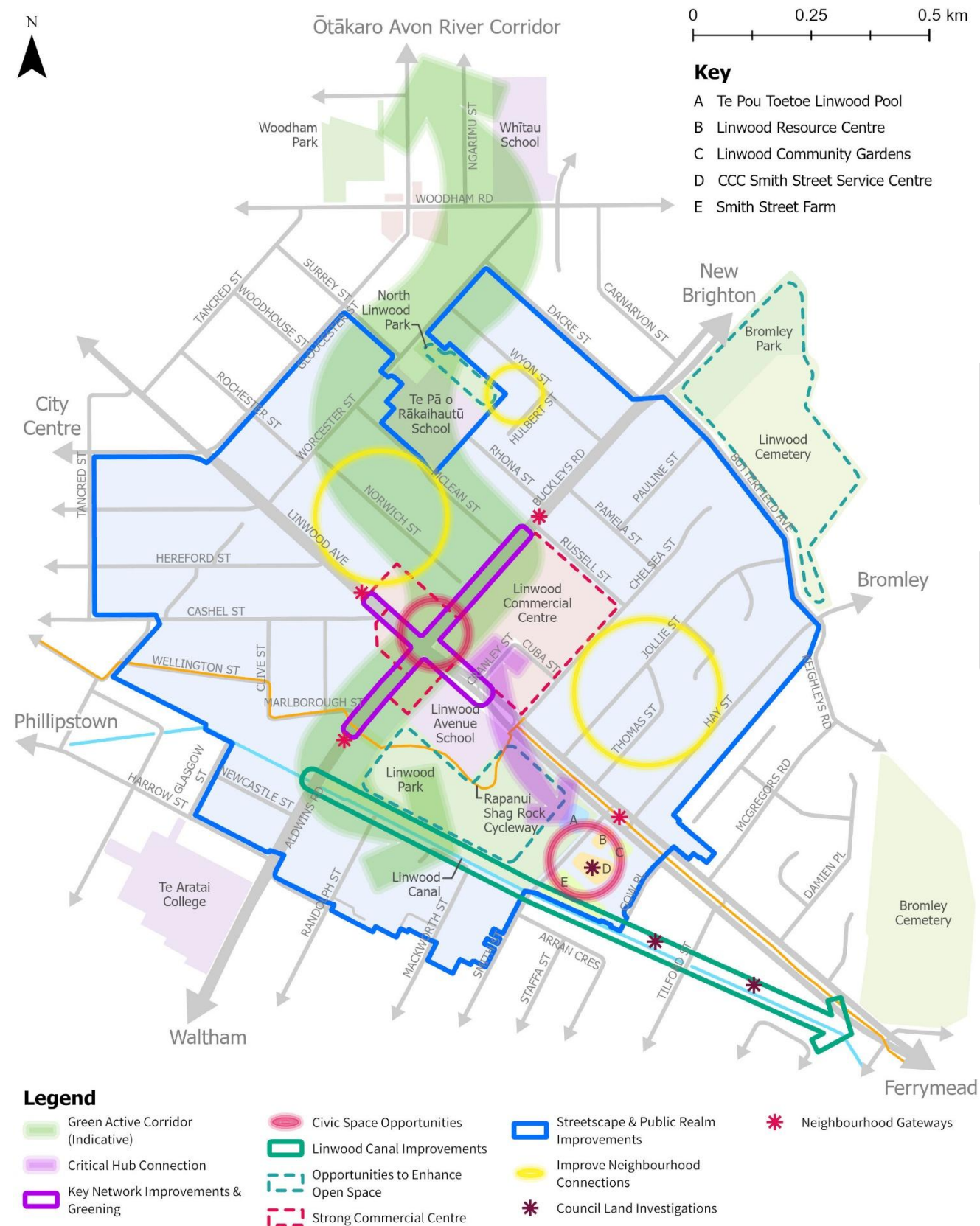


Figure 10: Key moves (locations shown indicatively)

Key moves

- Green active corridor**
Connect the canal, centre, and the Ōtākaro Avon River, with greening, public-realm improvements and active travel infrastructure for pedestrians and cyclists.
- Critical hub connection and key network improvements and greening**
Active travel and safety improvements and greening on main roads and intersections (e.g. Linwood Avenue, Buckleys Road, and Aldwins Road) to improve the amenity and connectivity of the core.
- Civic space opportunities**
Scale and role to be explored, but it could range from a small green link with bench seating to a larger space more suitable for community gatherings or events.
- Linwood Canal improvements**
Improvements along the canal to provide ecological and amenity benefits, increase use and safety, create places for play, and connect to the Ihutai Estuary.
- Opportunities to enhance open space**
Open-space areas that could be improved (to investigate).
- Strong commercial centre**
Support landowners and businesses to create a lively, safe, and prosperous commercial centre.
- Streetscape and public realm improvements**
Streetscape and infrastructure improvements throughout the high-density-zoned area, to manage growth pressures and increase amenity.
- Improve neighbourhood connections**
Explore opportunities to create mid-block linkages, to better support connections through neighbourhoods.
- Council land investigations**
Investigate future opportunities for key Council land holdings in the neighbourhood to align with community needs and aspirations.
- Neighbourhood gateways**
Enhance amenity at entries to the commercial centre and/or wider neighbourhood (locations shown indicatively; to be investigated).

Key:

- Idea:** G# Healthy, green neighbourhood H# Housing for everyone M# Easy and enjoyable to get from A to B T# Safe and thriving neighbourhood C# Strong sense of community
- Theme:** (Icons for each theme)

Project ideas Also supports

- | | |
|----------|--|
| G4 M4 | (House icon) |
| G2 M5 | (Shopping cart icon) |
| C7 | (Shopping cart icon) (Plant icon) |
| G5 | (Plant icon) (Handshake icon) |
| G1 | (Handshake icon) (Plant icon) |
| T2 T3 | (Handshake icon) (Plant icon) (Plant icon) |
| H3 G2 M5 | (Plant icon) (House icon) |
| M6 | (Plant icon) (House icon) |
| G1 T7 | (Handshake icon) |
| M1 | (Handshake icon) (Plant icon) |

Draft implementation plan

This section sets out a high-level implementation plan, which organises the project ideas based on their status according to current (2026) Council work programmes and funding. We'll update this section to include community priorities, based on feedback from public engagement. We'll also provide updates on our Linwood Neighbourhood Plan webpage once the final plan is adopted.

Key:

Cost: \$ Lower cost \$\$ Medium cost \$\$\$ Higher cost

Idea: **G#** Healthy, green neighbourhood **H#** Housing for everyone **M#** Easy and enjoyable to get from A to B **T#** Safe and thriving neighbourhood **C#** Strong sense of community

In progress

These projects are being led by the Council and have funding in current work programmes.

Idea	Projects	Cost	Key move
G1	Improve Linwood Park – funded elements (e.g. skatepark and playground renewal)	\$\$	5
G2	Add street trees as part of planned street renewals	\$	7
G2	Planting at the corners of the intersection of Linwood, Buckleys, and Aldwins, and within the medians of these streets	\$	2
G5	Work with the community to develop a plan for Linwood Canal	\$	4
H1	Encourage quality high-density housing through early urban design advice and sharing of design guidance	\$	
M5	Street and footpath renewals	\$\$	7
M5	Explore the need for traffic calming as part of planned street renewals	\$	7
T4	Share information about climate and natural hazard risks so communities can be better prepared	\$	
T8	Adaptation planning for communities in the Lower Heathcote to Taylor's Mistake Adaptation Area (not including implementation)	\$	

Currently being investigated

These projects are currently being investigated by staff and/or require a Council decision and funding.

Idea	Potential projects	Cost	Key move
G1	Improve Linwood Park – unfunded elements (e.g. paths and lighting)	\$\$	5
G2	Add street trees as part of future street renewals	\$	7
G5	Implement the Linwood Canal community plan – unfunded elements (e.g. toilets, play spaces, lighting, signage, etc.)	\$\$	4
M5	Future street and footpath renewals	\$\$	7
M5	Create a footpath along the north side of Linwood Ave, adjacent to McDonald's	\$\$	2
M5	Explore the need for traffic calming as part of future street renewals	\$	7
T8	Surface Flooding Reduction Programme investigations for North Linwood (not including implementation)	\$	

To investigate

These are new ideas that require investigations by staff, ahead of a Council decision in future years and subsequent funding. Delivery of these projects is likely to be longer term and isn't guaranteed.

