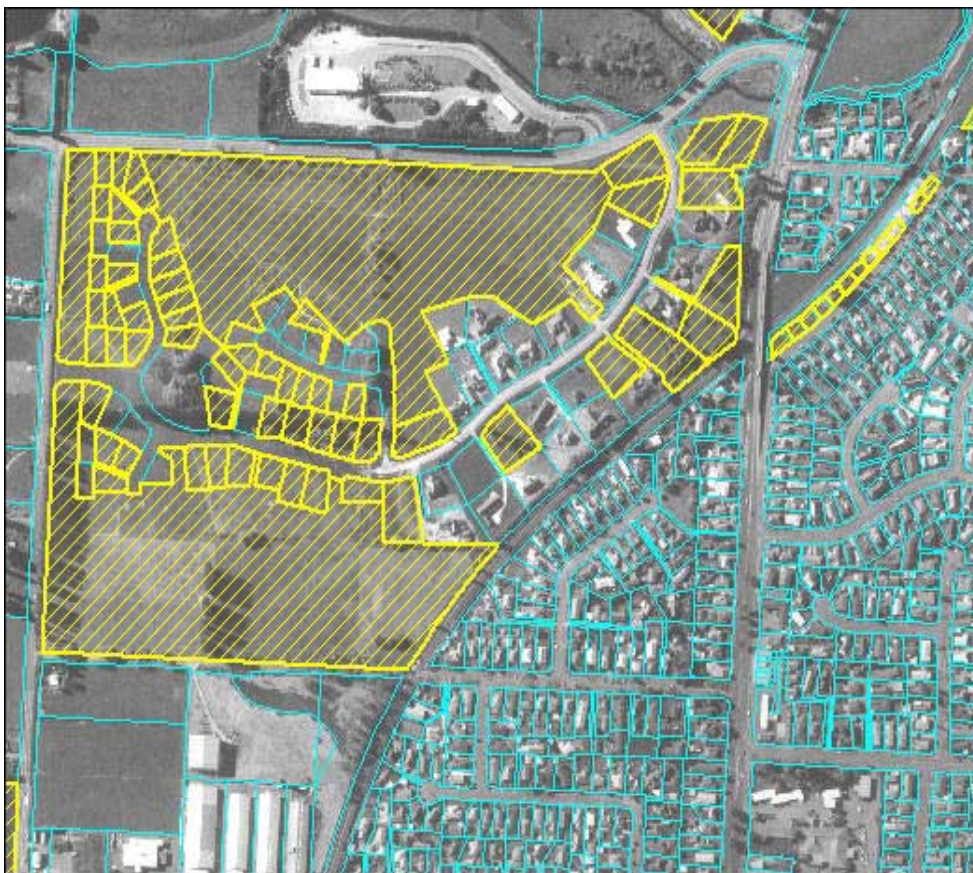


Vacant Residential Land

June 2000



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Technical Report 01/4
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Key Points

- 1465 hectares of vacant residential land in Christchurch at the end of June 2000.
- There are 3300 vacant lots¹ totaling 280 hectares. This was an increase of 24 per cent on the total at June 1999.
- Takeup of vacant residential land was the lowest since 1994 at 64 hectares.
- 12 per cent (370 parcels) of vacant lots in L1*, LH* and LRS will need a resource consent to be built on due to site size criteria.
- The potential to subdivide existing vacant lots could add an additional 1000 new lots using minimum site size criteria.
- Undeveloped land makes up the largest portion of vacant land with 1106 hectares.
- An additional 456 hectares of vacant land may become available depending on Environment Court appeals and other constraints being met on deferred land.

¹ Vacant Land Classifications:

- **Vacant Lot:** A land parcel under 4000m², which tend to have access and are serviced. These pieces of land are theoretically ready to be built on. Part sections available through cross-leasing are not included.
- **Potential for Development:** A land parcel greater than 4000m² and less than 1 hectare, which has an existing dwelling or is being used for a non residential purpose e.g. greenhouse or garden etc. These lots would require subdivision before being built on.
- **Undeveloped Land:** Land parcels greater than 4000m² and not classified as Potential for Development. These would generally be subdivided before being built on.
- **Under Appeal:** includes those areas zoned residential in the City Plan Decisions released in May 1999, and are vacant, but have had appeals to the Environment Court lodged against them.
- **City Plan Zoning Deferred:** are areas which are proposed to be zoned residential as a result of the City Plan, but require additional conditions to be met before they are able to be developed as urban.

Introduction

This report presents a summary of the Vacant Residential Land Register at the end of June 2000.

The vacant land register was originally compiled in 1981 by the Canterbury United Council from records supplied by the then existing local authorities. The responsibility for the maintenance of the vacant land register was transferred to the Christchurch City Council in 1992. There are two separate parts to the vacant land register. The industrial component lists all vacant industrial land. The residential component (reported here) lists all vacant residential properties and vacant undeveloped land. The vacant residential land register was migrated to a GIS in the year to June 1998 and has subsequently been maintained in this system.

The register is updated annually at the 30th of June using:

- Building consents issued during the previous year (a site is considered built on if a consent has been issued).
- Deposited subdivisions during the previous year - New subdivisions are added to the Council's GIS parcel layer as the plans are deposited. At the end of June each year a copy of the GIS parcel layer is compared with the previous years parcels and new subdivisions are identified. This moves land from the vacant undeveloped category to the vacant land category.
- Zone and designation changes (ie City Plan changes, transport designations, open space reserve notifications etc).
- Other adjustments, ie subdivision of a large lot with an existing house - these lots become listed as vacant sections. Occasionally an adjustment is made when land is found to be vacant but not included in the original vacant land figures.

A detailed discription of the process used to update the vacant residential land register will be outlined in the Technical Report: Vacant Residential Land Updating - Methodology (not completed at 3/2001).

Notes on Vacant Residential Land at June 2000

Total Vacant Residential Land

At the end of June 2000 there was a total of 1,464.7 hectares on vacant residential land in Christchurch City. The majority of this is undeveloped greenfield sites (1106ha), while 280 hectares has been subdivided into lots that can be readily built on. There was also 74.8 hectares of land parcels which are between 0.4 and 1 hectare in size which are classified as having potential for development.

In addition to the land available, there is land zoned urban that cannot be developed until the outcome of Environment Court appeals are resolved (295 ha) or constraints on the development of deferred land are mitigated (162 ha). This could potentially increase the amount of vacant land to 1920 hectares.

The distribution of vacant land in the City is shown in Figure 1. This is based on six urban growth areas shown on the map in the Appendix. The majority of the vacant land is spread between the hills, the northeast, the southwest and the northwest in decreasing order. There is very little vacant residential land in the inner city as would be expected.

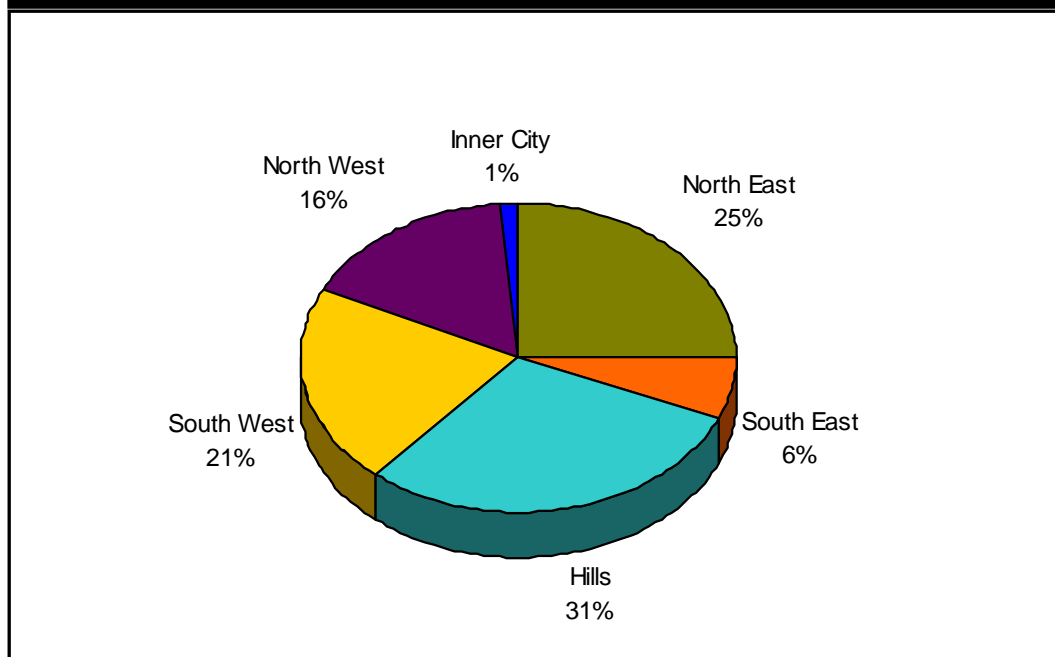
The greatest proportion of vacant land (67%) is in the suburban residential zones (e.g. L1, L1A-L1E, and SP (Wigram)). Eighty per cent of this land is still undeveloped. The next largest contribution is in the Living Hills zones (28%) with the remaining in the higher density zones are around suburban focal points and the inner city. There is a small amount of vacant land in the rural settlements (LRS zones) such as Brooklands, however this is only 2 per cent of the total vacant land.

