

Commentary

- Highest number of new dwellings for over four years
- Canterbury region and apartments lift overall number of new dwellings
- Strong increase in value of non-residential buildings
- Canterbury gains 45 new earthquake-related dwellings
- Value of all buildings rises

Figures given are not adjusted for seasonal and irregular fluctuations unless otherwise stated.

Highest number of new dwellings for over four years

In October 2012, 1,639 new dwellings (including apartments) were consented, the highest number in a month since May 2008 (1,653 new dwellings).

New dwelling consent numbers in October 2012, compared with October 2011, were:

- 1,639 new dwellings, including apartments (**up** 32 percent)
- 1,471 new dwellings, excluding apartments (**up** 28 percent)
- 168 new apartments (**up** from 89).

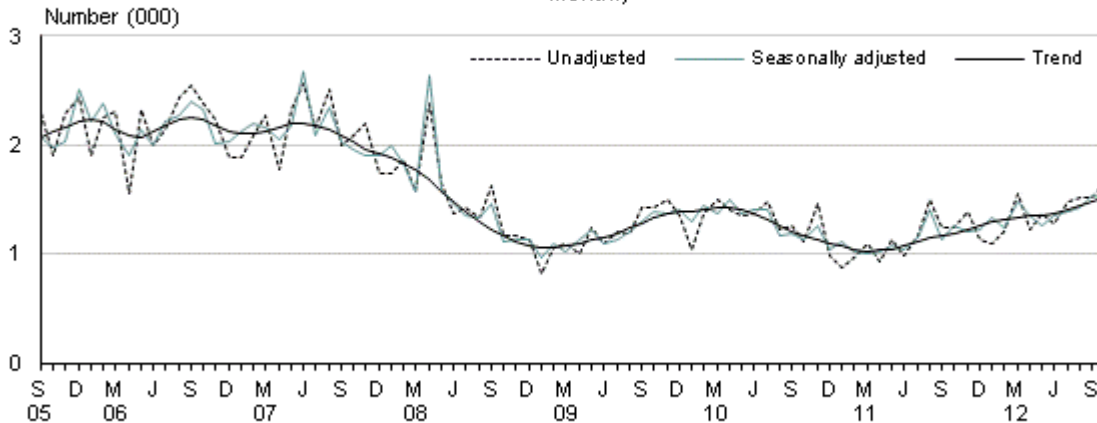
Of the apartments, 129 were retirement village units (up from 18 in October 2011).

Following a moderate increase in September 2012, the seasonally adjusted number of new dwellings, both including and excluding apartments, showed small decreases in October 2012. The number of new dwellings, including apartments, was down 1.5 percent; the number of new dwellings, excluding apartments, was down 2.0 percent.

See the [Data Quality](#) section for more information about seasonally adjusted series and trading day adjustments.

Despite the seasonally adjusted falls, the trend series for the number of new dwellings, both including and excluding apartments, increased in October 2012. Both trends have been growing for 19 months.

New dwellings consented Including apartments Monthly



Source: Statistics New Zealand

In October 2012, the value of all residential building consents was \$593 million, 29 percent higher than in October 2011. All the growth continues to come from new dwellings, although the total includes \$111 million of alterations and other residential work. The value trend has been growing for 18 consecutive months, and is now 46 percent higher than the most recent low point of April 2011.

Canterbury region and apartments lift overall number of new dwellings

Compared with October 2011, the number of new dwellings consented in October 2012 increased most in Canterbury and in regions with new apartments. The number of new dwellings rose most in:

- Canterbury, **up** 122 (58 percent) to 333
- Manawatu-Wanganui, **up** 72 (206 percent) to 107
- Bay of Plenty, **up** 61 (82 percent) to 135
- Otago, **up** 48 (81 percent) to 107.

Apartment numbers can vary a lot from month to month. This month, 61 apartments were consented in Manawatu-Wanganui, 45 in Bay of Plenty and 23 in Otago. All of these were retirement village units. In October 2011, no apartments were consented in any of these regions.

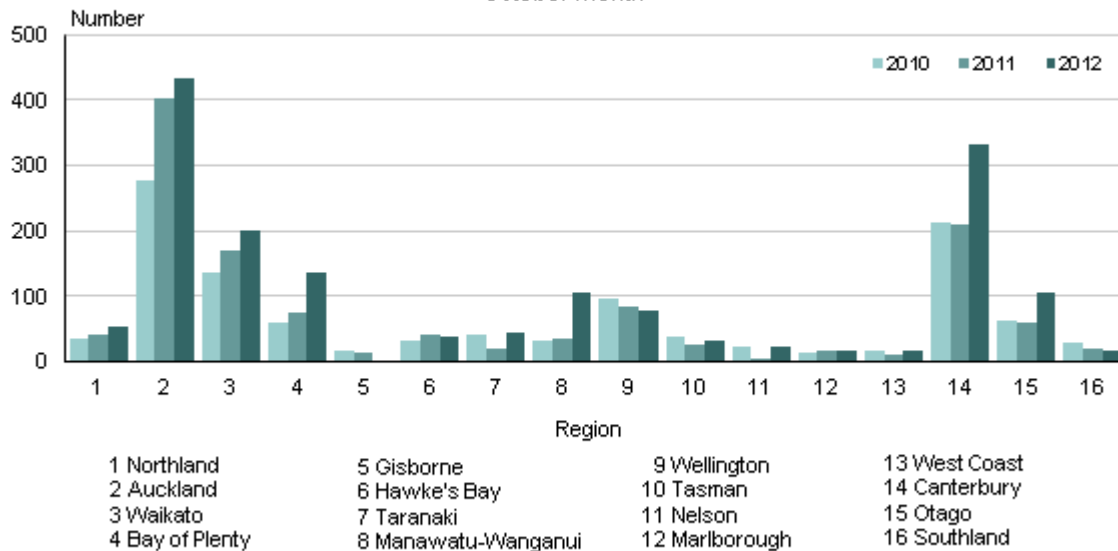
Six of the nine North Island regions reported increased numbers of new dwellings in October 2012, compared with October 2011. The North Island total was up 207 (23 percent) to 1,095. Across the South Island, the number of new dwellings consented was 544, up 194 (55 percent).

