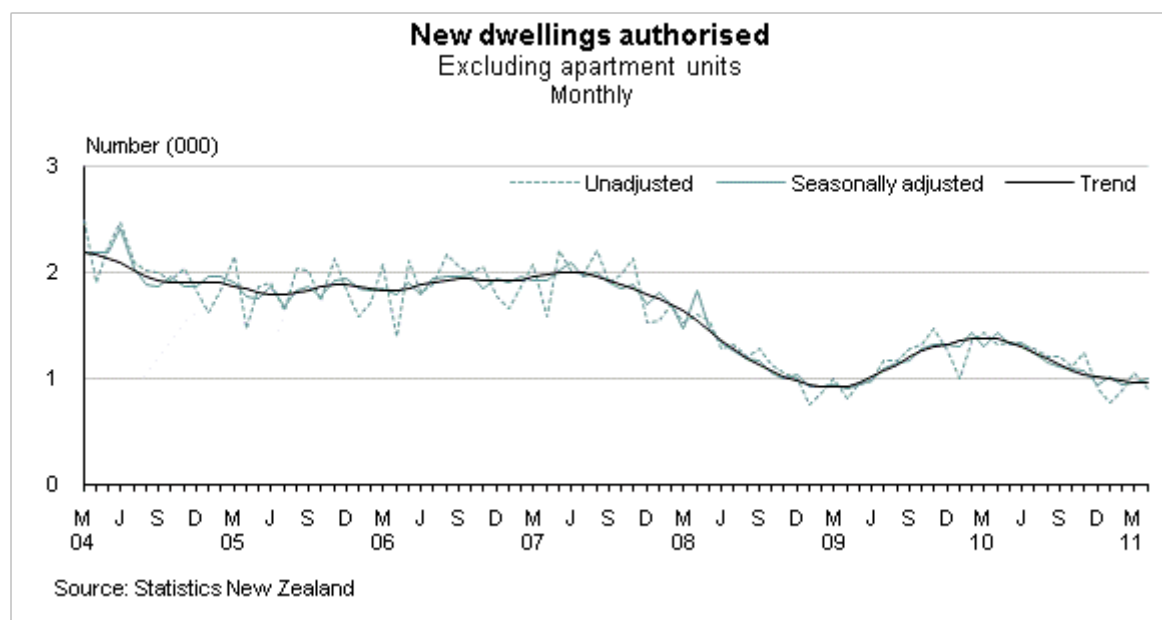


Building Consents Issued: April 2011

Embargoed until 10:45am – 03 June 2011

Highlights

- While the overall level of consents is low, with many series still decreasing, there are signs that the decline in residential consents is easing.
- 893 new dwellings, excluding apartments, were authorised, down 32 percent compared with April 2010.
- Similarly, the trend for the number of new dwellings authorised, excluding apartments, has fallen nearly one-third since March 2010. However, the rate of decline is easing.
- The seasonally adjusted number rose 3.8 percent in April 2011, and rose 3.3 percent in March 2011.
- The trend for the number of new dwellings authorised, including apartments, has also fallen nearly one-third since April 2010, to the lowest level since this series began in 1982.
- Compared with April 2010, the unadjusted value of residential building consents fell \$126 million (26 percent), while non-residential building consents fell \$75 million (23 percent).



Geoff Bascand
Government Statistician

3 June 2011
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Commentary

Building consent values include goods and services tax (GST), which increased from 12.5 percent to 15 percent from 1 October 2010. It is not possible to separate the impact of this change on building consent statistics.

Figures given are unadjusted unless otherwise stated.

Residential buildings

In April 2011, compared with April 2010, consents were issued for:

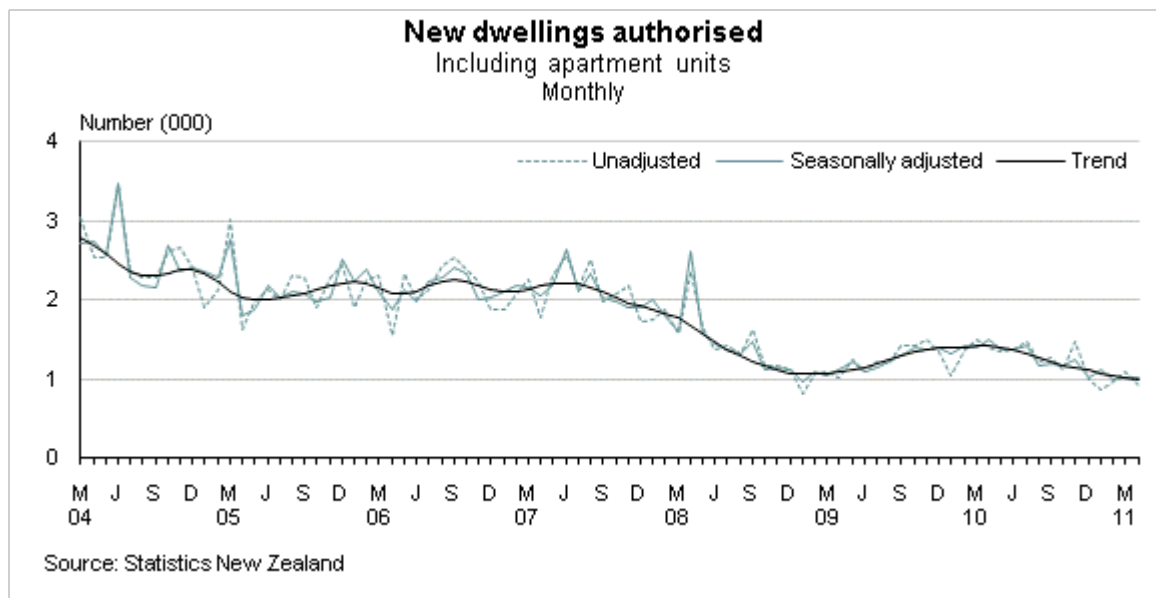
- 927 new dwelling units, including apartments, down 34 percent
- 893 new dwellings, excluding apartments, down 32 percent
- 34 new apartment units, down 63 percent (apartment numbers can vary considerably from month to month).

While the overall level of consents is low in April 2011, with many series still decreasing, there are signs that the decline in residential building consents is easing. When the volatile apartment category is excluded:

- The trend for the number of new dwellings authorised has fallen nearly one-third since March 2010, but the rate of decline is easing.
- The seasonally adjusted number rose 3.8 percent, following a 3.3 percent rise in March 2011.

For the number of new dwellings authorised, including apartments, the picture is similar but with some key differences:

- The trend has fallen nearly one-third since April 2010, to the lowest level since this series began in 1982. The rate of decline is easing, but to a lesser degree.
- The seasonally adjusted number fell 1.6 percent in April 2011, following a 2.0 percent rise in March 2011.



