

**Information Session/Workshop –
Waitai Coastal-Burwood-Linwood Community Board
NOTES ATTACHMENTS**

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

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Linwood Regeneration Support

Draft Linwood Neighbourhood
Regeneration Framework

28 August 2025

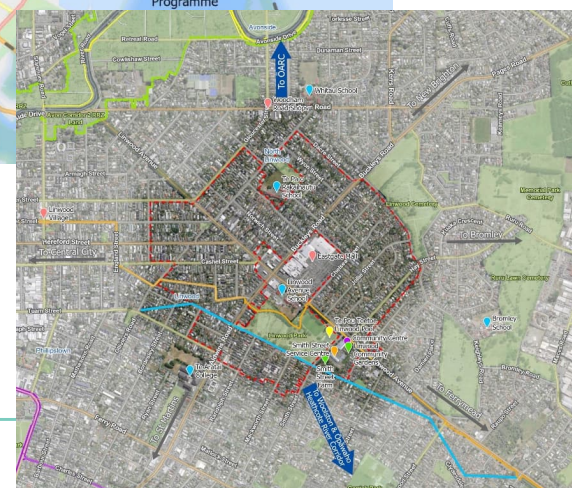
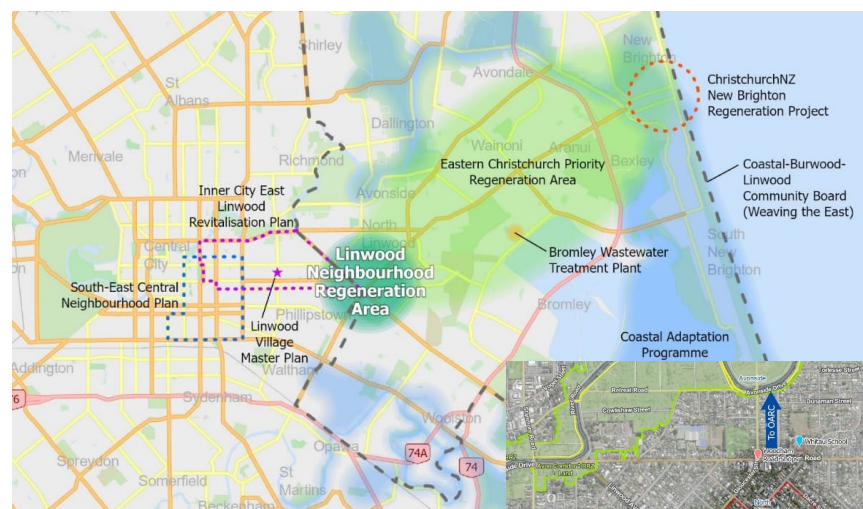
Project aims

- Support Linwood to be a desirable location for existing and future business and residents.
- Achieve a liveable, inclusive, attractive and safe neighbourhood.
- Support residents to feel a strong sense of identity and community.