The number of new dwellings consented in Christchurch and surrounding districts were:

- Christchurch city, **up** 54 to 121
- Selwyn district, **up** 45 to 81
- Waimakariri district, **down** 2 to 64.

New dwellings consented

By region
October month



Source: Statistics New Zealand

Strong increase in value of non-residential buildings

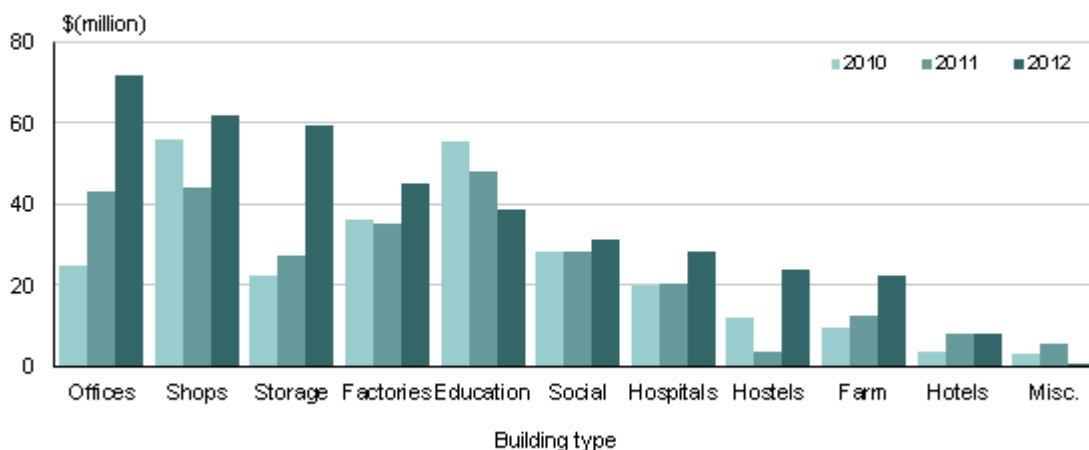
The value of non-residential building consents in October 2012 was \$392 million, up \$116 million (42 percent) compared with October 2011.

Eight of the 11 building types increased in value. The largest increases were:

- storage buildings, **up** \$32 million (116 percent)
- offices and administration buildings, **up** \$29 million (67 percent)
- hostels and boarding houses, **up** \$20 million (561 percent).

Value of non-residential buildings consented

By building type (including alterations and additions)
October month



Source: Statistics New Zealand

As shown by the darkest bars in the graph above, the three largest contributors to the value of non-residential buildings in October 2012 were:

- offices and administration buildings, at 18 percent
- shops, restaurants, and taverns, at 16 percent
- storage buildings, at 15 percent.

In Canterbury, the value of non-residential building work was \$118 million in October 2012, comprising \$94 million of new construction and \$24 million of alterations and additions. This is the highest value in a month since April 2009, when the Christchurch International Airport development was consented.

The value of consents for non-residential building work in the three next largest regions in October 2012 was:

- Auckland – \$112 million
- Wellington – \$41 million
- Waikato – \$30 million.

Canterbury gains 45 new earthquake-related dwellings

Canterbury consents identified as being earthquake-related totalled \$52 million in October 2012. So far this year, the monthly value has ranged from \$25 million to \$59 million.

Of the \$52 million recorded for October, \$25 million was for residential buildings, including 45 new dwellings. A further \$26 million was for non-residential building work. See also [earthquake-related building consents in Canterbury](#).

Since 4 September 2010, almost 3,200 earthquake-related consents have been identified in Canterbury, totalling \$689 million. This includes 526 new dwellings, of which 149 were relocatable units. Also included are alterations and additions for residential buildings, non-residential buildings, and non-building construction.

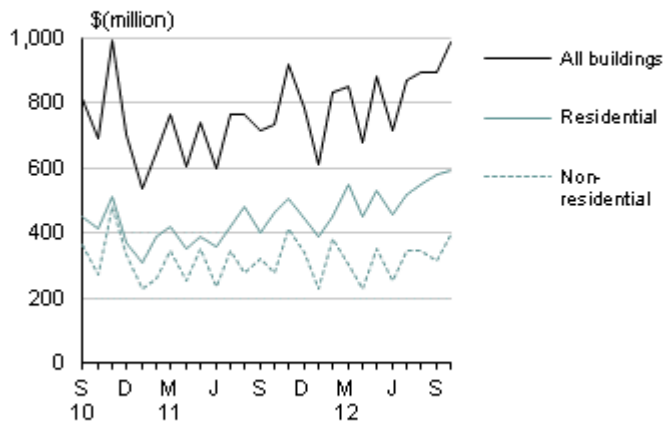
Building consents are often used as an early indicator of building activity, as measured by Statistics NZ's quarterly [Value of Building Work Put in Place](#). In the June 2012 quarter there appeared to be a greater increase in building activity in Canterbury than in the rest of the country. This is only an indication of the effect of the earthquakes in 2010 and 2011, as the survey is designed for accuracy at the national level, not regionally.

Value of Building Work Put in Place: September 2012 quarter will be published on 5 December 2012.

Value of all buildings rises

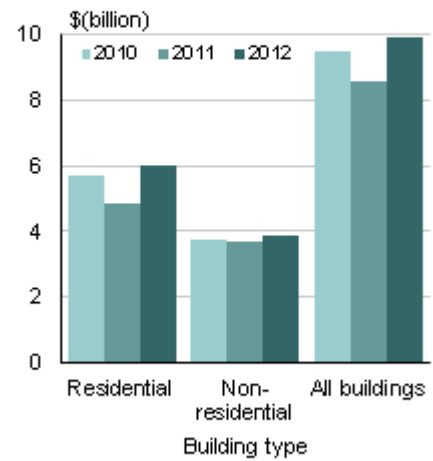
In October 2012, the value of consents for all buildings (both residential and non-residential) was \$984 million, up 34 percent compared with October 2011. October 2012's value was the highest for almost two years, since November 2010 when it was \$993 million. The trend for the value of all buildings has been growing for 17 months.

