

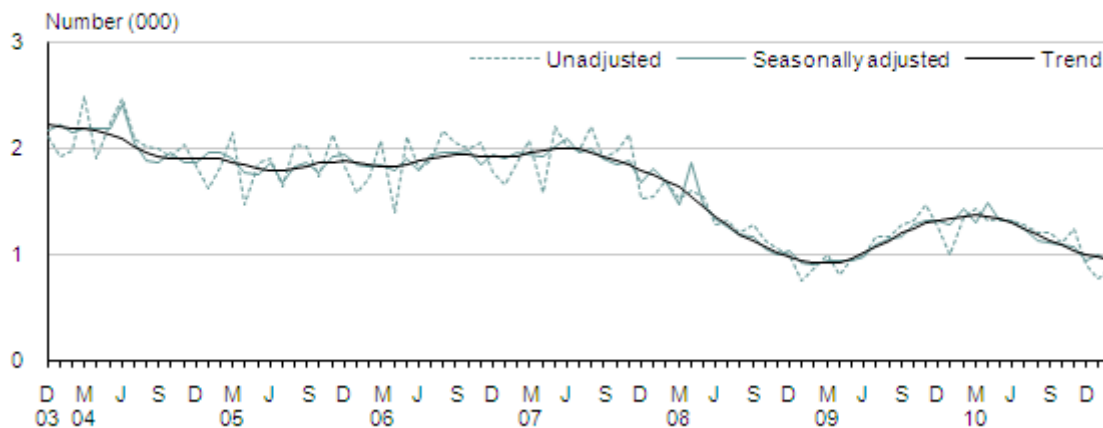
Building Consents Issued: February 2011

Embargoed until 10:45am – 30 March 2011

Highlights

- The seasonally adjusted number of new dwellings authorised, excluding apartments, fell 7.8 percent from January. This brings the level to the lowest point since February 2009.
- The trend for the number of new dwellings authorised, excluding apartments, has fallen steadily in recent months, declining 31 percent since the recent peak in March 2010.
- 89 new apartments and 884 other dwelling units were authorised.
- For February 2011, compared with February 2010, the unadjusted value of residential building consents fell \$96 million (20 percent), and non-residential building consents fell \$60 million (19 percent).

New dwellings authorised
Excluding apartment units
Monthly



Source: Statistics New Zealand

Geoff Bascand
Government Statistician

30 March 2011
ISSN 1178-0231

Commentary

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

Figures given are unadjusted unless otherwise stated.

Residential buildings

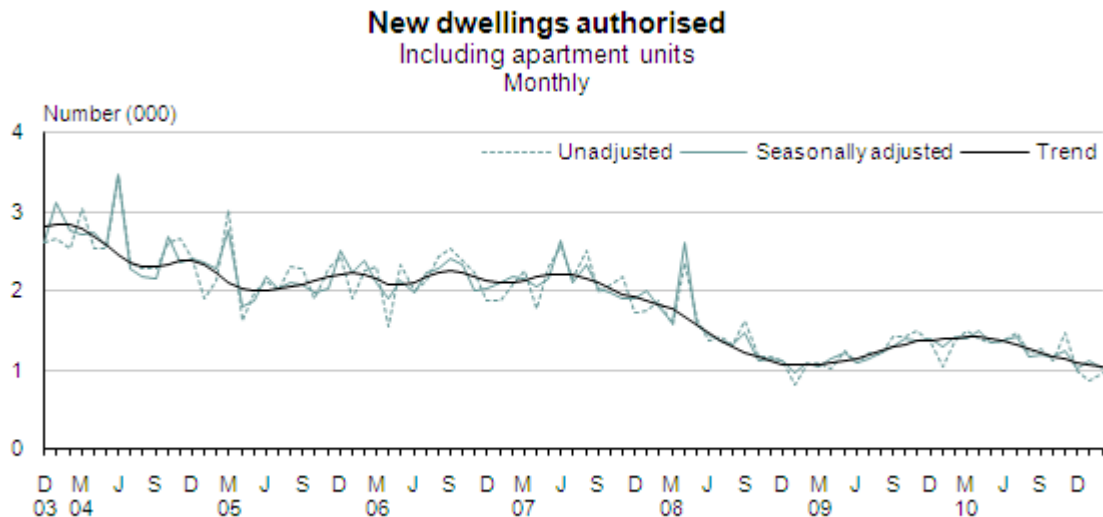
In February 2011, compared with February 2010, consents were issued for:

- 973 new dwelling units, including apartments, **down** 29 percent
- 884 new dwelling units, excluding apartments, **down** 35 percent
- 89 new apartment units, **up** 76 units.

Consents for apartments accounted for 9.1 percent of the number of new dwellings authorised in February 2011, compared with a monthly average of 6.4 percent for the previous 12 months. Apartment numbers can vary considerably from month to month.

The seasonally adjusted number of new dwellings authorised (including and excluding apartments) fell in February 2011 – this follows similar sized rises in January 2011, and larger falls in December 2010. The trends for both series continue to decline:

- The trend for the number of new dwellings authorised, including apartments, has declined 26 percent since the latest peak in April 2010.
- The trend for the number of new dwellings authorised, excluding apartments, has declined 31 percent since the latest peak in March 2010.



