

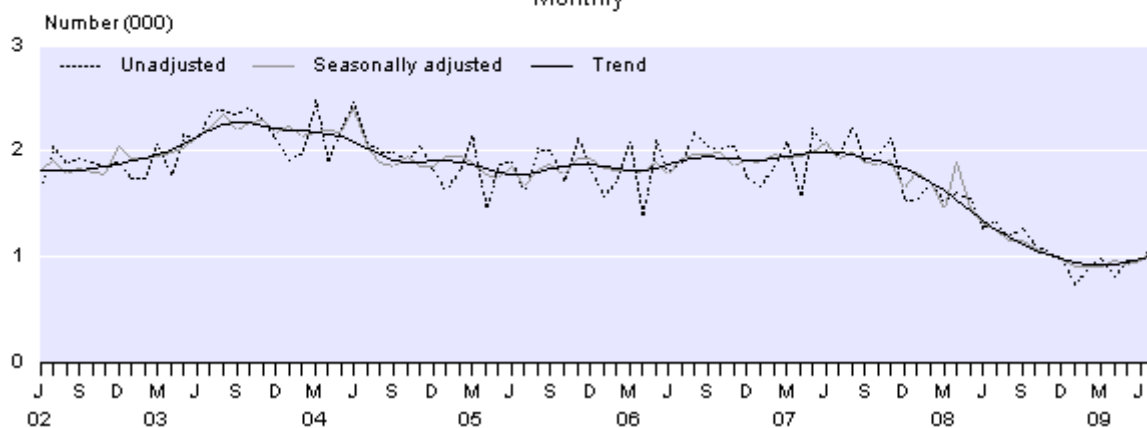
Embargoed until 10:45am – 28 August 2009

## Building Consents Issued: July 2009

### Highlights

- Consents for 1,214 new dwellings were authorised, including 55 apartments.
- The trend for the number of new dwellings authorised, excluding apartments, has been increasing in recent months.
- The seasonally adjusted number of new dwellings authorised, excluding apartments, rose 11.2 percent. The level is at its highest since September 2008.
- The value of residential building consents for July 2009 was \$442 million.
- The value of non-residential building consents for July 2009 was \$371 million.

**New Dwellings Authorised**  
*Excluding apartment units*  
Monthly



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# Commentary

## Residential buildings

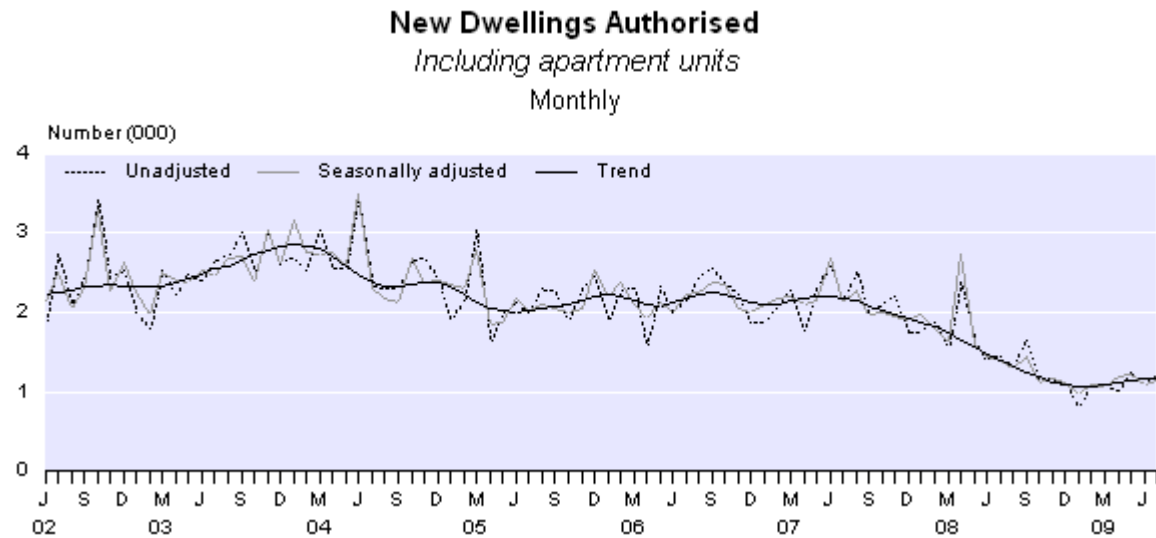
In July 2009, consents were issued for:

- 1,214 new dwelling units, including apartments
- 1,159 new dwellings, excluding apartments
- 55 new apartment units.

Excluding apartments, the seasonally adjusted number of new dwellings authorised in July 2009 rose 11.2 percent, after rising 3.8 percent in June 2009. Although the level is still low, it is at its highest since September 2008. The trend for the number of new dwellings authorised, excluding apartments, has been increasing since March 2009, although it remains at a low level.