Value of buildings consented
Including alterations and additions
Monthly



Source: Statistics New Zealand

Value of buildings consented
Including alterations and additions
Year ended October



Source: Statistics New Zealand

For the year ended October 2012, compared with the year ended October 2011, the value of consents increased for:

- all buildings, **up** \$1,338 million (16 percent) to \$9,896 million
- residential buildings, **up** \$1,145 million (24 percent) to \$6,004 million
- non-residential buildings, **up** \$194 million (5.2 percent) to \$3,891 million.

For more detailed data, see the Excel tables in the 'Downloads' box.

Definitions

About Building Consents Issued

Building Consents Issued contains statistics on the number, value, and floor areas of residential dwellings and the value of non-residential buildings by region and building type. Values include goods and services tax and are not inflation adjusted. Buildings are classified according to their main intended function or functions. Subsequent changes in function will be recorded in the statistics if new consents are issued.

More definitions

Domestic outbuildings: includes new construction, alterations, and additions to garages, glasshouses, and sheds on residential sections.

Residential buildings: includes new construction, alterations, and additions to dwellings (houses, flats, and apartments) and domestic outbuildings.

Non-residential buildings: includes new construction, alterations, and additions to industrial, commercial, and other non-residential buildings such as schools, hospitals, and libraries. Barracks, hostels, prisons, serviced apartments, workers' quarters, and other accommodation buildings are included.

Territorial authorities: are defined under the Local Government Act 2002 and related amendments. There are 67 territorial authorities, comprising 13 cities, 53 districts, and 1 territory.

Related links

Upcoming releases

Building Consents Issued: November 2012 will be released on 9 January 2013.

[Subscribe to information releases](#), including this one, by completing the online subscription form.

[The release calendar](#) lists all our upcoming information releases by date of release.

Past releases

[Building Consents Issued](#) has links to past releases.

Related information

[Earthquake-related building consents](#) summarises Canterbury consents identified as earthquake-related. This table is updated monthly.

[Value of building work put in place](#) statistics estimate the actual dollar value of work put in place on construction jobs within New Zealand (quarterly). It includes information by building type, and deflated values.

Data quality

This section contains information that does not change between releases.

- [Data source](#)
- [Survey errors](#)
- [Coverage](#)
- [Interpreting the data](#)
- [More information](#)

Data source

Data for building consents is obtained each month from all accredited building consent authorities (ie territorial authorities). Statistics New Zealand compiles information from all building consents issued each month if:

- they are valued at \$5,000 or more
- they are not predominantly for demolition work.

Survey errors

Sample errors

Because the survey has 100 percent coverage of the target population, there is no sample error.

Non-sample errors

These errors can occur when there is incomplete or incorrect information on consent forms, or when information is incorrectly delivered, interpreted, or classified. While much effort is made to minimise these errors, they will still occur, and it is not possible to quantify their effect.

Coverage

Scope

Only construction work that requires a building consent is included in these statistics. Some civil engineering works, such as roads, require resource consents but not building consents, so are excluded.

The scope of work requiring a building consent is determined by the Building Act 2004. Its main parts came into force in 2005, replacing the Building Act 2001. The new act introduced measures to provide greater assurances to consumers, such as registration of building consent authorities, and the licensing of building practitioners. The act was reviewed in 2009. The review broadened the scope of work that may proceed without a building consent (see [Schedule 1 exemptions](#) for changes to the Building Act 2004, on the Department of Building and Housing's website, effective from 23 December 2010).

The [Canterbury Earthquake Recovery Authority](#) has legislative powers to undertake work without a building consent. For example, demolition work and temporary repairs.

Statistics NZ excludes consents that are predominantly for demolition work, and consents valued below \$5,000.

Changes in coverage

The building consents included in this release have changed over time. The list below highlights the key changes.

1996 From the June 1996 month, consent values for multi-purpose buildings are coded to one or more of the most appropriate building types. Before this date, multi-purpose buildings were classified separately.

1993 From the January 1993 month, building authorisations have been 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.

1989 From the September 1989 month, consents below \$5,000 are excluded.

Boundary changes

2011 From 1 November 2010, part of the former Franklin district moved from the Auckland region to the Waikato region. This change is included in building consents data from January 2011.

2010 On 1 November 2010, the new Auckland Council came into being (see table 4). Before November 2010, the Auckland region (see table 3) can be used to approximate the new Auckland Council.

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.

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.

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. However, non-residential building consent values are still volatile with no stable seasonal pattern, and therefore a stable trend for this series is slow to emerge.

See [seasonal adjustment](#) for more information.

Interpreting the data

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.

Values for new buildings include conversion costs. For example, if a hotel is converted to apartments, these are treated as new dwellings in the statistics. Consent values for new buildings sometimes include the cost of demolishing or removing the previous buildings.

Some consents, particularly for large projects, are issued in stages across more than one month. 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.

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.

More information

See more [information about Building Consents Issued](#).

Liability

While all care and diligence has been used in processing, analysing, and extracting data and information in this publication, Statistics NZ gives no warranty it is error-free and will not be liable for any loss or damage suffered by the use directly, or indirectly, of the information in this publication.

Timing

Our information releases are delivered electronically by third parties. Delivery may be delayed by circumstances outside our control. Statistics NZ accepts no responsibility for any such delay.

Crown copyright©



This work is licensed under the [Creative Commons Attribution 3.0 New Zealand](#) licence. You are free to copy, distribute, and adapt the work, as long as you attribute the work to Statistics NZ and abide by the other licence terms. Please note you may not use any departmental or governmental emblem, logo, or coat of arms in any way that infringes any provision of the [Flags, Emblems, and Names Protection Act 1981](#). Use the wording 'Statistics New Zealand' in your attribution, not the Statistics NZ logo.