Idea	Potential projects	Cost	Key move
G1	Explore opportunities to enhance other neighbourhood open spaces (e.g. improvements for Bromley Park and/or Linwood Cemetery)	\$\$	5
G1	Explore potential for an exercise circuit in North Linwood	\$	
G2	Explore opportunities to add street trees on neighbourhood streets, plant a low hedge along the Linwood Avenue cycleway, and inform residents about planting berms	\$	7
G3	Explore need for more public bins in public spaces and investigate methods to address household rubbish dumping and abandoned shopping trolleys	\$\$	
G4 M4	Investigate a green connection and active travel route from the canal via the commercial centre to the Ōtākaro Avon River Corridor	\$\$\$	1
H3	Explore ways to limit negative any impacts of housing intensification	\$\$	7
M1	Explore improving the amenity of neighbourhood gateways, pedestrian laneways, and the entries into Linwood Park	\$	10
M2	Explore installing wayfinding signage to highlight safe routes	\$	
M2	Explore installing lighting on pedestrian laneways (e.g. Jollie to Chelsea Street)	\$\$	
M3	Explore approaches to suburban car parking in high-density areas	\$	
M5	Investigate ways to improve pedestrian and cyclist journeys around the centre (e.g. Cranley Street and the Linwood-Buckleys-Aldwins intersection) and to the community hub	\$\$\$	2
M5	Explore improving the safety and comfort of the bus stop outside Eastgate Mall	\$\$	
M6	Explore options for mid-block links for greening and pedestrian connections (e.g. through access to North Linwood Park)	\$\$\$	8
M6	Investigate improving the cycle connections across the neighbourhood, including to existing and future Major Cycle Routes	\$\$	
T5	Support creation of a safe youth space in the centre (collaborative project)	\$	
T6	Consider locating a free phone and chargers at the library	\$	
T7	Explore future opportunities for the Smith Street Service Centre site	\$\$	9
C1	Develop promotional material for Linwood and welcome material for new residents	\$	
C2	Increase visibility of cultural narratives in the public realm, in partnership with mana whenua	\$\$	
C5	Investigate placemaking initiatives that build community cohesion and character (e.g. murals by local artists, plaques about Linwood's history, etc.)	\$	
C7	Explore options for developing a civic space	\$\$\$	3

Led by community or partners

These projects require community or partners to lead, initiate, or work with the Council. In most instances, the Council would have a supporting role rather than a delivery role. Council support may include initiating conversations, providing advice, facilitating connections, etc.

Idea	Potential projects	Lead	Key move
G1	Look for opportunities that make use of Council-owned land, in partnership with community groups (e.g. planting fruit trees or flax, creating play spaces or a dog park, etc.)	Community	9
G6	Explore interest in creation of community-owned pocket parks	Community	
H2	Explore opportunities to diversify housing stock and tenures	Public and private housing developers / community	
M5	Provide more cycle parking within the commercial centre	Private landowner/ business community	
M5	Improve pedestrian and cyclist journeys within the mall block	Private landowner	
M5	Explore better integration of bus services with Eastgate Mall (e.g. bus arrival-time screens in the mall)	Private landowner	
T1	Explore residential and/or mixed-use opportunities within the commercial area	Private landowner/ business community/ housing developers	
T2	Work with the owners and managers of Eastgate Mall (e.g. vacant shop activation and temporary uses, improving amenity of the mall environment, free ATM, café with outdoor seating, etc.)	Private landowner/ business	6
T3	Improve the wider commercial area (e.g. vacant shop activations, improve amenity and connectivity)	Private landowner/ business community	6
T9	Explore the potential for an in-person government services hub	Government Partners	
T10	Explore opportunities for locals to contribute to improving the neighbourhood (e.g. local employment, volunteer, and training opportunities)	Government Partners	
C3	Work together on neighbourhood events	Community	
C4	Explore local food resilience initiatives	Community	
C2	Increase visibility of cultural narratives in the private realm	Private landowner/ business community in partnership with mana whenua	
C6	Explore potential initiatives to improve community safety (e.g. opportunities for a multi-agency approach, targeting hotspots as test cases)	Government Partners/ community / business community	

Appendices

This section contains supporting information for the draft plan.



Appendix A: Neighbourhood snapshot as of 2025

A1 - Mana whenua

The area of Linwood sits within the takiwā (area) of Ngāi Tūāhuriri, a principal hapū (sub-tribe) of Ngāi Tahu.

Prior to European settlement, Ngāi Tahu – and Ngāti Mamoe and Waitaha before them – maintained numerous permanent and temporary kāinga and pā (sites of settlement) within the area that is now Greater Christchurch.

Linwood sits within Te Ihutai catchment – the area around the Ōtākaro (Avon) and Ōpāwaho (Heathcote) rivers and Te Ihutai (Avon Heathcote Estuary). The area was a place of significant settlements and mahinga kai (food gathering) for Waitaha, Ngāti Māmoë, and Ngāi Tahu for over 600 years.

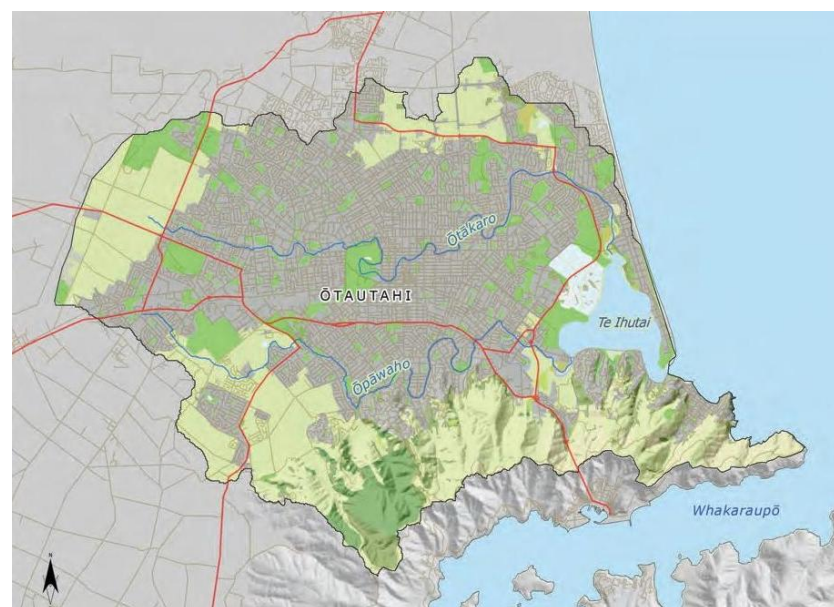


Figure 11: Te Ihutai catchment (Mahaanui Iwi Management Plan)

The area was once a rich interconnected network of springs, waterways, swamps, grasslands, and lowland podocarp forests which stretched from the Waimakariri River, south to Te Waihora (Lake Ellesmere), and out to Te Tai o Mahaanui coastline. Te Ihutai Estuary, the Ōtākaro Avon, and Ōpāwaho Heathcote are remnants of this system.

From the pā and kāinga along the river and estuary, a wide range of mahinga kai (traditional foods) and resources was gathered. This landscape was modified dramatically following European settlement. Wetlands were drained, vegetation was cleared, and houses and infrastructure were constructed to support a growing population. Water quality, biodiversity, and the health and abundance of native fish, birds, and plants were all impacted by these changes. The mātauranga (knowledge) of how to live in the delta-braid systems is contained in the mythology, stories, rituals, practices, knowledge, and art of Ngāi Tūāhuriri.

There's currently no Māori Reserve land and no known wāhi tapu or wāhi taonga in the area covered by this project, although there are within the wider Te Ihutai catchment.