The area units with the greatest amount of vacant land include:

- Sawyers Arms, Marshlands, Styx and Parklands in the North of the City;
- Halswell East in the South; and
- Moncks Bay and Cashmere East on the Hills.

Combined these area units account for 50 per cent of the land in the vacant residential land register.

Figure 1. Vacant Residential Land at June 2000 - by Urban Growth Areas



Source: Christchurch City Council Vacant Residential Land Register 2000

Generally most of the vacant land in the City is located around the margins of the urban area. This is shown on the map of vacant residential land in the Appendix. The vacant land within the urban area tends to be vacant lots, either historically vacant or the result of infill subdivisions or redevelopment, or potential for development sites.

Vacant Lots

At June 2000 there were just over 3300 individual vacant lots making up the 280 hectares classified as vacant lots. This was an additional 630 lots compared with the total at June 1999, an increase of 24 per cent. This increase in vacant lots is possibly the result of the subdivision of green field sites around the edge of the City that have been rezoned with the notification of the City Plan in June 1999.

Figure 2 shows the distribution of the area of individual vacant lots in the register. The average and median lot sizes are 850m² and 740m² respectively. Over 80 per cent of vacant lots are under 1000m².

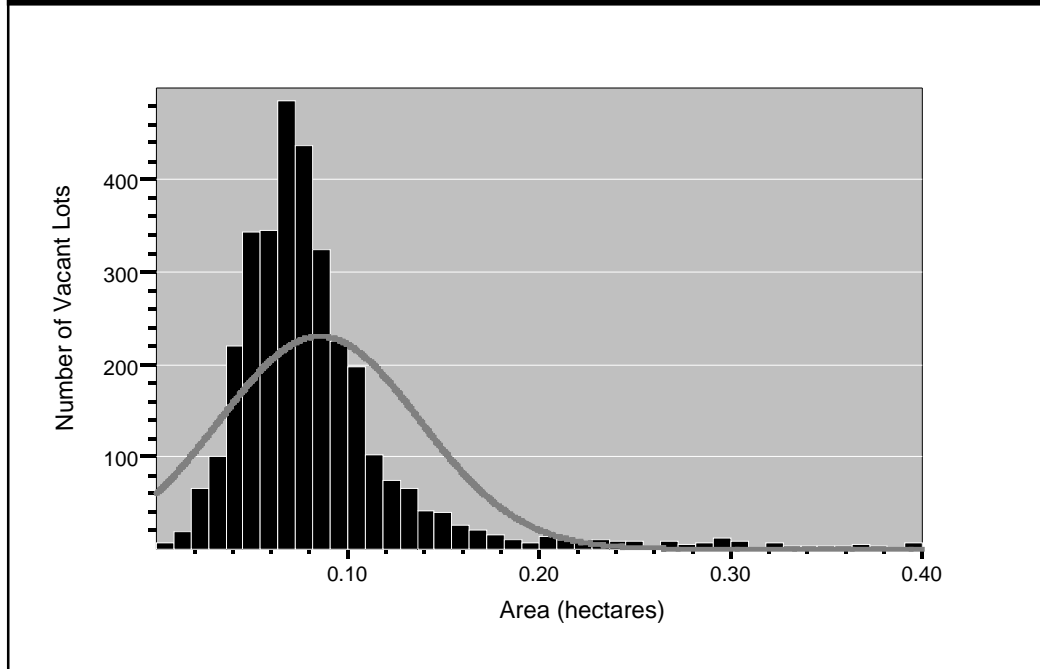
Table 1 provides a summary of vacant lots in each zone that have minimum site size rules and identifies the number of vacant lots that have current site areas below the minimum site size and would therefore need a resource consent to be built on. The table also shows the number of vacant lots that have the potential to be further subdivided (using a simple formula of 2 times the minimum site size as the criteria). This method ignores additional restrictions such as rules relating to SAMs, which will only influence a small number of sites and should not impact on the overall proportions.

The results in Table 1 show that 12 per cent of vacant lots have a site size that will require resource consent under the Christchurch City Plan to have a dwelling built on it. Most of these are in Living 1, Living Hills and in the rural settlements (LHA). There are also vacant lots that have the potential to be further subdivided. This could result in an additional 1000 vacant lots based on the minimum site size for each zone.

Area units with the largest number of vacant lots include:

- Styx, Marshlands, Styx Mill and Belfast in the north;
- Cashmere East, Moncks Bay, Sumner, Heathcote Valley, Mt Pleasant and Westmoreland on the hills;
- Ferrymead in the southeast; and
- Wigram in the southwest of the city.

Figure 2. Area of Vacant Residential Lots



Source: Christchurch City Council Vacant Residential Land Register 2000

Table 1. Proportion of Vacant Lots below minimum site size or able to be further subdivided by zone, June 2000

Zone	Min. Site Size	Lots below Minimum Site Size			Lots which have the potential to be subdivided				Total No of Lots	Total Area of Vacant lots in Zone
		No of Lots	% n	Area (ha)	No of Lots	% n	Potential No. New Sites	Area (ha)	n	(ha)
Living 2	330m ²	31	18%	0.9	46	27%	129	4.9	173	10.1
Living 1, L1A, SP(Wigram)	450m ²	183	11%	6.9	349	22%	972	48.8	1940	150.3
Living Hills	650m ²	76	10%	3.7	164	21%	437	32.6	770	85.0
LRS	1000 m ²	53	44%	4.6	2	2%	5	0.7	120	12.3
LHA	1500m ²	15	54%	1.8	3	11%	6	1.1	28	4.8
L1B	2000 m ²	12	80%	1.9	0	0	0	0	15	3.1
Total		370	12%	19.8	564	18%	1549	88.1	3046	265.6

Note: Zones L3 to L5 have been excluded from this table, as they do not have minimum site sizes. L1E has also been excluded because of different minimum sites size rules dependent on the lots relationship with the airport noise contours and the small amount of land involved.

The number of area units on the Hills indicates that the vacant lots on the Port Hills are distributed across the Hills rather than in one or two distinct subdivisions or locations.

Take Up of Vacant Lots

63.6 hectares of vacant land were used for new residential buildings (45.9ha), roads and reserves (17.7ha) in the year to June 2000. This was equivalent to 457 vacant lots used for building activity, the majority of these were from the area units of Wigram, Marshland, Styx, Styx Mill and Belfast. While Ferrymead, Travis, Sawyers Arms and Cashmere East contributed a significant amount of vacant residential land to reserves and roads (Table 6. Take-up of Vacant Residential Land July 1999 - June 2000 in the Appendix).

The rate of take up of vacant land was significantly lower than previous years. Take up was 15 hectares less than any time since 1994. This low rate of take up reflected the new building market (Building Consent 2000 Technical Report) where building consents issued in the year to June 2000 were the lowest since 1992.

The area units which have had the greatest take up since July 1993 include:

- Marshlands, Styx, Travis, Parklands and Styx Mill in the North
- Cashmere East and Moncks Bay on the Hills;
- Bexley in the South East; and
- Oaklands in the South of the City. (Table 7 in the Appendix).

Potential for Development

Just less than half the 75 hectares of the vacant residential land classed as Potential for Development is on or near the Port Hills. The main area units with potential for development land are: Cashmere East, Heathcote Valley, Mt Pleasant, Moncks Bay, Sumner and Kaimahi in decreasing order (Appendix, Table 5). The remainder of this class of land is spread relatively evenly throughout the rest of the City.

The high proportion of Potential for Development lots on the hills probably reflects the nature of hill subdivisions, where traditionally they have had large section sizes due to constraints such as topography and access. The area units covering the Port Hills also include the valleys at the base of the hills, which have traditionally been used for market gardening and include sites that are currently being used for nurseries and greenhouses.

Undeveloped Vacant Land.

Undeveloped vacant land is the largest component of vacant residential land. The majority of it is in suburban living zones (70 per cent) and the Living Hills zones (24%), with the remainder in the higher density suburbs and rural settlements.

The following area units have over 50 hectares of undeveloped land and combined account for 60 per cent of the undeveloped land in the Register. These area units are in decreasing order Halswell East, Sawyers Arms, Marshlands, Moncks Bay, Parklands, Cashmere East and Styx. In fact Halswell East (216.4ha) and Sawyers Arms (113ha) area units together account for 30 per cent of the undeveloped vacant residential land in the Register.