Contacts

For media enquiries contact:

Blair Cardno

Christchurch 03 964 8700

Email: info@stats.govt.nz

For technical information contact:

Danielle Barwick or John Gudgeon

Christchurch 03 964 8700

Email: info@stats.govt.nz

For general enquiries contact our Information Centre:

Phone: 0508 525 525 (toll-free in New Zealand)

+64 4 931 4600 (outside New Zealand)

Email: info@stats.govt.nz

Subscription service:

Subscribe to information releases, including this one, by completing the online subscription form.

Correction notifications:

Subscribe to receive an email if a correction notice is published for Building Consents Issued.

Unsubscribe to correction notifications for Building Consents Issued.

Subscribe to all to receive an email if a correction notice is published for any of our information releases.

Unsubscribe to all if you change your mind.

Tables

The following tables are available in Excel format from the 'Downloads' box. If you have problems viewing the files, see [opening files and PDFs](#).

1. Building consents issued – October
2. Number of new dwellings consented
3. Number and value of new dwellings consented, by region
4. Number of new dwellings consented, by selected territorial authority area
5. Value of building consents issued, unadjusted and trend values.

Access more data on Infoshare

Use [Infoshare](#) to access time-series data specific to your needs. For this release, select the following category from the Infoshare homepage:

Subject category: **Industry sectors**

Group: **Building Consents - BLD**

Table 1

Building consents issued – October⁽¹⁾

Series ref: BLDM	Residential buildings									
	New dwellings					Dwelling alterations and additions	Domestic out-buildings ⁽⁵⁾	Total residential buildings		
	Apartments ⁽²⁾	Dwellings excluding apartments		All dwellings						
		Number ⁽³⁾⁽⁶⁾	\$(million)	Dwelling units	Floor area ⁽³⁾⁽⁴⁾	Value	\$(million)			
	SAB11MZ	SAS11MZ	SAS12MZ	SHA11RZ	SHA13RZ	SHA12RZ	SHA22RZ	SHB22RZ	SDC92MZ	
Year ended October										
2007	2,481	23,296	5,986	25,777	5,056	6,419	1,092	261	7,772	
2008	2,336	17,753	4,953	20,089	3,954	5,249	1,075	256	6,580	
2009	1,556	12,311	3,548	13,867	2,698	3,740	1,040	200	4,980	
2010	763	15,228	4,360	15,991	3,217	4,470	1,055	199	5,724	
2011	1,210	12,405	3,582	13,615	2,586	3,742	946	172	4,860	
2012	1,735	14,666	4,537	16,401	3,226	4,816	1,007	181	6,004	
Month										
2010	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
	May	66	1,073	286	1,139	213	297	77	15	389
	Jun	60	935	263	995	186	272	74	15	360
	Jul	130	1,040	301	1,170	217	320	80	16	416
	Aug	179	1,330	368	1,509	268	393	75	15	483
	Sep	122	1,124	300	1,246	219	307	77	14	398
	Oct	89	1,149	324	1,238	239	344	99	17	460
	Nov	109	1,275	382	1,384	277	400	87	18	504
	Dec	148	979	296	1,127	232	348	81	13	443
2012	Jan	198	900	286	1,098	204	309	67	10	386
	Feb	62	1,142	346	1,204	243	353	86	12	451
	Mar	165	1,394	415	1,559	297	430	100	15	545
	Apr	138	1,092	334	1,230	244	364	71	14	449
	May	68	1,304	400	1,372	273	407	106	18	532
	Jun	118	1,159	348	1,277	249	363	78	14	456
	Jul	235	1,243	391	1,478	283	428	77	15	520
	Aug	140	1,373	425	1,513	297	445	86	17	548
	Sep ⁽⁸⁾	186	1,334	456	1,520	303	487	75	15	577
	Oct	168	1,471	458	1,639	325	482	92	19	593

Percentage change from same period of previous year**Year ended October**

2007	-35.3	2.4	8.2	-3.0	0.3	7.8	6.0	-1.7	7.2
2008	-5.8	-23.8	-17.3	-22.1	-21.8	-18.2	-1.6	-1.9	-15.3
2009	-33.4	-30.7	-28.4	-31.0	-31.8	-28.8	-3.2	-21.7	-24.3
2010	-51.0	23.7	22.9	15.3	19.2	19.5	1.4	-0.5	14.9
2011	58.6	-18.5	-17.8	-14.9	-19.6	-16.3	-10.3	-13.7	-15.1
2012	43.4	18.2	26.7	20.5	24.8	28.7	6.4	5.3	23.6

Month

2012	Oct	88.8	28.0	41.3	32.4	36.3	40.0	-7.0	12.0	28.9
------	-----	------	------	------	------	------	------	------	------	------

For footnotes, see end of table.

Table 1
Continued**Building consents issued – October⁽¹⁾**

		Non-residential buildings (new buildings plus alterations and additions to existing buildings)							Storage 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	
		\$(million)							
Series ref: BLDM		SDD92MZ	SDE92MZ	SDF92MZ	SDG92MZ	SDH92MZ	SDI92MZ	SDJ92MZ	SDK92MZ
Year ended October									
2007		109	229	259	371	311	741	919	470
2008		94	222	309	592	384	516	956	451
2009		252	138	210	603	627	488	1,149	304
2010		78	99	447	586	509	524	633	271
2011		76	122	374	698	341	589	525	251
2012		67	109	373	495	358	668	746	269
Month									
2010	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
	May	5	10	71	50	15	76	34	25
	Jun	1	9	12	28	29	44	45	14
	Jul	3	9	121	40	30	42	40	19
	Aug	3	8	23	45	15	68	50	26
	Sep	5	7	21	43	23	42	77	49
	Oct	4	8	20	48	28	44	43	27
	Nov	2	8	68	62	33	76	74	28
	Dec	3	6	32	57	45	42	79	24
2012	Jan	4	1	14	47	34	49	35	9
	Feb	6	10	56	43	21	47	75	19
	Mar	5	11	27	33	35	58	55	18
	Apr	0	7	9	42	26	40	32	19
	May	12	9	15	24	15	65	96	30
	Jun	2	5	20	27	35	40	42	18
	Jul	3	27	24	24	26	66	59	15
	Aug	3	13	43	44	27	66	75	9
	Sep ⁽⁸⁾	3	4	37	54	30	57	53	20
	Oct	24	8	28	39	31	62	72	59

