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CANTERBURY CONSTRUCTION REPORT©

June 2021

Residential Building Consent Report and Analysis

Data provided by

Christchurch City Council | Selwyn District Council | Waimakariri District Council | CoreLogic | Stats NZ Tatauranga Aotearoa

Canterbury Construction Report©

June 2021
This report is prepared by
Blackburn Management Limited
The data used in this report has been taken from the
Monthly Building Consent Reports provided by:

Christchurch City Council
Selwyn District Council
Waimakariri District Council
CoreLogic
Statistics New Zealand

Please Note:

The data contained in this report is based on information that is provided by the above mentioned providers, which is released as a matter of public record.

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 provides an analysis of the residential construction market in Canterbury. It focuses on new residential dwellings.

This report specifically excludes data relating to Rest Home facilities, sleepouts or secondary buildings and relocatable buildings (not being built for a specific site).

Some of the residential consents are issued across multiple stages. Information relating to these building consent application are only included when the final stage has been consented.

Front and Back Covers
Construction of 43 Units in Riccarton Road Christchurch by Williams Corporation
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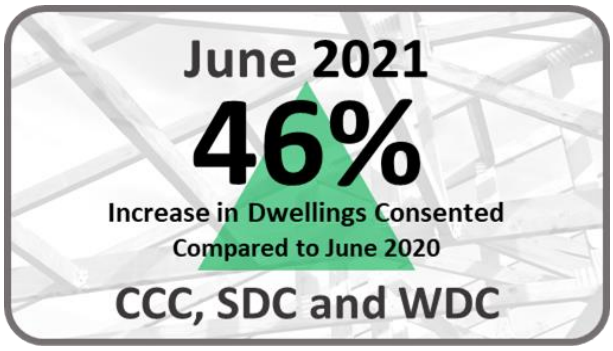
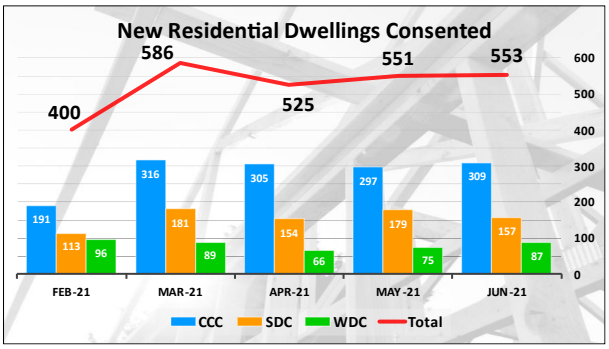
1. Summary of Dwellings Consented in Canterbury

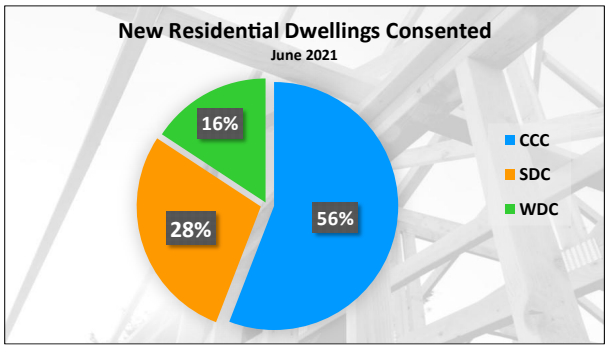
Total Dwellings Consented



There were 553 new residential dwellings consented across the three major Councils in Canterbury in June 2021.

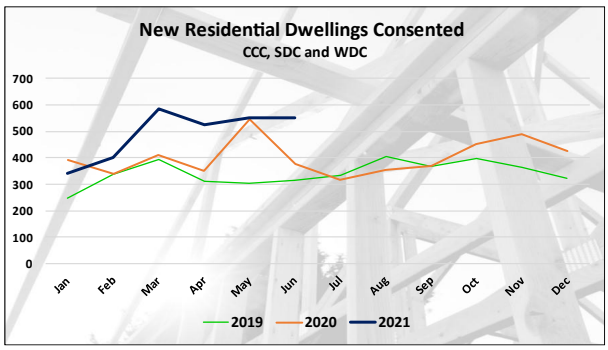
This was a nominal increase on the 551 new dwellings consented in May this year. However, it was a 46% increase compared to June 2020 where there were 378 new dwellings consented.





All three Councils saw an increase in the number of dwellings consented compared to June 2020. Christchurch and Selwyn, both with increases in excess of 60% and Waimakariri with a massive 149% increase.

Year to date there have been 2,955 new dwellings consented across all three Councils, which is a 22% increase over the 2,415 dwellings consented for the same six month period in 2020.



New Residential Dwellings Consented (CCC, SDC and WDC)				
	2019	2020	2021	% Change *
Jan	248	392	340	-13%
Feb	337	339	400	18%
Mar	393	410	586	43%
Apr	310	349	525	50%
May	302	547	551	1%
Jun	313	378	553	46%
Jul	335	317		
Aug	406	355		
Sep	368	370		
Oct	397	452		
Nov	365	488		
Dec	323	427		
Total	4,097	4,824	2,955	
* % Change is 2021 over 2020 numbers				

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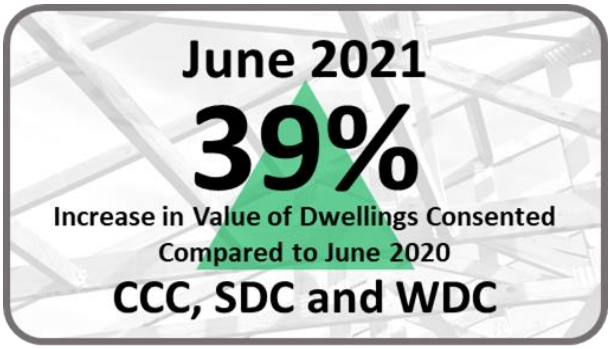
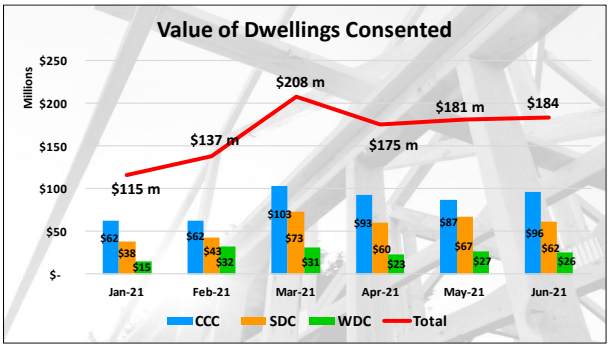
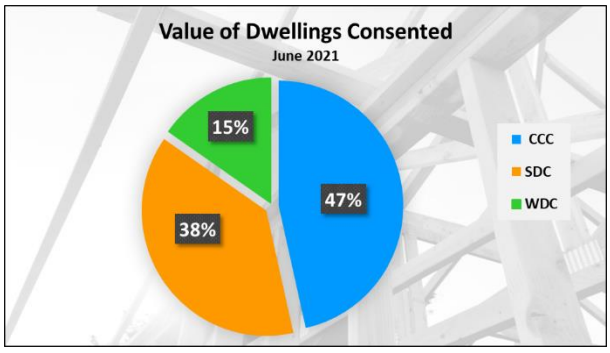
Value of Dwellings Consented



The total value of new residential dwellings consented in June 2021 across all three Councils was $ 183,594,636.

