

Building Consents Issued: April 2016

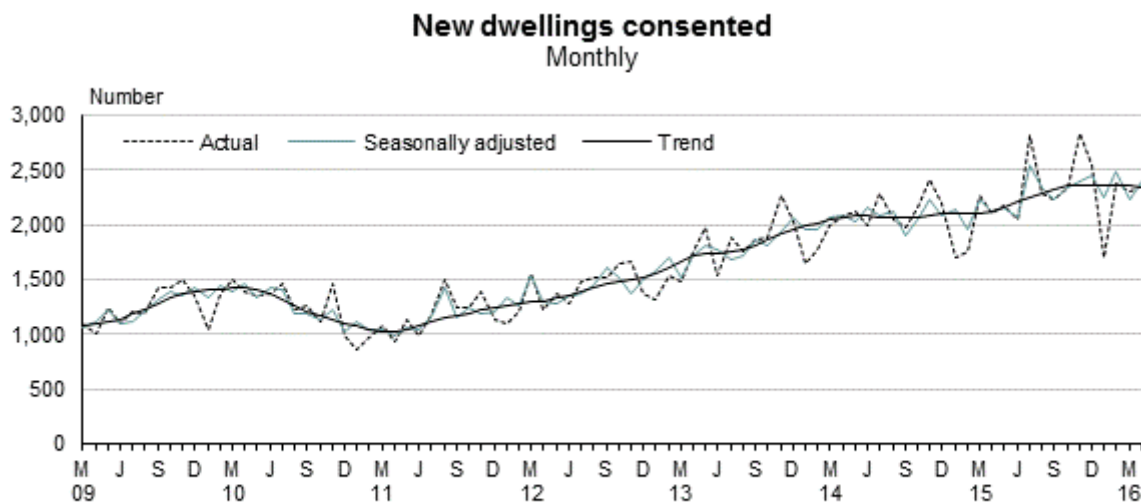
Embargoed until 10:45am – 31 May 2016

Key facts

In April 2016, building consents were issued for 2,361 new dwellings, comprising:

- 1,742 houses
- 335 townhouses, flats, and units
- 259 retirement village units
- 25 apartments.

The seasonally adjusted number of new dwellings consented rose 6.6 percent in April 2016, following a fall of 9.7 percent in the previous month. The seasonally adjusted number has fluctuated in recent months, and the trend is easing.



Source: Statistics New Zealand

The actual value of building work consented in April 2016 was \$1.4 billion. For April 2016 compared with April 2015:

- residential work was up \$191 million (25 percent) to \$948 million
- non-residential work was up \$40 million (9.4 percent) to \$459 million.

Liz MacPherson, Government Statistician
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31 May 2016

Commentary

- New dwellings rebound in April
- New dwellings up in 11 of the 16 regions
- Canterbury earthquake-related consents total \$3.6 billion
- Non-residential building consents valued at \$459 million
- Consents for all buildings total \$1.4 billion in April

Figures given are not adjusted for seasonal fluctuations unless otherwise stated. Values include GST and are not adjusted for inflation.