Although the maximum size of undeveloped lots is 55 hectares, the majority of undeveloped parcels are less than 3 hectares (75th percentile) with the median size 1.4 hectares. However, many of these smaller land parcels are adjacent to each other and can be combined into larger subdivisions. For example the Applefields development (Northwoods) in Belfast is composed of 36 lots with an average size of 3.2 hectares which combined will make a residential area of 113 hectares.

Under Appeal and Deferred

As a result of the Council's decisions on the City Plan released in May 1999, a large amount of land was rezoned from rural to urban. Some of the rezoning decisions have been appealed to the Environment Court, subsequently these areas under appeal are not available to be built on until these appeals have been resolved, and it is possible that they may revert to a rural zoning. These areas have been classified as Under Appeal in the vacant residential land register.

There are other recently rezoned areas that are also under appeal, however the reason for the appeal is not whether the land should be residential or not, but are on the actual nature of the residential development. These areas are included in the vacant residential land as either undeveloped or vacant lots depending on their individual characteristics.

The appealed land is predominantly in the area units of Marshlands and Kennedy's Bush with 75 and 69 hectares respectively. The area units of Broomfield, Mt Pleasant, Cashmere West, Sawyers Arms, Hawthorndon, Heathcote Valley and Islington have smaller amounts of land under appeal between 10 and 30 hectares each.

The fate of this land should be decided in the next couple of years and it will either be added to the land available for development or removed entirely from the register.

In addition to areas under appeal, there were areas rezoned to residential as a result of Council Decisions in 1999 that cannot be developed immediately. These have constraints on development that need to be addressed before it can occur. Constraints include the availability of sewerage infrastructure, waiting until reserve land has been vested with the Council or until a variation or plan change has been notified which introduces an outline development plan for the area. Several of these areas also have appeals to the environment court against them as well, however they are classified in the vacant residential land register as Deferred.

Of the 162 hectares of deferred vacant residential land almost all of it is in the southern and southwestern area units of Yaldhurst, Kennedys Bush and Halswell East (155 hectares, 96% of all deferred land), with the remaining 4 per cent in Moncks Bay. These areas are also highlighted on Map 3 in the Appendix.

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Table 1. Vacant Land Balance Sheet, June 1999 - June 2000

Vacant Land As At June 1999

Vacant Lots	(number of lots = 2684)	237.7 ha
Potential For Development		78.8 ha
Undeveloped		1140.6 ha
Wigram (SP) Zoned Vacant Land		37.5 ha
Total Available Vacant Land - June 1999		1494.64 ha

Vacant Land under Appeal	304.0 ha
Vacant Land With Deferred Zoning	161.1 ha

Total Vacant Land - June 1999 **1959.7 ha**

Land Added	City Plan and Other Additions	35.1 ha
	Infill Subdivision	21.2 ha

Total Land Added **56.3 ha**

Land Used	Roads/Reserves	17.7 ha
	New Dwellings/Units	45.9 ha
	Land Removed due to City Plan changes and other Adjustments	23.3 ha

Total Land Used **86.9 ha**

Change in Vacant Land	Land Added - Land Used	-30.6 ha
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Vacant Land As At June 2000

Vacant Lots	(number of lots =3314)	283.1 ha
Potential For Development		74.8 ha
Undeveloped		1106.2 ha
Total Available Vacant Land - June 2000		1464.0 ha

Under Appeal	294.9 ha
Decisions Deferred	161.7 ha

Total Vacant Land - June 1999 **1920.6 ha**

NOTES:

Two new categories were added for the June 1999 Update, but have been excluded from the total residential vacant land:

Under Appeal - includes those areas zoned residential in the City Plan Decisions released in May 1999, and are vacant, but have had appeals lodged against them.

City Plan Zoning Deferred: are areas which are proposed to be zoned residential as a result of the City Plan, but require additional conditions to be met before they are able to be developed as urban.

Wigram (SP) Zoned Vacant Land - the area in the Wigram special purpose zone which has Living 1 zone rules applying to it. (This was only used for June 1999 - Wigram special purpose land incorporated in other classes since then).

**Table 2. Residential Vacant Land by Zone
as at June 2000**

Zone	Vacant Lot		Potential for Development	Undeveloped Land	Total Available Vacant Land	Land under Appeal*	Land With Zoning Differed
	Number of Lots	Area (ha)	Area(ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
L1	1616	121.2	35.1	544.4	700.8	17.1	
L1A	230	21.7	4.5	173.6	199.9	54.4	
L1A_DEF							102.0
L1B	15	3.1	0.8	28.1	32.0	73.5	
L1C	1	0.0			0.0	16.0	
L1E	27	3.8		2.2	6.1		
L2	173	10.1		6.4	16.6		
L3	166	8.6		25.6	34.2	0.3	
L4A	18	1.1			1.1		
L4B	14	0.8		0.5	1.4		
L4C	20	1.7			1.7		
L5	22	1.3			1.3		
LH	770	85.0	33.9	223.7	342.6	3.4	
LHA	28	4.8		41.0	45.9	20.5	
LHA_DEF							59.7
LHB				15.6	15.6	103.2	
LRS	120	12.3	0.4	12.9	25.7	6.5	
SP(WIGR)	94	7.4		32.0	39.4		
Total	3,314.0	283.1	74.8	1,106.2	1,464.0	294.9	161.7

Under Appeal - includes those areas zoned residential in the City Plan Decisions released in May 1999, and are vacant, but have had appeals lodged against them.

City Plan Zoning Deferred - are areas which are proposed to be zoned residential as a result of the City Plan, but the final council decisions have been deferred.

Table 3. Summary of Vacant Residential Land 1984 - 2000

Year Ended	Vacant Lots		Undeveloped (ha)	Under Constraint # (ha)	Potential for Development (ha)	Wigram (SP) ² (ha)	Total Available Vacant Land (ha)	Change in Vacant land p.a (ha)	Under Appeal or Zoning Deferred ¹ (ha)
	No.	Area (ha)							
31.3.84	3,587	283.0	858.2	404.5			1,545.7		
31.3.85	3,222	271.7	889.9	365.0			1,526.6	-19.1	
31.3.86	3,096	263.4	842.5	361.8			1,467.7	-58.9	
31.3.87	3,272	271.0	787.3	392.0			1,450.3	-17.4	
31.3.88	3,291	271.1	765.0	409.0			1,445.1	-5.2	
31.3.89	3,158	280.9	757.5	345.4			1,383.8	-61.3	
31.3.90	2,855	254.6	924.0	64.0			1,242.6	-141.2	
31.3.91	2,900	262.1	892.6	64.0			1,218.7	-23.9	
30.6.92	2,638	217.7	914.3	64.0			1,196.0	-22.7	
30.6.93	2,562	210.1	928.8	26.1			1,165.0	-31.0	
30.6.94*	2,376	228.7	710.5	139.1			1,078.3	-86.7	
30.6.95	2,221	217.9	667.5	135.1			1,020.5	-57.8	
30.6.96~	2,925	278.4	589.3		158.7		1,026.5	6.0	
30.6.97	2,980	281.7	536.6		194.0		1,012.3	-14.2	
30.6.98^	2,531	226.4	663.7		78.3		968.3	-44.0	
30.6.99&	2,684	237.7	1,140.6		78.8	37.5	1,494.6	526.3	465.1
30.6.2000	3,314	283.1	1,106.2		74.8		1,464.0	-30.6	456.5

Notes

#Land under constraint has fluctuated between 1990 and 1994 due to the changing status of land at Travis Swamp.

*During 1994 the register was audited, the figures reported here are the audited figures.

~During 1995/96 year a new category was added to the Vacant Land Register. Potential for development includes all land over 4000m2 which already has 1 dwelling on it. This resulted in an addition of approx. 40 hectares to the register. At the same time the Land Under Constraint Category was removed and the land added to the appropriate categories.

^Between June 1997 and June 1998 the register was audited and migrated into a GIS. This resulted in small changes to the base data and a different updating process. The definition for 'Potential for Development' was changed to only include land between 4000m2 and 1 hectare. Land over one hectare with a dwelling on it is now included in the Undeveloped Land category.

& In May 1999 City Plan Decisions were released which zoned an additional area of residential land, much of which has been added to the Vacant Land Register. Some of this land is still under appeal, or has had the decisions deferred. The vacant land which is still under appeal or has had the zoning deferred have been included in a separate category, and has been excluded from the total vacant land. Land which is zoned as special purpose in Wigram which can be developed as Living 1 is also attached as an additional category, it is included in the total vacant land. Since 1999, the vacant residential land in the Wigram Special purpose zone has been assigned to the most appropriate category from Vacant lots, Potential and Undeveloped.

