

# Vacant Residential Land June 2001



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Technical Report 02/1**

**Table 1. Vacant Land Balance Sheet, June 2000 - June 2001**

**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
Removed due to Audit, upto June 2000		-64.5
<b>Total Available Vacant Land - June 2000</b>		<b>1399.6 ha</b>

Vacant Land under Appeal		294.9 ha
Vacant Land With Deferred Zoning		161.7 ha
<b>Total Vacant Land - June 2000</b>		<b>1856.1 ha</b>

Land Added	City Plan and Other Additions	38.8 ha
	Infill Subdivision	22.6 ha
<b>Total Land Added</b>		<b>61.5 ha</b>

Land Used	Parks and Roads	72.9 ha
	New Dwellings/Units	62.2 ha
	Land Removed due to City Plan changes and other Adjustments	11.1 ha
<b>Total Land Used</b>		<b>146.2 ha</b>

Change in Vacant Land	Land Added - Land Used	<b>-84.7 ha</b>
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**Vacant Land As At June 2000**

Vacant Lots	( number of lots =3222 )	281.6 ha
Potential For Development		70.0 ha
Undeveloped		963.3 ha
<b>Total Available Vacant Land - June 2001</b>		<b>1314.8 ha</b>

Under Appeal		283.6 ha
Decisions Deferred		161.6 ha
<b>Total Vacant Land - June 2001</b>		<b>1760.1 ha</b>

**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.

**Audit, February 2002:** The register was audited in February 2002 based on recently purchased aerial photos flown in March 2000. 959 parcels were removed due to either buildings or evidence of construction being present. Where possible (using Building Consent records) these sites were assigned to the year they should have been removed (for updating of Take-Up figures). Total vacant land figures have been recalculated for June 2000. **Note** that this will mean figures in previous reports may not be consistent with figures in this report.

**Table 2. Residential Vacant Land by Zone  
as at June 2001**

Zone	Vacant Lot		Potential for Development	Undeveloped Land	A	DEF	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)	Area (ha)	Area (ha)
L1	1,562	122.1	30.8	465.6	14.6		618.4	14.6	
L1A	345	28.4	5.0	140.8	53.5		174.3	53.5	
L1A_DEF						102.6			102.6
L1B	8	1.5	0.8	24.8	74.0		27.1	74.0	
L1C	1	0.0			16.1		0.0	16.1	
L1E	8	1.1		2.0			3.2		
L2	107	7.1		5.6			12.7		
L3	138	10.0		18.6	0.3		28.7	0.3	
L4A	18	1.1					1.1		
L4B	14	0.8		0.5			1.4		
L4C	19	1.6					1.6		
L5	15	0.8					0.8		
LH	781	86.6	32.9	206.5	3.4		326.0	3.4	
LHA	24	4.2		51.6	10.2		55.7	10.2	
LHA_DEF						59.0			59.0
LHB				15.6	105.2		15.6	105.2	
LRS	106	11.1	0.4	10.9	6.5		22.4	6.5	
Sp(Wigr)	76	5.0		20.6			25.7		
<b>Total</b>	<b>3,222</b>	<b>281.6</b>	<b>70.0</b>	<b>963.3</b>	<b>283.6</b>	<b>161.6</b>	<b>1,314.8</b>	283.6	161.6

**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 - 2001**

Year Ended	Vacant Lots		Undeveloped (ha)	Under Constraint # (ha)	Potential for Development (ha)	Other (ha)	Total Available Vacant Land (ha)	Change in Vacant land p.a (ha)	Under Appeal or Zoning Deferred <sup>1</sup> (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	1,494.6	526.3	465.1	
30.6.2000**	3,314	283.1	1,106.2		74.8	1,399.6	-95.1	456.5	
30.6.2001	3,222	281.6	963.3		70.0	1,314.8	-84.7	445.2	