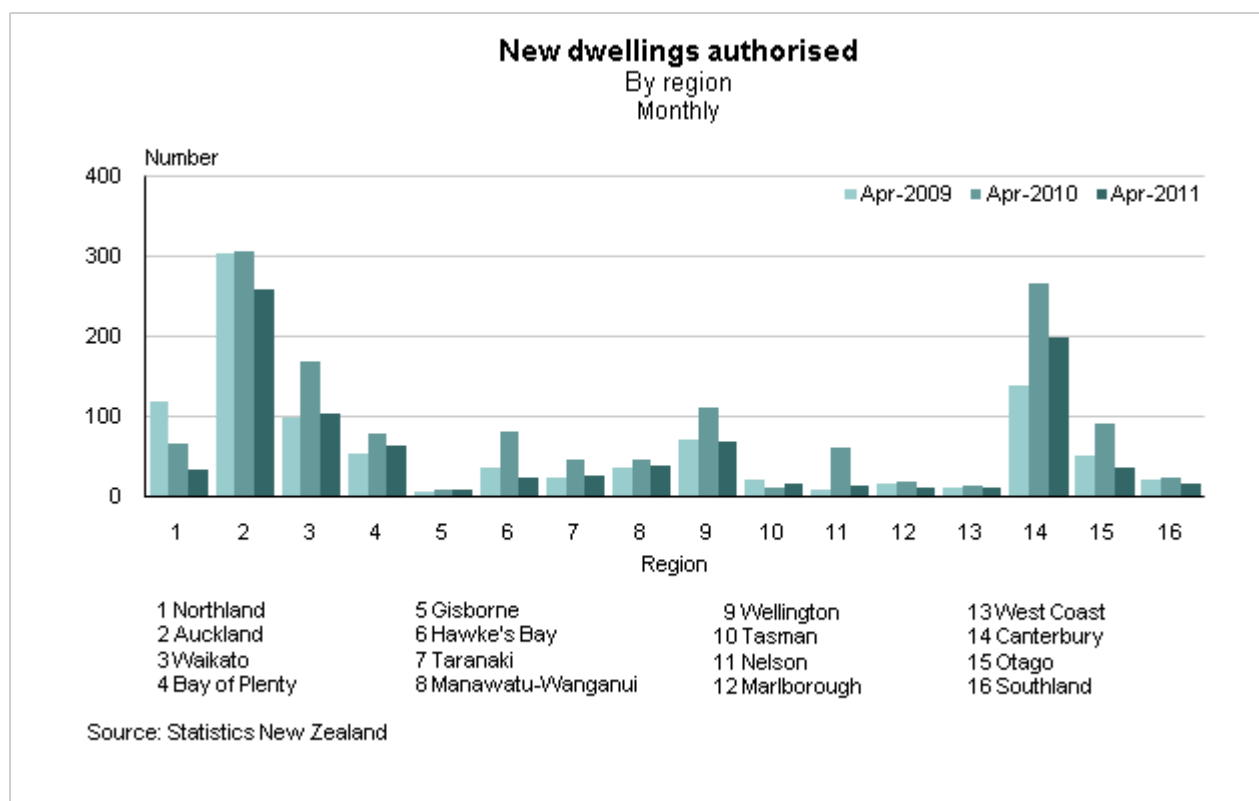
Compared with April 2010, the value of residential building consents fell \$126 million (26 percent) to \$354 million, in April 2011. The value trend has been declining for almost a year, falling 22 percent over this time.

Regional residential results

In April 2011 compared with April 2010, the number of new dwelling units authorised, including apartments, fell by 288 units (32 percent) in the North Island, and by 185 units (38 percent) in the South Island.

Only one of New Zealand's 16 regions had more new dwelling units authorised; Tasman was up four units to a total of 16. The largest fall was in Canterbury, but similar-sized falls were seen elsewhere:

- Canterbury, down 68 units to 198
- Waikato, down 65 units to 104
- Hawke's Bay, down 57 units to 23
- Otago, down 56 units to 36.



Changes to Auckland region

On 1 November 2010, the new Auckland Council came into being. This council replaces both the former Auckland Regional Council and all or part of seven territorial authorities – all of the North Shore, Waitakere, Auckland, and Manukau cities, the Rodney and Papakura districts, and part of the Franklin district are included in the new council area. For more information, see [Building Consents Issued: November 2010](#).

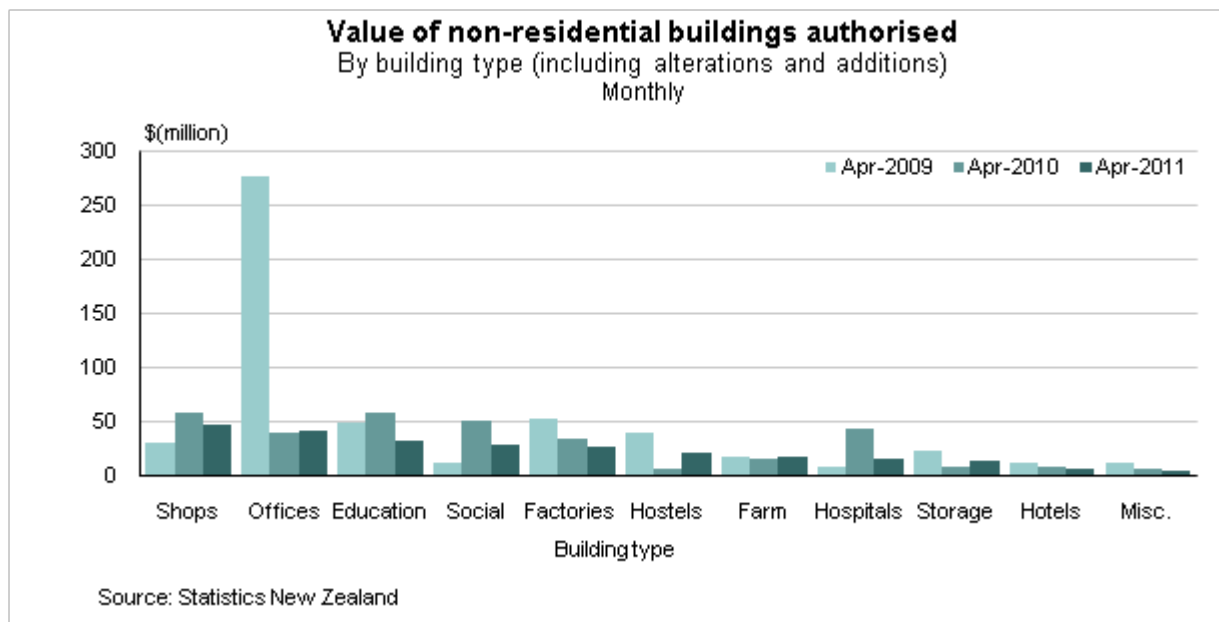
Non-residential buildings

The value of non-residential building consents was \$252 million in April 2011, down 23 percent compared with April 2010. Seven of the 11 building types recorded decreases in value.