Ngāi Tūāhuriri understands the needs and challenges of local communities in respect of their social and economic situations, and supports opportunities for involvement in developing equitable, sustainable, and regenerative place-based outcomes. The recent strategy He Rautaki mō Kāinga Nohoanga is a mana-whenua-led strategy which identifies as a key action the delivery of prosperous kāinga nohoanga (housing) in urban areas. Conversations with mana whenua have confirmed long-standing aspirations to establish papakāinga and kāinga nohoanga throughout Greater Christchurch and, in particular, within urban areas, despite barriers.

A2 - History of Linwood neighbourhood

Before European settlement, the area that would become Linwood was a rich resource for early Māori. The first people in the Christchurch area were the Waitaha, who used the diverse ecosystems of the coastline and estuaries for food. They were followed by Ngāti Māmoë and, later, by those hapū who came to be known collectively as Ngāi Tahu. Temporary settlements were established nearby along the coast, with permanent settlements on higher ground near the Ōtākaro Avon and Ōpāwaho Heathcote rivers.

Land and vegetation were first mapped in the 1800s and noted the area as being swampy and interspersed with sand hills and hummocks that were sparsely vegetated.



Figure 12: Historic land cover and vegetation (ECAN Black Maps), overlaid with red dashed line for high-density area

As the land was further colonised by European settlers in 1850, a settlement at Linwood was established by Joseph Brittan. Brittan named the suburb after his farm and homestead in England, and his home, Linwood House, was built in 1857 on Linwood Ave. Linwood was an independent borough until 1903 when it amalgamated with Christchurch. The area's early history includes its founder's prominent role in Christchurch – Brittan was a surgeon, newspaper editor, and councillor – and the establishment of the first church (Holy Trinity Avonside) consecrated by Bishop Harper (source: Suburban Centres, A Brief History).

As the settlers developed the area, the ability to carry goods between Lyttelton and Christchurch was key to successful growth. The Avon was initially favoured for river transportation, but the deeper, tidal waters of the Heathcote eventually attracted more trade.

As well as natural rivers, three long, straight canals were planned and surveyed between them. Linwood Avenue was one such route, and plans and costings of these routes were produced. However, the routes didn't eventuate, because of the hazardous conditions bringing ships through the Sumner bar. Within the first 20 years of Christchurch, over 30 vessels were wrecked on the bar. With development of the railway in 1867, the need for water transport was significantly reduced.

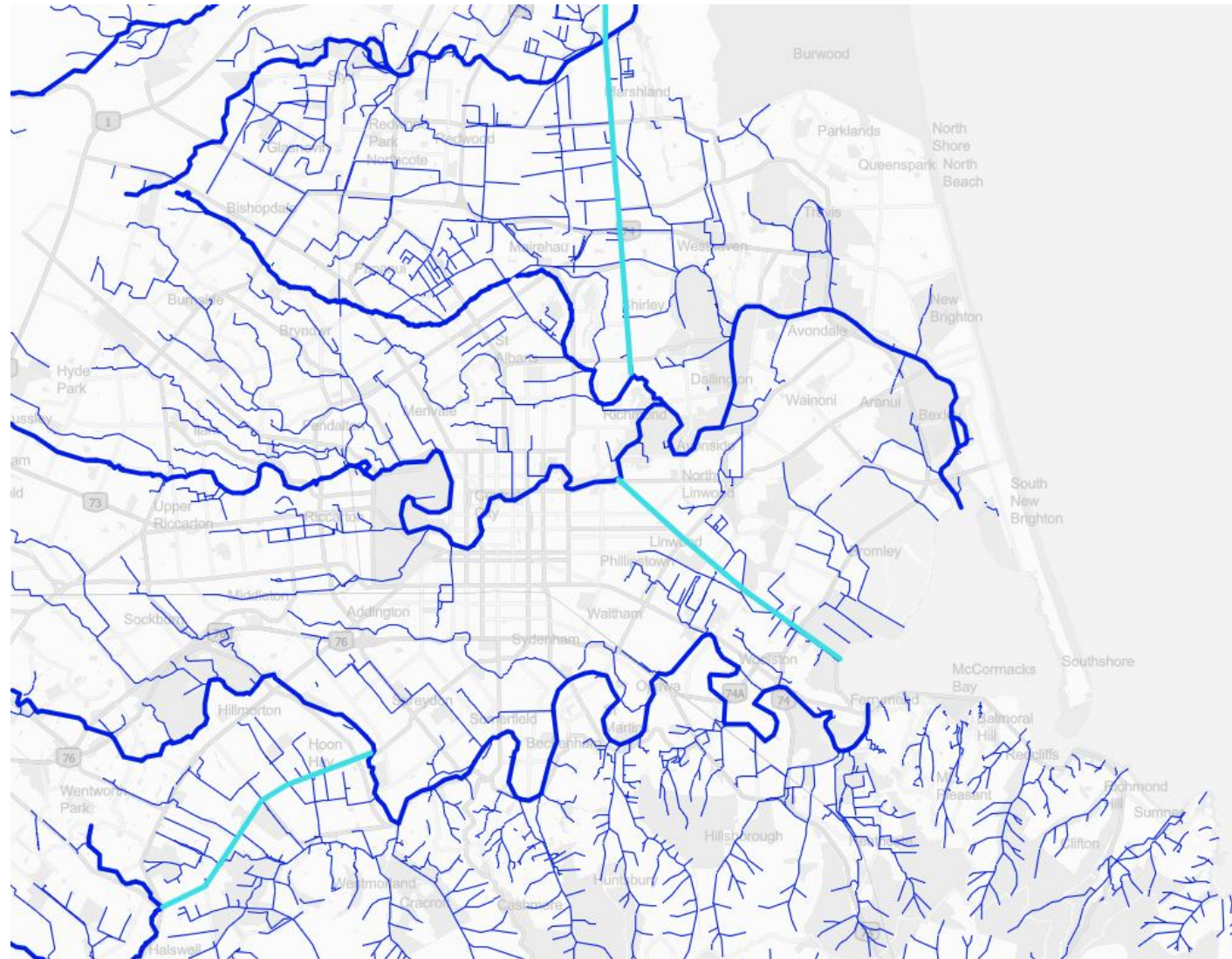


Figure 13: Map of planned Christchurch canals that didn't eventuate (light blue) (G. Smith, Linwood Ave School) overlaid with present day natural and man-made waterways

Brittan's Linwood House was recognised as a Category 2 Historic Place in 2005¹. It was originally set within 110 acres of land but, over time, was subdivided, used as a school for a while, and then used as flats as the property became more run down. Restoration was beginning when the 2010/2011 earthquakes happened. However, the building didn't survive them and was demolished at the end of 2011.

Urban development in the Linwood neighbourhood happened in two main phases: The area to the west of Buckleys Road was developed between 1910 and 1940, and the area to the east between 1940 and 1970.

The broader area was rural until about 1910, and the sandy area east of Buckleys was undeveloped and under-populated. This was reflected in the decisions to site many of the city's less desirable, but very necessary, land uses in this area, such as cemeteries, rubbish disposal, and sewage disposal.

As time passed, strip development occurred along the tram route to New Brighton (travelling down Linwood Avenue and then up Buckleys Road). The tram first ran in the 1880s, but electrification from 1905 provided a catalyst for new bungalow suburban growth north of Linwood Ave and west of Buckleys (1920-1940). A shopping area was developed on Linwood Avenue around the Aldwins/Buckleys intersection in the interwar years, to provide for the new urban population. Some of these early shops survived until the earthquakes in 2010/11. Eastgate Mall is a successor to this earlier shopping centre.

The area to the east of Buckleys grew rapidly from the 1940s in response to the post-war 'baby boom'. This also led to the further development of infrastructure, including secondary schools such as Linwood High (now Te Aratai), the widening of the main roads to carry more traffic, once the car became universal after World War II, and the development of more shopping and industry.