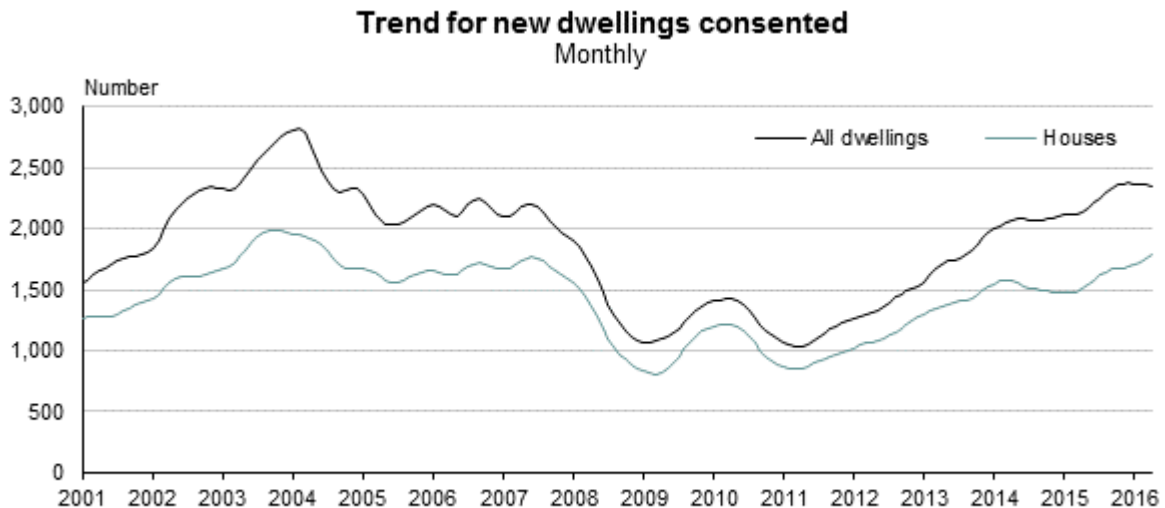
New dwellings rebound in April

In April 2016, a total of 2,361 new dwellings were consented, comprising:

- 1,742 houses
- 335 townhouses, flats, and units
- 259 retirement village units
- 25 apartments (the lowest number since March 2013).

The seasonally adjusted number of new dwellings rose 6.6 percent, following a 9.7 percent fall in March. The seasonally adjusted number has fluctuated in recent months, and the trend is easing.

For houses only, the seasonally adjusted number rose 15 percent, following a 3.6 percent fall in March. The trend is increasing.



Source: Statistics New Zealand

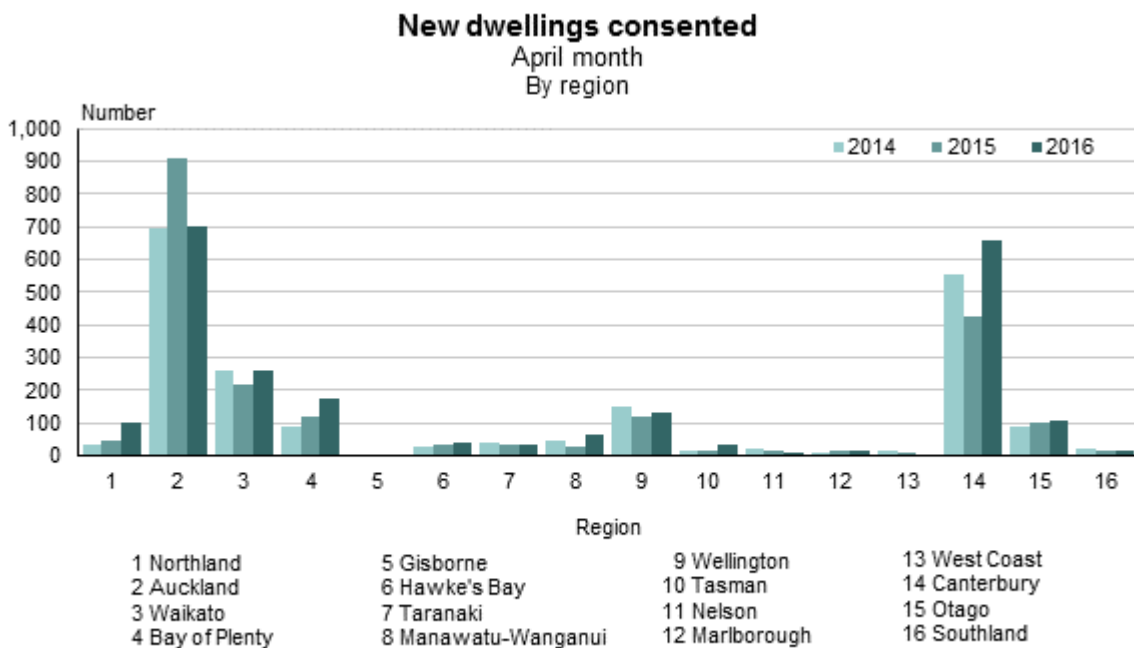
New dwellings up in 11 of the 16 regions

In 11 of the 16 regions, the number of new dwellings consented in April 2016 was higher than in April 2015. The regions with the largest increases were:

- Canterbury – up 229 (54 percent) to 656, due to a jump in retirement village units
- Bay of Plenty – up 58 (49 percent) to 176
- Northland – up 57 (124 percent) to 103.

