

Before the Independent Hearing Panel
Appointed by the Christchurch District Council

Under the Resource Management Act 1991

In the matter of Plan Change 14 (Housing and Business Choice) to the
Christchurch District Plan

Miles Premises Limited

Submitter 883

Statement of Evidence of Michael John Blackburn

25 September 2023

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**anderson
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Introduction

- 1 My name is Michael John Blackburn.
- 2 I have a Master of Business Administration Degree and 10 years' experience in analysing residential construction activity in Canterbury.
- 3 I am currently self-employed as an advisor to the construction sector and have held that position since 2013.
- 4 I publish the Canterbury and New Zealand Construction Reports which analyses the building consent data from Christchurch, Selwyn and Waimakariri Councils and Statistics New Zealand. I am also Co-founder of Combined Building Supplies Cooperative.
- 5 I have provided Miles Premises Limited (**MPL**) with a report analysing the number of consented residential dwellings since 2018, focusing on North West of Christchurch, in support of its submission on Plan Change 14 (Housing and Business Choice, **PC14**) to the Christchurch District Plan (**CDP**).

Code of Conduct for Expert Witnesses

- 6 I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. I have complied with it in preparing this evidence and I agree to comply with it in presenting evidence at this hearing. The evidence that I give is within my area of expertise except where I state that my evidence is given in reliance on another person's evidence. I have considered all material facts that are known to me that might alter or detract from the opinions that I express in this evidence.

Scope of Evidence

- 7 I have prepared a report entitled "Christchurch North – West Suburbs Buildings Consents, 2018-July 2023", dated 19 September 2023 (**Report**) attached as **Appendix 1**.
- 8 This evidence summarises the key findings of that Report.

Executive Summary

- 9 The Report analyses:
- (a) consenting of residential dwellings in the north and north-west suburbs of Christchurch (Yaldhurst, Avonhead, Burnside, Bishopdale, Harewood, Casebrook, Northwood, Redwood, Belfast and Marshland) in the period 2018 – 2023; and
 - (b) greenfield subdivisions across the same area since 2016.

Residential dwellings consented

- 10 In the period from January 2018 to July 2023 there were a total of 16,807 new residential dwellings consented across Christchurch City.
- 11 In that time, there has been a noticeable change in the type of housing being built in the City is the massive increase in medium density multi-unit developments. In 2017, multi-unit dwellings made up just 37% of all new dwellings consented in the City. In July 2023, they accounted for 71% of all new dwellings consented. However this trend is not observed across all parts of the City.
- 12 Across the ten north and north-west suburbs identified in the Report, there have been a total of 2,617 new residential dwellings consented since January 2018.
- 13 Of the 2,617 dwellings consented in the north and north-west suburbs:
- (a) Approximately 17% (436 dwellings) have been consented as part of a multi-unit development. This compares approximately 57% (9,615 dwellings) for Christchurch City in the same period.
 - (b) Approximately 83% (2,181 dwellings) have been predominantly single story, individual, stand-alone family houses. This compares to 43% (7,143 dwellings) for Christchurch City.
- 14 Approximately 85% of the new dwellings between 2018 - 2023 in north and north-west suburbs (est. 2,220) have been built in a new greenfield subdivision development, while only around 15% (est. 390) have been built on an existing brownfield site. This reflects wider trends across

Christchurch City, where 2022 data shows that approximately 85% of stand-alone individual homes are built in greenfield subdivisions, and 15% are built on existing brownfield sites.

Greenfield subdivisions

- 15 There are (or have been) 18 residential subdivision development across Christchurch North and North West since 2016. Of these 18 subdivisions, six developments are completely sold out, with a further four offering their final stages. Half of these developments are classed as smaller boutique subdivisions with a total of 403 sections between them.
- 16 It is estimated that there is only a little over 1,000 residential sections still available across all of these developments. For the 12 months to July 2023, there were 382 residential dwellings consented across the 10 suburbs identified in this report. At an estimated 85% of new residential construction across these suburbs being part of a greenfield subdivision development (est. 325 dwellings), this means that there is currently only around 3 years' worth of land available.

Conclusion

- 17 There is a significant and sustained demand for new residential housing in Christchurch.
- 18 Housing development in the north and north-west suburbs is dominated by stand-alone homes within greenfield residential subdivisions. Despite the drive toward greater housing intensification, there is still a significant demand for individual stand-alone family homes across the north and north-west suburbs.
- 19 At the current rate of construction, the current capacity of developed greenfield subdivisions will be exhausted within the next four years.

Michael John Blackburn

25 September 2023

An Analysis of New Residential Construction Christchurch North and North West

January 2018 ~ July 2023



ABOUT THIS REPORT

This report is prepared and presented by Blackburn Management Limited.

This report analyses residential building consent data obtained directly from the Christchurch City Council, Selwyn District Council and Waimakariri District Council.

In addition, this report provides a summary overview of residential subdivision development in the North and North West suburbs of Christchurch. This information has been obtained directly from the developers themselves, their agents and published materials.

This report is prepared for Anderson Lloyd Limited and Miles Premises Limited

Please Note:

The analysis contained in this report is based on information that has been supplied by the above mentioned Territorial Authorities and data providers, which is released as a matter of public record.

Additional information and market commentary is sought and provided by industry participants.

Although all attempts are made to verify the data where possible, no representation is made by Blackburn Management, its agents or staff as to the accuracy of this information.

This report focuses on new residential dwellings.

It does not include data for Kainga Ora, Rest Homes, Elderly Persons Housing, Secondary Dwellings, Ancillary Buildings and Relocatable Dwellings .

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An analysis of New Residential Construction, Christchurch North and North West January 2018 to July 2023

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Executive Summary

Since the Christchurch earthquakes in 2010 and 2011, the number, type and style and location of where we are building new residential dwellings in the City, and wider Region has changed significantly.

From a slow start in 2011, momentum quickly increased through to 2014, which saw the peak of rebuild construction activity. Inevitably, the market overbuilt and new construction numbers fell away significantly, where it bottomed out in 2018.

From 2018, the Canterbury (and New Zealand wide) residential construction market has seen building consent numbers increase year on year to reach an all time record high in 2021 and then again in 2022.

Christchurch is the largest of the three Territorial Authorities in the Greater Christchurch Area (incorporating Selwyn District and Waimakariri District), and unsurprisingly has the highest number of new residential houses consented.

Since January 2018, there have been a total of 16,807 new residential dwellings consented across Christchurch, 8,322 in Selwyn and 3,792 in Waimakariri.

Perhaps the most noticeable change in the type of housing being built in the City is the massive increase in medium density multi-unit developments. In 2017, multi-unit dwellings made up just 37% of all new dwellings consented in the City. In July 2023, they accounted for 71% of all new dwellings consented.

However, this trend is not mirrored across all parts of the City.

This report looks in detail at residential construction activity in the North and North West suburbs of Christchurch. It analyses the number, type, style and size of dwellings consented across 10 individual suburbs.

Although individual, stand-alone family houses with a back yard only account for around 30% of new construction across the whole city, across these 10 suburbs in the North and North West, they account for approximately 83% (2,181 dwellings) of all new construction, and what is even more revealing is that an estimated 85% of all new residential construction in these suburbs occurs in a new greenfield subdivision development.

Its important to note here that there is effectively no medium density multi-unit construction occurring in either Selwyn or Waimakariri Districts.

Following the Christchurch earthquakes, there was a massive effort put into developing new residential land to enable the building of urgently required replacement housing.

Since 2018, the development of new residential land has slowed significantly to a point where we have been building houses faster than we have been developing land. This has seen new residential sections double in price in recent years and forced much of the new construction activity to move away from Christchurch to neighbouring Selwyn and Waimakariri.

In order to meet the ongoing need for new residential housing in Christchurch and the wider Region, there needs to be a mix of options for new construction, including a push towards intensification, but also the ongoing development of greenfield residential land as is clearly demonstrated in the numbers and analysis contained in this report.

Christchurch — New Residential Construction

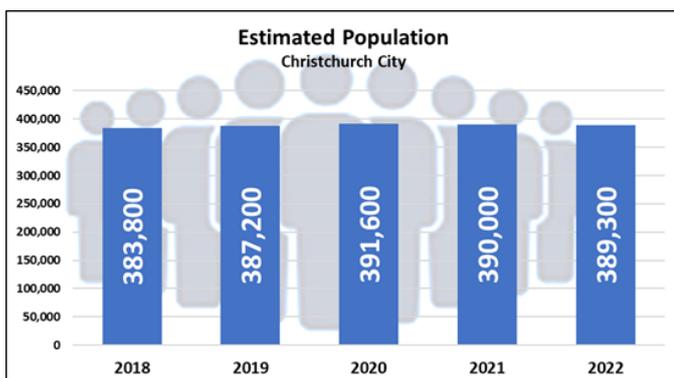
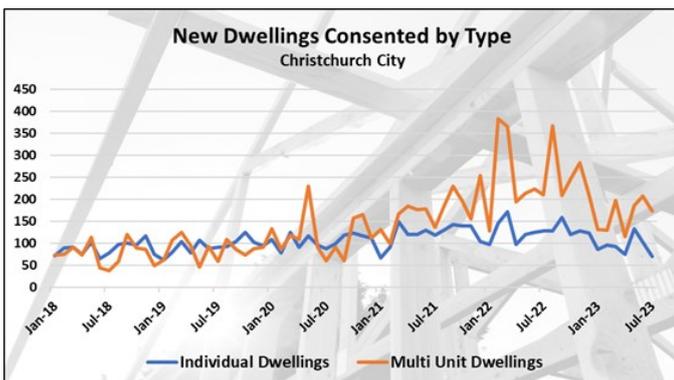
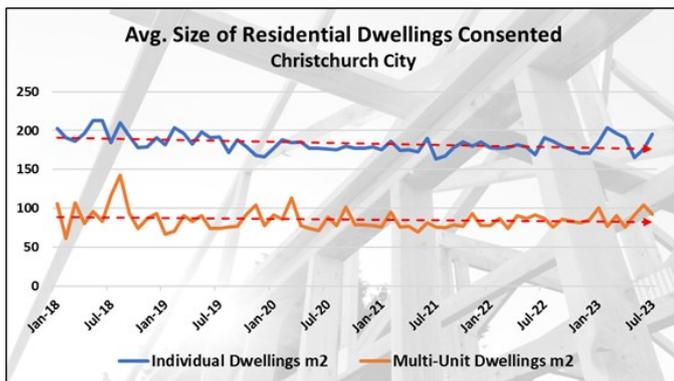
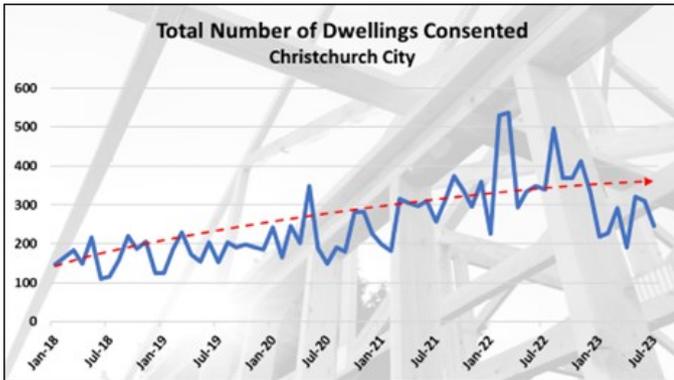
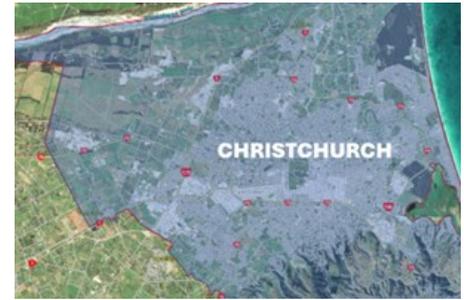
In the period from January 2018 to July 2023 there were a total of 16,807 new residential dwellings consented across Christchurch City.