A3 - Population and demographics

The 2025 estimated resident population of the combined five Statistical Areas (SA2) that overlap with the project area is 16,650 people (source: Infometrics), noting that the combined area of the SA2s is larger than the project area. This area experienced a greater decline in population following the 2010 and 2011 earthquakes than Christchurch overall. However, in recent years it has been experiencing higher levels of growth relative to Christchurch overall – in particular, the SA2 areas of Phillipstown, Linwood Central, and Linwood North – and between 2023 and 2024, population growth in the combined five SA2 areas accounted for 5.7% of the growth in Christchurch.

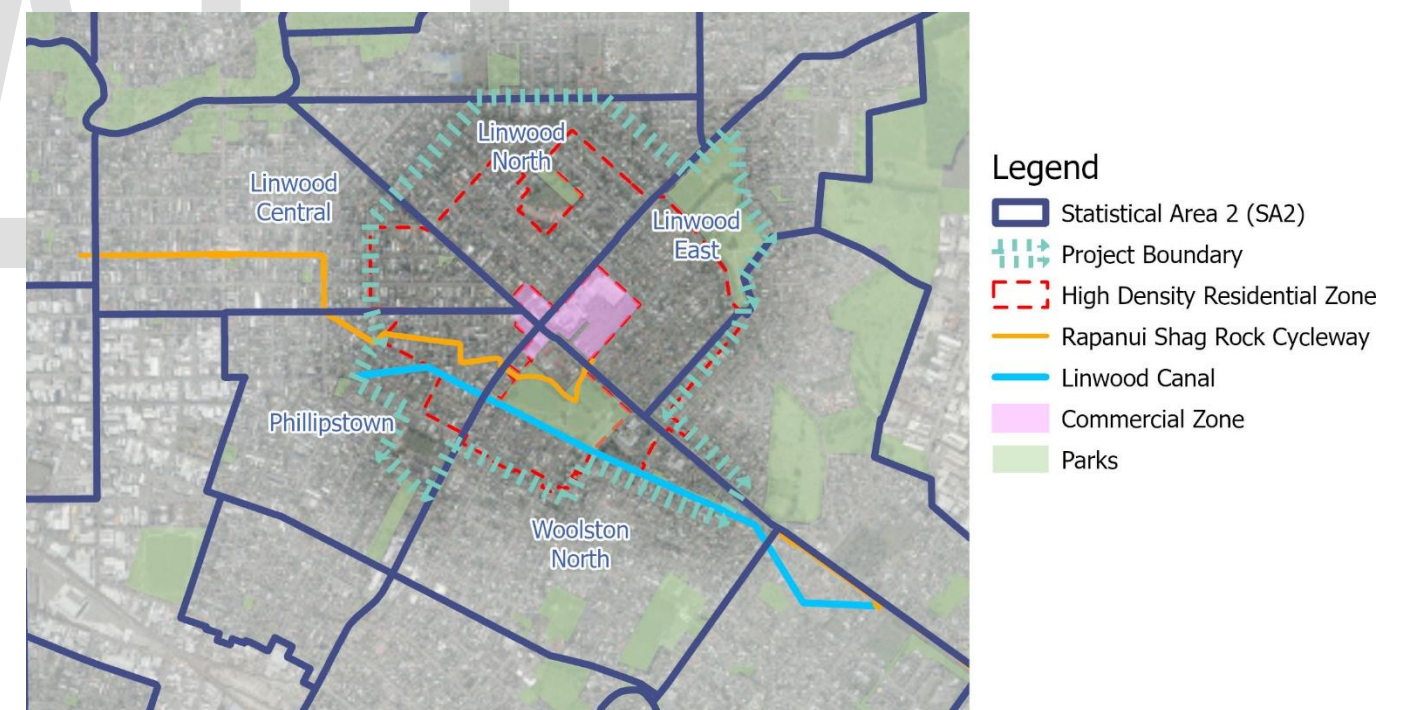


Figure 14: Statical Areas (SA2)

The composition of population is slightly younger than in Christchurch overall, with a higher percentage of people in the 20 to 29 and 30 to 39 years ranges. In contrast, the percentage of older populations (80 years and over) is lower than in Christchurch overall. Regarding ethnicity, the area is more diverse, with higher percentages of Māori, Pacific Peoples, and Asian than Christchurch overall. There's also a higher proportion of single-parent households.

¹ Register Record for Linwood House, 30 Linwood Avenue, Linwood, Christchurch | UC QuakeStudies

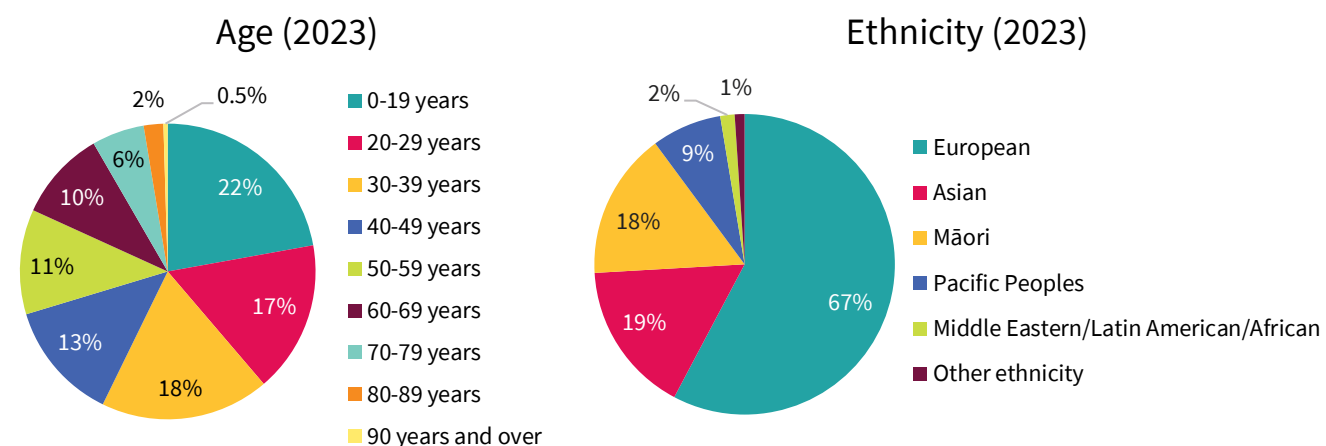


Figure 15: Linwood resident demographics (Stats NZ)

A4 - Housing

Linwood is an established residential neighbourhood with a mix of older, primarily single-storey homes but has seen recent growth in the development of new townhouses. [Built environment reporting](#) data shows that, within Linwood Central, North and East, 589 new consented dwellings have been completed between 2020 and 2025, of which 98% were multi-unit dwellings, noting that the area of measurement is larger than the project area. Data across the same period and area shows that social housing units, developed by Kāinga Ora, have accounted for 5% of new dwelling consents, or 36 units out of 695 consented.

The number of new multi-unit dwellings is expected to continue to grow, particularly following the upzoning of the residential area around Eastgate Mall to High Density Residential Zone.

Existing housing in the neighbourhood is somewhat lower quality than housing across Christchurch overall, due to a high proportion of housing in the neighbourhood being always or sometimes damp (source: Stats NZ). Regarding housing typologies, the neighbourhood has a similar proportion of three-bedroom homes relative to Christchurch overall, with a higher proportion of one- and two-bedroom homes and fewer four- and five-bedroom homes. More detailed patterns of housing typologies across the neighbourhood reveal higher proportion of one- and two-bedrooms to the west, toward the Central City. The neighbourhood also has lower levels of homeownership, with 49% owning their homes compared to 65% for Christchurch overall, indicating a higher proportion of households are renting (source: Stats NZ).

A5 - Existing zoning and land use

The neighbourhood is a mix of residential and commercial land uses. The project area is largely defined by the High Density Residential Zone (HRZ) – recently upzoned through Plan Change 14 – which surrounds the Town Centre Zone, including the commercial centre and Eastgate Mall. Beyond the HRZ, the neighbourhood transitions to Medium Density Residential Zone (MRZ) and Residential Suburban Density Transition Zone (RSDT). There's also a Neighbourhood Centre Zone, which is where the Woodham Road shops are located in North Linwood. Refer to the current version of the [District Plan](#) for the most up-to-date zoning provisions and mapping.

