

# Building Consents Issued: April 2012

Embargoed until 10:45am – 30 May 2012

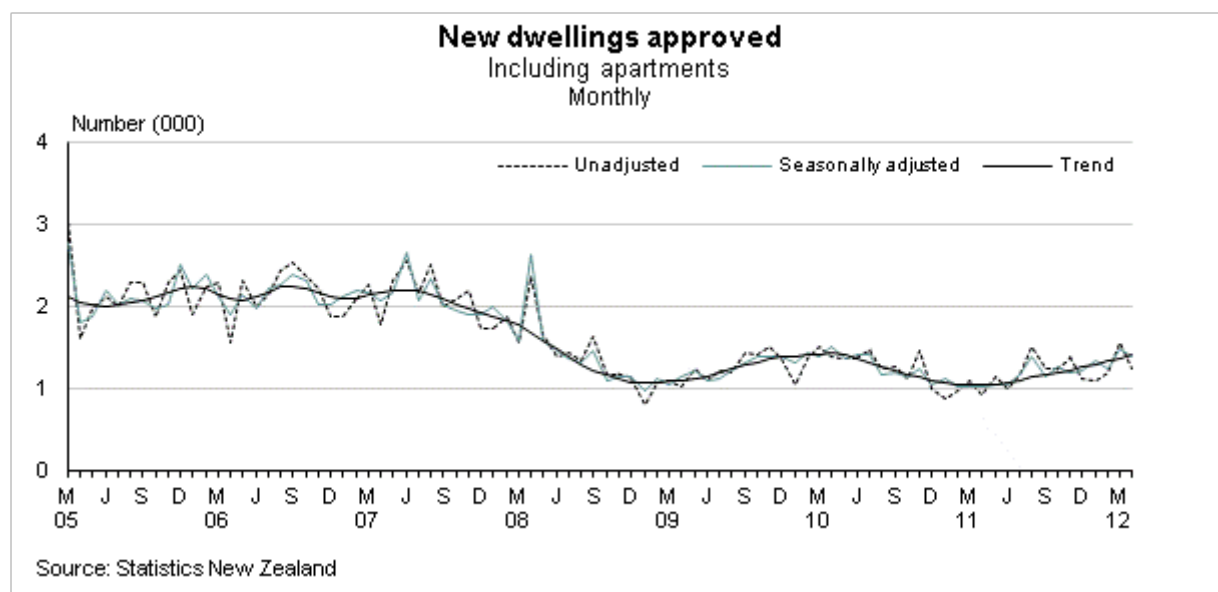
## Key facts

In April 2012:

- The trend for the number of new dwellings consented continues to increase.
- 1,230 new dwellings were consented, including 138 apartments (88 of which were retirement village units).
- Earthquake-related consents identified in Canterbury totalled \$28 million, including 17 new dwellings.

In April 2012 compared with April 2011:

- Auckland had the largest regional increase in new dwellings consented, up 101 dwellings.
- Residential consent values rose \$95 million (27 percent).
- Non-residential consent values fell \$24 million (9.4 percent).



Geoff Bascand  
Government Statistician

30 May 2012  
ISSN 1178-0231

## Commentary

- Dwelling consents trend continues to increase
- Eleven regions consented more dwellings
- Non-residential building value down in April
- Canterbury earthquake-related consents total \$28 million in April
- All buildings trend up

Figures given are unadjusted for seasonal and irregular fluctuations unless otherwise stated.

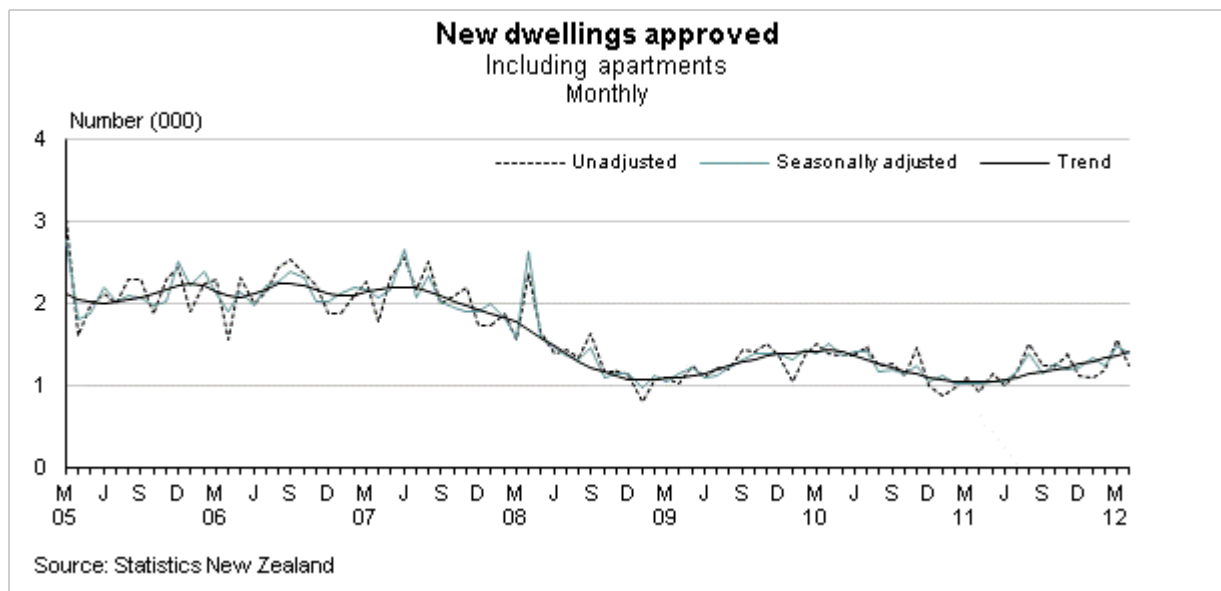
### Dwelling consents trend continues to increase

In April 2012, the number of new dwelling consents was up compared with April 2011. Apartments accounted for a third of the increase.

Dwelling consent numbers for April 2012, compared with April 2011, were:

- 1,230 new dwellings, including apartments, up 33 percent
- 1,092 new dwellings, excluding apartments, up 22 percent
- 138 new apartments (88 of which were retirement village units), up from 34 apartments.