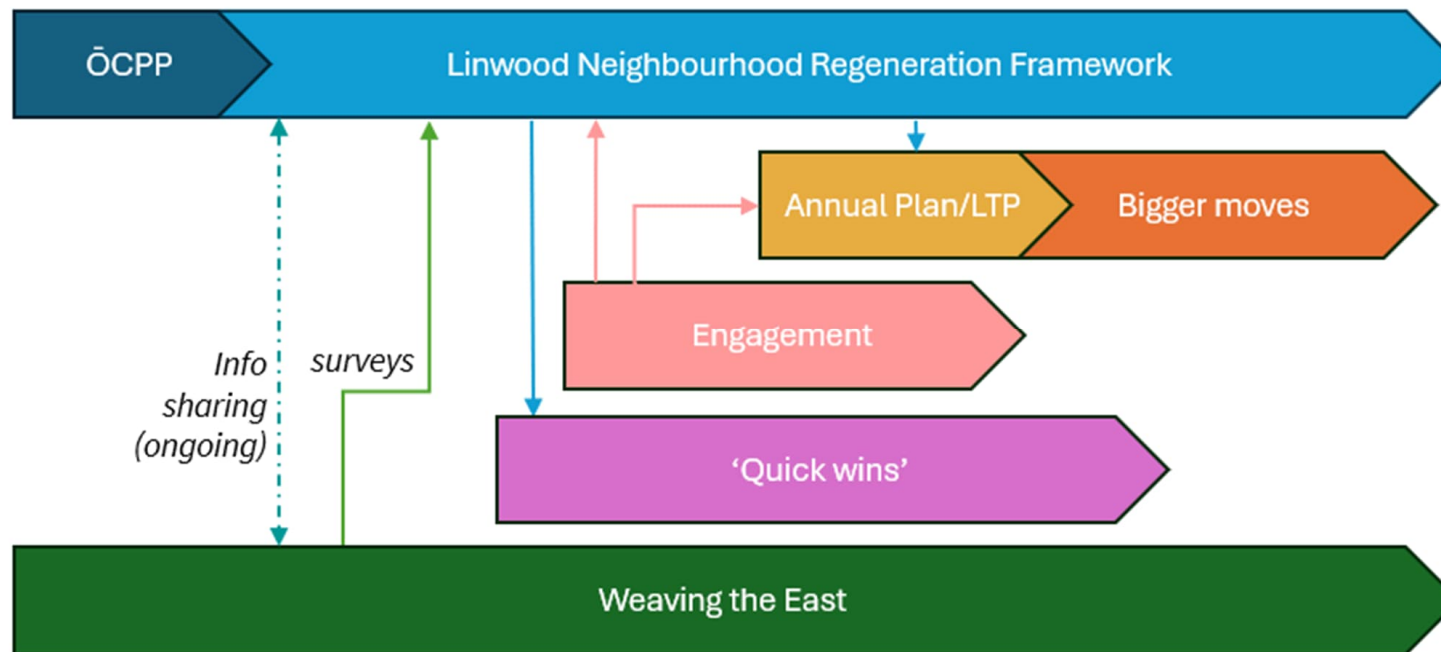


Project approach

- Develop a 'Linwood Neighbourhood Regeneration Framework'
- An agile, local area planning approach: builds on recognised existing issues and opportunities
- Align with & support the broader Weaving the East project
- Community Boards previously briefed end 2024



Process and project alignment



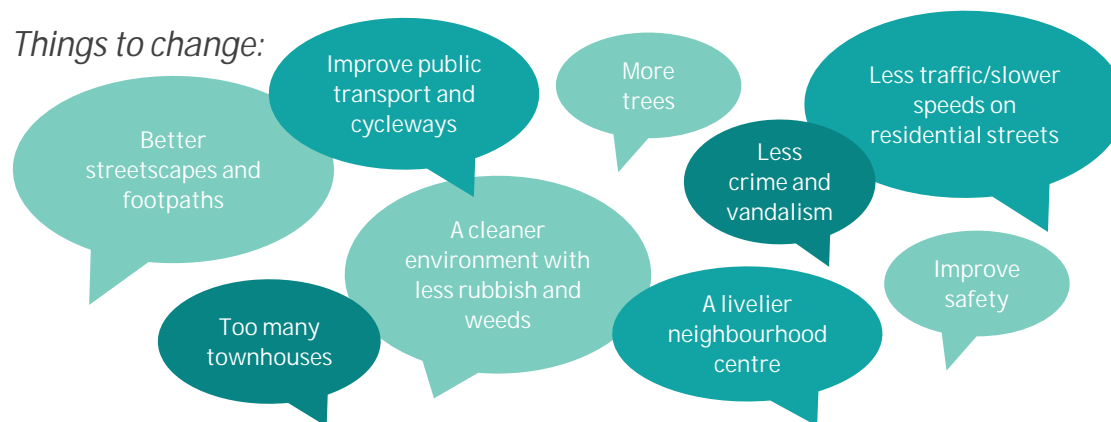
What we've heard...

2024 Life in Christchurch Neighbourhood Survey common responses:

Favourite things:



Things to change:



• Drawing on what we've heard in the past:

- 2024 Life in Christchurch Neighbourhood Survey
- 2025-26 Annual Plan submissions
- Informal discussion

Great Neighbourhood Assessment



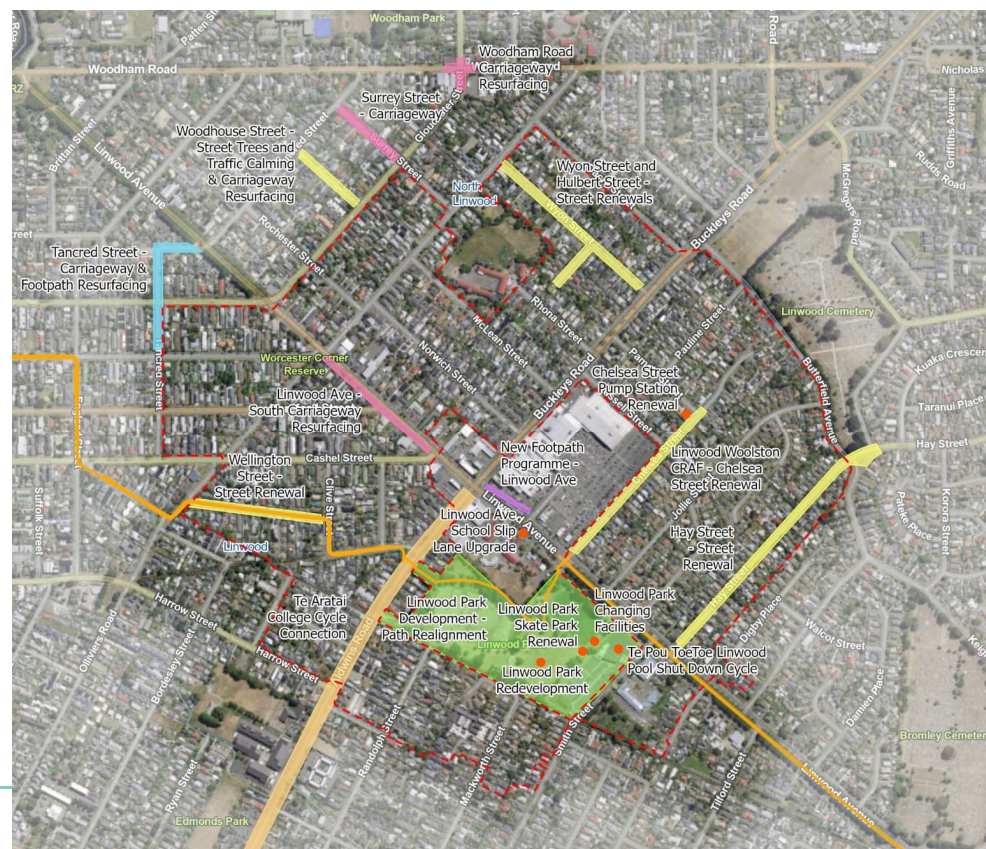
Opportunities

- Great location
- Ample green space
- Affordable property prices
- Residential development potential
- Attractive, green residential streets
- Community assets
- Food resilience network
- Neighbourhood perceptions
- Eastgate investment
- Accessibility
- Environmentally aware community
- Nearby recreational investment