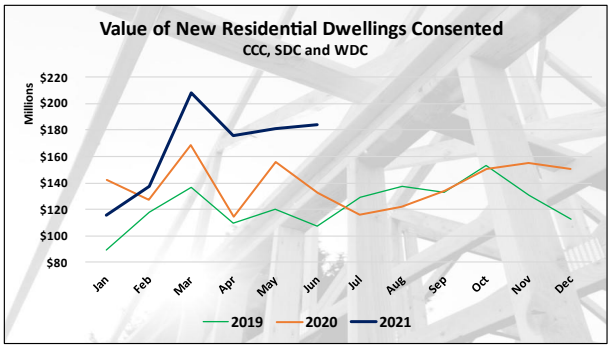
This is a nominal increase in the $181 million in May, however an increase of 39% over the $132 million in consented value for June 2020.





With the exception of January, all other months this year have shown an increase in the value of dwellings consented compared to the same month in 2020.

Year to date, the total value of dwellings consented has just reached over the $1 Billion mark. This is a 19% increase over the $841 million for the same six month period in 2020.



Value of New Residential Dwellings Consented (CCC, SDC and WDC)				
	2019	2020	2021	% Change *
Jan	$ 89,574,125	$ 142,339,839	$ 115,435,984	-19%
Feb	$ 118,192,933	$ 127,450,185	$ 137,496,467	8%
Mar	$ 136,695,041	$ 168,906,410	$ 208,200,461	23%
Apr	$ 109,434,894	$ 114,520,751	$ 175,347,250	53%
May	$ 120,409,706	$ 155,586,850	$ 181,203,511	16%
Jun	$ 107,353,065	$ 132,163,619	$ 183,594,636	39%
Jul	$ 129,323,600	$ 115,889,239		
Aug	$ 137,332,916	$ 122,315,092		
Sep	$ 132,980,549	$ 134,114,033		
Oct	$ 153,512,100	$ 150,675,997		
Nov	$ 130,401,028	$ 155,224,191		
Dec	$ 112,354,503	$ 150,274,732		
Total	$ 1,477,564,460	$ 1,669,460,938	$ 1,001,278,309	
* % Change is 2021 over 2020 numbers				

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Side by Side comparison of Councils

June 2021	CCC	SDC	WDC	Total / Avg.
Building Consents Issued	165	149	81	395
Total Dwellings Consented	309	157	87	553
EQ Recovery Dwellings	2	0	1	3
Individual Dwellings	130	146	79	355
Multi-Unit Dwellings	179	11	8	198
Percentage of Multi-Units	58%	7%	9%	36%
Total m2	43,473	30,904	12,849	87,226
Median Dwelling Size m2	128	193	135	135
Median Consent Value	$ 289,167	$ 364,138	$ 286,956	$ 289,167
Median $ per m2	$ 2,121	$ 1,954	$ 2,039	$ 2,039
Total Value of Consents	$ 96,067,288	$ 61,746,478	$ 25,780,870	$ 183,594,636
Individual Dwellings				
Total Dwellings Consented	130	146	79	355
Total m2	26,203	29,573	11,860	67,636
Median Dwelling Size m2	190	197	142	190
Median Consent Value	$ 399,500	$ 374,250	$ 291,304	$ 374,250
Median $ per m2	$ 2,082	$ 1,945	$ 2,039	$ 2,039
Total Value of Consents	$ 58,613,508	$ 58,494,478	$ 23,809,870	$ 140,917,856
Multi-Units				
Building Consents Issued	35	3	2	40
Total Dwellings Consented	179	11	8	198
Avg. Dwellings per Consent	5.1	3.7	4	0
Total m2	17,270	1,331	989	19,590
Median Dwelling Size m2	81	112	124	112
Median Consent Value	$ 164,000	$ 300,000	$ 246,375	$ 246,375
Median $ per m2	$ 2,227	$ 2,679	$ 1,992	$ 2,227
Total Value of Consents	$ 37,453,780	$ 3,252,000	$ 1,971,000	$ 42,676,780
EQ Recovery Dwellings				
Building Consents Issued	2	0	1	3
Total Dwellings Consented	2	0	1	3
Total m2	603	0	168	771
Average Dwelling Size m2	302	0	168	470
Average Consent Value	$ 1,075,000	$ -	$ 275,000	1,350,000
Average $ per m2	$ 3,566	$ -	$ 1,637	5,202
Total Value of Consents	$ 2,150,000	$ -	$ 275,000	$ 2,425,000

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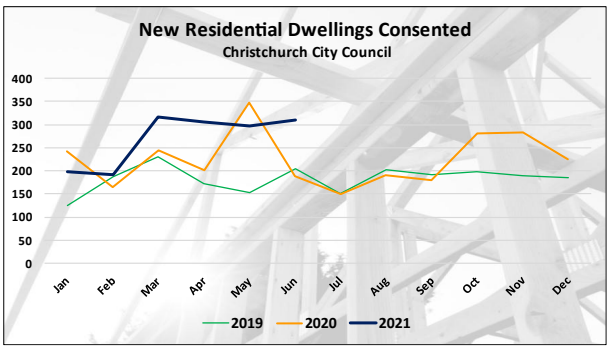
2. Christchurch City Council

Number of Dwellings Consented

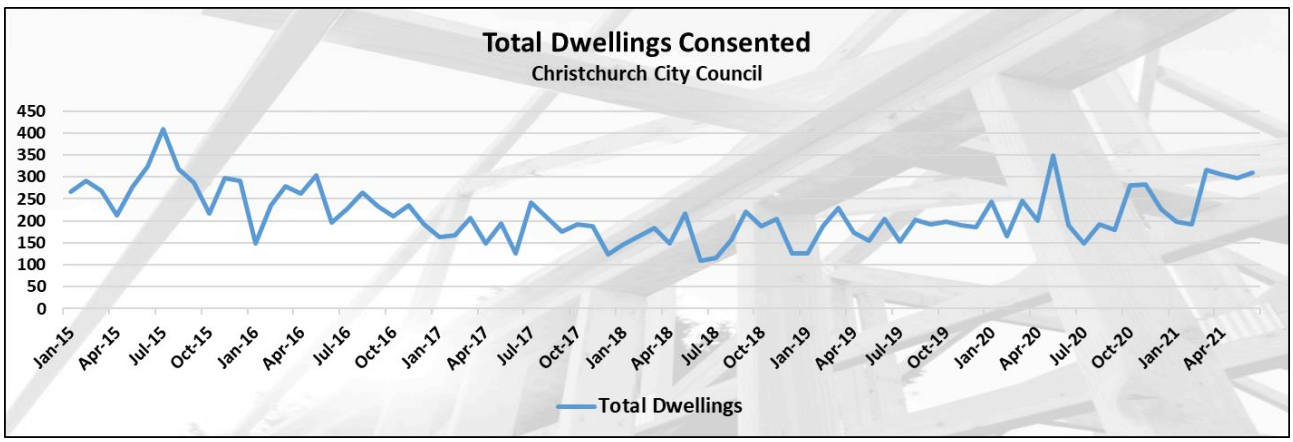
In June 2021 there were 309 new residential dwellings consented in Christchurch. This is a small increase from the 297 new dwellings consented in May, however a significant increase of 63% on the 189 dwellings consented in June 2020.



