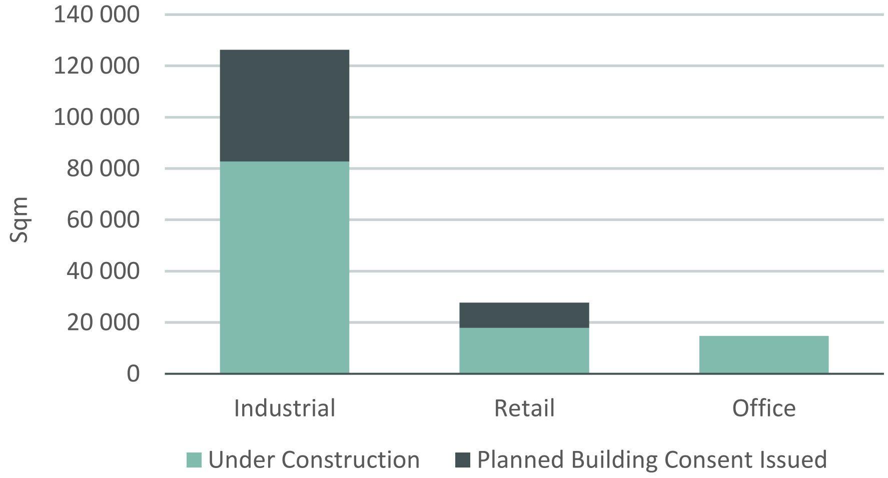
Christchurch New Development Pipeline

November 2025

- The active development pipeline in Christchurch, comprising office, retail and industrial projects where construction has either begun or is expected to start shortly, includes a total of 39 projects. This equates to roughly 169,000 sqm of new commercial stock. The industrial sector leads, representing 75% of the total new pipeline NLA, which is about 126,000 sqm. Retail developments make up 16% (around 28,000 sqm), while office developments account for the remaining 9% of the total new pipeline NLA (approximately 15,000 sqm).
- Hornby is, by far, the most active precinct for industrial developments, with 13 projects totalling circa 68,000 sqm, followed by Rolleston and Harewood, which combined have 11 active new developments (around 41,000 sqm). All four active new office developments in Christchurch are concentrated in Christchurch Central, being the largest project being built in Cambridge Terrace (5,500 sqm).
- In terms of pre-commitment, the retail sector shows the highest level, since most of the active projects have been fully pre-committed. The industrial sector also registers a good pre-commitment level, influenced mainly by assets that will be owner-occupied.

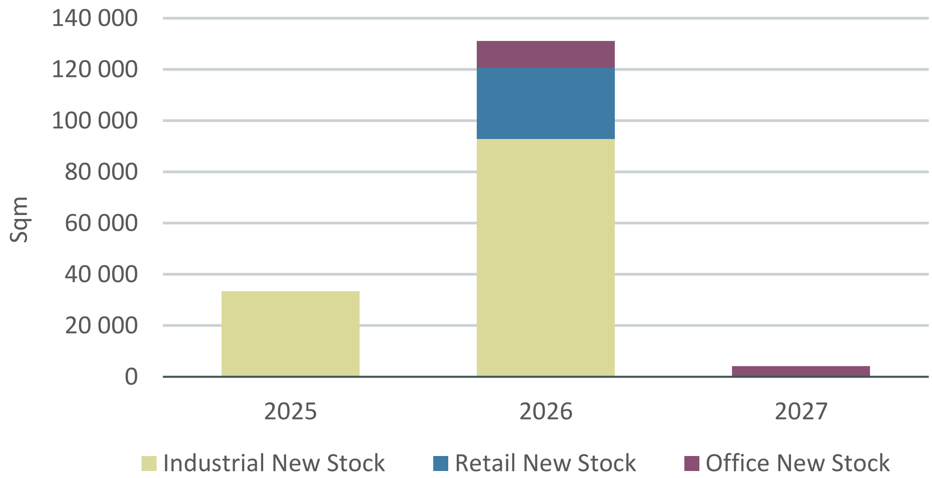
FIGURE 1: Christchurch New Supply Pipeline by Development Stage