Including apartments, the seasonally adjusted number of new dwellings authorised in July 2009 rose 5.0 percent, after falling 9.6 percent in June 2009. The trend for the number of new dwellings authorised, including apartments, has been rising since January 2009 after a series of falls that began in July 2007.

Apartment units contributed 5 percent to the number of new dwellings in July 2009, compared with a monthly average of 13 percent for the previous 12 months. Apartment numbers can vary considerably from month to month.



The value of residential building consents was \$442 million in July 2009, 15 percent lower than in July 2008. The trend has flattened in recent months after a series of falls that began in July 2007.

## Regional residential results

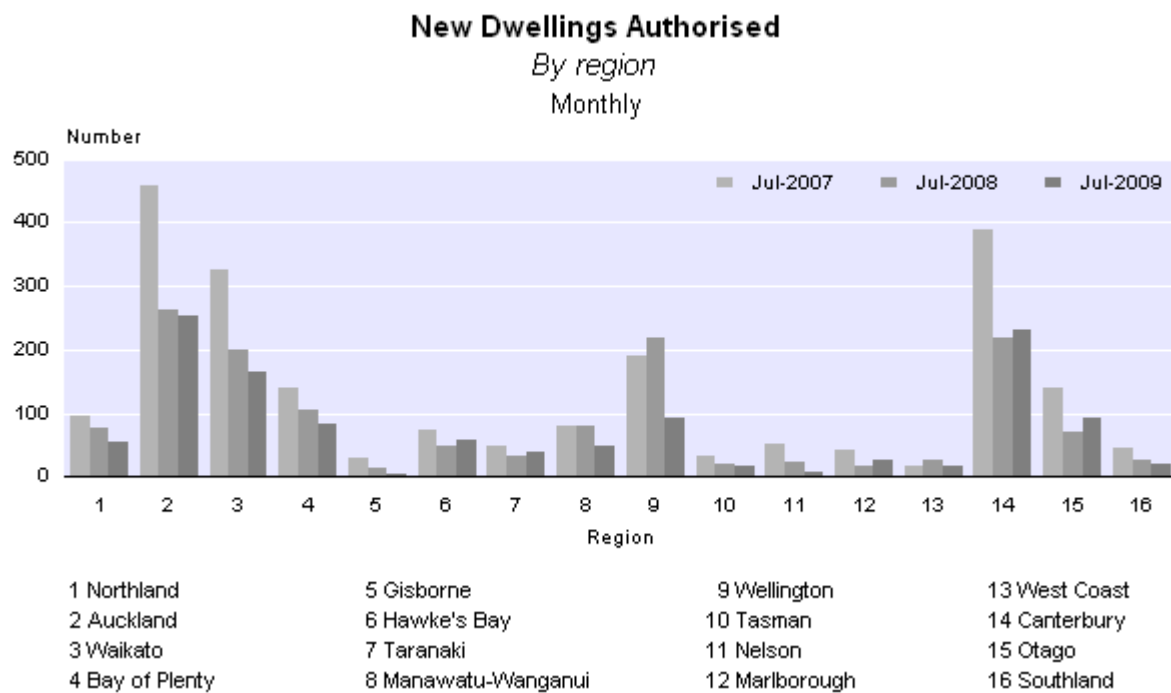
Fewer new dwelling units were authorised in 11 of New Zealand's 16 regions in July 2009 compared with July 2008. Numbers fell by 236 units (23 percent) in the North Island and rose by 15 units (3.8 percent) in the South Island.

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

- Wellington, with 94 units (down 126, due to 113 fewer apartment units)
- Waikato, with 164 units (down 35).

The regions with the largest increases were:

- Otago, with 92 units (up 22)
- Canterbury, with 231 units (up 14).



## Non-residential buildings

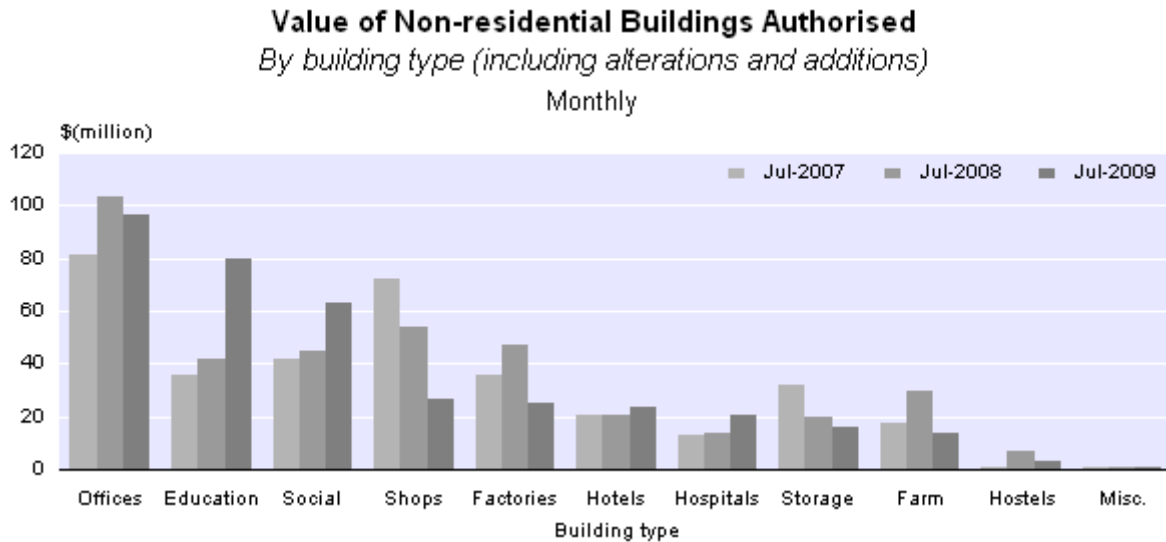
The value of non-residential building consents was \$371 million in July 2009, a 3.2 percent decrease compared with July 2008. Five of the 11 building types recorded increases in the value of consents compared with July 2008.