Current planned projects


















- Building on projects in the area that are currently planned and have funding, including:
 - Street renewals
 - Carriageway/footpath resurfacing
 - Te Aratai Cycleway connection
 - Linwood Park improvements
 - New Footpath Programme

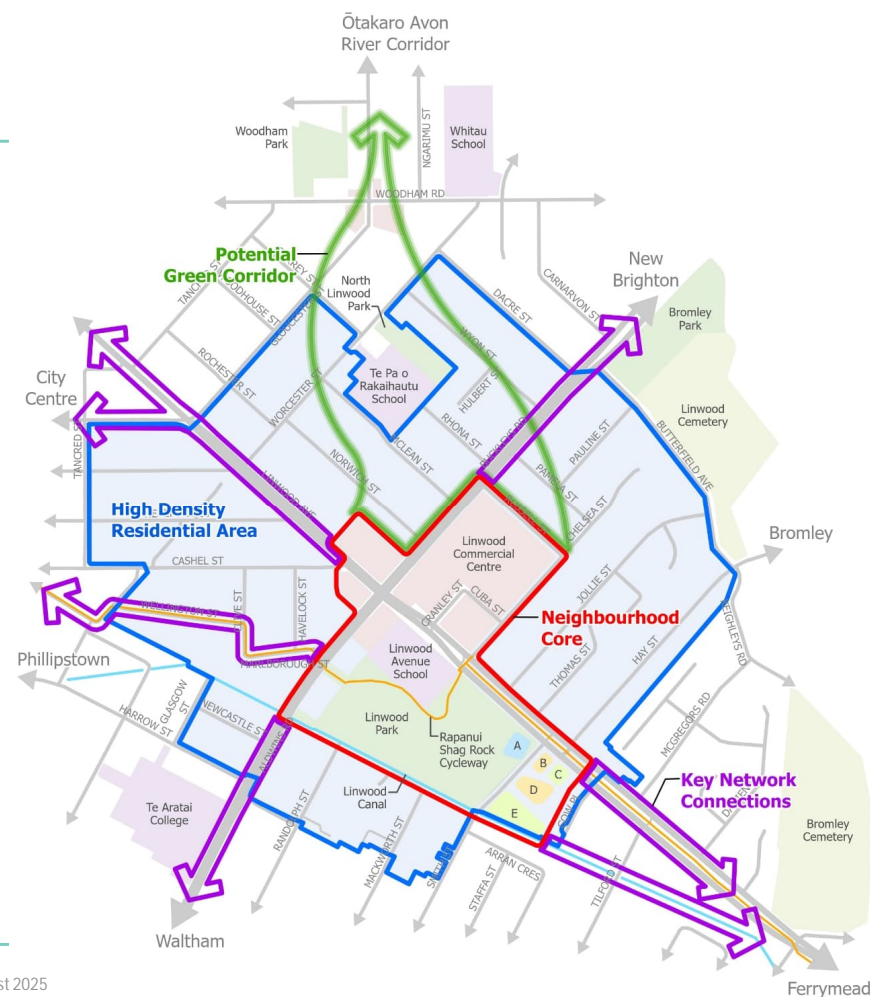


Spatial concept






- Building on capital work already completed and further, currently planned projects
- Starting point is the identification of four areas with different foci for regeneration
- Identify key moves through engagement to create a cohesive vision

Theme Alignment

Neighbourhood Core					
Key Network Connections					
Potential Green Corridor					
High Density Residential Area					



Framework outcomes & potential initiatives

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.

The Framework will be used:

- As a stimulus for engagement and community feedback
- To enable ideas to be investigated for action and/or future funding

Theme – A flourishing natural environment



Intended outcomes:

- Clean and accessible natural features
- Enhanced biodiversity and ecological values
- Community involvement in the upkeep of natural assets

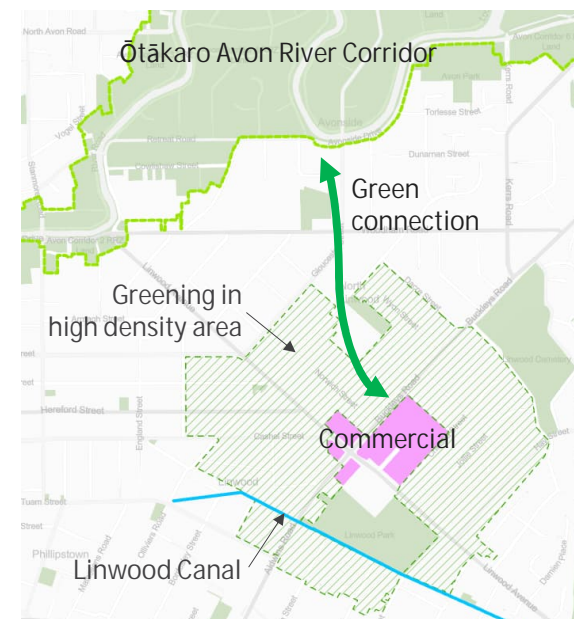
Potential project ideas:

Small to medium projects:

- Enhance existing open space
- Neighbourhood greening

Larger projects:

- Create green connections
- Strategic planning and improvements to the Linwood Canal



Theme – Housing for everyone



Intended outcomes:

- An attractive residential environment
- Range of housing options to support continued housing affordability
- Residents can age in place

Potential project ideas:

Small to medium projects:

- Pre-app/early advice
- Encourage quality high density housing
- Diversity of housing stock
- Explore residential and/or mixed-use opportunities



Theme – Easy and enjoyable to get from A to B



Intended outcomes:

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

Potential project ideas:

Small to medium projects:

- Gateways and entry enhancements
- Install wayfinding signs
- Strategic planning to connect commercial centre to ŌARC

Larger projects:

- Improve the safety and levels of service for pedestrians and cyclists in the Eastgate Mall surrounds
- Investigate opportunities for mid-block connections and reserve access improvements.

Theme – Secure and thriving land uses



Intended outcomes:

- 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

Potential project ideas:

Small to medium projects:

- Encourage mixed use development
- Work with the owners and managers of Eastgate Mall
- Support the wider commercial area
- Share information about natural hazard risks

Larger projects:

- Work with the owners of Eastgate Mall to explore development opportunities for the Mall site and/or carpark.
- Explore options for the Smith Street Service Centre.
- Support future wider Council led adaptation planning.

Theme – Strong sense of community



Intended outcomes:

- 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

Potential project ideas:

Small to medium projects:

- Promotional material for Linwood
- Work together on neighbourhood events
- Build on community initiatives to improve the canal
- Undertake placemaking activities that build community cohesion
- Increase visibility of cultural narratives in the public realm

Larger projects:

- Explore options for developing a town centre civic space

Potential short term projects



Looking for:

- Opportunities for project alignment
- Potential short term low risk projects using BAU resourcing

Next Steps

- ➡ Receive any feedback from the community boards.
- ➡ Incorporate any relevant findings from the Weaving the East interviews.
- ➡ Liaise with partners and commence community engagement.
- ➡ Revise the Framework to incorporate feedback.
- ➡ Seek endorsement from both Community Boards and Council (2026).



Questions?

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



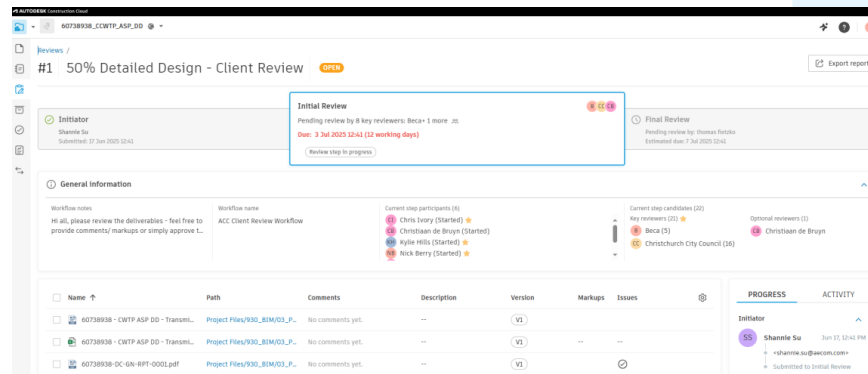
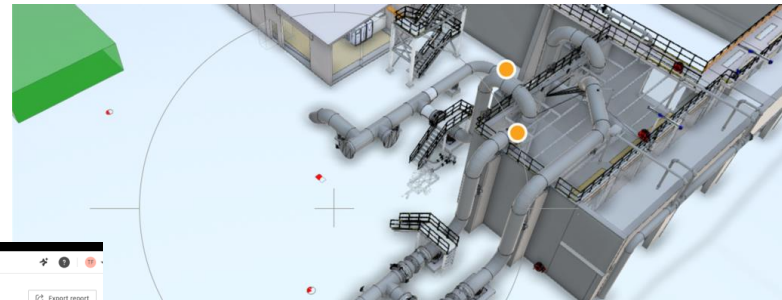
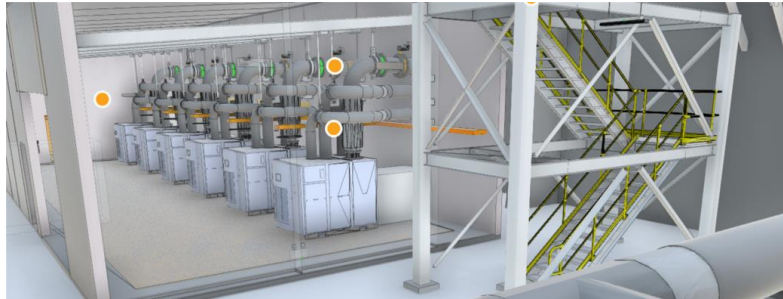
Your New Plant



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.