Percentage change from same period of previous year

Year ended October									
2007		-30.4	-24.1	-21.8	-19.7	-4.4	25.5	30.0	5.5
2008		-13.6	-3.2	19.5	59.7	23.3	-30.3	4.0	-4.0
2009		167.7	-37.6	-32.0	1.9	63.3	-5.5	20.3	-32.6
2010		-69.0	-28.7	112.8	-2.8	-18.8	7.4	-45.0	-10.9
2011		-2.3	23.5	-16.3	19.0	-33.0	12.4	-17.0	-7.4
2012		-12.7	-10.6	-0.5	-29.0	5.0	13.5	42.2	7.2
Month									
2012	Oct	560.9	-1.9	39.5	-18.8	10.6	41.3	66.6	116.4

For footnotes, see end of table.

Table 1
Continued**Building consents issued – October⁽¹⁾**

Series ref: BLDM	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 ⁽³⁾⁽⁴⁾	Value			
\$(million)			m ² (000)	\$(million)	\$(million)			
SDL92MZ	SDM92MZ	SDN92MZ	SAO13MZ	SDO92MZ	SDP92MZ	SDQ92MZ	SDR92MZ	

Year ended October

2007	492	243	32	3,475	4,175	11,947	416	12,363
2008	517	379	55	3,596	4,475	11,055	557	11,612
2009	443	230	70	2,668	4,514	9,494	490	9,985
2010	383	170	56	2,193	3,756	9,479	419	9,898
2011	465	191	66	2,268	3,698	8,558	341	8,899
2012	529	238	40	2,412	3,891	9,896	368	10,264

Month

2010	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
	May	25	31	7	266	350	739	33	771
	Jun	34	16	5	156	237	597	20	617
	Jul	27	15	1	169	347	763	24	786
	Aug	24	13	2	177	277	761	18	779
	Sep	38	13	2	186	320	717	21	739
	Oct	35	12	6	200	276	736	30	765
	Nov	36	22	6	240	415	919	35	954
	Dec	29	20	1	221	338	781	33	814
2012	Jan	18	12	2	146	226	612	43	655
	Feb	78	21	5	161	381	832	35	867
	Mar	28	29	5	219	303	848	50	899
	Apr	27	25	1	187	228	677	19	696
	May	57	24	1	221	349	880	23	904
	Jun	46	19	2	192	256	712	20	732
	Jul	84	15	4	195	346	866	35	901
	Aug	45	14	5	204	343	891	33	924
	Sep ⁽⁸⁾	35	13	8	173	314	891	19	910
	Oct	45	23	1	252	392	984	23	1,008

Percentage change from same period of previous year**Year ended October**

2007	7.6	27.5	-60.9	5.6	3.1	5.7	0.0	5.5
2008	5.2	56.3	68.8	3.5	7.2	-7.5	33.7	-6.1
2009	-14.5	-39.4	27.9	-25.8	0.9	-14.1	-12.0	-14.0
2010	-13.4	-26.1	-20.1	-17.8	-16.8	-0.2	-14.6	-0.9
2011	21.4	12.4	18.2	3.4	-1.5	-9.7	-18.5	-10.1
2012	13.7	24.5	-39.0	6.4	5.2	15.6	8.0	15.3

Month

2012	Oct	28.5	80.5	-86.0	26.3	42.1	33.8	-21.4	31.7
------	-----	------	------	-------	------	------	------	-------	------

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 dwellings.
3. For staged consents, values are recorded at each stage but floor areas and unit counts are normally recorded at the first large stage.
4. Floor areas are for new buildings only and are imputed when they are not included on consents.
5. Includes garages, glasshouses, and sheds on residential sections. Alterations and additions are included.
6. Each dwelling in a housing project or apartment block is separately counted.
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.
8. Data for Grey district was not available for September 2012.