For July 2009 compared with July 2008, the largest increases were:

- education buildings, up \$38 million
- social, cultural, and religious buildings, up \$18 million.

The largest decreases were:

- shops, restaurants, and taverns, down \$27 million
- factories and industrial buildings, down \$21 million.



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

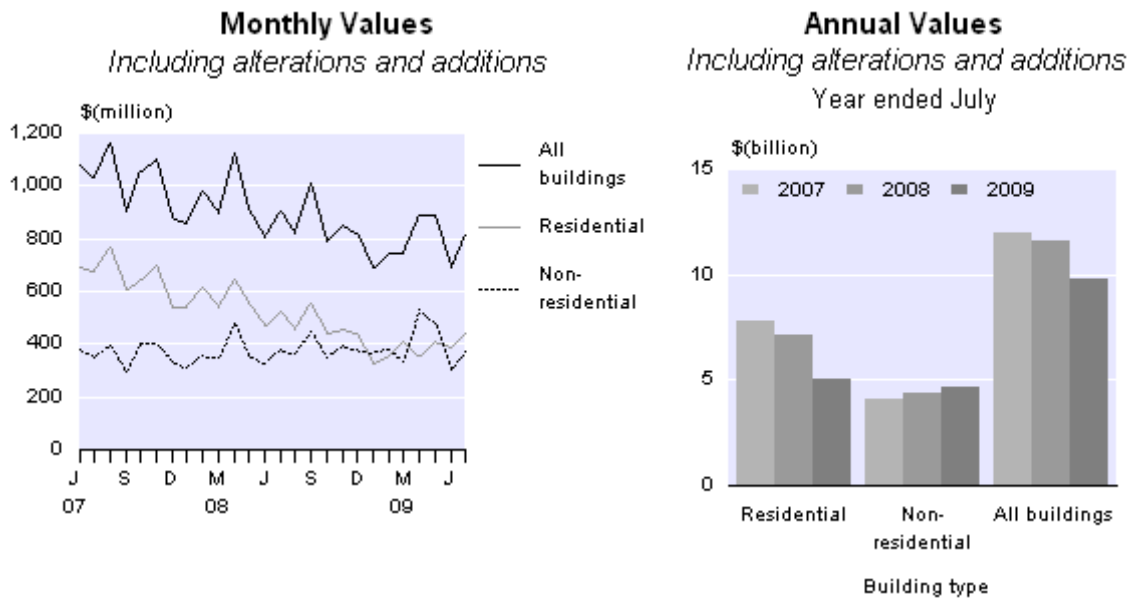
- offices and administration buildings, at 26 percent
- education buildings, at 22 percent
- social, cultural, and religious buildings, at 17 percent.

## Removal of non-residential trend series

The trend series for the value of non-residential buildings has been removed from the tables and Infoshare for further analysis. The series is estimated after the removal of consents valued at \$25 million or more and Statistics New Zealand is reviewing this practice. This series is available on request.

## All buildings

In July 2009, the value of consents issued for all buildings was \$813 million, a 10 percent decrease compared with July 2008.



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

- all buildings was \$9,738 million, down \$1,819 million (16 percent)
- residential buildings was \$5,033 million, down \$2,108 million (30 percent)
- non-residential buildings was \$4,705 million, up \$290 million (7 percent).