After removing seasonal fluctuations, the number of new dwellings, both including and excluding apartments, fell in April 2012, compared with March 2012. These falls follow large rises in March and are consistent with the volatile nature of the series. The trends for the number of new dwellings, both including and excluding apartments, have both been rising over the last year.



In April 2012, compared with April 2011, the value of total residential building consents rose \$95 million (27 percent) to \$449 million.

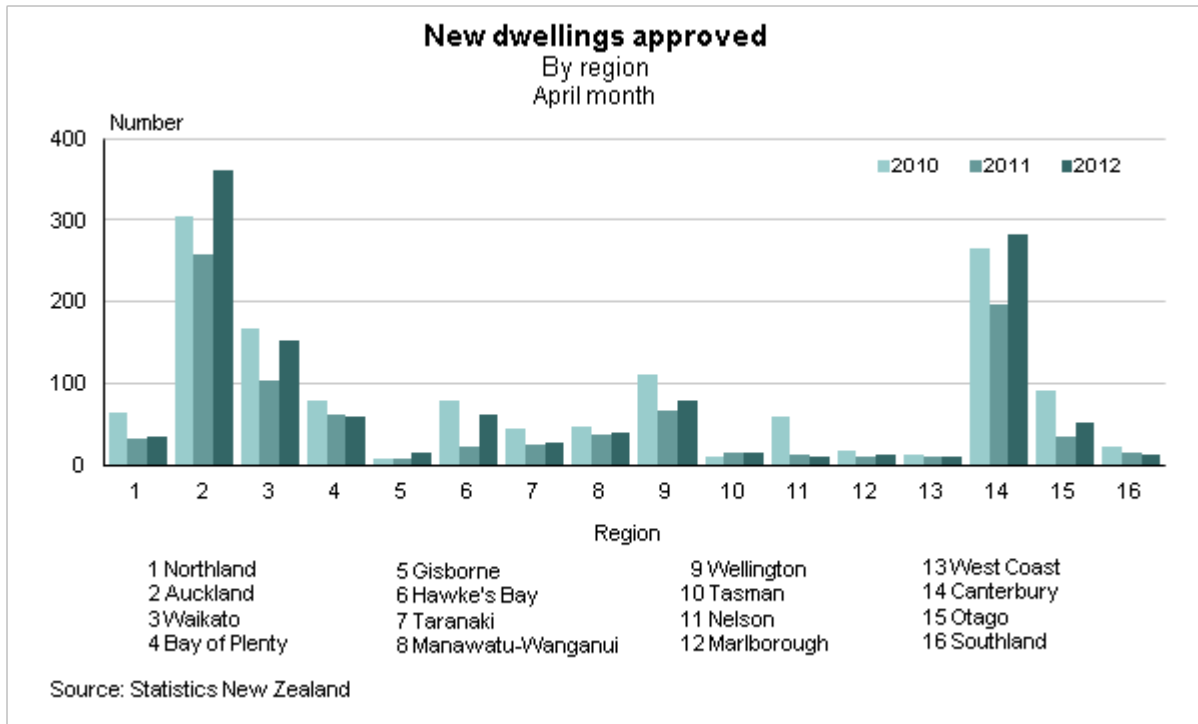
## Eleven regions consented more dwellings

More new dwellings were consented in 11 of New Zealand's 16 regions, in April 2012 compared with April 2011.

The three regions with the largest increases were all boosted by apartments, as shown in brackets below. They were:

- Auckland, up 101, to 360 new dwellings (including 62 apartments)
- Canterbury, up 84, to 282 new dwellings (including 20 apartments)
- Waikato, up 48, to 152 new dwellings (including 30 apartments).

Four regions had falls of four or fewer consents.



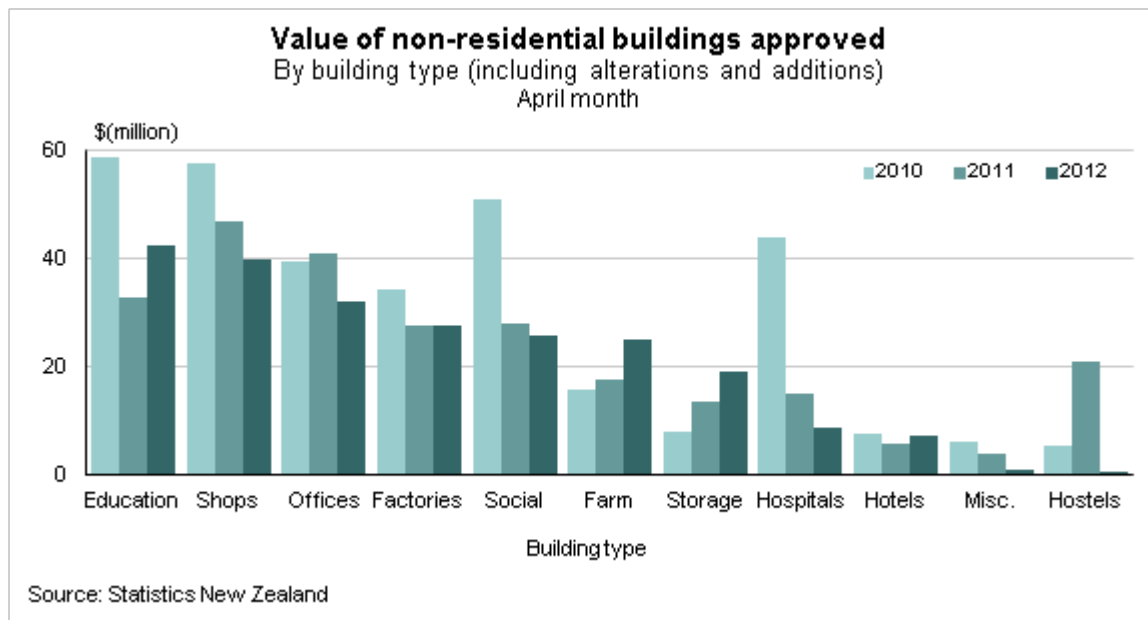
## Non-residential building value down in April

In April 2012, the value of non-residential building consents was \$228 million, down \$24 million (9.4 percent) compared with April 2011.

