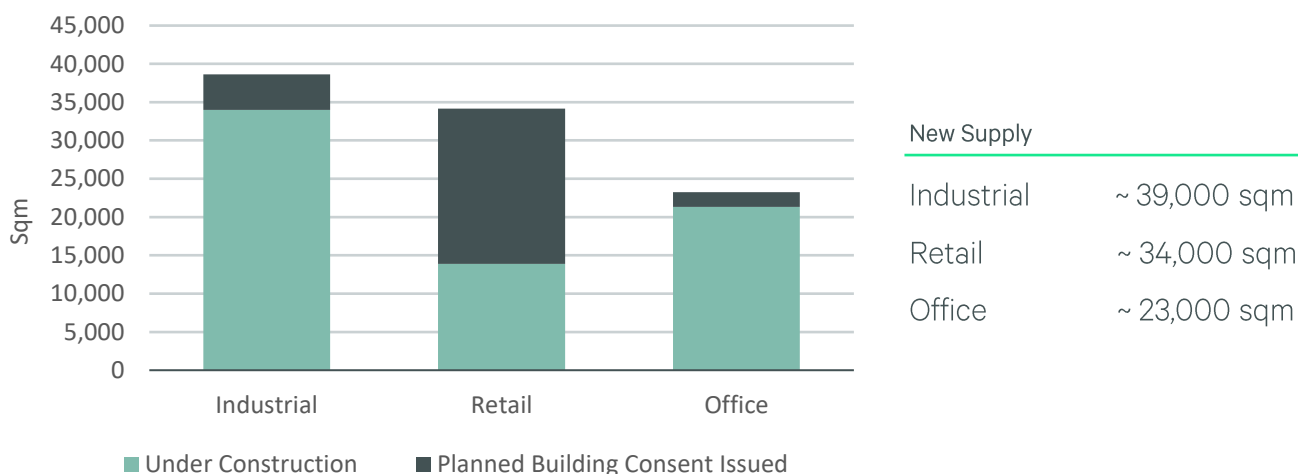


Christchurch New Development Pipeline

May 2026

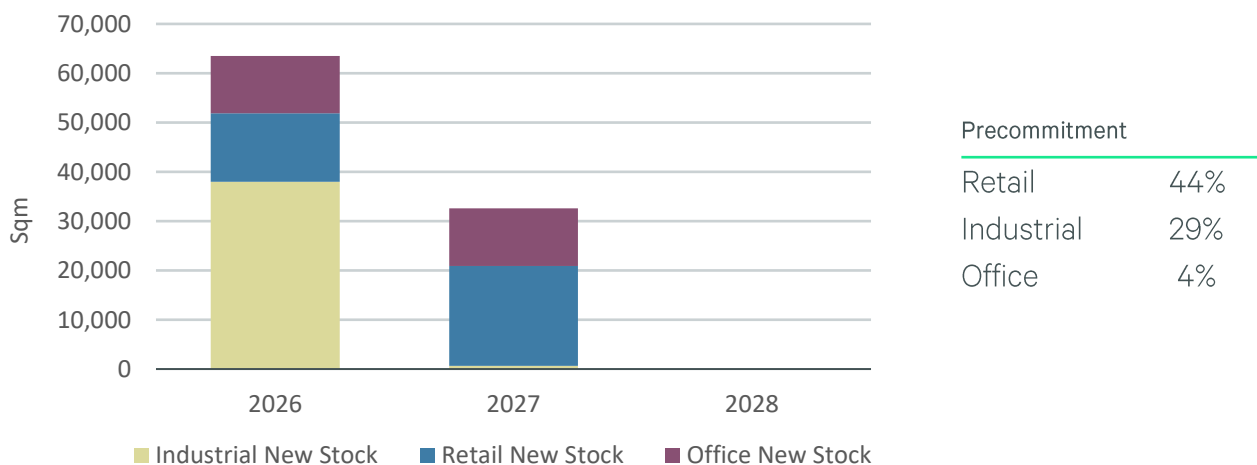
- Christchurch's active development pipeline comprises 28 office, retail, and industrial projects for which construction has either commenced or is scheduled to commence in the near term. Collectively, these projects are expected to deliver approximately 96,000 sqm of new commercial stock. The industrial sector accounts for the largest share of the pipeline, contributing 40% of total new stock, or approximately 39,000 sqm. Retail developments represent 36% (approximately 34,000 sqm), while office developments comprise the remaining 24%, equating to approximately 23,000 sqm.
- Rolleston and Hornby are the most active precincts for industrial developments, each with 7 projects, totaling circa 23,000 sqm and 11,000 sqm respectively. The other precincts with active new developments are Middleton (2 projects, providing circa 4,000 sqm) and Bromley (1 small project). Of the six new office developments, five are in Christchurch Central — three new builds and two major redevelopments. The suburban office market has one active project: 6 Hazeldean Road in Addington, a major redevelopment of over 6,500 sqm.
- In terms of pre-commitment, retail shows the highest level (44%), driven by fully committed large format retail centres, followed by industrial (29%) and office (4%).