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**Next release ...**

*Building Consents Issued: August 2009* will be released on 29 September 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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## **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 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 – July
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: July 2009**

Table 1

**Building Consents Issued – July<sup>(1)</sup>**

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

**Year ended July**

2004	6,372	26,612	5,241	32,984	5,935	5,910	871	233	7,014
2005	4,875	22,220	4,983	27,095	5,013	5,531	936	237	6,704
2006	3,421	22,282	5,348	25,703	4,945	5,721	1,017	262	6,999
2007	3,122	23,431	5,952	26,553	5,145	6,440	1,100	265	7,805
2008	2,287	20,249	5,505	22,536	4,438	5,803	1,072	265	7,141
2009	1,808	12,146	3,525	13,954	2,741	3,778	1,048	207	5,033

**Month**

2007	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
	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

**Percentage change from same period of previous year**

**Year ended July**

2004	14.7	13.7	20.7	13.9	14.8	22.7	23.2	20.6	22.7
2005	-23.5	-16.5	-4.9	-17.9	-15.5	-6.4	7.5	1.6	-4.4
2006	-29.8	0.3	7.3	-5.1	-1.3	3.4	8.6	10.4	4.4
2007	-8.7	5.2	11.3	3.3	4.0	12.6	8.2	1.4	11.5
2008	-26.7	-13.6	-7.5	-15.1	-13.7	-9.9	-2.5	0.1	-8.5
2009	-20.9	-40.0	-36.0	-38.1	-38.2	-34.9	-2.3	-22.0	-29.5

**Month**

2009	Jul	-51.3	-12.3	-15.0	-15.4	-13.9	-15.0	-15.1	-18.6	-15.2
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For footnotes, see end of table.

**Building Consents Issued: July 2009**

Table 1  
continued

**Building Consents Issued – July<sup>(1)</sup>**

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	
<b>Year ended July</b>									
2004	64	250	201	442	260	494	527	321	
2005	458	162	199	439	267	615	701	403	
2006	191	269	365	469	313	670	676	435	
2007	80	246	221	396	339	731	892	467	
2008	141	266	277	477	304	591	926	488	
2009	209	154	241	627	554	489	1,224	354	
<b>Month</b>									
2007	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
	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

**Percentage change from same period of previous year**

<b>Year ended July</b>									
2004	-50.6	83.7	-4.2	10.5	20.6	14.8	55.8	14.8	
2005	618.9	-35.2	-1.2	-0.7	2.8	24.5	33.1	25.3	
2006	-58.3	65.7	83.6	6.9	17.0	8.9	-3.6	7.9	
2007	-58.0	-8.5	-39.5	-15.5	8.6	9.0	32.0	7.5	
2008	75.5	8.1	25.6	20.3	-10.5	-19.2	3.8	4.4	
2009	48.4	-41.9	-12.9	31.6	82.1	-17.2	32.2	-27.5	
<b>Month</b>									
2009	Jul	-57.3	16.9	51.5	89.4	40.0	-49.7	-6.5	-21.2

For footnotes, see end of table.

**Building Consents Issued: July 2009**

Table 1  
continued

**Building Consents Issued – July<sup>(1)</sup>**

Series ref: BLD	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 <sup>(7)</sup>	Total authorisations issued
	Factories and industrial buildings	Farm buildings	Miscellaneous buildings	Total non-residential buildings				
				Floor area <sup>(4)(5)</sup>	Value			
	\$(million)			m <sup>2</sup> (000)	\$(million)			
SDL92MZ	SDM92MZ	SDN92MZ	SAO13MZ	SDO92MZ	SDP92MZ	SDQ92MZ	SDR92MZ	

**Year ended July**

2004	418	165	19	3,427	3,162	10,176	289	10,465
2005	520	180	45	3,638	3,989	10,692	393	11,085
2006	452	188	90	3,446	4,118	11,117	384	11,501
2007	472	223	35	3,316	4,102	11,907	409	12,316
2008	555	355	37	3,711	4,415	11,557	495	12,051
2009	478	286	88	3,013	4,705	9,738	508	10,246

**Month**

2007	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
	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

**Percentage change from same period of previous year**

**Year ended July**

2004	20.3	8.6	-43.3	12.9	18.3	21.3	26.5	21.4
2005	24.3	8.6	139.4	6.1	26.2	5.1	35.9	5.9
2006	-13.0	4.9	99.8	-5.3	3.2	4.0	-2.3	3.8
2007	4.4	18.3	-60.9	-3.8	-0.4	7.1	6.5	7.1
2008	17.7	59.1	3.6	11.9	7.6	-2.9	21.0	-2.1
2009	-13.8	-19.4	139.7	-18.8	6.6	-15.7	2.7	-15.0

