

Regional residential results

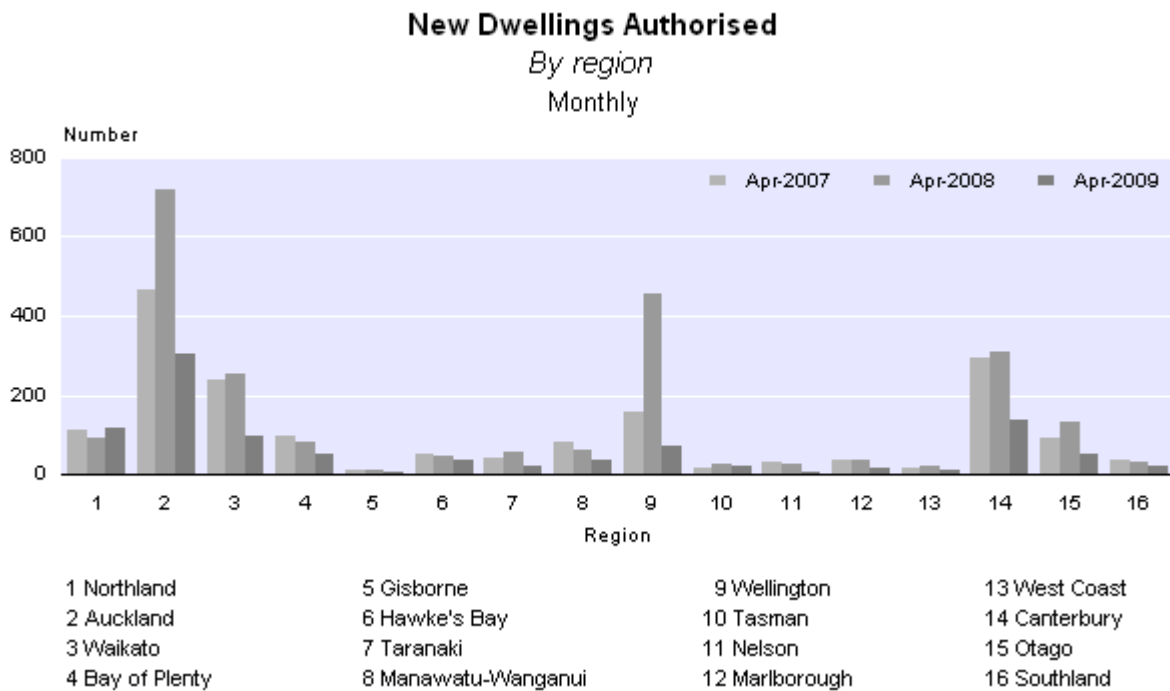
In 15 of New Zealand's 16 regions, fewer new dwelling units were authorised in April 2009 than in April 2008. Numbers fell by 1,036 units (58 percent) in the North Island, and by 328 units (55 percent) in the South Island.

Movements in the regional results for the monthly series should be treated with caution. There were a high number of apartments authorised in April 2008, which was the highest monthly total since March 2005. The regions most affected by this were Auckland and Wellington.

The regions with the largest decreases in the number of new dwellings authorised for April 2009 compared with April 2008 were:

- Auckland, with 302 units, down 417 units (129 apartments in April 2009 compared with 383 apartments in April 2008)
- Wellington, with 72 units, down 383 units (0 apartments in April 2009 compared with 326 apartments in April 2008)
- Canterbury, with 139 units, down 171 units
- Waikato, with 99 units, down 155 units.

Northland was the only region to show an increase with 117 units, up 24 units (70 apartments in April 2009 compared with 0 apartments in April 2008).



