
Waitai Coastal-Burwood-Linwood Community Board Information Session/Workshop AGENDA

Notice of Information Session/Workshop Te Pānui o te Hui:

A Waitai Coastal-Burwood-Linwood Community Board Information Session/Workshop will be held on:

Date: Thursday 28 August 2025
Time: 3.30 pm
Venue: Boardroom, Corner Beresford and Union Streets,
New Brighton

Membership Ngā Mema

Chairperson	Paul McMahon
Deputy Chairperson	Jackie Simons
Members	Tim Baker
	Kelly Barber
	Celeste Donovan
	Alex Hewison
	Yani Johanson
	Greg Mitchell
	Jo Zervos

Principal Advisor

Chris Turner-Bullock
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25 August 2025

Meeting Advisor

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Note: This forum has no decision-making powers and is purely for information sharing.

To watch the meeting live, or previous meeting recordings, go to:

<https://www.youtube.com/@waitaicoastal-burwood-linw3626/streams>

To view copies of Agendas and Notes, go to:

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



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3. Update on the CWTP Activated Sludge Plant Project.....	25
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The time allocated for this Information Session/Workshop is 30 minutes.	
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The time allocated for this Information Session/Workshop is 15 minutes.	

Karakia Whakamutunga

Karakia Tīmatanga

Whakataka te hau ki te uru Whakataka te hau ki te tonga Kia mākinakina ki uta Kia mātaratara ki tai E hī ake ana te atakura He tio, he huka, he hau hunga Tihei mauri ora!	Cease the winds from the west Cease the winds from the south Let the breeze blow over the land Let the breeze blow over the ocean Let the red-tipped dawn come with a sharpened air. A touch of frost, a promise of a glorious day.
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1. Apologies Ngā Whakapāha

An apology for absence was received from Alex Hewison.

2. Linwood Regeneration Support - Draft Framework

Reference Te Tohutoro: 25/1693154





Presenter(s) Te Kaipāhō: Jac Chester, Senior Planner, Urban Regeneration Team

1. Detail Te Whakamahuki

Timing	This information session is expected to last for 30 minutes (including 10 minutes for questions).
Purpose / Origin of the Information Session	The purpose of the information session is to provide an update to the Community Board on the Linwood Regeneration Support project, share a near-final draft of the Linwood Neighbourhood Regeneration Framework (Attachment A) and outline next steps.
Background	<p>Linwood is a priority location for regeneration support under a range of work programmes (including the Greater Christchurch Spatial Plan; the Ōtautahi Christchurch Planning Programme; and the Unit Activity Plan).</p> <p>The Waitai Coastal-Burwood-Linwood Community Board previously had an information session on the Linwood Regeneration Support project in November 2024. Council staff have since prepared the Draft Framework, which includes an assessment of the Linwood neighbourhood’s strengths and areas for potential support. The Framework begins to capture in one place the overall neighbourhood picture – including key features, currently planned projects, the starting point of a spatial concept and vision to guide future work, potential shorter-term projects and ideas for more significant key moves (for future funding consideration).</p> <p>The document reflects what we’ve already heard from the community and provides a framework for further engagement and generation of ideas. It is intended as a starting point and an iterative ‘living document’, aiming to be agile and to evolve and adapt as change occurs in the commercial and housing sectors and as new ideas and opportunities emerge.</p>
Key Issues	<ul style="list-style-type: none"> • The majority of the project’s geographical scope (loosely defined by the higher density zoning around Eastgate centre) sits in the Waitai Coastal-Burwood-Linwood Community Board, with a small portion located in the Waipapa Papanui-Innes-Central Community Board area. Joint decision making on the project and the Regeneration Framework will need to be carefully coordinated in coming months. • Progress on the work has needed to await the completion of interviews being undertaken for the Weaving the East project, in order to align engagement processes. The Framework will build on this work, while concentrating on a more tightly focused location and offering a wider scope for placemaking and neighbourhood development. • Opportunities to support the Linwood neighbourhood area and give effect to the Council’s strategic framework (Attachment B) are identified in the Framework under five themes (A flourishing natural environment / Housing for everyone / Easy and enjoyable to get from A to B / Secure and thriving land uses / Strong sense of community) and include:

	<ul style="list-style-type: none"> ○ Supporting housing intensification and neighbourhood connectivity within a walkable catchment of the Linwood/Eastgate commercial centre. ○ Improving pedestrian and cycle experiences in locations of high traffic volumes and locations with safety concerns and accessibility issues. ○ Increasing tree canopy cover (currently 8.9%) and amenity of the commercial centre and streetscapes. ○ Improving the ecological quality of natural assets, enhancing existing open space and creating connections to nearby recreation resources.
Next Steps	<ul style="list-style-type: none"> ● Receive any feedback from the Community Boards. ● Incorporate any relevant findings from the Weaving the East interviews. ● Liaise with partners and commence community engagement on the Draft Framework (currently anticipating this to occur in October/November). ● Revise the Framework to incorporate feedback from the community engagement and finalise with graphic design. ● Seek endorsement from both Community Boards and the Council (2026).
Useful Links	Not applicable.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Draft Linwood Neighbourhood Regeneration Framework	25/1651283	7
B  	Draft Framework Alignment with Council's Strategic Framework, Plans and Policies	25/1644755	22

Signatories Ngā Kaiwaitohu

Authors	Angie Nelson - Planner Urban Regeneration Carolyn Bonis - Team Leader Urban Regeneration
Approved By	Mark Stevenson - Head of Planning & Consents

Linwood Neighbourhood Regeneration Framework



Introduction

This document outlines the Linwood Neighbourhood Regeneration Framework which 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.

As a framework, rather than a plan, it offers flexibility for the project to evolve over time. It can respond to changes in the physical environment, in what the community desires, and take advantage of new opportunities and collaborations. Made up of key themes and desired outcomes, it identifies potential project ideas, will help guide decision-making on initiatives, and be useful to a variety of groups, including:

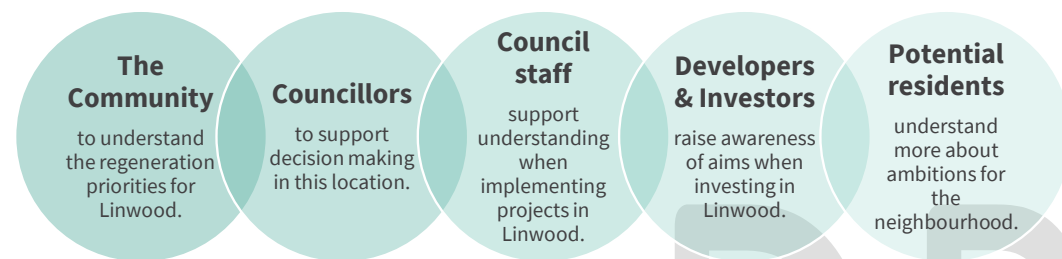


Figure 1: Interested groups

The Framework is a 'living document' and will be updated at key points to keep it current.

Why Linwood?

Linwood recently benefitted from a range of investment, including Te Pou Toetoe Linwood Pool, Te Aratai College, and the Rapanui Shag Rock cycleway but there is still a need to address ongoing challenges in the area (see page 5 for detail).

The need to prioritise regeneration for the Linwood neighbourhood has long been recognised. There is both strategic direction and technical information which signals the need for the Council to respond. This has been identified in:

- A 2020 'heatmap' and Council resolution.¹
- 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).
- City Growth & Property Activity Plan 2024-34.
- The [Council's Strategic Framework](#).

There is also alignment with several other key strategic documents (Figure 2).

¹ Agenda of Council - 10 September 2020



Figure 2: Strategic context

The Framework's focus

This project focuses on the Linwood neighbourhood, as shown on the map below and overleaf. 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 and Weaving the East project (Figure 3).

The project will adopt a flexible boundary to recognise the context, existing networks and other projects. This will firm up as the themes and actions develop.