Source: Statistics New Zealand

Table 2

Number of new dwellings consented

		Including apartments ⁽¹⁾					Excluding apartments						
		Unadjusted		Seasonally adjusted ⁽²⁾		Trend ⁽³⁾		Unadjusted		Seasonally adjusted ⁽²⁾		Trend ⁽³⁾	
		Number	Number	% change ⁽⁴⁾⁽⁵⁾	Number	% change ⁽⁴⁾	Number	Number	Number	Number	% change ⁽⁴⁾	Number	% change ⁽⁴⁾
Series ref: BLDM	SHA11RZ	SSC11AS		SSC11AT		SAS11MZ	S91S		S91T				
Month													
2008	Oct	1,173	1,107	-24.6	1,163	-5.1	1,123	1,047	-9.8	1,064	-5.1		
	Nov	1,168	1,139	2.9	1,112	-4.4	1,052	1,000	-4.4	1,015	-4.6		
	Dec	1,127	1,136	-0.2	1,077	-3.2	1,001	1,046	4.6	973	-4.1		
2009	Jan	812	965	-15.1	1,063	-1.3	745	926	-11.5	938	-3.5		
	Feb	1,059	1,104	14.4	1,068	0.5	866	914	-1.3	915	-2.4		
	Mar	1,091	1,031	-6.6	1,085	1.5	987	915	0.2	909	-0.7		
	Apr	1,009	1,139	10.5	1,104	1.8	810	908	-0.8	922	1.4		
	May	1,238	1,233	8.2	1,127	2.1	963	942	3.8	953	3.4		
	Jun	1,100	1,101	-10.7	1,156	2.5	967	980	4.0	1,002	5.1		
	Jul	1,214	1,130	2.7	1,192	3.2	1,159	1,088	11.0	1,064	6.3		
	Aug	1,195	1,211	7.2	1,235	3.6	1,165	1,146	5.4	1,131	6.2		
	Sep	1,430	1,306	7.8	1,284	4.0	1,275	1,170	2.1	1,194	5.7		
	Oct	1,424	1,382	5.8	1,328	3.4	1,321	1,266	8.2	1,250	4.7		
	Nov	1,500	1,376	-0.4	1,363	2.6	1,458	1,313	3.7	1,299	3.9		
	Dec	1,353	1,403	1.9	1,385	1.6	1,260	1,353	3.0	1,339	3.1		
2010	Jan	1,042	1,305	-7.0	1,394	0.7	1,000	1,297	-4.1	1,371	2.4		
	Feb	1,375	1,440	10.4	1,405	0.8	1,362	1,443	11.2	1,392	1.6		
	Mar	1,501	1,370	-4.9	1,419	0.9	1,426	1,270	-12.0	1,399	0.4		
	Apr	1,400	1,504	9.8	1,425	0.5	1,309	1,429	12.5	1,385	-1.0		
	May	1,360	1,366	-9.2	1,411	-1.0	1,333	1,310	-8.3	1,351	-2.5		
	Jun	1,373	1,411	3.2	1,376	-2.5	1,316	1,344	2.6	1,300	-3.8		
	Jul	1,473	1,407	-0.2	1,324	-3.8	1,270	1,239	-7.9	1,238	-4.8		
	Aug	1,229	1,174	-16.6	1,266	-4.4	1,193	1,135	-8.3	1,177	-5.0		
	Sep	1,262	1,179	0.4	1,214	-4.1	1,202	1,116	-1.7	1,123	-4.5		
	Oct	1,123	1,137	-3.6	1,170	-3.6	1,099	1,076	-3.6	1,077	-4.1		
	Nov	1,470	1,255	10.4	1,134	-3.1	1,244	1,069	-0.6	1,038	-3.6		
	Dec	994	1,037	-17.4	1,101	-2.9	909	978	-8.5	1,007	-3.0		
2011	Jan	867	1,109	7.0	1,072	-2.7	777	1,020	4.2	985	-2.2		
	Feb	973	1,029	-7.3	1,046	-2.4	884	939	-7.9	970	-1.5		
	Mar	1,087	1,008	-2.0	1,030	-1.5	1,047	943	0.4	966	-0.4		
	Apr	927	1,017	1.0	1,032	0.1	893	990	5.0	972	0.7		
	May	1,139	1,072	5.3	1,050	1.7	1,073	1,016	2.7	987	1.5		
	Jun	995	1,049	-2.1	1,079	2.8	935	966	-4.9	1,007	2.0		
	Jul	1,170	1,159	10.5	1,111	2.9	1,040	1,047	8.4	1,028	2.1		
	Aug	1,509	1,404	21.1	1,144	3.0	1,330	1,221	16.6	1,048	2.0		
	Sep	1,246	1,126	-19.8	1,171	2.4	1,124	1,040	-14.8	1,066	1.7		
	Oct	1,238	1,268	12.7	1,196	2.1	1,149	1,118	7.5	1,084	1.6		
	Nov	1,384	1,198	-5.6	1,226	2.5	1,275	1,096	-2.0	1,102	1.7		
	Dec	1,127	1,222	2.0	1,261	2.8	979	1,101	0.4	1,122	1.8		
2012	Jan	1,098	1,330	8.8	1,295	2.7	900	1,143	3.7	1,143	1.9		
	Feb	1,204	1,241	-6.6	1,321	2.1	1,142	1,157	1.2	1,165	1.9		
	Mar	1,559	1,475	18.8	1,336	1.1	1,394	1,301	12.4	1,183	1.5		
	Apr	1,230	1,362	-7.7	1,344	0.6	1,092	1,205	-7.4	1,197	1.2		
	May	1,372	1,267	-7.0	1,354	0.7	1,304	1,201	-0.4	1,211	1.2		
	Jun	1,277	1,350	6.6	1,370	1.2	1,159	1,230	2.5	1,227	1.3		
	Jul	1,478	1,389	2.9	1,400	2.2	1,243	1,205	-2.0	1,247	1.6		
	Aug	1,513	1,433	3.2	1,438	2.7	1,373	1,271	5.5	1,271	1.9		
	Sep ⁽⁶⁾	1,520	1,543	7.6	1,475	2.6	1,334	1,342	5.6	1,294	1.8		
	Oct	1,639	1,519	-1.5	1,518	2.9	1,471	1,315	-2.0	1,317	1.7		

1. Figures for new apartments are compiled from consents that have 10 or more attached new dwellings.
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. Percentage changes are calculated on unrounded numbers.
5. The volatility in this series is largely due to fluctuations in the number of new apartments.
6. Data for Grey district was not available for September 2012.