Potential for Development Category: This category was introduced into the register to allow for large residential sites (over 4000m2) which had an existing dwelling and therefore was not technically 'vacant'. There are two main types of sites included in this category, sites with a large house and garden within the city and sites with a house and market garden on the edge of the city. In most cases, these sites have the potential to be subdivided whilst still leaving the character of the existing house and garden intact.

Table 4. Residential Vacant Land Trends 1994 - 2000

Subdivision of Vacant Land, 1994-2000

Year Ended June	Subdivision of Vacant Undeveloped Land			
	Number of New Lots Created	Area of Land Subdivided into New Lots	Area of Land taken for Roads and Reserves	Total Land Subdivided
1994	875	77.0	17.7	94.7
1995	494	42.7	13.1	55.8
1996	1151	99.1	32.9	132.0
1997	618	51.7	24.9	76.6
1998	448	33.8	19.2	53.0
1999	725	62.0	16.5	78.5
2000	588	46.7	17.7	64.4
<i>Annual Average</i>	<i>700</i>	<i>59.0</i>	<i>20.3</i>	<i>79.3</i>

New Dwellings and Units Built on Vacant Land, 1994-2000

Year Ended June	Number of Lots Taken for New Dwellings and Units	Area of Land Taken for New Dwellings and Units (ha)
1994	780	63.7
1995	758	68.3
1996	605	54.9
1997	704	56.6
1998	861	59.8
1999	1110	76.8
2000	457	45.9
<i>Annual Average</i>	<i>754</i>	<i>60.9</i>

Take Up of Vacant Residential Land, 1994 - 2000

Year Ended June	Take up (ha)
1994	81.41
1995	81.41
1996	87.82
1997	81.54
1998	78.98
1999	93.32
2000	63.62
<i>Annual Average</i>	<i>81.16</i>

**Table 5. Residential Vacant Land by Area Unit
at June 2000**

Area Unit	Vacant lots		Potential for Development	Undeveloped Land	Total	Under Appeal	Deferred City Plan Zoning
	Number	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Addington	10	0.5			0.5		
Aorangi	26	2.2			2.2		
Aranui	33	2.6	0.9	3.6	7.0		
Avon Loop	55	3.6			3.6		
Avondale	5	0.3			0.3		
Avonhead	16	1.0			1.0		
Avonside	6	0.3	0.7		1.1		
Barrington North	37	2.7		3.3	6.0		
Barrington South	4	0.2			0.2		
Beckenham	13	1.0	0.5		1.4		
Belfast	88	6.2		19.2	25.4		
Bexley	65	4.3		6.4	10.7		
Bishopdale	1	0.1			0.1		
Bromley	26	1.7	1.3	8.4	11.3		
Broomfield	8	0.8	0.6	0.6	2.0	28.3	
Bryndwr	17	1.6	0.4		2.0		
Burnside	8	0.6	0.6		1.2		
Burwood	7	0.8	0.5	4.3	5.6		
Casebrook	8	0.5		2.3	2.8		
Cashmere East	193	19.9	10.3	55.2	85.4		
Cashmere West	62	6.1	0.7	22.1	28.8	20.7	
Chisnall	29	2.6	0.9	2.0	5.5		
Dallington	30	2.1			2.1		
Deans Bush	6	0.3			0.3		
East Linwood	19	1.7		2.1	3.7		
Edgware	22	1.4			1.4		
Ensors	20	0.9			0.9		
Fendalton	22	1.7	1.0		2.7		
Ferrymead	107	7.6	2.6	29.3	39.5		
Hagley Park	4	0.6			0.6		
Halswell East	3	0.5	1.0	216.4	217.9		39.4
Halswell South	8	0.7	1.5		2.1		
Halswell West					0.0	1.4	
Harewood	56	4.6		14.3	18.9		
Hawthornden	54	4.0	0.8		4.8	16.0	
Heathcote Valley	91	8.1	7.8	30.7	46.6	14.5	
Hillmorton	3	0.2		13.2	13.4		
Holmwood	8	0.7	1.9		2.5		

Area Unit	Vacant lots		Potential for Development	Undeveloped Land	Total	Under Appeal	Deferred City Plan Zoning
	Number	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Hoon Hay	11	0.7			0.7		
Hoon Hay South	2	0.1			0.1		
Hornby North	7	0.5		1.2	1.7		
Hornby South	23	1.1		1.9	3.0		
Ilam	17	1.4			1.4		
Islington	10	0.7			0.7	13.9	
Jellie Park	52	4.1			4.1		
Kaimahi	22	2.5	4.1	3.6	10.2		
Kennedys Bush	23	3.4		26.0	29.4	69.4	53.3
Linwood	9	0.7			0.7		
Mairehau	3	0.1			0.1		
Marshland	159	13.3	1.3	87.3	101.9	74.7	
Masham	9	0.7			0.7		
Merivale	5	0.3			0.3		
Merrin	6	0.3	1.8		2.1		
Middleton	2	0.1		0.6	0.7		
Moncks Bay	187	22.2	4.2	73.5	99.9		6.4
Mt Pleasant	79	10.2	6.3	23.4	39.9	21.0	
New Brighton	17	1.1		3.6	4.7		
North Beach	39	2.6			2.6		
North Linwood	13	0.7	0.4	0.4	1.5		
North Richmond	6	0.5	0.4		0.9		
Northcote	18	1.8	1.0		2.8		
Oaklands	47	3.5	0.4	2.4	6.3		
Opawa	51	3.3	1.2	2.7	7.2		
Papanui	8	0.4			0.4		
Parklands	27	2.4	0.6	68.2	71.2		
Phillipstown	15	1.0			1.0		
Rapaki Track	43	4.8	1.1	26.6	32.6		
Rawhiti	40	2.9	0.5	4.4	7.7		
Redwood North	21	1.0		18.3	19.3		
Redwood South	17	2.1	2.2	16.4	20.8		
Riccarton	48	2.1			2.1		
Riccarton South	2	0.2		4.5	4.6	0.3	
Riccarton West	15	0.8	0.7		1.5		
Russley	15	1.2		7.2	8.4	1.5	
Rutland	27	2.9		0.8	3.8		
Sawyers Arms	61	6.1	0.4	113.0	119.5	16.7	
Shirley East	12	1.0			1.0		
Shirley West	5	0.3			0.3		
Sockburn	23	1.9	0.7	2.4	5.0		

Source: CCC - Residential Vacant Land Register
Prepared by Monitoring and Research Team, CCC, March 2001

Area Unit	Vacant lots		Potential for Development	Undeveloped Land	Total	Under Appeal	Defered City Plan Zoning
	Number	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Somerfield	4	0.2			0.2		
South Brighton	32	2.5	0.4		2.9		
South Richmond	9	0.8		0.5	1.2		
Spreydon	9	0.6			0.6		
St Albans East	22	1.1			1.1		
St Albans West	9	0.4			0.4		
St Martins	42	4.5	2.1	5.2	11.7		
Strowan	16	1.0			1.0		
Styx	260	21.7	1.5	52.0	75.1	6.5	
Styx Mill	95	9.5	0.4	13.9	23.8		
Sumner	116	13.7	4.2	7.0	24.9		
Sydenham	28	1.2			1.2		
Templeton	16	0.9			0.9	8.2	
Travis	46	3.4	1.7	33.3	38.4		
Upper Riccarton	9	0.6			0.6		
Wairarapa	12	0.6			0.6		
Waltham	5	0.4			0.4		
Westburn	10	1.1	0.7		1.8		
Westmorland	77	7.1	1.5	40.2	48.7		
Wharenui	11	0.9	1.1		2.0		
Wigram	99	7.8		32.0	39.8		
Woolston South	10	0.5			0.5		
Woolston West	10	0.7		0.5	1.2		
Yaldhurst	1	0.1			0.1	1.7	62.6
Total	3314	283.1	74.8	1106.2	1464.0	294.9	161.7