**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.

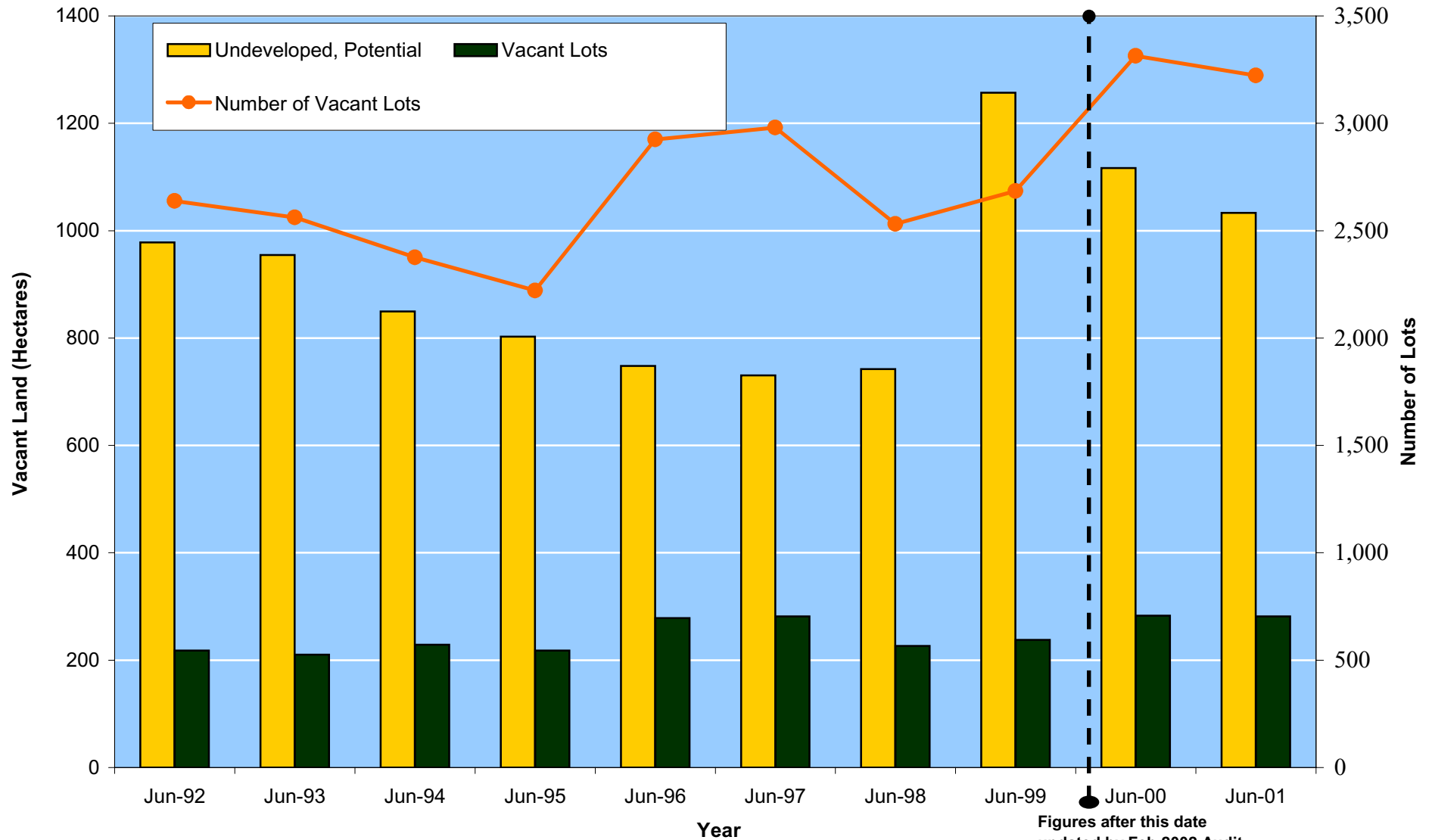
^ Between June 1997 and June 1998 the register was audited and migrated into a GIS. This resulted in small changes to the base data and a different updating process. The definition for 'Potential for Development' was changed to only include land between 4000m2 and 1 hectare. Land over one hectare with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

& In May 1999 City Plan Decision 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 categories, and have been excluded from the total vacant land. Land which is zoned as special purpose in Wigram ('Other' category) 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.

\*\* **Audit, February 2002:** The figures for June 2000 will differ from last year's report because of the audit undertaken in February 2002. The -64.5 ha in the 'Other' category is being removed as a result of the audit.

**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.

**Figure 1. Vacant Residential Land, June 1992 - June 2001**



**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.
3. The register was re-audited in February 2002. This audit removed 959 lots from the 2001 total and removed 64.5 ha from the June 2000 year for all years prior.

**Table 4. Residential Vacant Land Trends 1994 - 2001**

**Subdivision of Vacant Land, 1994-2001**

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	14.4	61.0
2001	1571	113.8	72.9	186.7
<i>Annual Average</i>	<i>809</i>	<i>65.9</i>	<i>26.5</i>	<i>92.3</i>

**New Dwellings and Units Built on Vacant Land, 1994-2001**

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	69.8
1997*	704	59.5
1998*	861	66.4
1999*	1110	83.4
2000*	457	79.4
2001	860	62.2
<i>Annual Average</i>	<i>767</i>	<i>69.1</i>

**Take Up of Vacant Residential Land, 1994 - 2000**

Year Ended June	Take up (ha)
1994	81.41
1995	81.41
1996*	102.74
1997*	84.39
1998*	85.66
1999*	99.68
2000*	97.13
2001	135.06
<i>Annual Average</i>	<i>95.93</i>

\* These years include the additions of take up due to the Audit of Feb 2002.

**Table 5. Residential Vacant Land by Area Unit  
at June 2001**

Area Unit	Vacant lots		Potential for Development	Undeveloped Land	Under Appeal	Defered City Plan Zoning	Total	Under Appeal	Defered City Plan Zoning
	Number	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Addington	5	0.3					0.3		
Aorangi	10	1.0					1.0		
Aranui	18	1.6	0.9				2.5		
Avon Loop	50	3.4					3.4		
Avondale	4	0.2					0.2		
Avonhead	7	0.5					0.5		
Avonside	2	0.1	0.7				0.9		
Barrington North	18	1.9		3.3			5.2		
Barrington South	2	0.1					0.1		
Beckenham	5	0.2	0.5	0.4			1.1		
Belfast	124	8.8		10.2			19.0		
Bexley	45	3.1		6.4			9.5		
Bishopdale	1	0.1					0.1		
Bromley	22	1.5	1.3	8.0			10.7		
Broomfield	1	0.3	0.6	0.6	27.5		1.6	27.5	
Bryndwr	16	1.5	0.4				1.9		
Burnside	7	0.6	0.6				1.1		
Burwood	7	0.8	0.5	4.3			5.6		
Casebrook	2	0.2		2.3			2.5		
Cashmere East	228	24.7	9.6	47.2			81.5		
Cashmere West	80	7.8		20.2	20.5		27.9	20.5	
Chisnall	24	1.9	0.9	2.0			4.7		
Dallington	19	1.4					1.4		
Deans Bush	7	0.5					0.5		
East Linwood	9	0.6		2.1			2.6		
Edgeware	18	1.4					1.4		
Ensors	10	0.6					0.6		
Fendalton	15	1.4	1.0	1.2			3.6		
Ferrymead	46	4.1	2.6	28.8			35.6		
Hagley Park	5	0.5					0.5		
Halswell East	174	13.2	0.9	193.6		39.9	207.7		39.9
Halswell South	4	0.4	1.5				1.9		
Halswell West					2.0		0.0	2.0	
Harewood	81	6.9		8.1			15.0		
Hawthornden	32	2.1	0.7		16.1		2.9	16.1	
Heathcote Valley	78	7.6	6.1	39.2	4.4		52.9	4.4	