**Month**

2009	Jul	-45.3	-54.5	61.8	-33.7	-3.2	-10.1	3.1	-9.5
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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 <sup>(1)</sup>					Excluding apartment units					
	Unadjusted	Seasonally adjusted <sup>(2)</sup>		Trend <sup>(3)</sup>		Unadjusted	Seasonally adjusted <sup>(2)</sup>		Trend <sup>(3)</sup>		
	Number	Number	% change <sup>(4)(5)</sup>	Number	% change <sup>(4)</sup>	Number	Number	% change <sup>(4)</sup>	Number	% change <sup>(4)</sup>	
<i>Series ref: BLD</i>	<i>SHA11RZ</i>	<i>SSC11AS</i>		<i>SSC11AT</i>		<i>SAS11MZ</i>	<i>S911S</i>		<i>S911T</i>		
<b>Month</b>											
2005	Jul	2,005	2,031	-6.9	2,016	0.6	1,636	1,671	-9.9	1,781	0.0
	Aug	2,301	2,098	3.3	2,038	1.1	2,026	1,816	8.7	1,802	1.2
	Sep	2,283	2,048	-2.4	2,067	1.5	2,010	1,872	3.1	1,833	1.7
	Oct	1,901	1,993	-2.7	2,109	2.0	1,733	1,783	-4.8	1,861	1.5
	Nov	2,295	2,045	2.6	2,156	2.2	2,129	1,931	8.3	1,876	0.8
	Dec	2,445	2,532	23.8	2,202	2.1	1,830	1,940	0.4	1,878	0.1
2006	Jan	1,900	2,210	-12.7	2,222	0.9	1,572	1,843	-5.0	1,866	-0.6
	Feb	2,254	2,381	7.8	2,201	-1.0	1,714	1,824	-1.0	1,845	-1.1
	Mar	2,299	2,105	-11.6	2,150	-2.3	2,079	1,828	0.2	1,828	-0.9
	Apr	1,558	1,928	-8.4	2,098	-2.4	1,388	1,791	-2.0	1,823	-0.3
	May	2,328	2,132	10.6	2,083	-0.7	2,111	1,887	5.3	1,839	0.8
	Jun	1,994	1,986	-6.9	2,118	1.7	1,802	1,777	-5.8	1,871	1.8
	Jul	2,145	2,235	12.5	2,182	3.0	1,888	1,936	8.9	1,907	1.9
	Aug	2,437	2,249	0.7	2,233	2.3	2,171	1,966	1.5	1,932	1.3
	Sep	2,545	2,371	5.4	2,247	0.6	2,052	1,965	-0.1	1,943	0.6
	Oct	2,377	2,346	-1.0	2,219	-1.2	2,004	1,992	1.4	1,941	-0.1
	Nov	2,232	2,036	-13.2	2,172	-2.1	2,053	1,854	-6.9	1,930	-0.6
	Dec	1,883	2,002	-1.7	2,126	-2.1	1,770	1,919	3.5	1,918	-0.6
2007	Jan	1,880	2,092	4.5	2,102	-1.1	1,661	1,890	-1.5	1,915	-0.1
	Feb	2,092	2,180	4.2	2,110	0.4	1,863	1,974	4.5	1,928	0.7
	Mar	2,269	2,196	0.8	2,143	1.6	2,079	1,928	-2.3	1,951	1.2
	Apr	1,782	2,105	-4.1	2,184	1.9	1,578	1,942	0.7	1,976	1.3
	May	2,322	2,158	2.5	2,209	1.1	2,212	1,998	2.9	1,991	0.8
	Jun	2,574	2,669	23.7	2,208	0.0	2,013	2,077	3.9	1,992	0.1
	Jul	2,160	2,122	-20.5	2,182	-1.2	1,975	1,936	-6.8	1,982	-0.5
	Aug	2,508	2,269	6.9	2,137	-2.1	2,212	1,983	2.4	1,962	-1.0
	Sep	1,988	1,980	-12.7	2,080	-2.6	1,906	1,896	-4.4	1,936	-1.4
	Oct	2,087	1,985	0.2	2,019	-2.9	1,974	1,881	-0.8	1,904	-1.6
	Nov	2,189	1,952	-1.6	1,962	-2.9	2,123	1,918	2.0	1,871	-1.8
	Dec	1,739	1,885	-3.4	1,913	-2.5	1,525	1,645	-14.2	1,832	-2.1
2008	Jan	1,743	1,973	4.7	1,866	-2.5	1,540	1,798	9.3	1,781	-2.8
	Feb	1,874	1,792	-9.2	1,809	-3.0	1,701	1,706	-5.1	1,713	-3.8
	Mar	1,567	1,611	-10.1	1,737	-4.0	1,517	1,458	-14.5	1,631	-4.8
	Apr	2,373	2,715	68.6	1,652	-4.9	1,602	1,898	30.1	1,536	-5.8
	May	1,653	1,583	-41.7	1,563	-5.4	1,548	1,456	-23.3	1,439	-6.3
	Jun	1,380	1,445	-8.7	1,475	-5.6	1,279	1,321	-9.3	1,345	-6.5
	Jul	1,435	1,383	-4.3	1,396	-5.4	1,322	1,245	-5.7	1,261	-6.3
	Aug	1,328	1,290	-6.7	1,322	-5.3	1,204	1,166	-6.4	1,189	-5.7
	Sep	1,635	1,440	11.7	1,250	-5.4	1,269	1,157	-0.7	1,127	-5.2
	Oct	1,173	1,122	-22.1	1,184	-5.3	1,123	1,074	-7.2	1,072	-4.9
	Nov	1,168	1,173	4.6	1,125	-5.0	1,052	1,032	-3.9	1,022	-4.6
	Dec	1,127	1,105	-5.8	1,082	-3.8	1,001	992	-3.8	979	-4.2
2009	Jan	812	960	-13.2	1,062	-1.8	745	911	-8.2	944	-3.6
	Feb	1,059	1,078	12.3	1,069	0.6	866	916	0.5	926	-1.9
	Mar	1,091	1,060	-1.7	1,093	2.3	987	915	-0.1	926	0.0
	Apr	1,009	1,179	11.2	1,120	2.4	810	960	4.9	939	1.4
	May	1,238	1,213	2.9	1,142	2.0	963	931	-3.0	959	2.1
	Jun	1,100	1,097	-9.6	1,158	1.4	967	967	3.8	981	2.4
	Jul	1,214	1,151	5.0	1,171	1.2	1,159	1,075	11.2	1,007	2.6