The three building types with the largest decreases from April 2010 were:

- hospitals and nursing homes, down \$29 million
- education buildings, down \$26 million
- social, cultural, and religious buildings, down \$23 million.

The largest increase was for hostels and boarding houses, up \$15 million compared with April 2010.



As indicated by the dark bars in the above graph, 'shops, restaurants, and taverns' was the largest contributor to the value of non-residential buildings authorised in April 2011, at \$47 million or 19 percent. This was followed by offices and administration buildings, at \$41 million or 16 percent. (In April 2009, the Christchurch International Airport redevelopment contributed to offices and administration buildings.)

Canterbury earthquake consents

In Canterbury, 28 earthquake-related consents were identified, with a total value of \$2.5 million. These consents included seven new dwellings, four of which were relocatable units intended to house displaced Christchurch residents.

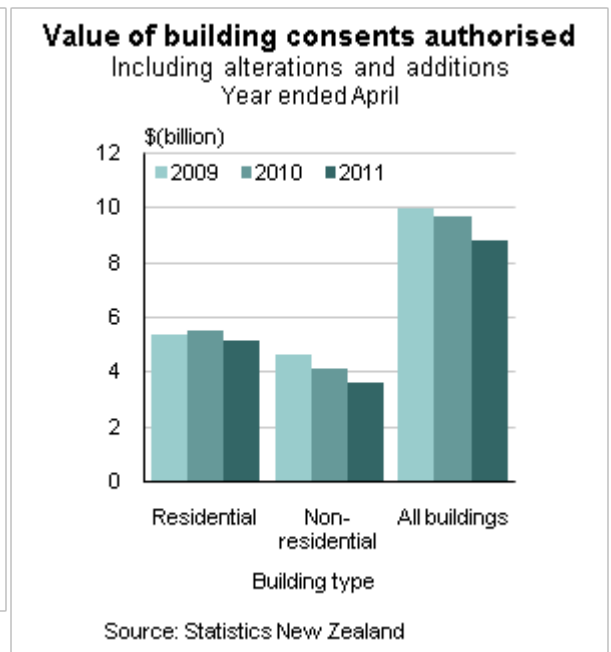
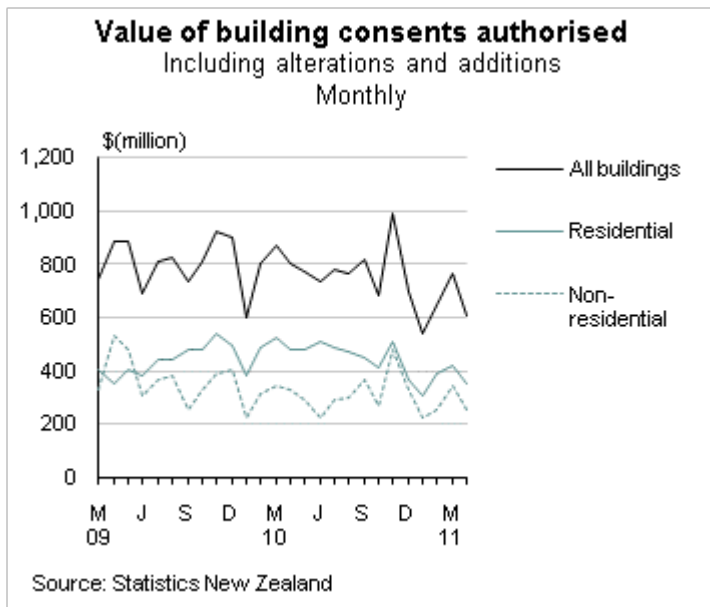
From September 2010, over 160 earthquake-related consents were identified, totalling \$33.9 million. These consents included 21 new dwellings. Earthquake-related consents cover residential, non-residential, and non-building construction. Non-building construction includes things like retaining walls and swimming pools.

Consents for demolitions, where issued, are excluded.

Building consents are often used as an early indicator of building activity. The extent of the damage to Christchurch and surrounding areas particularly following the earthquake on 22 February 2011, means the relationship between consents and activity (for example, as measured by Statistics New Zealand's quarterly estimated Value of Building Work Put in Place) may change, even at the national level. The next Value of Building Work Put in Place information release will be released on 8 June 2011.

All buildings

In the April 2011 month, the value of consents issued for all buildings was \$606 million, down 25 percent compared with April 2010.



For the year ended April 2011, compared with the year ended April 2010, the total value of consents issued for:

- all buildings was \$8,807 million, **down** \$863 million (8.9 percent)
- residential buildings was \$5,174 million, **down** \$367 million (6.6 percent)
- non-residential buildings was \$3,633 million, **down** \$497 million (12 percent).

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Email: info@stats.govt.nz

Next release ...

Building Consents Issued: May 2011 will be released on 30 June 2011.

Technical notes

Data source

Data for building consents is obtained each month from all territorial authorities. Values include GST and are not inflation adjusted.

Coverage

From September 1989, consents below \$5,000 are excluded. Under the building regulations effective from 1 January 1993, building authorisations are applied for under the building consents system administered by territorial authorities. Before this date, applications were made under the building permits system. The building consents system has wider coverage than the building permits system. The additional coverage includes some government building (particularly work on education buildings), and on-site drainage and reticulation work.

Classification of building types

A building is classified according to its main intended function. Some consents are for a building that may have more than one purpose (such as a shop/office building). Before June 1996, these consents were classified to a separate multi-purpose category. From the June 1996 month, the floor area and value of a consent for a multi-purpose building is split between each of the building's main functions. When sufficient detail cannot be obtained, the building is classified according to the predominant function of the building.

Figures for new apartments are compiled from consents that have 10 or more new attached dwelling units (flats or apartments). If there are fewer than 10 flats or apartments on a consent, they are treated as being dwellings other than apartments. Apartment numbers often show large fluctuations from month to month and, unless removed from dwelling figures, can mask underlying movements.

Staged consents

Some consents, particularly for large projects, are issued in stages across several months. Value data is collected at each stage but floor areas and dwelling or building counts are normally recorded at the first large stage of the project. This difference in timing can affect calculations of average prices.

Seasonally adjusted series

Seasonal adjustment removes the estimated impact of regular seasonal events, such as summer holidays and pre-Christmas purchasing, from statistical series. This makes figures for adjacent periods more comparable.

The seasonally adjusted series are re-estimated monthly when each new month's data becomes available. Figures are therefore subject to revision, with the largest changes normally occurring in the latest months.

The X-12-ARIMA seasonal adjustment program, developed at the U.S. Census Bureau, is used to produce the seasonally adjusted and trend estimates.

Trend estimates

Trend estimation removes the estimated impact of regular seasonal events and irregular short-term variation from statistical series. This reveals turning points and the underlying direction of movement over time.