Source: CCC Vacant Land Register  
Prepared by Monitoring and Research, CCC, January 2002

Area Unit	Vacant lots		Potential for Development	Undeveloped Land	Under Appeal	Defered City Plan Zoning	Total	Under Appeal	Defered City Plan Zoning
	Number	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Hillmorton	2	0.2		13.2			13.4		
Holmwood	9	0.7	1.9				2.6		
Hoon Hay	9	0.6					0.6		
Hoon Hay South	2	0.1					0.1		
Hornby North				1.2			1.2		
Hornby South	8	0.5		1.9			2.3		
Ilam	13	1.0					1.0		
Islington	7	0.6			11.7		0.6	11.7	
Jellie Park	40	3.1					3.1		
Kaimahi	11	1.4	5.1	2.2			8.7		
Kennedys Bush	19	3.1		25.5	68.9	52.5	28.6	68.9	52.5
Linwood	11	0.8					0.8		
Mairehau	2	0.1					0.1		
Marshland	196	15.4	1.3	74.3	75.2		90.9	75.2	
Masham	8	0.6					0.6		
Merivale	3	0.2					0.2		
Merrin	3	0.2	1.8				2.0		
Middleton	1	0.1					0.1		
Moncks Bay	183	21.4	4.2	71.6		6.4	97.1		6.4
Mt Pleasant	79	10.4	7.1	22.0	22.9		39.6	22.9	
New Brighton	14	0.9		3.7			4.6		
North Beach	30	2.0					2.0		
North Linwood	7	0.5	0.4	0.4			1.3		
North Richmond	6	0.6	0.4				1.0		
Northcote	12	1.5	1.0				2.5		
Oaklands	32	2.6	0.4	1.2			4.3		
Opawa	34	2.7	1.2	2.7			6.6		
Papanui	8	0.4					0.4		
Parklands	131	9.5	0.6	63.3			73.5		
Phillipstown	11	0.9					0.9		
Rapaki Track	25	3.1	1.1	26.7			30.9		
Rawhiti	32	2.1	0.5	2.8			5.5		
Redwood North	7	0.5		18.4			18.9		
Redwood South	14	1.2	2.3	14.0			17.5		
Riccarton	18	1.1					1.1		
Riccarton South	2	0.3		4.4	0.3		4.7	0.3	
Riccarton West	17	1.2					1.2		
Russley	12	1.0		7.2	1.3		8.2	1.3	



Area Unit	Vacant lots		Potential for Development	Undeveloped Land	Under Appeal	Defered City Plan Zoning	Total	Under Appeal	Defered City Plan Zoning
	Number	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Rutland	18	1.8					1.8		
Sawyers Arms	232	17.2	0.4	81.3	16.5		98.9	16.5	
Shirley East	6	0.7					0.7		
Shirley West	3	0.2		0.8			0.9		
Sockburn	18	1.9	0.7	2.2			4.9		
Somerfield	7	0.3					0.3		
South Brighton	33	2.6	0.4				3.0		
South Richmond	8	0.7		0.5			1.2		
Spreydon	8	0.5					0.5		
St Albans East	8	0.4					0.4		
St Albans West	4	0.3					0.3		
St Martins	37	4.1	2.1	5.2			11.4		
Strowan	8	0.5					0.5		
Styx	224	19.0	0.8	41.3	6.5		61.1	6.5	
Styx Mill	73	7.2		8.2			15.5		
Sumner	110	12.5	4.1	4.3			20.9		
Sydenham	11	0.8					0.8		
Templeton	6	0.5			8.2		0.5	8.2	
Travis	27	2.1		23.7			25.8		
Upper Riccarton	4	0.3					0.3		
Wairarapa	2	0.1					0.1		
Waltham	5	0.4					0.4		
Westburn	11	0.9	0.7				1.6		
Westmorland	60	5.5	1.5	40.2			47.2		
Wharenui	7	0.7	1.1				1.7		
Wigram	77	5.1		20.6			25.8		
Woolston South	9	0.5					0.5		
Woolston West	11	0.8		0.5			1.3		
Yaldhurst	1	0.1			1.7	62.7	0.1	1.7	62.7
<b>Total</b>	<b>3222</b>	<b>281.6</b>	<b>70.0</b>	<b>963.3</b>	<b>283.6</b>	<b>161.6</b>	<b>1314.8</b>	<b>283.6</b>	<b>161.6</b>