Six of the 11 building types decreased in value. The largest decreases compared with April 2011 were:

- hostels and boarding houses, down \$20 million (98 percent)
- offices and administration buildings, down \$9 million (22 percent)
- shops, restaurants, and taverns, down \$7 million (15 percent).

Education buildings showed the largest increase, up \$10 million (30 percent).



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

- education buildings, at 19 percent
- shops, restaurants, and taverns, at 17 percent
- offices and administration buildings, at 14 percent.

## Canterbury earthquake-related consents total \$28 million in April

Canterbury consents identified as being earthquake-related totalled \$28 million in April 2012.

Of the \$28 million recorded for April, \$18 million was for non-residential buildings, and \$9 million was for residential buildings (including 17 new dwellings). More information about [earthquake-related building consents in Canterbury](#) is available on the Statistics NZ website.

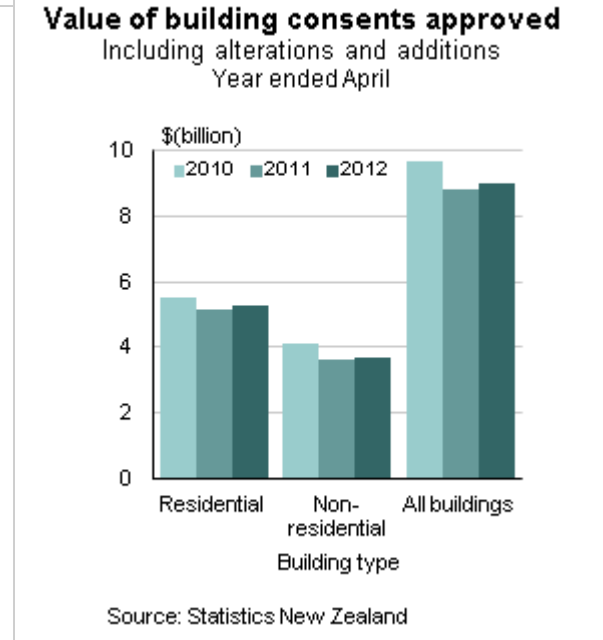
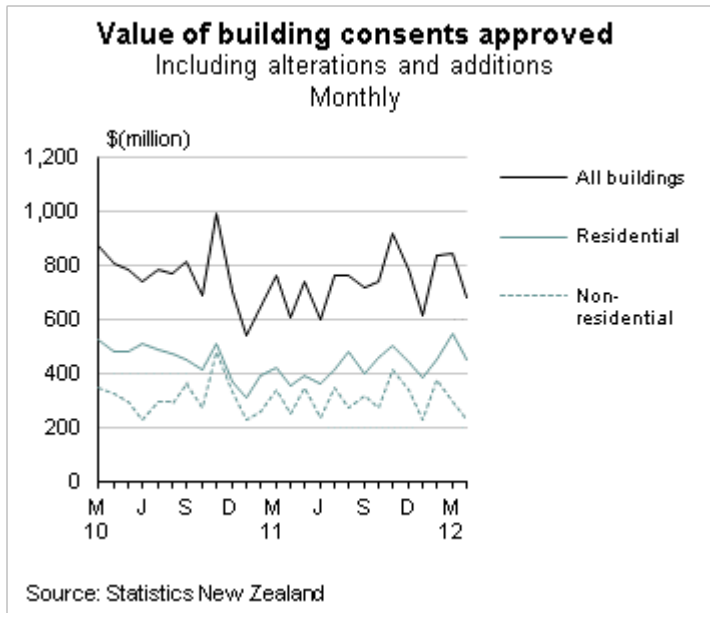
Since 4 September 2010, there have been more than 1,700 Canterbury earthquake-related consents identified, totalling \$381 million. This includes 299 new dwellings, of which 149 were relocatable units. Also included are alterations and additions for residential buildings, non-residential buildings, and non-building construction.

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

*Value of Building Work Put in Place: March 2012 quarter* will be published on 6 June 2012.

## All buildings trend up

The trend for the value of all building consents (residential and non-residential combined) has generally increased since March 2011, up 17 percent over this time. This follows 15 months of decreases. The unadjusted value of all building consents was \$677 million, in April 2012.



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

- all buildings **increased** \$162 million (1.8 percent) to \$8,979 million
- residential buildings **increased** \$110 million (2.1 percent) to \$5,284 million
- non-residential buildings **increased** \$52 million (1.4 percent) to \$3,695 million.

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

## Definitions

### About Building Consents Issued

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

### More definitions

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

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

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

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

## **Related links**

### **Upcoming releases**

*Building Consents Issued: May 2012* will be released on 29 June 2012.

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

### **Past releases**

See [Building Consents Issued – information releases](#) for links to past releases.

### **Related information**

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

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

## Data quality

This section contains information that does not change between releases.

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

### Data source

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

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

### Survey errors

#### Sample errors

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

#### Non-sample errors

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

### Coverage

#### Scope

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

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

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



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

### **Changes in coverage**

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

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

**1993** From the January 1993 month, building authorisations have been applied for under the building consents system administered by territorial authorities. Before this date, applications were made under the building permits system. The building consents system has wider coverage than the building permits system. The additional coverage includes some government building (particularly work on education buildings), and on-site drainage and reticulation work.

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

### **Boundary changes**

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

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

### **Seasonally adjusted series**

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

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

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

### **Trend estimates**

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

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

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

To reduce distortions, the monthly trend series for the value of non-residential buildings is estimated after removal of consent values of \$25 million or more between January 1990 and December 2005, and of \$50 million or more from January 2006. However, non-residential building consent values are still volatile with no stable seasonal pattern, and therefore a stable trend for this series is slow to emerge.

Further information on seasonal adjustment is available on the Statistics NZ website.

## **Interpreting the data**

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

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

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

## **Trading day adjustments**

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

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

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

## Trend estimates versus month-on-month comparisons

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

## More information

More [information about Building Consents Issued](#) is available on our website.

## Liability

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

## Timing

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.