There were 7,143 individual dwellings, which was 43% of the total dwellings consented. The average floor size of these individual dwellings was 183 m².

There were 9,615 multi-unit dwellings, which was 57% of the total dwellings consented. The average floor size of these multi-unit dwellings was 85 m².

In 2022 the estimated population of Christchurch City was 389,300 residents.

The average household occupancy is estimated at 2.75 persons per household (2018 cen-



FIGURES (Jan 2018 ~ Jul 2023)

Total New Dwellings : 16,807

Individual Dwellings : 7,143

m² Avg. Size (Indiv): 183 m²

Multi-Unit Dwellings : 9,615

m² Avg. Size (Multi): 85 m²

👤 Est. Population : 389,300

🏠 Avg. Household Occupancy : 2.75 PPH

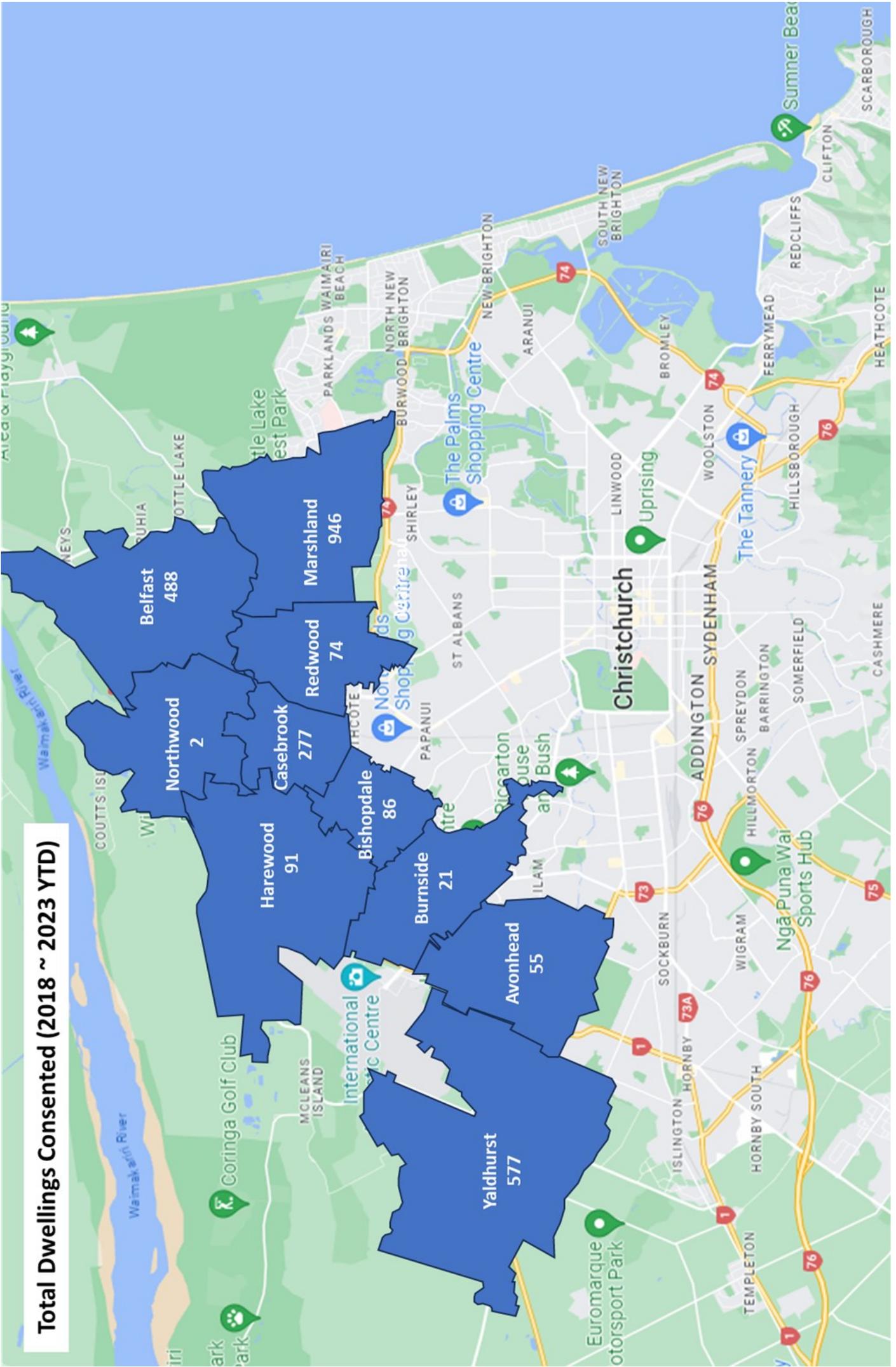
Christchurch North and North West Suburbs



Photo Credit: Christchurch City Libraries

Aerial view showing the planned route of the northern motorway from Belfast towards the central city, 5 July 1966.

Total Dwellings Consented (2018 ~ 2023 YTD)



New Residential Dwellings Consented — Christchurch North and North West

Number of Dwellings

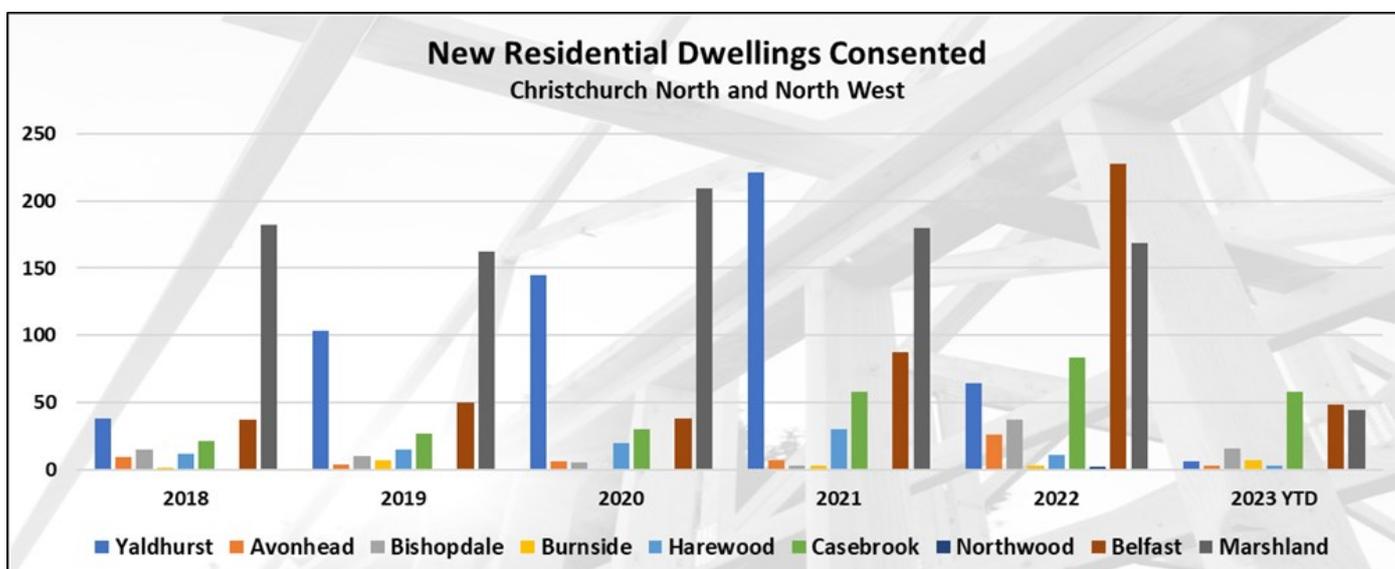
Across the 10 suburbs identified in this report, there have been a total of 2,617 new residential dwellings consented since January 2018.

Approximately 85% of these new dwellings (est. 2,220) have been built in a new greenfield subdivision development, while only around 15% (est. 390) have been built on an existing brownfield site.

Of these 2,617 dwellings, there have been 436 (approximately 17%) dwellings consented as part of a multi-unit development, the remainder, 2,181 (approximately 83%), have been predominantly single story, individual, stand alone family houses.

New Residential Dwellings Consented (Christchurch North and North West)

Year	Yaldhurst	Avonhead	Bishopdale	Burnside	Harewood	Casebrook	Redwood	Northwood	Belfast	Marshland	Total
2018	38	9	15	1	12	21	17	0	37	182	332
2019	103	4	10	7	15	27	7	0	50	162	385
2020	145	6	5	0	20	30	2	0	38	209	455
2021	221	7	3	3	30	58	1	0	87	180	590
2022	64	26	37	3	11	83	44	2	228	169	667
2023 YTD	6	3	16	7	3	58	3	0	48	44	188
Total	577	55	86	21	91	277	74	2	488	946	2,617



Yaldhurst

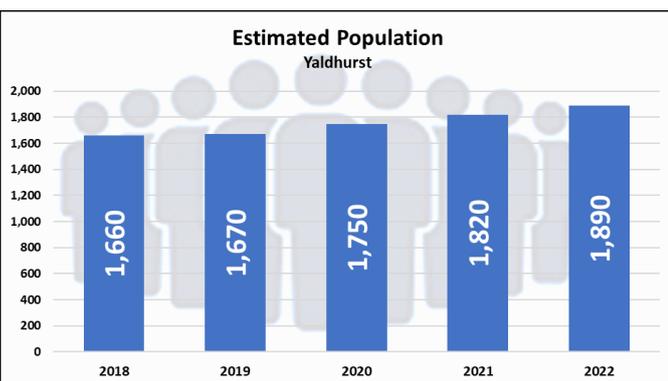
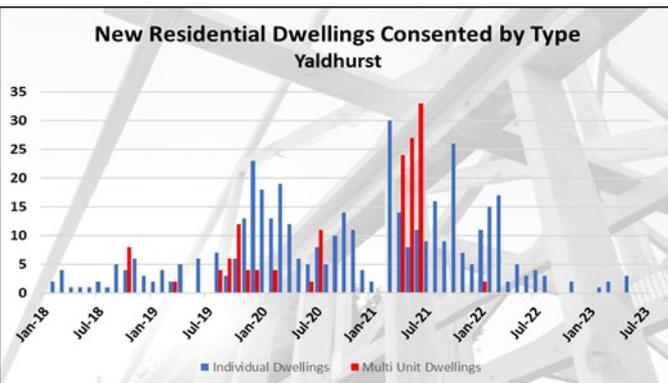
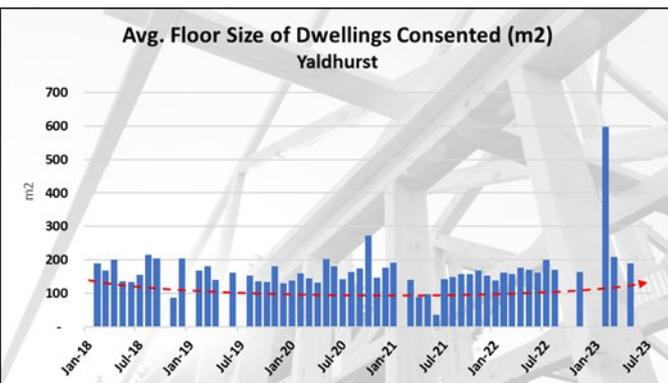
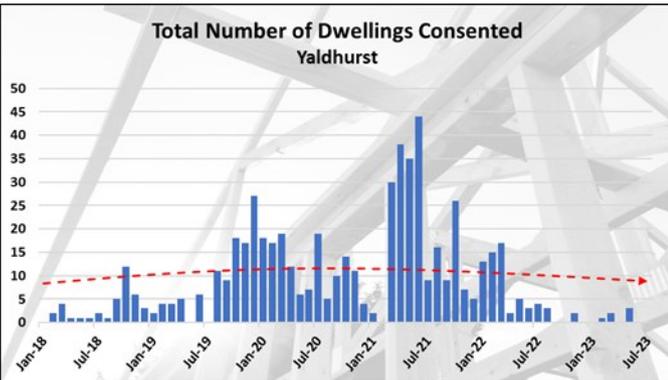
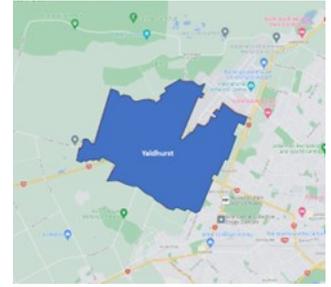
In the period from January 2018 to July 2023 there were a total of 577 new residential dwellings consented in the suburb of Yaldhurst.