**Table 6. Take-up of Residential Vacant Land, July 2000 - June 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		
Addington								0.00	0.00			0.00		0.00
Aorangi	3	0	5	0.42	2	0.08	0.04	0.02	0.44	2	0.13	0.02		-0.29
Aranui	3	2	4	0.22				4.78	5.00	1	0.05	1.03		-3.92
Avon Loop	0	0	4	0.37	1	0.15	0.15	0.00	0.37	4	0.37	0.01		0.01
Avondale								0.00	0.00			0.00		0.00
Avonhead								0.00	0.00	1	0.09	0.00		0.09
Avonside	0	1	6	0.38				0.00	0.38	6	0.38	0.00		0.00
Barrington North	1	8	10	0.48				0.00	0.48	10	0.46	0.01		-0.01
Barrington South	2	0	2	0.10				0.06	0.16			0.06		-0.10
Beckenham								0.00	0.00			0.00		0.00
Belfast	17	0	17	1.07	65	4.50	0.07	1.87	2.94			0.00	2.72	-5.66
Bexley	12	0	11	0.76	1	0.06	0.06	0.01	0.77	3	0.17	0.02		-0.57
Bishopdale								0.00	0.00			0.00		0.00
Bromley	3	1	5	0.24	8	0.55	0.07	0.15	0.38	4	0.23	0.03		-0.13
Broomfield	6	0	4	0.22	3	0.13	0.04	0.86	1.08			0.80		-0.28
Bryndwr	2	2	4	0.25				0.00	0.25	5	0.31	0.00		0.06
Burnside								0.00	0.00			0.00		0.00
Burwood								0.00	0.00			0.01		0.01
Casebrook								0.00	0.00			0.01		0.01
Cashmere East	9	2	10	0.75	71	6.57	0.09	2.93	3.68	2	0.08	1.38		-2.23
Cashmere West	8	0	10	0.94	22	2.31	0.10	0.56	1.50	17	1.78	0.48		0.77
Cathedral Square	0	12	1	0.10				0.00	0.10	1	0.10	0.00	0.00	0.00
Chisnall	1	0	1	0.05				0.13	0.19	1	0.05	0.15		0.01
Dallington	5	0	5	0.29				0.00	0.29			0.00		-0.29
Deans Bush	2	0	6	0.37	2	0.16	0.08	0.00	0.37	8	0.50	0.08		0.21
East Linwood	12	0	13	0.69	16	0.87	0.05	0.13	0.82	5	0.29	0.04		-0.50
Edgware	1	22	7	0.35	7	0.50	0.07	0.41	0.76	10	0.45	0.61		0.30
Ensors	2	1	5	0.21				0.01	0.22	5	0.21	0.01		0.00
Fendalton								0.00	0.00	2	1.21	0.01		1.22
Ferrymead	24	0	23	1.47	6	0.66	0.11	0.02	1.49	6	0.74	0.18		-0.57
Hagley Park					3	0.47	0.16	0.00	0.00			0.00	0.05	-0.05
Halswell East	76	2	74	5.01	256	18.61	0.07	14.72	19.73			10.23		-9.49
Halswell South	1	0	1	0.10				0.16	0.25	1	0.06	0.16		-0.03
Halswell West								0.00	0.00	1	0.50	0.00	0.50	0.00
Harewood	27	3	29	1.97	64	5.00	0.08	1.56	3.53	3	0.13	0.00	0.03	-3.43
Hawthornden	10	0	9	0.71	4	0.36	0.09	0.04	0.75	2	0.13	0.00	0.07	-0.70
Heathcote Valley	13	0	13	1.81	28	2.67	0.10	0.35	2.15	1	0.07	10.36		8.27

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		
Hillmorton	1	1	2	0.10				0.00	0.10	3	0.14	0.03		0.07
Holmwood	1	0	1	0.07	1	0.07	0.07	0.00	0.07	5	0.31	0.01		0.25
Hoon Hay	0	1	1	0.04				0.05	0.09	2	0.09	0.05		0.05
Hoon Hay South	0	0	1	0.04				0.00	0.04	1	0.04	0.00		0.00
Hornby North								0.00	0.00			0.00		0.00
Hornby South	0	1	1	0.04				0.04	0.08	13	0.45	0.07		0.44
Ilam	1	2	2	0.16				0.00	0.16	1	0.06	0.00		-0.09
Islington	1	0	2	0.10				0.00	0.10	3	0.13	0.00		0.04
Jellie Park	7	0	9	0.61	3	0.16	0.05	0.00	0.61	4	0.18	0.01		-0.42
Kaimahi	4	0	5	0.43	4	0.44	0.11	0.13	0.56	1	0.07	0.11		-0.37
Kennedys Bush	4	0	4	0.50				1.13	1.64			0.87		-0.77
Linwood								0.00	0.00	4	0.16	0.00		0.16
Mairehau								0.00	0.00			0.00		0.00
Marshland	57	9	63	4.35	165	10.58	0.06	2.77	7.13	4	0.20	0.00	1.15	-8.07
Masham	1	0	1	0.05				0.00	0.05	3	0.05	0.00		0.00
Mcleans Island								0.00	0.00			0.00	0.00	0.00
Merivale	0	9	4	0.30				0.00	0.30	3	0.24	0.00		-0.06
Merrin								0.00	0.00			0.00		0.00
Middleton	0	19	1	0.62				0.00	0.62			0.00		-0.62
Moncks Bay	13	0	13	1.29	23	2.60	0.11	0.53	1.82	2	0.13	0.46		-1.24
Mt Pleasant	4	0	4	0.35	24	2.67	0.11	0.43	0.78	2	1.24	0.56		1.02
New Brighton	2	0	2	0.14				0.00	0.14			0.01		-0.13
North Beach	5	7	6	0.44	1	0.11	0.11	0.00	0.45	1	0.05	0.00		-0.39
North Linwood	0	2	6	0.25	1	0.23	0.23	0.00	0.25	8	0.35	0.00	0.23	-0.13
North Richmond								0.00	0.00	2	0.09	0.00		0.10
Northcote	2	0	2	0.16				0.00	0.16	1	0.05	0.01		-0.10
Oaklands	5	4	12	0.74	15	1.26	0.08	0.30	1.04	4	0.25	0.00	0.02	-0.81
Opawa	2	1	6	0.29				0.03	0.32	6	0.59	0.01		0.29
Papanui	2	5	10	0.37	2	0.04	0.02	0.00	0.37	16	0.54	0.00		0.18
Parklands	20	0	20	1.19	132	8.82	0.07	3.93	5.13	1	1.24	6.57		2.68
Phillipstown	1	0	3	0.10				0.12	0.22	4	0.16	0.00		-0.06
Rapaki Track	9	2	10	0.78	7	0.40	0.06	0.41	1.20	3	0.19	0.43		-0.57
Rawhiti	17	4	22	1.36	22	1.23	0.06	0.45	1.82	9	0.55	0.04		-1.22
Redwood North					1	0.05	0.05	0.00	0.00			0.04		0.04
Redwood South	0	27	1	2.43				0.00	2.43			0.04		-2.39
Riccarton	3	2	6	0.32	1	0.03	0.03	0.00	0.32	5	0.18	0.00		-0.14
Riccarton South								0.12	0.12	1	0.24	0.01		0.13
Riccarton West	5	1	10	0.50	13	0.66	0.05	0.00	0.50	11	0.50	0.00		0.00
Russley	1	0	1	0.05	2	0.14	0.07	0.33	0.39	2	0.11	0.28		0.00
Rutland	9	2	11	0.98	7	0.38	0.05	0.00	0.98	7	0.34	0.14		-0.50