New Residential Dwellings Consented (Christchurch City Council)				
	2019	2020	2021	% Change *
Jan	125	243	198	-19%
Feb	187	165	191	16%
Mar	230	245	316	29%
Apr	173	201	305	52%
May	154	348	297	-15%
Jun	204	189	309	63%
Jul	152	149		
Aug	203	191		
Sep	191	180		
Oct	198	280		
Nov	190	282		
Dec	186	226		
Total	2,193	2,699	1,616	
* % Change is 2021 over 2020 numbers				

Year to date, there has been a total of 1,616 new residential dwellings consented in Christchurch. This is an 16% increase over the 1,391 new dwellings consented for the same six month period in 2020.

Following the peak of the earthquake rebuild in 2013 and 2014, the number of new dwellings being consented in the City steadily fell away to reach a low point in 2018. The graph below shows the consistent increase in new dwellings over the past three years.



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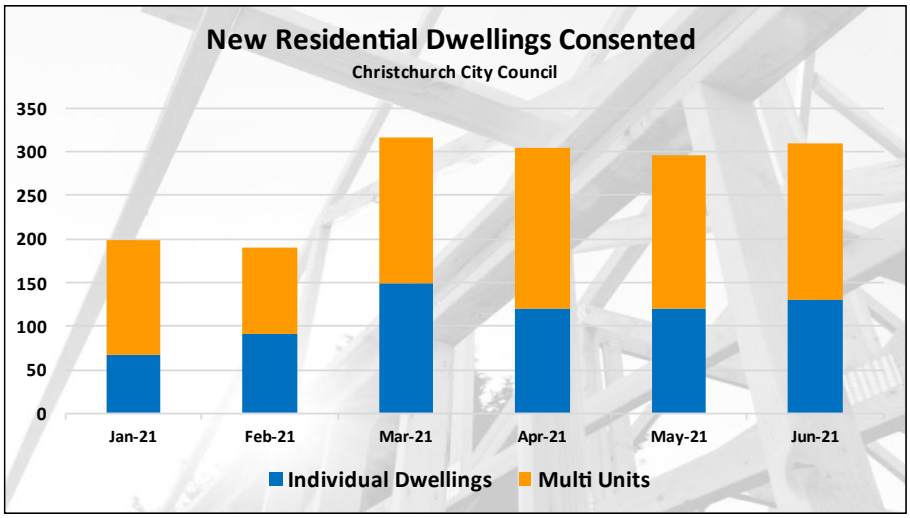
Multi-Unit Developments

In June 2021, multi-unit developments represented 58% of all dwellings consented in Christchurch, with 179 dwellings consented across just 35 consent applications. This is an average of 5.1 units per building consent.

This continues the very high level of multi-unit and apartment development across the city. Year to date there have been a total of 939 units consented as opposed to just 677 individual dwellings. This represents approximately 58% of all new residential construction across the City.



The largest developments consented this month were:

- 12 units in Main North Road, Papanui by Michael James Connolly
- 11 units in Miromiro Street, Riccarton Park by Home Investment Holdings
- 9 units in Siddal Place, Riccarton by Coll Architecture
- 9 units in Miromiro Street, Riccarton Park by Home Investment Holdings
- 8 units in Hereford Street, Linwood by Brendan Bruce Lochead

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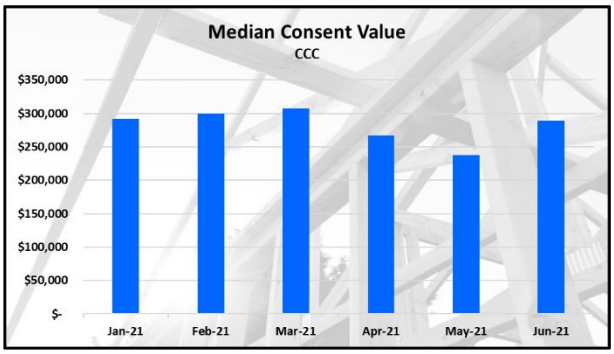
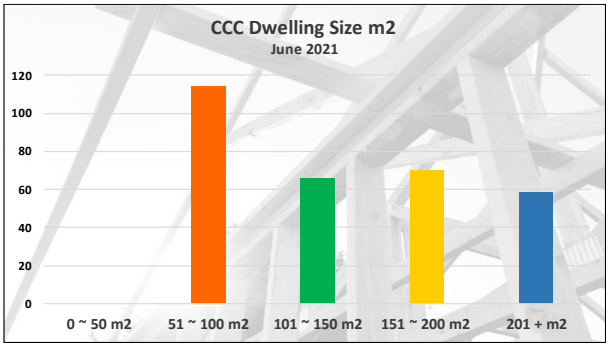
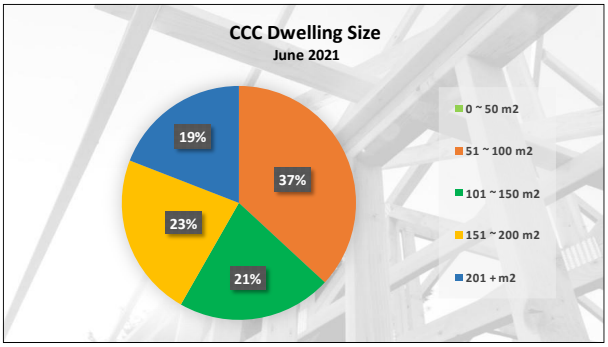
Size of Dwellings Consented



In June 2021 the median size of all dwellings consented in Christchurch was 128 m2. This is slightly ahead the median dwelling size for the past 12 months at 126 m2, but continues the general trend toward smaller housing units.

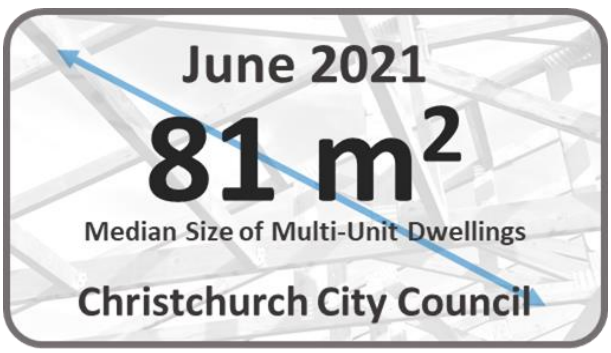
As can be seen in the two graphs below, 37% of all dwellings consented this month were between 51m2 and 100m2. This also reflects the increasing number of multi-unit and apartment developments being built in the city.





Although new dwellings consented in Christchurch are on average generally smaller than those being built in Selwyn or Waimakariri, the overall trend shows a decline in size new residential construction across all three Councils.

The overall median size for all dwellings in Christchurch in June was 128 m2 but if we look specifically at individual dwellings, the median size in June was 190 m2, while multi-units were just 81m2.



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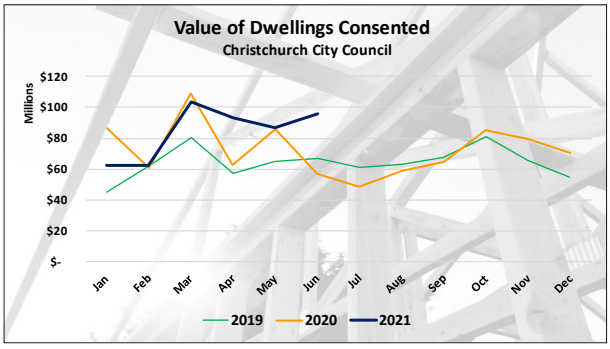
Value of Dwellings Consented

In June 2021 the overall value of new dwellings consented in Christchurch was $96,067,288. This was a increase of approximately 10% from the $87 million in consented value for May 2021 however a massive increase of 68% from the $57 million in June 2020.