From an activity perspective, the HRZ allows buildings up to 14m (generally, four storeys) without resource consent. However, consent is needed for any development greater than three residential units per site and for buildings higher than 14m. The MRZ allows buildings up to 12m (generally 3 storey) and up to three residential units per site. RSDT provides for low- to medium-density residential housing, with potential for infill and redevelopment at higher densities. The Town Centre Zone replaces the previous Commercial Core Zone and maintains building heights up to 22m (generally, 6 storeys). This zone is for larger retail, employers, community activities, and facilities such as libraries, entertainment activities, hospitality, and accommodation. Residential activity is allowed above ground level, which provides opportunities for mixed-use development. Refer to the District Plan for more detail.

A6 - Commercial centre

The Linwood/Eastgate commercial centre is located at the main intersection of Linwood Ave, Buckleys Road, and Aldwins Road. The commercial centre has evolved over time, following a traditional street-front format until Linwood City Mall was built in the late 1980s, including one of the city's first McDonald's restaurants. Eastgate Mall, as it exists today, was created in the 1990s and includes anchor tenants of Woolworths supermarket, The Warehouse store, and the Linwood Library. Modernisation of the mall occurred in the mid-2000s, including the addition of decked parking. The earthquakes resulted in demolition of the decked parking and the library building. Vacant space in the mall has been used to accommodate the library, a medical centre, and other community support services.



Figure 16: Photos of the commercial centre in 1996 (Christchurch City Council Heritage files)

The [Linwood/Eastgate 2017 Commercial Centre Factsheet](#) highlights a decline in performance across all measures since 2011. It has the lowest level of spending among the district centres, and faces competition from new retail at Ferrymead, Woolston, and St Martins. Some sites have been redeveloped, but vacancy and low-grade retail are typical, including fast-food outlets and vape shops. In addition to lower economic performance, the centre also scores lower than other centres for physical amenity. This is due to busy roads, lack of active frontages, and poor exterior image. The centre performs similarly to other District Centres on transport and access due to good accessibility by car and public transport. However, the cycle and pedestrian experience is poor, and there are high traffic volumes which contribute to a low safety rating. Social amenity is also similar to other District Centres due to the presence of the library and other community services.

More recent data shows a continuation of the issues identified in 2017, with Linwood continuing to score lower than other centres on its Overall Economic Assessment and with lower levels of total spending. However, there has been a rise in spending since 2018, reducing the gap between the centre and its closest peer, Shirley. The centre continues to fall behind Ferrymead in some respects as Ferrymead’s centre develops new stores and expands its offering. Regarding Linwood centre’s physical environment, there has been little change. There remains a significant number of vacancies and lack of active frontages. However, Eastgate Mall has recently been acquired by new owners who have intentions to invest in the mall. The centre as a whole continues to provide a range of social functions – Te Pou Toetoe Linwood Pool opened in 2021 and is a significant and valuable addition. The Rapanui Shag Rock cycleway has also improved access to the centre but bypasses its core via Linwood Park.

There continues to be a need for more investment in the centre to boost revitalisation.

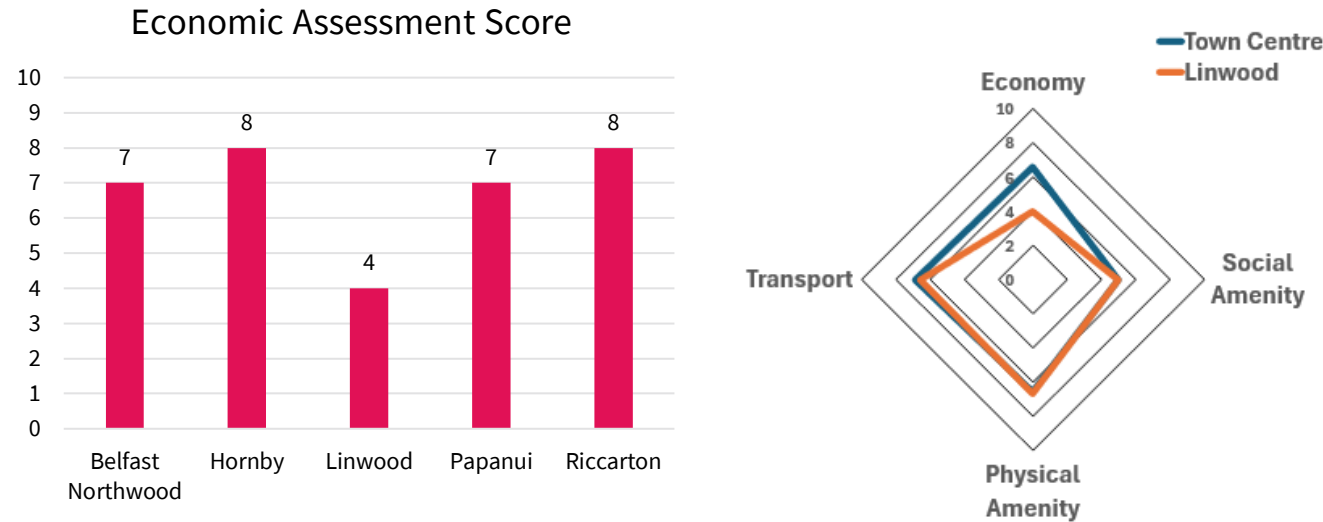


Figure 17: District Centres Economic Assessment Overall Score (Commercial Centre Fact Sheets, 2023)

Figure 18: Linwood subject area scores (orange) compared to the average of other district centres (blue) (Commercial Centre Fact Sheets, 2023)

A7 - Community facilities

Key community facilities – including schools, the commercial centre, library, parks, community centres, community gardens, and Te Pou ToeToe Linwood Pool – are shown on the ‘Project area and context map’ (see page 6).

A8 - Transport network

Movement to and around the Linwood neighbourhood is currently serviced by **bus routes** along Linwood Avenue, Aldwins Road, Buckleys Road, Harrow Street, Gloucester Street, and Woodham Road. Core bus routes (i.e. the Orbiter, Route 5, and Route 80) run every 10 to 15 minutes during the day, with other routes running less frequently. These roads are also the major vehicular travel routes, with Linwood Avenue, Aldwins Road, and Buckleys Road being major four-lane roads (not including turn lanes) with centre medians.

The Rapanui Shag Rock cycleway connects the neighbourhood to the city centre to the west, and Sumner to the east, with the main connection running through the central, treed boulevard of Linwood Avenue, Linwood Park, and along the neighbourhood ‘greenway’ of Marlborough, Wellington, and Buccleugh streets. There’s also a shared pedestrian and cycle path along the Linwood Canal, between Aldwins Road and Hargood Street. Smith Street has had recent cycle improvements to create a shared street, and there are on-street cycle lanes on Linwood Ave and Buckleys Road (see [Christchurch cycle map](#)).



Figure 19: Linwood's existing transport network as of 2025

The public and active transport networks are particularly important, as the neighbourhood has a higher proportion of households that don’t own a car (14%) or have only one car (43%), compared to levels of car ownership per household in Christchurch overall (source: Stats NZ).

A9 - Open space and natural values

Linwood Park provides a large open space for recreation, with a variety of functions, including a playground, skate park, sports fields, tennis and basketball courts, and the Te Pou ToeToe Linwood Pool. A new concept plan for the park is under development and includes a new playground, new skate park, rugby club, and changing rooms, new sports fields, lighting, and planting. Not all elements will be immediately funded.

Other smaller parks in the neighbourhood include North Linwood Community Park, Bromley Park, and Woodham Park. These serve a smaller-scale local function, providing open space and play spaces. The Ōtākaro Avon River Corridor is located to the north of the project area, providing an additional large-scale recreation resource and opportunities for residents of the Linwood Neighbourhood.