The region with the largest decrease was Auckland – down 213 (23 percent) to 699, due to a decrease in apartments.

The national number of new dwellings consented in April 2016 was 249 more than in April 2015 (up 12 percent).



Source: Statistics New Zealand

The trend for the number of new dwellings consented in Auckland reached an 11-year high in late 2015, but has tailed off since then.

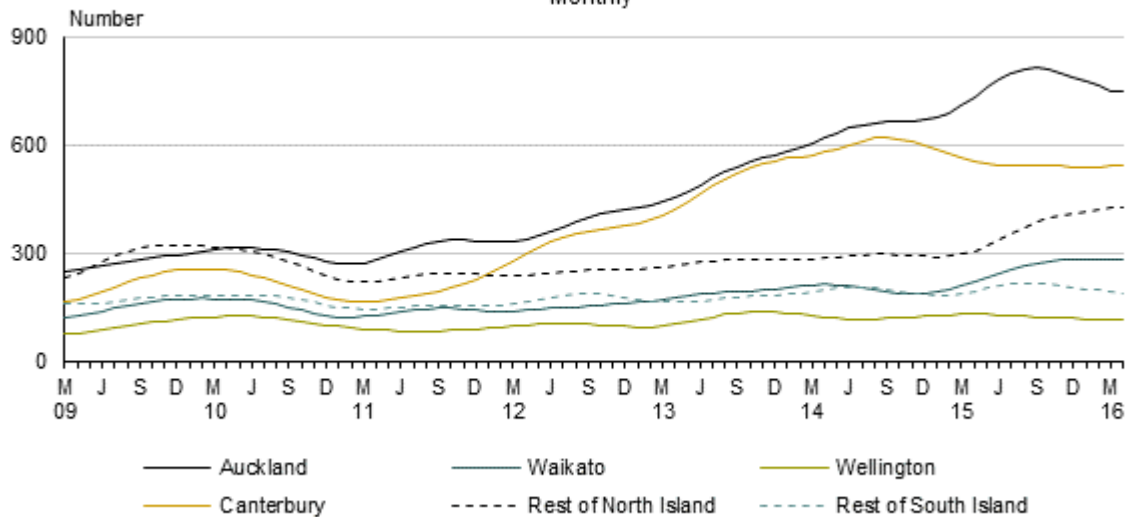
The trend for Waikato is at around its highest level since late 2007. The trend for Wellington has generally been decreasing over the past year. The trend for the rest of the North Island is at its highest level since early 2008.

The trend for Canterbury has fallen 13 percent since the series peak in late 2014, but appears to have stabilised, and is still well above the historical average level. The trend for the rest of the South Island appears to be decreasing.

Note: Trend movements, particularly for recent months, may be revised when we add future months to the series.