Source: Statistics New Zealand

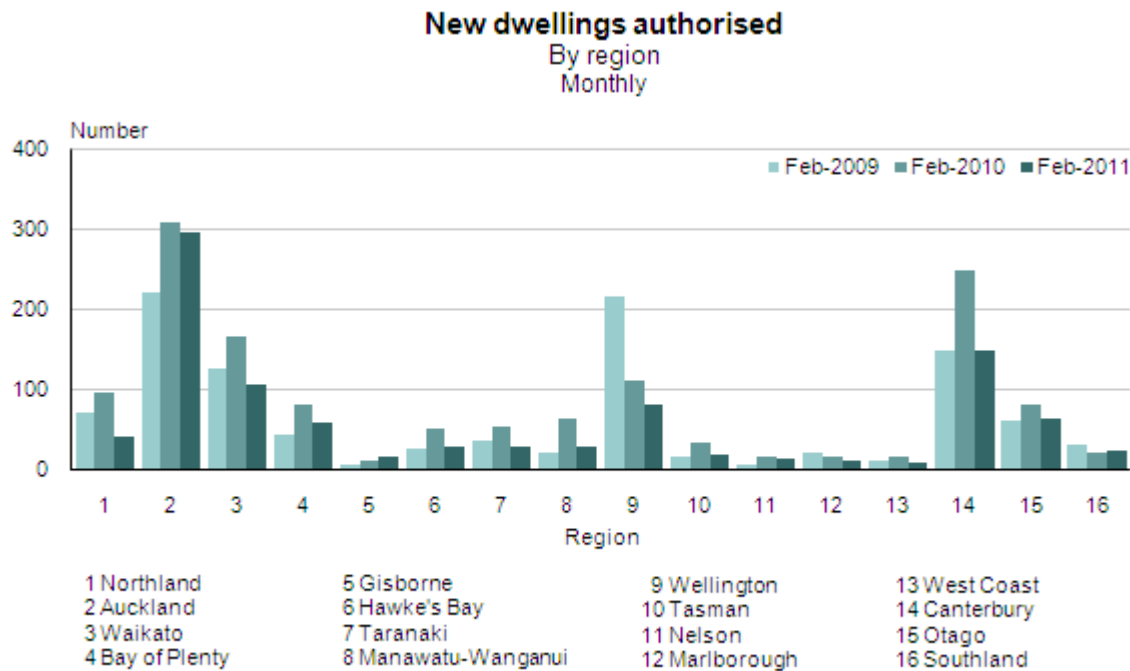
The value of residential building consents was \$389 million in February 2011, down 20 percent compared with February 2010. The trend has been declining since April 2010 – falling 21 percent since then.

Regional residential results

Fewer new dwelling units were authorised in 14 of New Zealand's 16 regions in February 2011 compared with February 2010. In February 2011, numbers fell by 254 units (27 percent) in the North Island and by 148 units (34 percent) in the South Island.

The three regions with the largest decreases from February 2010 were:

- Canterbury, down 101 units to 148 (it is not possible to say how much of this fall is due to the earthquake on 22 February, but all consents authorised during the month have been included)
- Waikato, down 59 units to 107
- Northland, down 53 units to 42.



Source: Statistics New Zealand

In Canterbury, 16 consents relating to the previous earthquakes were identified, including three new dwellings. The total value of these 16 consents was \$2.6 million.

Building consents are often used as an early indicator of building activity. The extent of the damage to Christchurch and surrounding areas following the earthquake on 22 February means the relationship between consents and activity may change, even at the national level.

Changes to Auckland region

On 1 November 2010, the new Auckland Council came into being. This council replaces both the former Auckland Regional Council and all or part of seven territorial authorities – all the North Shore, Waitakere, Auckland, and Manukau cities, the Rodney and Papakura districts, and part of the Franklin district, are included in the new council area.

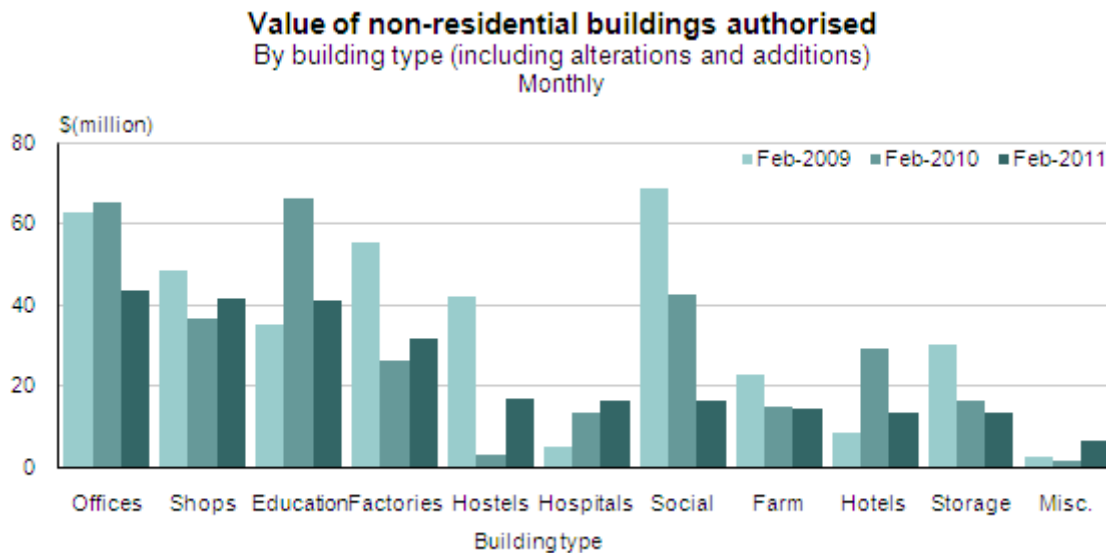
Changes in the boundaries for the Auckland region (and Waikato region) are included in the data in this release. For more information, see [Building Consents Issued: November 2010](#).