## Crown copyright©



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

## Revisions

### Revision to February 2012 figures

Late data for a consent issued in Selwyn District has affected February 2012 figures for non-residential buildings at the territorial authority, regional, and national levels. The main changes at the national level are shown in the table below.

<b>Building type</b>	<b>Variable</b>	<b>Series BLDM.</b>	<b>Published on 30 March 2012</b>	<b>Published on 30 May 2012</b>
Factories and industrial buildings	Value	SDL92MZ	\$72 million	\$78 million
Total non-residential buildings	Value	SDO92MZ	\$375 million	\$381 million
All buildings	Value	SDP92MZ	\$826 million	\$832 million
Total authorisations issued	Value	SDR92MZ	\$861 million	\$867 million

## Contacts

**For media enquiries contact:**

Blair Cardno

Christchurch 03 964 8700

**Email:** [info@stats.govt.nz](mailto:info@stats.govt.nz)

**For technical information contact:**

Clara Eatherley or Robin Loomes

Christchurch 03 964 8700

**Email:** [info@stats.govt.nz](mailto:info@stats.govt.nz)

**For general enquiries contact our Information Centre:**

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

+64 4 931 4600 (outside New Zealand)

**Email:** [info@stats.govt.nz](mailto:info@stats.govt.nz)

## Tables

The following tables are included with this release. They are available in Excel format from the 'Downloads' box of *Building Consents Issued: April 2012* on the Statistics NZ website.

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 dwellings approved
3. Number and value of new dwellings approved, by region
4. Number of new dwellings approved, by selected territorial authority area
5. Value of building consents issued, unadjusted and trend values

## Access more data on Infoshare

Use [Infoshare](#), a free, online database to access time-series data specific to your needs. To access the release time series on Infoshare, select the following categories from the homepage:

Subject category: **Industry sectors**

Group: **Building Consents - BLD**

Table 1

**Building consents issued – April<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>	Value	\$(million)			
	SAB11MZ	SAS11MZ	SAS12MZ	SHA11RZ	SHA13RZ	SHA12RZ	SHA22RZ	SHB22RZ	SDC92MZ	
<b>Year ended April</b>										
2007	2,932	23,032	5,754	25,964	5,022	6,215	1,063	268	7,547	
2008	2,824	22,300	5,956	25,124	4,903	6,333	1,097	272	7,701	
2009	1,664	13,206	3,809	14,870	2,951	4,049	1,071	222	5,343	
2010	1,107	14,665	4,181	15,772	3,129	4,311	1,031	199	5,540	
2011	971	13,167	3,869	14,138	2,812	3,991	998	185	5,174	
2012	1,466	13,433	3,902	14,899	2,838	4,136	975	173	5,284	
<b>Month</b>										
2010	Apr	91	1,309	371	1,400	276	383	82	16	480
	May	27	1,333	377	1,360	276	379	84	19	481
	Jun	57	1,316	379	1,373	278	383	109	17	508
	Jul	203	1,270	364	1,473	282	390	82	18	490
	Aug	36	1,193	348	1,229	250	356	99	18	473
	Sep	60	1,202	345	1,262	252	352	81	17	450
	Oct	24	1,099	316	1,123	229	321	81	14	415
	Nov	226	1,244	366	1,470	271	391	106	16	514
	Dec	85	909	280	994	206	285	70	13	368
2011	Jan	90	777	219	867	164	234	64	12	309
	Feb	89	884	284	973	193	296	81	12	389
	Mar	40	1,047	321	1,087	226	329	76	15	420
	Apr	34	893	270	927	185	275	65	13	354
	May	66	1,073	286	1,139	213	297	77	15	389
	Jun	60	935	263	995	186	272	74	15	360
	Jul	130	1,040	301	1,170	217	320	80	16	416
	Aug	179	1,330	368	1,509	268	393	75	15	483
	Sep	122	1,124	300	1,246	219	307	77	14	398
	Oct	89	1,149	324	1,238	239	344	99	17	460
	Nov	109	1,275	382	1,384	277	400	87	18	504
	Dec	148	979	296	1,127	232	348	81	13	443
2012	Jan	198	900	286	1,098	204	309	67	10	386
	Feb	62	1,142	346	1,204	243	353	86	12	451
	Mar	165	1,394	415	1,559	297	430	100	15	545
	Apr	138	1,092	334	1,230	244	364	71	14	449

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

2007	-15.6	5.3	12.9	2.4	3.0	13.9	6.1	7.1	12.4
2008	-3.7	-3.2	3.5	-3.2	-2.4	1.9	3.2	1.3	2.0
2009	-41.1	-40.8	-36.0	-40.8	-39.8	-36.1	-2.4	-18.2	-30.6
2010	-33.5	11.0	9.8	6.1	6.0	6.5	-3.8	-10.4	3.7
2011	-12.3	-10.2	-7.5	-10.4	-10.1	-7.4	-3.1	-7.2	-6.6
2012	51.0	2.0	0.8	5.4	0.9	3.6	-2.3	-6.6	2.1

**Month**

2012	Apr	305.9	22.3	23.6	32.7	32.1	32.1	8.9	2.9	26.7
------	-----	-------	------	------	------	------	------	-----	-----	------

For footnotes, see end of table.

Table 1  
continued**Building consents issued – April<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 April</b>									
2007	116	290	245	396	298	660	853	482	
2008	128	265	288	447	334	692	920	480	
2009	173	166	219	591	411	518	1,206	372	
2010	152	128	420	695	701	463	773	263	
2011	95	113	276	684	461	544	500	239	
2012	42	94	474	533	335	627	640	277	
<b>Month</b>									
2010	Apr	5	7	44	59	51	58	39	8
	May	4	7	15	32	72	33	40	29
	Jun	5	4	26	27	27	41	34	17
	Jul	3	5	17	45	56	52	37	32
	Aug	12	18	12	55	32	46	58	24
	Sep	4	4	82	25	45	43	73	23
	Oct	12	4	20	55	28	56	25	23
	Nov	3	10	38	119	56	63	40	20
	Dec	3	14	4	111	36	44	44	9
2011	Jan	8	2	17	50	25	19	19	17
	Feb	17	14	16	41	16	42	44	13
	Mar	2	25	15	90	40	58	47	18
	Apr	21	6	15	33	28	47	41	13
	May	5	10	71	50	15	76	34	25
	Jun	1	9	12	28	29	44	45	14
	Jul	3	9	121	40	30	42	40	19
	Aug	3	8	23	45	15	68	50	26
	Sep	5	7	21	43	23	42	77	49
	Oct	4	8	20	48	28	44	43	27
	Nov	2	8	68	62	33	76	74	28
	Dec	3	6	32	57	45	42	79	24
2012	Jan	4	1	14	47	34	49	35	9
	Feb	6	10	56	43	21	47	75	19
	Mar	5	11	27	29	35	58	55	18
	Apr	0	7	9	42	26	40	32	19