There were 430 individual dwellings, which was 75% of the total dwellings consented. The average floor size of these individual dwellings was 155 m².

There were 147 multi-unit dwellings, which was 25% of the total dwellings consented. The average floor size of these multi-unit dwellings was 104 m².

In 2022 the estimated population of Yaldhurst was 1,890 residents.

The average household occupancy is estimated at 3.0 persons per household (2018 census).



FIGURES

(Jan 2018 ~ Jul 2023)

- # Total New Dwellings : 577
- # Individual Dwellings : 430
- m² Avg. Size (Indiv): 155 m²
- # Multi-Unit Dwellings : 147
- Avg. Size (Multi): 104 m²
- 👤 Est. Population : 1,890
- 🏠 Avg. Household Occupancy : 3.0 PPH

Avonhead

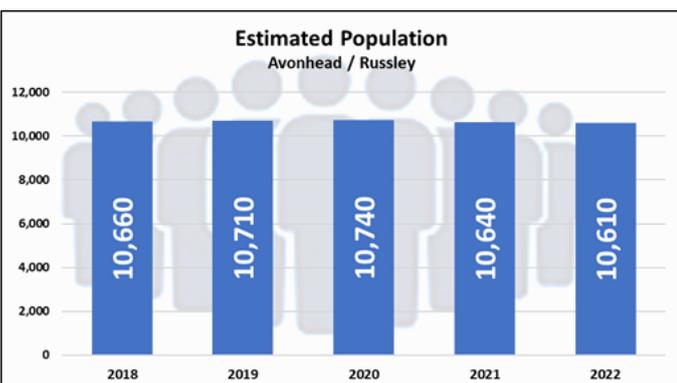
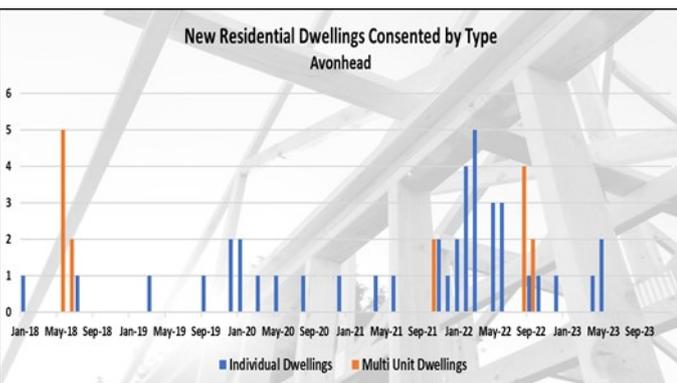
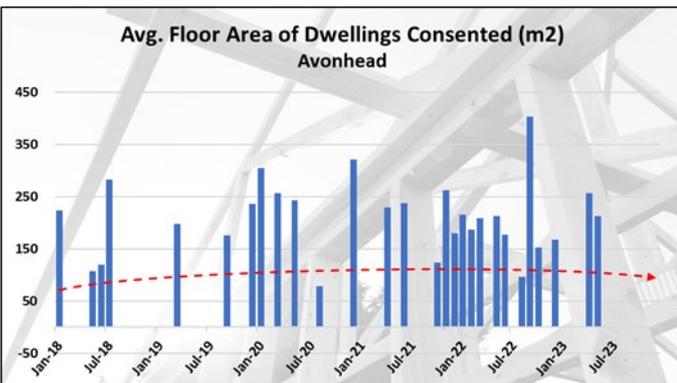
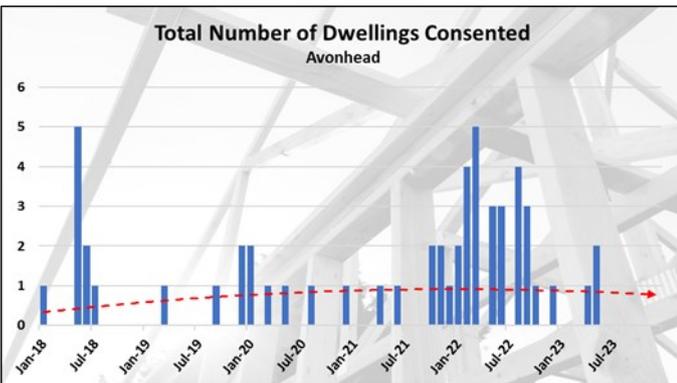
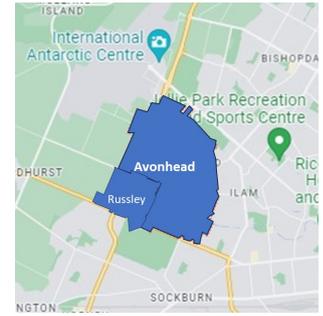
In the period from January 2018 to July 2023 there were a total of 55 new residential dwellings consented in the suburb of Avonhead.

There were 40 individual dwellings, which was 73% of the total dwellings consented. The average floor size of these individual dwellings was 228 m².

There were 15 multi-unit dwellings, which was 27% of the total dwellings consented. The average floor size of these multi-unit dwellings was 135 m².

In 2022 the estimated population of Avonhead was 10,610 residents.

The average household occupancy is estimated at 2.8 persons per household (2018 census).



FIGURES

(Jan 2018 ~ Jul 2023)

- # Total New Dwellings : 55
- # Individual Dwellings : 40
- m² Avg. Size (Indiv): 228 m²
- # Multi-Unit Dwellings : 15
- Avg. Size (Multi): 135 m²
- 👤 Est. Population : 10,610
- 🏠 Avg. Household Occupancy : 2.8 PPH

Bishopdale

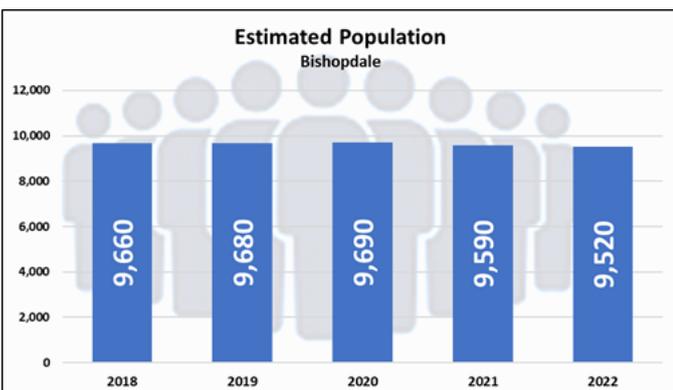
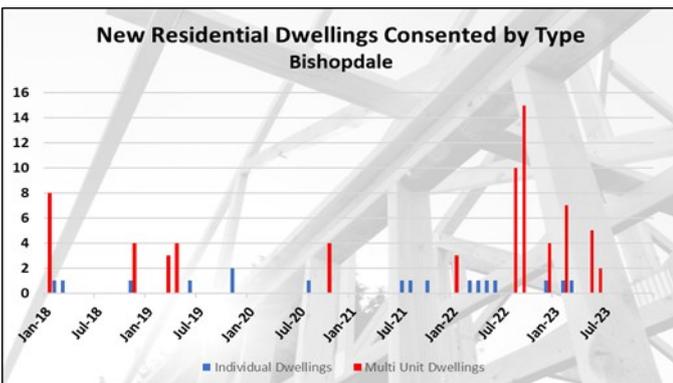
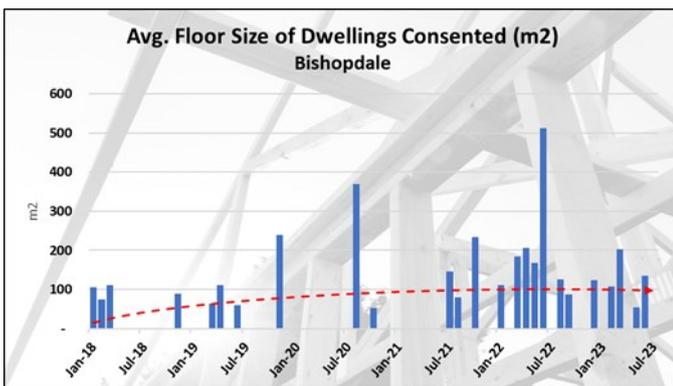
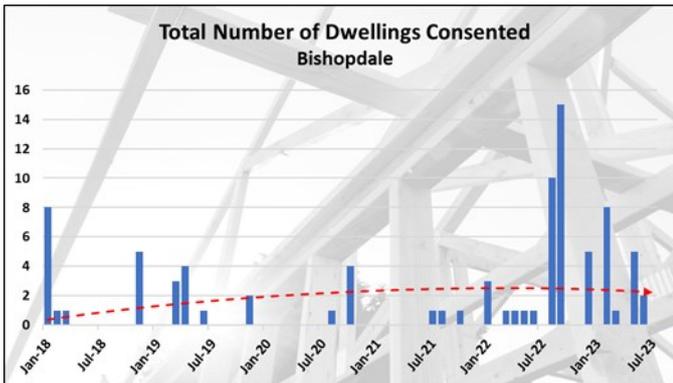
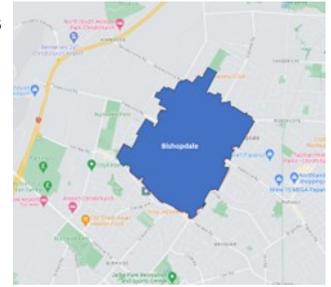
In the period from January 2018 to July 2023 there were a total of 86 new residential dwellings consented in the suburb of Bishopdale.

There were 17 individual dwellings, which was 20% of the total dwellings consented. The average floor size of these individual dwellings was 216 m².

There were 69 multi-unit dwellings, which was 80% of the total dwellings consented. The average floor size of these multi-unit dwellings was 94 m².

In 2022 the estimated population of Bishopdale was 9,520 residents.

The average household occupancy is estimated at 2.7 persons per household (2018 census).



