

Building Consents Issued: February 2012

Embargoed until 10:45am – 30 March 2012

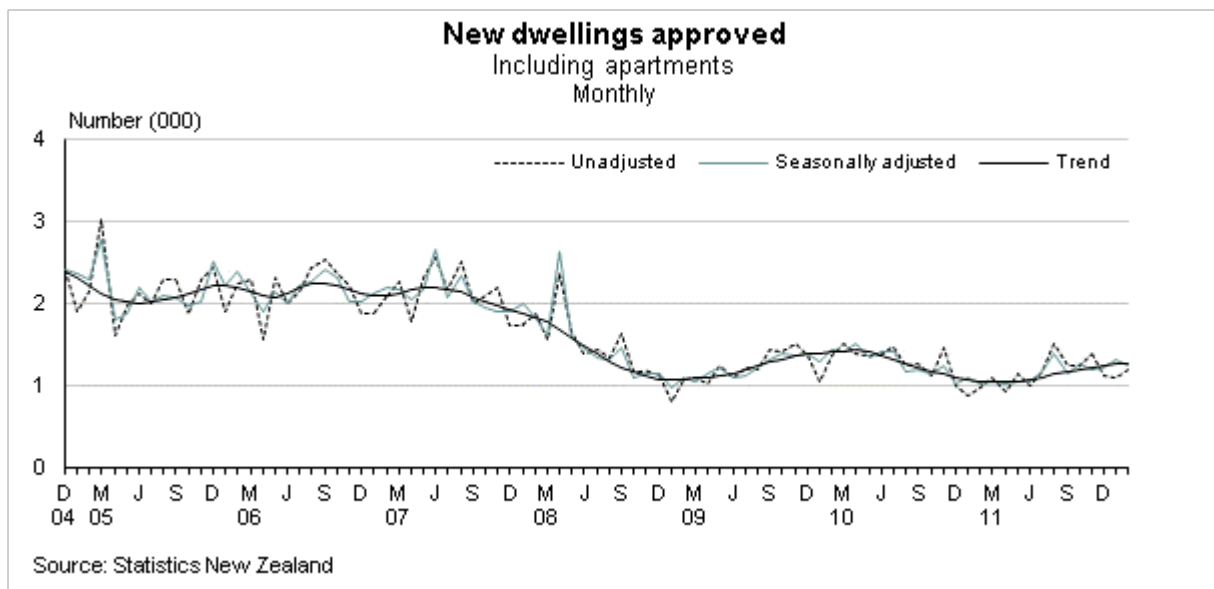
Key facts

In February 2012:

- The trend for the number of new dwellings consented continued to edge upward, but the rate of increase has slowed in recent months.
- 1,204 new dwellings were consented, including 62 apartments (all of which were retirement village units).
- Earthquake-related consents identified in Canterbury totalled \$41 million, including 27 new dwellings.

In February 2012 compared with February 2011:

- Canterbury had the largest regional increase in new dwellings consented, up 112, following the major earthquake on 22 February 2011.
- Residential consent values rose \$62 million (16 percent).
- Non-residential consent values rose \$119 million (46 percent).



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Government Statistician

30 March 2012
ISSN 1178-0231

Commentary

- [Dwelling consents trend continues to edge up](#)
- [Eleven regions consented more dwellings](#)
- [Non-residential building value up in February](#)
- [Earthquake-related consents up, to second highest monthly total](#)
- [All buildings trend up](#)

