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# CANTERBURY CONSTRUCTION REPORT<sup>©</sup>

**Residential  
Building Consent  
Report and Analysis**

**December 2020**

Data provided by



# Canterbury Construction Report<sup>©</sup>

**December 2020**

**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

Additional data has been sourced from 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.

\* Statistics New Zealand has a different criteria for counting residential dwellings and includes all dwellings consented in its numbers. As such the numbers from Stats NZ are different than that from Councils as provided in this report.

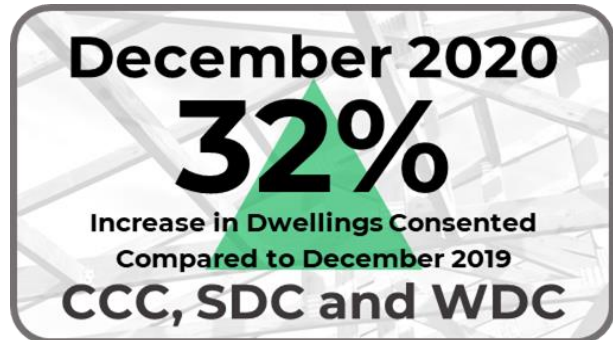
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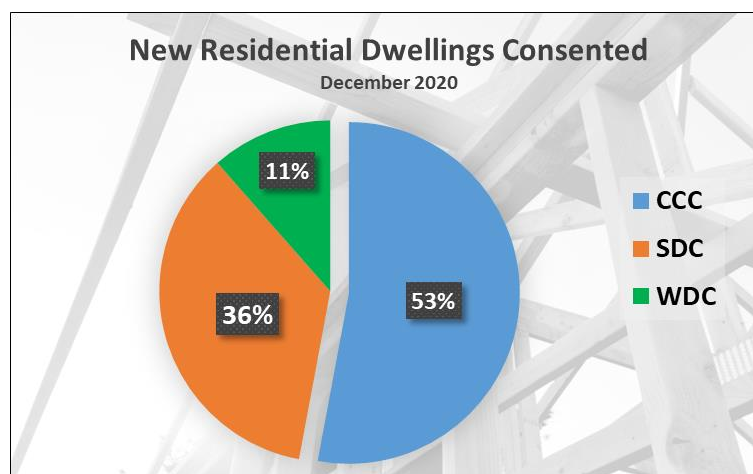
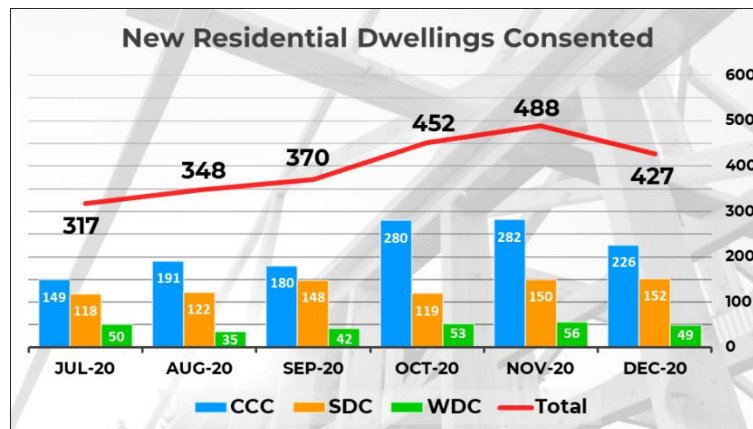


# 1. Summary of Dwellings Consented in Canterbury

## Number of Dwellings Consented



There were 427 new residential dwellings consented across the three major Councils in Canterbury in December 2020. This is an increase of 32% from the 323 new dwellings consented in 2019.



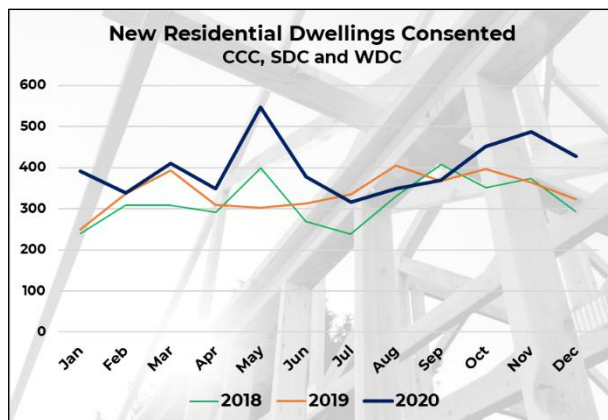
Christchurch continues to dominate the number of new dwellings being consented, however Selwyn has steadily increased its overall percentage of dwellings being consented across 2020.

2020 has been another strong year for residential construction.

Despite the country-wide lock down due to COVID 19 at the beginning of the year, the sector got quickly back to work and picked up like nothing had happened.

Looking at the graph and table below, there were only two months (July and August) where the number of new dwellings consented were less than the number consented in 2019.

To counter this there were four months (January, May, November and December) where there was an increase of more than 30% over the corresponding months in 2019.



New Residential Dwellings Consented (CCC, SDC and WDC)				
	2018	2019	2020	% Change *
Jan	241	249	392	57%
Feb	309	337	339	1%
Mar	309	393	410	4%
Apr	292	310	349	13%
May	399	302	547	81%
Jun	269	313	378	21%
Jul	239	335	317	-5%
Aug	331	406	348	-14%
Sep	408	368	370	1%
Oct	351	397	452	14%
Nov	374	365	488	34%
Dec	293	323	427	32%
Total	3,815	4,098	4,817	18%

\* % Change is 2020 over 2019 numbers

The total number of new dwellings consented in 2020 was 4,817. This is an increase of 18% over the 4,098 dwellings that were consented in 2019,

This is the highest level of dwellings consented since 2016.

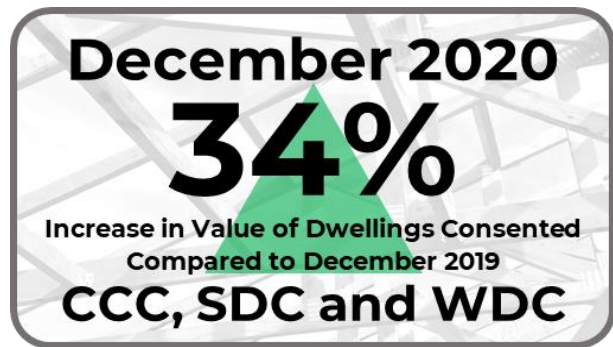
As the sector emerges from the Christmas break, there is a continued mood of optimism among builders and developers.

Perhaps the only dark cloud on the horizon is potential delays with the supply of imported building materials as the rest of the world continues to struggle with COVID 19 issues.

Products like dishwashers and other whiteware appliances have been in limited supply for some time now, but there is a growing concern over international freight and limited shipments to New Zealand.

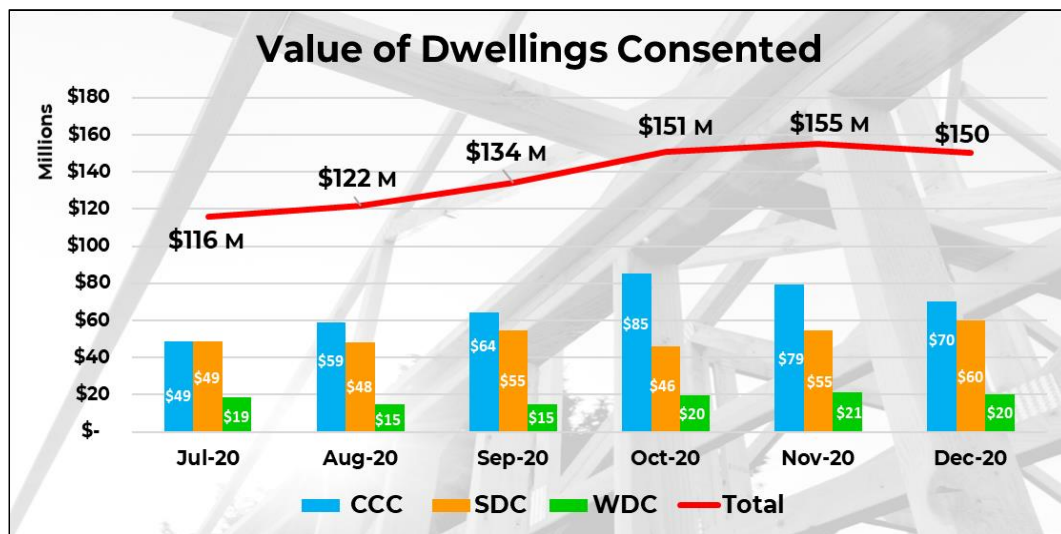
Although many suppliers are currently reporting good levels of stock on hand, the high levels of new construction may see difficulties in the supply of certain materials and components into the first quarter of this year.