Non-residential buildings

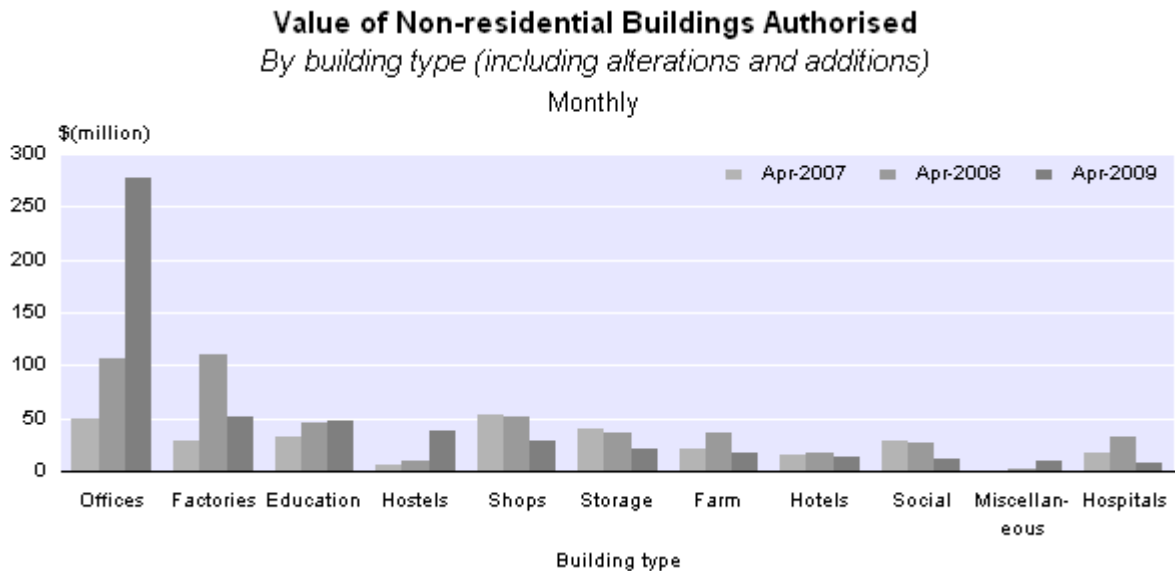
The value of non-residential building consents was \$530 million in April 2009, an increase of 11 percent compared with April 2008. This is the highest monthly value of non-residential building consents since the series began in April 1965, but has been boosted by the Christchurch International Airport development.

Four of the 11 building types recorded increases. The largest increases for April 2009 compared with April 2008 were:

- offices and administration buildings, up \$171 million (the Christchurch International Airport development contributed to this category)
- hostels and boarding houses, up \$29 million.

The largest decreases for April 2009 compared with April 2008 were:

- factories and industrial buildings, down \$58 million
- hospitals and nursing homes, down \$25 million.

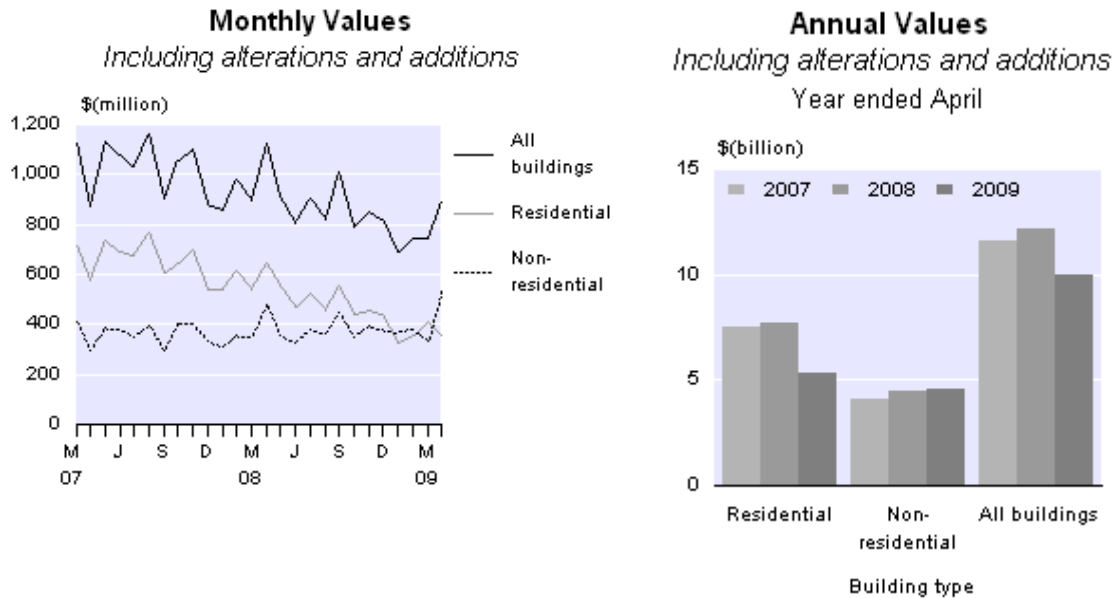


The three largest contributors to the value of non-residential building consents authorised in April 2009 were:

- offices and administration buildings, at 52 percent
- factories and industrial buildings, at 10 percent
- education buildings, at 9 percent.