Table 6. Take-up of Residential Vacant Land, July 1999 - June 2000

Area Unit	Development of Vacant Lots				Subdivision of Vacant Land				Take up of Vacant Lots and Land (Area Used + Rds/Res)	Additions			Removals	Total Changes in Vacant Land (Takeup + Other Changes)
	Single Dwellings	Multiple Units	Lots Taken	Area Used (ha)	No lots created	Area (ha)	Average Lot Size	Roads / Reserves		Redevelopment No Lots	Redevelopment Area (ha)	Other		
Addington								0.25	0.25	5.00	0.13		0.00	-0.11
Aorangi	7	1	8	0.68	3.00	0.20	0.07	0.00	0.68	4.00	0.30	0.00		-0.38
Aranui	1	0	1	0.05	7.00	0.30	0.04	0.00	0.05			0.24		0.20
Avon Loop	0	4	3	0.12	1.00	0.05	0.05	0.00	0.12	16.00	0.70		0.01	0.57
Avondale	2	0	2	0.15				0.00	0.15				0.00	-0.15
Avonhead	3	0	3	0.15	4.00	0.47	0.12	0.00	0.15	7.00	0.37		0.32	-0.10
Avonside	4	1	5	0.32				0.00	0.32	7.00	0.41		0.00	0.09
Barrington North	1	1	2	0.09	4.00	0.15	0.04	0.00	0.09	13.00	0.57		0.06	0.42
Barrington South								0.00	0.00	1.00	0.06		0.00	0.06
Beckenham	1	5	6	0.24				0.00	0.24	5.00	0.17		0.00	-0.06
Belfast	27	0	27	1.60	51.00	2.98	0.06	0.77	2.36	7.00	0.50		0.45	-2.31
Bexley	9	0	8	0.47	32.00	1.97	0.06	0.79	1.26	5.00	0.26		0.14	-1.14
Bishopdale								0.00	0.00			0.00		0.00
Bromley	0	1	1	0.04				0.00	0.04	5.00	0.23		0.06	0.12
Broomfield	3	0	3	0.21	2.00	0.10	0.05	0.00	0.21	2.00	0.08		0.06	-0.19
Bryndwr	2	0	2	0.15				0.24	0.39	3.00	0.26	0.00		-0.13
Burnside								0.00	0.00				0.00	0.00
Burwood	1	0	1	0.07				0.00	0.07	1.00	0.07		0.49	-0.49
Casebrook	1	0	1	0.08				0.00	0.08	7.00	0.34		0.00	0.27
Cashmere East	8	0	8	0.63	5.00	0.43	0.09	2.37	3.00			0.22	0.29	-3.08
Cashmere West					4.00	0.72	0.18	0.00	0.00	2.00	0.13	2.82	4.46	-1.51
Cathedral Square								0.00	0.00					0.00
Chisnall	1	0	1	0.05				0.00	0.05	9.00	0.48		0.02	0.41
Dallington	4	2	6	0.31				0.00	0.31	5.00	0.22		0.21	-0.30
Deans Bush	2	0	2	0.11				0.00	0.11	5.00	0.25		0.00	0.14
East Linwood					12.00	0.47	0.04	0.00	0.00				0.12	-0.12
Edgware	1	2	3	0.18				0.00	0.18	5.00	0.24	0.01		0.07
Ensors	3	5	7	0.29				0.00	0.29	16.00	0.54		0.00	0.25
Fendalton	2	0	2	0.10				0.00	0.10	8.00	0.39		0.00	0.29
Ferrymead	22	2	24	1.59	6.00	0.34	0.06	3.14	4.73	5.00	0.25		0.53	-5.01
Hagley Park	0	15	1	0.13				0.00	0.13	1.00	0.13	0.20		0.20
Halswell East								0.00	0.00				1.91	-1.91
Halswell South					1.00	0.05	0.05	0.00	0.00	4.00	0.24		0.52	-0.28

Area Unit	Development of Vacant Lots				Subdivision of Vacant Land				Take up of Vacant Lots and Land (Area Used + Rds/Res)	Additions			Removals	Total Changes in Vacant Land (Takeup + Other Changes)
	Single Dwellings	Multiple Units	Lots Taken	Area Used (ha)	No lots created	Area (ha)	Average Lot Size	Roads / Reserves		Redevelopment No Lots	Redevelopment Area (ha)	Other		
Halswell West								0.00	0.00					0.00
Harewood	6	4	7	0.61	39.00	2.98	0.08	1.36	1.97	2.00	0.08		0.09	-1.97
Hawthornden	6	2	7	0.53	6.00	0.31	0.05	0.00	0.53	13.00	0.84	0.05	0.16	0.20
Heathcote Valley	6	0	6	0.37	29.00	1.63	0.06	0.00	0.37	1.00	0.05	8.31	2.00	5.99
Hillmorton								0.10	0.10	2.00	0.10		0.13	-0.13
Holmwood	2	0	2	0.15				0.00	0.15	4.00	0.27		0.00	0.12
Hoon Hay	1	0	1	0.07				0.00	0.07	4.00	0.23		0.05	0.10
Hoon Hay South	2	0	2	0.10				0.00	0.10	2.00	0.12	0.00		0.02
Hornby North	3	0	2	0.18	3.00	0.26	0.09	0.00	0.18	1.00	0.05		0.56	-0.69
Hornby South	3	2	4	0.75	3.00	0.12	0.04	0.00	0.75	17.00	0.68		0.11	-0.18
Ilam	2	0	2	0.11	5.00	0.50	0.10	0.00	0.11	2.00	0.10		0.00	0.00
Islington	0	1	1	0.04				0.00	0.04	4.00	0.19	0.00	0.20	-0.06
Jellie Park	6	0	6	0.47	1.00	0.05	0.05	0.56	1.03	1.00	0.05	0.00		-0.97
Kaimahi	1	0	1	0.08	3.00	0.15	0.05	0.00	0.08			0.05		-0.03
Kennedys Bush					20.00	2.85	0.14	0.47	0.47			3.16	3.46	-0.77
Linwood	0	2	2	0.07				0.00	0.07	2.00	0.07		0.00	0.00
Mairehau								0.00	0.00				0.00	0.00
Marshland	27	2	28	5.74	80.00	6.82	0.09	0.69	6.43	1.00	0.07		1.66	-8.02
Masham								0.00	0.00	1.00	0.04	0.00		0.04
Mcleans Island								0.00	0.00				0.00	0.00
Merivale	2	0	2	0.09				0.00	0.09	3.00	0.14			0.05
Merrin	1	0	1	0.05	3.00	0.17	0.06	0.00	0.05	1.00	0.04		0.06	-0.06
Middleton	1	0	1	0.05				0.00	0.05	1.00	0.05	0.44		0.44
Moncks Bay	6	4	8	0.60	16.00	1.90	0.12	0.16	0.76	4.00	0.28		1.03	-1.50
Mt Pleasant	6	1	7	0.82				0.73	1.55	5.00	0.52	0.68		-0.83
New Brighton								0.00	0.00	1.00	0.05		0.12	-0.06
North Beach	1	0	1	0.05				0.17	0.22	1.00	0.04		0.00	-0.18
North Linwood	2	0	2	0.10				0.00	0.10	5.00	0.24		0.00	0.13
North Richmond	2	0	2	0.13				0.00	0.13	2.00	0.13		0.00	0.00
Northcote	4	1	5	0.24	3.00	0.12	0.04	0.00	0.24	3.00	0.13		0.17	-0.27
Oaklands	7	0	7	0.48				0.00	0.48	4.00	0.17		0.01	-0.32
Opawa	11	0	9	0.68	2.00	0.09	0.05	0.23	0.92	15.00	0.55		0.18	-0.55
Papanui	1	6	7	0.28				0.00	0.28	9.00	0.33	0.04	0.00	0.10
Parklands	7	0	7	0.43	2.00	0.08	0.04	0.00	0.43	1.00	0.41	0.16		0.14
Phillipstown	0	2	2	0.06				0.00	0.06	3.00	0.12		0.00	0.06
Rapaki Track	6	0	6	0.36	19.00	1.63	0.09	0.12	0.48				0.04	-0.52
Rawhiti	4	35	5	0.80	1.00	0.03	0.03	0.00	0.80	2.00	0.13	0.01		-0.66