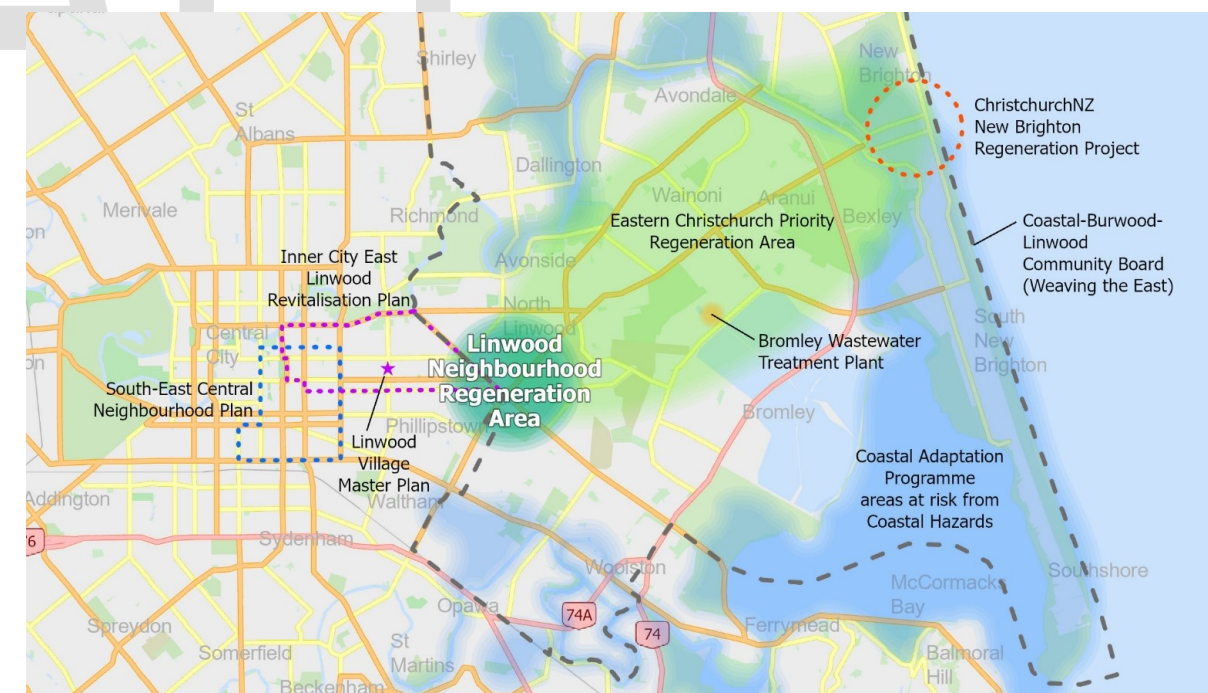


Figure 3: Project area and nearby initiatives

Project Context

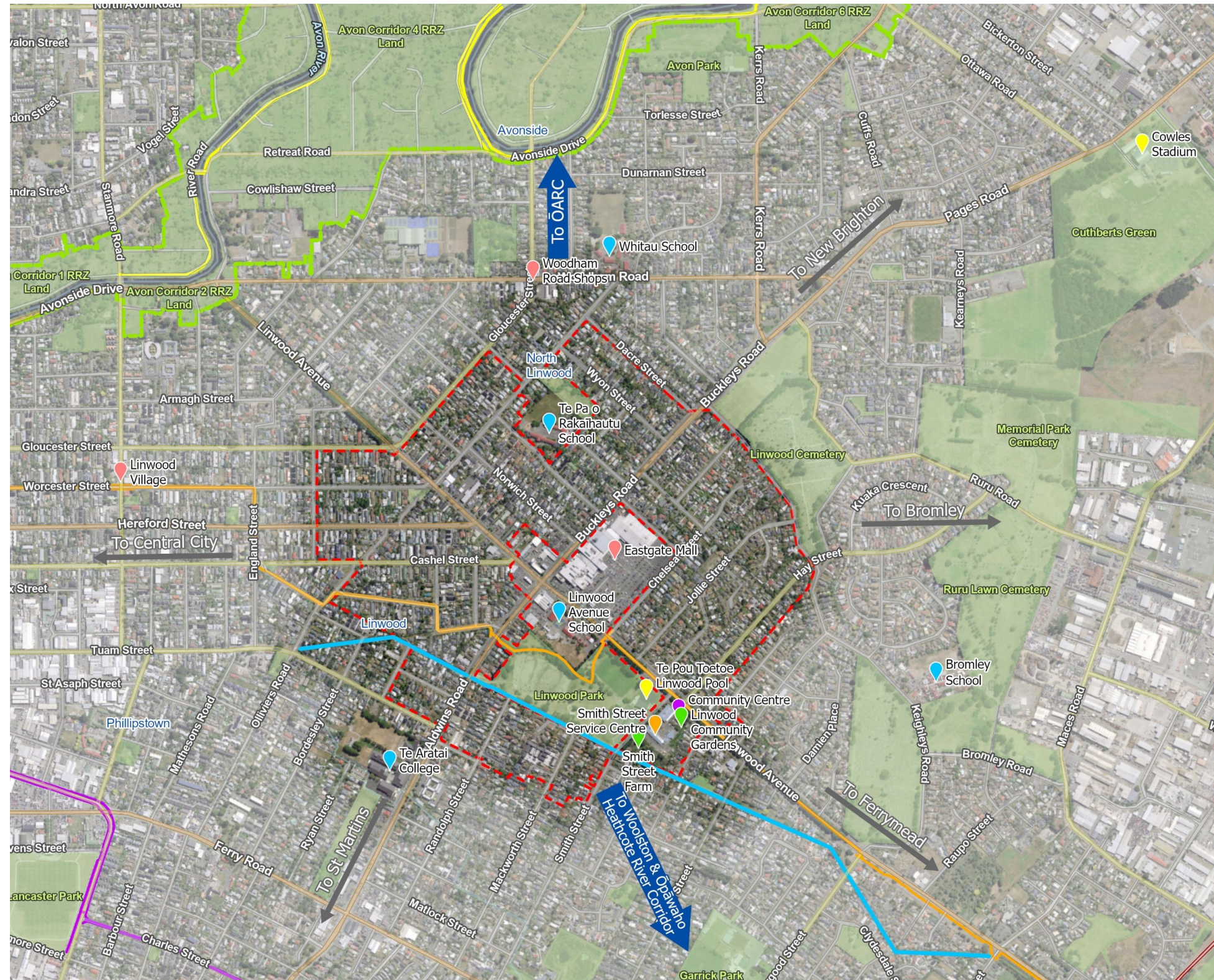


Figure 4: Project area detailed map

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

The commercial centre covers a relatively large block in the centre of the project area with high-density residential zoning around the commercial centre.

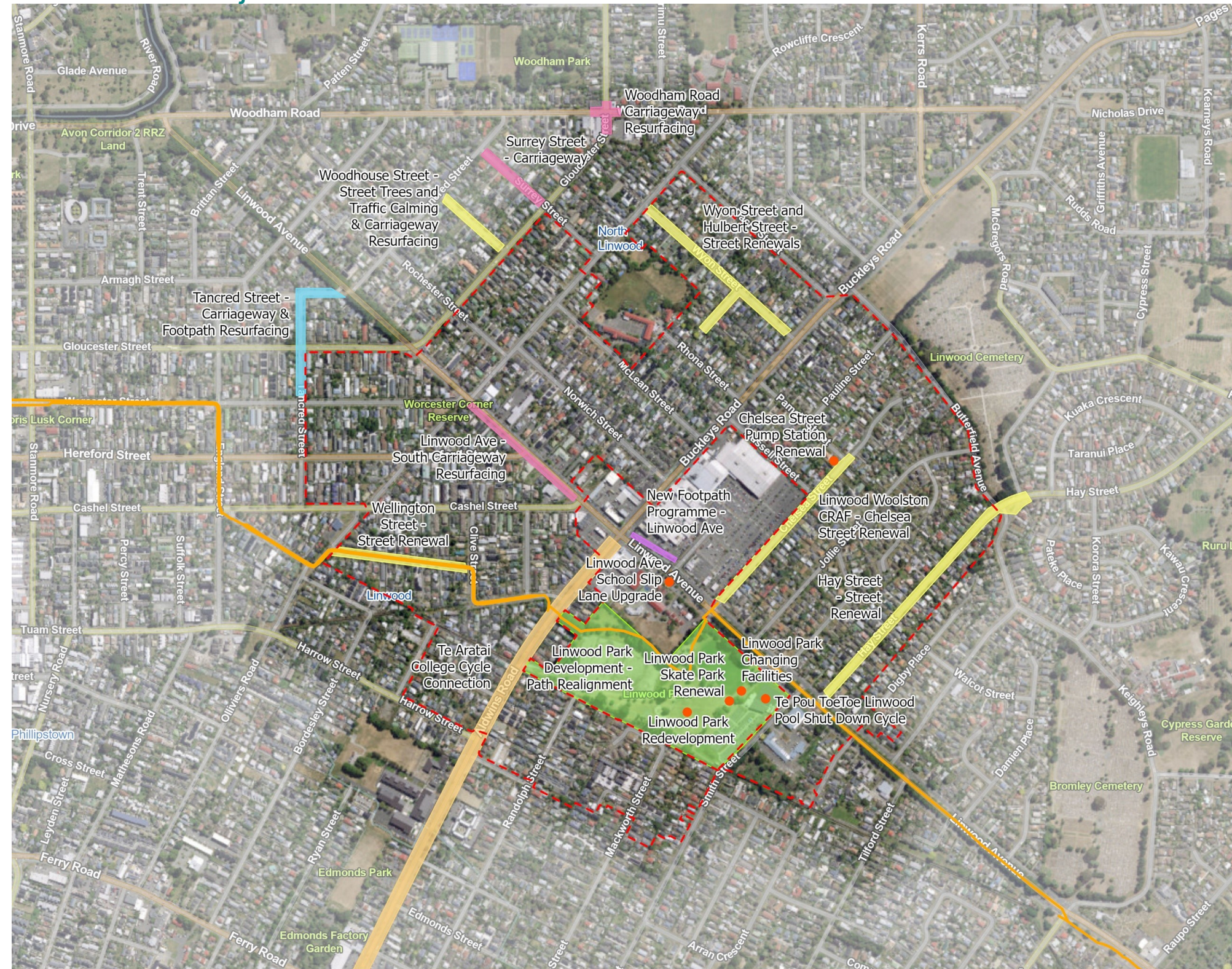
Linwood Park is located to the south of the centre and the Linwood Canal to the immediate south of the park. Te Aratai College is also located to the south. The Linwood Community Centre and Community Gardens is east of the park.