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

Dwelling consents trend continues to edge up

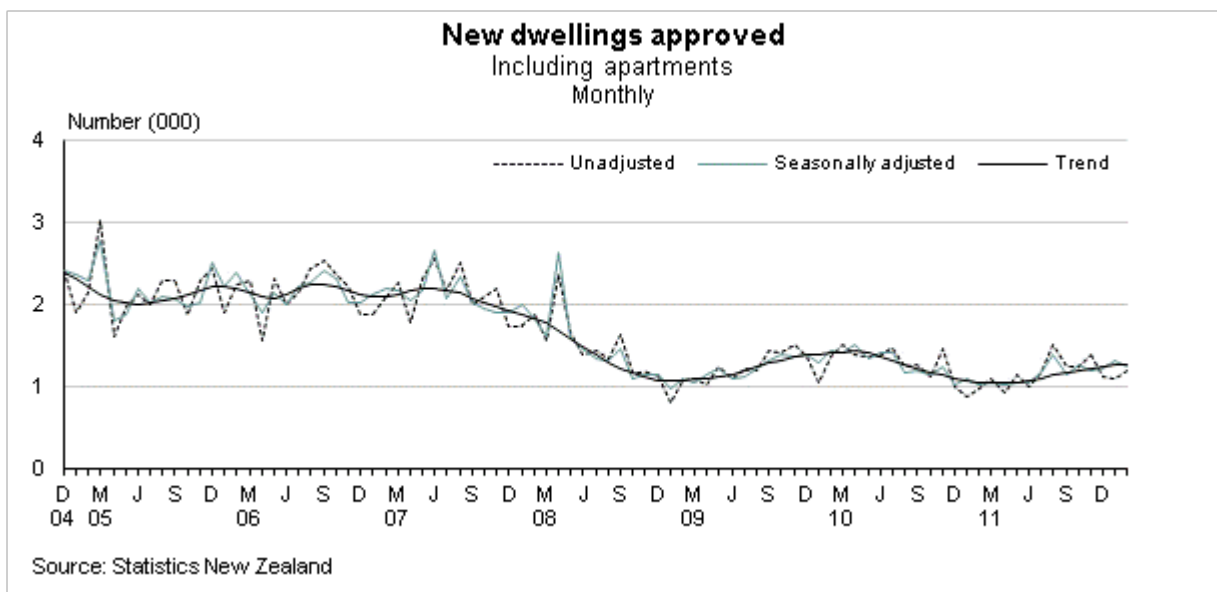
In February 2012, the trend for the number of new dwellings consented, including apartments, continued to edge upward, but the rate of increase has slowed in recent months. The trend has risen 23 percent since April 2011, the lowest point in its 30-year history.

The number of new dwellings consented in February 2012, compared with February 2011, were:

- 1,204 new dwellings, including apartments, **up** 24 percent
- 1,142 new dwellings, excluding apartments, **up** 29 percent
- 62 new apartments, all of which were retirement village units, **down** from 89 apartments.

After seasonal fluctuations were removed, the number of new dwellings consented, including apartments, decreased 6.7 percent in February 2012 compared with February 2011. This decrease partly offset an 8.1 percent increase in January, which was due to the relatively large number of apartments consented in that month.

Excluding apartments, there was a small seasonally adjusted increase of 1.2 percent in the number of new dwellings in February 2012.



In February 2012, compared with February 2011, the value of residential building consents rose \$62 million (16 percent) to \$451 million.