Value of Dwellings Consented (Christchurch City Council)				
	2019	2020	2021	% Change *
Jan	$ 44,929,084	$ 86,154,238	$ 62,405,708	-28%
Feb	$ 61,453,847	$ 60,421,894	$ 62,342,810	3%
Mar	$ 80,364,394	$ 108,667,013	$ 103,281,452	-5%
Apr	$ 56,963,731	$ 62,376,820	$ 93,224,223	49%
May	$ 65,118,554	$ 85,837,433	$ 87,029,558	1%
Jun	$ 66,590,629	$ 57,103,479	$ 96,067,288	68%
Jul	$ 61,256,727	$ 48,564,120		
Aug	$ 62,953,318	$ 58,866,437		
Sep	$ 67,491,793	$ 64,496,936		
Oct	$ 80,881,413	$ 85,242,554		
Nov	$ 65,329,678	$ 79,245,495		
Dec	$ 54,785,132	$ 70,119,762		
Total	$ 768,118,300	$ 867,096,181	$ 504,351,039	
* % Change is 2021 over 2020 numbers				

The year to date value of new dwellings consented is approximately $504 million, compared to $460 for the same six month period in 2020. Although the overall number of new dwellings consented is up by approximately 16% for the same period, the overall value of new dwellings up by just 10%, which is a reflection of a higher percentage of smaller dwellings with lower overall consented values.

The median value of individual dwellings consented in June 2021 was $399,500, while the median consented value of multi-unit dwellings was $135,090.

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Christchurch Top Applicants

TOP APPLICANTS (by Dwellings Consented) June 2021							
Christchurch City Council	Consents Issued	Dwellings	Avg. Floor Size m2	Total Floor Size m2	Avg. $ per m2	Avg. Dwelling Value	Total Consent Value
Home Investment Holdings	4	33	95	3,124	$ 1,472	$ 139,394	$ 4,600,000
Urban Arch Limited	2	17	69	1,167	$ 2,096	$ 143,882	$ 2,446,000
Jason Jiaxun Bi	4	15	116	1,735	$ 2,386	$ 275,941	$ 4,139,120
Coll Architecture Limited	2	10	57	574	$ 3,630	$ 208,385	$ 2,083,850
Brooksfield Living Limited	2	10	68	682	$ 2,183	$ 148,878	$ 1,488,780
Brendan Bruce Lochead	1	8	53	422	$ 2,607	$ 137,500	$ 1,100,000
Kelly Lindsay Rush	2	7	118	825	$ 2,545	$ 300,000	$ 2,100,000
South Architects Limited	2	7	134	938	$ 1,493	$ 200,000	$ 1,400,000
Mike Greer Homes	6	6	200	1200	$ 1,803	$ 360,630	$ 2,163,780
Buildbim Limited	1	6	77	461	$ 2,603	$ 200,000	$ 1,200,000

This months top 10 applicants makes unusual reading with many of the more common names absent.

The largest applicant in June 2021 was Home Investment Holdings, with four consents issued for a total of 33 units, all at the Ngai Tahu subdivision Riccarton Park.

The next three applicants are all Architectural Designers, for a variety of multi-unit and individual dwellings for what appears to be largely private owners.

The top 10 applicants accounted for approximately 39% of all dwellings consented for the month.

Christchurch Top Suburbs

TOP SUBURBS (by Dwellings Consented) June 2021							
Christchurch City Council	Consents Issued	Dwellings	Avg. Floor Area m2	Total Floor Area m2	$ per m2	Avg. Dwelling Value	Total Consent Value
HALSWELL	54	58	181	10,496	$ 2,018	$ 365,279	$ 21,186,173
RICCARTON PARK	6	35	100	3,513	$ 1,573	$ 157,857	$ 5,525,000
PAPANUI	6	32	101	3,235	$ 2,224	$ 224,835	$ 7,194,718
LINWOOD	4	20	63	1,257	$ 2,531	$ 159,100	$ 3,182,000
RICCARTON	5	17	137	2,331	$ 2,202	$ 302,000	$ 5,134,000
ST ALBANS	5	16	157	2,512	$ 2,181	$ 342,438	$ 5,479,000
BURWOOD	13	13	208	2,699	$ 2,156	$ 447,651	$ 5,819,464
HORNBY	7	13	127	1,651	$ 2,183	$ 277,260	$ 3,604,374
YALDHURST	9	9	173	1,560	$ 2,009	$ 348,233	$ 3,134,100
RICHMOND	1	9	37	337	$ 4,065	$ 152,222	$ 1,370,000

Halswell continues to feature highly with 58 individual stand-alone dwellings for the month. Year to date, there has been a total of 252 new residential dwellings consented in Halswell.

The Ngai Tahu subdivision of Riccarton Park has entered a new stage and is seeing a high number of multi-unit apartments being consented.

There were just two building consents issued in the Central City in June, both for individual dwellings.

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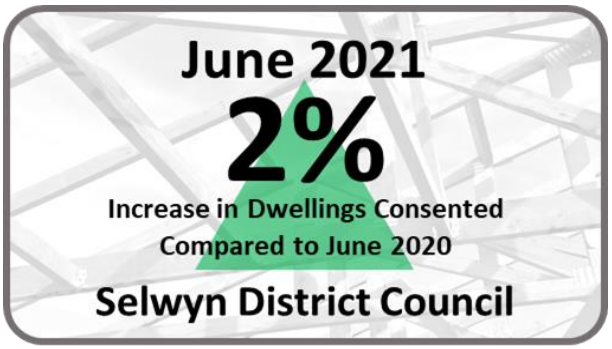
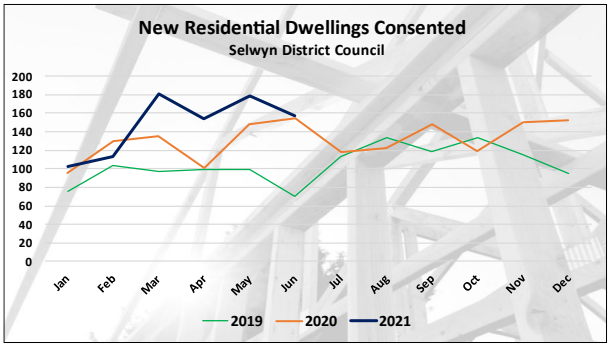
3. Selwyn District Council

Number of Dwellings Consented



In June 2021 there were 157 new residential dwellings consented across the Selwyn District.

This is an increase of 2% on the 154 dwellings consented in June 2020 but a decrease of approximately 12% on 179 dwellings consented in May this year.



New Residential Dwellings Consented (Selwyn District Council)				
	2019	2020	2021	% Change *
Jan	76	95	**102**	7%
Feb	103	130	**113**	-13%
Mar	97	135	**181**	34%
Apr	99	101	**154**	52%
May	99	148	**179**	21%
Jun	70	154	**157**	2%
Jul	113	118		
Aug	134	122		
Sep	119	148		
Oct	134	119		
Nov	115	150		
Dec	95	152		
Total	**1,254**	**1,572**	**886**	
* % Change is 2021 over 2020 numbers				

Year to date there have been a total of 886 new residential dwellings consented. This is an increase of approximately 16% over the 763 dwellings consented for the same six month period in 2020.

Despite the ongoing increase in the number of new residential dwellings being consented, the Selwyn District Council is under severe pressure with respect to the timeframe to issue building consents. Currently the average time frame is now sitting at approximately 40 days (compared to the statutory 20 days).

