

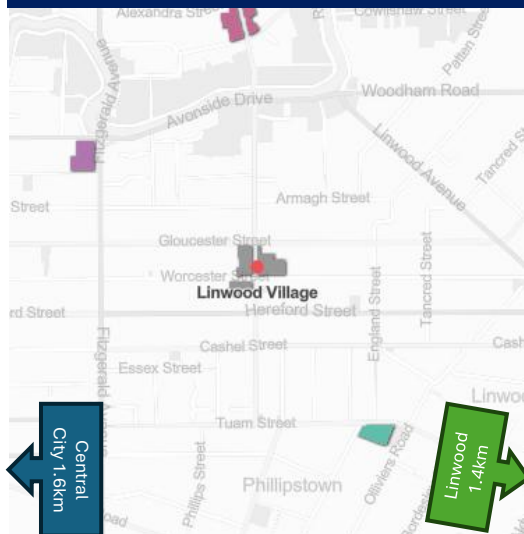
Linwood Village (Stanmore/Worcester)

District Plan: "Local"
Previous factsheets: "Neighbourhood"

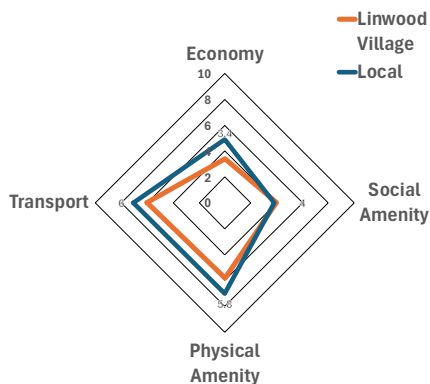
INTRODUCTION

This information sheet provides an objective appraisal of the Linwood Village commercial centre, drawing on statistical data sources, specialist advice and surveys.

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Linwood Village is a small linear commercial centre on Stanmore Road between the intersections with Worcester and Gloucester Streets. The centre occupies both sides of Stanmore Road with road fronting buildings. The mainly offers convenience shopping and services, including a number of small independent food shops. The centre also includes a community arts centre.

Investment in new buildings and renovation of existing stock has refreshed the centre and improved the environment. Some street environment improvements have also been completed as part of the major cycleway installation. However, a number of vacant sites remain and some building stock would benefit from renewal investment.

Economic indicators show a decline in spending since the previous assessment, which may be mostly attributed to the closure of the original supermarket in the centre (since replaced by independent outlet). Otherwise, business counts are similar and employment shows a gentle increase. Significant further investment is required for the centre to reach its full potential.

The physical environment of the centre has been improved in parts due to the major cycle way works. A planned upgrade to the remainder of the street environment is proposed. The vacant sites within the centre lower the environment quality overall. Some recent investment has improved some parts of the centre. The community arts centre and park provide a community focal point, activity and open space. Aquagym, a private swimming pool complex, is located within the centre catchment.

The centre has good road access for car and public transport. It is also readily walkable from the surrounding catchment with few barriers. Cycle access has been improved with the completion of the Rapanui Shag Rock cycleway, which connects with the centre.

In summary, there has been progress with the centre's physical environment in recent years but some economic indicators show a decline and vacant sites remain. The shopping experience has improved with greater diversity of shops, particular specialised food outlets. The centre has strong potential for growth thanks to increasing population in the catchment and anticipated street environment renewal. Linwood Village may also be known as Stanmore/Worcester.

STRENGTHS

- New building and street renewal.
- Centre connected with the major cycleway network.
- Walkable, permeable catchment.
- Some solid recovery from post earthquake building losses.

OPPORTUNITIES

- Build momentum on street environment renewal to fill vacant sites.
- Population growth within catchment.
- Diversifying food outlet choice.

WEAKNESSES

- Loss of supermarket.
- Some vacant sites persist.