(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.

**Building Consents Issued: July 2009**

Table 3

**Number and Value of New Dwelling Units Authorised<sup>(1)(2)</sup>**  
*By region*

Region <sup>(3)</sup>	Month												
	2008						2009						
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
<b>Number</b>													
Northland	76	69	155	67	53	43	40	70	43	117	49	47	54
Auckland	262	276	267	205	325	233	186	220	315	302	430	191	253
Waikato	199	176	200	190	167	138	102	126	112	99	128	124	164
Bay of Plenty	106	76	160	107	55	93	48	44	56	54	86	76	84
Gisborne	13	10	16	17	5	5	12	6	4	7	5	12	5
Hawke's Bay	49	33	40	27	34	26	28	27	39	35	34	127	58
Taranaki	32	32	56	28	27	30	28	37	22	23	50	31	38
Manawatu-Wanganui	79	34	39	46	50	44	24	20	41	35	34	38	50
Wellington	220	173	288	88	73	77	86	215	64	72	77	121	94
<b>North Island</b>	<b>1,036</b>	<b>879</b>	<b>1,221</b>	<b>775</b>	<b>789</b>	<b>689</b>	<b>554</b>	<b>765</b>	<b>696</b>	<b>744</b>	<b>893</b>	<b>767</b>	<b>800</b>
Tasman	20	13	24	28	22	19	14	15	25	20	16	19	17
Nelson	24	13	22	18	24	34	4	7	14	8	30	13	9
Marlborough	18	33	18	22	16	28	26	22	24	15	22	33	26
West Coast	25	16	9	14	17	26	12	11	11	11	10	9	18
Canterbury	217	255	229	200	189	191	112	147	209	139	180	174	231
Otago	70	95	84	77	84	103	67	60	82	50	61	55	92
Southland <sup>(4)</sup>	25	24	28	39	27	37	23	32	30	22	26	30	21
<b>South Island</b>	<b>399</b>	<b>449</b>	<b>414</b>	<b>398</b>	<b>379</b>	<b>438</b>	<b>258</b>	<b>294</b>	<b>395</b>	<b>265</b>	<b>345</b>	<b>333</b>	<b>414</b>
Area outside region <sup>(5)</sup>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>New Zealand</b>	<b>1,435</b>	<b>1,328</b>	<b>1,635</b>	<b>1,173</b>	<b>1,168</b>	<b>1,127</b>	<b>812</b>	<b>1,059</b>	<b>1,091</b>	<b>1,009</b>	<b>1,238</b>	<b>1,100</b>	<b>1,214</b>
<b>Value \$(million)</b>													
Northland	21	16	38	19	19	9	8	16	11	17	12	12	14
Auckland	102	74	105	69	88	65	54	64	85	83	92	62	83
Waikato	46	47	49	44	46	43	27	32	30	23	34	32	39
Bay of Plenty	38	21	31	28	17	27	13	11	17	14	27	22	24
Gisborne	4	3	4	3	1	1	2	3	1	2	1	2	1
Hawke's Bay	12	10	9	8	9	7	7	8	12	11	10	19	16
Taranaki	10	8	12	8	8	9	7	10	6	7	12	8	11
Manawatu-Wanganui	20	8	11	13	12	11	8	5	11	9	10	10	14
Wellington	38	39	59	25	28	19	24	32	24	20	22	27	26
<b>North Island</b>	<b>290</b>	<b>226</b>	<b>320</b>	<b>217</b>	<b>227</b>	<b>192</b>	<b>151</b>	<b>180</b>	<b>197</b>	<b>186</b>	<b>219</b>	<b>195</b>	<b>229</b>
Tasman	6	4	9	7	6	5	4	4	8	6	4	6	7
Nelson	7	4	5	4	4	7	1	2	5	2	4	3	3
Marlborough	5	7	5	6	6	7	6	7	6	4	5	9	7
West Coast	6	4	1	4	4	6	3	2	3	3	2	2	4
Canterbury	63	70	64	57	52	57	36	44	51	38	46	47	63
Otago	20	29	29	25	26	34	24	19	24	15	21	18	25
Southland <sup>(4)</sup>	7	5	8	10	8	11	7	10	10	6	7	8	6
<b>South Island</b>	<b>114</b>	<b>124</b>	<b>122</b>	<b>112</b>	<b>107</b>	<b>128</b>	<b>82</b>	<b>87</b>	<b>106</b>	<b>74</b>	<b>89</b>	<b>93</b>	<b>115</b>
Area outside region <sup>(5)</sup>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>New Zealand</b>	<b>405</b>	<b>350</b>	<b>441</b>	<b>329</b>	<b>333</b>	<b>320</b>	<b>233</b>	<b>268</b>	<b>303</b>	<b>260</b>	<b>308</b>	<b>289</b>	<b>344</b>