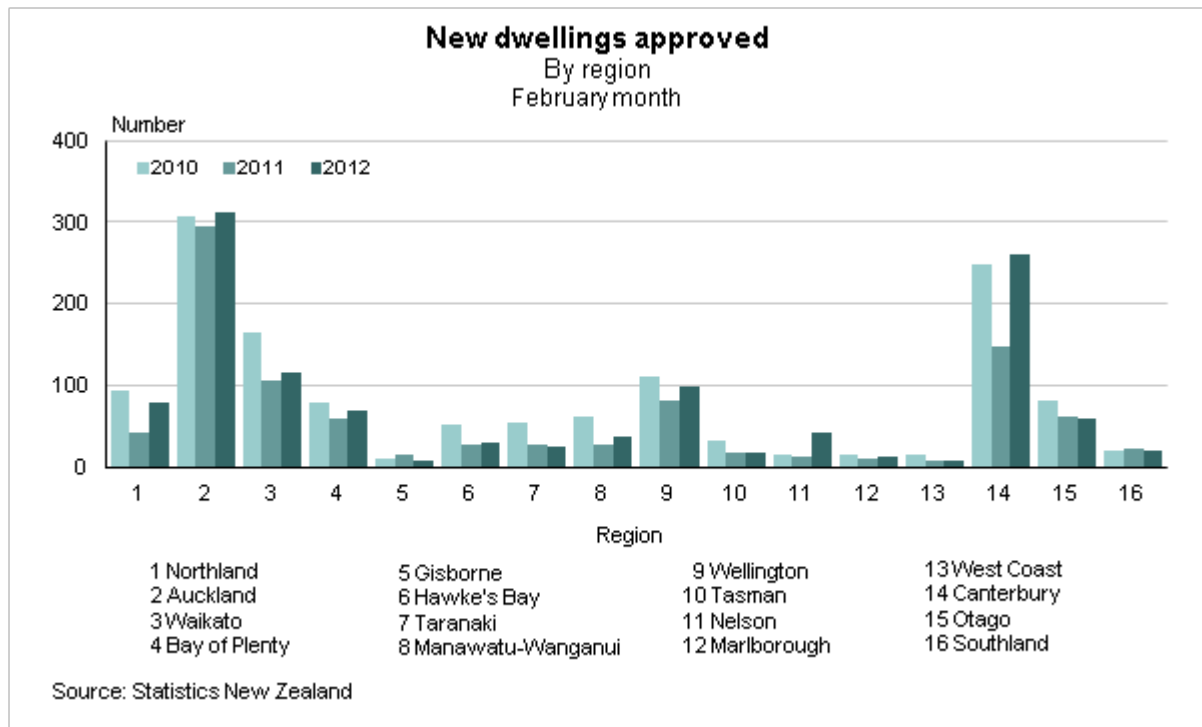
Eleven regions consented more dwellings

More new dwellings were consented in 11 of New Zealand's 16 regions, in February 2012 compared with February 2011. While Canterbury showed the largest regional increase, this reflected the low number of dwellings consented last year, likely due to the major earthquake on 22 February 2011.

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

- Canterbury, up 112, to 260 new dwellings (including 16 units)
- Northland, up 37, to 79 new dwellings (including 15 units)
- Nelson, up 28, to 42 new dwellings (including 31 units).

The biggest decrease was in Gisborne, down 6, to 9 new dwellings.



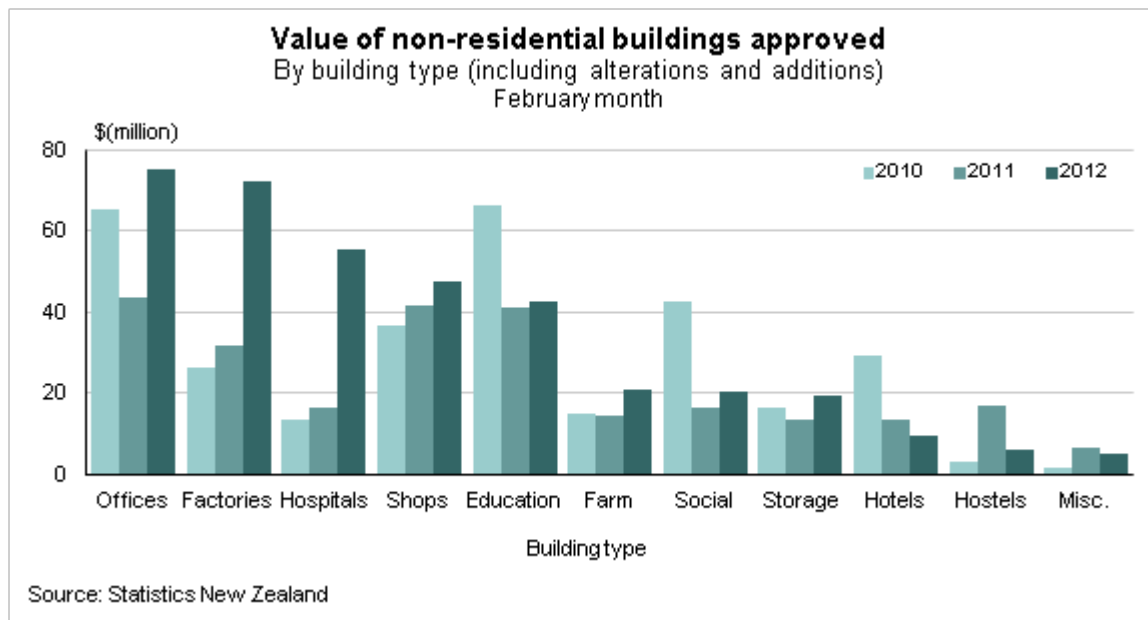
Non-residential building value up in February

In February 2012, the value of non-residential building consents was \$375 million, up \$119 million (46 percent) compared with February 2011.

Eight of the 11 building types increased in value. The largest increases compared with February 2011 were:

- factories and industrial buildings, up \$41 million (128 percent)
- hospitals and nursing homes, up \$39 million (237 percent)
- offices and administration buildings, up \$32 million (73 percent)

Hostels and boarding houses showed the largest decrease, down \$11 million (64 percent).



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

- offices and administration buildings, at 20 percent
- factories and industrial buildings, at 19 percent
- hospitals and nursing homes, at 15 percent.

Earthquake-related consents up, to second-highest monthly total

Canterbury consents identified as being earthquake-related totalled \$41 million in February 2012, the second-highest monthly total since the Canterbury earthquakes began in September 2010. This result compared with:

- \$25 million in January 2012
- \$29 million in December 2011
- \$47 million in November 2011.

Of the \$41 million recorded for February, \$30 million was for non-residential work, and \$11 million was for residential work (including 27 new dwellings). More information about [earthquake-related building consents in Canterbury](#) is available on the Statistics NZ website.