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		
Sawyers Arms	112	0	112	7.12	358	22.78	0.06	13.33	20.45			2.92		-17.53
Shirley East								0.00	0.00			0.00		0.00
Shirley West	0	1	1	0.04				0.00	0.04	2	0.80	0.00		0.76
Sockburn	1	1	3	0.22	1	0.30	0.30	0.00	0.22	4	0.27	0.11		0.16
Somerfield	0	0	6	0.25				0.00	0.25	12	0.45	0.00		0.21
South Brighton	1	0	3	0.16	1	0.08	0.08	0.05	0.21	4	0.26	0.06		0.10
South Richmond	0	0	3	0.08				0.00	0.08	3	0.08	0.00		0.00
Spreydon	0	0	2	0.09				0.00	0.09	2	0.09	0.00		0.00
St Albans East	2	13	10	0.53	3	0.12	0.04	0.05	0.58	8	0.33	0.00	0.01	-0.26
St Albans West	2	7	9	0.29				0.00	0.29	8	0.24	0.00	0.03	-0.08
St Martins	3	4	7	0.40	2	0.13	0.06	0.04	0.44	6	0.32	0.06		-0.06
Strowan	5	2	12	0.69				0.02	0.71	12	0.69	0.01		-0.01
Styx	32	0	34	2.74	53	4.42	0.08	0.84	3.58	2	0.09	0.00	6.09	-9.58
Styx Mill	47	0	48	4.97	39	3.47	0.09	1.29	6.26	1	0.03	0.00	0.04	-6.28
Sumner	8	0	9	1.39	27	2.09	0.08	0.97	2.36	1	0.08	0.00	0.03	-2.31
Sydenham	0	7	7	0.24				0.00	0.24	6	0.20	0.00		-0.04
Templeton	0	1	1	0.05				0.00	0.05	1	0.05	0.00		0.00
Travis	14	1	15	0.91	21	1.46	0.07	10.08	11.00	2	0.10	0.09		-10.81
Upper Riccarton	2	0	4	0.19				0.00	0.19	2	0.06	0.00		-0.13
Wairarapa								0.00	0.00			0.00		0.00
Waltham	0	3	3	0.10				0.00	0.10	3	0.10	0.00		0.00
Westburn					4	0.48	0.12	0.00	0.00	2	0.17	0.00	0.00	0.16
Westmorland	13	0	14	1.12	4	0.25	0.06	0.00	1.12	1	0.07	0.06		-0.98
Wharenui	2	0	5	0.14				0.02	0.16	5	0.14	0.03		0.00
Wigram	23	3	25	1.73	75	4.73	0.06	6.61	8.34	2	0.11	0.00	0.15	-8.37
Woolston South	1	1	2	0.10				0.00	0.10	3	0.14	0.00		0.04
Woolston West	1	3	4	0.16				0.01	0.16	6	0.31	0.01		0.16
Yaldhurst								0.00	0.00			0.00		0.00
<b>Total</b>	<b>686</b>	<b>202</b>	<b>860</b>	<b>62.19</b>	<b>1571</b>	<b>113.84</b>	<b>0.08</b>	<b>72.87</b>	<b>135.06</b>	<b>331</b>	<b>22.62</b>	<b>38.84</b>	<b>11.12</b>	<b>-84.73</b>