FIGURES (Jan 2018 ~ Jul 2023)

- # Total New Dwellings : 86
- # Individual Dwellings : 17
- m² Avg. Size (Indiv): 216 m²
- # Multi-Unit Dwellings : 69
- Avg. Size (Multi) : 94 m²
- 👤 Est. Population : 9,520
- 🏠 Avg. Household Occupancy : 2.7 PPH

Burnside

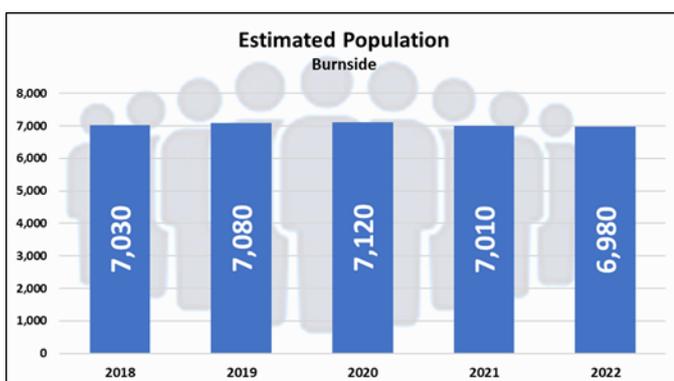
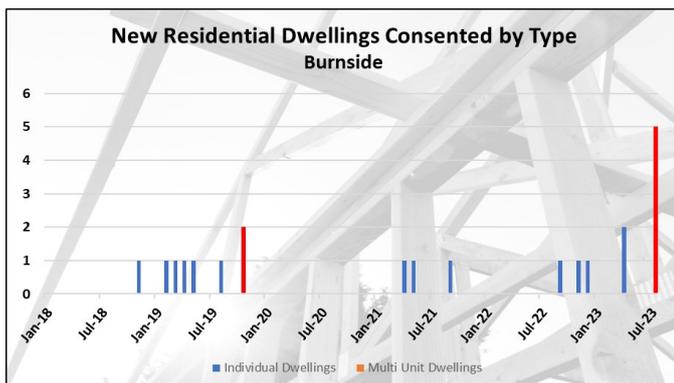
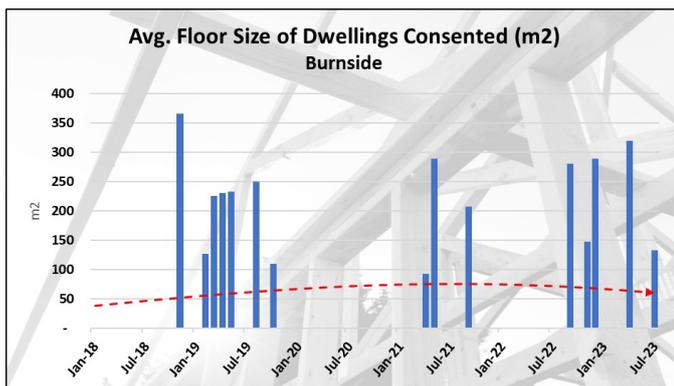
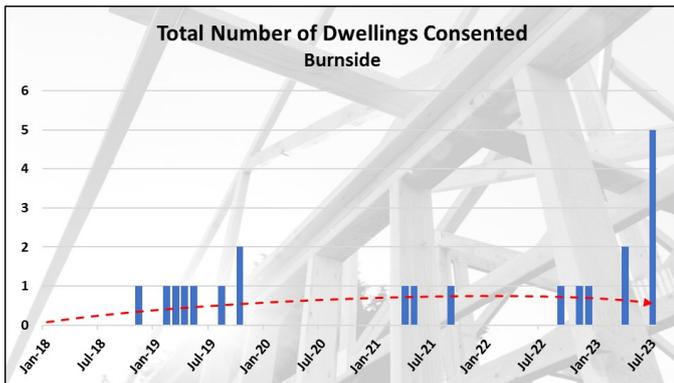
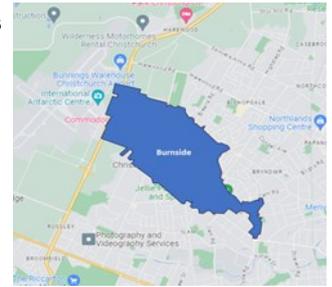
In the period from January 2018 to July 2023 there were a total of 21 new residential dwellings consented in the suburb of Burnside.

There were 14 individual dwellings, which was 67% of the total dwellings consented. The average floor size of these individual dwellings was 241 m².

There were 7 multi-unit dwellings, which was 33% of the total dwellings consented. The average floor size of these multi-unit dwellings was 122 m².

In 2022 the estimated population of Burnside was 6,980 residents.

The average household occupancy is estimated at 3.0 persons per household (2018 census).



FIGURES

(Jan 2018 ~ Jul 2023)

- # Total New Dwellings : 21
- # Individual Dwellings : 14
- m² Avg. Size (Indiv): 241 m²
- # Multi-Unit Dwellings : 7
- Avg. Size (Multi): 122 m²
- 👤 Est. Population : 6,980
- 🏠 Avg. Household Occupancy : 3.0 PPH

Harewood

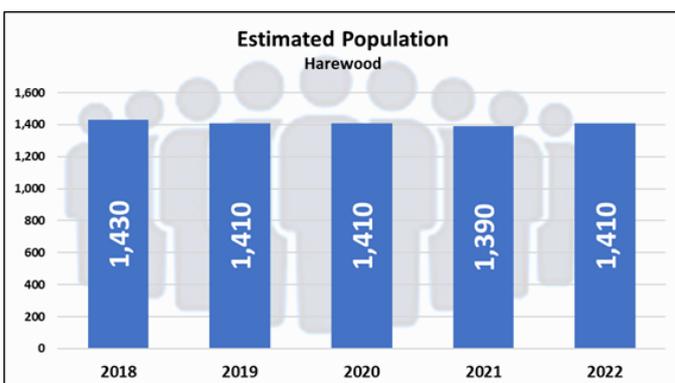
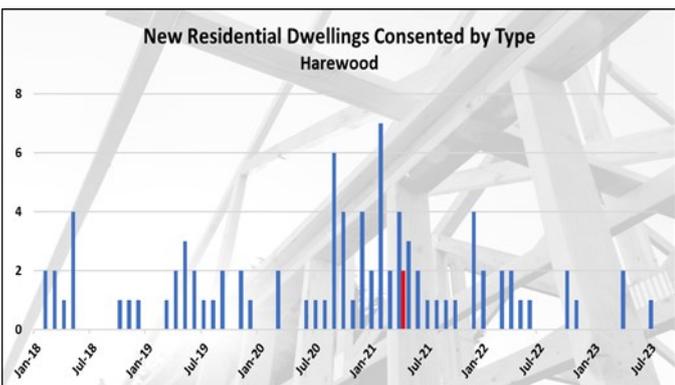
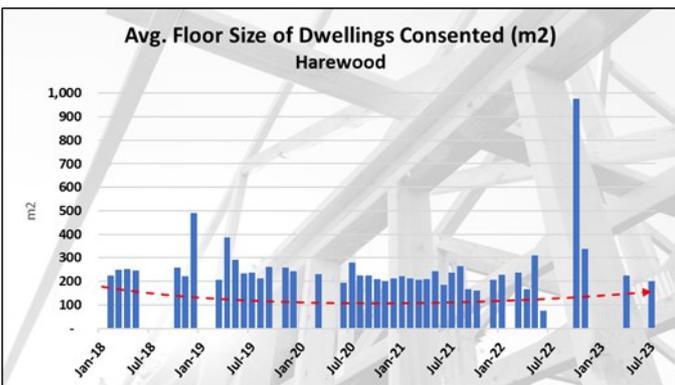
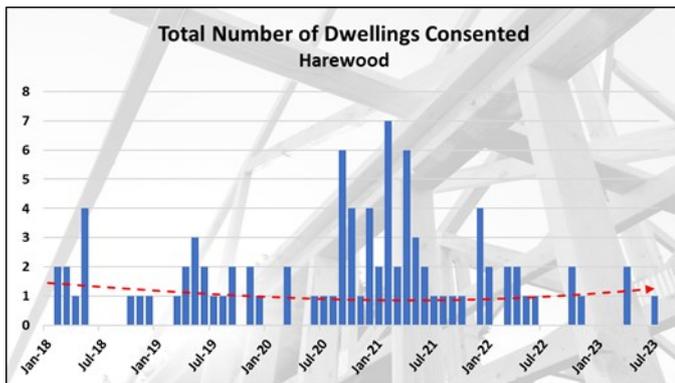
In the period from January 2018 to July 2023 there were a total of 91 new residential dwellings consented in the suburb of Harewood.

There were 89 individual dwellings, which was 98% of the total dwellings consented. The average floor size of these individual dwellings was 246 m².

There were 2 multi-unit dwellings, which was 2% of the total dwellings consented. The average floor size of these multi-unit dwellings was 176 m².

In 2022 the estimated population of Harewood was 1,410 residents.

The average household occupancy is estimated at 2.9 persons per household (2018 census).



FIGURES

(Jan 2018 ~ Jul 2023)

- # Total New Dwellings : 91
- # Individual Dwellings : 89
- m² Avg. Size (Indiv): 246 m²
- # Multi-Unit Dwelling : 2
- Avg. Size (Multi): 176 m²
- 👤 Est. Population : 1,410
- 🏠 Avg. Household Occupancy : 2.9 PPH

Casebrook

In the period from January 2018 to July 2023 there were a total of 277 new residential dwellings consented in the suburb of Casebrook.

There were 240 individual dwellings, which was 87% of the total dwellings consented. The average floor size of these individual dwellings was 220 m².

There were 37 multi-unit dwellings, which was 13% of the total dwellings consented. The average floor size of these multi-unit dwellings was 136 m².

In 2022 the estimated population of Casebrook was 5,900 residents.

The average household occupancy is estimated at 2.8 persons per household (2018 census).



FIGURES

(Jan 2018 ~ Jul 2023)

Total New Dwellings : 277

Individual Dwellings : 240

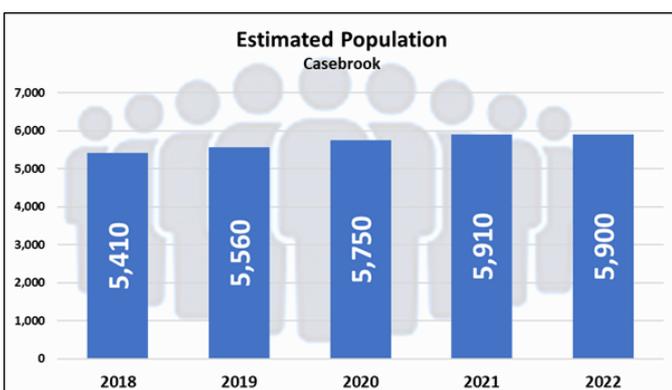
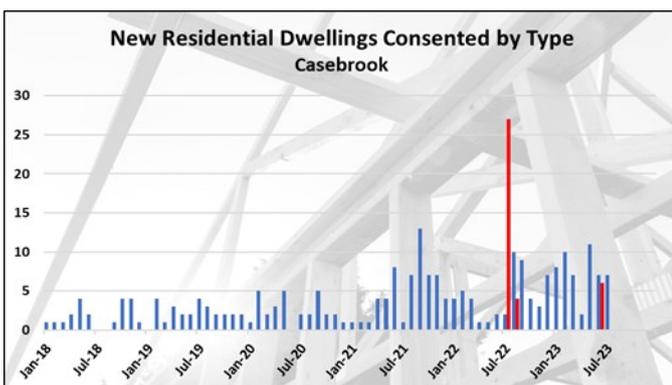
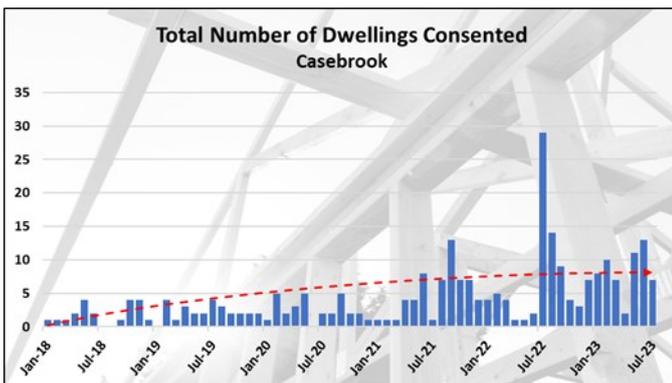
m² Avg. Size (Indiv): 220 m²

