

Housing Capacity under the Christchurch District Plan at September 2025

Demand

Demand for additional housing in Christchurch City

Short (5 year)

11,208

Medium (10 year)

22,152

Long (30 year)

65,640

Based on High Projection + 20% Margin

(2018 Base, December 2021 Household Projections)

- The projections assume an average household size of 2.6 people per household.
- Extrapolation to 30 years is undertaken by StatsNZ through a customised data order prepared for Christchurch City Council (JOB-11790).
- Based on December 2021 household projections (2023 base household projections are not expected to be available until 2026).

Plan Enabled Capacity

Total Across All Zones

458,000

- Capacity from Residential, Commercial and Mixed Use zones, gross count.
- Based on historic and anticipated density assumptions.
- Qualifying Matter influence on 95,000 of this capacity.

Feasible Capacity

Total

68,200

Range

68,200 - 78,400

Residential Zones

50,800

High density & Mixed Use

9,800

Greenfield

7,600

- The upper end of the range includes development capacity that may be impacted by Qualifying Matters. Qualifying matters may or may not limit site development.
- Feasible capacity is a point-in-time assessment based on development conditions in mid-2025.
- Greenfield total is the remaining capacity of zoned but undeveloped greenfield areas based on an average of 15 houses per hectare density outcome.