Non-residential buildings

The value of non-residential building consents was \$257 million in February 2011, down 19 percent compared with February 2010. Six of the 11 building types recorded decreases in value.

The building types with the largest decreases from February 2010 were:

- social, cultural and religious buildings, down \$26 million
- education buildings, down \$25 million
- offices and administration buildings, down \$22 million.



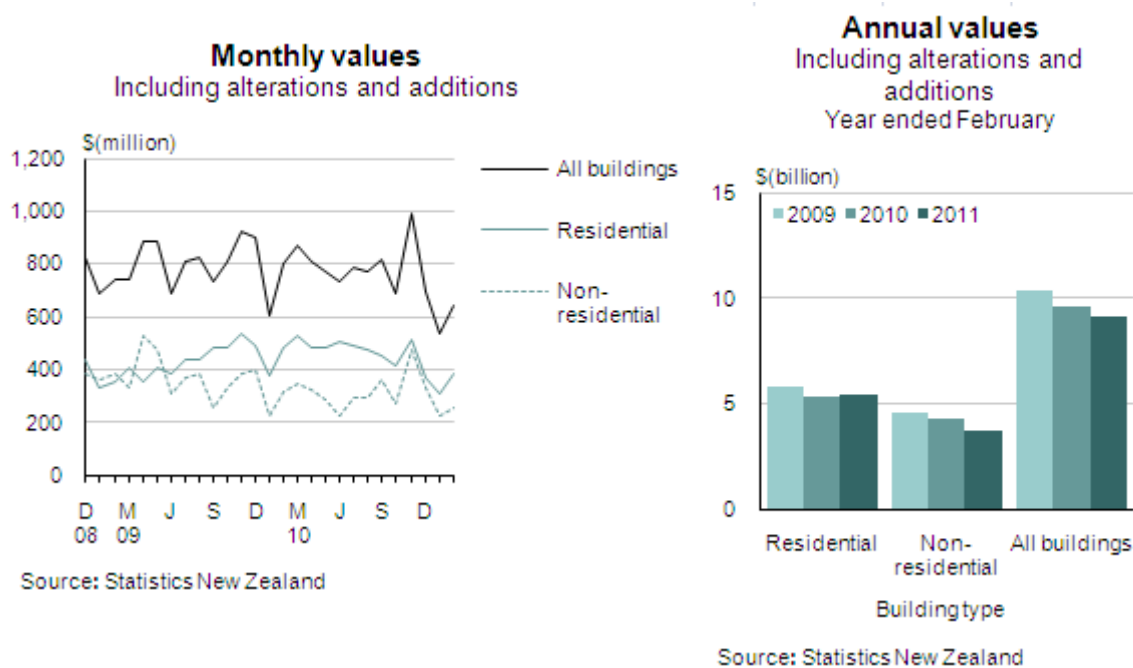
Source: Statistics New Zealand

The three largest contributors to the value of non-residential building consents authorised for February 2011 were:

- offices and administration buildings, at 17 percent
- shops, restaurants and taverns, at 16 percent
- education buildings, at 16 percent.

All buildings

In the February 2011 month, the value of consents issued for all buildings was \$645 million, down 19 percent compared with February 2010.



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

- all buildings was \$9,117 million, **down** \$499 million (5.2 percent)
- residential buildings was \$5,408 million, **up** \$113 million (2.1 percent)
- non-residential buildings was \$3,709 million, **down** \$612 million (14 percent).

For technical information contact:
Ken Smart or Clara Eatherley
Wellington 04 931 4600
Email: info@stats.govt.nz

Next release ...

Building Consents Issued: March 2011 will be released on 4 May 2011.

Technical notes

Data source

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

Coverage

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

Classification of building types

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

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

Staged consents

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

Seasonally adjusted series

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

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

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

Trend estimates

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

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

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

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

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

Trading day adjustments

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

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

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

Trend estimates versus month-on-month comparisons

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

For more information, see the [link](#) from the 'Technical notes' of this release on the Statistics NZ website (www.stats.govt.nz).