## Value of Dwellings Consented



The total value of new residential dwellings consented in December 2020 across all three Councils was \$150,274,732. This is an increase of 34% over the \$112 million in consented value for December 2019.

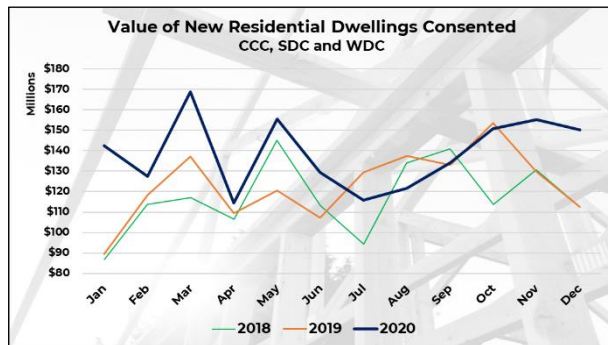
The graph below shows the value of dwellings consented over the past six months. Although the total value of dwellings consented in December is down slightly on the last couple of months, the overall trend remains positive in line with the strong growth in new dwellings being consented.



The relatively high value of dwellings consented in Selwyn (by comparison to value of dwellings in Christchurch) is a reflection of the general trend for larger individual family homes being built in Selwyn as opposed to the high percentage of smaller multi-unit developments being built in Christchurch.

The graph and table below shows the combined value of new residential dwellings consented across all three Councils since January 2018.

2018 was the lowest level of new dwellings consented since to peak of the earthquake rebuild in 2014. However the overall value of dwellings consented across all three Councils has grown steadily over the past three years.



Value of New Residential Dwellings Consented (CCC, SDC and WDC)				
	2018	2019	2020	% Change *
Jan	\$ 86,717,132	\$ 89,603,125	\$ 142,339,839	59%
Feb	\$ 113,650,511	\$ 118,192,933	\$ 127,450,185	8%
Mar	\$ 116,961,262	\$ 137,171,302	\$ 168,906,410	23%
Apr	\$ 106,417,404	\$ 109,434,894	\$ 114,520,751	5%
May	\$ 145,132,841	\$ 120,409,706	\$ 155,586,850	29%
Jun	\$ 113,199,622	\$ 107,353,065	\$ 129,418,619	21%
Jul	\$ 94,321,400	\$ 129,323,600	\$ 115,889,239	-10%
Aug	\$ 133,985,356	\$ 137,332,916	\$ 121,695,092	-11%
Sep	\$ 140,984,278	\$ 132,980,549	\$ 134,114,033	1%
Oct	\$ 113,759,396	\$ 153,512,100	\$ 150,675,997	-2%
Nov	\$ 130,619,760	\$ 129,643,048	\$ 155,224,191	20%
Dec	\$ 112,566,079	\$ 112,436,677	\$ 150,274,732	34%
<b>Total</b>	<b>\$ 1,408,315,041</b>	<b>\$ 1,477,393,915</b>	<b>\$ 1,666,095,938</b>	<b>13%</b>

\* % Change is 2020 over 2019 numbers

In 2020 the total value of dwellings consented was more than \$1,666 million. This was a 13% increase over the \$1,477 million of dwellings consented in 2019.

There were just three moths (July, August and October) where the value of dwellings consented was less than that for the corresponding month in 2019.

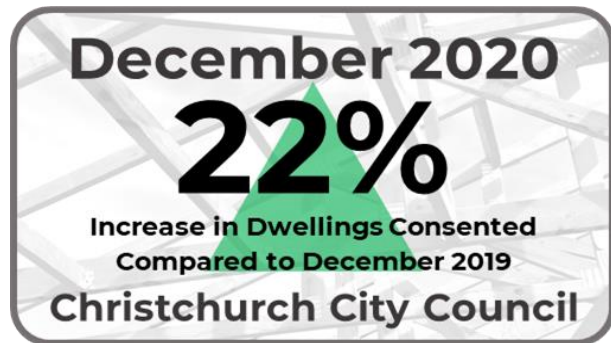
## Side by Side comparison of Councils

December 2020	CCC	SDC	WDC	Total / Avg.
<b>Building Consents Issued</b>	137	147	49	333
<b>Total Dwellings Consented</b>	226	152	49	427
<b>EQ Recovery Dwellings</b>	2	0	0	2
<b>Individual Dwellings</b>	113	144	49	306
<b>Multi-Unit Dwellings</b>	113	8	0	121
<b>Percentage of Multi-Units</b>	50%	5%	0%	28%
<b>Total m2</b>	30,287	30,178	10,260	70,725
<b>Average Dwelling Size m2</b>	134	199	209	166
<b>Median Dwelling Size m2</b>	125	190	187	187
<b>Average Consent Value</b>	\$ 310,264	\$ 395,729	\$ 408,249	\$ 351,931
<b>Median Consent Value</b>	\$ 293,416	\$ 363,000	\$ 343,561	\$ 343,561
<b>Average \$ per m2</b>	\$ 2,315	\$ 1,993	\$ 1,950	\$ 2,125
<b>Median \$ per m2</b>	\$ 2,203	\$ 1,975	\$ 1,943	\$ 1,975
<b>Total Value of Consents</b>	\$ 70,119,762	\$ 60,150,777	\$ 20,004,193	\$ 150,274,732
<b>Individual Dwellings</b>				
<b>Total Dwellings Consented</b>	113	144	49	306
<b>Total m2</b>	20,774	29,112	10,260	60,146
<b>Average Dwelling Size m2</b>	184	202	209	197
<b>Median Dwelling Size m2</b>	179	194	187	187
<b>Average Consent Value</b>	\$ 407,141	\$ 402,929	\$ 408,249	\$ 405,336
<b>Median Consent Value</b>	\$ 350,000	\$ 370,500	\$ 343,561	\$ 350,000
<b>Average \$ per m2</b>	\$ 2,215	\$ 1,993	\$ 1,950	\$ 2,062
<b>Median \$ per m2</b>	\$ 2,044	\$ 1,950	\$ 1,943	\$ 1,950
<b>Total Value of Consents</b>	\$ 46,006,910	\$ 58,021,794	\$ 20,004,193	\$ 124,032,897
<b>Multi-Units</b>				
<b>Building Consents Issued</b>	24	3	0	27
<b>Total Dwellings Consented</b>	113	8	0	121
<b>Avg. Dwellings per Consent</b>	5	3	0	4
<b>Total m2</b>	9,513	1,066	0	10,579
<b>Average Dwelling Size m2</b>	84	133	0	87
<b>Median Dwelling Size m2</b>	78	143	0	78
<b>Average Consent Value</b>	\$ 213,388	\$ 266,123	\$ -	\$ 216,875
<b>Median Consent Value</b>	\$ 200,000	\$ 264,074	\$ -	\$ 200,000
<b>Average \$ per m2</b>	\$ 2,535	\$ 1,997	\$ -	\$ 2,481
<b>Median \$ per m2</b>	\$ 2,524	\$ 2,175	\$ -	\$ 2,175
<b>Total Value of Consents</b>	\$ 24,112,852	\$ 2,128,983	\$ -	\$ 26,241,835
<b>EQ Recovery Dwellings</b>		0		
<b>Building Consents Issued</b>	2	0	0	2
<b>Total Dwellings Consented</b>	2	0	0	2
<b>Total m2</b>	316	0	0	316
<b>Average Dwelling Size m2</b>	158	0	0	158
<b>Average Consent Value</b>	\$ 370,000	\$ -	\$ -	\$ 370,000
<b>Average \$ per m2</b>	\$ 2,342	\$ -	\$ -	\$ 2,342
<b>Total Value of Consents</b>	\$ 740,000	\$ -	\$ -	\$ 740,000



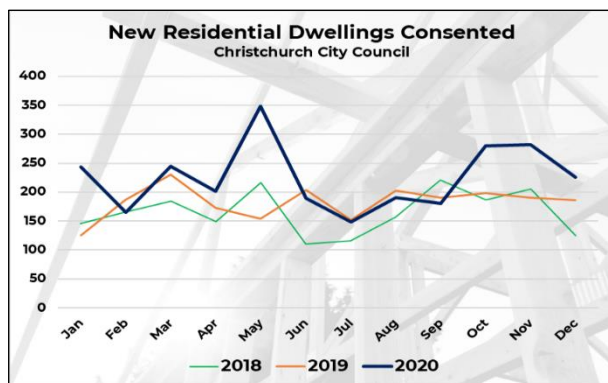
## 2. Christchurch City Council

### Number of Dwellings Consented



In December 2020 there were 226 new residential dwellings consented in Christchurch. This number is up by 22% on the 186 dwellings consented in December 2019.