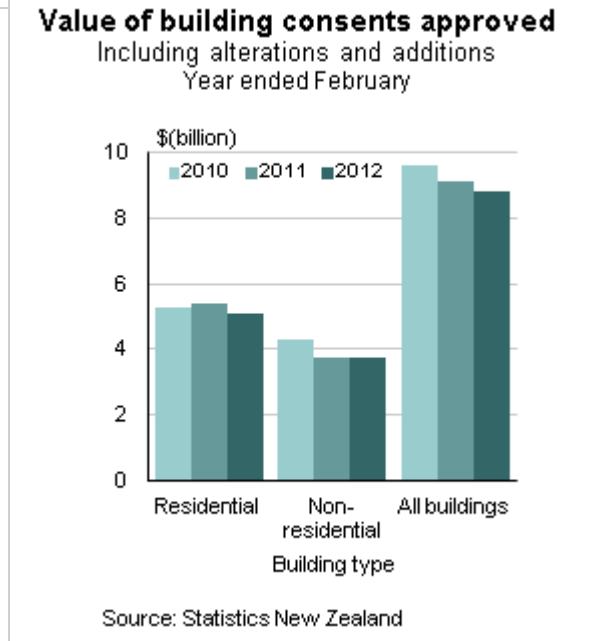
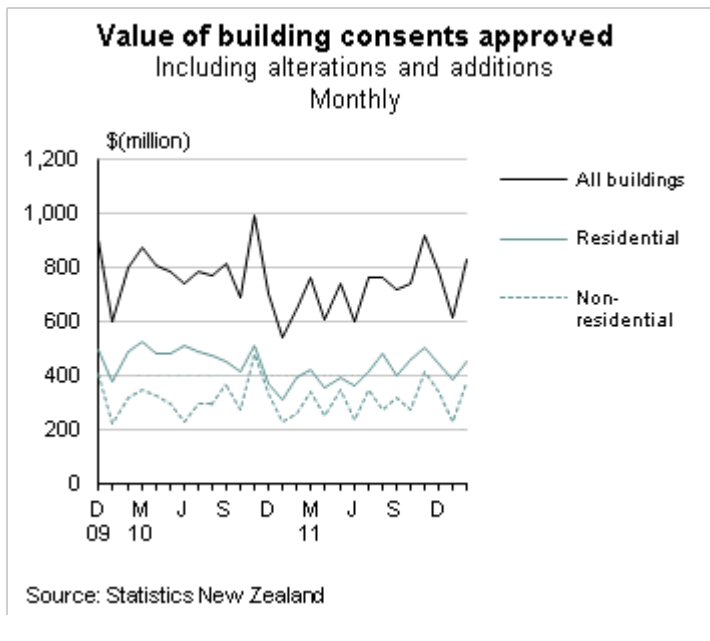
Since 4 September 2010, there have been more than 1,300 earthquake-related consents identified, totalling \$325 million. This includes 268 new dwellings, of which 149 were relocatable units.

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 continued to increase since March 2011, up 19 percent over this time. This follows 15 months of decreases. The unadjusted value of all building consents was \$826 million, in February 2012.



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

- all buildings **decreased** \$305 million (3.3 percent) to \$8,821 million
- residential buildings **decreased** \$344 million (6.4 percent) to \$5,064 million
- non-residential buildings **increased** \$39 million (1.0 percent) to \$3,757 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: March 2012 will be released on 30 April 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

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Tables

The following tables are included with this release. They are available in Excel format from the 'Downloads' box of *Building Consents Issued: February 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 – February
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 – 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

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
2012	1,237	12,887	3,744	14,124	2,707	3,946	945	172	5,064

Month

2010	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
	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

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

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
2012	16.4	-7.7	-7.8	-6.0	-9.2	-5.8	-8.1	-9.5	-6.4

Month

2012	Feb	-30.3	29.2	22.0	23.7	26.1	19.4	5.8	3.0	16.0
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For footnotes, see end of table.

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									
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	496	537	505	260	
2012	59	106	469	585	342	635	640	272	
Month									
2010	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	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

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

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	-22.3	22.7	-51.8	5.0
2012	-32.9	13.4	43.8	-14.2	-31.1	18.3	26.9	4.6

Month

2012	Feb	-64.5	-28.9	237.1	3.2	25.8	13.3	72.5	45.4
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For footnotes, see end of table.