All buildings

In April 2009, the value of consents issued for all buildings was \$885 million, a decrease of 21 percent compared with April 2008.



For the year ended April 2009 compared with the April 2008 year, the total value of consents issued for:

- all buildings was \$9,959 million, down \$2,215 million (18 percent)
- residential buildings was \$5,343 million, down \$2,359 million (31 percent)
- non-residential buildings was \$4,617 million, up \$144 million (3.2 percent).

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Next release ...

Building Consents Issued: May 2009 will be released on 29 June 2009.

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. To reduce distortions, the series for non-residential buildings is estimated after removal of large consent values of \$25 million or more.

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.

Further information on [seasonal adjustment](#) is on the Statistics New Zealand website.

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 might 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.

For more information, see the [link](#) from the technical notes of this release on the Statistics NZ website.

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Tables

The following tables are printed with this Hot Off The Press 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

Building Consents Issued: April 2009

Table 1

Building Consents Issued – April⁽¹⁾

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

Year ended April

2004	5,686	26,448	5,114	32,134	5,856	5,705	836	226	6,767
2005	5,712	23,617	5,182	29,329	5,339	5,809	926	236	6,971
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

Month

2007	Apr	204	1,578	387	1,782	338	470	84	22	575	
	May	110	2,212	571	2,322	470	600	106	28	734	
	Jun	561	2,013	513	2,574	479	575	96	22	692	
	Jul	185	1,975	540	2,160	421	567	90	22	679	
	Aug	296	2,212	587	2,508	489	640	99	25	764	
	Sep	82	1,906	488	1,988	409	505	78	20	604	
	Oct	113	1,974	514	2,087	413	529	95	23	647	
	Nov	66	2,123	550	2,189	450	567	104	23	695	
	Dec	214	1,525	416	1,739	331	439	84	19	542	
	2008	Jan	203	1,540	418	1,743	353	449	75	19	543
		Feb	173	1,701	480	1,874	374	501	93	21	615
		Mar	50	1,517	424	1,567	325	431	86	24	541
Apr		771	1,602	454	2,373	389	530	90	25	645	
May		105	1,548	423	1,653	339	437	92	24	553	
Jun		101	1,279	356	1,380	275	370	80	19	470	
Jul		113	1,322	394	1,435	290	405	95	22	521	
Aug		124	1,204	331	1,328	261	350	89	18	457	
Sep		366	1,269	390	1,635	331	441	95	22	558	
Oct		50	1,123	317	1,173	236	329	91	19	439	
Nov		116	1,052	313	1,168	233	333	102	19	454	
Dec		126	1,001	291	1,127	226	320	100	19	440	
2009	Jan	67	745	226	812	171	233	82	15	329	
	Feb	193	866	250	1,059	198	268	77	14	358	
	Mar	104	987	290	1,091	214	303	89	17	408	
	Apr	199	810	228	1,009	176	260	80	15	355	

Percentage change from same period of previous year

Year ended April

2004	-2.4	17.4	24.6	13.4	17.1	23.7	20.8	20.2	23.3
2005	0.5	-10.7	1.3	-8.7	-8.8	1.8	10.8	4.6	3.0
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

Month

2009	Apr	-74.2	-49.4	-49.7	-57.5	-54.8	-50.9	-11.6	-40.4	-45.0
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For footnotes, see end of table.