Despite the lock-downs and economic disruption to the country caused by COVID 19, residential construction in Christchurch has prospered and any declines have been well and truly offset by significant increases in the number of dwellings consented over the course of this year.



New Residential Dwellings Consented (Christchurch City Council)				
	2018	2019	2020	% Change *
Jan	146	125	243	94%
Feb	166	187	165	-12%
Mar	184	230	245	7%
Apr	149	173	201	16%
May	216	154	348	126%
Jun	110	204	189	-7%
Jul	116	152	149	-2%
Aug	157	203	191	-6%
Sep	221	191	180	-6%
Oct	187	198	280	41%
Nov	205	190	282	48%
Dec	125	186	226	22%
Total	1,982	2,193	2,699	23%

\* % Change is 2020 over 2019 numbers

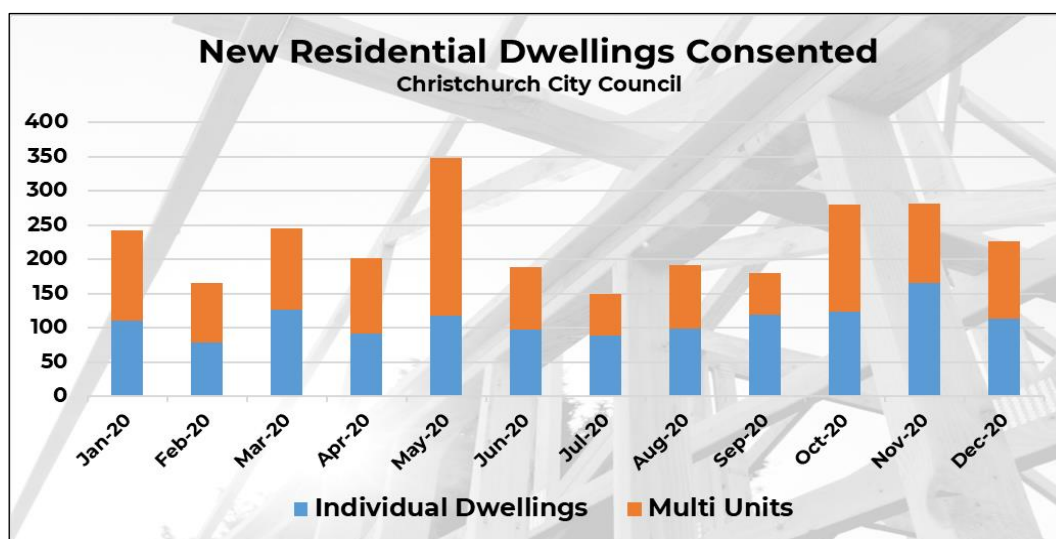
The total number of new dwellings consented across Christchurch in 2020 was 2,699. This is an overall increase of 23% compared to the 2,193 dwellings consented in 2019.

## Multi-Unit Developments



In December 2020, multi-unit developments represented 50% of all dwellings consented, with 113 dwellings consented across just 24 consent applications. This is an average of 4.7 units per consent.

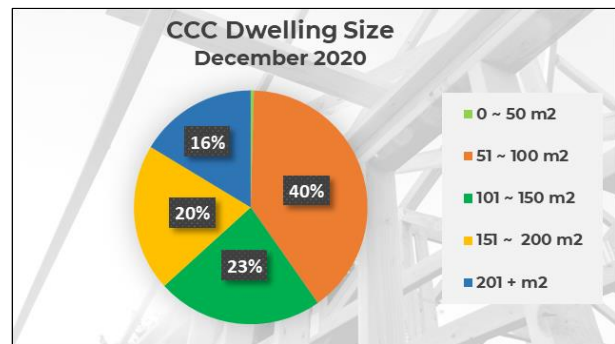
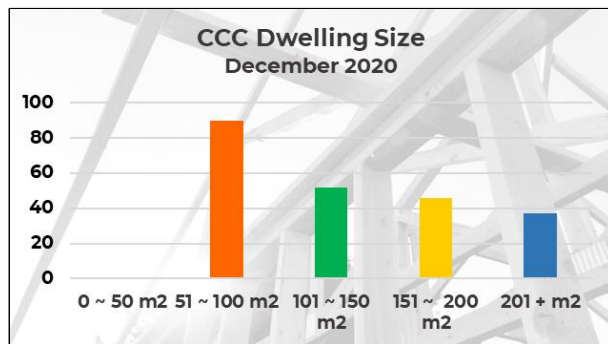
In December 2019, there were 91 multi-unit dwellings consented which represented 49% of all dwellings consented for the month. These dwellings were across 18 building consent applications with an average of 5.1 dwellings per consent.



The largest developments consented this month were:

- 16 units at 10 New Brighton Road, Shirley. Applicant: Moreover Holdings Limited
- 9 units at 64 Longfellow Street, Sydenham. Applicant: Williams Corporation
- 6 units at 2 Westcott Street, Dallington. Applicant: Kainga Ora
- 6 units at 3 Sewell Street, Linwood. Applicant: Kainga Ora
- 6 units at 246 Blenheim Road, Riccarton. Applicant: Kainga Ora

## Size of Dwellings Consented



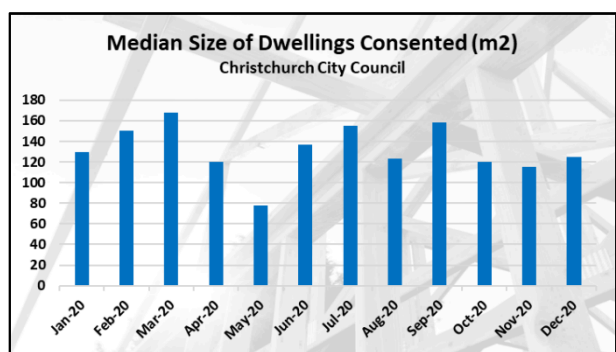
In December there were 91 dwellings consented with a floor area of less than 100 m2.

All but five of these dwellings were part of a multi-unit development. This is the largest size group and represents 40% of all dwellings consented this month.

There were 25 units (across 5 building consent applications) with a floor area of between 53 m2 and 59 m2 each.

At the other end of the scale, there were just 37 dwellings consented with a floor area of 201 m2 or larger, representing 16% of dwellings consented this month.

Dec 2020	Dwelling Size	Studio 0 ~ 50 m2	Small 51 ~ 100 m2	Medium 101 ~ 150 m2	Large 151 ~ 200 m2	Extra Large 201 + m2	Total Dwellings
ccc	No.	1	90	52	46	37	226
	%	0%	40%	23%	20%	16%	100%



The median size of dwellings consented this month was 125 m2.

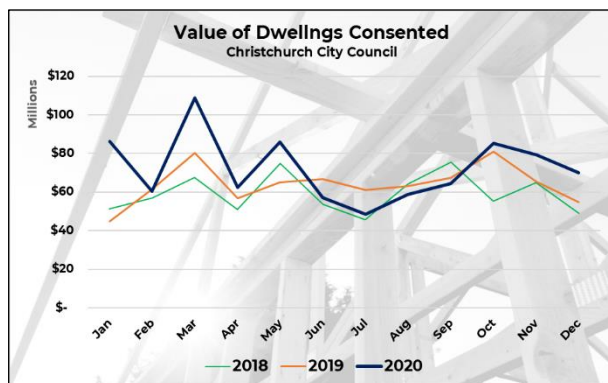
The largest dwelling consented was 375 m2 in Redcliffs and the smallest dwelling consented was just 31 m2 on Clifton Hil.