Trend for new dwellings consented

By region
Monthly



Source: Statistics New Zealand

Canterbury earthquake-related consents total \$3.6 billion

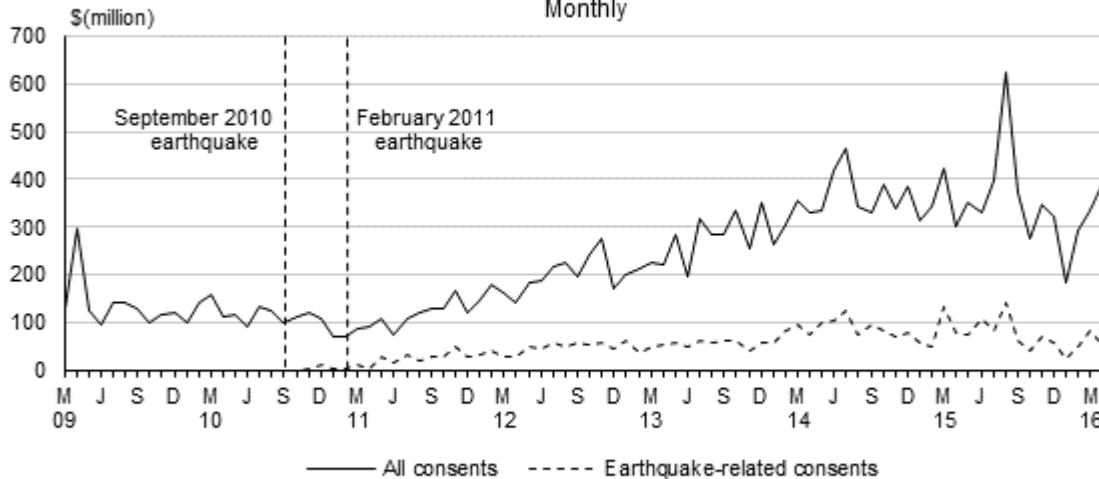
Since September 2010, \$3.6 billion of Canterbury's consents have been identified as earthquake-related building consents. This includes consents for 4,395 new dwellings.

Not all earthquake-related consents can be identified. For comparison, total figures for Canterbury from September 2010 to April 2016 were:

- \$17 billion of building consents (all construction)
- 28,851 new dwellings consented.

In April 2016, the value of consents identified as earthquake-related in Canterbury was \$51 million (of a total of \$400 million for Canterbury). This included 64 new dwellings (of a total of 656).

Value of building consents in Canterbury⁽¹⁾
Including alterations, additions, and non-building construction
Monthly



1. Not all earthquake-related building consents can be identified.

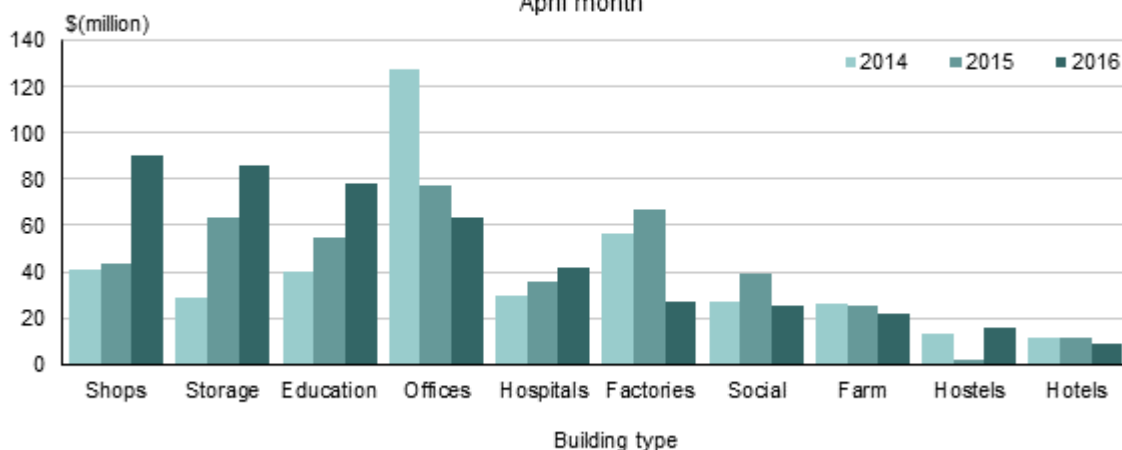
Source: Statistics New Zealand

Non-residential building consents valued at \$459 million

The value of consents for non-residential buildings in April 2016 was \$459 million – up \$40 million (9.4 percent) from April 2015. The largest contributors to this month’s value were:

- shops, restaurants, and bars – \$90 million
- storage buildings – \$86 million
- education buildings – \$78 million.