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 benefiting 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

- 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

Current Planned Projects



This map shows the currently planned capital projects in the Linwood Neighbourhood. These projects have funding through the current Long-Term Plan and Annual Plan. In addition to those mapped, there is also the Linwood Bus Stop Improvements project.

Current works include the Worcester Street water main renewal (expected completion late August 2025) and Jollie Street, Nalder Place and Rasen Place water main renewal (expected completion end of October 2025).

View these projects online:
[Christchurch City Council - Work in your area](#)
[Christchurch City Council - Capital Programme Projects](#)
[Christchurch City Council - Maintenance renewal programme](#)
[Capital Projects - SmartView Christchurch](#)

Legend

- High Density Residential Zone
- Rapanui Shag Rock Cycleway
- New Footpath Programme
- Carriageway & Footpath Resurfacing
- Carriageway Resurfacing
- Cycle Connection
- Park Development
- Street Renewal
- Other Projects

0 0.15 0.3 Kilometers

N

Figure 5: Current planned projects in the Linwood neighbourhood

What we've heard...

The 2024 Life in Christchurch Neighbourhood Survey and 2025-2026 Annual Plan Submissions have captured comments that we've taken into account in the preparation of the Framework. Additionally, we've had informal discussions with individuals and groups from the neighbourhood.

Life in Christchurch

The 2024 Life in Christchurch Neighbourhood Survey asked Linwood residents their favourite things about their neighbourhood. Some common responses are included in Figure 6.



Figure 6: Favourite things about Linwood Neighbourhood

The survey also asked about things they would change. Common responses to this question included:

- Better streetscapes and footpaths
- Improve public transport and cycleways
- A cleaner environment with less rubbish and weeds
- A livelier neighbourhood centre
- More trees
- Less traffic/slower speeds on residential streets
- Less crime/vandalism
- Improve safety
- Too many townhouses

Annual Plan Submissions

Annual plan submissions highlighted community interest in:

- Improving cycling infrastructure and active travel options
- Improvements to footpaths
- Planting of more street trees
- Affordable and accessible public transport
- A need for traffic calming on wide residential streets
- A need to address flooding issues in areas where more houses may be built in the future
- Enhancing open spaces with native plantings
- A need for more green space
- Increasing efforts to keep green space clean and free of rubbish
- Developing youth specific spaces



Placeholder for summary of relevant findings from Weaving the East interviews
(to be included prior to undertaking community engagement)

Great Neighbourhood Assessment

The Linwood Neighbourhood Regeneration Framework is based on an assessment of the area using the Great Neighbourhood Assessment tool.

The tool uses five themes to assess a neighbourhood, recognising its strengths and weaknesses with a scoring system (refer to the Appendix for the scoring explanations).

Through scoring Linwood's strengths and weaknesses, we've identified a number of opportunities (see next page) which the Framework will look to make the most of.

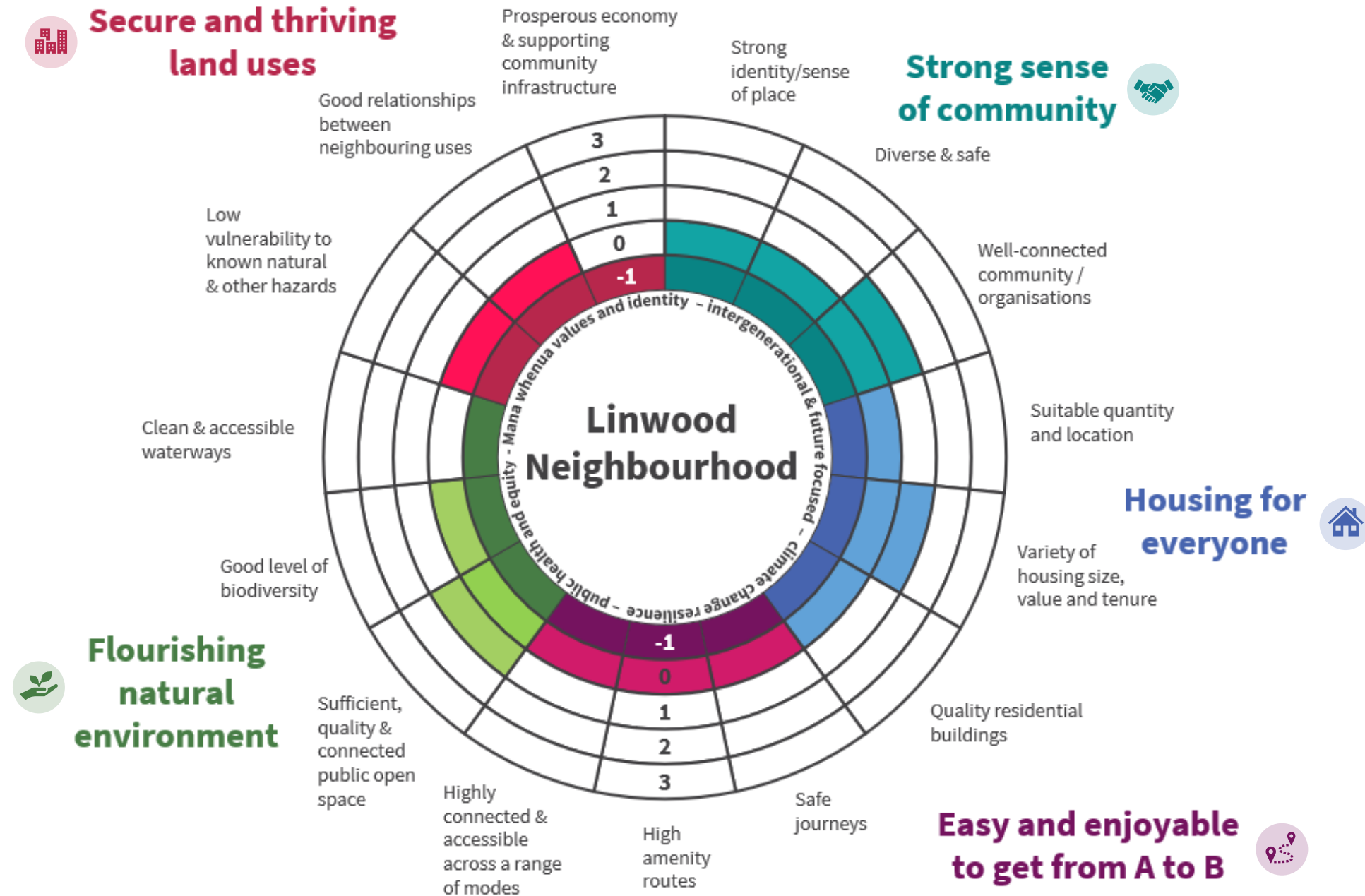


Figure 7: Great Neighbourhood Assessment for Linwood neighbourhood

Opportunities

Themes Opportunities



Great location: Favourable location close to the Central City and the coast.



Ample green space: An abundance of parks and green spaces. Opportunities to improve the use and attractiveness of these areas for the wider community and improve connectivity between them to give the neighbourhood a unique 'green' identity.



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: Good proximity to public transport and retail, relatively large sections with older, unmodernised homes, areas of high-density zoning, and a range of community assets (schools, pool) mean that the neighbourhood offers sought-after features for redevelopment. Growth in multi-unit residential development has been high over the last few years. Redevelopment potential offers opportunities for creating a wider range of quality housing which supports positive neighbourhood growth.



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 the delivery of 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.



Unique and strong food resilience network: The neighbourhood has a strong food resilience network including the Linwood Resource Centre and community gardens. These are valued community assets and there's an opportunity to better connect them to the community.



Perception of neighbourhood: There is an opportunity to build on existing community connections, support a positive identity, and make the neighbourhood a more desirable place to live by addressing community concerns (e.g. safety and accessibility).



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's an opportunity to create further linkages and improve pedestrian and cyclist accessibility and wayfinding in the neighbourhood, particularly around and to the commercial centre, and where block sizes are large or roads are very busy.



Environmental awareness: With improved environmental quality and appearance of Linwood Canal, it could become a more recognised local asset. There's an opportunity to build on existing community momentum to make this more of a blue/green corridor which could be attractive, provide ecological benefits, and enhance the canal as a pedestrian and cycle route.