## Value of Dwellings Consented



In December 2020 the overall value of new dwellings consented in Christchurch was \$70,119,762. This is up by 28% on December 2019 with \$55 million.

The overall value of dwellings consented in Christchurch for 2020 was \$867 million, compared to \$768 million for 2019. This is a 13% increase.

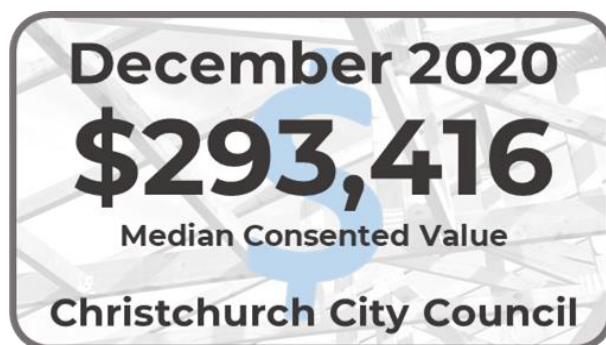


Value of Dwellings Consented (Christchurch City Council)				
	2018	2019	2020	% Change *
Jan	\$ 51,433,722	\$ 44,929,084	\$ 86,154,238	92%
Feb	\$ 56,916,065	\$ 61,453,847	\$ 60,421,894	-2%
Mar	\$ 67,489,510	\$ 80,364,394	\$ 108,667,013	35%
Apr	\$ 50,849,494	\$ 56,963,731	\$ 62,376,820	10%
May	\$ 74,883,165	\$ 65,118,554	\$ 85,837,433	32%
Jun	\$ 53,747,263	\$ 66,590,629	\$ 57,103,479	-14%
Jul	\$ 45,840,630	\$ 61,256,727	\$ 48,564,120	-21%
Aug	\$ 64,248,649	\$ 62,953,318	\$ 58,866,437	-6%
Sep	\$ 75,663,475	\$ 67,491,793	\$ 64,496,936	-4%
Oct	\$ 55,382,703	\$ 80,881,413	\$ 85,242,554	5%
Nov	\$ 64,884,883	\$ 65,329,678	\$ 79,245,495	21%
Dec	\$ 49,060,734	\$ 54,785,132	\$ 70,119,762	28%
<b>Total</b>	<b>\$ 710,400,293</b>	<b>\$ 768,118,300</b>	<b>\$ 867,096,181</b>	<b>13%</b>

\* % Change is 2020 over 2019 numbers

The graph and table above show the value of dwellings consented since January 2018.

This year there has been seven months with a positive increase in value over comparative months in 2019, this is offset by five months where comparative values have been below the 2019 figures. This continues a positive trend in construction across the city.





## Top Applicants

TOP APPLICANTS (by Dwellings Consented) December 2020						
Christchurch City Council	Consents Issued	Dwellings	Avg. Floor Size	Floor Size	Avg. Dwelling Value	Total Value
<b>Kainga Ora</b>	7	<b>30</b>	82	2,467	\$ 272,117	\$ 8,163,495
<b>Moreover Holdings Limited</b>	2	<b>17</b>	69	1,167	\$ 191,176	\$ 3,250,000
<b>Williams Corporation Limited</b>	1	<b>9</b>	79	712	\$ 81,178	\$ 730,600
<b>Golden Homes</b>	8	<b>8</b>	146	1,164	\$ 326,000	\$ 2,608,000
<b>Maltworks Terraces Limited</b>	3	<b>6</b>	101	606	\$ 225,000	\$ 1,350,000
<b>Benks Investments Limited</b>	1	<b>6</b>	99	595	\$ 216,667	\$ 1,300,000
<b>TT Developments Limited</b>	1	<b>6</b>	78	465	\$ 200,000	\$ 1,200,000
<b>Wolfbrook Residential Limited</b>	1	<b>6</b>	77	463	\$ 175,000	\$ 1,050,000
<b>Crawford Group Limited</b>	1	<b>6</b>	112	674	\$ 166,667	\$ 1,000,000
<b>Duo Group Limited</b>	1	<b>6</b>	78	468	\$ 150,000	\$ 900,000

The largest applicant in December 2020 was Kainga Ora with 30 dwellings across seven building consent applications.

All of the remaining applicants in the top 10 this month are a mix of larger scale multi-unit developments and individual dwellings.

## Top Suburbs

TOP SUBURBS (by Dwellings Consented) December 2020						
Christchurch City Council	Consents Issued	Dwellings	Avg. Floor Area	Total Floor Area	Avg. Dwelling Value	Total Value
<b>Halswell</b>	44	<b>45</b>	167	7,537	\$ 347,655	\$ 15,644,454
<b>St Albans</b>	9	<b>33</b>	98	3,228	\$ 233,186	\$ 7,695,125
<b>Dallington</b>	3	<b>25</b>	70	1,757	\$ 250,800	\$ 6,270,000
<b>Burwood</b>	15	<b>15</b>	191	2,859	\$ 358,235	\$ 5,373,529
<b>Sydenham</b>	3	<b>14</b>	85	1,191	\$ 93,787	\$ 1,313,020
<b>Hornby</b>	10	<b>10</b>	169	1,686	\$ 344,250	\$ 3,442,500
<b>Riccarton</b>	2	<b>9</b>	72	647	\$ 227,778	\$ 2,050,000
<b>Addington</b>	2	<b>8</b>	109	871	\$ 177,042	\$ 1,416,339
<b>Linwood</b>	2	<b>7</b>	108	753	\$ 287,200	\$ 2,010,400
<b>Heathcote</b>	4	<b>7</b>	105	734	\$ 197,143	\$ 1,380,000

Halswell had the largest number of new dwellings consented in December with 45 new dwellings consented.

Noticeable by its absence is residential construction in the Central City. Unlike last year where development in the Central City dominated all other suburbs, this year the preference seems to be for the inner suburbs of St Albans, Sydenham, Riccarton, Addington and Linwood.

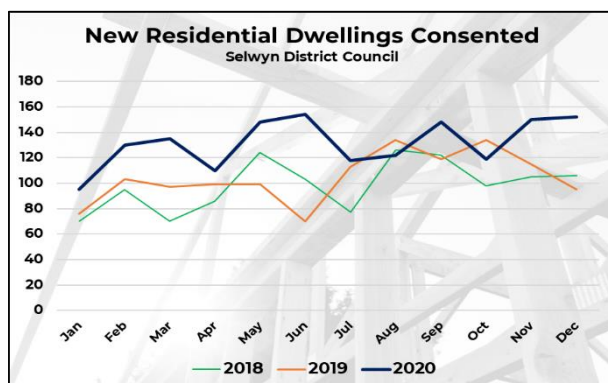
### 3. Selwyn District Council

#### Number of Dwellings Consented



In December 2020 there were 152 new residential dwellings consented in Selwyn District. This is an increase of 60% on the 95 dwellings consented in December 2019.

The number of new dwellings consented in Selwyn has continued to grow steadily across the year and has resulted in a 26% increase over the total number of dwellings consented in 2019.