Building Consents Issued: April 2009

Table 1
continued

Building Consents Issued – April⁽¹⁾

Series ref: BLD	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)								
	SDD92MZ	SDE92MZ	SDF92MZ	SDG92MZ	SDH92MZ	SDI92MZ	SDJ92MZ	SDK92MZ	
Year ended April									
2004	61	235	205	415	237	516	460	294	
2005	292	190	218	446	275	594	727	405	
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	
Month									
2007	Apr	7	15	17	32	30	54	49	41
	May	5	27	31	40	24	73	80	39
	Jun	3	15	17	37	48	94	49	33
	Jul	1	21	13	36	42	72	81	32
	Aug	48	7	19	19	30	87	75	39
	Sep	6	5	34	32	17	43	46	46
	Oct	6	66	16	27	25	46	97	49
	Nov	8	29	64	47	28	50	76	28
	Dec	31	11	11	50	19	51	63	48
2008	Jan	1	9	10	45	18	34	78	59
	Feb	2	28	35	32	38	38	77	42
	Mar	7	28	4	36	18	52	93	29
	Apr	11	18	33	46	27	51	106	36
	May	3	11	17	61	25	41	65	48
	Jun	12	32	20	40	13	43	47	44
	Jul	7	21	14	42	45	54	103	20
	Aug	4	11	32	34	65	34	89	29
	Sep	5	10	29	101	58	36	87	40
	Oct	4	12	41	59	29	32	72	27
	Nov	2	17	7	51	30	35	104	47
	Dec	11	10	15	44	16	46	98	25
2009	Jan	5	4	15	54	20	76	114	24
	Feb	42	9	5	35	69	49	63	30
	Mar	38	15	17	22	29	44	89	15
	Apr	39	13	8	48	12	29	277	22

Percentage change from same period of previous year

Year ended April									
2004	-54.9	68.4	-8.2	0.3	14.8	28.2	52.0	3.8	
2005	378.6	-18.9	6.1	7.5	16.0	15.0	58.0	37.8	
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	
Month									
2009	Apr	267.3	-30.2	-76.8	4.8	-54.0	-42.4	160.4	-37.7

For footnotes, see end of table.

Building Consents Issued: April 2009

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)			m ² (000)	\$(million)	\$(million)				
Series ref: BLD	SDL92MZ	SDM92MZ	SDN92MZ	SAO13MZ	SDO92MZ	SDP92MZ	SDQ92MZ	SDR92MZ	
Year ended April									
2004	387	168	27	3,359	3,004	9,771	261	10,032	
2005	549	172	33	3,618	3,899	10,870	369	11,239	
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	
Month									
2007	Apr	29	22	1	246	297	872	28	900
	May	49	22	1	286	392	1,126	43	1,169
	Jun	59	17	10	327	382	1,074	27	1,101
	Jul	36	18	1	252	353	1,032	31	1,063
	Aug	53	21	1	273	398	1,162	31	1,193
	Sep	42	23	5	360	298	902	40	943
	Oct	47	21	2	312	404	1,052	43	1,094
	Nov	37	33	1	305	401	1,096	40	1,136
	Dec	23	27	1	329	336	878	44	922
2008	Jan	27	32	2	291	316	858	56	914
	Feb	37	31	0	273	361	976	32	1,008
	Mar	51	36	1	319	354	896	45	941
	Apr	110	37	3	293	478	1,123	35	1,158
	May	38	34	12	325	355	908	50	959
	Jun	44	29	8	330	331	801	37	839
	Jul	47	30	1	301	383	904	41	945
	Aug	38	22	4	246	362	819	58	876
	Sep	34	31	19	292	450	1,008	65	1,073
	Oct	32	37	4	292	348	788	53	841
	Nov	56	36	14	333	398	852	43	895
	Dec	70	28	21	254	383	822	34	856
2009	Jan	28	18	4	201	362	692	28	720
	Feb	55	23	3	284	382	740	25	765
	Mar	34	24	4	222	332	740	45	785
	Apr	52	18	11	249	530	885	23	908

Percentage change from same period of previous year

Year ended April									
2004		7.6	6.7	-8.5	10.2	13.3	20.0	17.2	19.9
2005		41.8	2.5	19.7	7.7	29.8	11.2	41.5	12.0
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
Month									
2009	Apr	-52.7	-50.7	280.6	-15.2	11.0	-21.2	-34.0	-21.6

(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 and are self contained.