Despite the limitations on land availability, builders are continuing to respond to the ongoing demand across the District.

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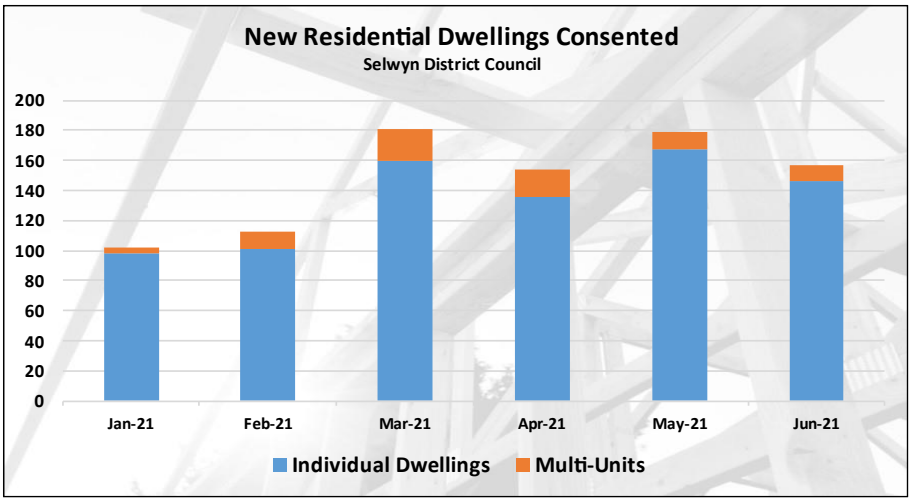
Multi-Unit Developments

In June there were just 11 multi-unit dwellings consented across 3 building consent application in Selwyn, which represents just 7% of all dwellings consented in the District for the month.

Compare this percentage to Christchurch where 58% of all dwellings consented are part of a multi-unit / apartment developments. The main reason for this is largely due to the Selwyn being seen more for family homes and larger lifestyle blocks.

The Selwyn District Council has made provision for medium density dwellings in its proposed District Plan, which looks to increase the number of these smaller multi-unit dwellings in the District. However the small numbers of this type of development over the past several years reflect lack of commercial demand.



The median size of multi-unit dwellings in Selwyn in June was 112 m2 which is noticeably larger than the median size of 81 m2 for multi-unit dwellings in Christchurch.

The median value of multi-unit dwellings consented in Selwyn in June was $300,000, which is considerably less than the median value of $374,250 for individual dwellings.

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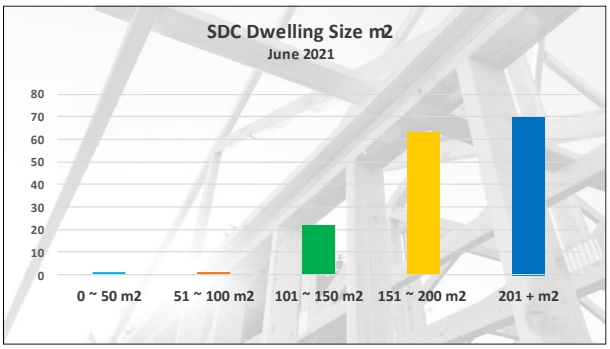
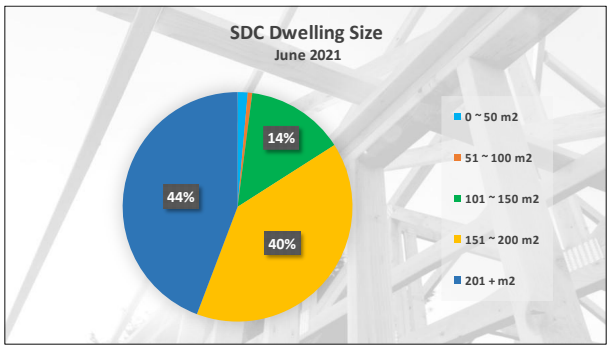
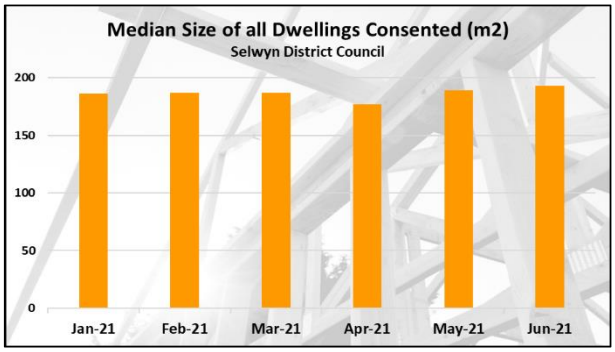
Size of Dwellings Consented



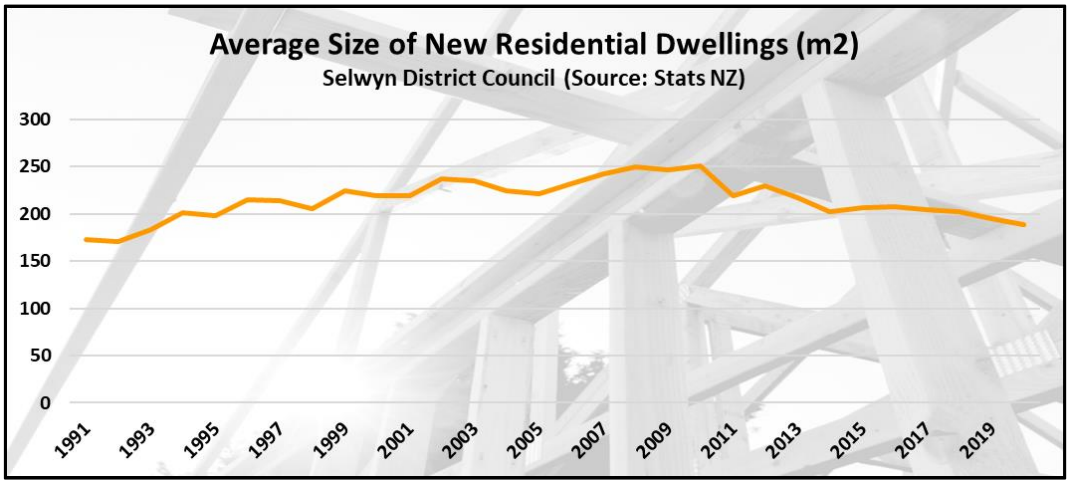


In June 2021, 84% of all dwellings consented across the Selwyn District were 151 m2 or larger. This is almost the mirror opposite to the size of dwellings consented in neighbouring Christchurch.

The medium size of all dwellings consented for the month was 193 m2 and the graph below shows the relative consistency of this size of dwelling over the past six months, although longer term trends show an overall decline in the size of dwellings across all three Canterbury Districts.



The graph below (data source Stats NZ) shows the average size of all dwellings consented in the Selwyn District for the past 30 years. Although the average size of dwellings increased steadily from the early 1990s through to 2010 (reaching a peak of more than 250 m2), there has been a noticeable and consistent decline in the average dwelling size over the past 10 years.