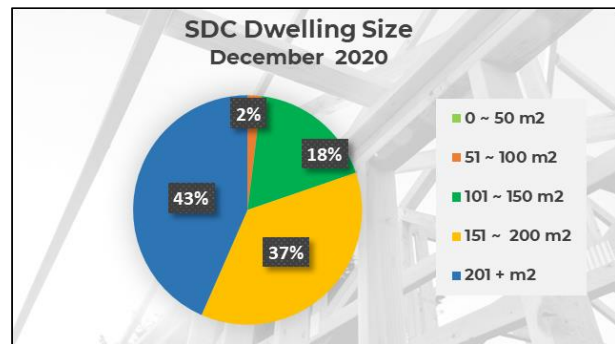
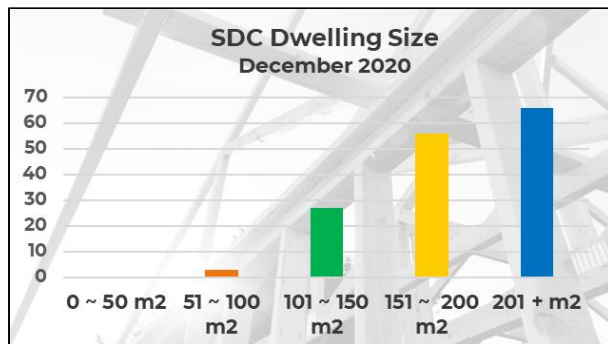
New Residential Dwellings Consented (Selwyn District Council)				
	2018	2019	2020	% Change *
Jan	70	76	95	25%
Feb	95	103	130	26%
Mar	70	97	135	39%
Apr	86	99	110	11%
May	124	99	148	49%
Jun	103	70	154	120%
Jul	77	113	118	4%
Aug	126	134	122	-9%
Sep	122	119	148	24%
Oct	98	134	119	-11%
Nov	105	115	150	30%
Dec	106	95	152	60%
<b>Total</b>	<b>1,182</b>	<b>1,254</b>	<b>1,581</b>	<b>26%</b>

\* % Change is 2020 over 2019 numbers

Unlike neighbouring Christchurch, there are very few multi-unit developments built in Selwyn.



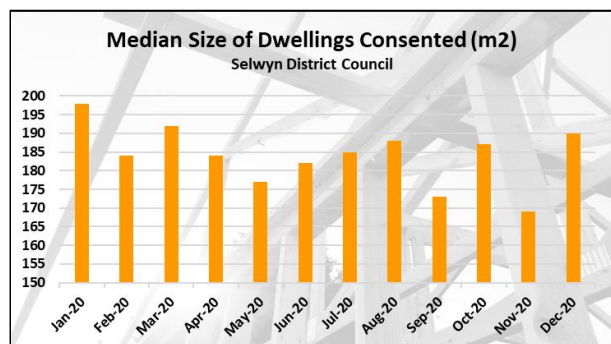
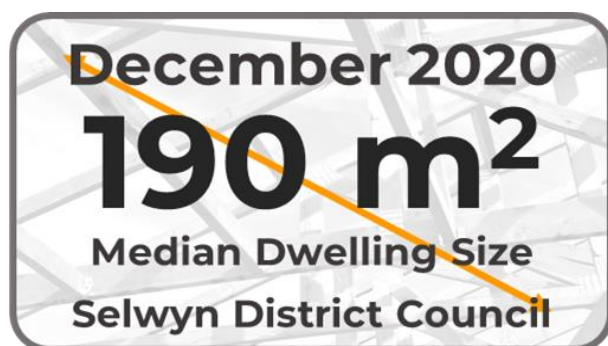
## Size of Dwellings Consented



In December 2020 there were 56 dwellings consented with a floor area of between 151 m² and 200 m² (making up 37% of all dwellings consented) and a further 66 dwellings with a floor area larger than 201 m². (making up 43% of all dwellings consented).

Dec 2020	Dwelling Size	Studio 0 ~ 50 m²	Small 51 ~ 100 m²	Medium 101 ~ 150 m²	Large 151 ~ 200 m²	Extra Large 201 + m²	Total Dwellings
SDC	No.	0	3	27	56	66	152
	%	0%	2%	18%	37%	43%	100%

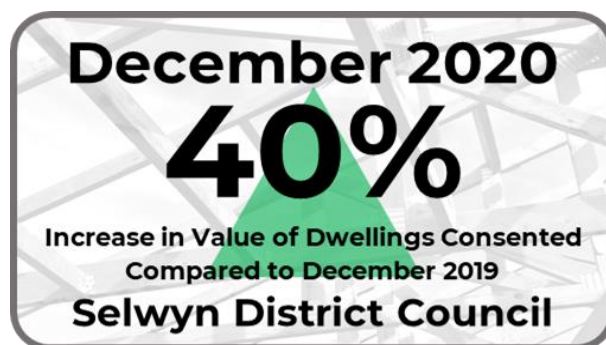
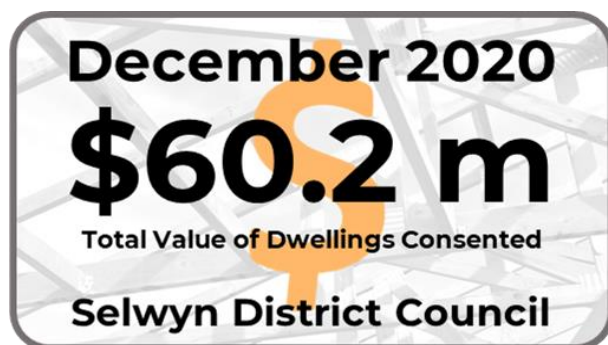
These numbers contrast sharply with the size of dwellings in Christchurch where the majority fall into the smaller size groups.



In December the median size of dwelling consented in Selwyn was 190 m² which is a noticeable increase from the median size of 169 m² in November.

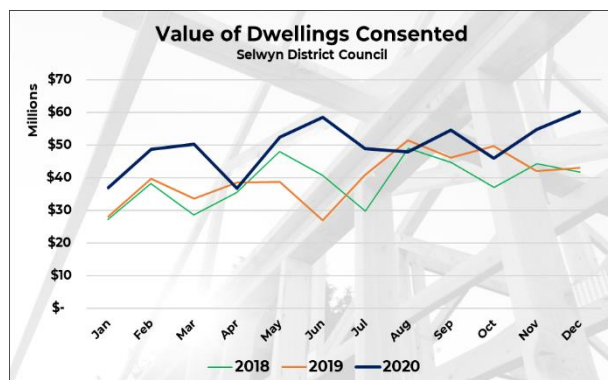
The smallest dwelling consented this month was 60 m² in Leeston and the largest was 435 m² in Prebbleton.

## Value of Dwellings Consented



In December the total value of dwellings consented in Selwyn District was \$60,150,777, which is an increase of 40% on the \$43 million in December 2019.

The overall value of dwellings consented in Selwyn for 2020 was more than \$595 million, which was a 24% increase over the \$479 million of dwellings consented in 2019.



Value of Dwellings Consented (Selwyn District Council)				
	2018	2019	2020	% Change *
Jan	\$ 27,125,801	\$ 28,100,624	\$ 36,871,466	31%
Feb	\$ 38,212,301	\$ 39,722,089	\$ 48,657,279	22%
Mar	\$ 28,570,401	\$ 33,470,529	\$ 50,203,740	50%
Apr	\$ 35,429,882	\$ 38,379,725	\$ 36,656,709	-4%
May	\$ 47,941,019	\$ 38,736,751	\$ 52,349,878	35%
Jun	\$ 40,657,090	\$ 26,964,115	\$ 58,418,840	117%
Jul	\$ 29,689,126	\$ 40,842,941	\$ 48,814,789	20%
Aug	\$ 48,961,338	\$ 51,340,381	\$ 47,933,674	-7%
Sep	\$ 44,678,212	\$ 46,158,672	\$ 54,597,943	18%
Oct	\$ 36,897,859	\$ 49,544,727	\$ 45,872,549	-7%
Nov	\$ 44,200,835	\$ 42,060,885	\$ 54,773,332	30%
Dec	\$ 41,690,883	\$ 42,970,180	\$ 60,150,777	40%
<b>Total</b>	<b>\$ 464,054,747</b>	<b>\$ 478,291,619</b>	<b>\$ 595,300,976</b>	<b>24%</b>

\* % Change is 2020 over 2019 numbers

In all but three months this year the value of dwellings consented has been greater than that for the corresponding month in 2019.