New Supply	
Industrial	~ 126,000 sqm
Retail	~ 28,000 sqm
Office	~ 15,000 sqm

Source: CBRE Research

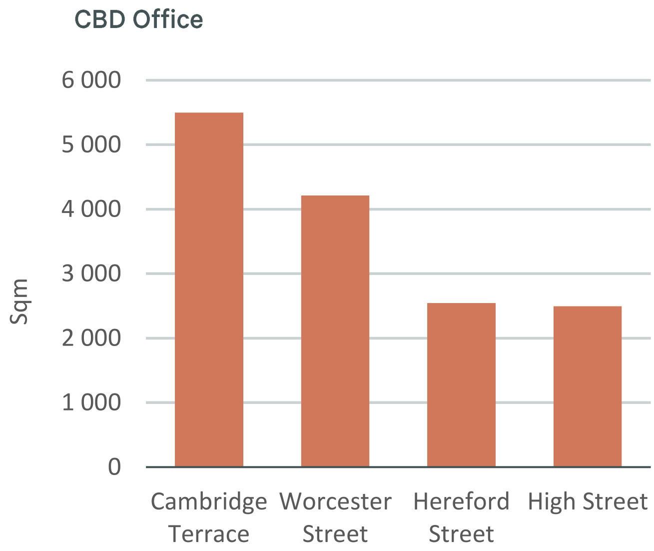
FIGURE 2: Christchurch New Supply Pipeline by Completion Year (excluding projects already completed in 2025)

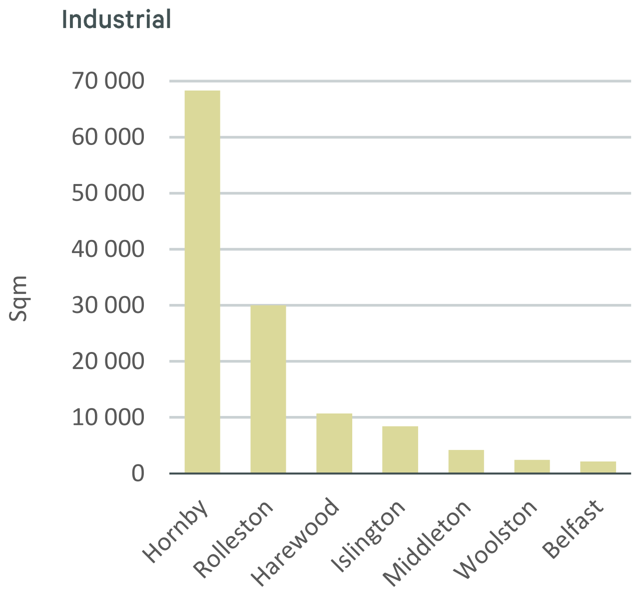


Precommitment	
Retail	73%
Industrial	63%
Office	11%

Source: CBRE Research

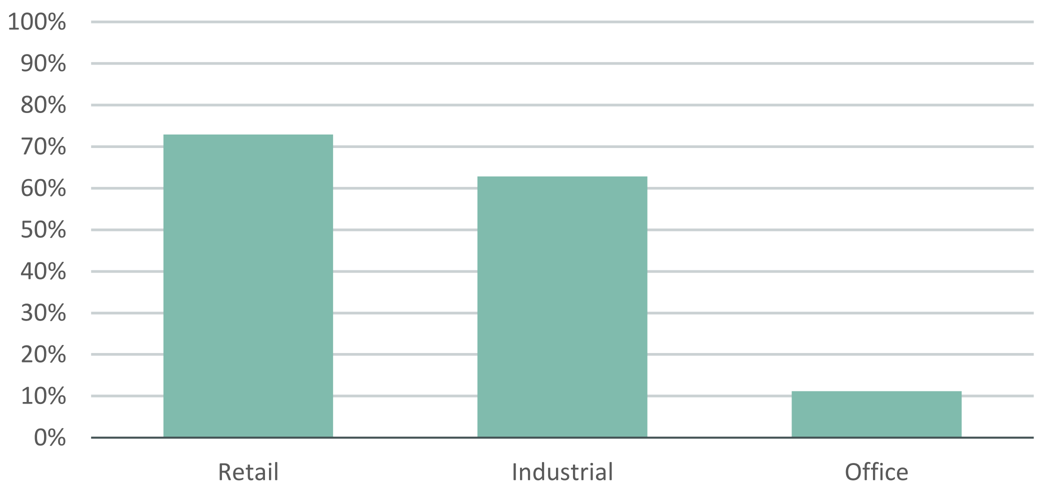
FIGURE 3: Top Locations for Active Developments





Source: CBRE Research

FIGURE 4: Active Development Pipeline Precommitment



Source: CBRE Research

Contacts

Zoltan Moricz
Executive Director
Head of New Zealand Research
zoltan.moricz@cbre.co.nz

Jorge Chang Urrea
Research Manager
New Zealand Research
jorge.changurrea@cbre.com