Table 1
(continued)**Building consents issued – February⁽¹⁾**

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 ⁽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)			
SDL92MZ	SDM92MZ	SDN92MZ	SAO13MZ	SDO92MZ	SDP92MZ	SDQ92MZ	SDR92MZ	

Year ended February

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	2,270	3,718	9,127	430	9,557
2012	384	212	53	2,254	3,757	8,821	356	9,177

Month

2010	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	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	72	21	5	161	375	826	35	861

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

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	-1.3	-13.9	-5.1	-10.3	-5.3
2012	-21.3	27.1	-30.4	-0.7	1.0	-3.3	-17.3	-4.0

Month

2012	Feb	128.3	42.7	-20.3	-17.1	46.2	28.0	-33.2	23.5
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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 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 dwellings approved

Series ref: BLD	Including apartments ⁽¹⁾					Excluding apartments					
	Unadjusted	Seasonally adjusted ⁽²⁾		Trend ⁽³⁾		Unadjusted	Seasonally adjusted ⁽²⁾		Trend ⁽³⁾		
	Number	Number	% change ⁽⁴⁾⁽⁵⁾	Number	% change ⁽⁴⁾	Number	Number	% change ⁽⁴⁾	Number	% change ⁽⁴⁾	
	SHA11RZ	SSC11AS		SSC11AT		SAS11MZ	S911S		S911T		
Month											
2008	Feb	1,874	1,822	-8.7	1,838	-2.5	1,701	1,696	-6.6	1,700	-3.0
	Mar	1,567	1,598	-12.3	1,771	-3.6	1,517	1,474	-13.1	1,632	-4.0
	Apr	2,373	2,637	65.0	1,681	-5.1	1,602	1,831	24.2	1,548	-5.1
	May	1,653	1,578	-40.2	1,580	-6.0	1,548	1,465	-20.0	1,455	-6.0
	Jun	1,380	1,460	-7.5	1,478	-6.5	1,279	1,336	-8.8	1,358	-6.6
	Jul	1,435	1,351	-7.5	1,384	-6.3	1,322	1,255	-6.1	1,267	-6.7
	Aug	1,328	1,326	-1.8	1,300	-6.1	1,204	1,172	-6.7	1,189	-6.2
	Sep	1,635	1,471	10.9	1,225	-5.8	1,269	1,158	-1.2	1,122	-5.7
	Oct	1,173	1,104	-25.0	1,162	-5.1	1,123	1,045	-9.8	1,065	-5.0
	Nov	1,168	1,139	3.2	1,111	-4.4	1,052	1,000	-4.3	1,018	-4.5
	Dec	1,127	1,133	-0.5	1,077	-3.1	1,001	1,039	3.9	977	-4.0
2009	Jan	812	964	-14.9	1,064	-1.2	745	925	-11.0	944	-3.4
	Feb	1,059	1,099	14.1	1,071	0.6	866	911	-1.4	921	-2.4
	Mar	1,091	1,052	-4.3	1,087	1.6	987	929	1.9	913	-0.8
	Apr	1,009	1,144	8.8	1,106	1.7	810	910	-2.1	924	1.2
	May	1,238	1,220	6.6	1,127	1.9	963	941	3.5	954	3.2
	Jun	1,100	1,098	-10.1	1,154	2.4	967	979	3.9	1,001	5.0
	Jul	1,214	1,126	2.6	1,190	3.1	1,159	1,084	10.8	1,064	6.2
	Aug	1,195	1,210	7.5	1,233	3.7	1,165	1,146	5.8	1,129	6.2
	Sep	1,430	1,308	8.1	1,282	4.0	1,275	1,171	2.2	1,194	5.7
	Oct	1,424	1,383	5.7	1,326	3.4	1,321	1,265	8.0	1,249	4.6
	Nov	1,500	1,375	-0.6	1,361	2.7	1,458	1,309	3.5	1,295	3.6
	Dec	1,353	1,398	1.6	1,384	1.7	1,260	1,341	2.4	1,330	2.8
2010	Jan	1,042	1,301	-6.9	1,396	0.9	1,000	1,293	-3.6	1,358	2.0
	Feb	1,375	1,434	10.2	1,410	0.9	1,362	1,437	11.1	1,377	1.4
	Mar	1,501	1,403	-2.1	1,423	1.0	1,426	1,296	-9.8	1,383	0.4
	Apr	1,400	1,514	7.9	1,429	0.4	1,309	1,436	10.8	1,372	-0.8
	May	1,360	1,349	-10.9	1,412	-1.2	1,333	1,308	-8.9	1,342	-2.2
	Jun	1,373	1,403	4.0	1,374	-2.7	1,316	1,344	2.7	1,295	-3.5
	Jul	1,473	1,406	0.2	1,321	-3.9	1,270	1,231	-8.4	1,237	-4.5
	Aug	1,229	1,169	-16.9	1,263	-4.4	1,193	1,132	-8.1	1,176	-4.9
	Sep	1,262	1,185	1.4	1,212	-4.1	1,202	1,120	-1.0	1,122	-4.7
	Oct	1,123	1,135	-4.3	1,168	-3.6	1,099	1,076	-4.0	1,073	-4.3
	Nov	1,470	1,253	10.4	1,132	-3.1	1,244	1,065	-1.0	1,034	-3.7
	Dec	994	1,033	-17.6	1,101	-2.8	909	969	-9.0	1,004	-2.9
2011	Jan	867	1,105	7.1	1,074	-2.5	777	1,015	4.7	984	-1.9
	Feb	973	1,023	-7.5	1,050	-2.2	884	932	-8.1	973	-1.2
	Mar	1,087	1,037	1.4	1,035	-1.4	1,047	966	3.6	971	-0.2
	Apr	927	1,028	-0.9	1,035	0.0	893	1,003	3.8	978	0.7
	May	1,139	1,053	2.4	1,049	1.4	1,073	1,011	0.8	990	1.3
	Jun	995	1,045	-0.7	1,076	2.5	935	968	-4.3	1,007	1.7
	Jul	1,170	1,156	10.6	1,105	2.7	1,040	1,036	7.1	1,026	1.9
	Aug	1,509	1,396	20.8	1,139	3.0	1,330	1,215	17.3	1,045	1.9
	Sep	1,246	1,135	-18.7	1,171	2.8	1,124	1,046	-13.9	1,064	1.8
	Oct	1,238	1,266	11.6	1,199	2.4	1,149	1,120	7.1	1,083	1.8
	Nov	1,384	1,192	-5.9	1,223	2.0	1,275	1,092	-2.5	1,099	1.5
	Dec	1,127	1,220	2.3	1,242	1.6	979	1,092	0.0	1,113	1.3
2012	Jan	1,098	1,319	8.1	1,257	1.2	900	1,133	3.7	1,125	1.1
	Feb	1,204	1,230	-6.7	1,270	1.1	1,142	1,147	1.2	1,136	1.0