(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

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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>S911S</i>		<i>S911T</i>		
Month											
2005	Apr	1,617	1,840	-33.9	2,050	-3.4	1,463	1,781	-6.2	1,833	-1.8
	May	1,977	1,900	3.3	2,018	-1.5	1,866	1,740	-2.3	1,801	-1.7
	Jun	2,129	2,167	14.0	2,008	-0.5	1,892	1,857	6.8	1,780	-1.2
	Jul	2,005	2,056	-5.1	2,020	0.6	1,636	1,676	-9.8	1,781	0.1
	Aug	2,301	2,099	2.1	2,041	1.0	2,026	1,818	8.5	1,803	1.2
	Sep	2,283	2,032	-3.2	2,072	1.5	2,010	1,875	3.1	1,833	1.7
	Oct	1,901	2,001	-1.5	2,115	2.1	1,733	1,782	-5.0	1,860	1.5
	Nov	2,295	2,047	2.3	2,163	2.3	2,129	1,927	8.2	1,874	0.8
	Dec	2,445	2,512	22.7	2,209	2.1	1,830	1,940	0.6	1,875	0.1
2006	Jan	1,900	2,202	-12.3	2,228	0.9	1,572	1,838	-5.3	1,863	-0.7
	Feb	2,254	2,371	7.7	2,206	-1.0	1,714	1,821	-0.9	1,841	-1.2
	Mar	2,299	2,108	-11.1	2,156	-2.3	2,079	1,829	0.4	1,825	-0.9
	Apr	1,558	1,931	-8.4	2,105	-2.4	1,388	1,783	-2.5	1,822	-0.2
	May	2,328	2,169	12.3	2,090	-0.7	2,111	1,887	5.9	1,840	1.0
	Jun	1,994	1,961	-9.6	2,126	1.7	1,802	1,779	-5.8	1,875	1.9
	Jul	2,145	2,247	14.6	2,188	2.9	1,888	1,955	9.9	1,912	1.9
	Aug	2,437	2,254	0.3	2,236	2.2	2,171	1,967	0.6	1,937	1.3
	Sep	2,545	2,356	4.6	2,247	0.5	2,052	1,968	0.0	1,946	0.5
	Oct	2,377	2,351	-0.2	2,218	-1.3	2,004	1,987	1.0	1,942	-0.2
	Nov	2,232	2,038	-13.3	2,169	-2.2	2,053	1,851	-6.8	1,929	-0.7
	Dec	1,883	2,005	-1.6	2,120	-2.3	1,770	1,920	3.7	1,915	-0.7
2007	Jan	1,880	2,083	3.9	2,094	-1.2	1,661	1,885	-1.8	1,910	-0.2
	Feb	2,092	2,169	4.1	2,105	0.5	1,863	1,969	4.4	1,922	0.6
	Mar	2,269	2,187	0.8	2,146	2.0	2,079	1,922	-2.4	1,945	1.2
	Apr	1,782	2,097	-4.1	2,198	2.4	1,578	1,930	0.4	1,972	1.4
	May	2,322	2,205	5.2	2,232	1.6	2,212	1,995	3.4	1,991	1.0
	Jun	2,574	2,637	19.6	2,236	0.2	2,013	2,073	3.9	1,998	0.3
	Jul	2,160	2,133	-19.1	2,208	-1.2	1,975	1,970	-5.0	1,991	-0.3
	Aug	2,508	2,289	7.3	2,155	-2.4	2,212	1,992	1.1	1,971	-1.0
	Sep	1,988	1,971	-13.9	2,089	-3.1	1,906	1,897	-4.8	1,940	-1.6
	Oct	2,087	1,988	0.9	2,018	-3.4	1,974	1,878	-1.0	1,902	-1.9
	Nov	2,189	1,949	-2.0	1,954	-3.2	2,123	1,915	2.0	1,863	-2.1
	Dec	1,739	1,872	-4.0	1,903	-2.6	1,525	1,644	-14.1	1,821	-2.2
2008	Jan	1,743	1,965	5.0	1,857	-2.4	1,540	1,791	8.9	1,770	-2.8
	Feb	1,874	1,787	-9.1	1,802	-2.9	1,701	1,703	-4.9	1,705	-3.7
	Mar	1,567	1,607	-10.1	1,733	-3.8	1,517	1,451	-14.8	1,627	-4.6
	Apr	2,373	2,701	68.1	1,651	-4.7	1,602	1,877	29.4	1,537	-5.5
	May	1,653	1,625	-39.8	1,568	-5.0	1,548	1,454	-22.5	1,444	-6.1
	Jun	1,380	1,424	-12.4	1,488	-5.1	1,279	1,318	-9.3	1,353	-6.3
	Jul	1,435	1,391	-2.4	1,416	-4.8	1,322	1,278	-3.0	1,269	-6.2
	Aug	1,328	1,308	-5.9	1,347	-4.9	1,204	1,169	-8.5	1,196	-5.8
	Sep	1,635	1,412	8.0	1,276	-5.3	1,269	1,157	-1.0	1,132	-5.4
	Oct	1,173	1,131	-19.9	1,204	-5.6	1,123	1,074	-7.2	1,073	-5.2
	Nov	1,168	1,179	4.2	1,142	-5.1	1,052	1,026	-4.5	1,023	-4.7
	Dec	1,127	1,094	-7.2	1,094	-4.2	1,001	991	-3.4	981	-4.1
2009	Jan	812	956	-12.6	1,065	-2.7	745	908	-8.3	949	-3.3
	Feb	1,059	1,071	12.1	1,056	-0.9	866	913	0.5	926	-2.4
	Mar	1,091	1,053	-1.7	1,059	0.3	987	909	-0.4	911	-1.6
	Apr	1,009	1,171	11.2	1,081	2.1	810	950	4.5	906	-0.5