Multi-Unit Dwellings : 37

Avg. Size (Multi): 136 m²

 Est. Population : 5,900

 Avg. Household Occupancy : 2.8 PPH



Redwood

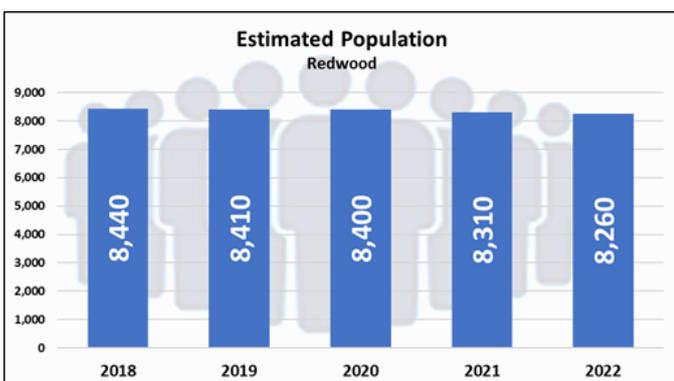
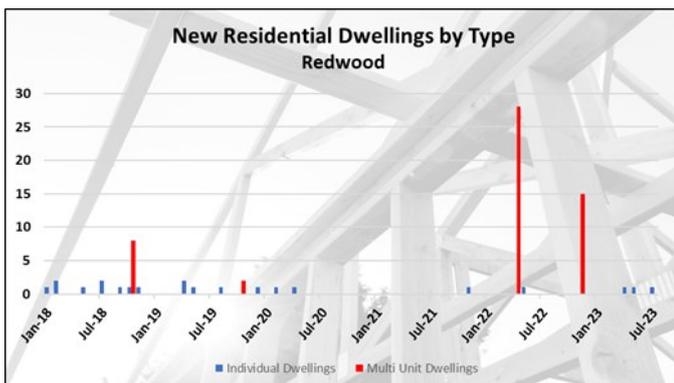
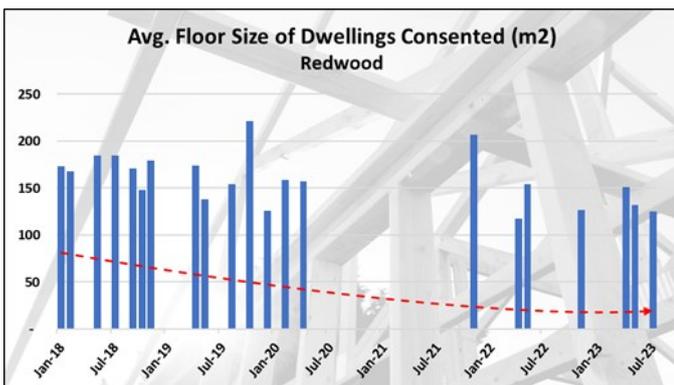
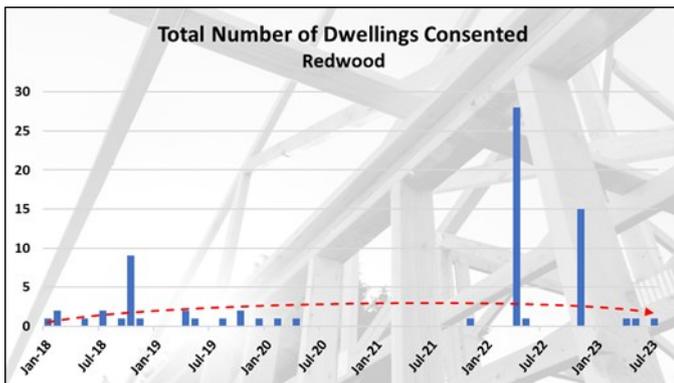
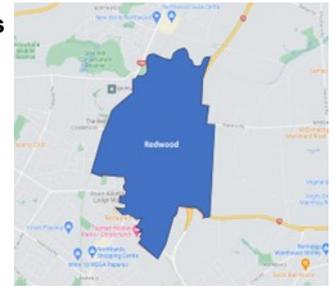
In the period from January 2018 to July 2023 there were a total of 74 new residential dwellings consented in the suburb of Redwood.

There were 21 individual dwellings, which was 28% of the total dwellings consented. The average floor size of these individual dwellings was 168 m².

There were 53 multi-unit dwellings, which was 72% of the total dwellings consented. The average floor size of these multi-unit dwellings was 126 m².

In 2022 the estimated population of Redwood was 8,260 residents.

The average household occupancy is estimated at 2.7 persons per household (2018 census).



FIGURES

(Jan 2018 ~ Jul 2023)

- # Total New Dwellings : 74
- # Individual Dwellings : 21
- m² Avg. Size (Indiv): 168 m²
- # Multi-Unit Dwellings : 53
- Avg. Size (Multi) : 126 m²
- 👤 Est. Population : 8,260
- 🏠 Avg. Household Occupancy : 2.7 PPH

Northwood

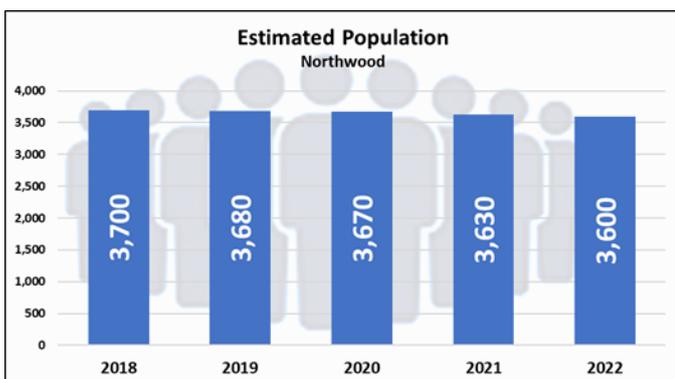
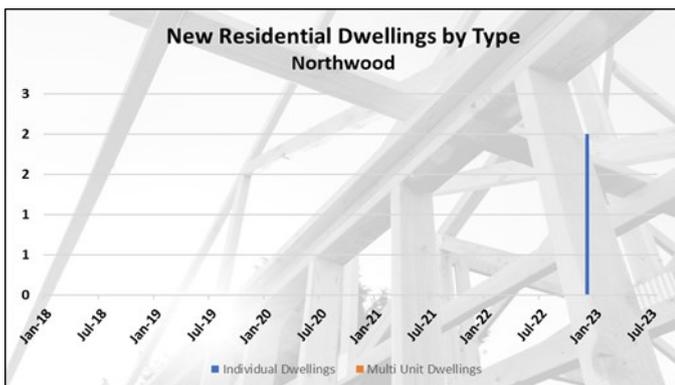
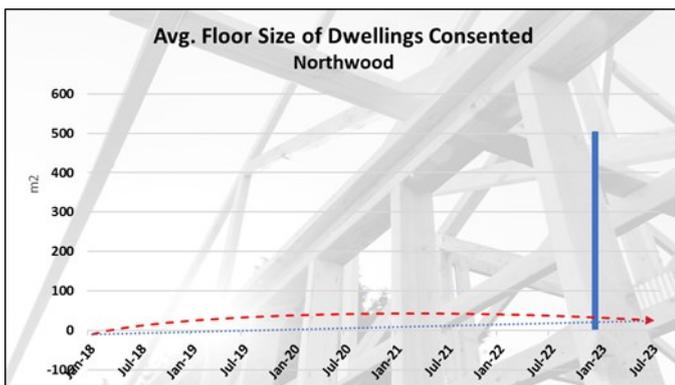
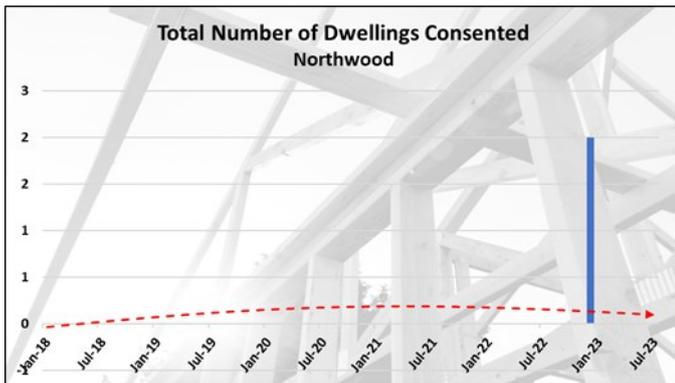
In the period from January 2018 to July 2023 there were a total of 2 new residential dwellings consented in the suburb of Northwood.

There were 2 individual dwellings, which was 100% of the total dwellings consented. The average floor size of these individual dwellings was 505 m².

There were no multi-unit dwellings consented during this period.

In 2022 the estimated population of Northwood was 3,600 residents.

The average household occupancy is estimated at 2.7 persons per household (2018 census).



FIGURES (Jan 2018 ~ Jul 2023)

- # Total New Dwellings : 2
- # Individual Dwellings : 2
- m² Avg. Size (Indiv): 505 m²
- # Multi-Unit Dwellings : 0
- Avg. Size (Multi): 0 m²
- 👤 Est Population : 3,600
- 🏠 Avg. Household Occupancy : 2.7 PPH

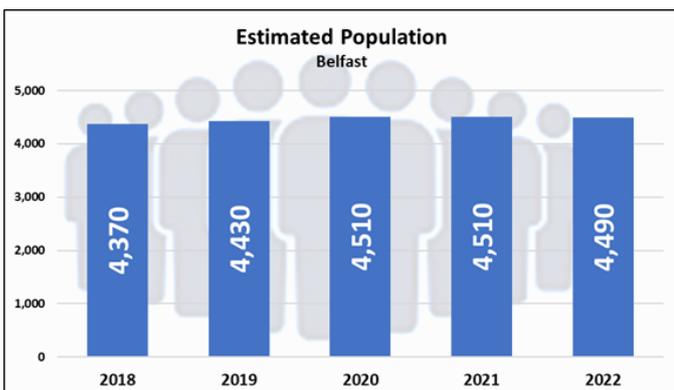
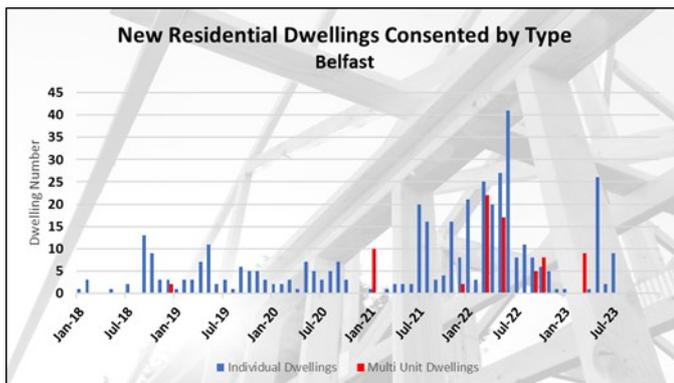
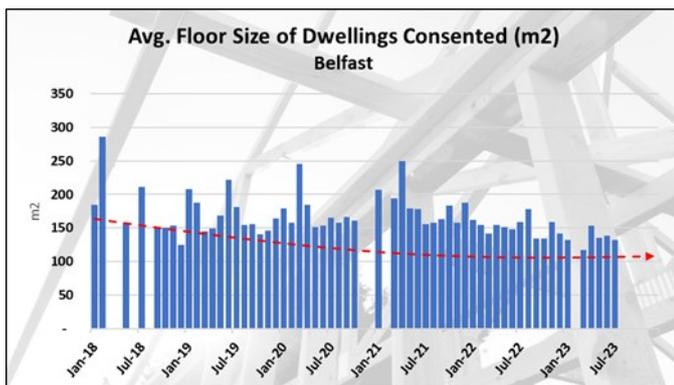
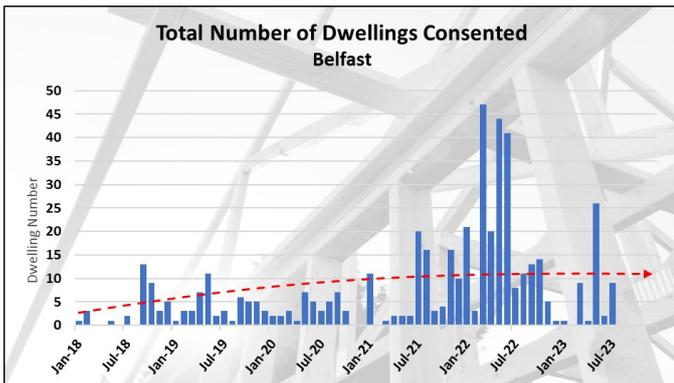
In the period from January 2018 to July 2023 there were a total of 488 new residential dwellings consented in the suburb of Belfast

There were 413 individual dwellings, which was 85% of the total dwellings consented. The average floor size of these individual dwellings was 158 m².