Figure 20: Open space network

There's approximately 35ha of parks within the five SA2 areas encompassing the project area. These provide open space at a rate of 2.3ha per 1000 people. This meets the Council's current level of service (6.8.1.1) of 1.9 ha per 1000 people. Additionally, approximately 82% of residences in the neighbourhood are within 500 metres of a park over 3000 metres squared, while 18% are not. This also meets the Council's internal management measure. There's room for improvement to ensure all households have easy access to this open space and that there continues to be enough open space as the neighbourhood intensifies and population increases.

Tree canopy cover for the neighbourhood varies between 3 to 20% by meshblock (the smallest geographic unit of statistical data). Locations with higher percentages of canopy cover are predominately those with parks and open space. The Urban Forest Plan sets out targets for tree canopy cover of 10% for commercial areas, 20% for streets and residential areas, and 40% for open space. The neighbourhood doesn't currently meet these targets. This is particularly important in light of potential future intensification which could result in a further reduction of tree canopy cover.

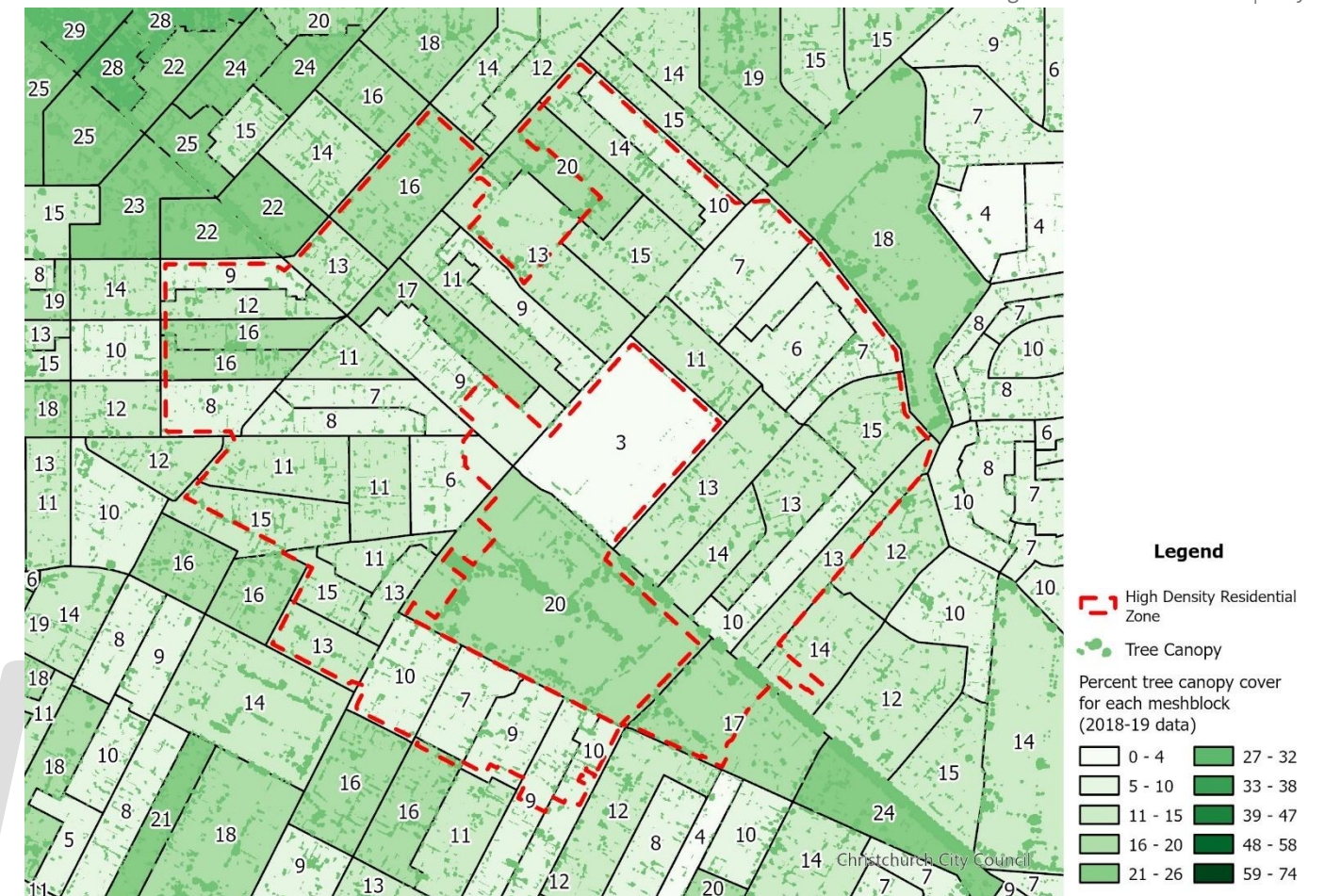


Figure 21: Linwood Percentage Tree Canopy Cover by Meshblock (2018-2019 data)

The Linwood Canal – also known as the City Outfall Drain – is a narrow concrete watercourse that runs through the neighbourhood, from the intersection of Tuam and Harrow streets and Olliviers Road to the intersection of Linwood Ave and St Johns Street, after which it's naturalised and eventually discharges into Te Ihutai Avon Heathcote Estuary. Water levels in the canal are tidal, and it provides a home to important fauna, like tuna (eels).



Figure 22: Linwood Canal photos

A10 - Natural hazards and infrastructure

The Linwood neighbourhood is prone to a range of natural hazards which are expected to increase in their extent and severity with climate change.

Areas of flooding have been observed on residential streets, particularly in north and east Linwood (e.g. McLean, Rhona, Wyon, Dacre, Worcester, Gloucester, Chelsea, and Hay streets). Some flooding has been observed in low-lying areas of Linwood Park and on Aldwins Road, to the south of the commercial centre.

River and rainfall flooding is the key concern in this area, with around 600 residential buildings (32%), 10 kilometres of roads (37%), and 5.5 hectares of parks (31%) exposed. It could also affect parts of Worcester Reserve, Bromley Park, and Linwood Park. In most cases, the water would be less than 50 centimetres in a large flood, which could affect access and use of the area, as well as cause damage to low-lying buildings. Parts of this suburb are challenging to drain, and this results in areas of stormwater ponding, even in modest rainfall events. Areas already experiencing flooding can expect the severity and impacts to worsen in future.

The map below shows the depth of river and rainfall flooding that could happen in a rare 1-in-200-year flood event with around 40 centimetres of sea-level rise, about 30 to 50 years from now.



Figure 23: Depth of river and rainfall flooding in a 1-in-200-year flood event with around 40 centimetres of sea-level rise, about 30 to 50 years from now.

Rising groundwater is more isolated, with a few areas at the eastern end of Linwood Road and along Hay Street that could experience groundwater within 70 centimetres of the surface. This could be an issue for around 50 residential buildings (3%), one kilometre (5%) of roads, and 1.5 hectares of parks (8%) in this area. High groundwater can damage building foundations, disrupt underground pipes, worsen surface flooding, increase dampness in homes, and affect what can grow.

The map on the next page shows where groundwater could be close to, or above, the surface for sustained periods, with around 40 centimetres of sea-level rise, about 30 to 50 years from now. However, there could be other areas where groundwater rises to the surface for short periods of time.



Figure 24: Rising groundwater with around 40 centimetres of sea-level rise, about 30 to 50 years from now.

The whole area is of **medium liquefaction vulnerability**, which means there is more than 50 percent chance that liquefaction-induced ground damage will be ‘minor to moderate’ for 500-year shaking or ‘none to minor’ for 100-year shaking. New buildings may require further assessment and requirements to manage this risk.

Between 2041 and 2060, average temperatures in this area could rise by up to 1.5 degrees celsius, with very hot days over 30 degrees more than doubling from four to nine days a year. High heat can harm people’s health, animals, food production, roads, and the natural environment. It’s likely to mostly affect exposed areas with prolonged sun exposure, such as north-facing properties.