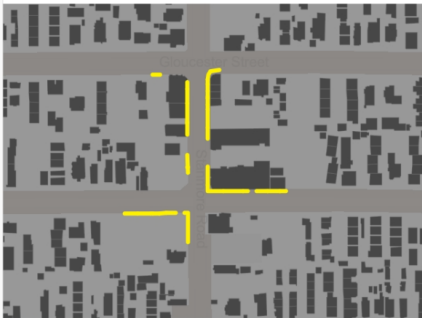
THREATS

- Historic negative perceptions undermine investment attractiveness.

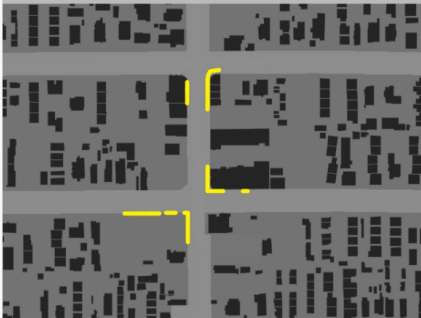
ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

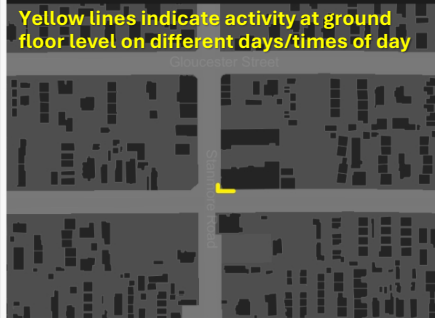
Weekdays: Daytime opening (9am-5pm)



Weekdays: Evening opening (5pm-9pm)



Weekdays: Nighttime opening (9pm on)

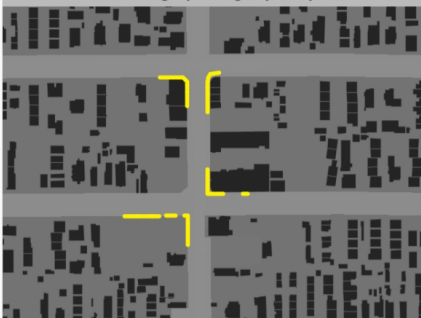


Yellow lines indicate activity at ground floor level on different days/times of day

Weekends: Daytime opening (9am-5pm)



Weekends: Evening opening (5pm-9pm)

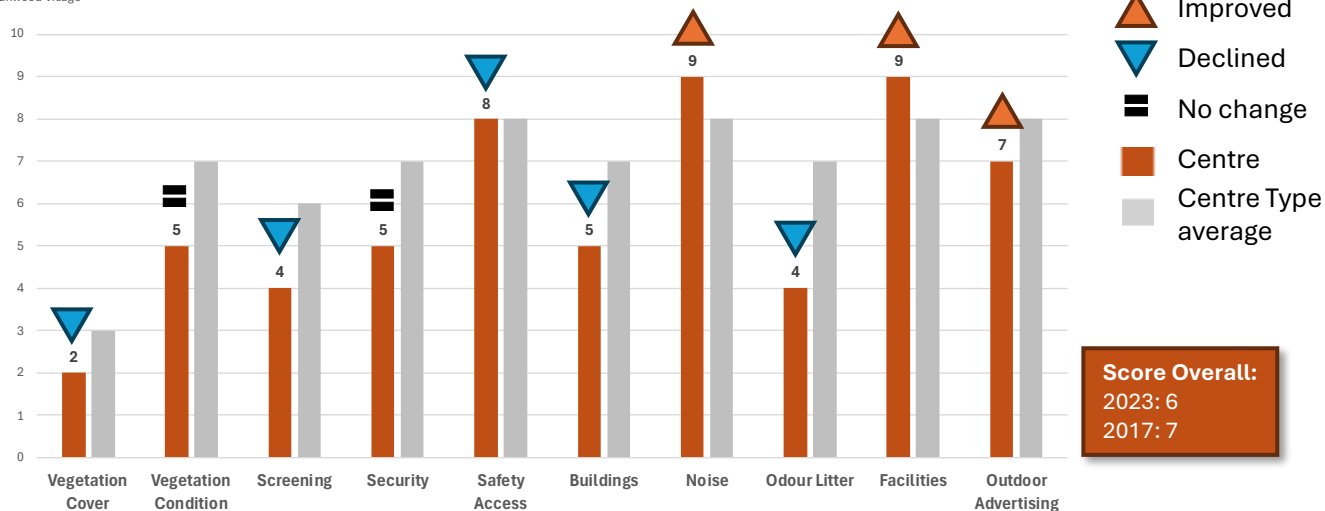


Weekends: Nighttime opening (9pm on)