(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.

**Building Consents Issued: July 2009**

Table 4

**Number of New Dwelling Units Authorised  
By selected territorial authorities**

Territorial authority <sup>(1)</sup>	Month												
	2008						2009						
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
	Number												
<b>City</b>													
North Shore	24	16	18	34	59	31	26	25	41	71	40	46	53
Waitakere	40	64	27	23	93	64	29	41	53	36	54	24	28
Auckland	49	56	73	32	61	73	46	41	116	120	174	33	44
Manukau	58	43	87	41	38	17	36	25	46	21	47	30	60
Hamilton	62	20	53	38	26	29	19	24	31	20	40	32	69
Tauranga	51	32	122	66	19	59	23	15	29	24	49	45	36
Napier	23	10	19	12	16	11	11	11	13	19	13	17	17
Palmerston North	22	8	6	15	15	13	6	4	11	18	16	24	23
Porirua	11	6	17	16	14	7	11	13	9	13	14	14	20
Upper Hutt	18	4	86	5	6	3	7	8	4	8	2	3	4
Lower Hutt	13	13	11	4	12	11	37	5	5	6	15	11	11
Wellington	135	123	149	41	22	22	14	164	16	24	26	66	39
Nelson	24	13	22	18	24	34	4	7	14	8	30	13	9
Christchurch	97	147	109	85	91	83	59	79	112	59	105	97	107
Dunedin	16	29	27	13	18	18	14	18	23	9	12	16	53
Invercargill	9	9	14	25	15	19	13	19	17	8	13	21	10
<b>All cities</b>	<b>652</b>	<b>593</b>	<b>840</b>	<b>468</b>	<b>529</b>	<b>494</b>	<b>355</b>	<b>499</b>	<b>540</b>	<b>464</b>	<b>650</b>	<b>492</b>	<b>583</b>
<b>District</b>													
Far North	34	18	38	19	16	13	10	18	15	11	18	9	15
Whangarei	32	40	105	25	23	20	25	47	22	100	16	27	28
Kaipara	10	11	12	23	14	10	5	5	6	6	15	11	11
Rodney	55	74	37	58	52	29	33	60	35	37	91	25	33
Papakura	7	7	10	10	10	10	5	11	10	10	13	24	26
Franklin	33	23	26	11	28	19	20	25	22	12	18	14	16
Thames-Coromandel	22	30	28	34	27	20	8	13	12	10	18	16	19
Waikato	34	22	16	33	14	12	9	8	13	14	7	15	21
Matamata-Piako	16	13	14	18	17	7	9	12	5	7	7	13	9
Waipa	26	24	28	18	27	18	15	17	20	23	19	22	20
Taupo	16	32	24	9	11	20	13	18	8	8	16	17	9
Western Bay of Plenty	31	26	18	23	21	18	13	9	13	14	24	14	27
Rotorua	11	13	11	12	10	9	4	9	11	10	5	11	2
Whakatane	8	4	8	4	5	7	8	8	4	5	6	4	17
Hastings	19	15	17	10	14	11	15	9	23	15	20	107	35
New Plymouth	21	22	45	20	18	15	25	29	13	18	42	25	29
Wanganui	21	8	13	3	6	5	4	2	5	1	6	1	6
Manawatu	14	6	7	12	12	15	3	8	5	7	8	3	8
Horowhenua	13	2	7	6	8	6	4	4	10	5	2	5	5
Kapiti Coast	29	10	12	10	6	12	9	6	12	10	12	8	7
Tasman	20	13	24	28	22	19	14	15	25	20	16	19	17
Marlborough	18	33	18	22	16	28	26	22	24	15	22	33	26
Waimakariri	37	30	31	28	22	20	12	18	18	24	18	25	29
Selwyn	33	35	35	28	28	32	9	15	24	18	22	18	42
Ashburton	13	13	18	24	12	17	12	11	15	8	9	13	22
Timaru	20	10	17	19	14	11	10	9	25	11	6	8	13
Waitaki	7	9	6	5	7	9	7	0	7	4	6	7	6
Central Otago	18	21	14	16	20	14	10	15	21	7	15	9	11
Queenstown-Lakes	23	38	35	37	32	62	35	24	27	30	23	21	20
Southland	11	10	10	13	12	12	9	13	11	11	10	7	6
<b>New Zealand</b>	<b>1,435</b>	<b>1,328</b>	<b>1,635</b>	<b>1,173</b>	<b>1,168</b>	<b>1,127</b>	<b>812</b>	<b>1,059</b>	<b>1,091</b>	<b>1,009</b>	<b>1,238</b>	<b>1,100</b>	<b>1,214</b>