Nearby investment: There's an opportunity to better connect the Linwood neighbourhood with adjoining recreational assets, such as the Avon Park and Ōtākaro Avon River Corridor, which would open up the recreational opportunities for Linwood residents and provide a green biodiversity corridor through the neighbourhood.

Key



A flourishing natural environment



Housing for everyone



Easy and enjoyable to get from A to B



Secure and thriving land uses



Strong sense of community



Spatial concept for further development

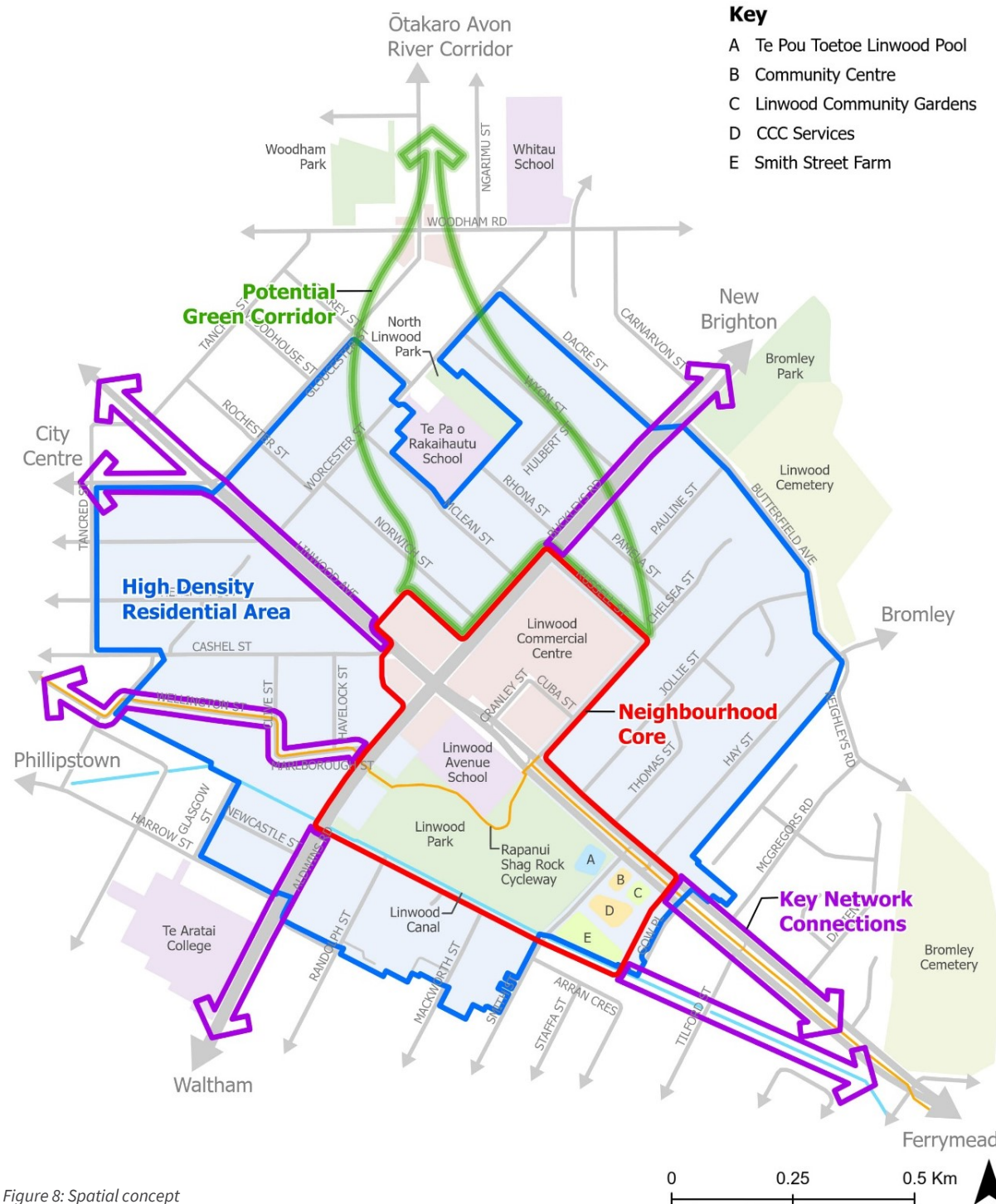


Figure 8: Spatial concept

The spatial concept builds on capital work already completed and further, currently planned projects. Additional key moves will be identified through engagement to create a comprehensive vision for regeneration.

The spatial concept for the Linwood Neighbourhood Regeneration Framework is based on the identification of four areas (some overlapping) which have different foci for regeneration initiatives.

A neighbourhood vision for an ideal future - a starting point

Neighbourhood Core:

The Linwood neighbourhood core features a vibrant commercial centre and accessible community infrastructure. Travel within the core is safe, convenient and pleasant and supported by wayfinding which encourages walking and cycling. The core is a high amenity environment which contributes to a positive neighbourhood identity. Sense of place is enhanced by visibility of cultural narratives, artwork, and street trees. Natural features in the core are enhanced and collaboratively managed, strengthening community connections as well as biodiversity and ecological values.

Key Network Connections:

Major roads, cycleways and key pedestrian links are safe for all users and encourage walking, cycling, and use of public transport within the neighbourhood and to other parts of the city. The network provides a convenient and pleasant way to travel, supported by wayfinding and accessible routes to community infrastructure. The walkability of the neighbourhood contributes to its positive identity and its green streets and intersections contribute to its sense of place.

Potential Green Corridor:

A high amenity green route connects the Ōtakaro Avon River Corridor to the commercial centre. The route enhances neighbourhood amenity with street trees and greening that also increase biodiversity. The green corridor provides safe, convenient and pleasant access to recreation resources to the north while also providing better active transport connections between North Linwood and the commercial centre. Signage along the route supports wayfinding and incorporates artwork which reflects cultural narratives.

High Density Residential Area:

The residential area surrounding the core provides for high density residential development within an attractive residential environment. Streets within the residential area are safe and pleasant, enhance the neighbourhood's identity and encourage walking and cycling to the core. A range of housing options ensures housing is high quality, affordable, and meets the needs of Linwood residents, including supporting residents to age in place. Adaptation planning achieves a lower risk of exposure to natural hazard risks for the residential area.

Framework

Pulling together the themes from the Great Neighbourhood Assessment, we'll look to generate positive outcomes through a range of potential initiatives.

This page provides a summary of the Framework with each theme set out in more detail in the following pages.

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

The potential initiatives and project ideas in this Framework have been identified from the background research and discussions with internal and external groups and organisations. Community feedback will be key to identifying the priority projects.

Priorities will also consider opportunities to build on the momentum of existing or planned projects and initiatives as well as remaining agile to take up other opportunities that come up once the Framework is established.

Themes	Intended outcomes	Potential initiatives
A flourishing natural environment	<ul style="list-style-type: none"> Clean and accessible natural features. Enhanced biodiversity and ecological values. Community involvement in the upkeep of natural assets. 	<ul style="list-style-type: none"> Enhance existing open space via partnerships. Biodiversity corridor from Eastgate Mall to the Ōtākaro Avon River Corridor. Increase tree canopy coverage in streets and parks, especially in higher density residential areas. Linwood Canal improvements.
Housing for everyone	<ul style="list-style-type: none"> An attractive residential environment. Range of housing options to support continued housing affordability. Residents can age in place. 	<ul style="list-style-type: none"> Quality high density housing via support/advice for landowners. Encourage diversification of housing stock with housing providers. Residential and/or mixed-use development (e.g. around Eastgate).
Easy and enjoyable to get from A to B	<ul style="list-style-type: none"> Neighbourhood connections are safe, convenient and pleasant. The network encourages walking, cycling and use of public transport. 	<ul style="list-style-type: none"> Wayfinding, placemaking initiatives to highlight safe routes. Improve safety and access for pedestrians and cyclists around Eastgate Mall. Investigate opportunities for mid-block connections and reserve access improvements.
Secure and thriving land uses	<ul style="list-style-type: none"> The neighbourhood has a vibrant commercial centre. Community infrastructure is accessible. Through adaptation, the community has a lower risk of exposure to natural hazard risks. 	<ul style="list-style-type: none"> Explore with new owners of Eastgate Mall any temporary and permanent development opportunities for the site. Explore other opportunities for improving the commercial area and Council owned land/assets. Information sharing about natural hazard risks to improve awareness and response.
Strong sense of community	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Share Linwood's strengths through promotional material. Explore ways to express stories, values and history of mana whenua and other groups in public places. Collaborate on neighbourhood events. Facilitate placemaking activities. Support and promote initiatives e.g. community gardens.

A flourishing natural environment

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, creating more desirable and enjoyable neighbourhood.
- Communities are involved in the upkeep and improving of natural assets, such as parks, increasing community togetherness and trust.