Value of non-residential buildings consented
By building type (including alterations and additions)
April month



Source: Statistics New Zealand

The regions that contributed the highest value of non-residential building consents in April 2016 were:

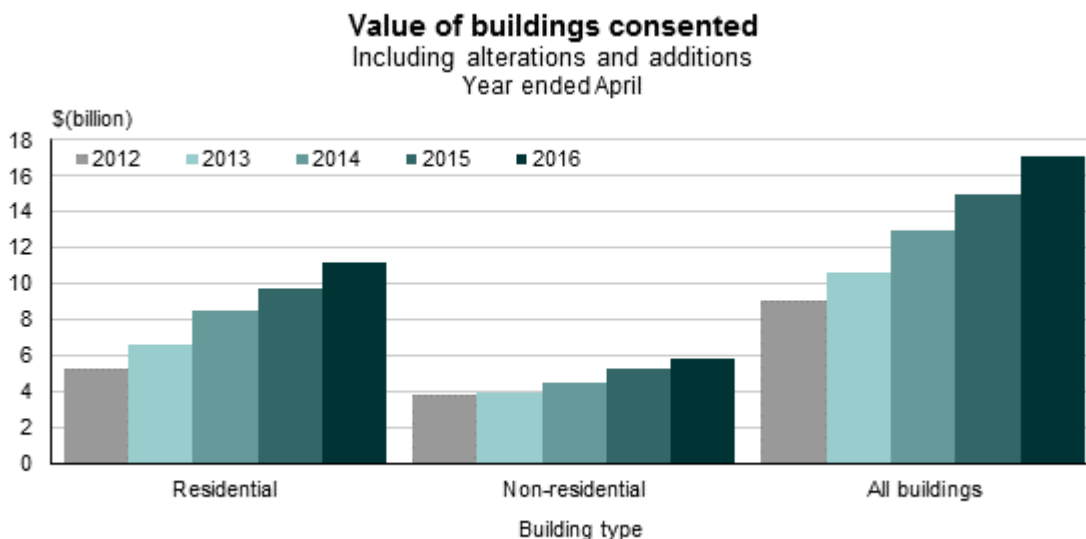
- Canterbury – \$165 million
- Auckland – \$139 million
- Waikato – \$38 million
- Bay of Plenty – \$35 million.

Consents for all buildings total \$1.4 billion in April

The total value of building work consented in April 2016 was \$1.4 billion. This comprised \$948 million of residential work, and \$459 million of non-residential work.

For the year ended April 2016, compared with the year ended April 2015, the value of buildings consented increased for:

- all buildings – up \$2.1 billion (14 percent) to \$17 billion
- residential buildings – up \$1.5 billion (16 percent) to \$11 billion
- non-residential buildings – up \$568 million (11 percent) to \$5.9 billion.



Source: Statistics New Zealand

Data for building consents is obtained from all territorial authorities in New Zealand.

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

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Data quality

Building Consents Issued – DataInfo+

General methodology used to produce building consent statistics from March 2015 onwards.

Building Consents Issued concepts from March 2015 onwards – DataInfo+

Definitions of terms used in this release.

Principles and protocols for producers of Tier 1 statistics

Statistics in this release have been produced in accordance with the Official Statistics System principles and protocols for producers of Tier 1 statistics for quality. They conform to the Statistics NZ Methodological Standard for Reporting of Data Quality.

Related information

Earthquake-related building consents in Canterbury

Summarises Canterbury consents identified as earthquake-related. This table is updated monthly.

Value of Building Work Put in Place – information releases

Statistics that 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.

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Tables

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1. Building consents issued
2. Number of new dwellings consented
3. Number and value of new dwellings consented, by region
4. Number of new dwellings consented, trend for selected regions
5. Number of new dwellings consented, by selected territorial authority and Auckland wards
6. Value of building consents issued, actual and trend values

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