(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												
	2008										2009		
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Number													
Northland	93	109	85	76	69	155	67	53	43	40	70	43	117
Auckland	719	322	369	262	276	267	205	325	233	186	220	315	302
Waikato	254	243	172	199	176	200	190	167	138	102	126	112	99
Bay of Plenty	82	96	87	106	76	160	107	55	93	48	44	56	54
Gisborne	14	6	8	13	10	16	17	5	5	12	6	4	7
Hawke's Bay	47	46	46	49	33	40	27	34	26	28	27	39	35
Taranaki	56	48	43	32	32	56	28	27	30	28	37	22	23
Manawatu-Wanganui	60	124	44	79	34	39	46	50	44	24	20	41	35
Wellington	455	127	102	220	173	288	88	73	77	86	215	64	72
North Island	1,780	1,121	956	1,036	879	1,221	775	789	689	554	765	696	744
Tasman	28	36	28	20	13	24	28	22	19	14	15	25	20
Nelson	29	30	24	24	13	22	18	24	34	4	7	14	8
Marlborough	36	33	26	18	33	18	22	16	28	26	22	24	15
West Coast	24	16	25	25	16	9	14	17	26	12	11	11	11
Canterbury	310	269	226	217	255	229	200	189	191	112	147	209	139
Otago	132	98	72	70	95	84	77	84	103	67	60	82	50
Southland ⁽⁴⁾	34	50	23	25	24	28	39	27	37	23	32	30	22
South Island	593	532	424	399	449	414	398	379	438	258	294	395	265
Area outside region ⁽⁵⁾	0	0	0	0	0	0	0	0	0	0	0	0	0
New Zealand	2,373	1,653	1,380	1,435	1,328	1,635	1,173	1,168	1,127	812	1,059	1,091	1,009
Value \$(million)													
Northland	22	32	23	21	16	38	19	19	9	8	16	11	17
Auckland	158	91	95	102	74	105	69	88	65	54	64	85	83
Waikato	65	65	46	46	47	49	44	46	43	27	32	30	23
Bay of Plenty	22	23	23	38	21	31	28	17	27	13	11	17	14
Gisborne	3	2	2	4	3	4	3	1	1	2	3	1	2
Hawke's Bay	14	15	10	12	10	9	8	9	7	7	8	12	11
Taranaki	17	18	11	10	8	12	8	8	9	7	10	6	7
Manawatu-Wanganui	15	22	12	20	8	11	13	12	11	8	5	11	9
Wellington	66	31	25	38	39	59	25	28	19	24	32	24	20
North Island	383	299	247	290	226	320	217	227	192	151	180	197	186
Tasman	8	11	10	6	4	9	7	6	5	4	4	8	6
Nelson	9	7	5	7	4	5	4	4	7	1	2	5	2
Marlborough	9	8	7	5	7	5	6	6	7	6	7	6	4
West Coast	6	4	6	6	4	1	4	4	6	3	2	3	3
Canterbury	77	68	63	63	70	64	57	52	57	36	44	51	38
Otago	32	30	25	20	29	29	25	26	34	24	19	24	15
Southland ⁽⁴⁾	7	11	7	7	5	8	10	8	11	7	10	10	6
South Island	147	138	123	114	124	122	112	107	128	82	87	106	74
Area outside region ⁽⁵⁾	0	0	0	0	0	0	0	0	0	0	0	0	0
New Zealand	530	437	370	405	350	441	329	333	320	233	268	303	260

(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 INFOS series references are *BLDM.SHA11&&* and *BLDM.SHA12&&*.

(4) Includes Stewart Island.

(5) Includes the Chatham Islands.