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.

Table 3

Number and value of new dwellings approved⁽¹⁾⁽²⁾ By region

Region ⁽³⁾	Month												
	2011											2012	
	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Number													
Northland	42	53	34	52	42	47	48	77	42	49	43	42	79
Auckland ⁽⁴⁾	295	298	259	236	269	343	381	306	404	430	292	232	313
Waikato ⁽⁴⁾	107	127	104	163	141	150	206	142	170	166	122	109	117
Bay of Plenty	59	55	63	72	77	57	74	181	74	98	44	62	70
Gisborne	15	18	9	7	6	10	73	7	15	9	7	12	9
Hawke's Bay	28	36	23	33	31	29	54	24	43	41	24	25	31
Taranaki	29	29	26	30	29	37	37	23	20	35	32	21	25
Manawatu-Wanganui	29	49	39	35	46	48	36	40	35	44	34	31	37
Wellington	82	114	68	89	65	129	91	65	85	88	188	61	99
North Island	686	779	625	717	706	850	1,000	865	888	960	786	595	780
Tasman	18	21	16	19	12	26	32	23	25	17	14	22	19
Nelson	14	16	14	11	10	24	37	18	6	14	9	13	42
Marlborough	11	7	10	22	16	9	13	16	17	37	15	11	14
West Coast	9	22	12	11	18	12	13	24	11	15	15	14	8
Canterbury	148	166	198	251	133	164	316	220	211	242	199	379	260
Otago	63	59	36	85	64	69	73	62	59	75	69	54	61
Southland ⁽⁵⁾	24	17	16	23	36	16	24	18	21	19	20	10	20
South Island	287	308	302	422	289	320	508	381	350	419	341	503	424
Area outside region ⁽⁶⁾	0	0	0	0	0	0	1	0	0	5	0	0	0
New Zealand	973	1,087	927	1,139	995	1,170	1,509	1,246	1,238	1,384	1,127	1,098	1,204
Value \$(million)													
Northland	31	15	9	14	12	12	9	17	12	14	11	14	17
Auckland ⁽⁴⁾	88	107	84	75	84	97	114	86	119	129	98	79	104
Waikato ⁽⁴⁾	30	36	30	37	37	35	48	42	43	45	32	30	34
Bay of Plenty	17	16	20	20	19	17	21	28	21	26	14	17	22
Gisborne	4	3	2	1	1	2	7	1	3	3	1	3	2
Hawke's Bay	8	10	6	9	6	10	14	6	11	13	7	8	11
Taranaki	8	7	9	7	8	10	12	6	5	11	9	7	7
Manawatu-Wanganui	9	10	9	9	10	12	10	11	8	13	9	7	10
Wellington	21	35	26	25	17	34	29	14	23	26	62	19	29
North Island	216	241	195	198	194	229	265	211	246	279	245	185	236
Tasman	4	7	4	4	4	10	10	6	6	4	4	6	5
Nelson	4	5	3	3	2	7	7	3	2	4	4	4	5
Marlborough	3	4	4	6	4	2	4	4	5	7	5	2	3
West Coast	3	5	3	2	4	3	3	5	3	4	4	4	2
Canterbury	42	40	49	51	35	45	72	55	54	68	55	80	76
Otago	18	22	13	26	21	20	27	19	23	27	24	24	20
Southland ⁽⁵⁾	6	5	4	6	8	5	6	5	6	6	7	4	5
South Island	80	87	80	98	77	91	128	96	99	120	103	124	117
Area outside region ⁽⁶⁾	0	0	0	0	0	0	0	0	0	1	0	0	0
New Zealand	296	329	275	297	272	320	393	307	344	400	348	309	353