To reduce distortions, the monthly trend series for the value of non-residential buildings is estimated after removal of consent values of \$25 million or more between January 1990 and December 2005, and of \$50 million or more from January 2006.

The trend series are re-estimated monthly when each new month's data becomes available. Figures are therefore subject to revision, with the largest changes normally occurring in the latest months. Revisions can be large if values are initially treated as outliers but are later found to be part of the underlying trend.

The X-12-ARIMA seasonal adjustment program is used to produce the seasonally adjusted and trend estimates. Irregular short-term variation is removed by smoothing the seasonally adjusted series using optimal weighted moving averages.

Further information on [seasonal adjustment](http://www.stats.govt.nz) is available on the Statistics NZ website (www.stats.govt.nz).

Trading day adjustments

An aim of time series analysis is to identify movements that are due to actual changes. Seasonal adjustment is done to remove systematic calendar-related variation. Specific adjustments can be made to remove variations due to trading day differences and moving holidays, such as Easter, which are not accounted for in a standard seasonal adjustment.

Some of the apparent movement in building consent figures is due to trading day differences between months. For example, a month with four weekends will have more trading or working days than a comparable month with five weekends. This can affect monthly figures, even though there may be no difference in the length of the month or difference in the rate at which consents are issued. Trading day effects, when estimated to be statistically significant, are quantified and removed. This is trading day adjustment.

Since 1998, trading day adjustments have been made to the building consents series during the seasonal adjustment process. Since May 2004, an improved method has been used. At present, there is no adjustment to remove the effect of moving holidays such as Easter.

Trend estimates versus month-on-month comparisons

Trend estimates reveal the underlying direction of movement in statistical series. In contrast, comparisons of unadjusted data between one month and the same month in the previous year/s do not take account of data recorded for the intervening months, and are subject to one-off fluctuations. Reasons for fluctuations include changes in legislation, economic variables such as interest rates, and trading day composition of months.

[Information about the Building Consents Issued](#) is available on our website.

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Timing

Timed statistical releases are delivered using postal and electronic services provided by third parties. Delivery of these releases may be delayed by circumstances outside the control of Statistics NZ. Statistics NZ accepts no responsibility for any such delays.

Tables

The following tables are printed with this information release and can also be downloaded from the Statistics New Zealand website in Excel format. If you do not have access to Excel, you may use the [Excel file viewer](#) to view, print, and export the contents of the file.

1. Building consents issued – April
2. Number of new dwelling units authorised
3. Number and value of new dwelling units authorised, by region
4. Number of new dwelling units authorised, by selected territorial authorities
5. Value of building consents issued, unadjusted and trend values

Table 1

Building Consents Issued – April⁽¹⁾

	Residential buildings								
	New dwellings						Dwelling alterations and additions	Domestic out-buildings ⁽⁶⁾	Total residential buildings
	Apartments ⁽²⁾	Dwellings excluding apartments	All dwellings						
			Dwelling units	Floor area ⁽⁴⁾⁽⁵⁾	Value				
	Number ⁽³⁾⁽⁴⁾		\$(million)	Number	m ² (000)	\$(million)			
Series ref: BLD	SAB11MZ	SAS11MZ	SAS12MZ	SHA11RZ	SHA13RZ	SHA12RZ	SHA22RZ	SHB22RZ	SDC92MZ

Year ended April

2006	3,472	21,875	5,096	25,347	4,877	5,459	1,003	250	6,712
2007	2,932	23,032	5,754	25,964	5,022	6,215	1,063	268	7,547
2008	2,824	22,300	5,956	25,124	4,903	6,333	1,097	272	7,701
2009	1,664	13,206	3,809	14,870	2,951	4,049	1,071	222	5,343
2010	1,107	14,665	4,181	15,772	3,129	4,311	1,031	199	5,540
2011	971	13,167	3,869	14,138	2,812	3,991	998	185	5,174

Month

2009	Apr	199	810	228	1,009	176	260	80	15	355
	May	275	963	281	1,238	234	308	83	17	408
	Jun	133	967	273	1,100	211	289	81	15	385
	Jul	55	1,159	335	1,214	250	344	80	18	442
	Aug	30	1,165	336	1,195	245	338	86	16	440
	Sep	155	1,275	357	1,430	269	366	96	19	480
	Oct	103	1,321	369	1,424	271	377	86	18	481
	Nov	42	1,458	424	1,500	304	428	91	18	537
	Dec	93	1,260	370	1,353	276	388	92	14	494
2010	Jan	42	1,000	280	1,042	210	287	76	17	380
	Feb	13	1,362	378	1,375	278	382	89	14	484
	Mar	75	1,426	409	1,501	305	420	90	18	528
	Apr	91	1,309	371	1,400	276	383	82	16	480
	May	27	1,333	377	1,360	276	379	84	19	481
	Jun	57	1,316	379	1,373	278	383	109	17	508
	Jul	203	1,270	364	1,473	282	390	82	18	490
	Aug	36	1,193	348	1,229	250	356	99	18	473
	Sep	60	1,202	345	1,262	252	352	81	17	450
	Oct	24	1,099	316	1,123	229	321	81	14	415
	Nov	226	1,244	366	1,470	271	391	106	16	514
	Dec	85	909	280	994	206	285	70	13	368
2011	Jan	90	777	219	867	164	234	64	12	309
	Feb	89	884	284	973	193	296	81	12	389
	Mar	40	1,047	321	1,087	226	329	76	15	420
	Apr	34	893	270	927	185	275	65	13	354

Percentage change from same period of previous year

Year ended April

2006	-39.2	-7.4	-1.7	-13.6	-8.7	-6.0	8.2	6.0	-3.7
2007	-15.6	5.3	12.9	2.4	3.0	13.9	6.1	7.1	12.4
2008	-3.7	-3.2	3.5	-3.2	-2.4	1.9	3.2	1.3	2.0
2009	-41.1	-40.8	-36.0	-40.8	-39.8	-36.1	-2.4	-18.2	-30.6
2010	-33.5	11.0	9.8	6.1	6.0	6.5	-3.8	-10.4	3.7
2011	-12.3	-10.2	-7.5	-10.4	-10.1	-7.4	-3.1	-7.2	-6.6

Month

2011	Apr	-62.6	-31.8	-27.1	-33.8	-33.1	-28.1	-20.2	-15.8	-26.3
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For footnotes, see end of table.