Table 4

Number of New Dwelling Units Authorised
By selected territorial authorities

Territorial authority ⁽¹⁾	Month												
	2008						2009						
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
	Number												
City													
North Shore	46	40	38	24	16	18	34	59	31	26	25	41	71
Waitakere	20	37	53	40	64	27	23	93	64	29	41	53	36
Auckland	420	68	114	49	56	73	32	61	73	46	41	116	120
Manukau	66	69	73	58	43	87	41	38	17	36	25	46	21
Hamilton	51	43	42	62	20	53	38	26	29	19	24	31	20
Tauranga	41	63	43	51	32	122	66	19	59	23	15	29	24
Napier	12	18	17	23	10	19	12	16	11	11	11	13	19
Palmerston North	17	63	11	22	8	6	15	15	13	6	4	11	18
Porirua	26	15	13	11	6	17	16	14	7	11	13	9	13
Upper Hutt	17	18	12	18	4	86	5	6	3	7	8	4	8
Lower Hutt	20	9	20	13	13	11	4	12	11	37	5	5	6
Wellington	352	51	22	135	123	149	41	22	22	14	164	16	24
Nelson	29	30	24	24	13	22	18	24	34	4	7	14	8
Christchurch	149	119	98	97	147	109	85	91	83	59	79	112	59
Dunedin	35	20	14	16	29	27	13	18	18	14	18	23	9
Invercargill	26	22	15	9	9	14	25	15	19	13	19	17	8
All cities	1,327	685	609	652	593	840	468	529	494	355	499	540	464
District													
Far North	22	34	21	34	18	38	19	16	13	10	18	15	11
Whangarei	55	49	54	32	40	105	25	23	20	25	47	22	100
Kaipara	16	26	10	10	11	12	23	14	10	5	5	6	6
Rodney	103	67	48	55	74	37	58	52	29	33	60	35	37
Papakura	39	23	15	7	7	10	10	10	10	5	11	10	10
Franklin	39	31	33	33	23	26	11	28	19	20	25	22	12
Thames-Coromandel	26	42	20	22	30	28	34	27	20	8	13	12	10
Waikato	33	38	26	34	22	16	33	14	12	9	8	13	14
Matamata-Piako	31	31	27	16	13	14	18	17	7	9	12	5	7
Waipa	34	32	11	26	24	28	18	27	18	15	17	20	23
Taupo	14	15	18	16	32	24	9	11	20	13	18	8	8
Western Bay of Plenty	21	25	21	31	26	18	23	21	18	13	9	13	14
Rotorua	14	6	12	11	13	11	12	10	9	4	9	11	10
Whakatane	6	3	9	8	4	8	4	5	7	8	8	4	5
Hastings	28	24	21	19	15	17	10	14	11	15	9	23	15
New Plymouth	43	40	30	21	22	45	20	18	15	25	29	13	18
Wanganui	11	18	12	21	8	13	3	6	5	4	2	5	1
Manawatu	11	9	7	14	6	7	12	12	15	3	8	5	7
Horowhenua	6	12	5	13	2	7	6	8	6	4	4	10	5
Kapiti Coast	18	10	21	29	10	12	10	6	12	9	6	12	10
Tasman	28	36	28	20	13	24	28	22	19	14	15	25	20
Marlborough	36	33	26	18	33	18	22	16	28	26	22	24	15
Waimakariri	43	44	24	37	30	31	28	22	20	12	18	18	24
Selwyn	61	51	47	33	35	35	28	28	32	9	15	24	18
Ashburton	24	22	11	13	13	18	24	12	17	12	11	15	8
Timaru	15	12	18	20	10	17	19	14	11	10	9	25	11
Waitaki	9	7	9	7	9	6	5	7	9	7	0	7	4
Central Otago	29	16	12	18	21	14	16	20	14	10	15	21	7
Queenstown-Lakes	53	47	28	23	38	35	37	32	62	35	24	27	30
Southland	5	19	8	11	10	10	13	12	12	9	13	11	11
New Zealand	2,373	1,653	1,380	1,435	1,328	1,635	1,173	1,168	1,127	812	1,059	1,091	1,009