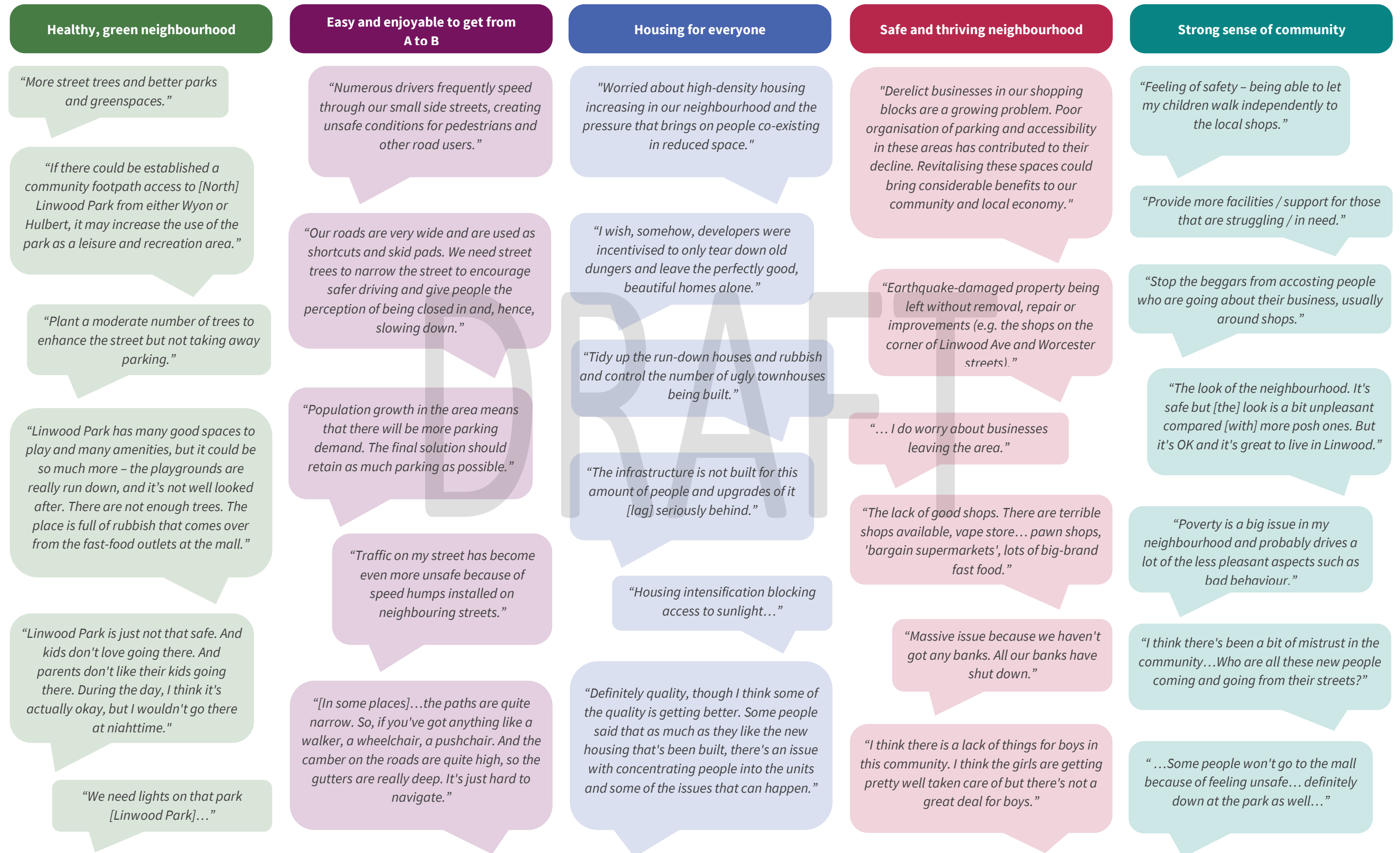
Climate change is also expected to bring stronger extreme winds. Flying or falling debris causes most wind damage, and strong winds put people and property at risk, trigger power outages, block roads, and damage buildings.

Appendix B: Great Neighbourhood Assessment scoring summary

Theme	Element	Rating	Rationale
Flourishing natural environment	Clean and accessible waterways	0	There's no riparian planting along the canal, as it's a concrete channel and doesn't naturalise until Woolston. Planting has been carried out by community groups in some areas around the channel, to improve shading and amenity. The Christchurch City Surface Water Quality Annual Report 2023 highlighted the presence of contaminants and issues at canal testing sites, including high levels, which exceed guidance, of copper, zinc, dissolved reactive phosphorus, enterococci, and E. coli, as well as low concentrations of dissolved oxygen and high temperature readings. Anecdotal evidence from community groups, and traffic counts undertaken as part of a University of Canterbury student research project, suggest that the canal pathway is reasonably well used by locals for walking and cycling.
	Good level of biodiversity	0	The Council's Tree Canopy Cover Report 2018/19 indicates that the Linwood Ward has the second-lowest tree canopy coverage of all the city's wards, with only 8.9% tree coverage. However, there are many parks and two community gardens in the neighbourhood which could provide some biodiversity. Notably, there are areas of indigenous planting along the concrete channel of the Linwood Canal, and despite the lack of riparian planting and water quality concerns, the canal provides habitat for tuna (eels).
	Sufficient, quality and connected open space	1	There are many parks and sports facilities in the neighbourhood and vicinity, including Linwood Park, Worcester Reserve, Bromley Cemetery, Linwood Cemetery, Olliviers Reserve, Edmond Factory Gardens, Linwood Esplanade Reserve, and the Ōtākaro Avon River Corridor. However, there are areas lacking walkable access to open space and some parks lack through access. Additionally, some spaces are not well used, with safety issues and low quality of facilities and amenities (e.g. ageing infrastructure) cited as key reasons. Further investigations are needed to understand the extent to which existing open space will be sufficient to support a growing population.
Housing for everyone	Suitable quantity & location	1	Built environment reporting indicates that Linwood has been a hotspot for multi-unit development over the last few years, within the top three suburbs in the city. In Linwood Central, North, and East, 96% of new residential building was multi-unit dwellings with an average size of around 85sqm. Further data gathering may be needed to assess the location of new dwellings relative to the density enabled by zoning, as well as population forecasting and market demand.
	Variety of housing size, value and tenure	1	The average house price and median rent in Linwood is more affordable than the average house price and median rent for Christchurch (Cotality Mapping the Market / Linwood Ward Profile). However, the Linwood Ward Profile shows that rates of home ownership are lower than the rest of Christchurch. The area also offers social housing, helping meet demand for a range of housing options in the neighbourhood. However, there's a need for more family-size housing.
	Quality residential buildings	0	There are many older homes (e.g. villas and bungalows) but also recent growth in new multi-units, as indicated by the built environment reporting . Older homes, especially unmodernised ones on large sections, are particularly attractive to developers, and there are a significant proportion of these within the Linwood neighbourhood. Given the prevalence of older homes, there's a higher occurrence of damp homes in this neighbourhood (Stats NZ). Residents have also expressed concerns about new housing, particularly quality and overcrowding.
Easy and enjoyable to get from A to B	Highly connected and accessible across a range of modes	1	There's good access to public transport, with bus routes down Linwood Avenue, Aldwins Road, and Gloucester Street, and a small bus interchange outside Eastgate Mall. Residents have highlighted the ease of access to essential services and nearby amenities. However, high traffic volumes and road congestion result in the pedestrian and cycle experience being poor, and connections to the Ōtākaro Avon River Corridor are lacking.
	Safe journeys	0	The Healthy Streets: Linwood/Eastgate District Centre Further Investigations report ² highlights issues with ease of travel and safety around Eastgate Mall, Linwood Park, and other areas of the neighbourhood. Data from Road Crashes Viewer shows locations of road incidents with pedestrians and cyclists. Submissions on the Annual Plan and responses to the Life in Christchurch surveys highlight the need for footpath improvements to improve safe access for those with mobility impairments.
	High amenity routes	0	Street pleasantness is generally low, as many streets lack trees and shade. The new Rapanui Shag Rock cycleway is an exception. Healthy Streets assessment of the commercial centre also considered amenity matters and these scored poorly.
Strong sense of community	Strong identity / sense of place	0	There's a lack of cultural or historical narratives in the built environment, except for Te Pou Toetoe Linwood Pool.
	Well-connected community / organisations	1	There are many existing active community groups in the area and residents express a sense of pride in living in Linwood. The Life in Christchurch 2024 Neighbourhoods survey found that 66% of Linwood Ward survey respondents agreed that their local neighbourhood is a great place to live. While this result appears positive, it's the lowest score returned by all wards surveyed. There's room to further grow community connectedness – anecdotal evidence indicates low community participation in local government decision-making and lack of involvement from new residents.
	Diverse and safe	0	The Linwood Ward Profile shows that the area has greater diversity than Christchurch overall, with higher percentages of Māori and Pacific residents. The community diversity is identified by residents as a key strength of the area. However, there's an identified need for more public spaces for young people. Linwood has higher levels of socio-economic deprivation. It also has more recorded crimes than the average across the district's centres (New Zealand Police Crime Snapshot). Resident interviews have highlighted concerns around antisocial behaviour and intimidation in public spaces.
Secure and thriving land uses	Low vulnerability to known natural and other hazards	0	The neighbourhood is exposed to several hazards, with flooding the most widespread. In most cases, natural hazards are expected to be lower in severity and impact, although there are pockets of lower-lying land where flooding could be an ongoing issue. There are also recognised capacity issues with pump stations which will need to be addressed before further development is enabled. Development should also take into account future heat, wind, and liquefaction implications, in orientation and design where possible.
	Prosperous economy & supporting community infrastructure	-1	The Linwood/Eastgate 2017 Commercial Centre Factsheet indicates that Eastgate Mall has struggled since the 2011 earthquakes and has a significant number of vacancies and lower economic performance than other district centres. Performance has been largely static since then, with a need for investment to boost revitalisation. Travel data from Commuter Waka indicates high departure rates from the neighbourhood to other locations, for residents to attend work or school. However, residents highlight that there are many community facilities and services available in the neighbourhood.
	Good relationships between neighbouring uses	0	There's a good mix of land uses – public space, residential, commercial, and schools – although with some access and servicing constraints. Further data gathering may be needed to fully assess other indicators (e.g. complaint and monitoring data). No significant land use changes are currently anticipated within the commercial core. However, the residential area is expected to transition from low to high density over time.