PHYSICAL AMENITY ASSESSMENT (SURVEY RANGE LATE 2022/EARLY 2023)

Linwood Village



CENTRE IMAGES (2023)

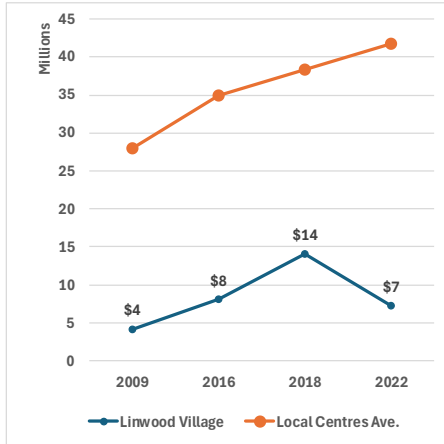


ECONOMIC PERFORMANCE

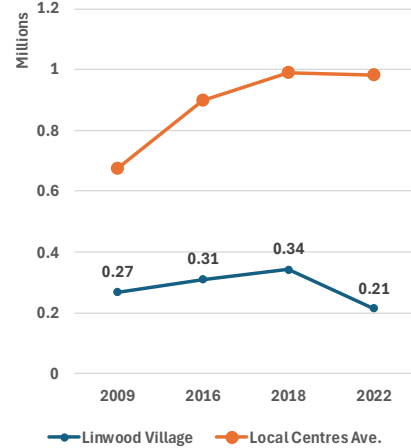
Economic survey score 2023	3.4
Economic survey score 2017	2.8
Centre type average economic survey score 2023	4.9
Vacant land in centre	18%
Centre type average vacant land	15%



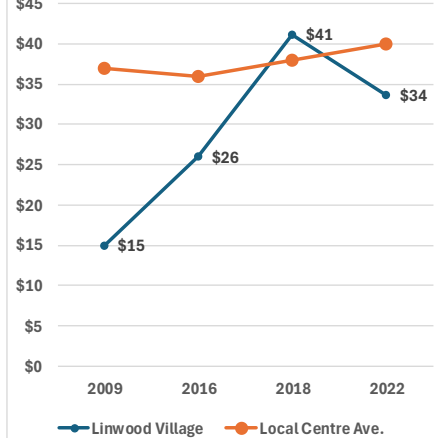
TOTAL SPEND (\$)