There were 75 multi-unit dwellings, which was 15% of the total dwellings consented. The average floor size of these multi-unit dwellings was 142 m².

In 2022 the estimated population of Belfast was 4,490 residents.

The average household occupancy is estimated at 2.7 persons per household (2018 census).



FIGURES (Jan 2018 ~ Jul 2023)

- # Total New Dwellings : 488
- # Individual Dwellings : 413
- m² Avg. Size (Indiv): 158 m²
- # Multi-Unit Dwellings : 75
- Avg. Size (Multi) : 142 m²
- 👤 Est Population : 4,490
- 🏠 Avg. Household Occupancy : 2.7 PPH

Marshland

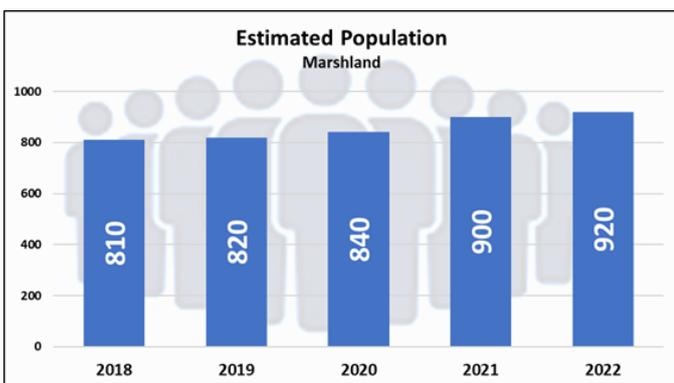
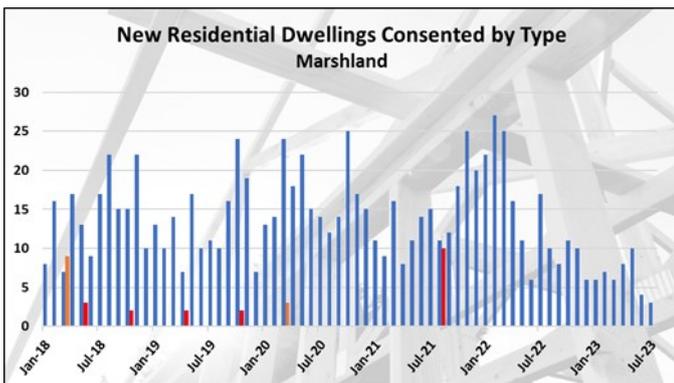
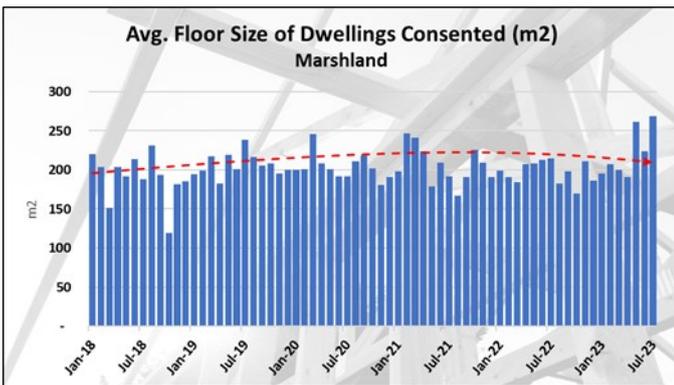
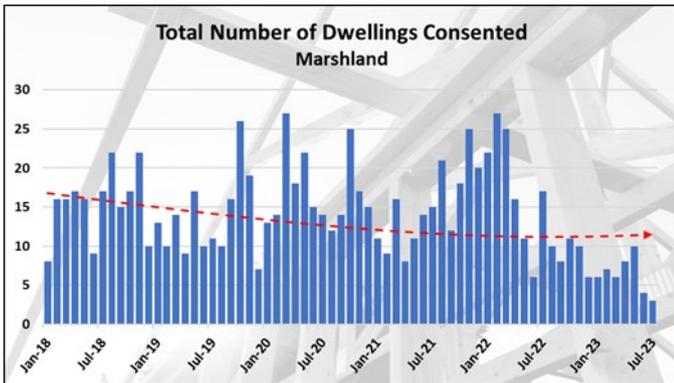
In the period from January 2018 to July 2023 there were a total of 946 new residential dwellings consented in the suburb of Marshland.

There were 915 individual dwellings, which was 97% of the total dwellings consented. The average floor size of these individual dwellings was 204 m².

There were 31 multi-unit dwellings, which was 3% of the total dwellings consented. The average floor size of these multi-unit dwellings was 159 m².

In 2022 the estimated population of Marshlands was 920 residents.

The average household occupancy is estimated at 3.1 persons per household (2018 census).



FIGURES

(Jan 2018 ~ Jul 2023)

- # Total New Dwelling : 946
- # Individual Dwelling : 915
- m² Avg. Size (Indiv) : 204m²
- # Multi-Unit Dwellings : 31
- Avg. Size (Multi): 159m²
- 👤 Est. Population : 920
- 🏠 Avg. Household Occupancy : 3.1 PPH

Christchurch North and North West Subdivisions



Photo Credit: Ngai Tahu Property

Prestons Subdivision development, Marchland, 2014

Subdivision Developments in Christchurch North and North West

There are (or have been) 18 residential subdivision development across Christchurch North and North West since 2016. Of these 18 subdivisions, six developments are completely sold out, with a further four offering their final stages. Half of these developments are classed as smaller boutique subdivisions with a total of 403 sections between them.

It is estimated that there is only a little over 1,000 residential sections still available across all of these developments. For the 12 months to July 2023, there were 382 residential dwellings consented across the 10 suburbs identified in this report. At an estimated 85% of new residential construction across these suburbs being part of a greenfield subdivision development (est. 325 dwellings), this means that there is currently only around 3 years worth of land available.

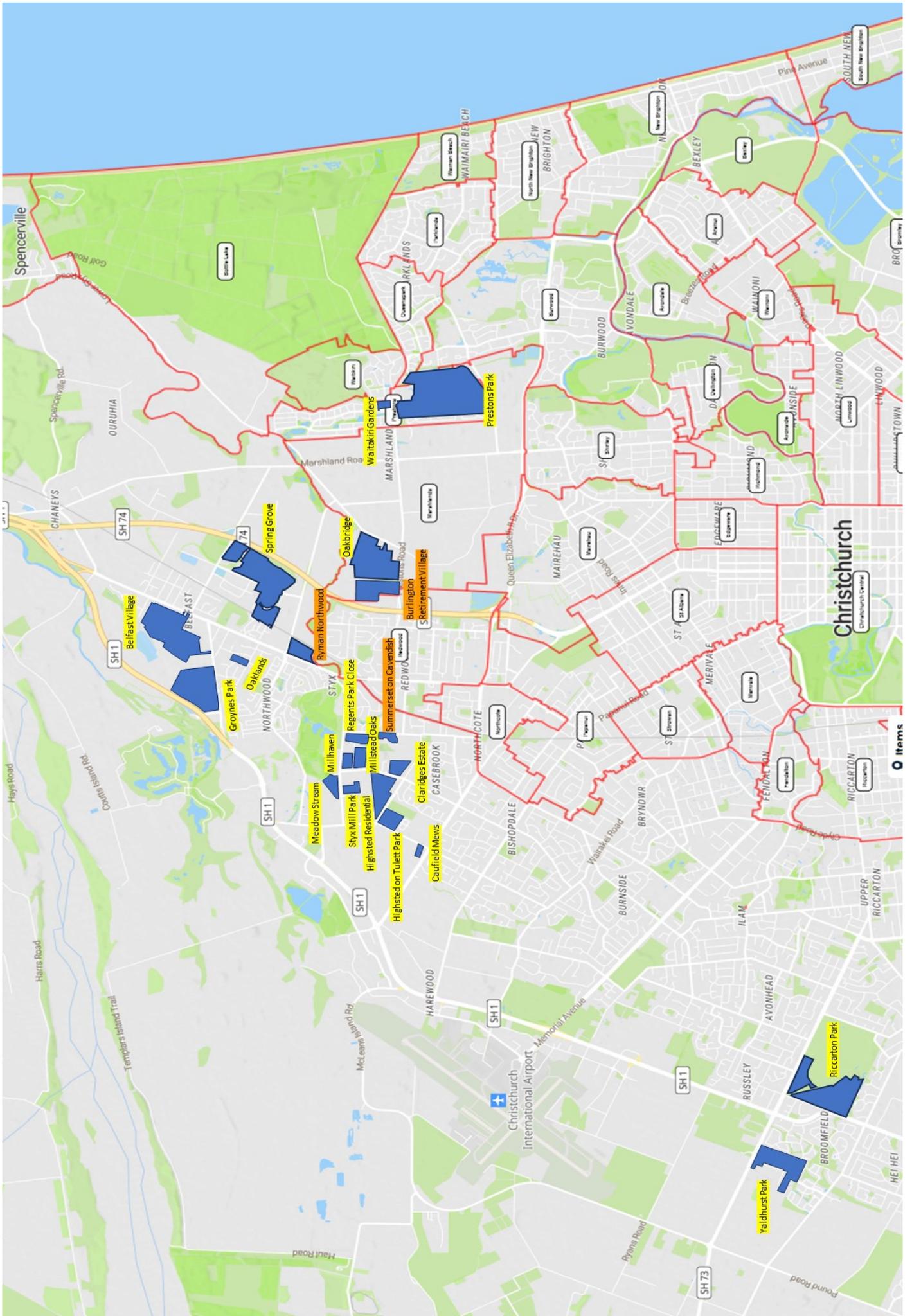
Subdivision Name	Total Lots	Avg. Size	Developer	Suburb	Status
Belfast Village	252	486 m2	Infinity Investments Group	Belfast	For Sale
Caufield Mews	18	536 m2	Next Level Developments	Harewood	Sold Out
Claridges Estate	83	469 m2	Christchurch Catholic Diocese	Casebrook	For Sale
Groynes Park	400	516 m2	Groynes Park Developments Ltd	Casebrook	Final Stage
Highsted on the Park	77	616 m2	Highsted Residential Limited	Casebrook	Sold Out
Highsted Residential	164	551 m2	Highsted Residential Limited	Casebrook	Sold Out
Meadow Stream	46	508 m2	Independent Properties Limited	Casebrook	For Sale
Millhaven	54	348 m2	Avanda Group	Casebrook	Final Stage
Millstead Oaks	55	462 m2	Next Level Developments	Casebrook	Final Stage
Oakbridge	450	506 m2	Suburban Estates	Marshland	For Sale
Oaklands	29	496 m2	Hamish Wright Construction	Belfast	Final Stage
Prestons Park	1,150	566 m2	CDL Land New Zealand	Marshland	Final Stage
Regents Park Close	61	718m2	Regents Park Close	Casebrook	Sold Out
Riccarton Park	600	353 m2	Ngai Tahu	Yaldhurst	Sold Out
Spring Grove	421	379 m2	Spring Grove Land Limited	Belfast	For Sale
Styx Mill Park	36	439 m2	Mike Greer Homes	Casebrook	For Sale
Waitakiri Gardens	27	541 m2	Devcorp Limited	Marshland	For Sale
Yaldhurst Park	254	420 m2	Infinity Investments Group	Yaldhurst	Sold Out

Retirement Village Developments

Burlington Retirement Village (Marshland)

Ryman Northwood (Northwood)

Summerset (Cavendish)



Belfast Village — Belfast

This development was started by Johns Road Horticultural Ltd but taken over by Infinity Investment Group (Ravenswood and Yaldhurst Park) in 2021.

The new subdivision is the very last of the original Applefields sites.

Titles have only started to become available in early 2023 and to date there have only been a small number of residential building consents issued.