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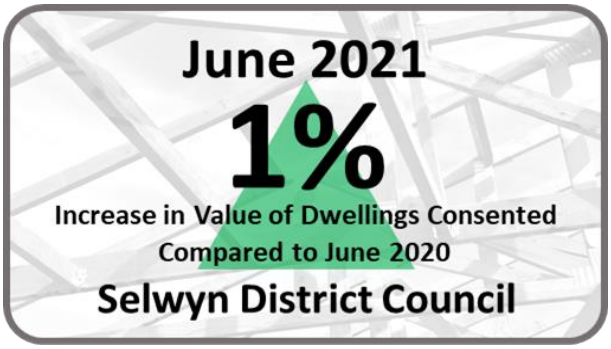
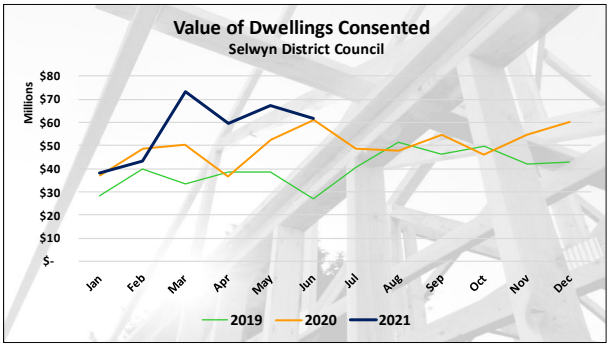
Value of Dwellings Consented



In June 2021 the total value of dwellings consented in Selwyn District was $ 61,746,478. This is an increase of just 1% over the $61.1 million of dwellings consented in June 2020.

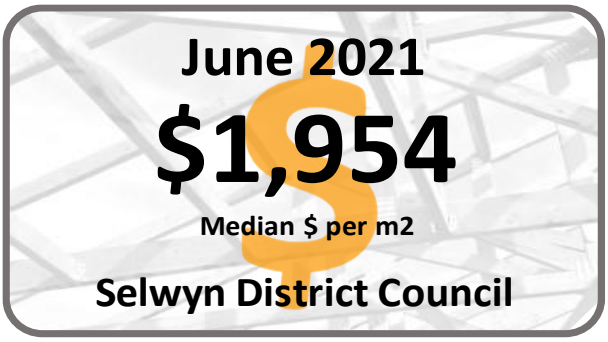
Although this was a decrease of approximately 9% from May this year, this shows an ongoing trend in the number of dwellings being consented as well as an increase in the overall value.



Value of Dwellings Consented (Selwyn District Council)				
	2019	2020	2021	% Change *
Jan	$ 28,100,624	$ 36,871,466	$ 38,214,786	4%
Feb	$ 39,722,089	$ 48,657,279	$ 43,245,276	-11%
Mar	$ 33,470,529	$ 50,203,740	$ 73,492,102	46%
Apr	$ 38,379,725	$ 36,656,709	$ 59,604,250	63%
May	$ 38,736,751	$ 52,349,878	$ 67,224,206	28%
Jun	$ 26,964,115	$ 61,163,840	$ 61,746,478	1%
Jul	$ 40,842,941	$ 48,814,789		
Aug	$ 51,340,381	$ 47,933,674		
Sep	$ 46,158,672	$ 54,597,943		
Oct	$ 49,544,727	$ 45,872,549		
Nov	$ 42,060,885	$ 54,773,332		
Dec	$ 42,970,180	$ 60,150,777		
Total	$ 478,291,619	$ 598,045,976	$ 343,527,098	
* % Change is 2021 over 2020 numbers				

The graph and table above show the steady climb in the overall value of new dwellings being consented in Selwyn. With the exception of February, each month has shown an increase in the overall value of dwellings consented compared to the corresponding month in 2020

Year to date the total value of new residential construction in Selwyn is $343.5 million which is up by approximately 20% on the $286 million for the same six months period in 2020.



The median consented value of dwellings in the District was $364,138 and the median cost of construction was $1,954 per m2.

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Selwyn Top Applicants

TOP APPLICANTS (by Dwellings Consented) June 2021							
Selwyn District Council	Consents Issued	Dwellings	Avg. Floor Size m2	Total Floor Size m2	Avg. $ per m2	Avg. Dwelling Value	Total Value
Que Homes Limited	12	12	202	2,427	$ 2,022	$ 408,891	$ 4,906,691
Today Homes Limited	12	12	204	2,443	$ 1,847	$ 376,070	$ 4,512,835
Krush Architecture	10	10	181	1,814	$ 1,841	$ 334,000	$ 3,340,000
Peter Ray Homes	9	9	260	2,337	$ 1,992	$ 517,289	$ 4,655,600
Green Homes	2	9	126	1,130	$ 2,389	$ 300,000	$ 2,700,000
Build By Design Limited	7	7	227	1,588	$ 1,862	$ 422,296	$ 2,956,069
Kevler Homes	7	7	181	1,268	$ 2,091	$ 378,840	$ 2,651,880
Golden Homes	7	7	157	1,097	$ 2,108	$ 330,286	$ 2,312,000
Stonewood	5	5	203	1017	$ 1,898	$ 386,000	$ 1,930,000
DP Homes Limited	4	5	148	739	$ 1,922	$ 284,000	$ 1,420,000

Que Homes and Today Homes are the top applicant in Selwyn in June 2021, respectively with 12 new residential dwellings in Rolleston each.

Group Home and volume builders continue to dominate construction in Selwyn.

The top 10 applicants account for approximately 55% of all dwellings consented this month in the District.

Selwyn Top Townships

TOP SUBURBS (by Dwellings Consented) June 2021							
Selwyn District Council	Consents Issued	Dwellings	Avg. Floor Area	Total Floor Area	$ per m2	Avg. Dwelling Value	Total Value
Rolleston	93	101	186	18,832	$ 1,966	$ 366,601	$ 37,026,736
Lincoln	26	26	215	5,584	$ 1,997	$ 428,864	$ 11,150,452
Prebbleton	15	15	218	3,275	$ 2,180	$ 475,917	$ 7,138,748
West Melton	5	5	226	1,128	$ 2,184	$ 492,644	$ 2,463,218
Darfield	3	3	216	649	$ 1,880	$ 406,667	$ 1,220,000
Tai Tapu	2	2	264	528	$ 2,074	$ 547,444	$ 1,094,888
Lansdowne	1	1	298	298	$ 2,013	$ 600,000	$ 600,000
Hororata	1	1	188	188	$ 2,261	$ 425,000	$ 425,000
Kirwee	1	1	228	228	$ 1,844	$ 420,436	$ 420,436
Coalgate	1	1	90	90	$ 1,800	$ 162,000	$ 162,000

Rolleston and Lincoln account for more than 80% of all dwellings in Selwyn this month. Prebbleton is the only township of note on this list.

This concentration of residential construction reflects the ongoing demand for urban and lifestyle living, which is supported by commercial and industrial development in the two main townships of the Selwyn District.