Thank You & Questions

Community Parks Rolling Renewal

Presenter:

Bridie Gibbings, Manager Operations – Community
Parks Development

What is the rolling renewal program

- Renewal funding is capital expenditure used to replace or refurbish assets and maintain existing levels of service.
- It **does not cover asset upgrades**, routine maintenance, or new developments.
- Budgets are set through the Long-Term Plan (LTP) process.
- Funding is generally allocated by asset type within different park categories, for example:
 - Regional Parks Planned Building Renewals
 - Community Parks Buildings, Green Asset Renewals

8/29/2025

How do we determine what is renewed

- Staff monitor asset condition and performance, prioritising renewals based on life expectancy, condition, and replacement costs.
- Assets are typically renewed at the end of their useful life.
- Renewal programmes are split into specific projects or three-year delivery packages, reviewed annually to reflect changing priorities. The **first year is fixed** due to committed work, while years two and three allow some flexibility to swap projects, though new items cannot be added within the existing budget.

8/29/2025

How do we determine what is renewed

The following factors guide the prioritisation of the renewal programmes:

- **Asset condition:** Priority is given to assets in the worst condition (rated 4 or 5).
- **Safety:** Assets that present safety risks are addressed first.
- **Community Use and Demand:** Frequency and type of use are considered.
- **Asset Criticality:** The asset's importance to park operations and the broader park network.
- **Cost of Renewal:** Feasibility and funding availability.
- **Project Alignment:** Coordination with other planned projects may impact the timing.
- **Asset Age:** Lifecycle stage and remaining useful life.
- **Legal Requirements:** Compliance with relevant regulations.

8/29/2025



Example A – Green Asset Renewal

- Before – Bare patches in garden, weeds and dead plants
- After – Infill planting to bulk up garden bed, fresh soil and garden mulch





Example B – Playground Renewal

- Before – Old play equipment, showing signs of rust with limited accessibility and play elements
- After – New accessible equipment that meets modern safety standards

Waitai Coastal-Burwood-Linwood
Draft Community Board Rolling Renewal Programme

Play and Recreation Facilities (Programme #61777; #61794)			
Community Parks - Play Space Renewals (#73980)			
FY26	FY27	FY28	FY29
Coastal			
Rawhiti Domain	Rawhiti Domain	Plover Reserve	
Arden Reserve			
Bolero Reserve			
Curzon Reserve			
Burwood			
	Yellowstone Reserve	Yellowstone Reserve	
Linwood			
Aranui Playground	St Lukes Reserve	St Lukes Reserve	
Community Parks - Planned Play Item Renewals (#64749)			
FY26	FY27	FY28	FY29
Coastal			
Broad Park (swings)			
Endeavour Playground (spica)			
Burwood			
Carisbrook Reserve, see-saw			
Linwood			

Gardens			
Community Parks Green Asset Renewals (#43687)			
FY26	FY27	FY28	FY29
Coastal			
Rawhiti Domain	Rawhiti Domain	Eastwood Reserve	Kainga Hall Reserve
Crofts Reserve	Putake Reserve	Broad Park	
Eastwood Reserve	Aston Reserve	Te Karoro Karoro Reserve	
Arthur Adcock Memorial Reserve	Bancroft Reserve		
Spencerville Reserve	Endeavour Playground		
Titirangi Reserve	Shaw Park		
Burwood			
Burwood Park	Clare Park	Marshland Domain	Idaho Reserve
Carisbrook Playground	McHaffies	Putake Reserve	Tangmere Reserve
Ironwood Reserve	Retreat Reserve	Rothsay Reserve	Kahu Kiwi Park
lytham reserve	Robin Playground	Titirangi Reserve	Korowai Park
Mara Reserve	Rockport Reserve	Waitikiri Square	Aopori Reserve
Wainoni Park			
Wilmington Reserve			
Linwood			
Bromley Park	Bromley Old School Reserve	Bickerton Reserve	Worcester Reserve
Charlotte Lane Park	Cypress Garden Reserve	Bromley Cemetery	Francellia Reserve
Mary Dixon Park	Staunton Esplanade Reserve	Cuffs Road Playground	
Woolston Park	Linwood Park	Fitzpatriks Park	

Footpaths and Carparks			
Community Parks Hard Surface Renewals (#43686 - Footpaths and Carparks)			
FY26	FY27	FY28	FY29
Coastal			
Plover Reserve	South New Brighton Park		
	Sea Eagles		
Burwood			
Cedarwood Reserve	Fairway Reserve		
Linwood			
Woolston Park	Sea Eagles Reserve	Bromley Cemetery	
Bromley Old School Reserve		Linwood Cemetery	
Arran Playground - complete		Ruru Lawn Cemetery	
Connal Reserve - complete			
Taurus Reserve - complete			
Worcester Reserve - complete			
Individual projects containing play space, green or hard surface asset renewals			
FY26	FY27	FY28	FY29
Coastal			
QEII Park Development (#61787)(playground construction)	QEII Park Development (#61787)		
QEII Park Master Plan Sports Field Repositioning &Stormwater Development	QEII Park Master Plan Sports Field Repositioning &Stormwater Development		
Queenspark Reserve Play Space Renewal (#64750)			
South New Brighton Reserves Development (#43671)	South New Brighton Reserves Development (#43671)		
Parklands/Queenspark Youth Play Space Development (#74031)	Parklands/Queenspark Youth Play Space Development (#74031)		
Burwood			