## Top Applicants

TOP APPLICANTS (by Dwellings Consented) December 2020						
Selwyn District Council	Consents Issued	Dwellings	Avg. Floor Size	Floor Size	Avg. Dwelling Value	Total Value
<b>Kevler Homes</b>	8	<b>10</b>	165	1,648	\$ 351,476	\$ 3,514,760
<b>Signature Homes</b>	10	<b>10</b>	159	1,589	\$ 329,437	\$ 3,294,366
<b>DT Design Limited</b>	7	<b>7</b>	218	1,526	\$ 387,857	\$ 2,715,000
<b>G J Gardner Homes</b>	5	<b>5</b>	177	883	\$ 326,580	\$ 1,632,900
<b>DP Homes Ltd</b>	3	<b>5</b>	131	657	\$ 295,045	\$ 1,475,223
<b>Detail Consultancy Limited</b>	4	<b>4</b>	255	1,019	\$ 580,000	\$ 2,320,000
<b>Zion Architecture Limited</b>	4	<b>4</b>	211	843	\$ 411,000	\$ 1,644,000
<b>SDMC Architecture Limited</b>	4	<b>4</b>	163	651	\$ 312,500	\$ 1,250,000
<b>Classic Builders Christchurch</b>	4	<b>4</b>	121	483	\$ 298,500	\$ 1,194,000
<b>Bespoke Architecture</b>	3	<b>3</b>	296	888	\$ 630,000	\$ 1,890,000

In December 2020, Kevler Homes and Signature Homes are the top applicants for dwellings in Selwyn with 10 building new dwellings each.

All 10 dwellings for Kevler Homes were contented in Rolleston, while Signature has seven in Rolleston, two in Prebbleton and one in Lincoln.

## Top Suburbs

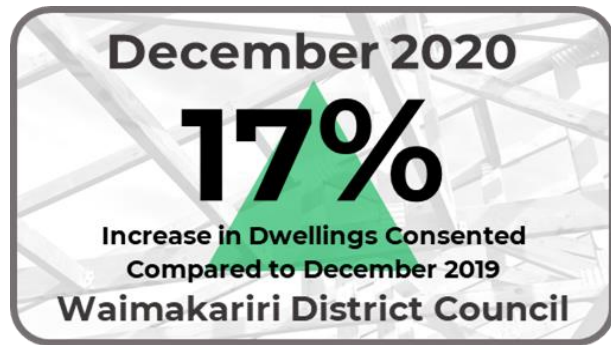
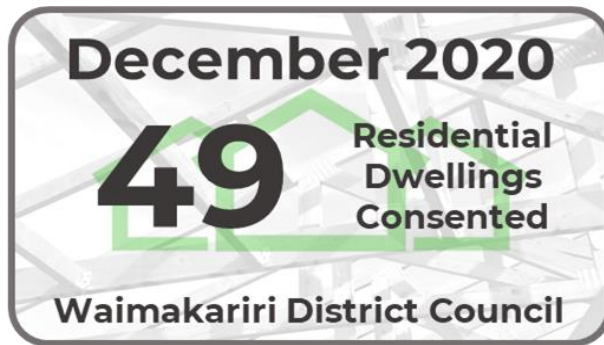
TOP SUBURBS (by Dwellings Consented) December 2020						
Selwyn District Council	Consents Issued	Dwellings	Avg. Floor Area	Total Floor Area	Avg. Dwelling Value	Total Value
<b>Rolleston</b>	86	<b>90</b>	16,231	16,726	\$ 363,294	\$ 32,696,475
<b>Lincoln</b>	34	<b>35</b>	7,604	7,766	\$ 436,772	\$ 15,287,016
<b>Prebbleton</b>	7	<b>7</b>	1,705	1,705	\$ 508,699	\$ 3,560,890
<b>West Melton</b>	5	<b>5</b>	1,160	1,160	\$ 517,295	\$ 2,586,477
<b>Kirwee</b>	4	<b>4</b>	982	982	\$ 454,980	\$ 1,819,919
<b>Darfield</b>	3	<b>3</b>	588	588	\$ 393,333	\$ 1,180,000
<b>Castle Hill</b>	2	<b>2</b>	281	281	\$ 475,000	\$ 950,000
<b>Leeston</b>	2	<b>2</b>	171	171	\$ 110,000	\$ 220,000
<b>Whitecliffs</b>	1	<b>1</b>	230	230	\$ 650,000	\$ 650,000
<b>Tai Tapu</b>	1	<b>1</b>	279	279	\$ 600,000	\$ 600,000

There were 90 new dwellings consented in Rolleston in December, accounting for almost 60% of all dwellings consented in the District.

Lincoln was the only other township to have double digit numbers, all other towns only managed single numbers.

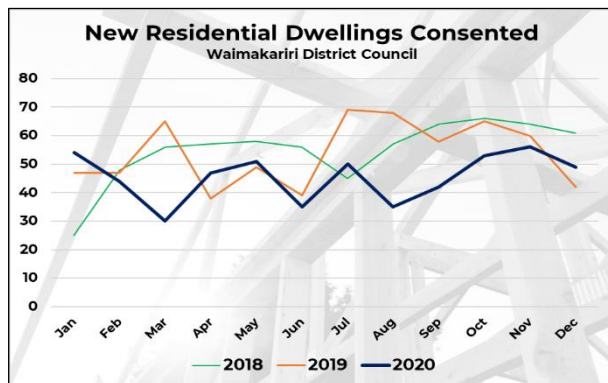
## 4. Waimakariri District Council

### Number of Dwellings Consented



In December 2020 there were 49 new residential dwellings consented across Waimakariri District. This was up by 17% from the 42 dwellings consented in December 2019.

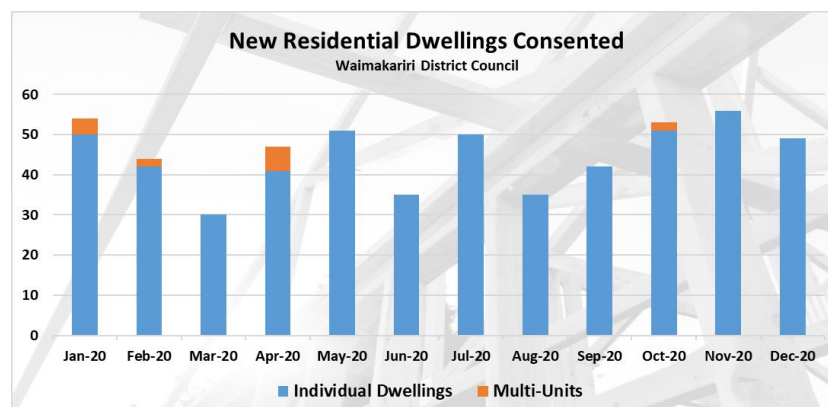
This is only the fourth month this year where the number of new dwellings exceeded the number consented in the corresponding month in 2019.



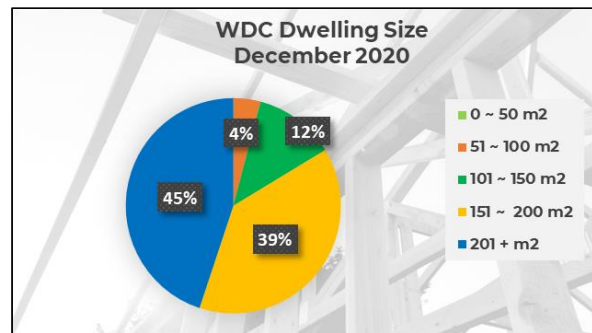
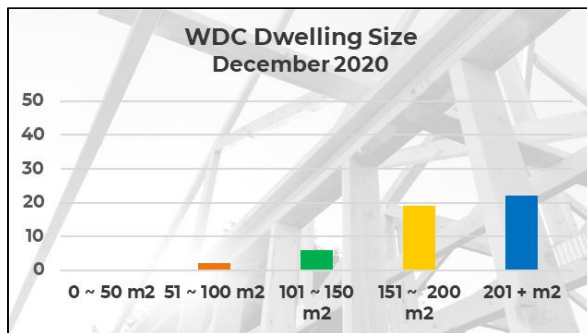
New Residential Dwellings Consented (WDC)				
	2018	2019	2020	% Change*
Jan	25	47	54	15%
Feb	48	47	44	-6%
Mar	56	65	30	-54%
Apr	57	38	47	24%
May	58	49	51	4%
Jun	56	39	35	-10%
Jul	45	69	50	-28%
Aug	57	68	35	-49%
Sep	64	58	42	-28%
Oct	66	65	53	-18%
Nov	64	60	56	-7%
Dec	61	42	49	17%
<b>Total</b>	<b>657</b>	<b>647</b>	<b>546</b>	<b>-16%</b>

\* % Change is 2020 over 2019 numbers

There was a total of 546 new dwellings consented across the District in 2020, by comparison to the 647 dwellings consented for 2019. This is a decline of 16% in the number of new residential dwellings consented across the District.



