

Building Consents – January 2019

Commentary

OVERVIEW – TAURANGA & WESTERN BAY OF PLENTY COMBINED

This section of the report provides an overview of the value of building consents issued for each calendar year to date since Priority One commenced records in 2004. In the table on the next page, the highest total for each calendar year to date has been highlighted in orange, with the second highest total shaded in yellow.

In 2018, the combined value of consents issued by Tauranga City Council and Western Bay District Council exceeded \$1 billion for the third consecutive year. However, figures indicate we may have reached a plateau in construction activity, with a 7% drop in the value of consents issued from the 2017 year. In saying that, with over \$350 million in construction projects underway or planned in Tauranga's city centre alone over the next few years, a downturn in the sector is unlikely.

During January 2019 Tauranga City Council issued \$83 million in consents, \$38 million more than last month and the highest total value in almost a year. This was largely due to two significant commercial consents totaling \$37.5 million. The value and number of residential new builds was slightly up on December, however there were no government/community consents issued during January.

Western Bay District Council had a relatively strong month during January, issuing \$22.5 million over 102 consents versus \$20.5 million over 68 consents in December. Residential new builds were very strong at \$18 million for 45 houses. This is the highest value of residential new build consents issued in a month since February 2018 and the highest number of residential new build consents issued since September 2017.

While one month is not a sufficient timeframe to determine any trends in building consents issued, 2019 saw the highest value of consents issued by both Tauranga City Council and Western Bay of Plenty District Council in a January month since our records began. Tauranga was 16% ahead of January last year, while Western Bay was 59% ahead. Overall, the combined sub-region issued 23% more building consents by value in January 2019 than for the same month last year.

Details on all consents issued by Tauranga City Council and Western Bay District Council during January are outlined on pages 3 & 4 of this report. In addition, Priority One has records going back to 2004 where different categories of consents issued can be compared.

Total Value of Building Consents Issued - January Month <i>(Note figures have been rounded)</i>			
Year	Tauranga City Council (million)	Western Bay District Council (million)	Western Bay Sub-Region (TCC & WBOPDC Combined) (million)
2004	\$38.35	\$11.48	\$49.83
2005	\$32.48	\$10.69	\$43.17
2006	\$37.02	\$9.97	\$46.99
2007	\$26.32	\$18.17	\$44.49
2008	\$28.40	\$13.03	\$41.43
2009	\$11.39	\$10.94	\$22.33
2010	\$24.48	\$6.41	\$30.89
2011	\$21.53	\$6.44	\$27.97
2012	\$18.51	\$3.61	\$22.12
2013	\$25.65	\$8.30	\$33.95
2014	\$31.80	\$7.46	\$39.26
2015	\$48.00	\$14.72	\$62.72
2016	\$54.83	\$16.24	\$71.07
2017	\$38.12	\$21.29	\$59.41
2018	\$71.66	\$14.14	\$85.80
2019	\$82.78	\$22.54	\$105.32
Annual Change	+ 16%	+ 59%	+ 23%

JANUARY 2019 SUMMARY – TAURANGA CITY

Total value was \$82.8m, well ahead of last month's \$45.5m, which was the two year low, and also more than the \$71.7m in consents issued in January a year ago. The two-year high was \$113.2m in consents issued in May 2018.

Total number of consents was 159, less than last month's 165 and also less than the 169 consents issued in January 2018. The two-year high was 287 consents issued in May 2017, while the low over the same period was 130 consents issued in December 2017.

Single/multi dwelling consents were valued at \$29.5m, slightly ahead of last month's \$27.5m, but less than the \$33.7m in consents for residential new builds issued last year. The high over the last two years was \$75.5m in consents issued in November 2017, while the low was \$22.2m in consents issued in December 2017. The number of consents issued in this category was 72, well ahead of last month's 51, which was the two-year low, and the same as those issued in January 2018. The high over the same period was 135 consents issued in both February and June 2017.