Copyright

Information obtained from Statistics NZ may be freely used, reproduced, or quoted unless otherwise specified. In all cases Statistics NZ must be acknowledged as the source.

Liability

While care has been used in processing, analysing and extracting information, Statistics NZ gives no warranty that the information supplied is free from error. Statistics NZ shall not be liable for any loss suffered through the use, directly or indirectly, of any information, product or service.

Timing

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

Tables

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

1. Building consents issued – February
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: February 2011

Table 1

Building Consents Issued – February⁽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 February

2006	4,118	22,016	5,122	26,134	4,971	5,582	988	252	6,822
2007	2,928	22,842	5,651	25,770	4,963	6,027	1,041	262	7,330
2008	2,397	22,838	6,016	25,235	4,990	6,429	1,105	267	7,801
2009	2,182	14,528	4,169	16,710	3,275	4,447	1,079	240	5,766
2010	1,244	13,727	3,919	14,971	2,938	4,071	1,027	196	5,295
2011	1,063	13,962	4,058	15,025	2,983	4,189	1,028	191	5,408

Month

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

Percentage change from same period of previous year

Year ended February

2006	-29.8	-9.8	-2.0	-13.6	-9.5	-4.2	5.8	5.7	-2.5
2007	-28.9	3.8	10.3	-1.4	-0.1	8.0	5.4	3.7	7.4
2008	-18.1	0.0	6.5	-2.1	0.5	6.7	6.1	1.8	6.4
2009	-9.0	-36.4	-30.7	-33.8	-34.4	-30.8	-2.4	-10.0	-26.1
2010	-43.0	-5.5	-6.0	-10.4	-10.3	-8.5	-4.8	-18.2	-8.2
2011	-14.5	1.7	3.6	0.4	1.5	2.9	0.1	-2.9	2.1

Month

2011	Feb	584.6	-35.1	-25.0	-29.2	-30.7	-22.5	-9.1	-10.6	-19.7
------	-----	-------	-------	-------	-------	-------	-------	------	-------	-------

For footnotes, see end of table.

Building Consents Issued: February 2011

Table 1
continued

Building Consents Issued – February⁽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 February									
2006	394	186	302	486	294	697	635	405	
2007	121	300	231	409	308	623	773	468	
2008	133	253	306	422	330	708	904	491	
2009	113	184	231	602	415	548	1,039	400	
2010	213	144	365	645	639	437	1,046	248	
2011	89	94	326	681	486	537	505	260	
Month									
2009	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
	Aug	13	7	32	66	109	38	64	18
	Sep	21	8	17	35	31	27	53	15
	Oct	22	3	21	68	86	36	56	13
	Nov	10	12	95	48	25	36	96	8
	Dec	5	3	78	77	49	34	67	35
2010	Jan	3	2	11	35	30	48	46	11
	Feb	3	29	14	66	43	37	65	16
	Mar	12	4	36	62	53	41	53	44
	Apr	5	7	44	59	51	58	39	8
	May	4	7	15	32	62	33	40	29
	Jun	5	4	26	27	27	41	34	17
	Jul	3	5	17	45	56	52	37	32
	Aug	12	18	12	55	32	46	58	24
	Sep	4	4	82	25	45	43	73	23
	Oct	12	4	20	55	28	56	25	23
	Nov	3	10	38	119	56	63	40	20
	Dec	3	14	4	111	36	44	44	9
2011	Jan	8	2	17	50	25	19	19	17
	Feb	17	14	16	41	16	42	44	13

Percentage change from same period of previous year

Year ended February									
2006		78.7	-6.2	28.9	9.1	5.0	25.1	-13.9	-0.7
2007		-69.2	61.2	-23.3	-15.9	4.8	-10.6	21.8	15.5
2008		10.2	-15.7	32.4	3.1	7.0	13.6	16.9	5.0
2009		-15.2	-27.4	-24.5	42.9	25.7	-22.6	15.0	-18.5
2010		88.0	-21.6	58.0	7.1	54.0	-20.1	0.7	-38.2
2011		-58.3	-35.0	-10.7	5.6	-23.9	22.7	-51.8	5.0
Month									
2011	Feb	447.5	-52.9	21.2	-37.9	-61.5	13.7	-33.2	-18.2

For footnotes, see end of table.

Building Consents Issued: February 2011

Table 1
continued

Building Consents Issued – February⁽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)			
Series ref: BLD	SDL92MZ	SDM92MZ	SDN92MZ	SAO13MZ	SDO92MZ	SDP92MZ	SDQ92MZ	SDR92MZ

Year ended February

2006	430	187	87	3,616	4,104	10,926	416	11,342
2007	446	205	43	3,184	3,927	11,257	421	11,678
2008	487	291	27	3,599	4,351	12,152	448	12,600
2009	603	360	92	3,470	4,587	10,353	514	10,867
2010	364	183	37	2,301	4,321	9,616	479	10,095
2011	489	167	76	2,267	3,709	9,117	430	9,547