Source: CCC - Residential Vacant Land Register

Prepared by Monitoring and Research Team, CCC, March 2001

Area Unit	Development of Vacant Lots				Subdivision of Vacant Land				Take up of Vacant Lots and Land (Area Used + Rds/Res)	Additions			Removals	Total Changes in Vacant Land (Takeup + Other Changes)
	Single Dwellings	Multiple Units	Lots Taken	Area Used (ha)	No lots created	Area (ha)	Average Lot Size	Roads / Reserves		Redevelopment No Lots	Redevelopment Area (ha)	Other		
Redwood North								0.00	0.00	3.00	0.14	0.24		0.39
Redwood South					1.00	0.40	0.40	0.00	0.00	3.00	0.14		0.01	0.12
Riccarton	0	2	2	0.06	6.00	0.26	0.04	0.00	0.06	22.00	0.54	0.07		0.55
Riccarton South								0.00	0.00	1.00	0.09		0.00	0.09
Riccarton West	2	0	2	0.12	1.00	0.06	0.06	0.00	0.12	4.00	0.15		0.06	-0.03
Russley					5.00	0.46	0.09	0.00	0.00	3.00	0.16		0.02	0.14
Rutland	2	4	6	0.39				0.18	0.57	9.00	0.37	0.85		0.65
Sawyers Arms	16	2	17	1.49				1.61	3.10	3.00	0.13	2.42		-0.54
Shirley East	2	1	3	0.15				0.00	0.15	8.00	0.40		0.00	0.25
Shirley West	1	0	1	0.05				0.00	0.05	2.00	0.12		0.00	0.07
Sockburn	5	0	5	0.31				0.00	0.31	10.00	0.50		0.08	0.10
Somerfield	0	7	6	0.25				0.00	0.25	3.00	0.13	0.00		-0.11
South Brighton	3	0	3	0.16				0.00	0.16	2.00	0.10		0.07	-0.13
South Richmond	0	2	2	0.06				0.00	0.06	2.00	0.06	0.02		0.02
Spreydon	1	4	5	0.19				0.00	0.19	6.00	0.23		0.00	0.03
St Albans East	3	8	9	0.36				0.00	0.36	20.00	0.75	0.09	0.00	0.48
St Albans West	1	2	3	0.09				0.00	0.09	7.00	0.28		0.00	0.19
St Martins	2	0	2	0.14				0.00	0.14	4.00	0.26		0.03	0.10
Strowan	1	0	1	0.06				0.00	0.06	4.00	0.20	0.05		0.18
Styx	36	4	38	3.12	69.00	5.84	0.08	0.40	3.53				1.09	-4.62
Styx Mill	20	0	20	2.02	5.00	0.78	0.16	0.40	2.42				0.31	-2.73
Sumner	7	0	7	1.10	19.00	2.15	0.11	0.00	1.10	3.00	0.18	2.10	0.67	0.51
Sydenham	2	6	8	0.28				0.00	0.28	20.00	0.59		0.00	0.31
Templeton	2	0	2	0.11	6.00	0.17	0.03	0.07	0.18	5.00	0.29	0.00		0.11
Travis	6	0	6	0.52	16.00	1.15	0.07	2.73	3.24	1.00	0.04		0.14	-3.34
Upper Riccarton	1	1	2	0.10				0.00	0.10	5.00	0.21		0.00	0.12
Wairarapa								0.00	0.00	8.00	0.37	0.00		0.37
Waltham	0	25	1	0.36				0.00	0.36				0.00	-0.36
Westburn	3	0	3	0.16	2.00	0.43	0.22	0.00	0.16	2.00	0.10		0.04	-0.10
Westmorland	8	0	8	0.65	20.00	1.82	0.09	0.00	0.65	2.00	0.12		0.35	-0.88
Wharenui	4	1	5	0.26				0.00	0.26	7.00	0.34		0.00	0.08
Wigram	17	1	17	10.93	71.00	5.25	0.07	0.20	11.13	3.00	0.16	12.84	0.23	1.64
Woolston South	0	1	1	0.04				0.00	0.04	4.00	0.16		0.00	0.12
Woolston West	1	1	2	0.08				0.00	0.08	4.00	0.27		0.00	0.18
Yaldhurst								0.00	0.00			0.00		0.00
Total	377	173	457	45.90	588.00	46.68	0.08	17.72	63.62	445.00	21.21	35.08	23.29	-30.63

Table 7. Take up of Residential Vacant Land by Area Unit 1994 - 2000

Area Unit	1994	1995	1996	1997	1998	1999	2000	Total
Addington	0.31	0.075	0.70	0.29	0.13	0.13	0.25	1.89
Aorangi	0.05	0.266	0.06	1.50	0.90	0.55	0.68	4.00
Aranui	0.11	0.255		0.00	1.84	0.33	0.05	2.59
Avon Loop	0.00	0.000	0.05	0.40	0.00	0.08	0.12	0.65
Avondale	0.48	0.203	0.15	0.14	0.08	0.68	0.15	1.88
Avonhead	0.12	0.000	0.15	0.11	0.06	0.10	0.15	0.68
Avonside	0.00	0.114		0.28	0.11	0.05	0.32	0.88
Barrington North	0.97	1.302	0.44	0.10	1.40	1.85	0.09	6.15
Barrington South	0.00	0.051	0.20	0.09	0.27	0.42	0.00	1.02
Beckenham	0.30	0.562	0.30	0.25	0.19	0.00	0.24	1.83
Belfast	2.59	5.408	1.12	1.04	1.39	1.23	2.36	15.14
Bexley	1.51	0.934	5.06	1.82	9.42	2.00	1.26	21.99
Bishopdale	0.00				0.08	0.16	0.00	0.23
Bromley	0.72	0.345	1.93	1.82	2.12	0.99	0.04	7.96
Broomfield	1.99	1.482	1.90	1.13	0.47	0.33	0.21	7.51
Bryndwr	0.00	0.000	0.09	0.08	0.13	0.30	0.39	0.99
Burnside	0.60	0.432		0.00	0.00	0.17	0.00	1.20
Burwood	0.80	0.228	0.22	0.09	0.75	0.14	0.07	2.31
Casebrook	0.06	0.328	0.43	0.17	0.40	0.29	0.08	1.74
Cashmere East	2.98	2.453	3.94	4.32	4.80	3.85	3.00	25.34
Cashmere West	0.78	0.592	1.82	0.59	0.56	2.25	0.00	6.60
Cathedral Square	0.00						0.00	0.00
Chisnall	0.15	0.058	0.17	0.71	0.29	0.05	0.05	1.47
Dallington	0.14	0.051	0.39	0.14	0.73	0.73	0.31	2.50
Deans Bush	0.00	0.126	0.08	0.18	0.12	0.14	0.11	0.74
East Linwood	0.00	0.000		0.14	0.05	0.06	0.00	0.25
Edgware	0.00	0.000		0.08	0.31	0.25	0.18	0.82
Ensors	0.06	0.083	0.06	0.17	0.07	0.79	0.29	1.52
Fendalton	0.12	0.000		0.00	0.14	0.43	0.10	0.80
Ferrymead	0.05	0.100	6.18	5.95	4.31	6.31	4.73	27.63
Hagley Park	0.00	0.000		0.00	0.00	0.10	0.13	0.23
Halswell East	0.00				0.00	0.00	0.00	0.00
Halswell South	0.62	0.978	0.46	0.00	0.26	0.23	0.00	2.54
Halswell West	0.00				0.00	0.00	0.00	0.00
Harewood	0.32	0.000	0.23	0.37	0.25	0.40	1.97	3.53
Hawthornden	3.16	1.740	0.43	0.51	0.83	2.54	0.53	9.73
Heathcote Valley	0.79	0.527	1.15	2.94	2.62	1.96	0.37	10.36
Hillmorton	0.17	0.085		0.00	0.00	0.30	0.10	0.66
Holmwood	0.00	0.000	0.18	0.08	0.13	0.05	0.15	0.58
Hoon Hay	0.11	0.000		0.18	0.19	0.60	0.07	1.15
Hoon Hay South	0.09	0.230	0.47	0.00	0.25	0.19	0.10	1.34
Hornby North	2.19	0.642	1.88	1.55	1.08	1.04	0.18	8.56
Hornby South	0.00	0.000	0.32	0.55	1.07	0.51	0.75	3.20
Ilam	0.42	0.274	0.35	0.11	0.04	0.09	0.11	1.38
Islington	0.37	0.070		0.05	0.10	0.20	0.04	0.84
Jellie Park	0.00	1.143	0.64	0.64	0.52	0.46	1.03	4.43
Kaimahi	0.31	0.129		0.20	0.51	0.42	0.08	1.64
Kennedys Bush	0.00	0.980	0.18	0.00	0.00		0.47	1.62
Linwood	0.00	0.000	0.06	0.62	0.09	0.32	0.07	1.17
Mairehau	0.00	0.084		0.06	0.14	0.05	0.00	0.33
Marshland	4.04	3.367	3.48	18.10	3.95	5.15	6.43	44.51