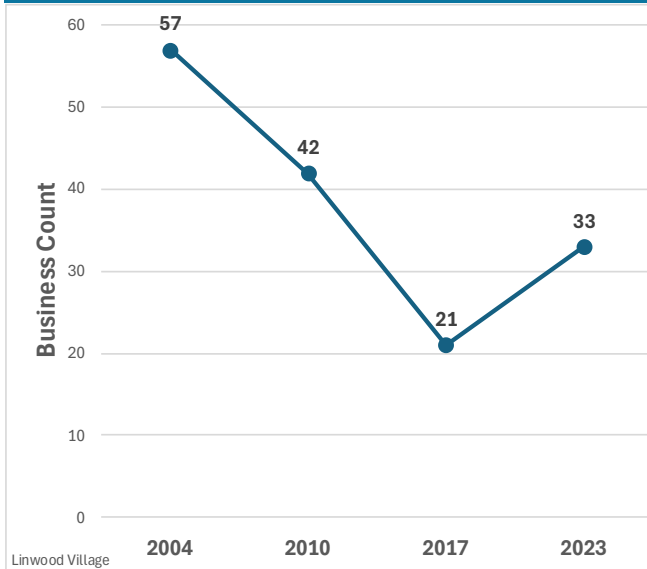
TRANSACTION COUNT



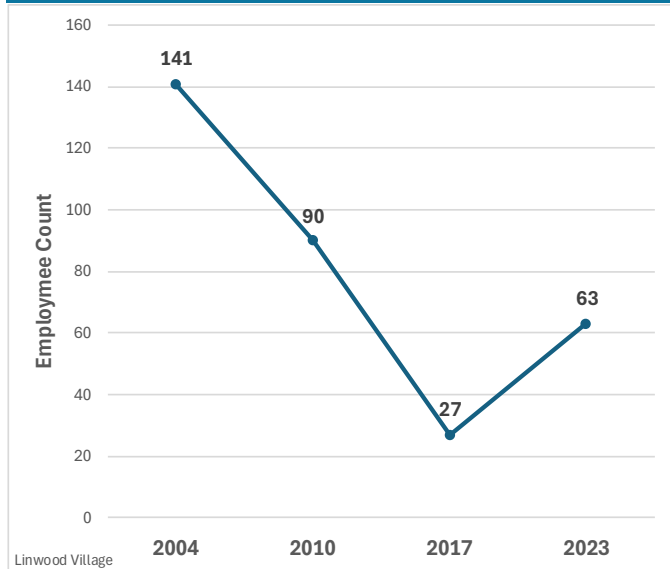
TRANSACTION AVERAGE (\$)



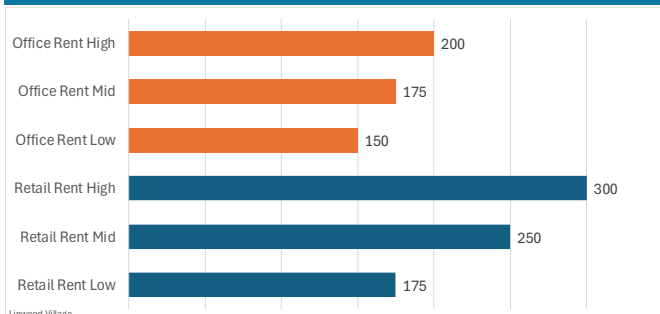
BUSINESS COUNT



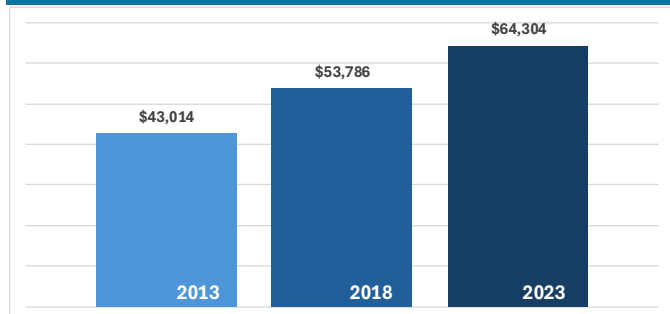
EMPLOYMENT COUNT



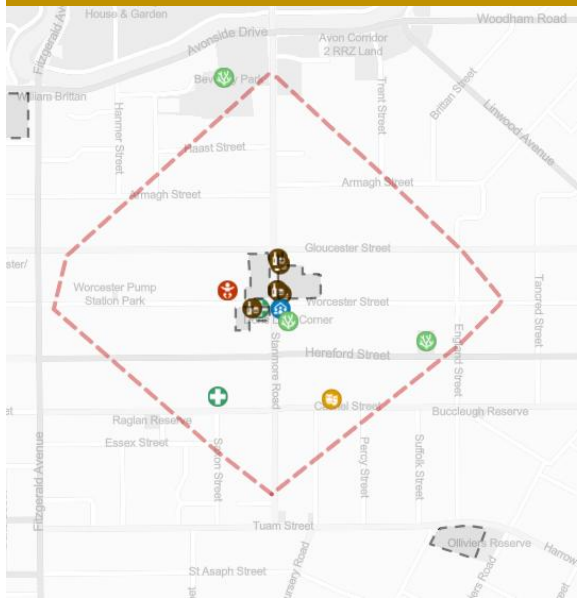
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