FY26	FY27	FY28	FY29
Linwood			
Bexley Park Development (#61788)	Bexley Park Development (#61788)		
Cypress Gardens Reserve Skate Ramp Renewal (#74044)			
Linwood Park Changing Facilities (#65439)	Linwood Park Changing Facilities (#65439)		
Linwood Park Path Renewals (#65490)			
Linwood Park Skate Park Renewal (#65117)			
Ruru Cemetery Burial Beam Renewal (#61764)	Ruru Cemetery Burial Beam Renewal (#61764)	Ruru Cemetery Burial Beam Renewal (#61764)	

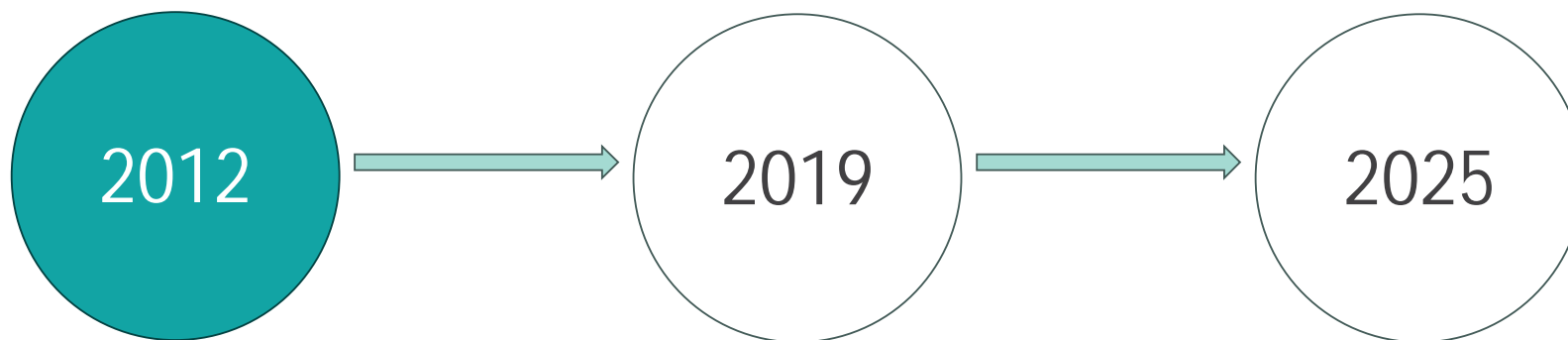
New Brighton Mall Upgrade

Waitai Coastal-Burwood-Linwood
Community Board Information Session

28 August 2025

Brighton Mall Upgrade – background / introduction

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.



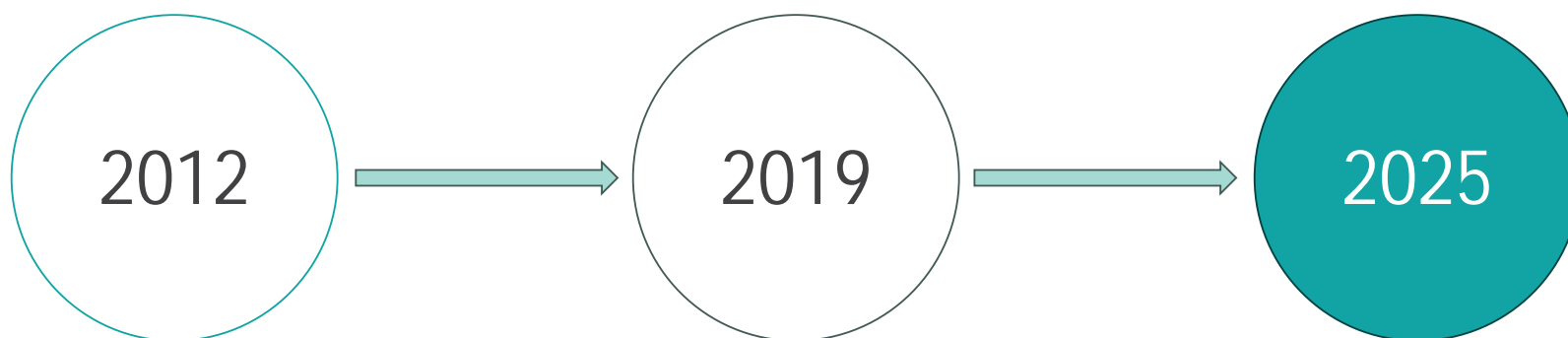
Brighton Mall Upgrade – background / introduction

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. This feedback has been incorporated into the concept plan.



Brighton Mall Upgrade – background / introduction

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.