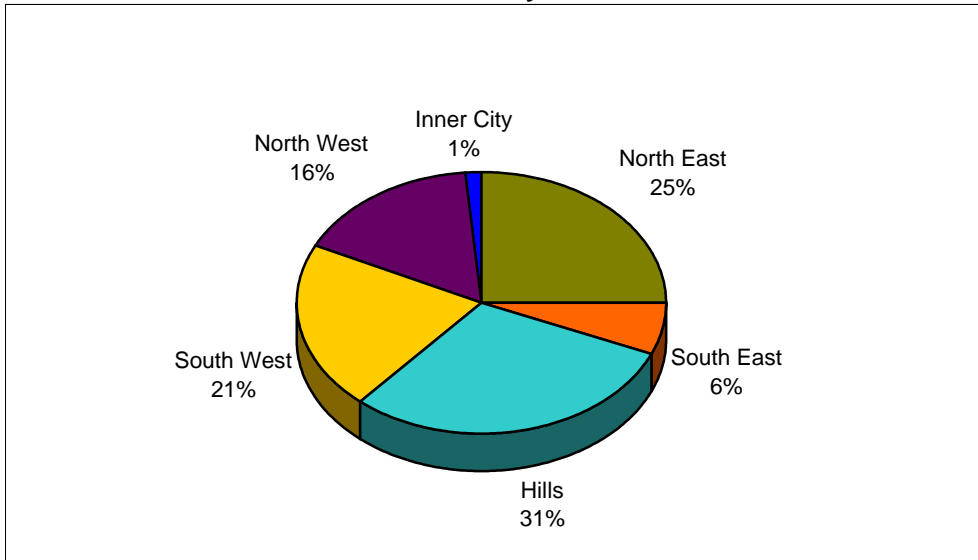
Masham	0.06	0.077		0.00	0.11	0.47	0.00	0.72
Mcleans Island	0.00						0.00	0.00
Merivale	0.00	0.000	0.09	0.00	0.00	0.13	0.09	0.31
Merrin	0.14	0.000		0.13	0.15	0.04	0.05	0.51
Middleton	0.00	0.855	0.85	0.91	0.34	0.22	0.05	3.22
Moncks Bay	1.17	5.884	3.83	2.16	1.05	5.16	0.76	20.02
Mt Pleasant	2.67	1.971	1.91	0.78	2.08	3.40	1.55	14.36
New Brighton	0.00	0.000	0.22	0.19	0.06	0.04	0.00	0.51
North Beach	2.03	2.723	1.76	1.05	0.84	0.76	0.22	9.39
North Linwood	0.12	0.186		0.18	0.11	0.14	0.10	0.83
North Richmond	0.00	0.509	0.04	0.07	0.04	0.10	0.13	0.88
Northcote	0.13	0.060	0.13	0.09	0.11	0.29	0.24	1.04
Oaklands	7.34	6.500	8.01	3.36	3.05	1.80	0.48	30.53
Opawa	0.00	0.204		0.52	0.81	0.81	0.92	3.26
Papanui	0.00	0.000		0.00	0.83	0.42	0.28	1.53
Parklands	8.20	6.223	4.51	2.73	1.40	1.41	0.43	24.91
Phillipstown	0.08	0.000		0.04	0.07	0.18	0.06	0.43
Rapaki Track	1.09	1.043	0.21	0.71	0.13	0.83	0.48	4.49
Rawhiti	1.81	1.875	0.87	1.65	1.32	1.83	0.80	10.16
Redwood North	0.00	0.085		0.41	0.12	0.10	0.00	0.72
Redwood South	0.05	0.591	0.14	0.12	0.17	2.65	0.00	3.73
Riccarton	0.08	0.000	0.48	0.19	0.69	0.64	0.06	2.15
Riccarton South	0.00	0.000		0.00	0.32	0.60	0.00	0.92
Riccarton West	0.10	0.000	0.42	0.55	0.09	1.15	0.12	2.44
Russley	0.29	0.063	0.23	0.00	0.15	0.23	0.00	0.96
Rutland	0.05	0.000	0.19	1.29	0.62	1.43	0.57	4.15
Sawyers Arms	0.00	0.000	0.26	0.26	2.39	6.01	3.10	12.00
Shirley East	0.00	0.069		0.12	0.20	0.00	0.15	0.54
Shirley West	0.00	0.120	0.06	0.00	0.26	0.15	0.05	0.64
Sockburn	1.91	0.434	1.53	0.52	0.98	0.97	0.31	6.64
Somerfield	0.06	0.142	0.11	0.00	0.31	0.29	0.25	1.15
South Brighton	0.35	0.347	0.36	0.22	0.06	0.17	0.16	1.66
South Richmond	0.00	0.000		0.00	0.00	0.26	0.06	0.32
Spreydon	0.00	0.000		0.16	0.43	0.25	0.19	1.03
St Albans East	0.13	0.000		0.00	0.23	0.89	0.36	1.61
St Albans West	0.00	0.000		0.00	0.08	0.16	0.09	0.32
St Martins	0.86	1.032	0.59	0.66	0.46	0.77	0.14	4.51
Strowan	0.00	0.000	0.11	0.10	0.04	0.06	0.06	0.37
Styx	2.81	5.194	11.57	6.09	5.15	6.92	3.53	41.26
Styx Mill	5.73	5.320	1.63	0.59	0.35	3.76	2.42	19.80
Sumner	2.35	2.515	1.24	1.07	1.30	1.36	1.10	10.94
Sydenham	0.00	0.000		0.12	0.48	1.50	0.28	2.38
Templeton	4.30	1.567	0.74	0.22	0.40	0.59	0.18	7.99
Travis	4.12	4.331	6.08	3.02	5.10	2.66	3.24	28.55
Upper Riccarton	1.11	0.377		0.00	0.31	0.10	0.10	1.99
Wairarapa	0.00	0.000		0.00	0.06	0.09	0.00	0.15
Waltham	0.00	0.000		0.00	0.16		0.36	0.52
Westburn	0.60	0.264	0.17	0.08	0.11	0.12	0.16	1.52
Westmorland	3.00	3.606	3.84	2.49	1.15	1.19	0.65	15.92
Wharenui	0.00	0.000		0.00	0.09	0.00	0.26	0.35
Wigram	0.00	0.405	0.00	0.85	0.21	0.18	11.13	12.77
Woolston South	1.19	0.863	0.42	0.23	0.73	0.10	0.04	3.57
Woolston West	0.05	0.276		0.11	0.12	0.46	0.08	1.11
Yaldhurst	0.00	0.000		0.00	0.00	0.05	0.00	0.05
Total	81.41	81.41	87.82	81.54	78.98	93.15	63.62	567.94

Table 8. Vacant Residential Land by Urban Growth Areas

at 30 June 2000

Urban Growth Area	Vacant Lots		Potential for Development	Undeveloped Land	Total	Under Appeal	Deferred City Plan Zoning	Annual Take Up
	Number	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
North East	785	63.5	11.7	291.05	366.2	81.2	0.0	16.6
South East	392	28.8	8.0	58.19	95.0	0.0	0.0	7.6
Hills	871	95.6	36.0	304.64	436.2	125.6	59.7	8.4
South West	342	25.2	6.0	273.92	305.1	51.8	39.4	14.5
North West	661	55.0	13.1	173.47	241.5	35.9	62.6	14.1
Inner City	263	15.1		4.96	20.0	0.3	0.0	2.4
	3,314	283.1	74.8	1,106.2	1,464.0	294.9	161.7	63.6

Vacant Residential Land at June 2000 - by Urban Growth Areas



Annual Take Up of Vacant Residential Land in the Year to June 2000 - by Urban Growth Areas