Commercial consents were valued at \$49.4m, well ahead of last month's \$12.3m and the \$19.7m in commercial consents issued in January 2018. The two-year high was \$59.0m in consents issued in August 2017 and the low was \$7.8m in consents issued in November 2017. There were four large (\$1.0m+) commercial consents issued: for an interior office fit-out at 15 Harington St (\$1.6m); for an industrial building at 54 Gargan Rd (\$1.8m); for stage 1 of the Mainfreight logistics hub at Mangatawa (\$10.5m); and for stage 2 of the Melrose Retirement Village development at 159 Waihi Rd (\$27.0m). The number of commercial consents was 34, less than last month's 39, but well ahead of the 17 consents issued in January 2018 in this category. The two-year high was 66 consents issued in October 2018 and the low was 13 consents issued in February 2018.

Government & community consents were valued at \$0, less than last month's \$872k and the \$12.7m in government/community consents issued in January 2018 and marking a new two year low. The two-year high was \$39.5m in consents issued in June 2017. There were 5 consents in this category issued last month and the same number issued in January 2018. The two-year high was 15 consents issued in July 2018.

JANUARY 2019 SUMMARY – WESTERN BAY OF PLENTY DISTRICT

Total value of consents was \$22.5m, ahead of last month's \$20.5m and also more than the \$14.1m in consents issued in January 2018. The two-year high was \$27.6m in consents issued in February 2018, while the low was \$13.9m in consents issued in July 2018.

Number of consents was 102, well ahead of last month's 68, which was the two year low, and also more than the 72 consents issued in January last year. The two-year high was 135 consents issued in May 2018.

Single dwelling consents were valued at \$18.0m, nearly twice the value of those issued last month (\$10.4m) and also well ahead of the \$11.1m in consents issued in January 2018. The two-year high was \$20.7m issued in February 2018, while the low of \$9.2m was issued in July 2018. The number of single dwelling consents issued was 45, well ahead of the 19 issued last month, which was the two year low, and also more than the 28 consents issued in January a year ago. The high over the same period was 51 consents issued in September 2017.

Commercial consents were valued at \$1.0m, slightly less than last month's \$1.9m, but more than the \$343k issued in January 2018. The two-year high was \$9.2m issued in April 2018, while the low over the same period was \$30k issued in August 2018. There were no large (\$1.0m+) commercial consents issued this month. The number of commercial consents was 5, ahead of last month's two and the same number as issued in January 2018. The two-year high was 10 consents issued in July 2017, while the low over the same period was 1 consent issued in both August and September 2018.

Government & community consents were valued at \$89k, well down on last month's \$5.6m and also less than the \$250k issued in January 2018. The two-year high was \$7.5m in consents issued in February 2017, while no consents were issued in February, March and May 2018. The number of consents was 2, the same as those issued last month and more than the single consent issued in January 2018. The two-year high was 5 consents issued in February and October 2017.

BUILDING CONSENT INFORMATION

JANUARY 2019

	<i>Value \$</i>	<i>No. of Consents</i>
TAURANGA CITY COUNCIL		
Domestic / Single Dwelling	\$26,593,966	69
Apartments / Multi Unit Developments	\$2,948,000	3
Domestic / Other	\$2,546,530	35
Minor Work / Heater / Sewer / Solar	\$32,292	7
Domestic Garage / Carport / Outbuildings	\$127,444	2
Swimming / Spa Pool	\$105,000	2
Government / Education / Community	\$0	0
Commercial / Retail / Hospitality	\$1,212,000	9
Commercial / Offices	\$3,100,000	3
Commercial – Seismic Strengthening	\$175,000	1
Commercial / Other	\$30,257,200	12
Industrial / Manufacturing / Warehouse	\$14,636,938	9
Transportable Buildings / Marquees	\$388,044	3
Amendments to Previous Consents	\$500,000	1
Resite / Demolition	\$155,000	3
TOTAL	\$82,777,414	159
WESTERN BAY OF PLENTY DISTRICT COUNCIL		
Domestic / Single Dwelling	\$14,825,382	41
Apartments / Multi Unit Developments	\$3,156,035	4
Domestic / Other	\$2,658,470	24
Minor Work / Heater / Sewer / Solar	\$62,430	15
Domestic Garage / Outbuilding / Other	\$281,382	6
Commercial / Industrial	\$1,032,000	5
Outbuildings / Other (incl farm buildings)	\$392,029	2
Government / Education / Community	\$89,000	2
Swimming / Spa Pool	\$9,865	1
Resite / Demolition	\$33,000	2
Transportable Buildings / Marquees	\$0	0
Amendments to Previous Consents	\$0	0
TOTAL	\$22,539,593	102