Potential project ideas:

Small to medium projects:

- **Enhance existing open space:** Explore opportunities to enhance existing open space through partnerships with community groups. Prioritise opportunities that make use of Council owned land to create good community outcomes like planting fruit trees and flax (for local weavers) beside Linwood Canal.
- **Neighbourhood greening:** Consider connections between planned street renewals as well as other opportunities for tree planting (e.g. gateway sites and Linwood Ave) to increase tree canopy cover and create a network of green streets that enhances the amenity of key routes and gateways.

Larger projects:

- **Create green connections:** Consider creating a green, biodiversity corridor from the commercial centre through North Linwood to the Ōtākaro Avon River Corridor.
- **Strategic planning and improvements to the Linwood Canal:** Work with the community to develop a long-term vision and action plan for the canal. This could include investigating options to improve the connections between the canal and existing neighbourhood services and amenities as well as help for planting, setting up weirs for the eels, and educational signs to encourage protection and care for the canal.

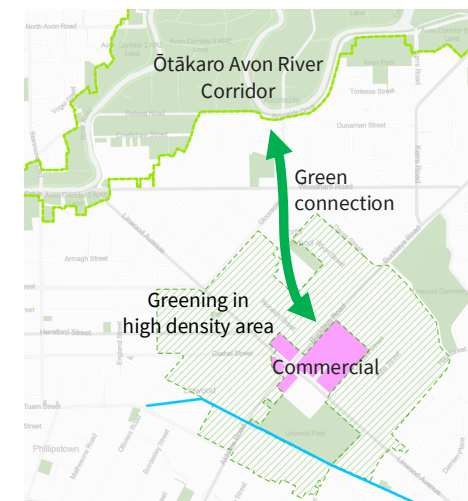
Opportunities:

Ample green space and canopy cover: The Linwood neighbourhood has an abundance of parks and green spaces including Linwood Park, Worcester Reserve, Olliviers Reserve, Linwood Esplanade Reserve, and Woodham Park. There are opportunities to improve the use and attractiveness of these assets for the wider community and improve connectivity between them to give the neighbourhood a unique 'green' identity.

Attractive, green residential streets: Wide streets, some with berms, provide an opportunity to add street trees, improving canopy cover and supporting the concept of green corridors.

Environmental awareness: The community has shown a strong interest in improving the environmental quality and appearance of Linwood Canal. There's an opportunity to make this more of a blue/green corridor which will be attractive and provide ecological benefits.

Nearby investment: There's been recent investment in nearby recreational assets such as Avon Park and Ōtākaro Avon River Corridor. There's an opportunity to better connect the Linwood neighbourhood and commercial centre to these assets which will enhance the recreational opportunities of residents and provide a green biodiversity corridor through the neighbourhood.



Housing for Everyone

Intended outcomes:

- The Linwood neighbourhood has an attractive residential environment.
- There's a diverse range of housing options including suitable quantity, location, size, value, tenure, and quality which supports affordable housing options.
- Residents can stay in the same neighbourhood as they age.

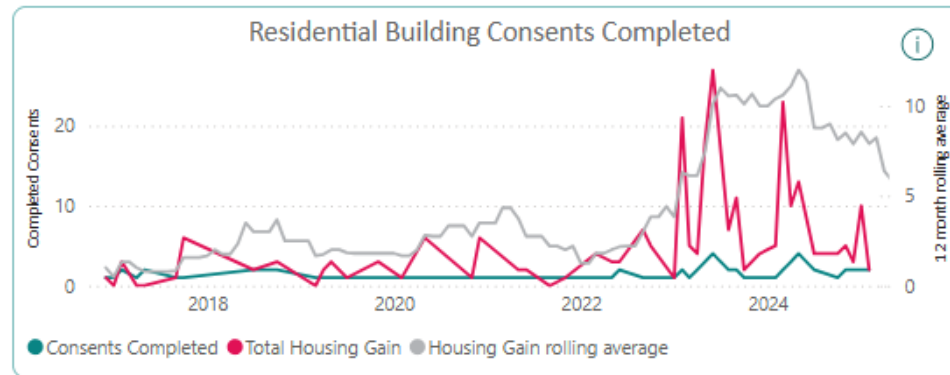


Figure 9: North Linwood Completed Residential Building Consents²

Opportunities:

Great location: The neighbourhood is favourably located between the Central City to the west, the coast to the east (New Brighton) and the Ōtākaro Avon River Corridor to the north. Its prime location benefits existing residents and has the potential to attract new residents to the area, including those relocating from the coast.

Affordable property prices: The Linwood neighbourhood 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 has streets which are zoned for higher density residential development, and which offer many development features including closeness to public transport and retail, wide carriageways with grass berms, relatively large sections with older, unmodernised homes, and more affordable land values. This creates opportunities for residential development that can meet demand for modern and affordable homes. Renewal in residential areas can also improve neighbourhood desirability and accessibility. Linwood is already seeing growth in residential development, particularly multi-unit complexes. It's expected this rate of redevelopment will continue, and that good quality housing will help enhance people's views about the neighbourhood and support the economic vitality of its commercial centre.

² Christchurch City Council Built environment reporting

Potential project ideas:

Small to medium projects:

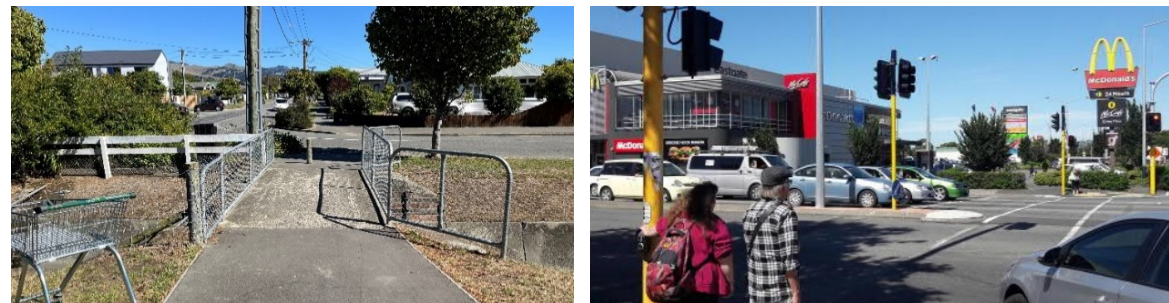
- **Pre-app/early advice:** Continue to provide pre-app/early advice to influence form/quality/land-use outcomes.
- **Encourage quality high density housing:** Proactively investigate opportunities for encouraging additional and quality high density housing including discussions with landowners about their future intentions and sharing design guidance for high quality multi-unit developments.
- **Diversity of housing stock:** Explore opportunities to diversify housing stock through discussions with housing providers (e.g. Kāinga Ora, Ōtautahi Community Housing Trust and private developers).
- **Explore residential and/or mixed-use opportunities:** Provide advice and influence exploration of residential and/or mixed-use development opportunities as part of the Eastgate mall site to allow a wider range of permanent uses.



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/design encourages walking, cycling and use of public transport.



Opportunities:

Accessibility: Linwood has good public transport accessibility and is connected by the new Rapanui Shag Rock cycleway to the Central City and to other eastern suburbs. There may be opportunities to create further linkages and improve pedestrian and cyclist accessibility in the neighbourhood, particularly around the commercial centre and community facilities. These improvements, together with new wayfinding signage, could also help with the neighbourhood's desirability.

Nearby Investment: There's been recent investment in nearby recreational assets such as Avon Park and Ōtākaro Avon River Corridor. There's an opportunity to better connect the Linwood neighbourhood and commercial centre to these assets which will enhance the recreational opportunities of residents and provide a green biodiversity corridor through the neighbourhood.

Community assets: Linwood recently benefited from investment in new assets, including the delivery of Te Pou Toetoe Linwood Pool, Te Aratai College, and the Rapanui Shag Rock cycleway. There are opportunities to increase people's use of them through wayfinding and better connections.

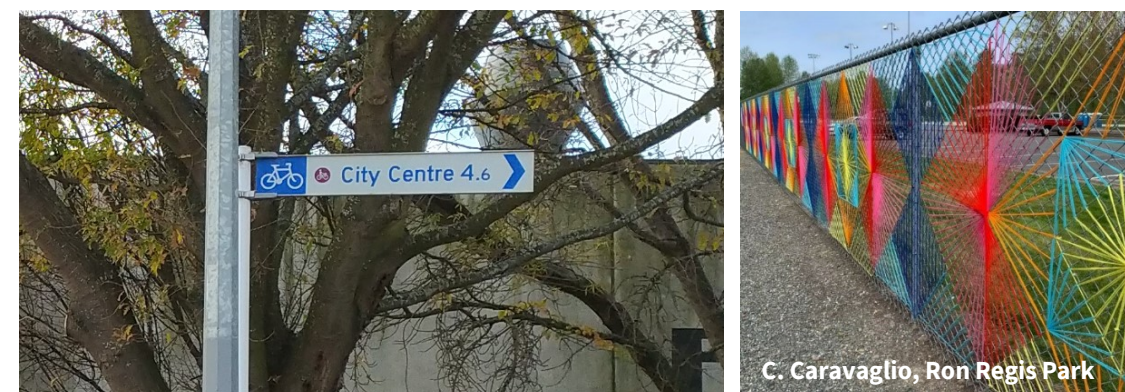
Potential project ideas:

Small to medium projects:

- **Gateways and entry enhancements:** Improve the amenity of neighbourhood/centre gateways and entries to parks. This could include murals, sculptural art features (temporary or permanent), and/or new planting.
- **Install wayfinding signs:** Install wayfinding to highlight safe routes from and between residential neighbourhoods to key locations (e.g. swimming, pool, shopping centres, schools, community gardens, parks, and Ferrymead).
- **Strategic planning to connect commercial centre to Ōtākaro Avon River Corridor:** Undertake high level strategic planning to identify opportunities to unlock the potential of North Linwood as a connection between the commercial centre and the Ōtākaro Avon River Corridor. Strategic planning could investigate options to create a green corridor and high amenity route to the river and quality high density housing along the corridor.

