

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.

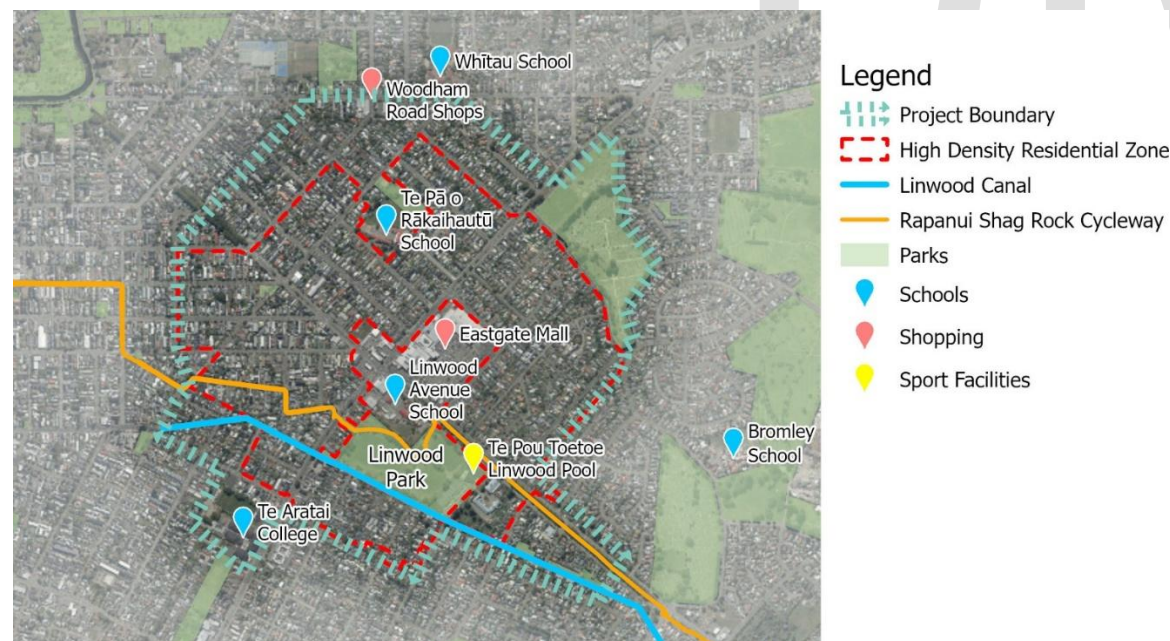
The plan is a long-term guide for Linwood’s future, with actions expected to roll out gradually over the next 20 years. It creates a shared community vision which will support funding for potential projects. By having the plan and priorities in place, future Council funding decisions can take them into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

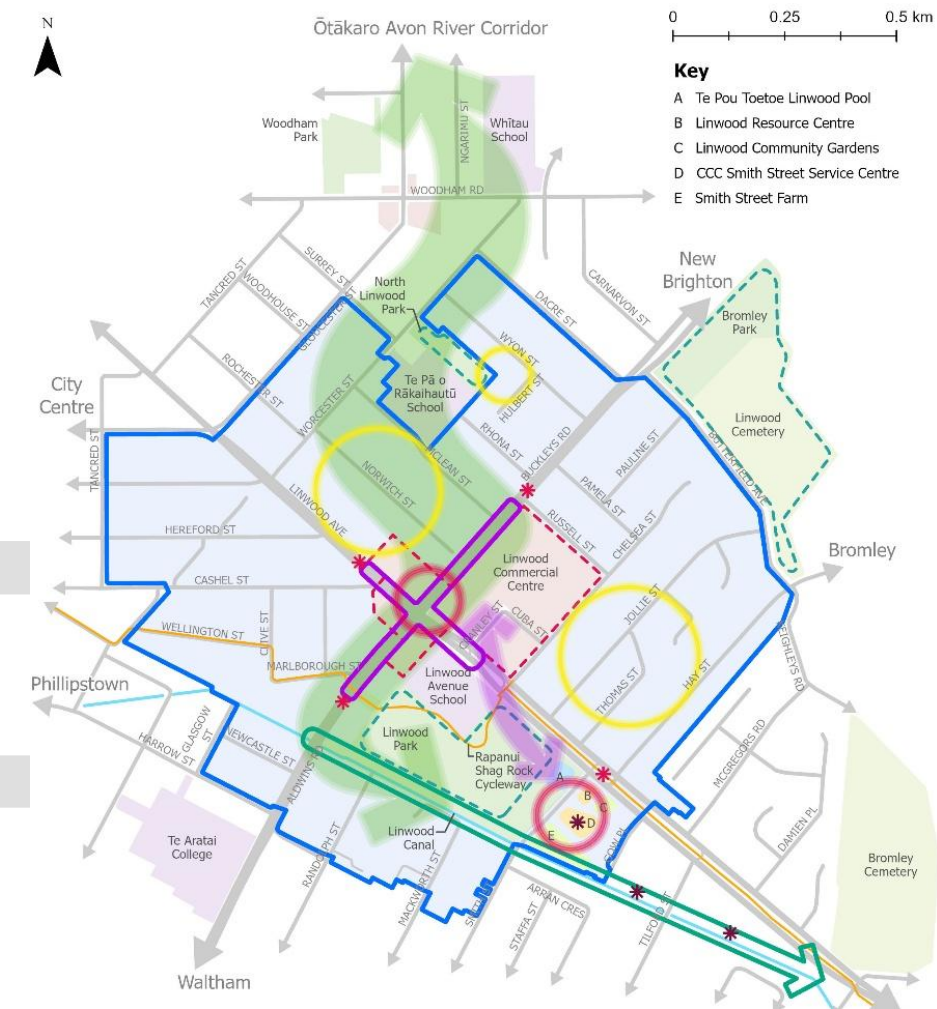
- Work with the new owners of Eastgate Mall.
- Support other opportunities for improving the commercial area.
- Support risk management projects and share information about natural hazard risks to improve awareness and response.
- Consider creation of a safe youth space in the centre.
- Explore future 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-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).