Month

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

Percentage change from same period of previous year

Year ended February

2006	-21.1	8.0	195.4	-1.5	7.2	0.9	29.8	1.7
2007	3.6	9.6	-51.3	-12.0	-4.3	3.0	1.2	3.0
2008	9.2	41.8	-37.7	13.1	10.8	7.9	6.5	7.9
2009	23.8	23.8	245.2	-3.6	5.4	-14.8	14.7	-13.8
2010	-39.6	-49.3	-59.5	-33.7	-5.8	-7.1	-6.8	-7.1
2011	34.1	-8.7	105.5	-1.5	-14.2	-5.2	-10.3	-5.4

Month

2011	Feb	19.9	-2.0	267.5	9.2	-19.0	-19.4	124.3	-15.4
------	-----	------	------	-------	-----	-------	-------	-------	-------

1. Values include GST and are not inflation adjusted. Consents below \$5,000 are excluded.
2. Figures for new apartments are compiled from consents that have 10 or more attached new dwelling units.
3. Each dwelling unit in a housing project or apartment block is separately counted.
4. For staged consents, values are recorded at each stage but floor areas and unit counts are normally recorded at the first large stage.
5. Floor areas are for new buildings only and are imputed when they are not included on consents.
6. Includes garages, glasshouses, and sheds on residential sections. Alterations and additions are included.
7. Works that require building consents but are not buildings, for example bulk tanks, retaining walls, and swimming pools. Many civil engineering works, such as roads, require resource consents but not building consents, so are excluded.

Table 2

Number of New Dwelling Units Authorised

	Including apartment units ⁽¹⁾					Excluding apartment units					
	Unadjusted	Seasonally adjusted ⁽²⁾		Trend ⁽³⁾		Unadjusted	Seasonally adjusted ⁽²⁾		Trend ⁽³⁾		
	Number	Number	% change ⁽⁴⁾⁽⁵⁾	Number	% change ⁽⁴⁾	Number	Number	% change ⁽⁴⁾	Number	% change ⁽⁴⁾	
<i>Series ref: BLD</i>	<i>SHA11RZ</i>	<i>SSC11AS</i>		<i>SSC11AT</i>		<i>SAS11MZ</i>	<i>S911S</i>		<i>S911T</i>		
Month											
2007	Feb	2,092	2,186	3.2	2,103	0.1	1,863	1,963	3.5	1,929	0.7
	Mar	2,269	2,160	-1.2	2,132	1.4	2,079	1,932	-1.6	1,951	1.2
	Apr	1,782	2,062	-4.5	2,173	1.9	1,578	1,923	-0.4	1,977	1.3
	May	2,322	2,168	5.1	2,205	1.5	2,212	2,011	4.6	1,995	0.9
	Jun	2,574	2,641	21.8	2,215	0.5	2,013	2,085	3.7	2,001	0.3
	Jul	2,160	2,104	-20.3	2,199	-0.7	1,975	1,949	-6.5	1,991	-0.5
	Aug	2,508	2,327	10.6	2,157	-1.9	2,212	1,995	2.3	1,963	-1.4
	Sep	1,988	2,033	-12.6	2,096	-2.8	1,906	1,898	-4.8	1,923	-2.0
	Oct	2,087	1,970	-3.1	2,028	-3.3	1,974	1,848	-2.7	1,878	-2.4
	Nov	2,189	1,903	-3.4	1,968	-3.0	2,123	1,882	1.8	1,835	-2.3
	Dec	1,739	1,913	0.5	1,924	-2.2	1,525	1,679	-10.7	1,796	-2.1
2008	Jan	1,743	2,001	4.6	1,885	-2.0	1,540	1,807	7.6	1,754	-2.4
	Feb	1,874	1,810	-9.5	1,836	-2.6	1,701	1,692	-6.4	1,700	-3.0
	Mar	1,567	1,592	-12.0	1,769	-3.6	1,517	1,474	-12.9	1,632	-4.0
	Apr	2,373	2,627	65.0	1,680	-5.0	1,602	1,857	26.0	1,549	-5.1
	May	1,653	1,578	-39.9	1,580	-6.0	1,548	1,466	-21.0	1,456	-6.0
	Jun	1,380	1,449	-8.2	1,478	-6.5	1,279	1,333	-9.1	1,361	-6.6
	Jul	1,435	1,364	-5.8	1,384	-6.3	1,322	1,259	-5.5	1,270	-6.7
	Aug	1,328	1,324	-3.0	1,301	-6.1	1,204	1,175	-6.7	1,191	-6.2
	Sep	1,635	1,475	11.4	1,226	-5.7	1,269	1,160	-1.3	1,123	-5.7
	Oct	1,173	1,117	-24.3	1,163	-5.1	1,123	1,049	-9.6	1,066	-5.1
	Nov	1,168	1,138	1.9	1,112	-4.4	1,052	997	-4.9	1,017	-4.6
	Dec	1,127	1,128	-0.9	1,076	-3.2	1,001	1,026	2.9	975	-4.1
2009	Jan	812	966	-14.3	1,062	-1.3	745	917	-10.6	942	-3.4
	Feb	1,059	1,089	12.7	1,066	0.4	866	905	-1.4	921	-2.3
	Mar	1,091	1,050	-3.6	1,080	1.4	987	930	2.8	915	-0.6
	Apr	1,009	1,139	8.5	1,098	1.6	810	930	0.1	928	1.3
	May	1,238	1,224	7.4	1,120	2.0	963	946	1.7	958	3.2
	Jun	1,100	1,085	-11.3	1,149	2.6	967	971	2.6	1,006	5.0
	Jul	1,214	1,138	4.9	1,189	3.4	1,159	1,092	12.5	1,068	6.2
	Aug	1,195	1,210	6.3	1,236	4.0	1,165	1,147	5.1	1,132	6.0
	Sep	1,430	1,307	8.0	1,289	4.2	1,275	1,170	1.9	1,195	5.5
	Oct	1,424	1,405	7.5	1,333	3.4	1,321	1,277	9.2	1,248	4.4
	Nov	1,500	1,379	-1.8	1,366	2.5	1,458	1,307	2.4	1,288	3.3
	Dec	1,353	1,390	0.8	1,385	1.4	1,260	1,315	0.6	1,319	2.4
2010	Jan	1,042	1,309	-5.8	1,393	0.6	1,000	1,281	-2.6	1,342	1.7
	Feb	1,375	1,417	8.2	1,403	0.7	1,362	1,422	11.0	1,359	1.3
	Mar	1,501	1,392	-1.8	1,415	0.9	1,426	1,292	-9.1	1,366	0.6
	Apr	1,400	1,508	8.4	1,421	0.4	1,309	1,488	15.2	1,359	-0.5
	May	1,360	1,358	-10.0	1,407	-1.0	1,333	1,314	-11.7	1,334	-1.9
	Jun	1,373	1,379	1.5	1,373	-2.4	1,316	1,323	0.6	1,292	-3.2
	Jul	1,473	1,424	3.3	1,323	-3.6	1,270	1,246	-5.8	1,237	-4.2
	Aug	1,229	1,173	-17.7	1,269	-4.1	1,193	1,134	-9.0	1,180	-4.6
	Sep	1,262	1,183	0.9	1,219	-3.9	1,202	1,110	-2.1	1,127	-4.5
	Oct	1,123	1,160	-2.0	1,178	-3.4	1,099	1,097	-1.1	1,080	-4.1
	Nov	1,470	1,253	8.0	1,140	-3.2	1,244	1,066	-2.9	1,040	-3.7
	Dec	994	1,022	-18.5	1,106	-3.0	909	945	-11.4	1,003	-3.5
2011	Jan	867	1,115	9.1	1,074	-2.9	777	1,000	5.9	971	-3.2
	Feb	973	1,007	-9.7	1,055	-1.8	884	923	-7.8	947	-2.5