Larger projects:

- **Improve the safety and levels of service for pedestrians and cyclists in the Eastgate Mall surrounds:** Improvements could focus on cycle parking, creating a safe pedestrian and cyclist journey around the mall block and intersections, particularly in locations where there are no/poor footpaths and high traffic volumes.
- **Investigate opportunities for mid-block connections and reserve access improvements.**



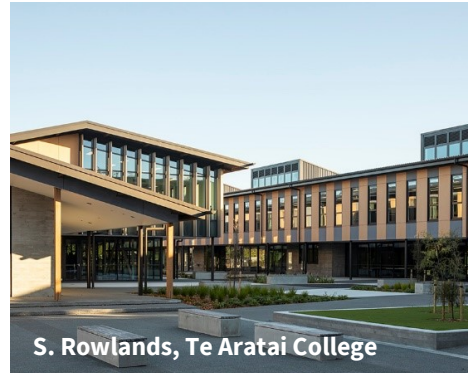
Secure and thriving land uses

Intended outcomes:

- The Linwood neighbourhood provides for a healthy mix of land uses including a vibrant commercial centre with a range of businesses and local employment opportunities that support the local community and meet residents' needs.
- The neighbourhood provides for easily accessible community infrastructure such as civic, health, and education.
- Through adaptation, the community has a reduced risk of exposure to natural hazards.



Apollo Projects, Linwood Pool Te Pou Toetoe



S. Rowlands, Te Aratai College



Apollo Projects, Linwood Pool Mural



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 significant opportunity for further housing redevelopment. Additional development will enable opportunities to invest in infrastructure to ensure the area can meet demand and offer greater resilience in terms of natural hazard risk. Some infrastructure is already at capacity (individual pump stations) and larger areas of hard surfacing (because of redevelopment) will require better solutions for stormwater management.

Potential project ideas:

Small to medium projects:

- **Encourage mixed use development** within commercial areas.
- **Work with the owners and managers of Eastgate Mall:** Understand how they want to invest in and operate the Mall and find ways to support its vitality including (but not limited to):
 - Vacant shop activation (e.g. Life in Vacant Spaces).
 - Look into options for interim/temporary uses for part of the mall's carpark (e.g. drive in movie theatre, basketball court, or market).
 - Help owners work through the different Council processes for their redevelopment plans and connect them with the right people.
 - Consider creation of a youth space.
- **Support the wider commercial area:** Support activation of interior vacancies within the wider commercial centre to increase vibrancy and support the redevelopment of sites.
- **Share information about risks:** Share information about natural hazard risks and infrastructure capacity/resilience in the early stages of any redevelopment planning.

Larger projects:

- **Work with the owners of Eastgate Mall to explore large scale permanent development opportunities for the Mall site and/or carpark.**
- **Explore options for redevelopment/repurposing of the Smith Street Service Centre site.**
- **Support wider Council led adaptation planning for communities in the East.**



Sasaki, The Lawn on D

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 is a strong cultural narrative within the neighbourhood.



Potential project ideas:

- Small to medium projects:**
- **Promotional material for Linwood:** Develop material to promote Linwood, such as Cityscape or Newline articles.
 - **Work together on neighbourhood events:** Collaborate with community groups on neighbourhood events to promote Linwood to people thinking about living there and strengthen community relationships.
 - **Build on community initiatives to improve the canal:** 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 Linwood Canal (see Flourishing Natural environment above).
 - **Undertake placemaking activities that build community cohesion:** This could include a mural on the new Kea clubrooms, murals along the Linwood Canal path, neighbourhood signage, or vacant shop activations.
 - **Increase visibility of cultural narratives in the public realm:** Explore mechanisms to express stories, values, and historical experiences of mana whenua and other groups within public places.

- Larger projects:**
- **Explore options for developing a town centre civic space:** Collaborate with landowners and community groups on options for a landscaped and hard surfaced public open space to support community gatherings and events in a safe and attractive environment.



Opportunities:

Perception of neighbourhood: Linwood has a vast number of positive elements in its favour and has potential to develop a new and encouraging narrative that boosts its identity and desirability as a place to live. There is an opportunity to build on existing community connections and momentum to strengthen the sense of community in Linwood by addressing community concerns (in particular, by improving people's sense of safety and accessibility, demonstrating local cultural and historical identity, and proactively sharing the affirming and constructive stories of the neighbourhood).

Appendix Great Neighbourhood Assessment Scoring Summary

Theme	Element	Rating	Rationale
Flourishing natural environment	Clean and accessible waterways	-1	There's no riparian planting along the canal as it's a concrete channel, and it doesn't naturalise until Woolston. The Christchurch City Surface Water Quality Annual Report 2023 highlighted presence of contaminants and issues at Linwood Canal testing sites this included high levels which exceed guidance for copper, zinc, dissolved reactive phosphorus, enterococci and E. coli, as well as low concentrations of dissolved oxygen and high temperature readings.
	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.
	Sufficient, quality and connected open space	1	There are many parks and sport 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, some spaces are not well used and connections between open space are lacking.
Housing for everyone	Suitable quantity & location	0	Building consent activity 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 around 85sqm. Further data gathering may be needed to assess the location of new dwellings relative to the density enabled by zoning.
	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 (CoreLogic New Zealand Mapping the Market / Linwood Ward). 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.
	Quality residential buildings	0	There are many older homes (villas and bungalows) but also recent growth in new multi units as indicated by the building consent data . 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.
Easy & enjoyable to get from A to B	Highly connected and accessible across a range of modes	0	There is good access to public transport with bus routes down Linwood Avenue, Aldwins Road, and Gloucester Street, and a small bus interchange outside Eastgate Mall. However, high traffic volumes result in the pedestrian and cycle experience being poor.
	Safe journeys	0	The Healthy Streets: Linwood/Eastgate District Centre Further Investigations report ³ highlights issues with ease of travel and safety around Eastgate Mall, Linwood Park, and other areas of the neighbourhood.
	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. The 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	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 is the lowest score returned by all wards surveyed. There is a lack of strong cultural narratives in the built environment with the exception of Te Pou Toetoe Linwood Pool.
	Well-connected community / organisations	1	There are many existing community groups; however, there's room to further grow community capacity.
	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. Linwood has higher levels of socio-economic deprivation. It is also a high crime area with more recorded crimes than the average across the district's centres (New Zealand Police Crime Snapshot).
Secure and thriving land uses	Low vulnerability to known natural and other hazards	0	Not a high hazard area (low flood risk) although there are pockets of lower lying land where ponding is an issue. There are recognised capacity issues with pump stations which will need to be addressed before further development is enabled.
	Prosperous economy & supporting community infrastructure	-1	The 2018 Linwood/Eastgate Commercial Centre Factsheet indicates that Eastgate Mall has struggled since the 2011 earthquakes and has a significant number of vacancies, is a low quality/amenity environment, and has 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/school.
	Good relationships between neighbouring uses	0	There is a good mix of land uses (public space, residential, commercial) although with some servicing constraints. Further data gathering may be needed to fully assess other indicators (e.g. complaint/monitoring data). No significant land use changes are currently anticipated.

³ The previous Healthy Streets Linwood work was carried out under the 'Active Travel Level of Service Enhancement' project which was in the last LTP. 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.

DRAFT FRAMEWORK – ALIGNMENT WITH STRATEGIC FRAMEWORK AND COUNCIL PLANS & POLICIES

The Draft Linwood Neighbourhood Regeneration Framework aligns with the Council’s strategic priorities and community outcomes as set out in Table 1 below.