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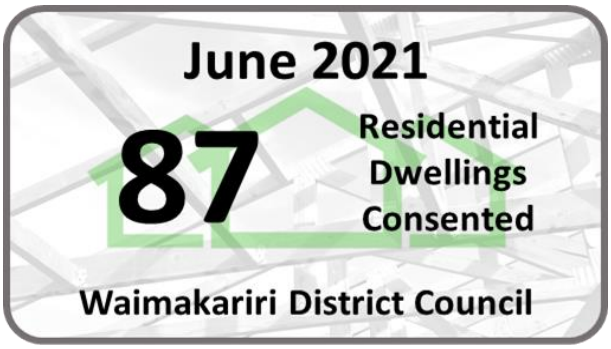
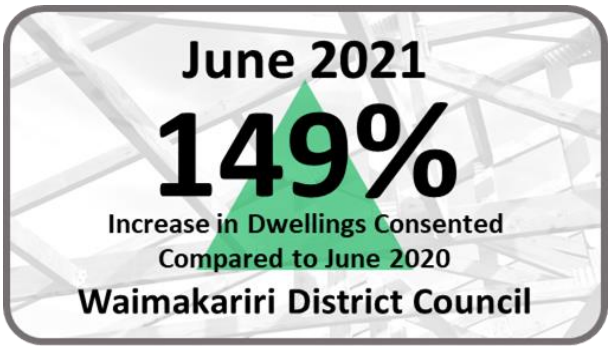
4. Waimakariri District Council

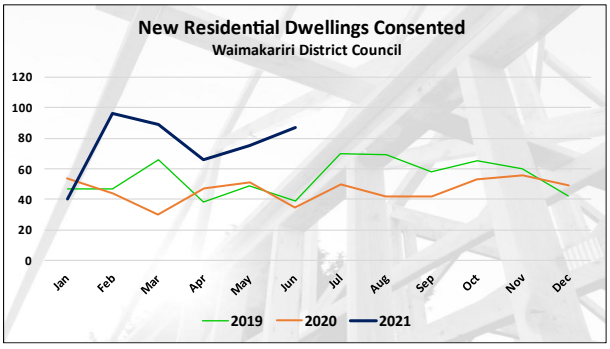
Number of Dwellings Consented





In June 2021 there were 87 new residential dwellings consented across Waimakariri District. This a 149% increase over the 35 new dwellings consented in June 2020.

Year to date there has been a total of 453 new dwellings consented in Waimakariri. This is a massive increase of 74% over the 261 dwellings consented for the same six month period in 2020.



New Residential Dwellings Consented (Waimakariri District Council)				
	2019	2020	2021	% Change*
Jan	47	54	40	-26%
Feb	47	44	96	118%
Mar	66	30	89	197%
Apr	38	47	66	40%
May	49	51	75	47%
Jun	39	35	87	149%
Jul	70	50		
Aug	69	42		
Sep	58	42		
Oct	65	53		
Nov	60	56		
Dec	42	49		
Total	650	553	453	
* % Change is 2021 over 2020 numbers				

This significant and ongoing increase in the number of new dwellings being consented continues the five month run of increases across the District.

This is primarily being led by new section releases in Silverstream and Ravenswood, however new consents are coming through in Rangiora and Pegasus as demand for new housing in the District appears to be on the increase.

Waimakariri, much like the rest of the Canterbury region is suffering from a shortage of new greenfield subdivision developments. Unless new residential land can be brought to the market quickly, this boom in construction numbers is likely to be short lived.

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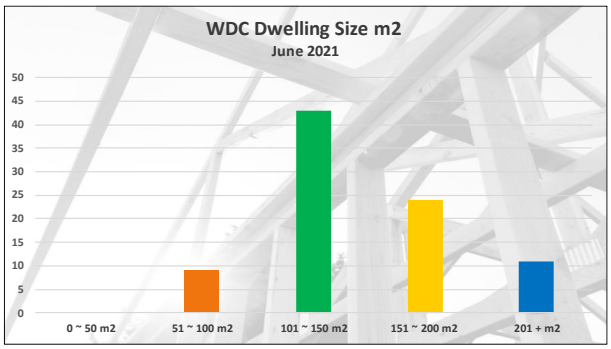
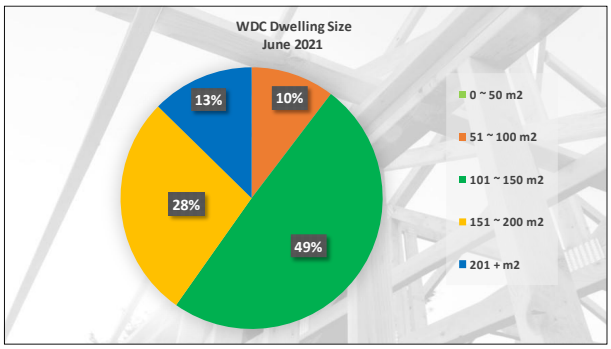
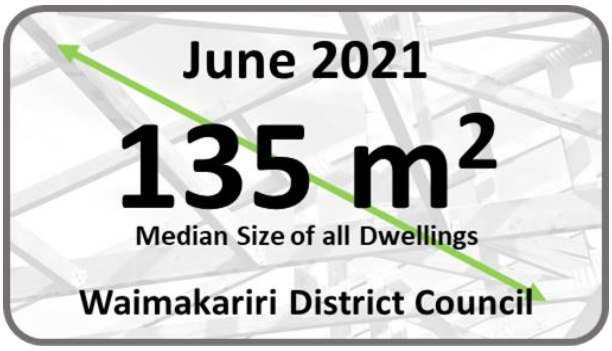
Size of Dwellings Consented

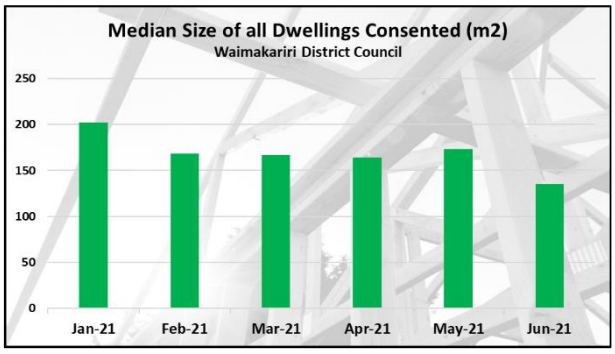




In June 2021 the median size of all dwellings in the Waimakariri District dropped to just 135 m2, which is noticeably smaller than previous months.

Approximately 60 % of all dwellings consented in the Waimakariri District were 150 m2 or smaller.

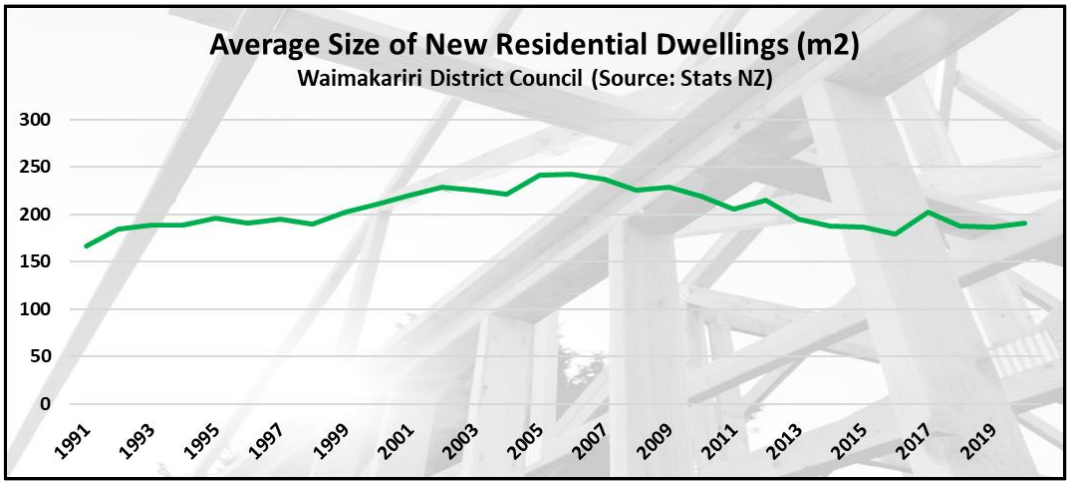




The graph above shows the median size of dwellings for the last six months, where it is clear to see a trend toward smaller houses across the District.