Building Consents Issued: April 2011

Table 1
continued

Building Consents Issued – April⁽¹⁾

	Non-residential buildings (new buildings plus alterations and additions to existing buildings)							
	Hostels and boarding houses	Hotels and other short-term accommodation	Hospitals and nursing homes	Education buildings	Social, cultural, and religious buildings	Shops, restaurants, and taverns	Offices and administration buildings	Storage buildings
	\$(million)							
Series ref: BLD	SDD92MZ	SDE92MZ	SDF92MZ	SDG92MZ	SDH92MZ	SDI92MZ	SDJ92MZ	SDK92MZ
Year ended April								
2006	337	201	313	475	311	640	660	411
2007	116	290	245	396	298	660	853	482
2008	128	265	288	447	334	692	920	480
2009	173	166	219	591	411	518	1,206	372
2010	152	128	420	695	701	463	773	263
2011	95	113	276	684	451	544	500	239
Month								
2009 Apr	39	13	8	48	12	29	277	22
May	50	25	34	33	131	54	77	30
Jun	5	4	19	65	32	28	59	48
Jul	3	24	21	80	63	27	96	16
Aug	13	7	32	66	109	38	64	18
Sep	21	8	17	35	31	27	53	15
Oct	22	3	21	68	86	36	56	13
Nov	10	12	95	48	25	36	96	8
Dec	5	3	78	77	49	34	67	35
2010 Jan	3	2	11	35	30	48	46	11
Feb	3	29	14	66	43	37	65	16
Mar	12	4	36	62	53	41	53	44
Apr	5	7	44	59	51	58	39	8
May	4	7	15	32	62	33	40	29
Jun	5	4	26	27	27	41	34	17
Jul	3	5	17	45	56	52	37	32
Aug	12	18	12	55	32	46	58	24
Sep	4	4	82	25	45	43	73	23
Oct	12	4	20	55	28	56	25	23
Nov	3	10	38	119	56	63	40	20
Dec	3	14	4	111	36	44	44	9
2011 Jan	8	2	17	50	25	19	19	17
Feb	17	14	16	41	16	42	44	13
Mar	2	25	15	90	40	58	47	18
Apr	21	6	15	33	28	47	41	13
Percentage change from same period of previous year								
Year ended April								
2006	15.6	5.7	43.5	6.5	13.3	7.8	-9.2	1.6
2007	-65.7	44.3	-21.7	-16.5	-4.1	3.1	29.3	17.3
2008	10.8	-8.8	17.8	12.9	11.9	4.9	7.9	-0.4
2009	35.1	-37.4	-24.1	32.2	23.0	-25.2	31.1	-22.5
2010	-12.3	-22.8	92.0	17.4	70.7	-10.6	-36.0	-29.3
2011	-37.7	-11.6	-34.3	-1.6	-35.7	17.5	-35.3	-9.2
Month								
2011 Apr	288.5	-22.1	-66.0	-44.5	-45.2	-18.6	4.4	66.9

For footnotes, see end of table.

Building Consents Issued: April 2011

Table 1
continued

Building Consents Issued – April⁽¹⁾

	Non-residential buildings, continued (new buildings plus alterations and additions to existing buildings)					All buildings (residential and non-residential, including alterations and additions)	Non- building construction ⁽⁷⁾	Total authorisations issued
	Factories and industrial buildings	Farm buildings	Miscellaneous buildings	Total non-residential buildings				
				Floor area ⁽⁴⁾⁽⁵⁾	Value			
				\$ (million)				
Series ref: BLD	SDL92MZ	SDM92MZ	SDN92MZ	SAO13MZ	SDO92MZ	SDP92MZ	SDQ92MZ	SDR92MZ

Year ended April

2006	418	188	87	3,528	4,040	10,751	392	11,143
2007	460	219	41	3,272	4,060	11,607	411	12,018
2008	572	319	28	3,620	4,473	12,174	467	12,642
2009	528	330	103	3,327	4,617	9,959	503	10,462
2010	334	172	30	2,265	4,130	9,670	490	10,160
2011	479	171	83	2,165	3,633	8,807	417	9,224

Month

2009	Apr	52	18	11	249	530	885	23	908
	May	24	20	1	265	479	888	57	944
	Jun	30	15	2	177	307	692	35	726
	Jul	25	14	1	200	371	813	42	855
	Aug	24	13	1	177	384	824	40	864
	Sep	33	10	7	126	257	737	41	778
	Oct	12	11	1	181	329	810	78	888
	Nov	42	14	3	175	389	926	45	971
	Dec	36	17	2	197	404	898	22	921
2010	Jan	26	11	1	154	223	602	28	630
	Feb	26	15	2	178	317	801	23	824
	Mar	22	16	2	240	345	873	43	916
	Apr	34	16	6	195	327	807	36	843
	May	29	18	21	156	289	770	40	810
	Jun	35	12	1	139	228	736	24	760
	Jul	30	13	4	175	293	783	48	831
	Aug	21	15	3	202	296	769	38	807
	Sep	45	14	7	213	365	816	26	842
	Oct	36	10	3	167	272	687	45	732
	Nov	102	13	14	295	479	993	32	1,025
	Dec	45	14	7	144	332	700	24	724
2011	Jan	57	14	1	148	228	537	21	558
	Feb	32	15	7	195	257	645	52	697
	Mar	19	19	11	189	344	764	32	796
	Apr	27	18	4	144	252	606	34	640

Percentage change from same period of previous year

Year ended April

2006	-23.8	9.0	166.4	-2.5	3.6	-1.1	6.1	-0.9
2007	10.1	16.7	-53.1	-7.2	0.5	8.0	4.9	7.8
2008	24.2	45.7	-32.1	10.6	10.2	4.9	13.7	5.2
2009	-7.6	3.4	273.8	-8.1	3.2	-18.2	7.6	-17.2
2010	-36.7	-47.8	-70.9	-31.9	-10.5	-2.9	-2.5	-2.9
2011	43.3	-0.5	175.5	-4.4	-12.0	-8.9	-14.9	-9.2

Month

2011	Apr	-20.1	13.5	-34.9	-26.2	-22.9	-24.9	-4.1	-24.0
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(1) Values include GST and are not inflation adjusted. Consents below \$5,000 are excluded.

(2) Figures for new apartments are compiled from consents that have 10 or more attached new dwelling units.

(3) Each dwelling unit in a housing project or apartment block is separately counted.

(4) For staged consents, values are recorded at each stage but floor areas and unit counts are normally recorded at the first large stage.

(5) Floor areas are for new buildings only and are imputed when they are not included on consents.

(6) Includes garages, glasshouses, and sheds on residential sections. Alterations and additions are included.

(7) Works that require building consents but are not buildings, for example bulk tanks, retaining walls, and swimming pools. Many civil engineering works, such as roads, require resource consents but not building consents, so are excluded.