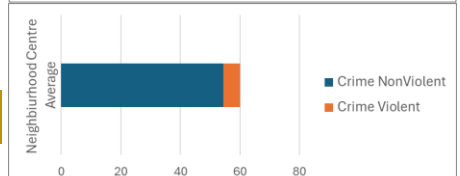
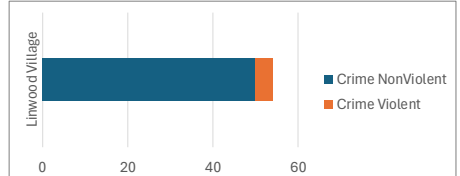


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	12%	12%	13%
Residents 65yrs and over	9%	8%	9%
Residents on Social welfare	14%	11%	16%
Average % of hh with no car	19%	13%	12%
Average number of vehicles/hh	1	1	1

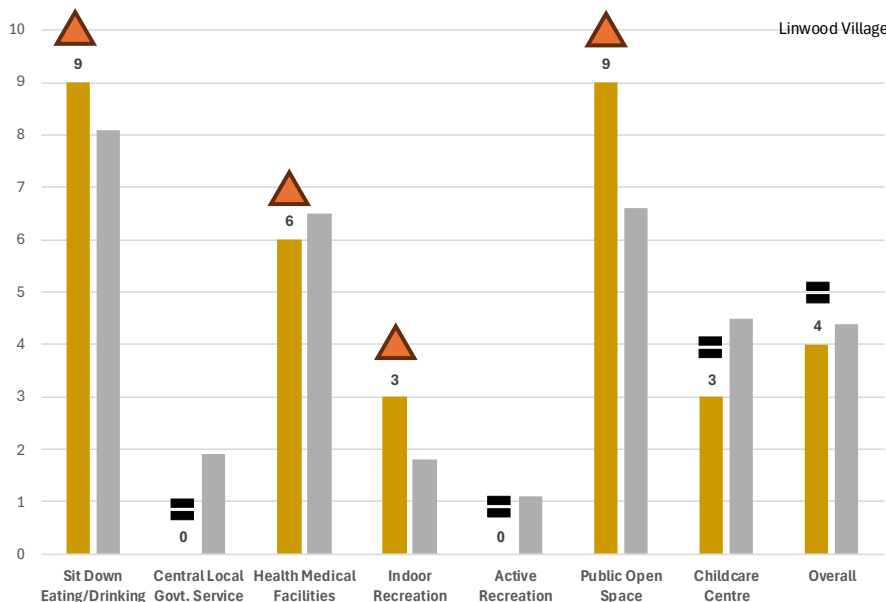
CATEGORY

- Cafe Bar Restaurant
- Public Open Space
- Health Medical Facilities
- Childcare Centre
- Indoor Recreation
- Central Local Government Service
- Active Recreation
- Community Owned Operated Facilities

CRIME (2022)



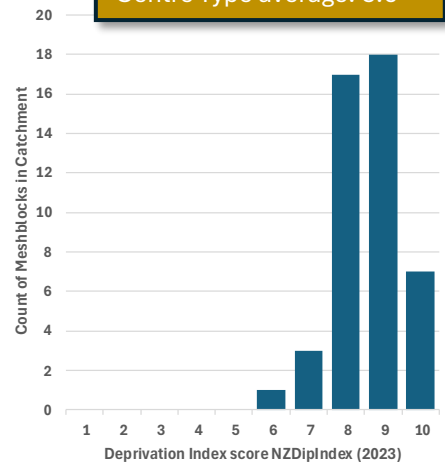
SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)