## Size of Dwellings Consented

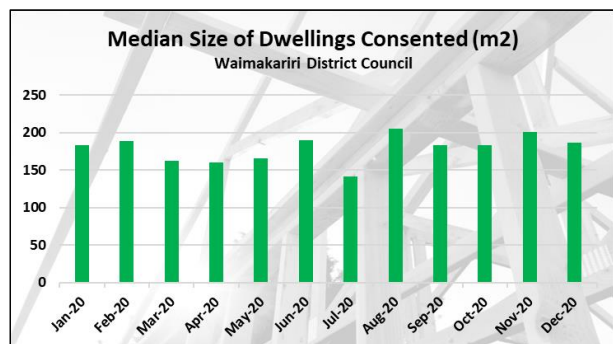


In December there were 22 dwellings consented in the District, larger than 201 m². This is approximately 45% of all dwellings consented.

A further 19 dwellings were consented between 151 m² and 200 m², which accounted for a further 39% of all dwellings consented.

Dec 2020	Dwelling Size	Studio 0 ~ 50 m²	Small 51 ~ 100 m²	Medium 101 ~ 150 m²	Large 151 ~ 200 m²	Extra Large 201 + m²	Total Dwellings
WDC	No.	0	2	6	19	22	49
	%	0%	4.1%	12.2%	39%	45%	100%

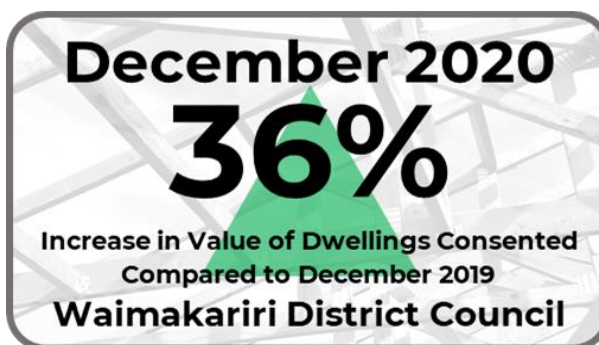
There was only two dwelling consented between 51 m² and 100 m², and six dwellings between 101 m² and 150 m².



The median size of dwellings consented in November was 187 m².

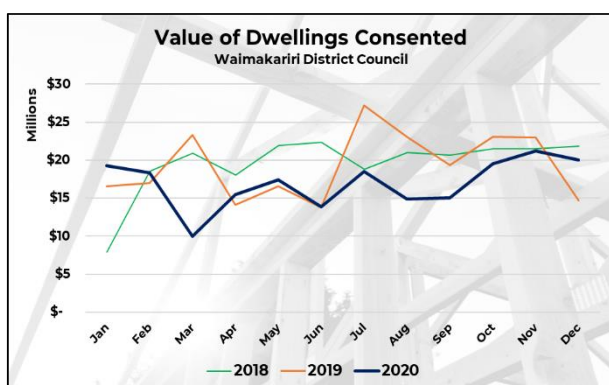
The smallest dwellings consented were two at 75 m² in Woodend and Erywell and the largest dwelling consented was 487 m² in Rangiora.

## Value of Dwellings Consented



The total value of dwellings consented in Waimakariri District in December was \$20,004,801. This amount is 36% higher than the \$14.6 million in the value of dwellings consented in December 2019.

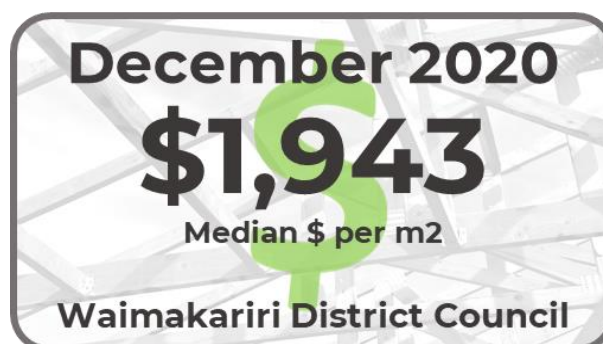
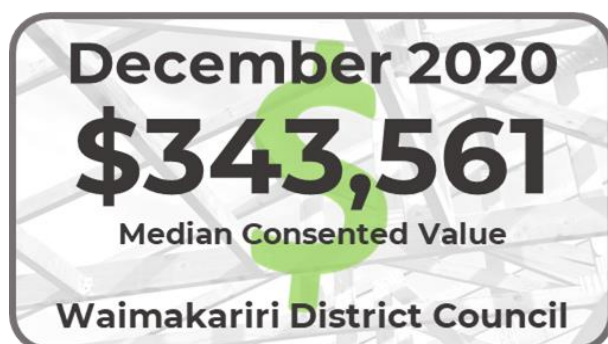
The overall value of dwellings consented in 2020 was \$203.7 million, which was a decline of 12% over the \$231.7 million of dwellings consented in 2019.



Value of Dwellings Consented (Waimakariri District Council)				
	2018	2019	2020	% Change *
Jan	\$ 7,907,609	\$ 16,544,417	\$ 19,314,135	17%
Feb	\$ 18,522,145	\$ 17,016,997	\$ 18,371,012	8%
Mar	\$ 20,901,351	\$ 23,336,379	\$ 10,035,657	-57%
Apr	\$ 18,058,028	\$ 14,091,438	\$ 15,487,222	10%
May	\$ 21,968,657	\$ 16,554,401	\$ 17,399,539	5%
Jun	\$ 22,310,443	\$ 13,798,321	\$ 13,896,300	1%
Jul	\$ 18,791,644	\$ 27,223,932	\$ 18,510,330	-32%
Aug	\$ 21,025,369	\$ 23,039,217	\$ 14,894,981	-35%
Sep	\$ 20,642,591	\$ 19,330,084	\$ 15,019,154	-22%
Oct	\$ 21,478,834	\$ 23,085,960	\$ 19,560,894	-15%
Nov	\$ 21,534,042	\$ 23,010,465	\$ 21,205,364	-8%
Dec	\$ 21,814,462	\$ 14,681,365	\$ 20,004,193	36%
<b>Total</b>	<b>\$ 234,957,193</b>	<b>\$ 231,714,995</b>	<b>\$ 203,700,801</b>	<b>-12%</b>

\* % Change is 2020 over 2019 numbers

The above graph and table tell the story of the decline in both the number and value of dwellings consented across the District in 2020. This is in stark contrast to the significant increases seen in both Christchurch and Selwyn.





## Top Applicants

TOP APPLICANTS (by Dwellings Consented) December 2020						
Waimak District Council	Consents Issued	Dwellings	Avg. Floor Size	Floor Size	Avg. Dwelling Value	Total Value
Choice Design Limited	7	7	222	1551	\$ 427,628.86	\$ 2,993,402
GJ Gardner Homes	5	5	163	815	\$ 349,258	\$ 1,746,291
Jeremy K Harrison	4	4	204	814	\$ 383,000	\$ 1,532,000
Mike Greer Homes	3	3	210	631	\$ 381,333	\$ 1,144,000
Leigh Adams Architecture	3	3	161	484	\$ 256,667	\$ 770,000
A C Jewell Design Limited	2	2	161	322	\$ 340,000	\$ 680,000
Architectural Company Limited	2	2	147	294	\$ 293,000	\$ 586,000
Faye Homes New Zealand	2	2	133	265	\$ 285,250	\$ 570,500
Site Architecture Limited	1	1	478	478	\$ 1,450,000	\$ 1,450,000
Simon L D Banks	1	1	431	431	\$ 850,000	\$ 850,000

As has been the case for most of this year, Architectural Designers feature prominently as applicants for building consents. Most of these consents are for smaller independent builders in the district.

GJ Gardener, Mike Greer Homes and Faye Homes are the only recognised Group Home Builders as applicants this month, with only 10 new dwellings consented between them.