**Table 7. Take up of Residential Vacant Land by Area Unit 1994 - 2001**

Area Unit	1994	1995	1996*	1997*	1998*	1999*	2000*	2001	Total
Addington	0.31	0.08	0.70	0.29	0.13	0.24	0.25	0.00	<b>1.99</b>
Aorangi	0.05	0.27	0.06	1.67	0.95	0.55	1.37	0.44	<b>5.35</b>
Aranui	0.11	0.26	0.00	0.00	1.91	0.48	0.51	5.00	<b>8.25</b>
Avon Loop	0.00	0.00	0.05	0.40	0.00	0.08	0.12	0.37	<b>1.02</b>
Avondale	0.48	0.20	0.15	0.14	0.13	0.68	0.15	0.00	<b>1.93</b>
Avonhead	0.12	0.00	0.15	0.11	0.39	0.19	0.25	0.00	<b>1.20</b>
Avonside	0.00	0.11	0.00	0.28	0.11	0.10	0.37	0.38	<b>1.36</b>
Barrington North	0.97	1.30	0.44	0.10	1.80	2.09	0.25	0.48	<b>7.43</b>
Barrington South	0.00	0.05	0.20	0.09	0.27	0.42	0.00	0.16	<b>1.18</b>
Beckenham	0.30	0.56	0.30	0.43	0.35	0.00	0.24	0.00	<b>2.18</b>
Belfast	2.59	5.41	1.12	1.04	1.39	1.30	2.60	2.94	<b>18.39</b>
Bexley	1.51	0.93	5.06	1.82	9.42	2.05	1.67	0.77	<b>23.22</b>
Bishopdale	0.00	0.00	0.00	0.00	0.08	0.16	0.00	0.00	<b>0.23</b>
Bromley	0.72	0.35	1.93	1.82	2.39	0.99	0.23	0.38	<b>8.80</b>
Broomfield	1.99	1.48	1.90	1.13	0.55	0.43	0.21	1.08	<b>8.78</b>
Bryndwr	0.00	0.00	0.09	0.08	0.13	0.30	0.39	0.25	<b>1.24</b>
Burnside	0.60	0.43	0.00	0.00	0.04	0.17	0.00	0.00	<b>1.24</b>
Burwood	0.80	0.23	0.22	0.09	0.75	0.14	0.07	0.00	<b>2.31</b>
Casebrook	0.06	0.33	0.43	0.17	0.55	0.29	0.21	0.00	<b>2.03</b>
Cashmere East	2.98	2.45	3.94	4.42	5.02	3.85	3.79	3.68	<b>30.12</b>
Cashmere West	0.78	0.59	1.82	0.59	0.56	2.25	0.42	1.50	<b>8.52</b>
Cathedral Square	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	<b>0.10</b>
Chisnall	0.15	0.06	0.17	0.71	0.29	0.05	0.23	0.19	<b>1.84</b>
Dallington	0.14	0.05	0.39	0.14	0.84	0.79	0.45	0.29	<b>3.09</b>
Deans Bush	0.00	0.13	0.08	0.18	0.12	0.19	0.15	0.37	<b>1.20</b>
East Linwood	0.00	0.00	0.00	0.27	0.05	0.06	0.37	0.82	<b>1.58</b>
Edgware	0.00	0.00	0.00	0.11	0.31	0.37	0.18	0.76	<b>1.74</b>
Ensors	0.06	0.08	0.06	0.19	0.12	1.00	0.29	0.22	<b>2.02</b>
Fendalton	0.12	0.00	0.00	0.05	0.22	0.56	0.16	0.00	<b>1.13</b>
Ferrymead	0.05	0.10	6.18	6.08	4.49	6.85	7.07	1.49	<b>32.30</b>
Hagley Park	0.00	0.00	0.00	0.00	0.00	0.10	0.13	0.00	<b>0.23</b>
Halswell East	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.73	<b>19.73</b>
Halswell South	0.62	0.98	0.46	0.00	0.26	0.38	0.00	0.25	<b>2.94</b>
Halswell West	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	<b>0.00</b>
Harewood	0.32	0.00	0.23	0.37	0.25	0.48	2.42	3.53	<b>7.60</b>
Hawthornden	3.16	1.74	0.43	0.51	0.83	2.54	1.75	0.75	<b>11.70</b>
Heathcote Valley	0.79	0.53	1.15	2.94	2.62	1.96	1.74	2.15	<b>13.88</b>
Hillmorton	0.17	0.09	0.00	0.00	0.00	0.30	0.20	0.10	<b>0.86</b>
Holmwood	0.00	0.00	0.18	0.08	0.13	0.11	0.29	0.07	<b>0.85</b>
Hoon Hay	0.11	0.00	0.00	0.18	0.23	0.60	0.18	0.09	<b>1.39</b>
Hoon Hay South	0.09	0.23	0.47	0.00	0.25	0.19	0.10	0.04	<b>1.38</b>
Hornby North	2.19	0.64	1.88	1.67	1.08	1.08	0.47	0.00	<b>9.02</b>
Hornby South	0.00	0.00	0.32	0.63	1.22	0.79	1.24	0.08	<b>4.28</b>
Ilam	0.42	0.27	0.35	0.11	0.08	0.09	0.17	0.16	<b>1.65</b>
Islington	0.37	0.07	0.00	0.05	0.10	0.29	0.04	0.10	<b>1.02</b>
Jellie Park	0.00	1.14	0.64	0.73	0.75	0.46	1.15	0.61	<b>5.48</b>
Kaimahi	0.31	0.13	0.00	0.20	0.51	0.42	0.54	0.56	<b>2.66</b>
Kennedys Bush	0.00	0.98	0.18	0.00	0.00	0.00	0.47	1.64	<b>3.26</b>
Linwood	0.00	0.00	0.06	0.62	0.15	0.32	0.07	0.00	<b>1.22</b>
Mairehau	0.00	0.08	0.00	0.06	0.14	0.05	0.00	0.00	<b>0.33</b>
Marshland	4.04	3.37	3.48	18.27	4.23	5.22	8.79	7.13	<b>54.51</b>
Masham	0.06	0.08	0.00	0.00	0.11	0.51	0.00	0.05	<b>0.81</b>
McLeans Island	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	<b>0.00</b>
Merivale	0.00	0.00	0.09	0.00	0.00	0.13	0.14	0.30	<b>0.66</b>