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

<b>Year ended April</b>									
2007	-65.7	44.3	-21.7	-16.5	-4.1	3.1	29.3	17.3	
2008	10.8	-8.8	17.8	12.9	11.9	4.9	7.9	-0.4	
2009	35.1	-37.4	-24.1	32.2	23.0	-25.2	31.1	-22.5	
2010	-12.3	-22.8	92.0	17.4	70.7	-10.6	-36.0	-29.3	
2011	-37.7	-11.6	-34.3	-1.6	-34.3	17.5	-35.3	-9.2	
2012	-55.6	-17.1	71.8	-22.0	-27.3	15.4	28.0	16.0	
<b>Month</b>									
2012	Apr	-98.0	26.1	-41.1	30.4	-8.5	-15.2	-21.7	43.1

For footnotes, see end of table.



Table 1  
continued**Building consents issued – April<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 April**

2007	460	219	41	3,272	4,060	11,607	411	12,018
2008	572	319	28	3,620	4,473	12,174	467	12,642
2009	528	330	103	3,327	4,617	9,959	503	10,462
2010	334	172	30	2,265	4,130	9,670	490	10,160
2011	479	171	83	2,168	3,643	8,817	417	9,234
2012	400	229	44	2,327	3,695	8,979	359	9,337

**Month**

2010	Apr	34	16	6	195	327	807	36	843
	May	29	18	21	159	299	780	40	820
	Jun	35	12	1	139	228	736	24	760
	Jul	30	13	4	175	293	783	48	831
	Aug	21	15	3	202	296	769	38	807
	Sep	45	14	7	213	365	816	26	842
	Oct	36	10	3	167	272	687	45	732
	Nov	102	13	14	295	479	993	32	1,025
	Dec	45	14	7	144	332	700	24	724
2011	Jan	57	14	1	148	228	537	21	558
	Feb	32	15	7	195	257	645	52	697
	Mar	19	19	11	189	344	764	32	796
	Apr	27	18	4	144	252	606	34	640
	May	25	31	7	266	350	739	33	771
	Jun	34	16	5	156	237	597	20	617
	Jul	27	15	1	169	347	763	24	786
	Aug	24	13	2	177	277	761	18	779
	Sep	38	13	2	186	320	717	21	739
	Oct	35	12	6	200	276	736	30	765
	Nov	36	22	6	240	415	919	35	954
	Dec	29	20	1	221	338	781	33	814
2012	Jan	18	12	2	146	226	612	43	655
	Feb	78 R	21	5	161	381 R	832 R	35	867 R
	Mar	28	29	5	219	299	845	50	895
	Apr	27	25	1	187	228	677	19	696

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

2007	10.1	16.7	-53.1	-7.2	0.5	8.0	4.9	7.8
2008	24.2	45.7	-32.1	10.6	10.2	4.9	13.7	5.2
2009	-7.6	3.4	273.8	-8.1	3.2	-18.2	7.6	-17.2
2010	-36.7	-47.8	-70.9	-31.9	-10.5	-2.9	-2.5	-2.9
2011	43.3	-0.5	175.5	-4.3	-11.8	-8.8	-14.9	-9.1
2012	-16.6	33.8	-47.1	7.3	1.4	1.8	-13.9	1.1

**Month**

2012	Apr	0.1	40.1	-76.9	30.2	-9.4	11.7	-45.4	8.7
------	-----	-----	------	-------	------	------	------	-------	-----

1. Values include GST and are not inflation adjusted. Consents below \$5,000 are excluded.
2. Figures for new apartments are compiled from consents that have 10 or more attached new dwelling units.
3. Each dwelling 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.

Source: Statistics New Zealand

Symbol:

R revised

Table 2

## Number of new dwellings approved

Series ref: BLD	Including apartments <sup>(1)</sup>					Excluding apartments					
	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>	
	SHA11RZ	SSC11AS		SSC11AT		SAS11MZ	S91S		S91T		
<b>Month</b>											
2008	Apr	2,373	2,647	66.9	1,681	-5.1	1,602	1,833	25.2	1,547	-5.1
	May	1,653	1,574	-40.5	1,580	-6.0	1,548	1,463	-20.2	1,454	-6.0
	Jun	1,380	1,462	-7.1	1,477	-6.5	1,279	1,340	-8.4	1,359	-6.6
	Jul	1,435	1,352	-7.5	1,384	-6.3	1,322	1,257	-6.2	1,268	-6.7
	Aug	1,328	1,325	-2.0	1,300	-6.1	1,204	1,173	-6.7	1,190	-6.1
	Sep	1,635	1,469	10.9	1,225	-5.7	1,269	1,157	-1.3	1,123	-5.6
	Oct	1,173	1,103	-24.9	1,162	-5.1	1,123	1,046	-9.6	1,067	-5.0
	Nov	1,168	1,138	3.1	1,112	-4.4	1,052	1,002	-4.2	1,019	-4.5
	Dec	1,127	1,135	-0.2	1,077	-3.1	1,001	1,040	3.8	978	-4.0
2009	Jan	812	965	-15.0	1,065	-1.2	745	925	-11.0	944	-3.5
	Feb	1,059	1,107	14.8	1,071	0.6	866	915	-1.1	920	-2.5
	Mar	1,091	1,040	-6.1	1,088	1.5	987	918	0.3	912	-0.9
	Apr	1,009	1,149	10.5	1,106	1.7	810	911	-0.7	923	1.2
	May	1,238	1,222	6.4	1,127	1.9	963	944	3.6	953	3.3
	Jun	1,100	1,096	-10.3	1,154	2.4	967	979	3.7	1,002	5.1
	Jul	1,214	1,128	2.9	1,190	3.1	1,159	1,086	10.9	1,064	6.2
	Aug	1,195	1,210	7.2	1,233	3.6	1,165	1,146	5.6	1,130	6.2
	Sep	1,430	1,310	8.3	1,282	4.0	1,275	1,173	2.3	1,194	5.6
	Oct	1,424	1,376	5.1	1,326	3.4	1,321	1,264	7.7	1,250	4.7
	Nov	1,500	1,377	0.0	1,362	2.7	1,458	1,312	3.8	1,297	3.8
	Dec	1,353	1,399	1.7	1,386	1.7	1,260	1,345	2.5	1,337	3.0
2010	Jan	1,042	1,308	-6.6	1,398	0.9	1,000	1,300	-3.3	1,368	2.3
	Feb	1,375	1,446	10.6	1,411	0.9	1,362	1,447	11.3	1,390	1.6
	Mar	1,501	1,382	-4.4	1,424	0.9	1,426	1,267	-12.4	1,396	0.5
	Apr	1,400	1,520	10.0	1,428	0.3	1,309	1,437	13.4	1,383	-0.9
	May	1,360	1,352	-11.1	1,411	-1.2	1,333	1,310	-8.9	1,350	-2.4
	Jun	1,373	1,404	3.9	1,374	-2.7	1,316	1,347	2.9	1,299	-3.7
	Jul	1,473	1,403	0.0	1,320	-3.9	1,270	1,231	-8.6	1,238	-4.7
	Aug	1,229	1,170	-16.6	1,263	-4.4	1,193	1,135	-7.8	1,177	-5.0
	Sep	1,262	1,185	1.3	1,211	-4.0	1,202	1,122	-1.2	1,123	-4.6
	Oct	1,123	1,133	-4.4	1,168	-3.5	1,099	1,077	-3.9	1,075	-4.2
	Nov	1,470	1,251	10.4	1,133	-3.0	1,244	1,064	-1.2	1,036	-3.6
	Dec	994	1,035	-17.2	1,102	-2.7	909	973	-8.6	1,006	-2.9
2011	Jan	867	1,112	7.5	1,075	-2.5	777	1,021	4.9	985	-2.1
	Feb	973	1,033	-7.1	1,050	-2.3	884	943	-7.6	971	-1.4
	Mar	1,087	1,017	-1.6	1,034	-1.5	1,047	941	-0.3	968	-0.3
	Apr	927	1,030	1.2	1,034	-0.1	893	999	6.2	975	0.7
	May	1,139	1,056	2.6	1,049	1.5	1,073	1,015	1.7	988	1.4
	Jun	995	1,046	-1.0	1,076	2.6	935	971	-4.4	1,007	1.9
	Jul	1,170	1,158	10.7	1,106	2.8	1,040	1,040	7.1	1,028	2.0
	Aug	1,509	1,396	20.6	1,139	3.0	1,330	1,215	16.9	1,048	2.0
	Sep	1,246	1,132	-18.9	1,167	2.4	1,124	1,047	-13.9	1,064	1.5
	Oct	1,238	1,264	11.7	1,192	2.2	1,149	1,120	7.0	1,080	1.6
	Nov	1,384	1,192	-5.7	1,221	2.4	1,275	1,093	-2.4	1,100	1.8
	Dec	1,127	1,219	2.3	1,255	2.8	979	1,094	0.1	1,123	2.1
2012	Jan	1,098	1,331	9.2	1,295	3.2	900	1,143	4.5	1,151	2.5
	Feb	1,204	1,248	-6.3	1,336	3.2	1,142	1,162	1.6	1,181	2.6
	Mar	1,559	1,492	19.6	1,374	2.9	1,394	1,295	11.5	1,209	2.4
	Apr	1,230	1,385	-7.2	1,403	2.1	1,092	1,219	-5.8	1,231	1.8

1. Figures for new apartments are compiled from consents that have 10 or more attached new dwellings.
2. Seasonally adjusted numbers exclude estimated seasonal fluctuations and are subject to revision each month.
3. Trend numbers exclude estimated seasonal fluctuations and short-term irregular movements and are subject to revision each month.
4. Change from the previous month. Percentage changes are calculated on unrounded numbers.
5. The volatility in this series is largely due to fluctuations in the number of new apartments.