Brighton Mall Upgrade – current condition



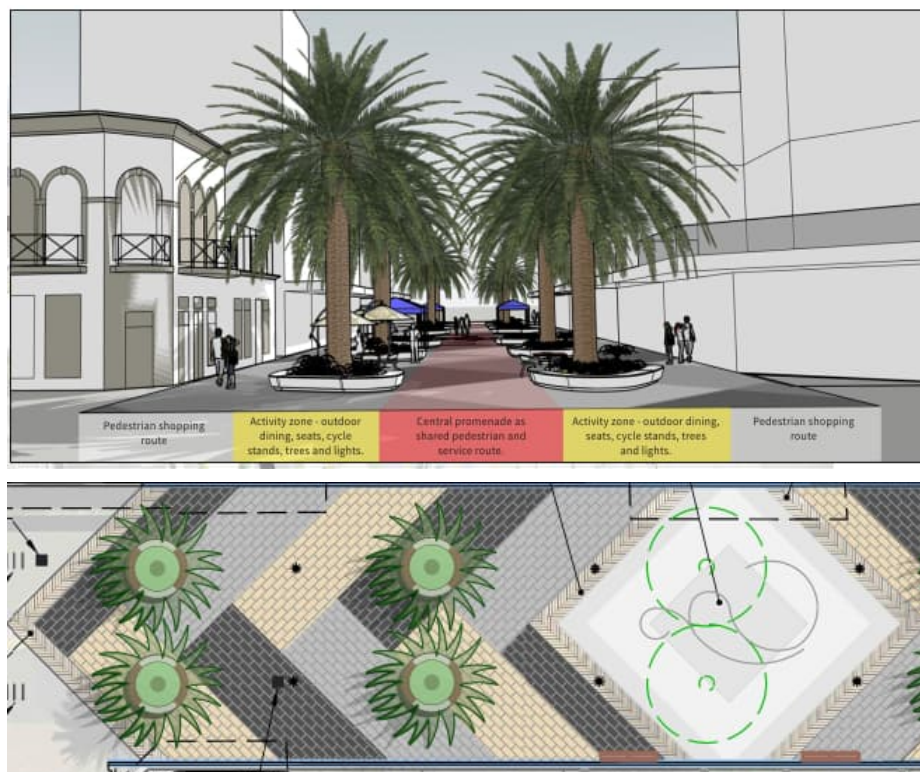
- Poor surface condition, patchy asphalt
- A lot of grey
- Trees not well maintained
- Ponding issues
- Areas of broken drainage
- Looks unloved and uninviting
- Ad hoc furniture placement
- Graffiti & boarded up windows
- Some awesome murals!

Brighton Mall Upgrade – development

- The Village Green is under construction – Dec 2025 completion
- Southpaw Brewery & Taproom have opened right in the middle of the mall (the first completed Pierside development)
- The Pierside developments are underway, starting with the refurbishment of the block of shops on the Oram Ave corner.
- Plans are being developed to refurbish the Pierside building, Surfside Mall and then development of the former Wave Bar site at the Marine Parade end of the mall.
- New businesses are opening
- Pedestrian laneway at 56 Brighton Mall creates a connection to the carpark
- Hotpools & destination play space drawcards
- The New Brighton Seaside Market is a popular weekly attraction
- Positive energy coming back to the area
- The upgrade of the mall is central to the revitalisation of the commercial core



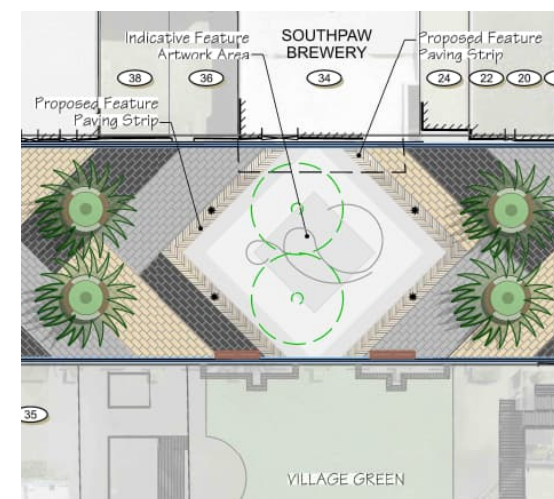
Brighton Mall Upgrade – summary of key features



- Upgrade of paving to align with Marine Parade streetscape works (2020)
- Upgrade of seating, new concrete & timber seats around trees
- Upgrade of street lighting and new feature lighting. Public WiFi and Police CCTV cameras to be located on street light poles.
- New rubbish bins, bike stands and signage
- Creation of a central gathering area adjacent to the Village Green entrance
- Cultural art work vapour blasted onto surface in central gathering area (pending further engagement with Whitiōra)
- Removal of two phoenix palms (in centre of the mall)
- Removal of the One Fish Playground
- Upgrade of grated drain stormwater system, with increased capacity