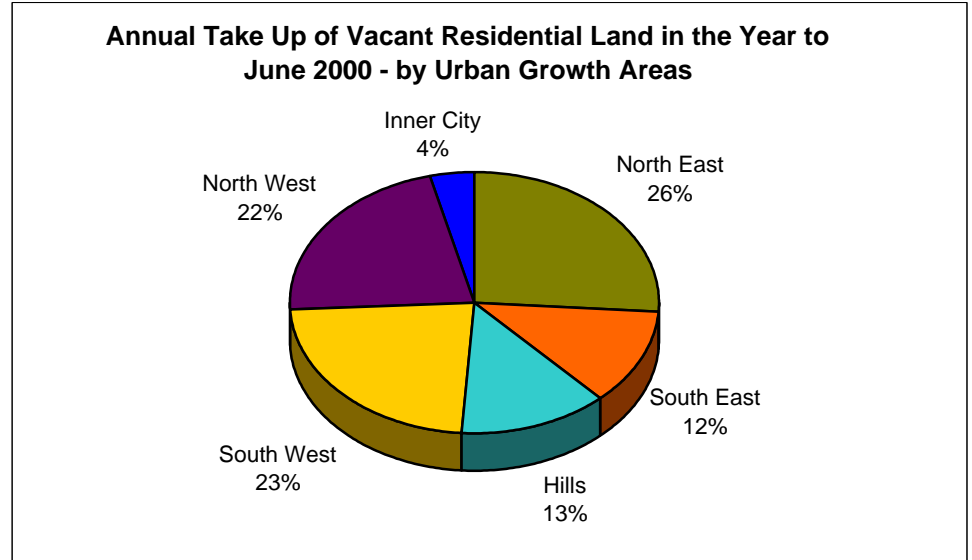
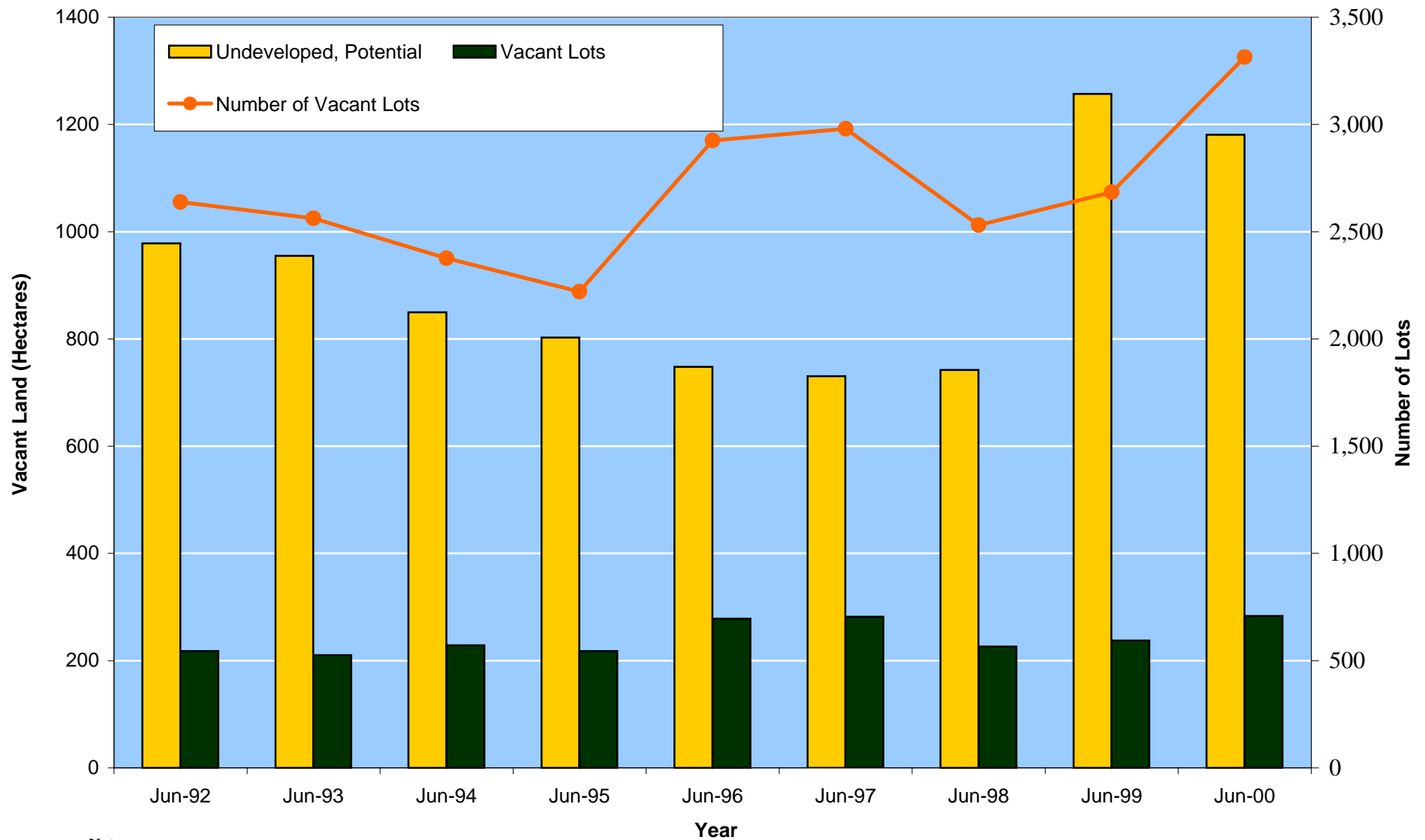


Figure 1. Vacant Residential Land, June 1992 - June 2000







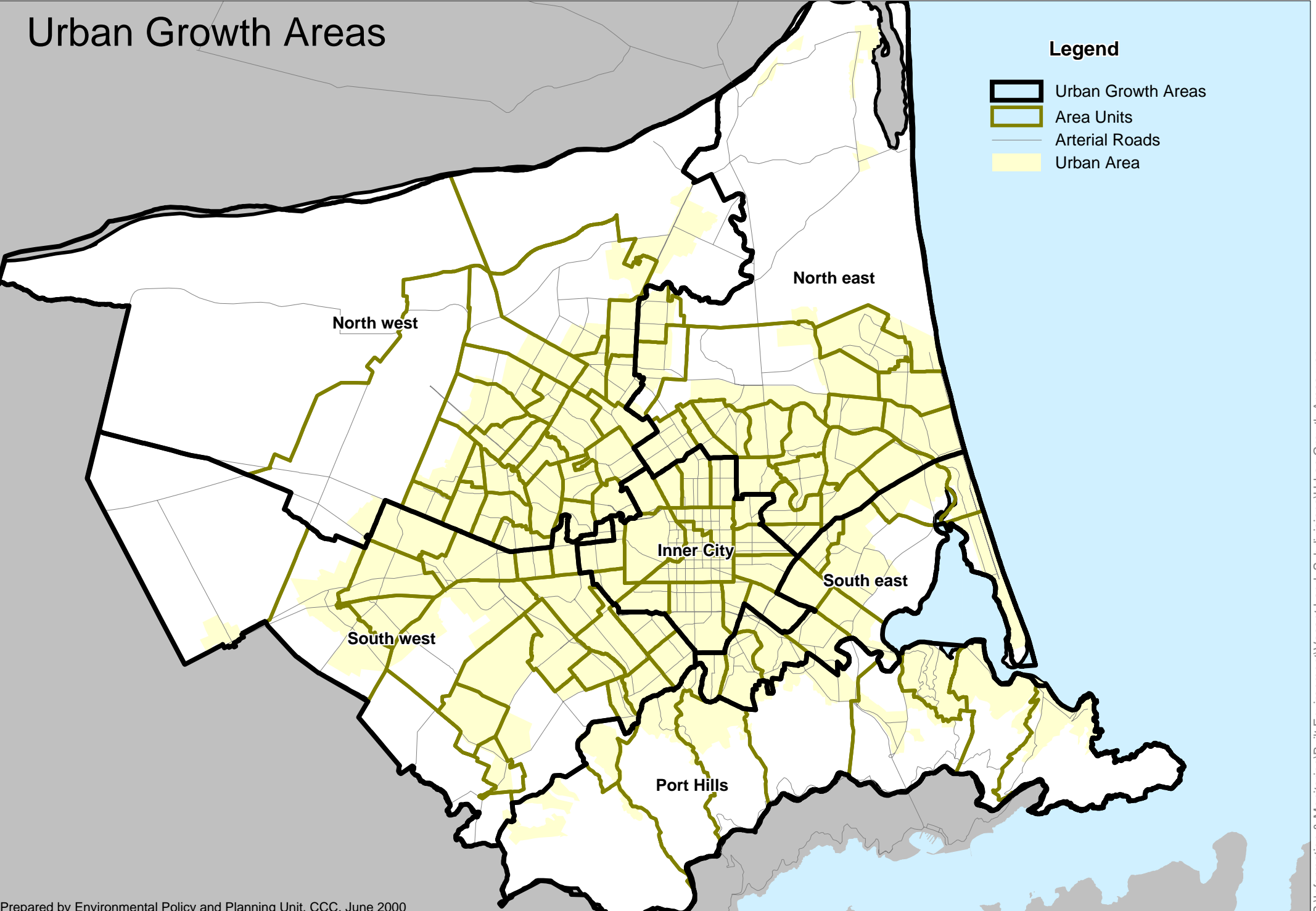
Notes:

1. Between June 1997 and June 1998 the register was audited and migrated to a GIS. This resulted in small changes to the base data and a different updating process.
2. City Plan Decisions released in May 1999 were included in the June 1999 Totals. This total does not include those areas of vacant residential land that are still under appeal or have deferred zoning.

Urban Growth Areas

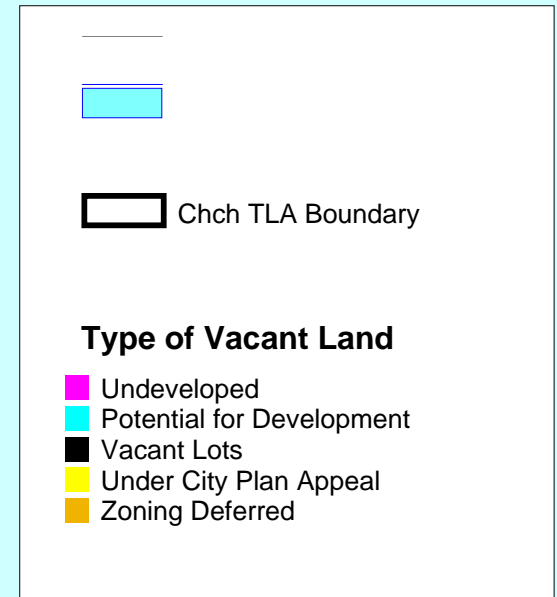
Legend

-  Urban Growth Areas
-  Area Units
-  Arterial Roads
-  Urban Area



Residential Vacant Land as at June 2000

Legend



Chch TLA Boundary

Type of Vacant Land

- Undeveloped
- Potential for Development
- Vacant Lots
- Under City Plan Appeal
- Zoning Deferred