Source: Statistics New Zealand

Table 3

Number and value of new dwellings consented ⁽¹⁾⁽²⁾

By region

Region ⁽³⁾	Month												
	2011			2012									
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Number													
Northland	42	49	43	42	79	66	36	39	44	62	53	48	54
Auckland ⁽⁴⁾	404	430	292	232	313	511	360	361	264	408	378	458	433
Waikato ⁽⁴⁾	170	166	122	109	117	162	152	166	124	146	151	165	200
Bay of Plenty	74	98	44	62	70	90	59	68	61	96	86	84	135
Gisborne	15	9	7	12	9	4	15	20	4	10	7	1	3
Hawke's Bay	43	41	24	25	31	31	62	32	42	34	31	27	38
Taranaki	20	35	32	21	25	35	28	33	25	25	30	28	46
Manawatu-Wanganui	35	44	34	31	37	58	41	47	35	41	43	42	107
Wellington	85	88	188	61	99	136	79	75	148	115	105	119	79
North Island	888	960	786	595	780	1,093	832	841	747	937	884	972	1,095
Tasman	25	17	14	22	19	27	16	19	21	26	25	24	33
Nelson	6	14	9	13	42	28	10	35	29	25	21	21	22
Marlborough	17	37	15	11	14	12	14	11	26	13	14	12	17
West Coast ⁽⁵⁾	11	15	15	14	8	17	10	12	16	26	17	9	16
Canterbury	211	242	199	379	260	281	282	351	296	371	394	396	333
Otago	59	75	69	54	61	79	53	82	124	67	92	62	107
Southland ⁽⁶⁾	21	19	20	10	20	22	13	21	18	13	66	24	16
South Island	350	419	341	503	424	466	398	531	530	541	629	548	544
Area outside region ⁽⁷⁾	0	5	0	0	0	0	0	0	0	0	0	0	0
New Zealand	1,238	1,384	1,127	1,098	1,204	1,559	1,230	1,372	1,277	1,478	1,513	1,520	1,639
Value \$(million)													
Northland	12	14	11	14	17	19	10	10	11	15	16	13	15
Auckland ⁽⁴⁾	119	129	98	79	104	140	136	117	88	117	118	134	147
Waikato ⁽⁴⁾	43	45	32	30	34	43	37	44	30	49	44	48	50
Bay of Plenty	21	26	14	17	22	24	16	18	17	28	25	23	32
Gisborne	3	3	1	3	2	1	2	4	1	2	2	0	1
Hawke's Bay	11	13	7	8	11	13	12	12	10	10	10	8	12
Taranaki	5	11	9	7	7	11	8	10	9	7	10	9	12
Manawatu-Wanganui	8	13	9	7	10	14	10	14	10	11	12	12	19
Wellington	23	26	62	19	29	25	20	21	30	29	28	76	22
North Island	246	279	245	185	236	291	252	252	207	268	265	323	310
Tasman	6	4	4	6	5	6	3	5	6	9	8	8	8
Nelson	2	4	4	4	5	6	2	8	8	6	5	6	8
Marlborough	5	7	5	2	3	4	3	3	7	4	4	3	5
West Coast ⁽⁵⁾	3	4	4	4	2	3	2	4	4	5	5	3	5
Canterbury	54	68	55	80	76	86	78	101	87	106	123	115	107
Otago	23	27	24	24	20	27	19	28	39	27	24	24	35
Southland ⁽⁶⁾	6	6	7	4	5	7	4	7	5	3	12	6	5
South Island	99	120	103	124	117	139	111	156	157	159	181	165	172
Area outside region ⁽⁷⁾	0	1	0	0	0	0	0	0	0	0	0	0	0
New Zealand	344	400	348	309	353	430	364	407	363	428	445	487	482

- For staged consents, values are recorded at each stage but floor areas and unit counts are normally recorded at the first large stage.
- Values include GST and are not inflation adjusted. Consents below \$5,000 are excluded.
- The series references are BLDM.SHA11&& and BLDM.SHA12&&.
- On 1 November 2010, part of the former Franklin district was reassigned from the Auckland region to the Waikato region. This change is included in data from January 2011 onwards.
- Data for Grey district was not available for September 2012.
- Includes Stewart Island.
- Includes the Chatham Islands.

Source: Statistics New Zealand

Table 4

Number of new dwellings consented
By selected territorial authority area

Territorial authority area ⁽¹⁾	Month												
	2011			2012									
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
	Number												
City													
Auckland ⁽²⁾	404	430	292	232	313	510	360	361	264	408	378	458	433
North Shore	65	58	85	23	40	82	59	40	27	59	53	55	38
Waitakere	42	38	21	31	41	69	24	46	37	32	42	44	51
Auckland	135	149	68	41	91	132	128	113	60	149	96	198	84
Manukau	71	66	35	34	47	112	65	61	64	63	49	50	93
Rodney	45	95	51	71	65	71	50	53	49	66	93	64	88
Papakura	26	16	17	23	17	25	19	20	17	16	27	28	46
Franklin	20	8	15	9	12	19	15	28	10	23	18	19	33
Hamilton	70	54	55	40	32	56	73	72	42	53	48	67	85
Tauranga	48	62	24	48	46	69	41	44	40	59	63	47	106
Napier	15	17	12	8	17	14	21	17	11	19	14	12	15
Palmerston North	11	16	10	13	10	20	12	12	14	14	20	16	10
Porirua	16	15	18	11	15	14	13	7	8	11	7	11	14
Upper Hutt	5	8	11	5	7	12	1	13	8	6	12	8	7
Lower Hutt	7	8	6	3	9	9	14	9	8	10	18	8	8
Wellington	35	31	140	18	33	63	20	24	98	56	33	39	17
Nelson	6	14	9	13	42	28	10	35	29	25	21	21	22
Christchurch	67	62	61	209	98	76	104	116	93	163	135	154	121
Dunedin	19	21	33	13	25	30	12	36	68	23	44	17	43
Invercargill	13	9	9	3	6	13	6	11	9	6	55	17	7
District													
Far North	8	9	11	8	16	18	8	8	18	10	10	6	10
Whangarei	22	27	21	21	47	33	21	20	18	43	36	34	32
Kaipara	12	13	11	13	16	15	7	11	8	9	7	8	12
Thames-Coromandel	17	25	12	2	14	13	18	14	18	19	17	18	17
Waikato	29	27	22	19	20	28	15	38	24	30	25	31	35
Matamata-Piako	6	7	5	14	9	18	10	4	3	7	5	10	7
Waipa	16	25	15	15	15	28	20	18	20	23	28	20	25
Taupo	18	13	1	7	14	12	9	12	11	6	15	6	11
Western Bay of Plenty	10	18	8	5	14	11	10	18	14	20	18	20	13
Rotorua	13	4	6	8	6	8	5	4	6	10	5	8	10
Whakatane	4	14	6	3	5	2	3	3	1	8	0	6	4
Hastings	20	19	7	14	14	15	37	13	30	15	17	12	19
New Plymouth	17	31	19	17	18	24	24	25	21	17	24	23	39
Wanganui	10	4	3	3	6	7	10	10	8	9	2	6	10
Manawatu	7	7	13	8	11	9	3	16	8	6	12	10	71
Horowhenua	5	4	7	4	1	9	5	4	3	5	8	6	11
Kapiti Coast	6	12	9	8	14	21	15	5	10	15	12	36	19
Tasman	25	17	14	22	19	27	16	19	21	26	25	24	33
Marlborough	17	37	15	11	14	12	14	11	26	13	14	12	17
Waimakariri	66	75	55	67	66	100	72	123	70	100	117	102	64
Selwyn	36	47	48	49	39	54	45	51	73	63	79	84	81
Ashburton	24	18	10	11	26	16	17	23	31	18	31	14	25
Timaru	7	19	10	27	14	13	19	11	12	14	13	17	14
Waitaki	5	9	7	5	4	8	6	5	13	6	6	4	9
Central Otago	6	12	4	5	4	14	10	11	14	6	9	14	10
Queenstown-Lakes	25	31	20	30	26	26	25	26	30	28	31	23	43
Southland	5	7	9	6	11	6	6	9	6	6	8	2	3
New Zealand	1,238	1,384	1,127	1,098	1,204	1,559	1,230	1,372	1,277	1,478	1,513	1,520	1,639