Table 1: Alignment with Christchurch City Council’s Strategic Framework

Council’s Strategic Framework	Draft Linwood Neighbourhood Regeneration Framework
Strategic priorities:	
Be an inclusive and equitable city which puts people at the centre of developing our city and district, prioritising wellbeing, accessibility and connection.	One of the key aims of the Draft Framework is to <i>Achieve a liveable, attractive, inclusive, and safe neighbourhood</i> , all of which are key to wellbeing. These aspects are captured across the various themes of the Draft Framework, for example, the ‘Easy and enjoyable to get from A to B’ theme focuses on improving accessibility and connectivity in the Linwood Neighbourhood.
Champion Ōtautahi-Christchurch and collaborate to build our role as a leading New Zealand city.	One of the key aims of the Draft Framework is to <i>Help residents feel a strong sense of identity and community</i> . The theme ‘Strong sense of community’ focuses directly on these aspects which will champion the Linwood Neighbourhood as a great place to live.
Build trust and confidence in the Council through meaningful partnerships and communication, listening to and working with residents.	The Draft Framework theme ‘Strong sense of community’ focuses on supporting and collaborating with residents and community groups. The next stage is to hear from the community about what issues are important to address in the Linwood Neighbourhood.
Reduce emissions as a Council and as a city, and invest in adaptation and resilience , leading a city-wide response to climate change while protecting our indigenous biodiversity, water bodies and tree canopy.	The theme ‘A flourishing natural environment’ includes initiatives to increase tree canopy and improve the natural features in the neighbourhood. The theme ‘Secure and thriving land uses’ encourages information sharing on natural hazard risks with potential to support wider Council-led adaptation planning.
Manage ratepayers’ money wisely , delivering quality core services to the whole community and addressing the issues that are important to our residents.	The Draft Framework has been developed based on the strategic direction, technical evidence base, and Great Neighbourhood Assessment which signal key areas for support. The next stage is to hear from the community about what issues are important to address in the Linwood Neighbourhood.
Actively balance the needs of today’s residents with the needs of future generations, with the aim of leaving no one behind.	One of the key aims of the Draft Framework is to <i>Support the Linwood neighbourhood to be a place where current and future residents want to live</i> . This is captured throughout the various themes, for example, ‘Housing for everyone’ aims to provide a range of housing options to support affordability and to support residents to age in place.
Community outcomes:	
Collaborative and confident: <i>Our residents have the opportunity to actively participate in community and city life, have a strong sense of belonging and identity, and feel safe.</i>	As above, the theme ‘Strong sense of community’ focuses on identity and sense of belonging and safety. The theme ‘Easy and enjoyable to get from A to B’ also focuses on safe connections.
Green and liveable: <i>Our neighbourhoods and communities are accessible and well connected, supporting our goals to reduce emissions, build climate resilience and protect and regenerate the environment, especially our biodiversity, water bodies and tree canopy.</i>	The theme ‘Easy and enjoyable to get from A to B’ focuses on accessibility and connectivity which will also help reduce emissions, while ‘A flourishing natural environment’ focuses on increasing tree canopy cover, biodiversity, and improvements to natural features. The theme ‘Secure and thriving land uses’ focuses on natural hazard risks and supports wider climate adaptation planning.
A cultural powerhouse: <i>Our diverse communities are supported to understand and protect their heritage, pursue their arts, cultural and sporting interests, and contribute to making our city a creative, cultural and events ‘powerhouse’.</i>	The theme ‘Strong sense of community’ includes initiatives to increase visibility of cultural narratives in the Linwood neighbourhood.
Thriving and prosperous: <i>Our city is a great place for people, business and investment where we can all grow our potential, where enterprise and innovation are smart, and where together we raise productivity and reduce emissions.</i>	The theme ‘Secure and thriving land uses’ aims to improve the vibrancy and economic performance of the Linwood commercial centre.

The Draft Linwood Neighbourhood Regeneration Framework is consistent with Council's Plans and Policies as set out in Table 2 below.

Table 2: Alignment with Christchurch City Council's Plans and Policies

Council's Plans and Policies	Draft Linwood Neighbourhood Regeneration Framework
Ōtautahi Christchurch Planning Programme (ŌCPP)	The ŌCPP identifies Linwood as an area for commencing local area planning in Tranche 2 and aims to create more resilient, liveable and well-connected neighbourhoods, together with thriving commercial centres. Achieving this includes prioritising our water resource, delivering green infrastructure, improving open space networks, recognising our history, and strengthening our identity and sense of place. Under the ŌCPP, the Draft Framework has been prepared as a flexible and adaptable approach to local area planning for the Linwood Neighbourhood. The ŌCPP intentions are reflected in all five of the Draft Framework's themes.
Strengthening Communities Together Strategy	The Strengthening Communities Together Strategy sets out our commitment to building inclusive, safe and resilient communities through partnership with others. The Draft Framework aligns with the Strategy by including themes and potential project ideas that: build connections between the community and their places and spaces; enhance local identity; foster stewardship; increase perceptions of safety; support adaptation initiatives; and enable the community to engage and influence decisions.
Christchurch Climate Resilience Strategy	The Christchurch Climate Resilience Strategy sets out how to reduce our greenhouse gas emissions. The urban regeneration of Linwood provides an opportunity to improve resilience to the effects of climate change and reduce transport emissions. The themes 'Secure and thriving land uses' and 'A flourishing natural environment' support adaptation planning and neighbourhood resilience, while the theme 'Easy and enjoyable to get from A to B' aims to reduce transport emissions by improving infrastructure for active travel.
Urban Forest Plan	The Urban Forest Plan sets out guidance to grow the city's tree canopy cover which includes ambitions to have no ward with less than 15% tree canopy cover and increasing planting on streets. Linwood Ward has the second lowest tree canopy cover of 8.9%. The Draft Framework theme 'A flourishing natural environment' includes potential project ideas to increase tree planting.
Ōtautahi Christchurch Future Transport Plan	The Ōtautahi Christchurch Future Transport Plan sets the direction for transport in Christchurch over the next 30 years. It highlights Linwood's town centre and surrounding walkable catchment. Related goals include creating safe and healthy streets and a transport system that supports the transition to a low-emission city, along with initiatives such as liveable neighbourhood design, climate-resilient urban form, and green streets. These goals are carried through in the Draft Framework under the themes 'A flourishing natural environment' and 'Easy and enjoyable to get from A to B'.
Greater Christchurch Spatial Plan (GCSP), prepared by the Greater Christchurch Partnership and adopted by all partners including CCC.	The GCSP recognises Linwood as a locally important urban centre with the purpose of supporting greater intensification and providing better connections through public and active modes of transport. The GCSP also includes Linwood within the Eastern Christchurch Priority Regeneration Area which recognises the need to maximise opportunities for regeneration of housing and businesses, improve accessibility, and support adaptation to the impacts of climate change and strengthen resilience. These intentions are supported through the themes of the Draft Framework including 'Housing for everyone', 'Easy and enjoyable to get from A to B', and 'Secure and thriving land uses'.

3. Update on the CWTP Activated Sludge Plant Project



Reference Te Tohutoro: 25/1274302

Presenter(s) Te Kaipāhō: Thomas Fietzko, Senior Project Manager, Wastewater Delivery

1. Detail Te Whakamahuki

Timing	This information session is expected to last for 20 minutes.
Purpose / Origin of the Information Session	The purpose of this information session is to provide the Waitai Coastal-Burwood-Linwood Community Board with an update on the Christchurch Wastewater Treatment Plant Activated Sludge Plant (ASP) project.
Background	The ASP project involves designing, constructing, and commissioning a new activated sludge treatment plant at the Christchurch Wastewater Treatment Plant. The objective is to replace the trickling filter and secondary contact tank system that were damaged in the CWTP fire of November 2021.
Key Issues	<ul style="list-style-type: none"> • Not applicable
Next Steps	<ul style="list-style-type: none"> • Not applicable
Useful Links	<ul style="list-style-type: none"> • Not applicable

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Power Point Presentation	25/1586716	26

Signatories Ngā Kaiwaitohu

Authors	Thomas Fietzko - Senior Project Manager Sarah Kerr - Senior Project Coordinator
Approved By	Gavin Hutchison - Head of Three Waters

CWTP Activated Sludge Plant

Project Update 28/08/25

Thomas Fietzko (PM)

What have we been up to?



Cleared the site for the construction

Completed the design for the new Plant for tender purposes.

Released the tender to the shortlisted contractors

Awarded contract for the CM/CA

What is coming up?



