

WAIMAKARIRI DISTRICT COUNCIL MEMO

FILE NO AND TRIM NO: DDS-14-05-12.09 / 241126208957

DATE: 26 November 2024

MEMO TO: Andrew Willis, Consultant Planner

FROM: Peter Wilson, Principal Policy Planner, Development Planning Unit

SUBJECT: New titles issued in the Waimakariri District between 2016 – 2024

1. The purpose of this memorandum is to provide a response to questions from Andrew Willis in relation to new titles issued in the Waimakariri District between 2016 – 2024, in order to inform his right of reply on Stream 12D Ohoka. These questions are set out below:
 - (a) How many private greenfield developer sections are greater than 600m²?
 - (b) What is the percentage of greenfield developer sections above 600m²?
 - (c) How many are between 500m² and 800m²?
2. My qualifications and experience are set out in Appendix C of the PDP Residential Rezoning s42A report. I confirm I have read the Code of Conduct for Expert Witnesses contained in the Practice Note issued by the Environment Court 2023 and I have complied with the Code when preparing this evidence.
3. I have analysed new private titles in the LINZ cadastre released since 1 January 2016 until 12 November 2024 within the Waimakariri District. I have broken these down by year to see the annual performance of the housing market during this time period.

Table 1: New private titles since 1 January 2016 and 12 November 2024, Waimakariri District

Date Range	Less than 400m ²	400m ² to 600m ²	600m ² to 800m ²	800m ² to 1000m ²	
1/01/2016	39	53	152	38	
1/01/2017	48	42	169	38	
1/01/2018	91	182	149	36	
1/01/2019	64	134	83	20	
1/01/2020	70	49	95	14	
1/01/2021	138	323	125	17	
1/01/2022	89	225	82	27	

1/01/2023	143	454	46	27	
Totals	682	1462	901	217	3262
%	21	45	28	7	

4. As a percentage of total, the sections between 600m² to 800m² represent 28% of the District's total, or between 600m²-1000m² as 35% of the District's total. I have not included sections above 1000m² in the analysis as I do not consider these to be urban.
5. I have summarised the number of sections between 500m²-800m².

Table 2: Sections between 500m²-800m²

Date Range	500m²-800m²
2016-01-01	190
2017-01-01	198
2018-01-01	212
2019-01-01	132
2020-01-01	110
2021-01-01	178
2022-01-01	144
2023-01-01	154
Sum	1450
%	44%

500m² to 800m² lot size locations since 1 January 2016

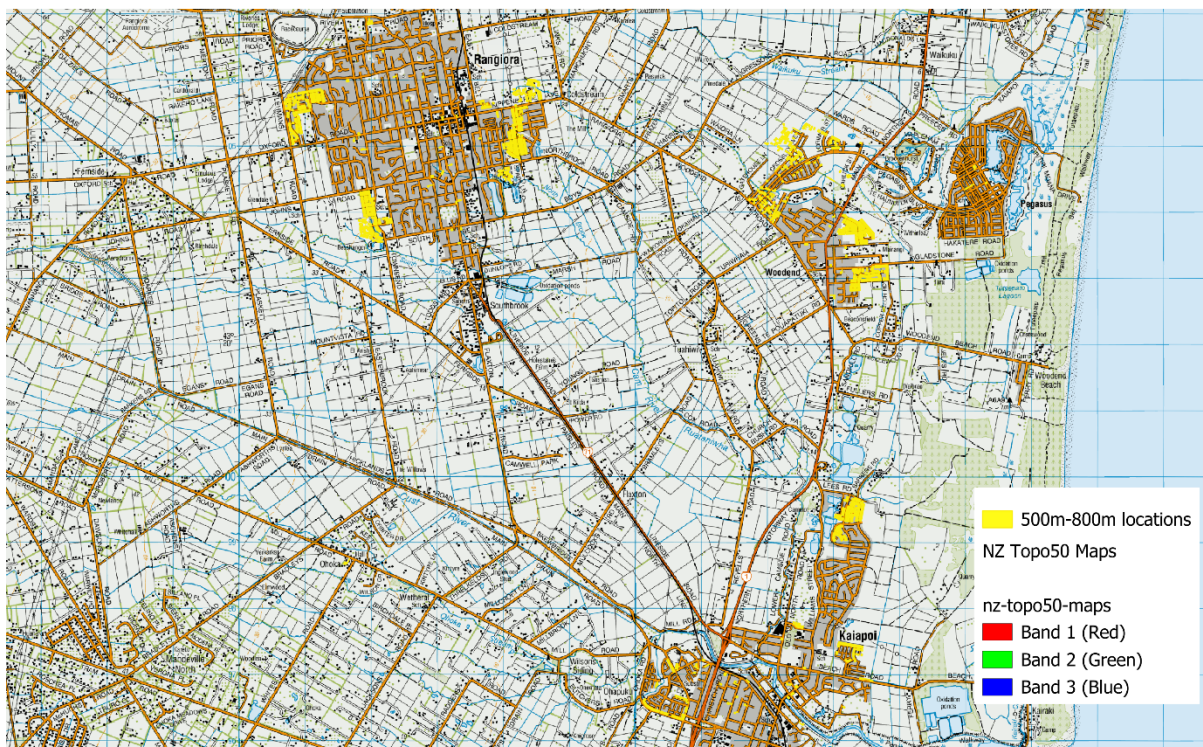


Figure 1: Location of 500m²-800m² sections

6. Figure 1 above shows the location of the 500m²-800m² sections. These are all located in and around the existing towns, for instance, the Arlington and Farmlands developments in North West Rangiora, Bellgrove North, and East Rangiora, Townsend Fields in South West Rangiora, Ravenswood, Freeman, and East Woodend at Woodend, Sovereign Palms, Beachgrove, and Silverstream at Kaiapoi.