Table 2

Number of New Dwelling Units Authorised

	Including apartment units ⁽¹⁾					Excluding apartment units				
	Unadjusted	Seasonally adjusted ⁽²⁾		Trend ⁽³⁾		Unadjusted	Seasonally adjusted ⁽²⁾		Trend ⁽³⁾	
	Number	Number	% change ⁽⁴⁾⁽⁵⁾	Number	% change ⁽⁴⁾	Number	Number	% change ⁽⁴⁾	Number	% change ⁽⁴⁾
<i>Series ref: BLD</i>	<i>SHA11RZ</i>	<i>SSC11AS</i>		<i>SSC11AT</i>		<i>SAS11MZ</i>	<i>S91S</i>		<i>S91T</i>	
Month										
2007 Apr	1,782	2,054	-4.8	2,173	2.0	1,578	1,914	-0.7	1,974	1.3
May	2,322	2,173	5.8	2,207	1.5	2,212	2,013	5.2	1,993	0.9
Jun	2,574	2,640	21.5	2,218	0.5	2,013	2,082	3.4	2,000	0.4
Jul	2,160	2,105	-20.3	2,202	-0.7	1,975	1,949	-6.4	1,991	-0.4
Aug	2,508	2,329	10.6	2,160	-1.9	2,212	1,995	2.4	1,964	-1.4
Sep	1,988	2,034	-12.7	2,098	-2.9	1,906	1,902	-4.7	1,924	-2.0
Oct	2,087	1,971	-3.1	2,029	-3.3	1,974	1,850	-2.7	1,878	-2.4
Nov	2,189	1,904	-3.4	1,968	-3.0	2,123	1,880	1.6	1,835	-2.3
Dec	1,739	1,913	0.5	1,924	-2.2	1,525	1,685	-10.4	1,796	-2.1
2008 Jan	1,743	2,002	4.6	1,886	-2.0	1,540	1,811	7.5	1,753	-2.4
Feb	1,874	1,808	-9.7	1,837	-2.6	1,701	1,693	-6.5	1,700	-3.0
Mar	1,567	1,589	-12.1	1,771	-3.6	1,517	1,474	-12.9	1,632	-4.0
Apr	2,373	2,609	64.2	1,682	-5.0	1,602	1,830	24.1	1,548	-5.1
May	1,653	1,583	-39.3	1,581	-6.0	1,548	1,466	-19.9	1,456	-6.0
Jun	1,380	1,449	-8.5	1,479	-6.5	1,279	1,336	-8.9	1,361	-6.6
Jul	1,435	1,366	-5.7	1,385	-6.3	1,322	1,261	-5.6	1,270	-6.7
Aug	1,328	1,325	-3.0	1,301	-6.1	1,204	1,175	-6.8	1,192	-6.1
Sep	1,635	1,477	11.5	1,227	-5.7	1,269	1,160	-1.3	1,125	-5.7
Oct	1,173	1,118	-24.3	1,164	-5.1	1,123	1,050	-9.5	1,068	-5.0
Nov	1,168	1,139	1.9	1,113	-4.4	1,052	999	-4.8	1,019	-4.6
Dec	1,127	1,129	-0.8	1,077	-3.2	1,001	1,029	3.0	978	-4.1
2009 Jan	812	967	-14.3	1,061	-1.5	745	920	-10.6	943	-3.5
Feb	1,059	1,087	12.4	1,063	0.2	866	910	-1.1	920	-2.5
Mar	1,091	1,049	-3.6	1,076	1.2	987	929	2.1	912	-0.8
Apr	1,009	1,130	7.8	1,093	1.5	810	907	-2.4	924	1.2
May	1,238	1,228	8.7	1,115	2.0	963	947	4.4	954	3.3
Jun	1,100	1,085	-11.6	1,145	2.8	967	972	2.7	1,004	5.2
Jul	1,214	1,139	5.0	1,187	3.6	1,159	1,094	12.5	1,068	6.4
Aug	1,195	1,211	6.3	1,237	4.2	1,165	1,151	5.2	1,134	6.2
Sep	1,430	1,308	8.0	1,290	4.3	1,275	1,171	1.8	1,197	5.6
Oct	1,424	1,406	7.5	1,335	3.5	1,321	1,277	9.1	1,250	4.4
Nov	1,500	1,380	-1.8	1,367	2.4	1,458	1,310	2.5	1,292	3.4
Dec	1,353	1,391	0.8	1,386	1.3	1,260	1,319	0.7	1,324	2.5
2010 Jan	1,042	1,310	-5.8	1,392	0.5	1,000	1,287	-2.4	1,350	1.9
Feb	1,375	1,415	8.0	1,401	0.6	1,362	1,435	11.5	1,369	1.4
Mar	1,501	1,390	-1.7	1,412	0.8	1,426	1,295	-9.7	1,377	0.6
Apr	1,400	1,494	7.5	1,419	0.4	1,309	1,430	10.4	1,369	-0.6
May	1,360	1,363	-8.8	1,405	-0.9	1,333	1,320	-7.7	1,341	-2.0
Jun	1,373	1,379	1.1	1,372	-2.3	1,316	1,327	0.6	1,297	-3.3
Jul	1,473	1,426	3.4	1,324	-3.5	1,270	1,248	-6.0	1,241	-4.3
Aug	1,229	1,174	-17.7	1,270	-4.0	1,193	1,137	-8.9	1,182	-4.7
Sep	1,262	1,185	0.9	1,221	-3.9	1,202	1,113	-2.1	1,127	-4.6
Oct	1,123	1,161	-2.0	1,177	-3.6	1,099	1,098	-1.4	1,078	-4.4
Nov	1,470	1,254	8.0	1,140	-3.1	1,244	1,066	-2.9	1,039	-3.6
Dec	994	1,023	-18.4	1,107	-2.9	909	946	-11.2	1,009	-2.8
2011 Jan	867	1,116	9.0	1,077	-2.7	777	1,008	6.6	988	-2.1
Feb	973	1,005	-9.9	1,047	-2.8	884	932	-7.6	972	-1.6
Mar	1,087	1,025	2.0	1,019	-2.6	1,047	963	3.3	962	-1.0
Apr	927	1,008	-1.6	998	-2.1	893	999	3.8	958	-0.4

(1) Figures for new apartments are compiled from consents that have 10 or more attached new dwelling units.

(2) Seasonally adjusted numbers exclude estimated seasonal fluctuations and are subject to revision each month.

(3) Trend numbers exclude estimated seasonal fluctuations and short-term irregular movements and are subject to revision each month.

(4) Change from the previous month.

(5) The volatility in this series is largely due to fluctuations in the number of new apartments.