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												
	2010											2011	
	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Number													
Northland	95	45	66	51	86	66	48	72	36	68	46	35	42
Auckland ⁽⁴⁾⁽⁵⁾	308	324	306	321	322	318	321	308	276	362	193	259	295
Waikato ⁽⁴⁾	166	205	169	202	149	197	158	142	137	167	128	79	107
Bay of Plenty	80	85	79	67	96	174	80	88	59	81	59	65	59
Gisborne	11	9	9	12	12	9	3	11	17	7	14	10	15
Hawke's Bay	52	47	80	40	45	54	46	64	33	51	26	37	28
Taranaki	54	49	45	67	36	40	35	38	42	40	37	25	29
Manawatu-Wanganui	63	60	47	38	48	46	59	48	32	48	48	26	29
Wellington	111	130	112	141	161	119	112	107	97	135	130	64	82
North Island	940	954	913	939	955	1,023	862	878	729	959	681	600	686
Tasman	34	17	12	16	21	32	25	33	37	18	19	18	18
Nelson	17	29	60	28	13	25	23	17	22	26	12	7	14
Marlborough	16	30	19	21	31	17	12	17	13	22	17	12	11
West Coast	16	19	14	13	15	19	17	13	18	11	13	15	9
Canterbury	249	327	266	237	232	266	191	196	212	298	167	147	148
Otago	81	100	92	75	86	72	78	73	63	113	69	52	63
Southland ⁽⁶⁾	22	25	24	31	20	19	21	35	29	23	16	15	24
South Island	435	547	487	421	418	450	367	384	394	511	313	266	287
Area outside region ⁽⁷⁾	0	0	0	0	0	0	0	0	0	0	0	1	0
New Zealand	1,375	1,501	1,400	1,360	1,373	1,473	1,229	1,262	1,123	1,470	994	867	973
Value \$(million)													
Northland	22	17	16	15	20	15	12	20	9	16	12	11	31
Auckland ⁽⁴⁾⁽⁵⁾	96	108	101	107	97	93	98	86	85	94	68	67	88
Waikato ⁽⁴⁾	38	52	44	49	37	54	41	35	36	45	32	21	30
Bay of Plenty	24	24	22	21	29	32	24	24	17	25	20	18	17
Gisborne	3	2	2	2	3	2	1	3	4	3	2	2	4
Hawke's Bay	16	14	18	13	15	14	12	16	8	14	9	10	8
Taranaki	16	11	13	13	10	11	11	14	12	11	10	6	8
Manawatu-Wanganui	15	15	12	11	13	13	17	12	8	13	11	8	9
Wellington	31	36	28	37	40	31	42	38	29	43	26	17	21
North Island	261	280	256	267	264	267	258	246	207	264	191	160	216
Tasman	8	5	5	5	5	7	7	7	14	4	5	6	4
Nelson	5	7	6	6	3	7	6	5	7	5	4	2	4
Marlborough	5	7	5	5	7	5	4	4	4	5	7	4	3
West Coast	3	4	3	3	4	5	4	3	4	2	3	4	3
Canterbury	68	78	73	63	62	69	52	51	58	71	50	34	42
Otago	25	34	29	22	32	24	21	28	20	33	22	21	18
Southland ⁽⁶⁾	7	6	6	8	6	6	4	8	7	6	5	4	6
South Island	120	140	127	112	119	124	99	106	114	127	94	74	80
Area outside region ⁽⁷⁾	0	0	0	0	0	0	0	0	0	0	0	0	0
New Zealand	382	420	383	379	383	390	356	352	321	391	285	234	296

