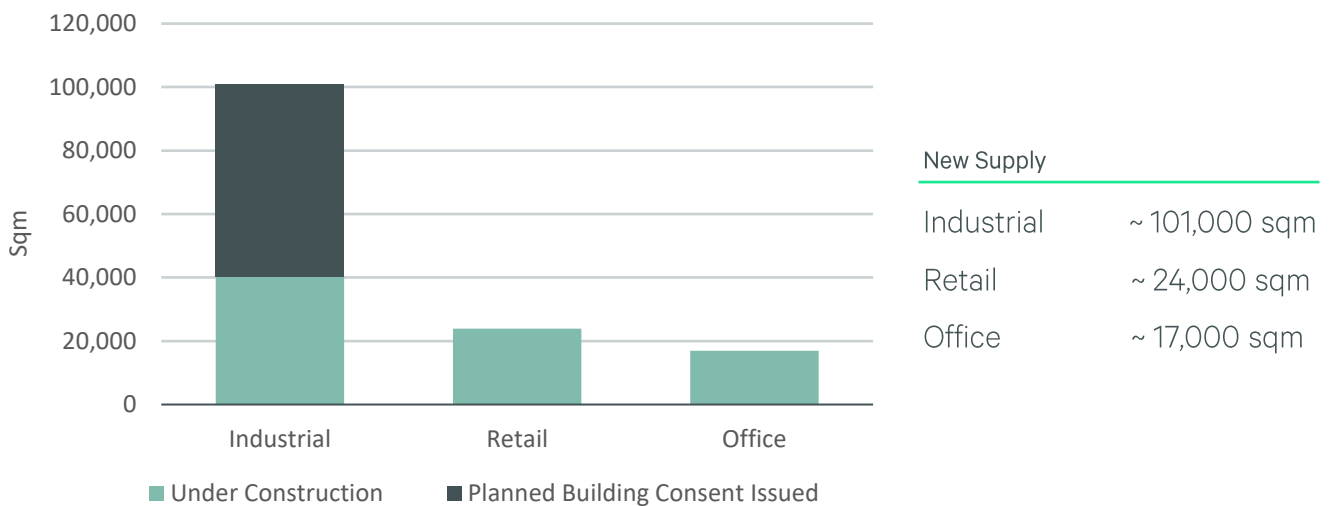


# Christchurch New Development Pipeline

May 2025

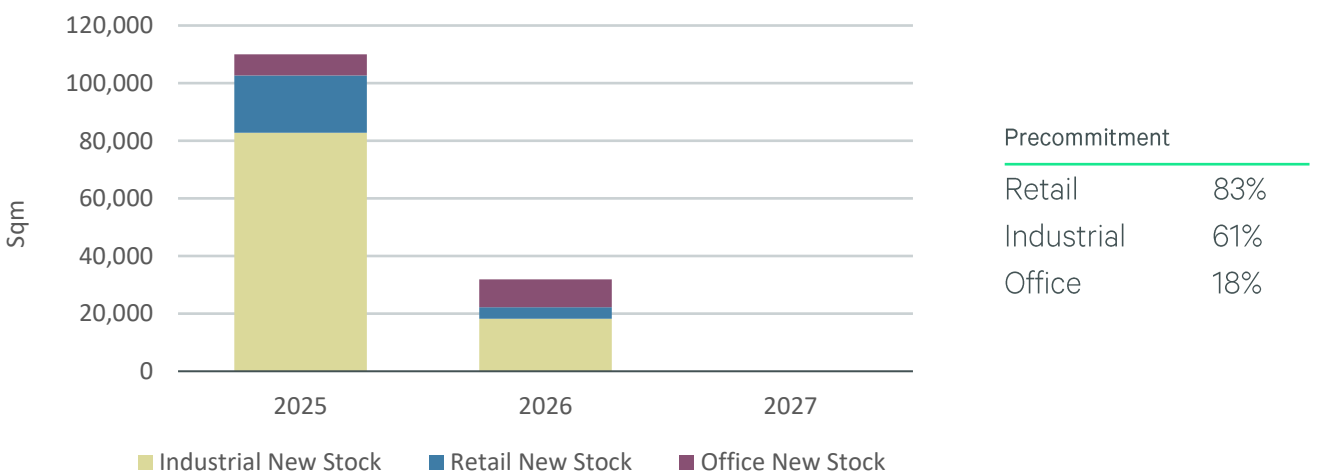
- The active development pipeline in Christchurch, comprising office, retail and industrial projects where construction has either begun or is expected to start shortly, includes a total of 35 projects. This equates to roughly 142,000 sqm of new commercial stock. The industrial sector leads, representing 71% of the total new pipeline NLA, which is about 101,000 sqm. Retail developments make up 17% (around 24,000 sqm), while office developments account for the remaining 12% of the total new pipeline NLA (approximately 17,000 sqm).
- Hornby is, by far, the most active precinct for industrial developments, with 14 projects totalling circa 57,000 sqm, followed by Rolleston and Middleton, which combined have seven active new developments (around 32,500 sqm). All five active new office developments in Christchurch are concentrated in Christchurch Central. Within Christchurch’s CBD, High Street is the most active area in terms of number of new developments, with two new office buildings under construction. However, the largest active office project is being built in Cambridge Terrace (5,500 sqm).
- In terms of pre-commitment, the retail sector shows the highest level, since most of the projects under construction 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**



Source: CBRE Research

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



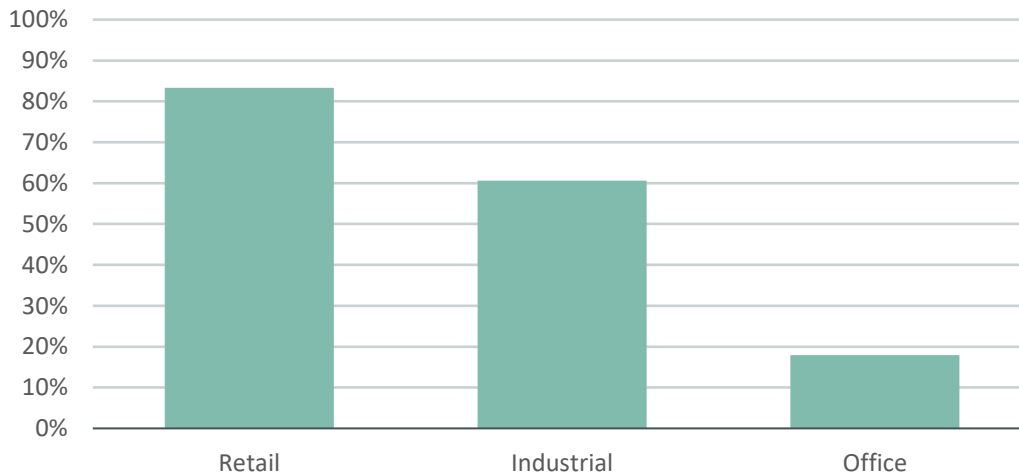
Source: CBRE Research

**FIGURE 3: Top Locations for Active Developments**



Source: CBRE Research

**FIGURE 4: Active Development Pipeline Precommitment**



Source: CBRE Research

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