Table 3

Number and Value of New Dwelling Units Authorised⁽¹⁾⁽²⁾
By region

Region ⁽³⁾	Month												
	2010									2011			
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Number													
Northland	66	51	86	66	48	72	36	68	46	35	42	53	34
Auckland ⁽⁴⁾⁽⁵⁾	306	321	322	318	321	308	276	362	193	259	295	298	259
Waikato ⁽⁴⁾	169	202	149	197	158	142	137	167	128	79	107	127	104
Bay of Plenty	79	67	96	174	80	88	59	81	59	65	59	55	63
Gisborne	9	12	12	9	3	11	17	7	14	10	15	18	9
Hawke's Bay	80	40	45	54	46	64	33	51	26	37	28	36	23
Taranaki	45	67	36	40	35	38	42	40	37	25	29	29	26
Manawatu-Wanganui	47	38	48	46	59	48	32	48	48	26	29	49	39
Wellington	112	141	161	119	112	107	97	135	130	64	82	114	68
North Island	913	939	955	1,023	862	878	729	959	681	600	686	779	625
Tasman	12	16	21	32	25	33	37	18	19	18	18	21	16
Nelson	60	28	13	25	23	17	22	26	12	7	14	16	14
Marlborough	19	21	31	17	12	17	13	22	17	12	11	7	10
West Coast	14	13	15	19	17	13	18	11	13	15	9	22	12
Canterbury	266	237	232	266	191	196	212	298	167	147	148	166	198
Otago	92	75	86	72	78	73	63	113	69	52	63	59	36
Southland ⁽⁶⁾	24	31	20	19	21	35	29	23	16	15	24	17	16
South Island	487	421	418	450	367	384	394	511	313	266	287	308	302
Area outside region ⁽⁷⁾	0	0	0	0	0	0	0	0	0	1	0	0	0
New Zealand	1,400	1,360	1,373	1,473	1,229	1,262	1,123	1,470	994	867	973	1,087	927
Value \$(million)													
Northland	16	15	20	15	12	20	9	16	12	11	31	15	9
Auckland ⁽⁴⁾⁽⁵⁾	101	107	97	93	98	86	85	94	68	67	88	107	84
Waikato ⁽⁴⁾	44	49	37	54	41	35	36	45	32	21	30	36	30
Bay of Plenty	22	21	29	32	24	24	17	25	20	18	17	16	20
Gisborne	2	2	3	2	1	3	4	3	2	2	4	3	2
Hawke's Bay	18	13	15	14	12	16	8	14	9	10	8	10	6
Taranaki	13	13	10	11	11	14	12	11	10	6	8	7	9
Manawatu-Wanganui	12	11	13	13	17	12	8	13	11	8	9	10	9
Wellington	28	37	40	31	42	38	29	43	26	17	21	35	26
North Island	256	267	264	267	258	246	207	264	191	160	216	241	195
Tasman	5	5	5	7	7	7	14	4	5	6	4	7	4
Nelson	6	6	3	7	6	5	7	5	4	2	4	5	3
Marlborough	5	5	7	5	4	4	4	5	7	4	3	4	4
West Coast	3	3	4	5	4	3	4	2	3	4	3	5	3
Canterbury	73	63	62	69	52	51	58	71	50	34	42	40	49
Otago	29	22	32	24	21	28	20	33	22	21	18	22	13
Southland ⁽⁶⁾	6	8	6	6	4	8	7	6	5	4	6	5	4
South Island	127	112	119	124	99	106	114	127	94	74	80	87	80
Area outside region ⁽⁷⁾	0	0	0	0	0	0	0	0	0	0	0	0	0
New Zealand	383	379	383	390	356	352	321	391	285	234	296	329	275

(1) For staged consents, values are recorded at each stage but floor areas and unit counts are normally recorded at the first large stage.

(2) Values include GST and are not inflation adjusted. Consents below \$5,000 are excluded.

(3) The series references are *BLDM.SHA11&&* and *BLDM.SHA12&&*.

(4) Figures are for Auckland region. From 1 November 2010, part of the former Franklin district moved from the Auckland to the Waikato region. This change is included in data from January 2011.

(5) On 1 November 2010, the new Auckland Council came into being (see table 4 for figures). Before November 2010, the Auckland region can be used to approximate the new Auckland Council.

(6) Includes Stewart Island.

(7) Includes the Chatham Islands.

Table 4

Number of New Dwelling Units Authorised
By selected territorial authorities

Territorial authority ⁽¹⁾	Month												
	2010									2011			
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
	Number												
City													
Auckland (from 11.2010) ⁽²⁾	363	193	259	295	298	259
North Shore ⁽³⁾	50	48	35	45	62	52	40	41	40	23	36	47	36
Waitakere ⁽³⁾	46	40	43	29	38	47	25	32	27	23	35	33	43
Auckland ⁽³⁾	93	56	72	100	63	101	65	66	49	108	111	95	48
Manukau ⁽³⁾	34	73	66	47	48	49	57	109	16	67	49	45	64
Rodney ⁽³⁾	47	63	52	70	41	34	48	76	37	22	39	39	46
Papakura ⁽³⁾	16	21	27	14	55	10	25	21	13	9	16	23	13
Franklin ⁽⁴⁾	29	27	32	18	21	23	23	18	11	7	9	16	9
Hamilton	75	80	47	53	47	28	39	56	41	26	29	19	35
Tauranga	37	25	48	53	36	45	37	36	34	40	36	31	35
Napier	23	12	15	23	22	24	19	23	11	19	9	16	5
Palmerston North	14	12	17	16	27	20	13	15	17	14	11	24	10
Porirua	22	20	30	39	20	15	17	11	17	22	4	13	13
Upper Hutt	12	21	17	17	7	14	9	11	7	8	2	12	5
Lower Hutt	15	11	25	15	4	7	10	7	10	4	11	8	8
Wellington	45	57	62	20	60	31	23	66	72	15	41	54	29
Nelson	60	28	13	25	23	17	22	26	12	7	14	16	14
Christchurch	142	118	113	150	95	91	120	174	75	88	64	43	102
Dunedin	31	31	30	15	36	24	25	56	29	11	29	17	7
Invercargill	10	16	14	12	16	18	19	8	7	7	11	4	12
District													
Far North	28	17	22	15	7	29	9	13	13	6	11	10	6
Whangarei	20	33	46	38	27	37	19	45	19	22	24	32	17
Kaipara	18	1	18	13	14	6	8	10	14	7	7	11	11
Thames-Coromandel	8	22	25	25	17	28	17	28	16	12	17	20	12
Waikato ⁽⁴⁾	26	27	24	23	28	25	24	27	19	6	19	32	17
Matamata-Piako	7	18	13	7	15	7	3	7	7	4	9	6	4
Waipa	18	18	16	36	21	25	20	22	24	12	21	30	20
Taupo	12	18	10	32	11	7	13	15	11	7	2	8	11
Western Bay of Plenty	17	18	22	15	21	29	7	19	13	12	9	15	14
Rotorua	20	8	20	87	13	11	14	20	9	8	10	7	10
Whakatane	5	14	5	19	7	1	1	3	4	2	4	2	3
Hastings	54	21	28	23	18	35	10	21	13	15	15	17	16
New Plymouth	39	57	27	35	30	26	32	33	31	21	23	20	22
Wanganui	13	11	12	9	7	5	3	9	7	3	3	12	14
Manawatu	5	7	7	7	8	9	6	10	8	3	5	10	7
Horowhenua	5	2	9	9	5	7	7	7	7	3	5	1	4
Kapiti Coast	7	20	13	16	10	20	23	17	10	7	6	8	8
Tasman	12	16	21	32	25	33	37	18	19	18	18	21	16
Marlborough	19	21	31	17	12	17	13	22	17	12	11	7	10
Waimakariri	37	56	49	45	28	30	18	45	40	20	34	51	29
Selwyn	40	32	32	25	42	29	36	34	21	20	28	27	36
Ashburton	9	13	13	11	9	12	15	14	11	10	5	13	15
Timaru	14	4	13	25	7	10	7	12	10	2	11	14	8
Waitaki	9	1	9	7	4	9	7	9	3	8	4	2	5
Central Otago	8	12	6	15	6	5	8	10	9	10	5	7	10
Queenstown-Lakes	41	23	37	30	32	38	20	35	26	19	16	28	14
Southland	10	12	4	6	4	10	8	13	5	7	12	11	1
New Zealand	1,400	1,360	1,373	1,473	1,229	1,262	1,123	1,470	994	867	973	1,087	927