This is the northern most subdivision (currently) in Christchurch. The development also includes the relocated Countdown Supermarket (from the Northwood Supa Centre) and a second campus for Belfast Primary School



FIGURES

Total Lots : 252

Developer : Infinity Investments Group

Lot Sizes : 265 m² ~ 815 m²

Avg. Lot Size : 486 m²

Address : 30 Johns Rd, Belfast



Caufield Mews — Harewood

Caufield Mews is a smaller boutique subdivision development of just 18 residential sections. The development is fully sold out.

Located on Gardiners Road, this subdivision is right on the boundary of the Christchurch Airports 50 dB noise contour.

Next Level Developments are also the developers behind Millstead Oaks (Casebrook) and Verdeco Park and Flemington (Lincoln).



FIGURES

Total Lots : 18

Developer : Next Level Developments

Lot Sizes : 500 m² ~625 m²

Avg. Lot Size : 536m²

Address : 119 Gardiners Road, Harewood



Claridges Estate — Casebrook

Claridges Estate is a new residential subdivision on land owned by the Christchurch Catholic Diocese. Following the Christchurch earthquakes the site was originally considered for the relocation of Marion College, however the old Foodstuffs warehouse site in Main North Road was chosen for the College, leaving this site as unrequired.



Titles have only just been issued for a small number of sites, no residential construction has started at this time.

FIGURES

Total Lots : 83

Developer : Catholic Church

Lot Sizes : 307 m² ~ 780 m²

Avg. Lot Size : 469 m²

Address : 232 Highsted Road, Casebrook



Groynes Park — Casebrook

Groynes Park received subdivision consent in June 2013, shortly after the Christchurch earthquakes.

The subdivision ran into problems with the original developer facing legal and financial troubles and the site sat largely unsold for several years.

Over the past couple of years most of the sections have been sold (mainly because of a lack of residential land in the North) and only a handful of sites remain to be built on.



FIGURES

Total Lots : 400

Developer : Groynes Park Developments Ltd

Lot Sizes : 220 m² ~ 650 m²

Avg. Lot Size : 516 m²

Address : Groynes Drive, Northwood



Highsted on the Park — Casebrook

Highsted on the Park is essentially a continuation of the Highsted subdivision.

This subdivision is promoted as a slightly more upmarket development, with an average section size of 616 m² (compared to 551 m² for its sister subdivision over the road).

Titles for this subdivision were first issued in 2021 and are now fully sold out. Construction on the last remaining sites is currently underway.



FIGURES

Total Lots : 77

Developer : Highsted Residential Limited

Lot Sizes : 512 m² ~ 789 m²

Avg. Lot Size : 616 m²

Address : Cnr Claridges Rd & Gardiners Rd



Highsted Residential — Casebrook

Titles for the first stages of the Highsted Residential subdivision started to come through in 2016 and was the first significant subdivision development in Christchurch's North West since Northwood in the early 2000's.

With an average size of 551 m², sections were generally smaller than many other developments in the city. However because of a significant shortage of new land in the area, they sold very quickly and at higher than average prices.

The subdivision is fully sold out.



FIGURES

Total Lots : 164

Developer : Highsted Residential Limited

Lot Sizes : 539 m² ~ 868 m²

Avg. Lot Size : 551 m²

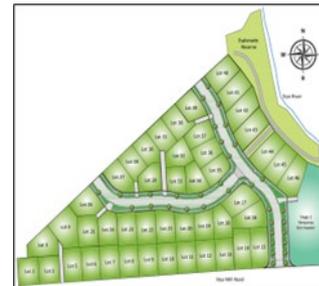
Address : Lot 21 Highsted Road



Meadow Stream — Casebrook

Meadow Stream subdivision is located on the north side of Stys Mill Road and borders both the Christchurch Airports 50 dB noise contour and the Styx Mill reserve.

With just 46 sections it is a relatively small development, however this part of North Christchurch has become very popular for new construction in recent years. As of July 2023 titles have begun to be issued and initial construction is taking place.



FIGURES

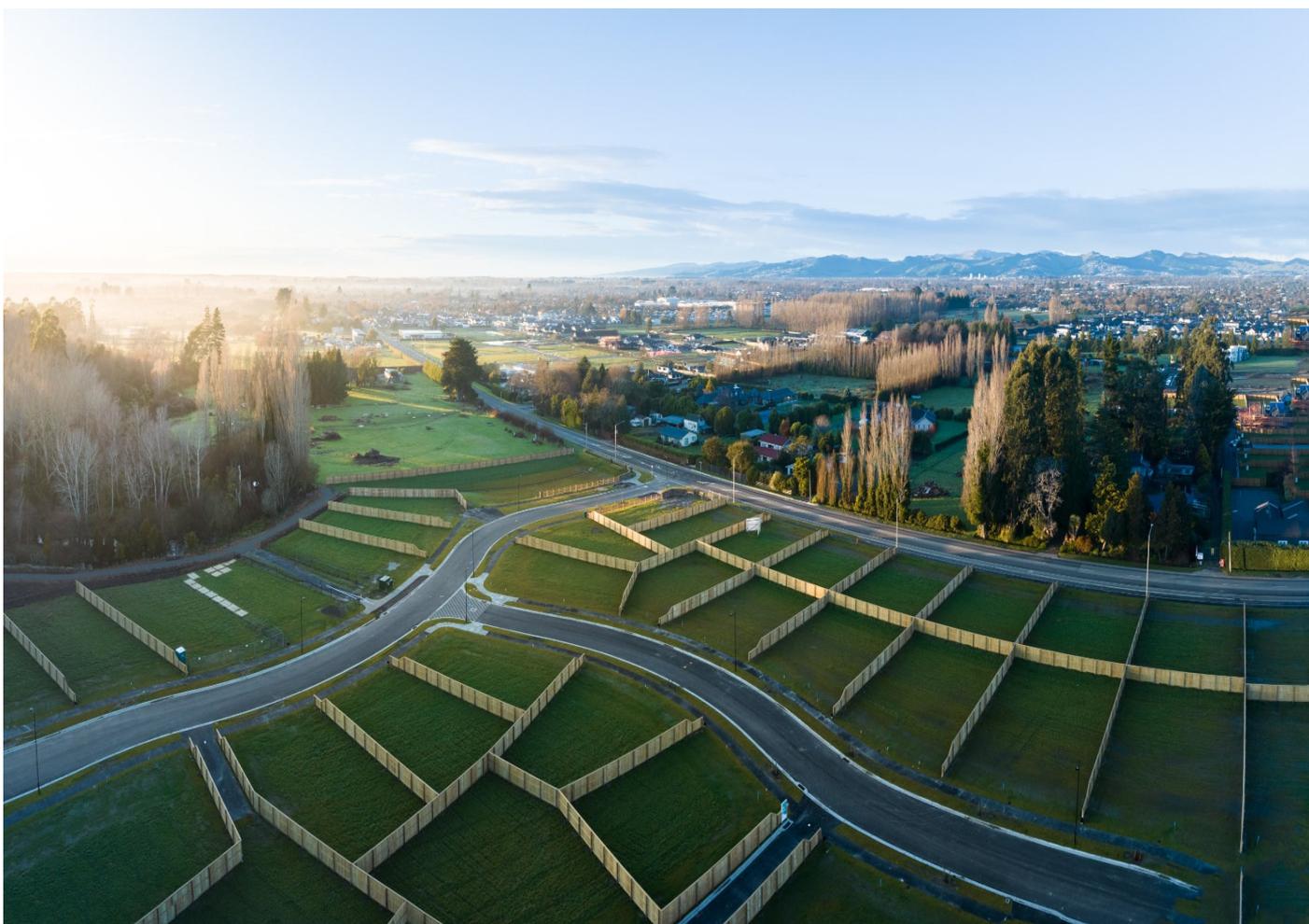
Total Lots : 46

Developer : Independent Properties Limited

Lot Sizes : 405 m² ~ 684 m²

Avg. Lot Size : 508 m²

Address : 232 Styx Mill Road, Casebrook



Millhaven — Casebrook

Millhaven, this boutique subdivision on the south side of Styx Mill Road and adjacent to Millstead Oaks.

The average size of sections is just 348 m²...with 11 sections at 250 m² or smaller. As of September 2023, s224 had been issued and titles are expected in October. The development is largely sold out.

Avanda Group is the developer behind Acland Park subdivision (1,100 lots) in Rolleston.



FIGURES

Total Lots : 54

Developer : Avanda Group

Lot Sizes : 225 m² ~ 459 m²

Avg. Lot Size : 348 m²

Address : 195 Styx Mill Road, Casebrook



Millstead Oaks — Casebrook

Millstead Oaks is a premium boutique subdivision on Highsted Road in Casebrook. This subdivision links through to Millhaven and Regents Close subdivisions.

With an average section size of 462 m², this has now become the “standard” size for residential sections across the region.

Titles were issued in March 2023 and all sections are now sold.



FIGURES

Total Lots : 55

Developer : Next Level Developments Limited

Lot Sizes : 400 m² ~ 555 m²

Avg. Lot Size : 462 m²

Address : 306 Highsted Road, Casebrook



Oakbridge — Marshland

Oakbridge subdivision is a large development with more than 400 sections over 35 Ha.

Located on Prestons Road and adjacent to the new Burlington Village Rest Home, this is the largest subdivision development in the North of Christchurch since Prestons Park.

The average section size is 506 m² which is slightly larger than the overall average of 450 m² for new sections across the region.

Titles were issued for the first stages in February 2022 and civil works are now progressing on stage three of the development.



FIGURES

Total Lots : 450 approx

Developer : Suburban Estates Limited

Lot Sizes : 300 m² ~ 600 m²

Avg. Lot Size : 506 m²

Address : Prestons Rd & Mills Rd, Marshland



Oaklands — Northwood

Oaklands is located on Sefton Street, adjacent to the Northwood subdivision.

This is a small private development of 29 sections, with sizes ranging from 410 m² up to 1,400 m², however the average size is just 496 m².

Titles for the first lots were issued in 2022 and building consents have been granted for around half a dozen dwellings so far.



FIGURES

Total Lots : 29

Developer : Hamish Wright Construction Ltd

Lot Sizes : 410 m² ~ 1411 m²

Avg. Lot Size : 496 m²

Address : Sefton Street, Northwood



Prestons Park — Marshland

The Prestons Park development (to the South of Prestons Road) is the largest residential subdivision in Marshland, with 1,150 total lots being developed since 2016.

Note: This report does not account for the Prestons subdivision (to the North of Prestons Road) which was developed and fully sold out prior to 2016.

As of September 2023 Prestons Park is down to its last stages with an estimated 130 sections still available.



FIGURES

Total Lots : 1,150

Developer : CDL Land New Zealand Limited

Lot Sizes : 400 m² ~ 1,634 m²

Avg. Lot Size : 566 m²

Address : 414 Prestons Park, Marshland



Regents Park Close — Casebrook

Regents Park Close is located off Cavendish Road, Casebrook and adjacent to the prestigious Regents Park development.

This is a medium sized upmarket subdivision with 61 sections available. The average size section is 718 m² which is noticeably larger than the average of just 450 m² for other subdivisions across the Region.

The developer is Regents Park Close Limited, which has close associations with a number of other subdivision development in the area.