1. For staged consents, values are recorded at each stage but floor areas and unit counts are normally recorded at the first large stage.
2. Values include GST and are not inflation adjusted. Consents below \$5,000 are excluded.
3. The series references are *BLDM.SHA11&&* and *BLDM.SHA12&&*.
4. Figures are for Auckland region. From 1 November 2010, part of the former Franklin district has moved from Auckland to Waikato region. This change is included in data from January 2011. For more information see the commentary of this publication.
5. On 1 November 2010, the new Auckland Council came into being (see table 4 for figures). Before November 2010, the Auckland region can be used to approximate the new Auckland Council.
6. Includes Stewart Island.
7. Includes the Chatham Islands.

Table 4

Number of New Dwelling Units Authorised
By selected territorial authorities

Territorial authority ⁽¹⁾	Month												
	2010											2011	
	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
	Number												
City													
Auckland (from 11.2010) ⁽²⁾	363	193	259	295
North Shore ⁽³⁾	43	61	50	48	35	45	62	52	40	41	40	23	36
Waitakere ⁽³⁾	41	41	46	40	43	29	38	47	25	32	27	23	35
Auckland ⁽³⁾	97	74	93	56	72	100	63	101	65	66	49	108	111
Manukau ⁽³⁾	41	43	34	73	66	47	48	49	57	109	16	67	49
Rodney ⁽³⁾	49	54	47	63	52	70	41	34	48	76	37	22	39
Papakura ⁽³⁾	19	28	16	21	27	14	55	10	25	21	13	9	16
Franklin ⁽⁴⁾	23	39	29	27	32	18	21	23	23	18	11	7	9
Hamilton	64	63	75	80	47	53	47	28	39	56	41	26	29
Tauranga	59	46	37	25	48	53	36	45	37	36	34	40	36
Napier	21	16	23	12	15	23	22	24	19	23	11	19	9
Palmerston North	17	22	14	12	17	16	27	20	13	15	17	14	11
Porirua	20	17	22	20	30	39	20	15	17	11	17	22	4
Upper Hutt	10	15	12	21	17	17	7	14	9	11	7	8	2
Lower Hutt	7	7	15	11	25	15	4	7	10	7	10	4	11
Wellington	44	56	45	57	62	20	60	31	23	66	72	15	41
Nelson	17	29	60	28	13	25	23	17	22	26	12	7	14
Christchurch	136	185	142	118	113	150	95	91	120	174	75	88	64
Dunedin	29	35	31	31	30	15	36	24	25	56	29	11	29
Invercargill	13	15	10	16	14	12	16	18	19	8	7	7	11
District													
Far North	38	11	28	17	22	15	7	29	9	13	13	6	11
Whangarei	45	27	20	33	46	38	27	37	19	45	19	22	24
Kaipara	12	7	18	1	18	13	14	6	8	10	14	7	7
Thames-Coromandel	12	19	8	22	25	25	17	28	17	28	16	12	17
Waikato ⁽⁴⁾	24	27	26	27	24	23	28	25	24	27	19	6	19
Matamata-Piako	3	9	7	18	13	7	15	7	3	7	7	4	9
Waipa	33	44	18	18	16	36	21	25	20	22	24	12	21
Taupo	13	14	12	18	10	32	11	7	13	15	11	7	2
Western Bay of Plenty	9	21	17	18	22	15	21	29	7	19	13	12	9
Rotorua	9	8	20	8	20	87	13	11	14	20	9	8	10
Whakatane	3	7	5	14	5	19	7	1	1	3	4	2	4
Hastings	26	28	54	21	28	23	18	35	10	21	13	15	15
New Plymouth	45	37	39	57	27	35	30	26	32	33	31	21	23
Wanganui	9	7	13	11	12	9	7	5	3	9	7	3	3
Manawatu	7	12	5	7	7	7	8	9	6	10	8	3	5
Horowhenua	16	10	5	2	9	9	5	7	7	7	7	3	5
Kapiti Coast	19	14	7	20	13	16	10	20	23	17	10	7	6
Tasman	34	17	12	16	21	32	25	33	37	18	19	18	18
Marlborough	16	30	19	21	31	17	12	17	13	22	17	12	11
Waimakariri	31	47	37	56	49	45	28	30	18	45	40	20	34
Selwyn	41	42	40	32	32	25	42	29	36	34	21	20	28
Ashburton	13	21	9	13	13	11	9	12	15	14	11	10	5
Timaru	16	15	14	4	13	25	7	10	7	12	10	2	11
Waitaki	4	7	9	1	9	7	4	9	7	9	3	8	4
Central Otago	7	18	8	12	6	15	6	5	8	10	9	10	5
Queenstown-Lakes	38	37	41	23	37	30	32	38	20	35	26	19	16
Southland	9	9	10	12	4	6	4	10	8	13	5	7	12
New Zealand	1,375	1,501	1,400	1,360	1,373	1,473	1,229	1,262	1,123	1,470	994	867	973