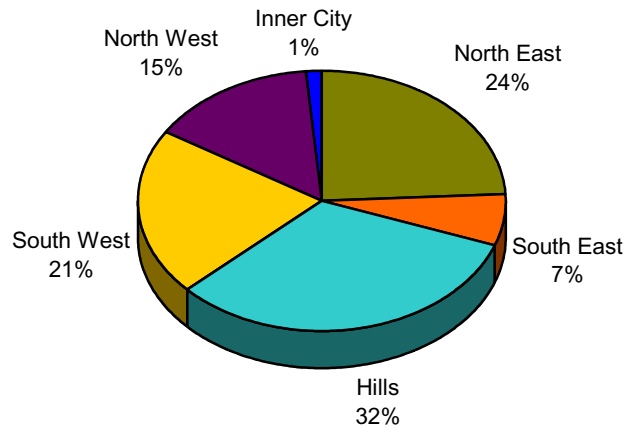
Area Unit	1994	1995	1996*	1997*	1998*	1999*	2000*	2001	Total
Merrin	0.14	0.00	0.00	0.13	0.15	0.09	0.14	0.00	0.64
Middleton	0.00	0.86	0.85	0.91	0.34	0.22	0.09	0.62	3.88
Moncks Bay	1.17	5.88	3.83	2.21	1.17	5.16	1.81	1.82	23.06
Mt Pleasant	2.67	1.97	1.91	0.78	2.08	3.54	2.25	0.78	15.98
New Brighton	0.00	0.00	0.22	0.19	0.06	0.04	0.05	0.14	0.70
North Beach	2.03	2.72	1.76	1.10	0.84	0.80	0.30	0.45	10.01
North Linwood	0.12	0.19	0.00	0.18	0.11	0.19	0.10	0.25	1.14
North Richmond	0.00	0.51	0.04	0.07	0.09	0.10	0.13	0.00	0.93
Northcote	0.13	0.06	0.13	0.09	0.11	0.41	0.34	0.16	1.43
Oaklands	7.34	6.50	8.01	3.36	3.05	1.93	1.50	1.04	32.72
Opawa	0.00	0.20	0.00	0.67	0.81	1.17	1.22	0.32	4.40
Papanui	0.00	0.00	0.00	0.03	0.86	0.53	0.32	0.37	2.10
Parklands	8.20	6.22	4.51	2.73	1.46	1.41	0.75	5.13	30.41
Phillipstown	0.08	0.00	0.00	0.04	0.10	0.23	0.10	0.22	0.79
Rapaki Track	1.09	1.04	0.21	0.71	0.36	0.98	1.02	1.20	6.60
Rawhiti	1.81	1.88	0.87	1.73	1.32	1.83	1.64	1.82	12.90
Redwood North	0.00	0.09	0.00	0.65	0.25	0.15	0.05	0.00	1.19
Redwood South	0.05	0.59	0.14	0.12	0.61	2.65	0.00	2.43	6.60
Riccarton	0.08	0.00	0.48	0.27	0.81	0.81	0.41	0.32	3.18
Riccarton South	0.00	0.00	0.00	0.00	0.32	0.60	0.00	0.12	1.04
Riccarton West	0.10	0.00	0.42	0.61	0.14	1.15	0.25	0.50	3.18
Russley	0.29	0.06	0.23	0.00	0.15	0.23	0.21	0.39	1.56
Rutland	0.05	0.00	0.19	1.47	1.46	1.57	0.85	0.98	6.57
Sawyers Arms	0.00	0.00	0.26	0.26	2.75	6.12	5.04	20.45	34.87
Shirley East	0.00	0.07	0.00	0.12	0.24	0.25	0.15	0.00	0.83
Shirley West	0.00	0.12	0.06	0.00	0.26	0.15	0.11	0.04	0.74
Sockburn	1.91	0.43	1.53	0.57	1.02	1.23	0.31	0.22	7.21
Somerfield	0.06	0.14	0.11	0.00	0.31	0.36	0.30	0.25	1.52
South Brighton	0.35	0.35	0.36	0.22	0.06	0.17	0.16	0.21	1.87
South Richmond	0.00	0.00	0.00	0.00	0.00	0.26	0.06	0.08	0.39
Spreydon	0.00	0.00	0.00	0.16	0.43	0.25	0.19	0.09	1.12
St Albans East	0.13	0.00	0.00	0.00	0.23	1.13	0.61	0.58	2.69
St Albans West	0.00	0.00	0.00	0.00	0.08	0.16	0.16	0.29	0.69
St Martins	0.86	1.03	0.59	0.74	0.46	0.89	0.14	0.44	5.14
Strowan	0.00	0.00	0.11	0.15	0.10	0.17	0.06	0.71	1.30
Styx	2.81	5.19	11.57	6.23	5.28	6.92	7.37	3.58	48.96
Styx Mill	5.73	5.32	1.63	0.59	0.35	3.82	4.38	6.26	28.07
Sumner	2.35	2.52	1.24	1.21	1.84	1.44	1.52	2.36	14.47
Sydenham	0.00	0.00	0.00	0.12	0.64	1.55	0.43	0.24	2.98
Templeton	4.30	1.57	0.74	0.22	0.40	0.86	0.26	0.05	8.40
Travis	4.12	4.33	6.08	3.07	5.17	2.79	4.59	11.00	41.14
Upper Riccarton	1.11	0.38	0.00	0.00	0.31	0.19	0.10	0.19	2.28
Wairarapa	0.00	0.00	0.00	0.05	0.12	0.32	0.14	0.00	0.64
Waltham	0.00	0.00	0.00	0.00	0.16	0.00	0.36	0.10	0.63
Westburn	0.60	0.26	0.17	0.08	0.11	0.12	0.16	0.00	1.52
Westmorland	3.00	3.61	3.84	2.54	1.15	1.19	1.09	1.12	17.53
Wharenui	0.00	0.00	0.00	0.05	0.09	0.00	0.48	0.16	0.79
Wigram	0.00	0.41	0.00	0.85	0.21	0.29	13.39	8.34	23.49
Woolston South	1.19	0.86	0.42	0.23	0.80	0.10	0.04	0.10	3.74
Woolston West	0.05	0.28	0.00	0.11	0.12	0.51	0.08	0.16	1.32
Yaldhurst	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.05
<b>Total</b>	<b>81.41</b>	<b>81.41</b>	<b>102.74</b>	<b>84.39</b>	<b>85.66</b>	<b>99.68</b>	<b>97.13</b>	<b>135.06</b>	<b>767.47</b>

\* The register was audited in February 2002 based on recently purchased aerial photos flown in March 2000. Where possible (using Building Consent records) sites in the audit which were found to be built on prior to June 2000 were assigned to the year they should have been removed with all prior to 1996 being assigned to that year. Please note that this will mean figures in previous reports may not be consistent with figures in this report.