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

Table 4

Number of new dwelling units approved
By selected territorial authority area

Territorial authority area ⁽¹⁾	Month												
	2011											2012	
	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
	Number												
City													
Auckland ⁽²⁾	295	298	259	236	269	343	381	306	404	430	292	232	313
North Shore	36	47	36	33	88	36	47	49	65	58	85	23	40
Waitakere	35	33	43	28	25	37	38	51	42	38	21	31	41
Auckland	111	95	48	60	67	101	152	78	135	149	68	41	91
Manukau	49	45	64	40	29	82	59	50	71	66	35	34	47
Rodney	39	39	46	52	32	67	58	52	45	95	51	71	65
Papakura	16	23	13	14	16	15	15	11	26	16	17	23	17
Franklin	9	16	9	9	12	5	12	15	20	8	15	9	12
Hamilton	29	19	35	90	72	65	97	39	70	54	55	40	32
Tauranga	36	31	35	42	39	41	46	152	48	62	24	48	46
Napier	9	16	5	14	5	8	23	13	15	17	12	8	17
Palmerston North	11	24	10	15	16	21	17	18	11	16	10	13	10
Porirua	4	13	13	19	13	12	14	7	16	15	18	11	15
Upper Hutt	2	12	5	10	6	8	8	4	5	8	11	5	7
Lower Hutt	11	8	8	12	4	12	14	16	7	8	6	3	9
Wellington	41	54	29	24	20	42	22	22	35	31	140	18	33
Nelson	14	16	14	11	10	24	37	18	6	14	9	13	42
Christchurch	64	43	102	122	45	66	174	85	67	62	61	209	98
Dunedin	29	17	7	13	17	34	21	14	19	21	33	13	25
Invercargill	11	4	12	10	25	11	9	10	13	9	9	3	6
District													
Far North	11	10	6	10	12	8	10	25	8	9	11	8	16
Whangarei	24	32	17	32	20	26	27	38	22	27	21	21	47
Kaipara	7	11	11	10	10	13	11	14	12	13	11	13	16
Thames-Coromandel	17	20	12	6	11	16	39	20	17	25	12	2	14
Waikato	19	32	17	21	16	19	12	27	29	27	22	19	20
Matamata-Piako	9	6	4	4	3	10	19	11	6	7	5	14	9
Waipa	21	30	20	16	18	19	19	23	16	25	15	15	15
Taupo	2	8	11	11	11	9	13	10	18	13	1	7	14
Western Bay of Plenty	9	15	14	13	10	8	12	20	10	18	8	5	14
Rotorua	10	7	10	12	21	2	15	7	13	4	6	8	6
Whakatane	4	2	3	4	7	5	1	2	4	14	6	3	5
Hastings	15	17	16	18	24	10	24	8	20	19	7	14	14
New Plymouth	23	20	22	25	18	33	36	17	17	31	19	17	18
Wanganui	3	12	14	2	15	6	3	3	10	4	3	3	6
Manawatu	5	10	7	6	4	6	8	8	7	7	13	8	11
Horowhenua	5	1	4	9	7	6	4	7	5	4	7	4	1
Kapiti Coast	6	8	8	13	9	11	17	9	6	12	9	8	14
Tasman	18	21	16	19	12	26	32	23	25	17	14	22	19
Marlborough	11	7	10	22	16	9	13	16	17	37	15	11	14
Waimakariri	34	51	29	49	27	21	48	52	66	75	55	67	66
Selwyn	28	27	36	34	32	39	52	45	36	47	48	49	39
Ashburton	5	13	15	11	8	16	16	8	24	18	10	11	26
Timaru	11	14	8	16	6	11	11	13	7	19	10	27	14
Waitaki	4	2	5	8	5	4	4	8	5	9	7	5	4
Central Otago	5	7	10	9	10	11	10	7	6	12	4	5	4
Queenstown-Lakes	16	28	14	47	31	20	33	30	25	31	20	30	26
Southland	12	11	1	10	9	4	14	6	5	7	9	6	11
New Zealand	973	1,087	927	1,139	995	1,170	1,509	1,246	1,238	1,384	1,127	1,098	1,204

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.