## Top Suburbs

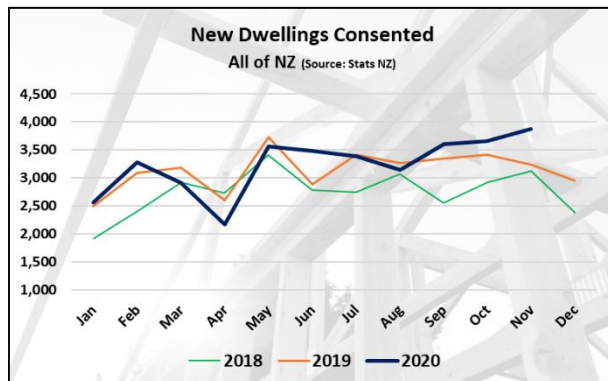
TOP SUBURBS (by Dwellings Consented) December 2020						
Waimak District Council	Consents Issued	Dwellings	Avg. Floor Area	Total Floor Area	Avg. Dwelling Value	Total Value
Woodend	20	20	185	3,701	\$ 350,582	\$ 7,011,632
Rangiora	9	9	250	2,254	\$ 541,667	\$ 4,875,000
Kaipoi	8	8	171	1366	\$ 324,633	\$ 2,597,061
Ohoka	3	3	270	811	\$ 643,333	\$ 1,930,000
Loburn	2	2	368	735	\$ 775,750	\$ 1,551,500
Eyreton	1	1	257	257	\$ 514,000	\$ 514,000
Ashley	1	1	234	234	\$ 500,000	\$ 500,000
Fernside	1	1	246	246	\$ 450,000	\$ 450,000
Balcairn	1	1	129	129	\$ 250,000	\$ 250,000
Summerhil	1	1	250	250	\$ 140,000	\$ 140,000

Woodend features as the top township again this month with 20 new dwellings consented.

The number of new dwellings being consented in Rangiora (the largest township in Waimakariri) continues to decline due to the lack of new residential subdivisions available. This month there are just nine new dwellings consented in the township in December.

## 5. Comparison of Canterbury to other Regions

### All of New Zealand



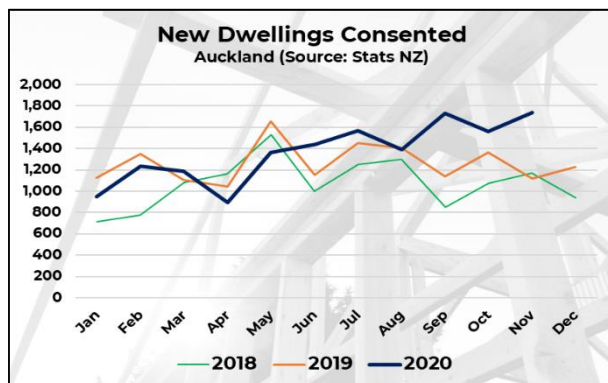
New Dwellings Consented: All of New Zealand (Source: Stats NZ)				
	2018	2019	2020	% Change *
Jan	1,916	2,496	2,564	3%
Feb	2,412	3,098	3,285	6%
Mar	2,926	3,180	2,915	-8%
Apr	2,729	2,605	2,168	-17%
May	3,407	3,724	3,562	-4%
Jun	2,792	2,887	3,477	20%
Jul	2,752	3,420	3,391	-1%
Aug	3,075	3,265	3,147	-4%
Sep	2,559	3,347	3,605	8%
Oct	2,926	3,412	3,659	7%
Nov	3,120	3,238	3,881	20%
Dec	2,382	2,955	3,881	
<b>Total</b>	<b>32,996</b>	<b>37,627</b>		

\* % Change is 2020 over 2019 numbers

There were 3,881 new dwellings consented across New Zealand in December 2020. This is an increase of 20% on the 3,238 dwellings consented in December 2019.

Year to date there have been 35,654 dwellings consented across all of New Zealand, which is a 2.83% increase over the 34,672 dwellings consented for the same period in 2019.

### Auckland Region



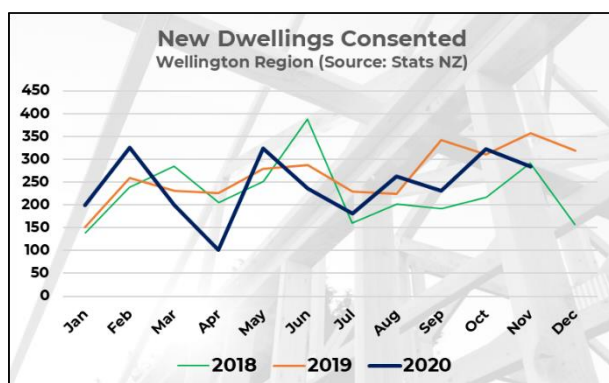
New Dwellings Consented: Auckland (Source: Stats NZ)				
	2018	2019	2020	% Change *
Jan	718	1,128	950	-16%
Feb	779	1,354	1,232	-9%
Mar	1,082	1,109	1,187	7%
Apr	1,163	1,043	894	-14%
May	1,530	1,657	1,367	-18%
Jun	1,001	1,152	1,439	25%
Jul	1,250	1,454	1,569	8%
Aug	1,298	1,407	1,391	-1%
Sep	854	1,143	1,734	52%
Oct	1,077	1,361	1,564	15%
Nov	1,172	1,120	1,740	55%
Dec	938	1,226	1,740	
<b>Total</b>	<b>12,862</b>	<b>15,154</b>		

\* % Change is 2020 over 2019 numbers

There were 1,740 new dwellings consented across the Auckland Region in December 2020. This is a massive increase of 55% over the 1,120 new dwellings consented in December 2019.

Year to date there have been 15,067 new dwellings consented across the Auckland Region, which is an 8.18% increase over the 13,928 dwellings consented for the same period in 2019.

## Wellington Region



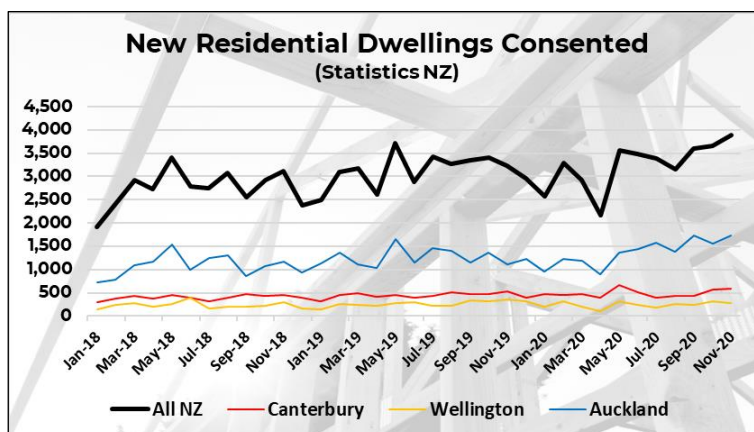
New Dwellings Consented: Wellington Region (Source: Stats NZ)				
	2018	2019	2020	% Change *
Jan	139	151	200	32%
Feb	239	259	326	26%
Mar	286	231	199	-14%
Apr	206	227	101	-56%
May	252	279	325	16%
Jun	389	288	237	-18%
Jul	160	229	181	-21%
Aug	202	225	263	17%
Sep	192	342	232	-32%
Oct	217	311	322	4%
Nov	292	358	284	-21%
Dec	157	320		
<b>Total</b>	<b>2,731</b>	<b>3,220</b>		

\* % Change is 2020 over 2019 numbers

There were 284 new dwellings consented across the Wellington Region in December 2020. This was a decline of 21% over the 358 new dwellings consented in 2019.

Year to date there have been 2,670 new dwellings consented across the Wellington Region. This is a decline of 7.93% over the 2,900 dwellings consented for the same period in 2019.

The graph below shows the number of new residential dwellings consented across all of New Zealand, Auckland, Wellington and Canterbury.



### Please Note:

The tables and graphs presented in this chapter have been compiled from data provided by Statistics New Zealand. Stats NZ includes all residential dwellings as part of its numbers, including Rest Homes, Secondary Dwellings, Ancillary buildings, etc.


The data included in the preceding chapters is based on data obtained directly from each of the Councils and only represents new residential dwellings. As such, the numbers in the Statistics New Zealand data are generally higher than that for the respective Canterbury Councils as provided in this report.

Stats NZ release their monthly figures approximately six weeks following the end of each calendar month. This means that at the time of this report the most up to date information available is for November 2020.

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.**

## CONTACT US

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