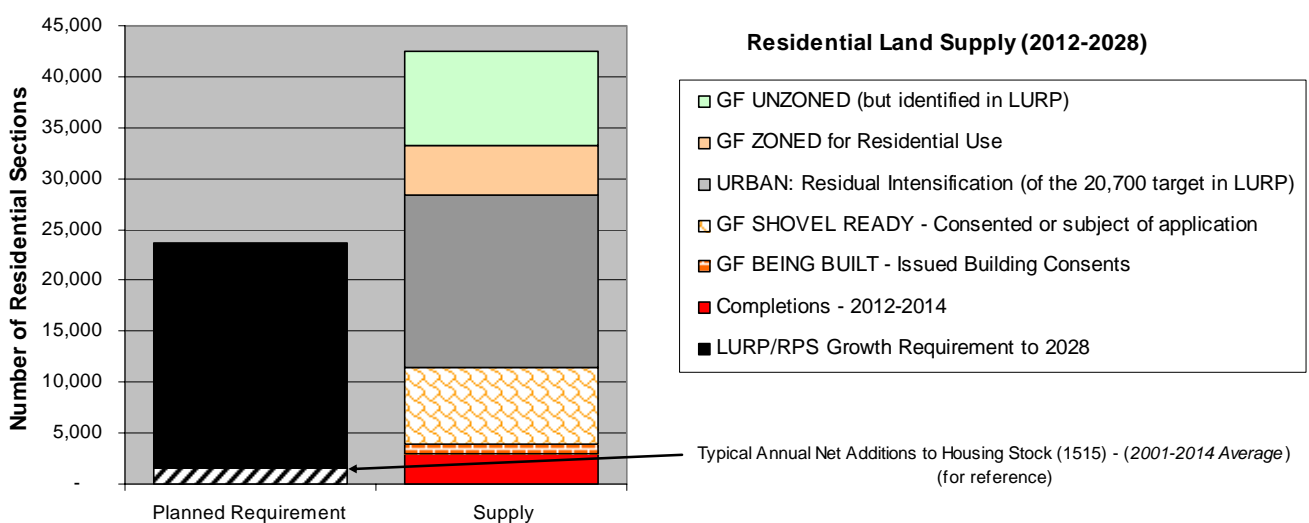


Christchurch City: Residential Land Supply

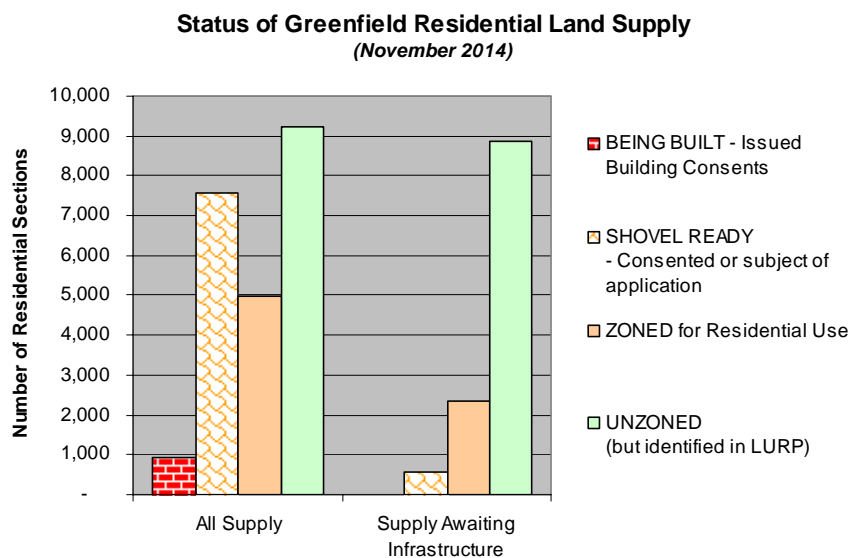
LURP seeks that Christchurch City Council provides land for 23,700 new homes in the period to 2028 – around 1700 per year. In terms of identifying sources of supply, the LURP identifies Greenfield Priority Areas on the edge of the city amounting to an estimated 19,775 residential sections. It also seeks that around 20,700 new residential opportunities are provided for on redevelopment sites within the urban area. In addition to these sources, pockets of previously zoned greenfield land still exist offering a further 1230 residential sections.

The diagram below stacks these sources of supply based on their status at November 2014. Key points to note are that

- 2990 net new homes (i.e. excluding rebuilds) were completed in the 2 years to June 2014. There are current building consents for over 900 homes representing those homes under construction.
- land able to accommodate over 7,500 new homes has consent or is in the process of gaining consent. This represents around 5 years of housing supply (based on the city's long term average net additions (i.e. excl. rebuild))
- zoned land yet to secure consent remains for almost 5,000 new homes
- through the District Plan review urban intensification opportunities to deliver around 20,000 new homes within urban Christchurch by 2028 are being provided for.
- land identified in the LURP (Greenfield Priority Areas) for 9,200 homes is being rezoned as part of the first round of the District Plan Review Process. Decisions on this rezoning are expected in the middle of 2015.



A key consideration in the delivery of greenfield housing is the ability of that land to be developed taking advantage of available infrastructure. The diagram below highlights that all but a small area of land with subdivision consent is fully serviced. It also shows that over half the land already zoned is serviced. Un-zoned land will remain un-serviced as the decision to invest in it will be determined by land use decisions. Nonetheless, work by Council towards the engineering needed to service that land is advanced.



In summary, Christchurch has a plentiful supply of land to meet recovery needs and its growth needs into the future. Furthermore, the programme of work to bring forward infrastructure to support development is maintaining around 7-8 years of 'shovel ready' land with other sites expected to come online in 2015 and 2016. As well as urban redevelopment and intensification opportunities, there is a competitive range of sources in the supply of residential land.