Source: Statistics New Zealand

Table 3

Number and value of new dwellings approved<sup>(1)(2)</sup>

## By region

Region <sup>(3)</sup>	Month												
	2011									2012			
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
<b>Number</b>													
Northland	34	52	42	47	48	77	42	49	43	42	79	66	36
Auckland <sup>(4)</sup>	259	236	269	343	381	306	404	430	292	232	313	511	360
Waikato <sup>(4)</sup>	104	163	141	150	206	142	170	166	122	109	117	162	152
Bay of Plenty	63	72	77	57	74	181	74	98	44	62	70	90	59
Gisborne	9	7	6	10	73	7	15	9	7	12	9	4	15
Hawke's Bay	23	33	31	29	54	24	43	41	24	25	31	31	62
Taranaki	26	30	29	37	37	23	20	35	32	21	25	35	28
Manawatu-Wanganui	39	35	46	48	36	40	35	44	34	31	37	58	41
Wellington	68	89	65	129	91	65	85	88	188	61	99	136	79
<b>North Island</b>	<b>625</b>	<b>717</b>	<b>706</b>	<b>850</b>	<b>1,000</b>	<b>865</b>	<b>888</b>	<b>960</b>	<b>786</b>	<b>595</b>	<b>780</b>	<b>1,093</b>	<b>832</b>
Tasman	16	19	12	26	32	23	25	17	14	22	19	27	16
Nelson	14	11	10	24	37	18	6	14	9	13	42	28	10
Marlborough	10	22	16	9	13	16	17	37	15	11	14	12	14
West Coast	12	11	18	12	13	24	11	15	15	14	8	17	10
Canterbury	198	251	133	164	316	220	211	242	199	379	260	281	282
Otago	36	85	64	69	73	62	59	75	69	54	61	79	53
Southland <sup>(5)</sup>	16	23	36	16	24	18	21	19	20	10	20	22	13
<b>South Island</b>	<b>302</b>	<b>422</b>	<b>289</b>	<b>320</b>	<b>508</b>	<b>381</b>	<b>350</b>	<b>419</b>	<b>341</b>	<b>503</b>	<b>424</b>	<b>466</b>	<b>398</b>
Area outside region <sup>(6)</sup>	0	0	0	0	1	0	0	5	0	0	0	0	0
<b>New Zealand</b>	<b>927</b>	<b>1,139</b>	<b>995</b>	<b>1,170</b>	<b>1,509</b>	<b>1,246</b>	<b>1,238</b>	<b>1,384</b>	<b>1,127</b>	<b>1,098</b>	<b>1,204</b>	<b>1,559</b>	<b>1,230</b>
<b>Value \$(million)</b>													
Northland	9	14	12	12	9	17	12	14	11	14	17	19	10
Auckland <sup>(4)</sup>	84	75	84	97	114	86	119	129	98	79	104	140	136
Waikato <sup>(4)</sup>	30	37	37	35	48	42	43	45	32	30	34	43	37
Bay of Plenty	20	20	19	17	21	28	21	26	14	17	22	24	16
Gisborne	2	1	1	2	7	1	3	3	1	3	2	1	2
Hawke's Bay	6	9	6	10	14	6	11	13	7	8	11	13	12
Taranaki	9	7	8	10	12	6	5	11	9	7	7	11	8
Manawatu-Wanganui	9	9	10	12	10	11	8	13	9	7	10	14	10
Wellington	26	25	17	34	29	14	23	26	62	19	29	25	20
<b>North Island</b>	<b>195</b>	<b>198</b>	<b>194</b>	<b>229</b>	<b>265</b>	<b>211</b>	<b>246</b>	<b>279</b>	<b>245</b>	<b>185</b>	<b>236</b>	<b>291</b>	<b>252</b>
Tasman	4	4	4	10	10	6	6	4	4	6	5	6	3
Nelson	3	3	2	7	7	3	2	4	4	4	5	6	2
Marlborough	4	6	4	2	4	4	5	7	5	2	3	4	3
West Coast	3	2	4	3	3	5	3	4	4	4	2	3	2
Canterbury	49	51	35	45	72	55	54	68	55	80	76	86	78
Otago	13	26	21	20	27	19	23	27	24	24	20	27	19
Southland <sup>(5)</sup>	4	6	8	5	6	5	6	6	7	4	5	7	4
<b>South Island</b>	<b>80</b>	<b>98</b>	<b>77</b>	<b>91</b>	<b>128</b>	<b>96</b>	<b>99</b>	<b>120</b>	<b>103</b>	<b>124</b>	<b>117</b>	<b>139</b>	<b>111</b>
Area outside region <sup>(6)</sup>	0	0	0	0	0	0	0	1	0	0	0	0	0
<b>New Zealand</b>	<b>275</b>	<b>297</b>	<b>272</b>	<b>320</b>	<b>393</b>	<b>307</b>	<b>344</b>	<b>400</b>	<b>348</b>	<b>309</b>	<b>353</b>	<b>430</b>	<b>364</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 series references are *BLDM.SHA11&&* and *BLDM.SHA12&&*.

4. On 1 November 2010, part of the former Franklin district was reassigned from the Auckland region to the Waikato region. This change is included in data from January 2011.

5. Includes Stewart Island.

6. Includes the Chatham Islands.

Source: Statistics New Zealand

Table 4

**Number of new dwelling units approved**  
By selected territorial authority area

Territorial authority area <sup>(1)</sup>	Month												
	2011									2012			
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
	Number												
<b>City</b>													
Auckland <sup>(2)</sup>	259	236	269	343	381	306	404	430	292	232	313	510	360
North Shore	36	33	88	36	47	49	65	58	85	23	40	82	59
Waitakere	43	28	25	37	38	51	42	38	21	31	41	69	24
Auckland	48	60	67	101	152	78	135	149	68	41	91	132	128
Manukau	64	40	29	82	59	50	71	66	35	34	47	112	65
Rodney	46	52	32	67	58	52	45	95	51	71	65	71	50
Papakura	13	14	16	15	15	11	26	16	17	23	17	25	19
Franklin	9	9	12	5	12	15	20	8	15	9	12	19	15
Hamilton	35	90	72	65	97	39	70	54	55	40	32	56	73
Tauranga	35	42	39	41	46	152	48	62	24	48	46	69	41
Napier	5	14	5	8	23	13	15	17	12	8	17	14	21
Palmerston North	10	15	16	21	17	18	11	16	10	13	10	20	12
Porirua	13	19	13	12	14	7	16	15	18	11	15	14	13
Upper Hutt	5	10	6	8	8	4	5	8	11	5	7	12	1
Lower Hutt	8	12	4	12	14	16	7	8	6	3	9	9	14
Wellington	29	24	20	42	22	22	35	31	140	18	33	63	20
Nelson	14	11	10	24	37	18	6	14	9	13	42	28	10
Christchurch	102	122	45	66	174	85	67	62	61	209	98	76	104
Dunedin	7	13	17	34	21	14	19	21	33	13	25	30	12
Invercargill	12	10	25	11	9	10	13	9	9	3	6	13	6
<b>District</b>													
Far North	6	10	12	8	10	25	8	9	11	8	16	18	8
Whangarei	17	32	20	26	27	38	22	27	21	21	47	33	21
Kaipara	11	10	10	13	11	14	12	13	11	13	16	15	7
Thames-Coromandel	12	6	11	16	39	20	17	25	12	2	14	13	18
Waikato	17	21	16	19	12	27	29	27	22	19	20	28	15
Matamata-Piako	4	4	3	10	19	11	6	7	5	14	9	18	10
Waipa	20	16	18	19	19	23	16	25	15	15	15	28	20
Taupo	11	11	11	9	13	10	18	13	1	7	14	12	9
Western Bay of Plenty	14	13	10	8	12	20	10	18	8	5	14	11	10
Rotorua	10	12	21	2	15	7	13	4	6	8	6	8	5
Whakatane	3	4	7	5	1	2	4	14	6	3	5	2	3
Hastings	16	18	24	10	24	8	20	19	7	14	14	15	37
New Plymouth	22	25	18	33	36	17	17	31	19	17	18	24	24
Wanganui	14	2	15	6	3	3	10	4	3	3	6	7	10
Manawatu	7	6	4	6	8	8	7	7	13	8	11	9	3
Horowhenua	4	9	7	6	4	7	5	4	7	4	1	9	5
Kapiti Coast	8	13	9	11	17	9	6	12	9	8	14	21	15
Tasman	16	19	12	26	32	23	25	17	14	22	19	27	16
Marlborough	10	22	16	9	13	16	17	37	15	11	14	12	14
Waimakariri	29	49	27	21	48	52	66	75	55	67	66	100	72
Selwyn	36	34	32	39	52	45	36	47	48	49	39	54	45
Ashburton	15	11	8	16	16	8	24	18	10	11	26	16	17
Timaru	8	16	6	11	11	13	7	19	10	27	14	13	19
Waitaki	5	8	5	4	4	8	5	9	7	5	4	8	6
Central Otago	10	9	10	11	10	7	6	12	4	5	4	14	10
Queenstown-Lakes	14	47	31	20	33	30	25	31	20	30	26	26	25
Southland	1	10	9	4	14	6	5	7	9	6	11	6	6
<b>New Zealand</b>	<b>927</b>	<b>1,139</b>	<b>995</b>	<b>1,170</b>	<b>1,509</b>	<b>1,246</b>	<b>1,238</b>	<b>1,384</b>	<b>1,127</b>	<b>1,098</b>	<b>1,204</b>	<b>1,559</b>	<b>1,230</b>