Table 5

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

Series ref: BLD	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)	% change ⁽⁵⁾		\$(million)	% change ⁽⁵⁾	
	SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T		
Month										
2008	Feb	615	599	-1.0	361	360	0.1	976	952	-1.4
	Mar	541	586	-2.1	354	362	0.5	896	932	-2.1
	Apr	645	566	-3.6	478	365	0.8	1,123	907	-2.6
	May	553	539	-4.7	355	368	0.9	908	884	-2.5
	Jun	470	509	-5.4	331	371	0.7	801	863	-2.4
	Jul	521	482	-5.3	383	373	0.7	904	843	-2.3
	Aug	457	461	-4.4	362	377	0.8	819	827	-1.9
	Sep	558	445	-3.5	450	380	1.0	1,008	816	-1.3
	Oct	439	432	-2.8	348	385	1.2	788	806	-1.2
	Nov	454	421	-2.6	398	390	1.3	852	798	-1.0
	Dec	440	410	-2.6	383	394	1.2	822	795	-0.4
2009	Jan	329	400	-2.4	362	398	1.0	692	798	0.3
	Feb	358	392	-2.0	382	401	0.7	740	802	0.5
	Mar	408	387	-1.3	332	402	0.3	740	805	0.5
	Apr	355	387	0.1	530	401	-0.3	885	805	0.0
	May	408	393	1.5	479	397	-0.9	888	801	-0.6
	Jun	385	404	2.8	307	391	-1.5	692	794	-0.9
	Jul	442	420	3.8	371	384	-2.0	813	789	-0.6
	Aug	440	436	4.0	384	375	-2.4	824	789	-0.1
	Sep	480	453	3.9	257	364	-2.7	737	793	0.6
	Oct	481	468	3.3	329	353	-3.1	810	804	1.4
	Nov	537	480	2.4	389	342	-3.1	926	818	1.7
	Dec	494	487	1.6	404	331	-3.2	898	825	0.9
2010	Jan	380	492	1.0	223	321	-3.1	602	825	0.0
	Feb	484	496	0.8	317	313	-2.5	801	820	-0.7
	Mar	528	498	0.5	345	308	-1.7	873	808	-1.4
	Apr	480	499	0.0	327	305	-1.0	807	795	-1.6
	May	481	494	-0.8	299	303	-0.4	780	784	-1.3
	Jun	508	486	-1.8	228	304	0.3	736	777	-1.0
	Jul	490	472	-2.8	293	307	0.9	783	772	-0.7
	Aug	473	455	-3.6	296	310	1.1	769	767	-0.6
	Sep	450	438	-3.8	365	314	1.1	816	759	-1.0
	Oct	415	422	-3.7	272	316	0.7	687	748	-1.5
	Nov	514	410	-3.0	479	317	0.2	993	731	-2.2
	Dec	368	400	-2.2	332	315	-0.6	700	712	-2.6
2011	Jan	309	394	-1.6	228	311	-1.2	537	693	-2.7
	Feb	389	389	-1.2	257	307	-1.3	645	677	-2.3
	Mar	420	386	-0.7	344	303	-1.4	764	670	-1.1
	Apr	354	385	-0.4	252	299	-1.1	606	670	0.1
	May	389	384	-0.2	350	298	-0.5	739	678	1.1
	Jun	360	385	0.2	237	299	0.4	597	691	2.0
	Jul	416	389	1.0	347	303	1.2	763	708	2.4
	Aug	483	398	2.3	277	308	1.7	761	725	2.5
	Sep	398	411	3.3	320	313	1.6	717	740	2.1
	Oct	460	425	3.5	276	317	1.5	736	752	1.6
	Nov	504	439	3.2	415	321	1.2	919	763	1.4
	Dec	443	450	2.7	338	325	1.4	781	774	1.4
2012	Jan	386	459	2.0	226	327	0.6	612	783	1.2
	Feb	451	468	1.7	375	328	0.1	826	795	1.5

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.