The graph below (data source Stats NZ) shows the average size of all dwellings consented in the Waimakariri District for the past 30 years.

Although the average size of dwellings increased steadily from the early 1990s through to the mid 2000's (reaching an average peak of more than 240 m2), there has been a noticeable and consistent decline in the average dwelling size over the past 15 years.



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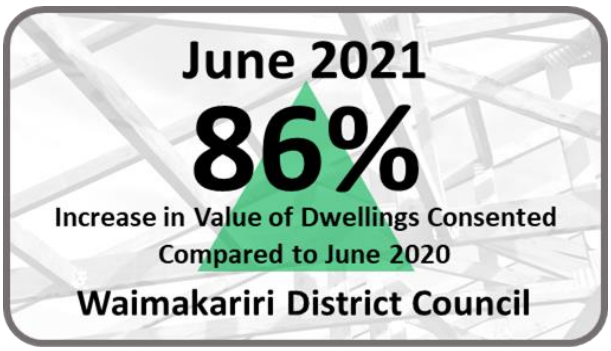
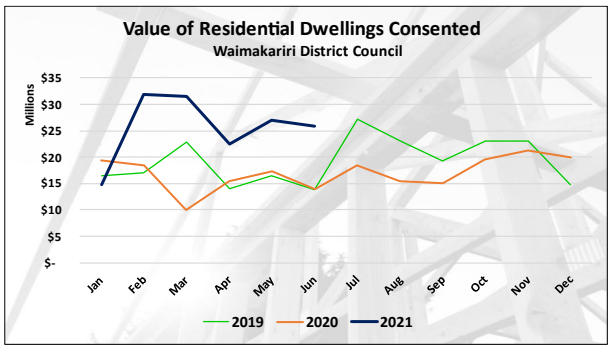
Value of Dwellings Consented



The total value of dwellings consented in Waimakariri District in June was $25,780,870. This is a slight decrease over the $26.8 million in value of dwellings consented in May 2021 but an 86% increase in value over the $13.9 million of dwellings consented in June 2020.



Value of Dwellings Consented (Waimakariri District Council)						
	2019		2020		2021	% Change *
Jan	$	16,544,417	$	19,314,135	$ **14,815,487**	-23%
Feb	$	17,016,997	$	18,371,012	$ **31,908,381**	74%
Mar	$	22,860,118	$	10,035,657	$ **31,426,907**	213%
Apr	$	14,091,438	$	15,487,222	$ **22,518,777**	45%
May	$	16,554,401	$	17,399,539	$ **26,949,747**	55%
Jun	$	13,798,321	$	13,896,300	$ **25,780,870**	86%
Jul	$	27,223,932	$	18,510,330		
Aug	$	23,039,217	$	15,514,981		
Sep	$	19,330,084	$	15,019,154		
Oct	$	23,085,960	$	19,560,894		
Nov	$	23,010,465	$	21,205,364		
Dec	$	14,681,365	$	20,004,193		
Total	**$**	**231,236,715**	**$**	**204,318,781**	$ **153,400,169**	
* % Change is 2021 over 2020 numbers						

Year to date the total value of dwellings consented in the District is $153.4 million, which is up by a staggering 62% over the $94.5 million for the same six month period in 2020.

The median consented value of new dwellings was $286,956 and the median cost of construction was $2,039 per m2.

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Waimakariri Top Applicants

TOP APPLICANTS (by Dwellings Consented) June 2021							
Waimakariri District Council	Consents Issued	Dwellings	Avg. Floor Size m2	Total Floor Size m2	Avg. $ per m2	Avg. Dwelling Value	Total Value
Mike Greer Homes	14	14	136	1,908	$ 1,929	$ 262,857	$ 3,680,000
Archiplus Limited	9	9	96	867	$ 2,042	$ 196,667	$ 1,770,000
Xpress Design + Drafting	8	8	124	988	$ 2,347	$ 289,810	$ 2,318,476
Marchese Partners International	2	8	124	989	$ 1,993	$ 246,375	$ 1,971,000
GJ Gardner Homes	4	4	150	598	$ 2,125	$ 317,750	$ 1,271,000
Stonewood Homes	4	4	166	665	$ 1,711	$ 284,500	$ 1,138,000
Jennian Homes	2	2	163	325	$ 2,446	$ 397,500	$ 795,000
Steve Watts	2	2	193	386	$ 2,005	$ 387,000	$ 774,000
Taylor Homes Limited	2	2	208	416	$ 1,767	$ 367,500	$ 735,000
Milestone Homes Canterbury	2	2	158	316	$ 2,321	$ 366,784	$ 733,567

The top 10 applicants in June accounted for approximately 63% of all new construction consented for the month in Waimakariri.

Mike Greer Homes was the largest applicant for the month with 14 individual dwellings, mainly in Beech Grove subdivision Kaiapoi.

Although it is the independent design companies that continue to provide the majority of new building consent applications in the District, Group Home and volume builders are becoming more noticeable in the monthly results.

Waimakariri Top Townships

TOP SUBURBS (by Dwellings Consented) June 2021							
Waimak District Council	Consents Issued	Dwellings	Avg. Floor Area m2	Total Floor Area m2	$ per m2	Avg. Dwelling Value	Total Value
KAIAPOI	31	37	122	4,504	$ 2,014	$ 245,121	$ 9,069,476
WOODEND	14	14	160	2,246	$ 2,174	$ 348,826	$ 4,883,567
RANGIORA	11	11	183	2,017	$ 2,014	$ 369,364	$ 4,063,000
PEGASUS	7	7	178	1,243	$ 1,841	$ 326,857	$ 2,288,000
SEFTON	3	3	189	568	$ 1,658	$ 314,000	$ 942,000
OXFORD	3	3	93	278	$ 1,761	$ 163,192	$ 489,575
EYREWELL	2	2	182	363	$ 1,937	$ 351,626	$ 703,252
SWANNANOA	2	2	173	346	$ 1,965	$ 340,000	$ 680,000
BALCAIRN	2	2	92	184	$ 2,185	$ 201,000	$ 402,000
OHOKA	1	1	317	317	$ 2,524	$ 800,000	$ 800,000

Kaiapoi, with new residential stages available in Silverstream and Beech Grove subdivisions is the number one suburb in June.

New construction in Rangiora is scattered across a number of almost complete subdivisions, with the only Townsend Fields on the West of the township being the only new subdivision currently being developed in the township.

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7. 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 there 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

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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:

- Legal and Compliance Costs
- Land
- Any non-consented activity such as site preparation (specific Earth Works and Engineering such as ground remediation, piles, gravel rafts etc will be included and in some circumstances may be consented on a separate Building Consent Application).
- 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 Statistics New Zealand and Corelogic.

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.

Median Value

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

All information provided with respect to building consent numbers and details has been obtained from the respective Building Consent Authority.

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When a Building Consent Application is made, when the Building Consent is issued and when the Code Compliance Certificate is issued, all of this information becomes a matter of public record.

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 are able to be legally reported and republished.

Residential Dwellings

This report provides numbers that reflect standard residential household dwellings. It specifically excluded Rest Homes, Elderly Persons Housing, Secondary Dwellings, Ancillary Buildings and Relocatable Dwellings (with the exception where they are being consented for a specific address).

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.

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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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