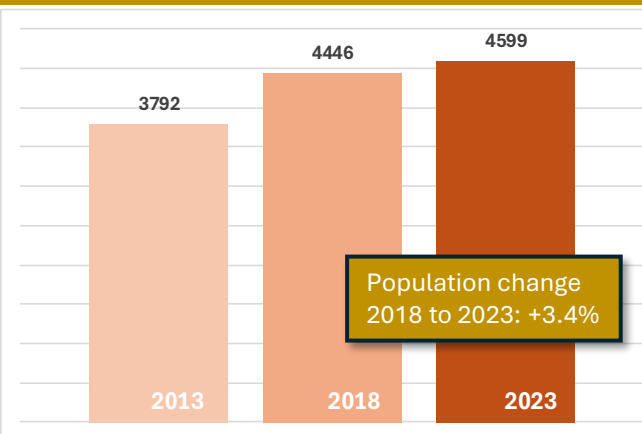
Key: ■ Centre ■ Type Ave. ▲ Improved/Declined ■ No Change

DEPRIVATION RANGE (2023)

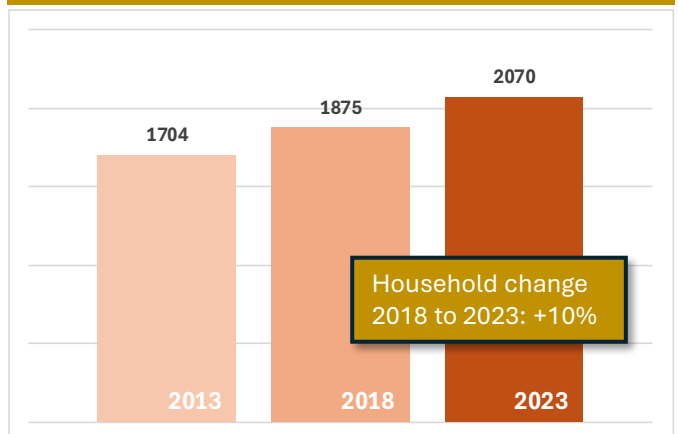
Linwood Village Average: 9
Centre Type average: 5.6