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

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

Source: Statistics New Zealand

Table 5

**Value of building consents issued<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)</sup>		Unadjusted \$(million)	Trend <sup>(3)(4)</sup>		Unadjusted \$(million)	Trend <sup>(3)</sup>		
		\$(million)	% change <sup>(5)</sup>		\$(million)	\$(million)		% change <sup>(5)</sup>	\$(million)	\$(million)
	SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T		
<b>Month</b>										
2008	Apr	645	566	-3.6	478	351	0.6	1,123	907	-2.6
	May	553	539	-4.7	355	355	1.2	908	884	-2.5
	Jun	470	510	-5.5	331	360	1.4	801	863	-2.4
	Jul	521	482	-5.3	383	366	1.6	904	843	-2.3
	Aug	457	461	-4.4	362	372	1.7	819	827	-1.8
	Sep	558	445	-3.5	450	378	1.6	1,008	816	-1.3
	Oct	439	433	-2.8	348	383	1.4	788	807	-1.2
	Nov	454	421	-2.6	398	387	1.0	852	798	-1.0
	Dec	440	410	-2.6	383	389	0.6	822	795	-0.4
2009	Jan	329	400	-2.4	362	390	0.2	692	798	0.4
	Feb	358	392	-2.1	382	390	0.0	740	802	0.5
	Mar	408	387	-1.3	332	389	-0.2	740	807	0.5
	Apr	355	387	0.1	530	388	-0.4	885	807	0.1
	May	408	393	1.5	479	385	-0.6	888	802	-0.6
	Jun	385	405	2.9	307	382	-0.9	692	795	-0.9
	Jul	442	420	3.8	371	377	-1.1	813	790	-0.7
	Aug	440	436	3.9	384	372	-1.5	824	788	-0.2
	Sep	480	453	3.9	257	365	-1.8	737	793	0.5
	Oct	481	468	3.3	329	356	-2.3	810	803	1.4
	Nov	537	480	2.5	389	347	-2.7	926	817	1.7
	Dec	494	488	1.6	404	336	-3.1	898	825	0.9
2010	Jan	380	492	0.9	223	325	-3.3	602	825	0.0
	Feb	484	496	0.7	317	316	-3.0	801	820	-0.6
	Mar	528	498	0.5	345	309	-2.2	873	809	-1.3
	Apr	480	498	0.0	327	304	-1.4	807	797	-1.6
	May	481	494	-0.9	299	303	-0.4	780	786	-1.3
	Jun	508	485	-1.8	228	304	0.3	736	778	-1.0
	Jul	490	472	-2.8	293	307	1.1	783	772	-0.8
	Aug	473	455	-3.5	296	311	1.3	769	765	-0.9
	Sep	450	438	-3.7	365	314	1.1	816	757	-1.1
	Oct	415	422	-3.6	272	317	0.7	687	744	-1.6
	Nov	514	410	-2.9	479	317	0.1	993	728	-2.2
	Dec	368	401	-2.2	332	315	-0.7	700	709	-2.6
2011	Jan	309	394	-1.7	228	310	-1.3	537	690	-2.6
	Feb	389	389	-1.3	257	306	-1.5	645	676	-2.1
	Mar	420	386	-0.8	344	302	-1.4	764	670	-0.9
	Apr	354	384	-0.4	252	299	-1.0	606	672	0.3
	May	389	384	-0.1	350	298	-0.2	739	680	1.2
	Jun	360	386	0.4	237	300	0.6	597	693	1.9
	Jul	416	390	1.1	347	304	1.2	763	708	2.2
	Aug	483	399	2.3	277	308	1.3	761	724	2.3
	Sep	398	410	3.0	320	310	0.9	717	738	2.0
	Oct	460	424	3.2	276	311	0.3	736	753	1.9
	Nov	504	438	3.4	415	308	-1.1	919	765	1.7
	Dec	443	453	3.4	338	303	-1.6	781	776	1.4
2012	Jan	386	468	3.2	226	297	-1.9	612	784	1.1
	Feb	451	481	2.8	381 R	290	-2.4	832 R	788	0.4
	Mar	545	493	2.5	299	284	-1.9	845	787	-0.1
	Apr	449	501	1.6	228	274	-3.7	677	783	-0.6

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. Percentage changes are calculated on unrounded numbers.

Source: Statistics New Zealand

Symbol:

R revised