Awarding the
Construction Contract

Site establishment

Ground improvement
work

Your New Plant



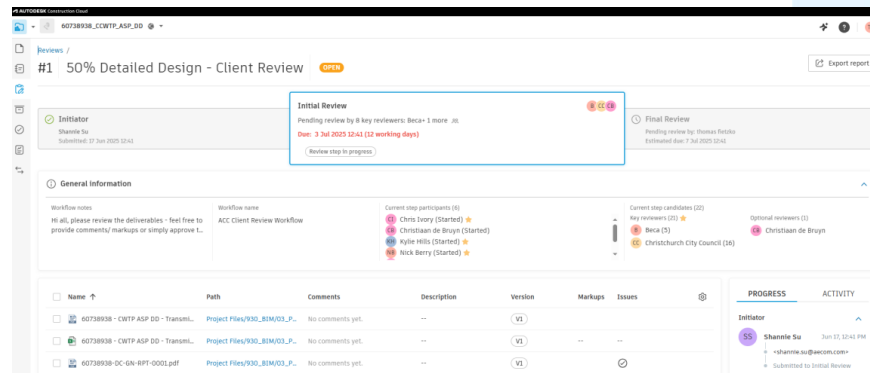
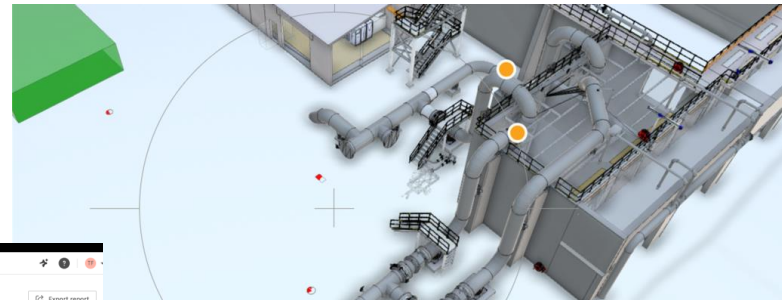
Your New Plant



CWTP Activated Sludge Plant

8 August 2025

Use of Technology for Designing



- Collaborative approach between all parties with the use of technology.
- Accelerated the design with the use of 3D Design.

What are our next steps?

- We will provide another update once the contractor is on board.
- We understand that the changes on site may raise questions, and we're here to share valuable insights into what you can expect. We recognise the potential impacts on the community and are committed to ensuring that you feel informed and supported throughout this process.



Creating a PowerPoint presentation

8 August 2025

Christchurch
City Council

Thank You & Questions

4. Community Parks Rolling Renewal Programme FY26-FY29

Reference Te Tohutoro: 25/1311330

Presenter(s) Te Kaipāhō: Bridie Gibbings, Manager Operations, Capital Development – Community Parks

1. Detail Te Whakamahuki

Timing	This workshop is expected to last for 30 minutes.
Purpose / Origin of the Workshop	<p>The purpose of this workshop is to present the Community Parks Rolling Renewal Programme for the current year and the next three years, and to gather feedback. Considerable effort has been made to ensure renewal projects are distributed fairly across all Wards, with a strong emphasis on prioritising assets in poor (Condition 4) or very poor (Condition 5) condition.</p> <p>Individual project budgets are not included in the attached documents. Costs are allocated at the programme level once work has been competitively priced.</p> <p>To strengthen the engagement process, staff will return to the Waitai Coastal-Burwood-Linwood Community Board early in the new term with an updated Community Parks Rolling Renewal Programme for resolution, incorporating any changes proposed by the Board.</p>
Background	During the deliberation of the FY2024–25 Annual Plan, elected members expressed concerns about the lack of visibility into individual renewal candidates within the Parks Rolling Renewal Programmes. In response, the Parks Unit committed to visiting all Community Boards annually to gather feedback on the proposed Rolling Renewal Programmes.
Key Issues	<ul style="list-style-type: none"> The renewals programme for the current financial year (FY26) has been scoped and is ready to deliver, for that reason we recommend no change to this year as it will impact deliverability. The programmes across the next three financial years (FY27, FY28 and FY29) are indicative, and elected members can provide feedback and requests for changes. Any changes made to the renewals programme will likely require substitution and reprioritisation of renewals across the reserves to remain within the budget envelope.
Next Steps	<ul style="list-style-type: none"> Elected members must provide feedback and any requests for changes or substitutions to their Community Board Advisor, who will compile and send them to staff for investigation. All feedback and requests must be submitted by 5 September 2025. Investigate proposed changes/substitution and re-prioritise rolling renewals programmes for FY27 to FY29. Staff will investigate the proposed changes and substitutions and re-prioritise the rolling renewals programmes for FY27 to FY29. Present a decision report to the Waitai Coastal-Burwood-Linwood Community Board early in the new term reflecting the changes put forward by the board members for resolution.

Attachments Ngā Tāpirihanga

There are no attachments for this report.

Signatories Ngā Kaiwaitohu

Author	Bridie Gibbings - Manager Operations - Parks Development
Approved By	Al Hardy - Manager Community Parks Rupert Bool - Head of Parks

5. Brighton Mall Upgrade

Reference Te Tohutoro: 24/1596348

Presenter(s) Te Kaipāhō: Marcy McCallum, Project Manager
 Kiran Skelton, Engagement Advisor

1. Detail Te Whakamahuki

Timing	This information session is expected to last for 15 minutes.
Purpose / Origin of the Information Session	<p>To provide the Waitai Coastal-Burwood-Linwood Community Board with an update on the Brighton Mall Upgrade Project and community consultation.</p> <p>This information session is staff generated.</p>
Background	<p>The New Brighton Centre Masterplan identified the pedestrian mall as a key area for renewal to support the regeneration of the town centre and encourage private development. Funding for this project has been allocated through the Long-Term Plan.</p> <p>In 2019, the section of Marine Parade between Beresford Street and Hawke Street was upgraded. During consultation for that project, the community provided feedback on the pedestrian mall, with key themes emerging around seating, safety, lighting, and rubbish management. The feedback has been used to help guide the draft design process.</p> <p>Early engagement has been ongoing with key stakeholders through the Better for Brighton group. This group has included representatives from the Greater New Brighton Community Trust (who are developing the Village Green adjacent to the mall), Martini Investments (owners of 12+ properties bordering the mall), the Coastal Ward Councillor and Community Board member, ChristchurchNZ staff, and project representatives. The draft design has the group’s support.</p> <p>Further targeted engagement is scheduled for September–October. This will include the local Business Association, the owner of 52 Brighton Mall, businesses currently operating in the mall, and the New Brighton Seaside Market organisers. This will take place prior to the public consultation planned for early December 2025.</p> <p>The draft design seeks to integrate with the future Oram Avenue extension proposal planned, between Beresford Street and Hawke Street. The layout has been developed to minimise future rework and ensure a cohesive connection when the corridor is constructed.</p> <p>The primary objective of this project is to renew existing assets and create a welcoming, safe, and vibrant public space that aligns with Crime Prevention Through Environmental Design (CPTED) principles. The upgraded mall is intended to attract both the local community and visitors, contributing to the revitalisation of the area.</p>
Key Issues	<ul style="list-style-type: none"> • Proposed removal of two of twelve phoenix palms (ten trees to remain). • Creation of a central gathering area in the middle of the mall to support activation of the area. • Upgrade of street lighting, including Police CCTV and public Wi-Fi provision.

	<ul style="list-style-type: none"> • Upgrade of street furniture – seating, bins, signage and bike stands. • Upgrade of surfacing to paving to align with the Marine Parade Streetscape works completed in 2020 and the cultural narrative for the area. • Upgrade of drainage to increase capacity. • Consultation timing: <ul style="list-style-type: none"> • Due to the election, we are briefing the Community Board prior to the election shut down period. We will aim to start consultation with the community on 2 December 2025 and run through to 1 February 2026. This will allow us to gather feedback from the local community and visitors over the peak summer period. • We will provide an update to the Community Board in November via a memo, this will include a link to this briefing, background information, dates for planned drop-in sessions and an invitation for any new Board members to meet with staff. • Due to the election there is a gap between when we share the information with the Board and when we start our consultation with the Community. It is important that the Community provides their feedback through the correct channels (Kōrero mai – Let’s Talk) so we can ensure they are heard.
<p>Next Steps</p>	<p>Project Milestones:</p> <ul style="list-style-type: none"> • Community Board Briefing (pre-election): 28 August 2025 • Pre-engagement with remaining key stakeholders: September - November 2025 • Update to new Community Board (via memo): November 2025 • Community Engagement: 2 December 2025 – 1 February 2026 via Kōrero mai – Let’s Talk • Community Board Report: Late March / Early April 2026 (pending meeting dates being confirmed). • Detailed Design: Lighting and reticulation design and features that are not likely to change based on Community feedback will continue between Aug 2025-April 2026. Adjustments to the layout and features like the trees and seats will be made following analysis of feedback. Detailed design to be completed by late April 2026. • Tender: May/June 2026 • Construction Start: August 2026 • Construction Complete: Late October/November 2026 (approx. 12-week construction period)
<p>Useful Links</p>	<p>N/A</p>

Attachments Ngā Tāpirihanga

There are no attachments to this coversheet.

Signatories Ngā Kaiwaitohu

Authors	Marcy McCallum - Project Manager Kiran Skelton - Engagement Advisor
Approved By	Matt Goldring - Transport Team Leader Project Management Jacob Bradbury - Manager Planning & Delivery Transport Lynette Ellis - Head of Transport & Waste Management

Karakia Whakamutunga

Kia tau te rangimārie O te Rangi e tū iho nei O Papatūānuku e takoto nei O te Taiao e awhi nei Ki runga i a Tātou Tihei Mauriora	May the peace of the sky above Of the earth below And the all-embracing universe Rest upon us all Behold, it is life!
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