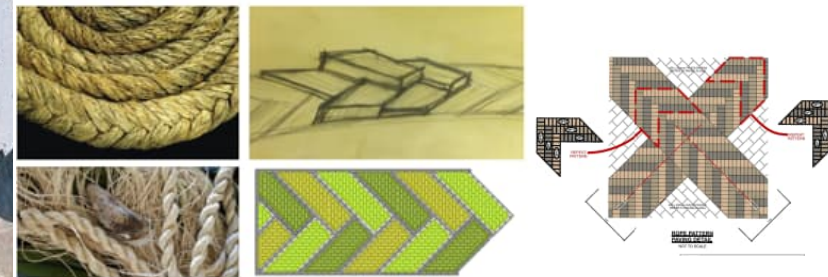
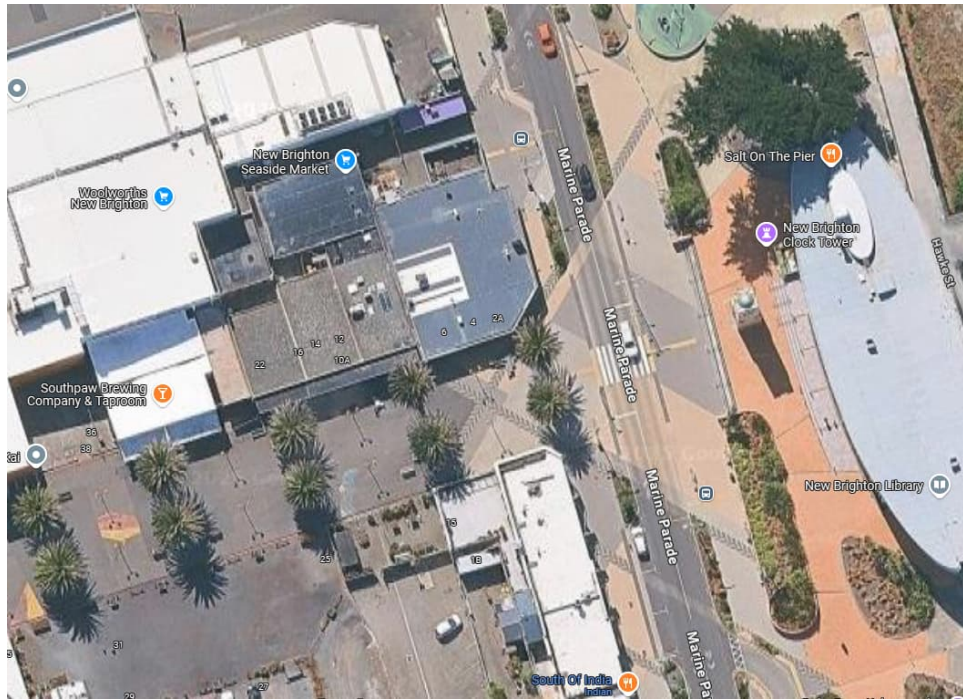
Brighton Mall Upgrade – concept plan, key features

- As part of the upgrade, we are proposing we remove two of the phoenix palms in the middle section of the mall. Ten trees will remain.
- This allows us to create a central gathering area that will be multipurpose and adaptable to changes with the Village Green land over time. The vapour blasting of cultural influenced designs will help create an identity for this space. This space is intended to complement the adjacent Village Green area.
- This central gathering area will provide additional market space and the opportunity to activate the mall for localised events as well as supporting the key events the Council runs in Brighton each year (Kite Day & Fireworks display).
- The two trees proposed for removal will be made available to other Council projects in the area, or to local developments for replanting (pending arborist advice on the suitability of the proposed location).
- If the community feel strongly about the trees, the alternative is to keep them as they are and remove the central gathering area from the final plan.



Brighton Mall Upgrade - concept plan, key features

Paving – alignment with Marine Parade streetscape works & local cultural narrative



Brighton Mall Upgrade - concept plan, key features

Vapour Blasting – example images (for central gathering area)



**Pending further engagement with Whitiōra*

Brighton Mall Upgrade - concept plan, key features

Seating (indicative images only, subject to further refinement and budget)



NEW BRIGHTON MALL
PRECAST PLANTER SEATING



Note that concrete will be more of a light sandy colour (it is hard to show accurately in a render)

Brighton Mall Upgrade – Pedestrian Mall

- We are looking at options available to adjust the days/times vehicles can use the mall (with the exception of emergency services) and the no bike/skateboard rules.
- As the mall is a designated Pedestrian Mall, any changes to the days/times (even 5 mins) or rules need to go through a Special Consultative Procedure and requires a hearings panel and Council decision as they are subject to Section 336 of the Local Government Act 1974.
- We are looking into an alternative designation that would provide us with the tools to adjust the restrictions as the needs around the mall change.
- This approach would be consistent with similar areas like City Mall, and the East and South Frames.
- We are still working through the details, we may be required to add some information into our consultation material about this – we will provide you with further information regarding this in the memo we send the Board in November.



Brighton Mall Upgrade – early engagement

- Early engagement with key stakeholders through the Better for Brighton group. This included representatives from:
 - Greater New Brighton Charitable Trust,
 - Martini Investments,
 - The Coastal Ward Councillor and Community Board member and,
 - ChristchurchNZ staff.

The proposed plan has the group's support.

- Early engagement with New Brighton Seaside Market Team, Southpaw Brewery and the owner of 52 Brighton Mall (Save Mart) has been positive and their feedback has been taken into consideration.



Brighton Mall Upgrade – community engagement

Community engagement will involve:

- Emails to key stakeholders – including directly affected businesses, organisations, community groups and previous engaged residents (from 2019 consultation)
- Newslines and Social Media
- Signage around the commercial area in New Brighton – strategic locations like the Hot Pools, Playground, Pier, Library, Village Green and along the mall – all with QR Codes to direct people to the website
- A pre-Christmas market or Santa Parade and Kite Day event information session
- Shareable information pack for elected members and community groups to put on their platforms
- Engagement with Mana Whenua through Whitiara (ongoing)

Brighton Mall Upgrade – project timeline

- Community Board Briefing (pre-election): 28 August 2025
 - Pre-engagement with remaining key stakeholders: September - November 2025
 - Update to newly inducted 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 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 (earlier if possible)
 - Construction Complete: Late October/November 2026 (approx. 12 week construction period)
-

Questions?