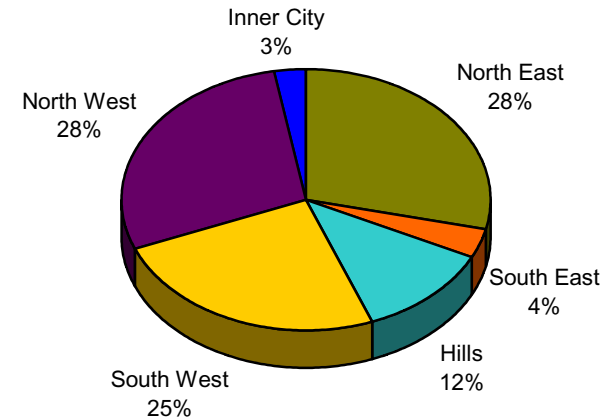
**Table 8. Vacant Residential Land by Urban Growth Areas**  
at 30 June 2001

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	777	61.7	9.3	245.3	316.4	81.7		38.7
South East	265	21.1	8.0	57.7	86.8			4.8
Hills	862	96.0	33.7	296.9	426.6	116.7	59.0	16.2
South West	400	30.9	5.3	237.8	274.0	49.4	39.9	33.4
North West	749	59.8	13.6	120.8	194.3	35.5	62.7	38.3
Inner City	169	11.9		4.8	16.8	0.3		3.7
	<b>3,222</b>	<b>281.6</b>	<b>70.0</b>	<b>963.3</b>	<b>1,314.8</b>	<b>283.6</b>	<b>161.6</b>	<b>135.1</b>

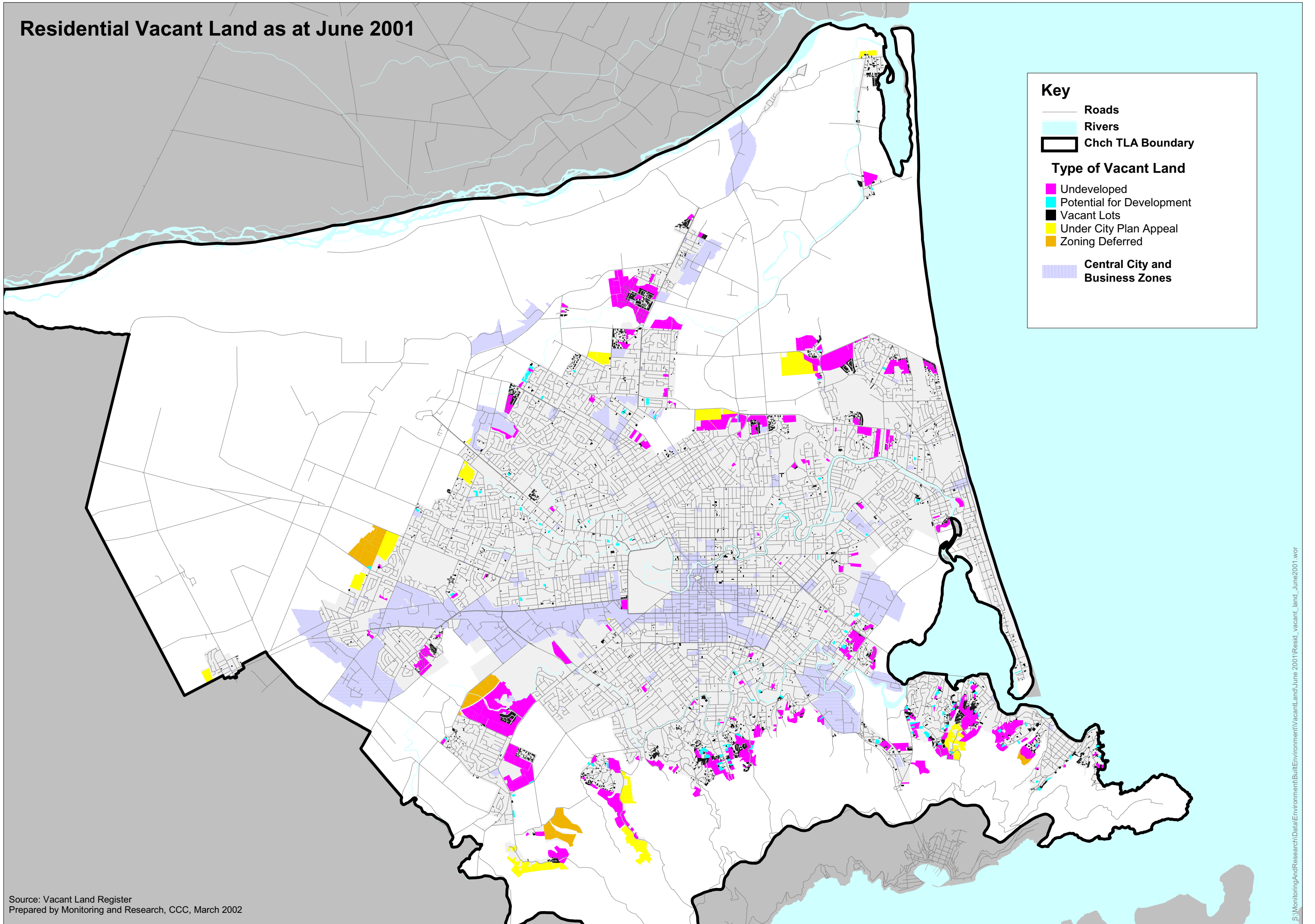
**Vacant Residential Land at June 2001  
- by Urban Growth Areas**



**Annual Take Up of Vacant Residential Land in the Year to June 2001 - by Urban Growth Areas**



# Residential Vacant Land as at June 2001



**Key**

- Roads
- Rivers
- ▭ Chch TLA Boundary

**Type of Vacant Land**

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

**Central City and Business Zones**

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