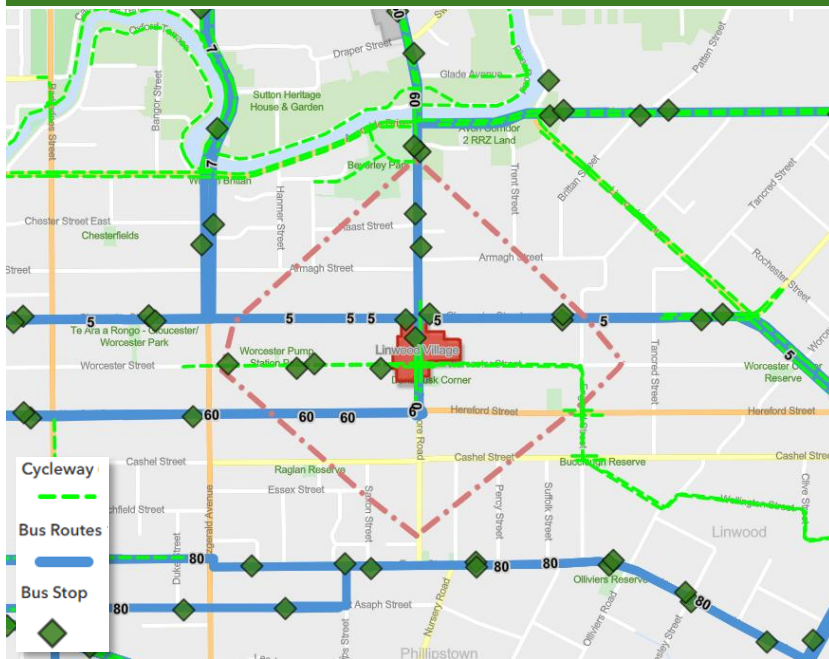
CATCHMENT POPULATION 2018-2023



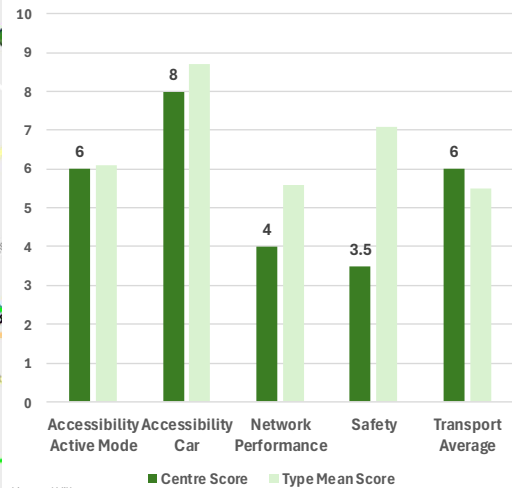
HOUSEHOLD COUNT 2018-2023



TRANSPORT

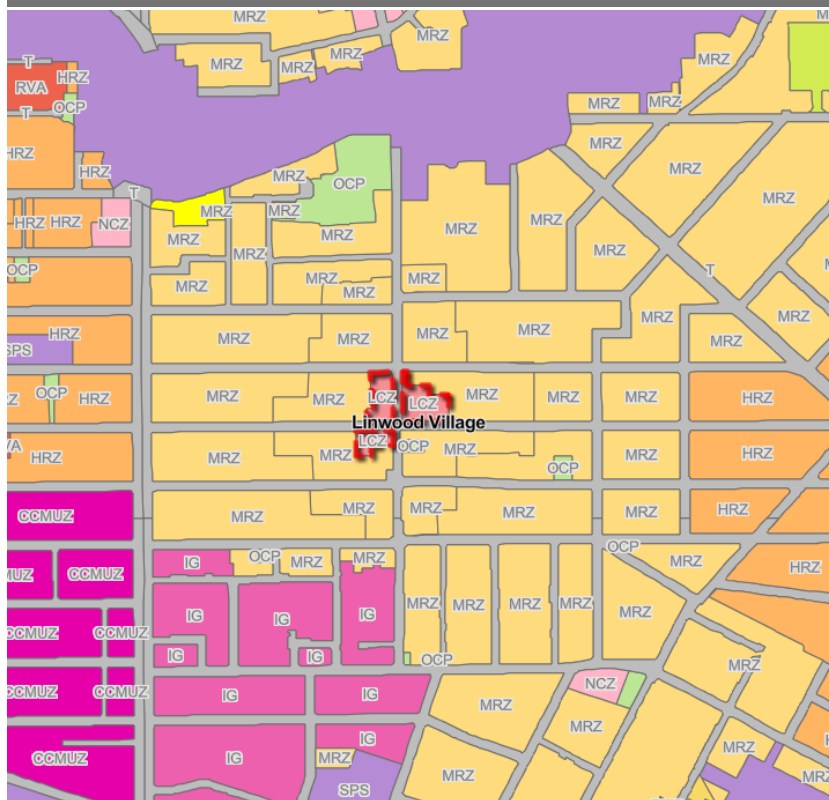


TRANSPORT SURVEY



Survey approach changed for 2023. Results not comparable to previous factsheets

LAND USE ZONES (OPERATIVE NOVEMBER 2025)



Planning zones legend and detail

LCZ	Local Centre Zone (commercial activity)
HRZ	High Density Zone (townhouses and apartments)
MRZ	Medium Density Zone (townhouses)
RS	Residential Suburban Zone (low density houses)
OCP	Open Space Zone (parks and recreation)
IG	Industrial (businesses and factories)
SPS	Special Purpose Zone (schools and facilities)
SPOA	Avon River Corridor (open space, in planning)
RVA	Residential Visitor Accommodation (hotels/motels)

Refer to 2017 CCFS for the pattern of zones from the District Plan prior to Plan Change 14.

*****GUIDANCE***** – See guidance sheet for further information on the Commercial Centre Factsheet purpose, the data presented and the data sources.

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