FIGURE 1: Christchurch New Supply Pipeline by Development Stage



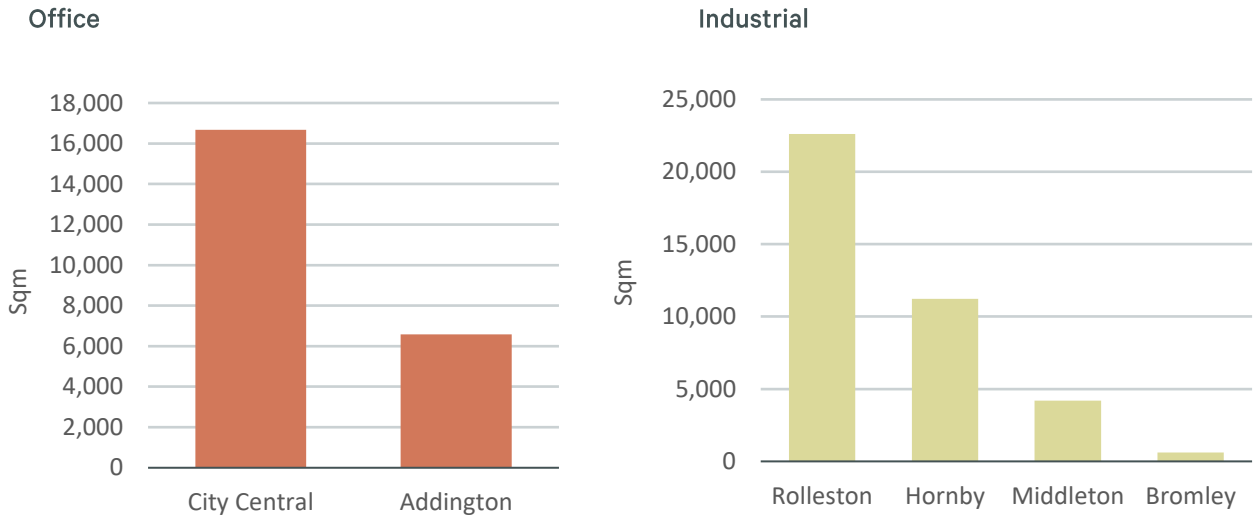
Source: CBRE Research

FIGURE 2: Christchurch New Supply Pipeline by Completion Year (excluding projects already completed in 2026)



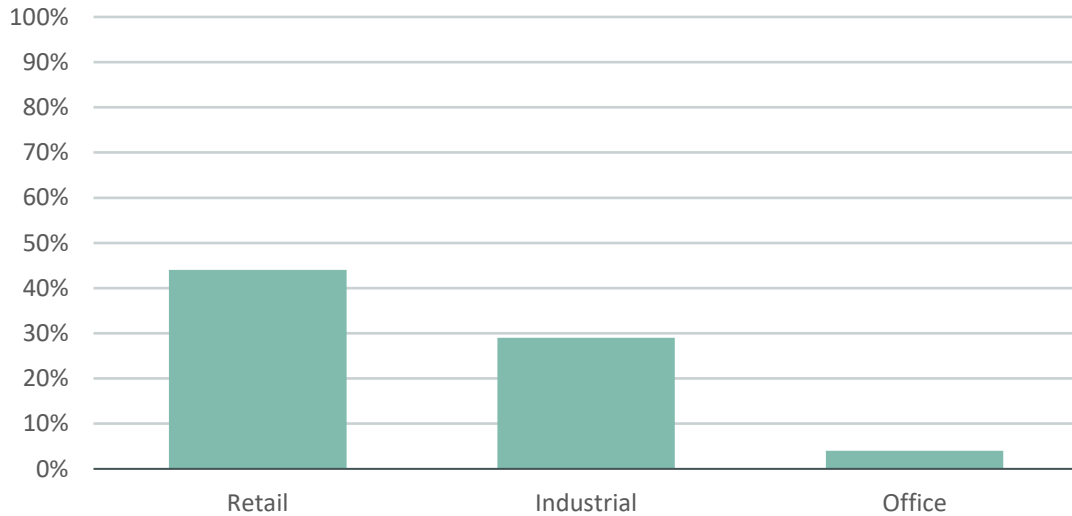
Source: CBRE Research

FIGURE 3: Top Locations for Active Developments



Source: CBRE Research

FIGURE 4: Active Development Pipeline Precommitment



Source: CBRE Research

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