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

Table 5

Value of Building Consents Issued<sup>(1)(2)</sup>  
Unadjusted and trend values

Series ref: BLD	Total residential buildings			Total non-residential buildings			Total all buildings		
	Unadjusted \$(million)	Trend <sup>(3)(4)</sup>		Unadjusted \$(million)	Trend <sup>(5)</sup>		Unadjusted \$(million)	Trend <sup>(3)(4)</sup>	
		\$(million)	% change <sup>(6)</sup>		\$(million)	% change		\$(million)	% change <sup>(6)</sup>
	SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T	
<b>Month</b>									
2005 Jul	495	532	1.8	264	..	..	760	840	0.5
Aug	633	548	3.0	387	..	..	1,020	859	2.2
Sep	609	564	3.0	401	..	..	1,010	882	2.7
Oct	557	579	2.6	309	..	..	865	901	2.1
Nov	643	587	1.5	451	..	..	1,094	909	0.9
Dec	578	590	0.4	380	..	..	957	908	-0.1
2006 Jan	502	586	-0.7	239	..	..	742	905	-0.4
Feb	563	579	-1.2	288	..	..	851	905	0.0
Mar	625	573	-1.0	369	..	..	994	910	0.5
Apr	444	572	-0.2	209	..	..	653	916	0.7
May	670	581	1.4	388	..	..	1,059	927	1.2
Jun	564	597	2.9	413	..	..	977	939	1.3
Jul	612	617	3.4	283	..	..	896	951	1.3
Aug	694	633	2.5	366	..	..	1,060	961	1.0
Sep	685	639	0.9	331	..	..	1,017	964	0.4
Oct	669	635	-0.6	330	..	..	999	962	-0.2
Nov	667	627	-1.2	376	..	..	1,043	958	-0.4
Dec	564	621	-0.9	333	..	..	897	954	-0.4
2007 Jan	538	623	0.2	245	..	..	783	956	0.2
Feb	597	633	1.7	283	..	..	880	968	1.2
Mar	711	652	2.9	413	..	..	1,124	991	2.4
Apr	575	672	3.1	297	..	..	872	1,016	2.6
May	734	685	1.9	392	..	..	1,126	1,033	1.7
Jun	692	687	0.3	382	..	..	1,074	1,035	0.2
Jul	679	679	-1.2	353	..	..	1,032	1,022	-1.3
Aug	764	663	-2.4	398	..	..	1,162	997	-2.4
Sep	604	645	-2.7	298	..	..	902	973	-2.4
Oct	647	629	-2.5	404	..	..	1,052	956	-1.7
Nov	695	616	-2.0	401	..	..	1,096	948	-0.9
Dec	542	607	-1.5	336	..	..	878	946	-0.1
2008 Jan	543	598	-1.5	316	..	..	858	945	-0.2
Feb	615	586	-2.0	361	..	..	976	935	-1.0
Mar	541	569	-2.8	354	..	..	896	916	-2.1
Apr	645	548	-3.7	478	..	..	1,123	890	-2.8
May	553	525	-4.2	355	..	..	908	865	-2.9
Jun	470	501	-4.5	331	..	..	801	842	-2.6
Jul	521	480	-4.3	383	..	..	904	826	-1.9
Aug	457	463	-3.5	362	..	..	819	816	-1.2
Sep	558	450	-2.9	450	..	..	1,008	807	-1.1
Oct	439	438	-2.7	348	..	..	788	794	-1.5
Nov	454	426	-2.6	398	..	..	852	777	-2.1
Dec	440	415	-2.7	383	..	..	822	756	-2.7
2009 Jan	329	404	-2.7	362	..	..	692	734	-3.0
Feb	358	395	-2.2	382	..	..	740	715	-2.6
Mar	408	390	-1.2	332	..	..	740	704	-1.6
Apr	355	390	-0.1	530	..	..	885	699	-0.7
May	408	393	0.7	479	..	..	888	698	-0.1
Jun	385	397	1.0	307	..	..	692	700	0.3
Jul	442	403	1.5	371	..	..	813	705	0.8

(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) 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 has been removed for further analysis.

(6) Change from the previous month.

Symbol: .. Figure not available