1. The series references are BLDM.SAC11&&.

2. The Auckland Council was formed on 1 November 2010 from seven former cities and districts. For figures prior to November 2010, the Auckland region (see table 3) can be used as an approximation.

Source: Statistics New Zealand

Table 5

Value of building consents issued⁽¹⁾⁽²⁾
Unadjusted and trend values

		Total residential buildings			Total non-residential buildings			Total all buildings		
		Unadjusted \$(million)	Trend ⁽³⁾		Unadjusted \$(million)	Trend ⁽³⁾⁽⁴⁾		Unadjusted \$(million)	Trend ⁽³⁾	
			\$(million)	% change ⁽⁵⁾		\$(million)	\$(million)		% change ⁽⁵⁾	\$(million)
Series ref: BLDM.		SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T	
Month										
2008	Oct	439	433	-2.9	348	358	-0.7	788	796	-1.6
	Nov	454	422	-2.7	398	354	-0.9	852	781	-1.8
	Dec	440	410	-2.7	383	351	-0.9	822	766	-2.0
2009	Jan	329	400	-2.6	362	348	-0.9	692	750	-2.0
	Feb	358	391	-2.2	382	345	-0.8	740	736	-1.9
	Mar	408	386	-1.2	332	343	-0.8	740	729	-1.0
	Apr	355	387	0.2	530	340	-0.9	885	731	0.3
	May	408	394	1.7	479	336	-1.0	888	739	1.1
	Jun	385	406	3.0	307	332	-1.2	692	749	1.4
	Jul	442	421	3.7	371	328	-1.2	813	758	1.2
	Aug	440	437	3.8	384	325	-1.2	824	764	0.8
	Sep	480	453	3.8	257	321	-1.2	737	770	0.8
	Oct	481	468	3.2	329	316	-1.3	810	777	0.9
	Nov	537	479	2.4	389	312	-1.3	926	787	1.3
	Dec	494	487	1.5	404	307	-1.5	898	799	1.5
2010	Jan	380	491	0.9	223	303	-1.6	602	809	1.3
	Feb	484	495	0.7	317	299	-1.2	801	816	0.9
	Mar	528	497	0.6	345	297	-0.7	873	816	-0.1
	Apr	480	498	0.2	327	296	-0.2	807	807	-1.0
	May	481	495	-0.7	299	297	0.2	780	795	-1.5
	Jun	508	486	-1.7	228	298	0.4	736	781	-1.8
	Jul	490	473	-2.7	293	300	0.6	783	765	-2.1
	Aug	473	457	-3.5	296	301	0.6	769	748	-2.3
	Sep	450	440	-3.7	365	303	0.5	816	731	-2.2
	Oct	415	425	-3.5	272	304	0.3	687	716	-2.1
	Nov	514	412	-2.9	479	303	-0.2	993	702	-1.9
	Dec	368	403	-2.3	332	300	-1.0	700	690	-1.8
2011	Jan	309	395	-1.9	228	295	-1.7	537	680	-1.4
	Feb	389	389	-1.6	257	290	-1.9	645	672	-1.2
	Mar	420	385	-1.1	344	284	-1.9	764	666	-0.9
	Apr	354	383	-0.4	252	280	-1.5	606	662	-0.6
	May	389	385	0.5	350	278	-0.7	739	661	-0.2
	Jun	360	390	1.4	237	279	0.3	597	666	0.7
	Jul	416	398	2.0	347	282	1.3	763	679	1.9
	Aug	483	410	2.9	277	287	1.9	761	698	2.8
	Sep	398	422	3.0	320	293	2.0	717	720	3.1
	Oct	460	434	2.8	276	298	1.8	736	742	3.1
	Nov	504	445	2.7	415	302	1.2	919	760	2.4
	Dec	443	457	2.6	338	303	0.5	781	772	1.6
2012	Jan	386	468	2.5	226	304	0.2	612	778	0.8
	Feb	451	478	2.0	381	304	0.1	832	782	0.4
	Mar	545	483	1.1	303	304	0.1	848	784	0.3
	Apr	449	487	0.8	228	306	0.4	677	788	0.6
	May	532	492	1.0	349	308	0.9	880	800	1.5
	Jun	456	501	1.7	256	314	1.7	712	819	2.4
	Jul	520	513	2.5	346	320	2.1	866	844	3.1
	Aug	548	528	2.9	343	327	2.1	891	871	3.3
	Sep ⁽⁶⁾	577	543	2.8	314	335	2.3	891	898	3.1
	Oct	593	559	2.8	392	338	1.0	984	923	2.8

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. Percentage changes are calculated on unrounded numbers.

6. Data for Grey district was not available for September 2012.

Source: Statistics New Zealand