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

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⁾⁽⁴⁾		Unadjusted \$(million)	Trend ⁽³⁾⁽⁴⁾⁽⁵⁾		Unadjusted \$(million)	Trend ⁽³⁾⁽⁴⁾		
		\$(million)	% change ⁽⁶⁾		\$(million)	\$(million)		% change ⁽⁶⁾	\$(million)	\$(million)
Series ref: BLD	SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T		
Month										
2005	Apr	435	538	-3.5	228	306	0.7	663	879	-2.7
	May	536	525	-2.3	337	310	1.3	873	853	-2.9
	Jun	527	523	-0.5	406	314	1.4	933	838	-1.8
	Jul	495	532	1.8	264	317	1.1	760	841	0.4
	Aug	633	548	3.0	387	319	0.7	1,020	859	2.2
	Sep	609	565	3.0	401	320	0.2	1,010	883	2.7
	Oct	557	579	2.5	309	319	-0.2	865	902	2.2
	Nov	643	587	1.4	451	318	-0.3	1,094	910	0.9
	Dec	578	589	0.3	380	317	-0.3	957	908	-0.2
2006	Jan	502	585	-0.7	239	317	0.0	742	904	-0.5
	Feb	563	578	-1.2	288	318	0.4	851	903	-0.1
	Mar	625	572	-0.9	369	321	0.9	994	907	0.4
	Apr	444	572	-0.1	209	325	1.2	653	914	0.7
	May	670	581	1.6	388	330	1.4	1,059	925	1.3
	Jun	564	598	3.0	413	334	1.2	977	938	1.4
	Jul	612	618	3.4	283	336	0.8	896	951	1.4
	Aug	694	634	2.5	366	337	0.2	1,060	961	1.1
	Sep	685	639	0.9	331	335	-0.5	1,017	965	0.4
	Oct	669	635	-0.6	330	332	-0.9	999	963	-0.2
	Nov	667	627	-1.2	376	329	-0.9	1,043	958	-0.5
	Dec	564	621	-1.0	333	327	-0.7	897	954	-0.5
2007	Jan	538	622	0.1	245	327	-0.1	783	955	0.1
	Feb	597	632	1.6	283	329	0.8	880	966	1.2
	Mar	711	650	2.9	413	334	1.3	1,124	988	2.4
	Apr	575	671	3.2	297	339	1.5	872	1,015	2.6
	May	734	685	2.1	392	344	1.5	1,126	1,033	1.8
	Jun	692	688	0.5	382	347	1.0	1,074	1,037	0.4
	Jul	679	680	-1.1	353	348	0.4	1,032	1,024	-1.2
	Aug	764	664	-2.4	398	347	-0.3	1,162	1,000	-2.4
	Sep	604	646	-2.7	298	344	-1.0	902	975	-2.4
	Oct	647	630	-2.6	404	339	-1.5	1,052	957	-1.8
	Nov	695	616	-2.1	401	333	-1.7	1,096	947	-1.1
	Dec	542	607	-1.5	336	328	-1.6	878	945	-0.3
2008	Jan	543	598	-1.5	316	325	-1.0	858	941	-0.3
	Feb	615	586	-2.0	361	325	0.1	976	932	-1.0
	Mar	541	568	-3.0	354	328	1.0	896	912	-2.0
	Apr	645	547	-3.7	478	334	1.6	1,123	888	-2.7
	May	553	527	-3.8	355	340	1.8	908	865	-2.6
	Jun	470	507	-3.7	331	345	1.5	801	844	-2.4
	Jul	521	491	-3.3	383	348	1.0	904	829	-1.7
	Aug	457	477	-2.7	362	349	0.2	819	819	-1.2
	Sep	558	465	-2.6	450	347	-0.5	1,008	809	-1.2
	Oct	439	451	-3.0	348	342	-1.4	788	795	-1.7
	Nov	454	436	-3.3	398	335	-2.1	852	777	-2.3
	Dec	440	420	-3.7	383	327	-2.3	822	755	-2.8
2009	Jan	329	405	-3.6	362	320	-2.3	692	733	-2.9
	Feb	358	393	-3.1	382	312	-2.4	740	713	-2.7
	Mar	408	382	-2.6	332	306	-2.0	740	696	-2.4
	Apr	355	379	-0.9	530	296	-3.2	885	687	-1.2

(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) The trend series differs from the actual series in that both the seasonal and irregular components have been removed.

(4) Trend values, particularly for the latest months, are subject to revision each month.

(5) The trend series for non-residential buildings is estimated after the removal of consent values of \$25 million or more but is still subject to distortions and should be treated with caution.

(6) Change from the previous month.