(1) The series references are *BLDM.SAC11&&*.

(2) On 1 November 2010, the new Auckland Council came into being. It includes part of the former Franklin district and all of: North Shore, Waitakere, Auckland, and Manukau cities, and Rodney and Papakura districts. Before November 2010, the Auckland region (see table 3) can be used to approximate the new Auckland Council.

(3) From 1 November 2010, this former council is entirely contained within the new Auckland Council.

(4) From 1 November 2010, the former Franklin district is split between the new Auckland Council, and the Waikato and Hauraki districts – figures reported for Franklin will include only the part of the former territorial authority that is within the new Auckland Council.

Symbol: .. figure not available

Table 5

Value of Building Consents Issued⁽¹⁾⁽²⁾
Unadjusted and trend values

	Total residential buildings			Total non-residential buildings			Total all buildings		
	Unadjusted	Trend ⁽³⁾		Unadjusted	Trend ⁽³⁾⁽⁴⁾		Unadjusted	Trend ⁽³⁾	
	\$(million)	\$(million)	% change ⁽⁵⁾	\$(million)	\$(million)	% change ⁽⁵⁾	\$(million)	\$(million)	% change ⁽⁵⁾
<i>Series ref: BLD</i>	<i>SDC92MZ</i>	<i>S9D2T</i>		<i>SDO92MZ</i>	<i>S9F2T</i>		<i>SDP92MZ</i>	<i>S9G2T</i>	
Month									
2007 Apr	575	671	3.2	297	345	2.1	872	1,009	3.0
May	734	686	2.2	392	352	2.0	1,126	1,034	2.5
Jun	692	690	0.6	382	357	1.7	1,074	1,048	1.3
Jul	679	683	-1.0	353	362	1.2	1,032	1,047	-0.1
Aug	764	666	-2.4	398	365	0.8	1,162	1,031	-1.5
Sep	604	645	-3.1	298	366	0.3	902	1,012	-1.9
Oct	647	627	-2.9	404	365	-0.2	1,052	994	-1.8
Nov	695	614	-2.0	401	364	-0.5	1,096	980	-1.4
Dec	542	608	-1.0	336	362	-0.6	878	973	-0.7
2008 Jan	543	605	-0.6	316	361	-0.3	858	966	-0.7
Feb	615	598	-1.1	361	361	0.2	976	953	-1.4
Mar	541	585	-2.2	354	363	0.5	896	933	-2.1
Apr	645	564	-3.6	478	366	0.8	1,123	908	-2.6
May	553	538	-4.7	355	369	0.9	908	885	-2.5
Jun	470	509	-5.3	331	372	0.6	801	864	-2.5
Jul	521	483	-5.2	383	374	0.6	904	844	-2.3
Aug	457	462	-4.3	362	377	0.8	819	829	-1.8
Sep	558	447	-3.4	450	380	0.9	1,008	819	-1.2
Oct	439	434	-2.9	348	385	1.2	788	810	-1.1
Nov	454	422	-2.8	398	389	1.3	852	802	-1.0
Dec	440	410	-2.7	383	394	1.2	822	798	-0.5
2009 Jan	329	400	-2.5	362	398	1.0	692	798	0.0
Feb	358	391	-2.1	382	401	0.7	740	799	0.1
Mar	408	386	-1.3	332	402	0.3	740	800	0.1
Apr	355	387	0.1	530	401	-0.3	885	799	-0.1
May	408	393	1.6	479	397	-1.0	888	795	-0.5
Jun	385	405	3.0	307	390	-1.6	692	791	-0.5
Jul	442	420	3.8	371	382	-2.0	813	790	0.0
Aug	440	437	4.0	384	373	-2.4	824	794	0.5
Sep	480	454	4.0	257	363	-2.8	737	802	1.0
Oct	481	469	3.3	329	351	-3.1	810	815	1.5
Nov	537	480	2.4	389	340	-3.2	926	827	1.5
Dec	494	488	1.5	404	329	-3.2	898	831	0.5
2010 Jan	380	492	0.8	223	319	-3.0	602	826	-0.6
Feb	484	495	0.7	317	312	-2.4	801	816	-1.2
Mar	528	497	0.5	345	306	-1.7	873	801	-1.8
Apr	480	498	0.1	327	303	-1.0	807	786	-1.9
May	481	494	-0.8	289	302	-0.4	770	776	-1.3
Jun	508	485	-1.7	228	303	0.3	736	770	-0.7
Jul	490	472	-2.7	293	306	0.9	783	768	-0.4
Aug	473	456	-3.4	296	309	1.1	769	765	-0.4
Sep	450	440	-3.5	365	312	1.0	816	759	-0.8
Oct	415	425	-3.4	272	314	0.7	687	747	-1.5
Nov	514	414	-2.8	479	314	-0.2	993	731	-2.2
Dec	368	405	-2.1	332	311	-0.8	700	711	-2.6
2011 Jan	309	399	-1.6	228	307	-1.2	537	693	-2.6
Feb	389	394	-1.3	257	302	-1.6	645	676	-2.5
Mar	420	390	-0.9	344	299	-1.3	764	660	-2.3
Apr	354	387	-0.6	252	296	-0.8	606	649	-1.7

(1) Values include GST and are not inflation adjusted. Consents below \$5,000 are excluded.

(2) Includes new buildings plus alterations and additions to existing buildings.

(3) Trend numbers exclude estimated seasonal fluctuations and short-term irregular movements and are subject to revision each month.

(4) The trend series for non-residential buildings is estimated after removing consent values of \$25 million or more between January 1990 and December 2005, and of \$50 million or more from January 2006. However, non-residential building consent values are still volatile with no stable seasonal pattern, and therefore a stable trend is slow to emerge.

(5) Change from the previous month.