² The previous Healthy Streets Linwood work was carried out under the 'Active Travel Level of Service Enhancement' project which was in the last Long-Term Plan. The project involved initial assessment of 15 centres using the Healthy Streets assessment tool. Linwood Eastgate was determined as the priority area for the next stage of work, which would have been delivered under the Transport Choices package; however, this was withdrawn. The Active Travel LOS enhancement programme funding was subsequently also withdrawn.

Appendix C: What we've heard - Sample quotes



These quotes are from engagement on Raranga te Rawhiti Weaving the East, Life in Christchurch Neighbourhoods Survey, Annual Plan submissions, and recent street renewal engagements.

Appendix D: Useful Links

Page 1:

Greater Christchurch Spatial Plan: <https://www.greaterchristchurch.co.nz/urbangrowthprogramme/greater-christchurch-spatial-plan>

Street and footpath renewals: <https://ccc.govt.nz/transport/improving-our-transport-and-roads/resurfacing>

New proposals for Linwood Park: <https://www.newline.ccc.govt.nz/news/story/help-shape-the-future-of-linwood-park>

Page 4:

Christchurch City Council's Strategic Framework 2024-2034: <https://ccc.govt.nz/the-council/how-the-council-works/our-vision/strategic-framework>

Christchurch Economic Ambition: <https://www.christchurchnz.com/about/economic-ambition>

Coastal Hazard Adaptation Programme: <https://ccc.govt.nz/environment/coast/adapting-to-coastal-hazards/our-coastal-hazards-adaptation-planning-programme>

Greater Christchurch Spatial Plan: <https://www.greaterchristchurch.co.nz/urbangrowthprogramme/greater-christchurch-spatial-plan>

Linwood Neighbourhood Plan: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/linwood-neighbourhood-plan>

Mahaanui Iwi Management Plan: <https://www.mahaanuiurataiao.co.nz/iwi-management-plan>

National Policy Statement on Urban Development: <https://environment.govt.nz/acts-and-regulations/national-policy-statements/national-policy-statement-urban-development/>

Ōtautahi Christchurch Climate Resilience Strategy: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/strategies/climate-change-strategy>

Ōtautahi Christchurch Planning Programme: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/otautahi-christchurch-planning-programme>

Ōtautahi Christchurch Urban Forest Plan: <https://ccc.govt.nz/environment/trees-and-vegetation/urbanforest>

Ōtautahi Christchurch Future Transport Plan 2024-54: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/strategies/transport-strategic-plan>

Strengthening Communities Together Strategy: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/strategies/strengthening-communities-together-strategy>

Page 6:

Capital Projects Viewer: <https://smartview.ccc.govt.nz/data/capital-projects>

Current Capital Budgets: <https://budget.ccc.govt.nz/public/root>

Long-Term Plan and Annual Plans: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/long-term-plan-and-annual-plans>

Maintenance Renewal Programme: <https://ccc.govt.nz/transport/improving-our-transport-and-roads/resurfacing>

Work in your area: <https://ccc.govt.nz/transport/works-3>

Public transport network review: <https://haveyoursay.ecan.govt.nz/metroreview>

Appendix A:

Built Environment Reporting: <https://ccc.govt.nz/culture-and-community/statistics-and-facts/built-environment-reporting>

Bus Routes: <https://go.metroinfo.co.nz/mtbp/en-gb/arrivals/content/routes>

Christchurch Cycle Map: <https://ccc.govt.nz/transport/getting-around/cycling/cycling-maps>

Commercial Centre Factsheet: <https://ccc.govt.nz/culture-and-community/statistics-and-facts/facts-stats-and-figures/commercialcentrefactsheets>

District Plan: <https://districtplan.ccc.govt.nz/>

ECAN Black Maps: <https://canterburymaps.govt.nz/news/check-out-our-newly-digitised-historic-maps-black-maps/>

He Rautaki mō Kāinga Nohoanga: <https://www.greaterchristchurch.org.nz/assets/Documents/Work-Programme/Landing-page/Attachment-to-report-241706381-Title-Kainga-Nohoanga-Strategy-Update.PDF>

Mahaanui Iwi Management Plan: <https://www.mahaanuiurataiao.co.nz/iwi-management-plan>

Medium liquefaction vulnerability: <https://apps.canterburymaps.govt.nz/ChristchurchLiquefactionViewer/>

NIWA Endeavour Dashboard:

<https://niwa.maps.arcgis.com/apps/dashboards/8c1db2b8e37841f29a57a38675388897>

Stats NZ: <https://tools.summaries.stats.govt.nz/places/TA/christchurch-city>

Te Huarahi/Linwood Avenue School: <https://hail.to/linwood-avenue-schoolte-huarahi/article/s4yGmPJ>

UC Quake Studies Linwood House: <https://quakestudies.canterbury.ac.nz/store/object/516311>

Appendix B:

Built Environment Reporting: <https://ccc.govt.nz/culture-and-community/statistics-and-facts/built-environment-reporting>

Commercial Centre Factsheet: <https://ccc.govt.nz/culture-and-community/statistics-and-facts/facts-stats-and-figures/commercialcentrefactsheets>

Christchurch City Surface Water Quality Annual Report 2023:

<https://ccc.govt.nz/environment/water/waterways/waterway-monitoring>

Commuter Waka: <https://commuter.waka.app/>

Cotality Mapping the Market: <https://www.cotality.com/au/our-data/mapping-market>

Linwood Ward Profile: <https://ccc.govt.nz/culture-and-community/statistics-and-facts/community-profiles/coastal-burwood-linwood/linwood-ward-data>

New Zealand Police Crime Snapshot: <https://www.police.govt.nz/crime-snapshot>

Road Crashes Viewer: <https://smartview.ccc.govt.nz/data/road-crashes>

Tree Canopy Cover Report 2018/19: <https://ccc.govt.nz/environment/trees-and-vegetation/urbanforest>