FIGURES

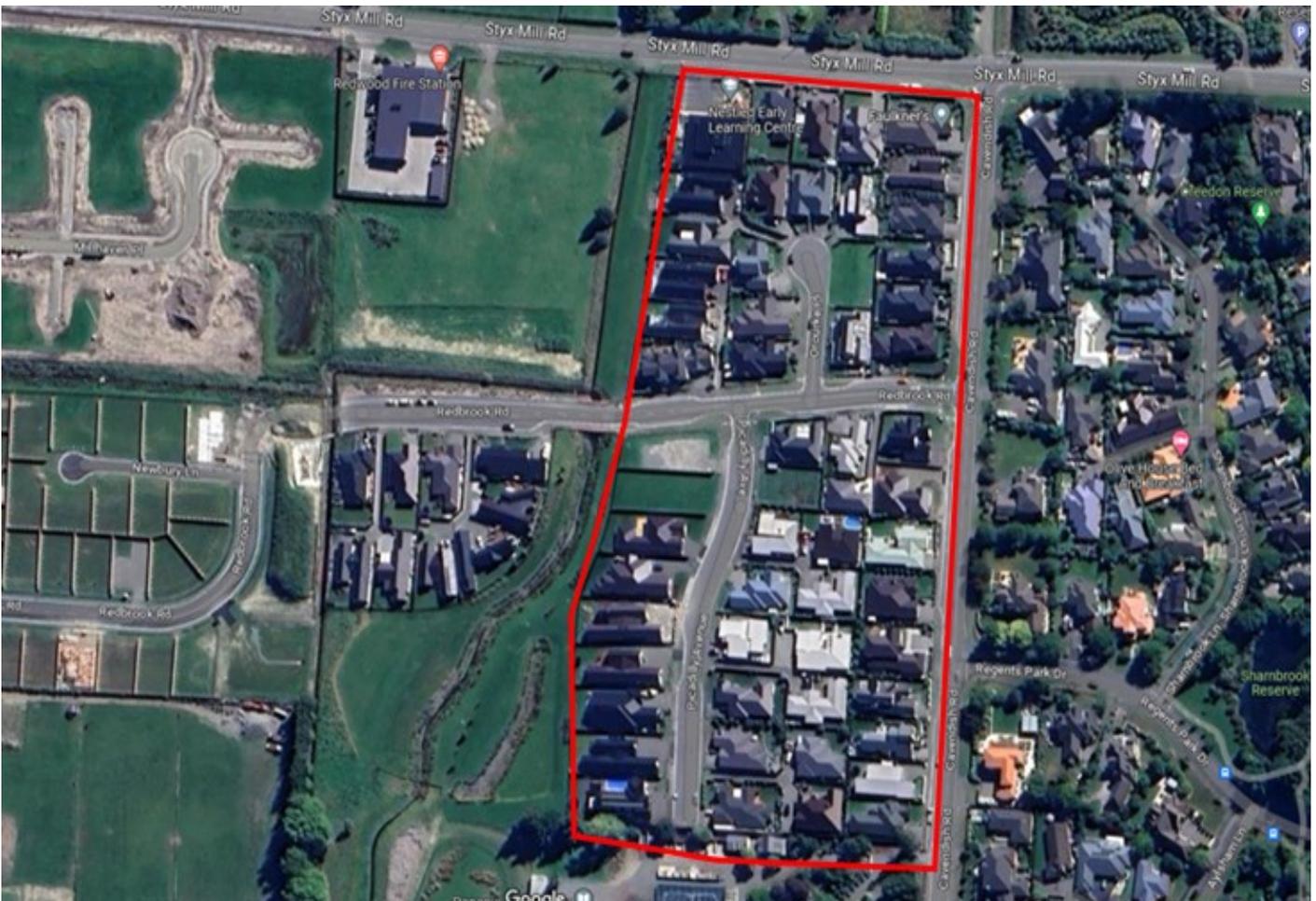
Total Lots : 61

Developer : Regents Park Close Limited

Lot Sizes : 520 m² ~ 1,489 m²

Avg. Lot Size : 718 m²

Address : 227 Cavendish Road, Casebrook



Riccarton Park — Yaldhurst

Karamū, Riccarton Park is located on Yaldhurst Road on the North West corner of Riccarton Race Course.

The land is owned by the Christchurch Racecourse Reserve Trust, but is surplus to its requirements. The trust intends to build around 600 homes in partnership with Ngai Tahu Property.

Titles were first issued in 2017 and to date approximately 100 residential dwellings have been built. Stages 3 and 5 can not be developed until the lease for the golf driving range expires, which is anticipated to be in 2033.



FIGURES

Total Lots : 600

Developer : Ngai Tahu Property

Lot Sizes : 208 m² ~625 m²

Avg. Lot Size : 353 m²

Address : 44 Yaldhurst Road, Yaldhurst



Styx Mill Park — Casebrook

Styx Mill Park is a new premium subdivision development exclusive to Mike Greer Homes.

The development only offers 36 residential sites, ranging in size from 300 m² up to one site at 1,000 m². The average section size is 439 m², which is slightly smaller than the regional average of 450 m².

Given the smaller sites, the majority of building consents issued are for higher end, two story residential family homes.

Titles were issued in early 2023.



FIGURES

Total Lots : 36

Developer : Mike Greer Homes

Lot Sizes : 300 m² ~ 1,000 m²

Avg. Lot Size : 439 m²

Address : Styx Mill Road, Casebrook



Waitakiri Gardens — Marshland

Waitakiri Gardens is a boutique subdivision development adjacent to Prestons subdivision, off Te Rito Steet (not Prestons Road).

This development has a total of 27 lots, ranging in size from 435 m² up to 750 m². The average section size is 541 m².

The smallest lot at 435 m² is being marketed for sale at \$435,000, which is \$1,000 per m². The largest lot at 750 m² is being marketed at \$600,000, which is \$800 per m².

Titles are expected to be issued late 2023.



FIGURES

Total Lots : 27

Developer : Devcorp Limited

Lot Sizes : 435 m² ~ 750 m²

Avg. Lot Size : 541 m²

Address : Prestons Road, Marshland



Yaldhurst Park — Yaldhurst

Yaldhurst Park development is a residential and commercial development with 254 freehold residential sections ranging in size from 235m² to 780m². The residential development is split into 6 Stages.

The developer is Infinity Investment Group who are also developing Ravenswood (Waimakariri) and Belfast Village (Christchurch).

Titles for stage 1 were first issued in 2019. All residential sections have now been fully sold.



FIGURES

Total Lots : 254

Developer : Infinity Investment Group

Lot Sizes : 235 m² ~ 780 m²

Avg. Lot Size : 420 m²

Address : Yaldhurst Road, Yaldhurst



GLOSSARY OF TERMS DESCRIPTIONS AND DEFINITIONS

Average Value

The Average Consented Value refers to the arithmetic mean, the sum of the numbers divided by how many numbers are being averaged.

One significant disadvantage of using Average values is that these numbers can be skewed or distorted by unusually high or unusually low numbers. A good example of this is where in a particular month there are several very expensive dwellings consented

In this report I have used information supplied by Statistics New Zealand, which (in the case of Dwelling Size or Consented Value) only provide consolidated monthly numbers which means that calculating the Median values is not possible.

In certain circumstances I have used Average Values where this is the only measure available to be calculated.

Building Consent Applicant

As part of the process for applying for a Building Consent, the name and address of both the Owner of the proposed works and the person / company submitting the Application must be included.

In some circumstances, (mainly in the case of a builder or company building a “house and land package” or “spec house”), both the Owner and the Applicant will be the same.

Some companies (mainly Group Home Builders and larger Developers) will apply for building consents under a number of different company names. This can be done for a variety of reasons and is not uncommon.

As part of the process of analysing the building consent information used in this report, some companies have asked for their building consent applications to be consolidated under the name of one business entity. Equally, there are some companies who prefer to “fly under the radar” and will not apply for a Building Consent in their own name (most often using the Owners name).

All efforts are made to check and verify the information provided by both the Building Consent Authority and the Applicant (where this information has been provided), however Blackburn Management accepts that there may be some errors or omissions with respect to the actual numbers of dwellings consented and how this is reported against any particular Applicant.

With respect to the above, Blackburn Management will not be held responsible for any errors and / or omissions or held liable for claims arising directly or indirectly therefrom.

Consented Value

The consented (estimated) value of the construction of a dwelling for the purposes of an application for a Building Consent is prescribed by Section 7 of the Building Act (2004).

The Act states:

“estimated value, in relation to building work, means the estimated aggregate of the consideration, determined in accordance with section 10 of the Goods and Services Tax Act 1985, of all goods and services to be supplied for the building work”

Unfortunately, Section 10 of the GST Act provides no further specific definition, and therefore the **Estimated Value** that is supplied to Councils with an application is widely open to interpretation.

It is generally considered that **Consent Value** refers to the value of building materials and services that directly relate to the consented activity of the construction of a dwelling.

Perhaps the best way to define this is by understanding what is generally excluded:

Internal fitout (carpet, drapes)
Landscaping, driveways, paths and fences

The **Consent Value** as provided on the Building Consent Application form by the Applicant is supplied at the discretion and honesty of the Applicant and in some circumstances can be questioned as to its accuracy.

Therefore, the values provided only a guide to the overall Cost of Construction, rather than a specific and absolute value and relies

Errors and omissions excepted

The data and information used in compiling the Canterbury Construction Report has been obtained from the relevant Building Consent Authority and other providers such as CoreLogic and Statistics New Zealand.

While every effort is made to check and verify this information, it is not possible to confirm the accuracy of all information for every building consent issued.

As such, the reader accepts that the information is provided on a best endeavours basis and no liability for any errors or omissions is accepted by Blackburn Management Limited.

The Median Value is a standard measure of dwelling values and give a consistent metric by which to compare dwellings from one District to another, but also to measure the change in this value over time. The median value is not generally skewed with respect to extremes of high or low values that would occur by using Average Values.

The median value is generally considered to be the best way to measure the overall trend in values.

Median Consented Value is the middle point for new residential construction numbers. It is not the same as the average price. The median price is the price in the very middle of a data set, with exactly half of the houses priced for less and half priced for more.

Multi-Unit Development

A Multi-Unit Development is where two or more dwellings are consented on the same building consent application and the same site address.

Public Information

Section 216 Building Act 2004 <https://www.legislation.govt.nz/act/public/2004/0072/latest/DLM307859.html> states that: **Territorial authority must keep information about buildings**

Section 217 Building Act 2004 <https://www.legislation.govt.nz/act/public/2004/0072/latest/DLM307860.html> provides: **Access to certain information kept by territorial authority**

All information provided with respect to building consent data has been obtained from the respective Territorial Authority as indicated.

When a Resource Consent Application is made, and / or Building Consent Application is made, and / or when the Building Consent is issued, and / or when the Code Compliance Certificate is issued, all this information becomes a matter of public record. As per Section 216 of the Building Act.

The inclusion of all information such as the number, value and size of dwellings consented, description and address of the building works and the name and address of both the Applicant and Owner are a matter of public record and as such can be legally reported and republished.

Residential Dwellings

This report provides numbers that reflect standard residential household dwellings. It includes all the new dwellings ; Standalone, Multi units, Rest Homes, Elderly Persons Housing, Secondary Dwellings, Ancillary Buildings and Relocatable Dwellings .

Note with regard to Rest Homes. The principle reason why Rest Homes are excluded from this report is that generally when the larger Rest Homes are consented, they will often include a large apartment complex which could potentially house between 50 and as many as 200 residents.

For the purposes of statistical accuracy and accounting for the actual number of household units, with respect to the population, then Rest Homes need to be accounted for, however in most instances these constructions are simply reported as one dwelling / building, with a consent value in the many millions of dollars. Including this information in the form that it is presented from the Councils would unduly distort the numbers and values and for this reason are not included in this report.

I am able to produce a separate report detailing Rest Homes and Elderly Person Housing Construction on request.

Staged Building Consent Applications

In most residential construction developments, all work will be applied for and approved in one building consent application. This is generally the case, even with large scale multi-unit projects.

However, in some projects, work can be split over two or more building consent applications. An example of this might where one application is made for ground remediation work such as piling or retaining walls, a second application might be for foundations and another application might be for framing and fitout. However, these are generally rare in residential construction work.

Where a residential building consent application is approved and it is indicated that it is part of a staged application (e.g. Stage 1 of 3), the building consent will not be included in the Canterbury Construction Report until the final stage (e.g. Stage 3 of 3) has been approved. All information, including Consent Value will be combined to give an overall summary of the work consented.

For a full analysis of all building consent applications and related information please read this report in association with the accompanying spreadsheet.

Additional and specialist analysis is available on request.

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