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

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

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

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

Symbol: .. figure not available

Building Consents Issued: February 2011

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:	BLD	SDC92MZ	S9D2T	SDO92MZ	S9F2T		SDP92MZ	S9G2T		
Month										
2007	Feb	597	632	1.8	283	332	1.0	880	955	0.8
	Mar	711	650	3.0	413	338	1.7	1,124	978	2.3
	Apr	575	671	3.2	297	345	2.1	872	1,007	3.1
	May	734	686	2.2	392	352	2.0	1,126	1,033	2.6
	Jun	692	690	0.6	382	357	1.6	1,074	1,048	1.5
	Jul	679	683	-1.0	353	361	1.2	1,032	1,049	0.0
	Aug	764	666	-2.4	398	364	0.8	1,162	1,034	-1.4
	Sep	604	645	-3.1	298	366	0.4	902	1,014	-1.9
	Oct	647	627	-2.9	404	366	0.0	1,052	995	-1.9
	Nov	695	614	-2.0	401	365	-0.2	1,096	980	-1.5
	Dec	542	608	-1.0	336	364	-0.2	878	972	-0.8
2008	Jan	543	604	-0.6	316	364	0.0	858	964	-0.8
	Feb	615	598	-1.1	361	366	0.4	976	950	-1.4
	Mar	541	585	-2.2	354	369	0.7	896	930	-2.1
	Apr	645	564	-3.6	478	372	0.9	1,123	906	-2.5
	May	553	538	-4.7	355	375	0.8	908	883	-2.6
	Jun	470	509	-5.3	331	377	0.5	801	861	-2.5
	Jul	521	483	-5.2	383	378	0.3	904	841	-2.3
	Aug	457	462	-4.3	362	380	0.4	819	825	-1.8
	Sep	558	446	-3.4	450	382	0.5	1,008	815	-1.3
	Oct	439	434	-2.8	348	385	0.8	788	806	-1.1
	Nov	454	422	-2.7	398	388	1.0	852	799	-0.9
	Dec	440	411	-2.7	383	392	1.0	822	795	-0.5
2009	Jan	329	400	-2.6	362	396	0.9	692	795	0.0
	Feb	358	391	-2.1	382	399	0.8	740	795	0.0
	Mar	408	386	-1.3	332	401	0.4	740	795	0.0
	Apr	355	387	0.1	530	400	-0.2	885	794	-0.2
	May	408	393	1.6	479	396	-0.9	888	790	-0.5
	Jun	385	405	3.0	307	391	-1.5	692	786	-0.5
	Jul	442	420	3.8	371	383	-1.9	813	786	0.0
	Aug	440	437	4.0	384	374	-2.3	824	791	0.6
	Sep	480	454	4.0	257	364	-2.7	737	799	1.1
	Oct	481	469	3.3	329	353	-3.1	810	812	1.5
	Nov	537	480	2.4	389	341	-3.2	926	824	1.5
	Dec	494	487	1.5	404	330	-3.2	898	829	0.6
2010	Jan	380	492	0.8	223	321	-2.9	602	824	-0.6
	Feb	484	495	0.7	317	313	-2.4	801	814	-1.2
	Mar	528	497	0.5	345	308	-1.8	873	798	-1.9
	Apr	480	498	0.1	327	304	-1.2	807	783	-1.9
	May	481	494	-0.8	289	301	-0.8	770	774	-1.2
	Jun	508	485	-1.7	228	301	-0.3	736	770	-0.5
	Jul	490	472	-2.7	293	301	0.1	783	770	0.0
	Aug	473	456	-3.4	296	302	0.2	769	769	-0.1
	Sep	450	440	-3.5	365	302	0.2	816	764	-0.6
	Oct	415	426	-3.2	272	302	-0.2	687	750	-1.8
	Nov	514	415	-2.7	479	300	-0.7	993	730	-2.7
	Dec	368	405	-2.3	332	298	-0.5	700	707	-3.1
2011	Jan	309	398	-1.9	228	292	-2.1	537	686	-3.0
	Feb	389	393	-1.1	257	287	-1.7	645	668	-2.6

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.