BUILDING CONSENT INFORMATION

**Monthly Comparison
Tauranga/Western Bay of Plenty Region**

<i>Month</i>	<i>TCC \$ Consents</i>	<i>TCC No. Consents</i>	<i>WBOPDC \$ Consents</i>	<i>WBOPDC No. Consents</i>
August 2003	\$33,187,623	320	\$8,499,116	169
September 2003	\$31,588,624	277	\$10,908,076	166
October 2003	\$34,601,625	304	\$12,271,018	139
November 2003	\$31,926,155	242	\$10,308,591	155
December 2003	\$28,601,281	217	\$9,282,173	135
January 2004	\$38,346,264	245	\$11,479,997	112
February 2004	\$26,346,182	195	\$7,131,905	119
March 2004	\$37,353,491	262	\$8,736,166	139
April 2004	\$34,754,167	277	\$8,754,167	165
May 2004	\$35,419,162	287	\$10,716,929	185
June 2004	\$146,544,934	559	\$10,110,432	162
July 2004	\$29,036,264	280	\$11,623,577	204
August 2004	\$32,391,087	238	\$10,800,260	164
September 2004	\$24,493,553	210	\$12,939,582	162
October 2004	\$38,298,042	262	\$10,379,858	121
November 2004	\$25,045,625	234	\$14,092,839	162
December 2004	\$26,751,729	187	\$13,487,935	126
January 2005	\$32,479,944	200	\$10,692,225	119
February 2005	\$43,746,369	236	\$7,348,847	114
March 2005	\$37,409,056	274	\$10,214,648	124
April 2005	\$17,467,195	211	\$10,616,838	149
May 2005	\$37,647,371	271	\$10,198,034	192
June 2005	\$25,088,536	272	\$9,356,196	125
July 2005	\$43,408,559	292	\$7,332,080	154
August 2005	\$59,508,259	299	\$14,224,784	173
September 2005	\$41,518,227	256	\$9,330,890	154
October 2005	\$58,966,016	278	\$11,066,952	119
November 2005	\$59,116,538	327	\$9,734,228	110
December 2005	\$22,531,952	176	\$11,818,094	121
January 2006	\$37,022,655	206	\$9,966,899	76
February 2006	\$33,452,658	204	\$11,927,468	101
March 2006	\$35,171,593	283	\$14,895,273	111
April 2006	\$26,573,486	194	\$11,245,944	131
May 2006	\$42,824,227	304	\$10,655,642	143
June 2006	\$86,354,058	271	\$10,232,086	127
July 2006	\$52,478,734	334	\$9,695,541	119

<i>Month</i>	<i>TCC \$ Consents</i>	<i>TCC No. Consents</i>	<i>WBOPDC \$ Consents</i>	<i>WBOPDC No. Consents</i>
August 2006	\$66,582,514	372	\$13,930,729	157
September 2006	\$31,377,029	240	\$10,432,610	126
October 2006	\$29,633,279	204	\$14,764,628	128
November 2006	\$33,678,641	243	\$11,485,223	112
December 2006	\$37,174,965	189	\$12,435,721	97
January 2007	\$26,322,877	227	\$18,165,594	165
February 2007	\$40,486,485	209	\$8,740,898	145
March 2007	\$43,762,869	298	\$16,583,906	208
April 2007	\$22,977,357	224	\$12,431,690	265
May 2007	\$44,532,845	293	\$14,464,794	314
June 2007	\$44,409,824	269	\$14,024,607	217
July 2007	\$33,236,962	230	\$7,827,394	199
August 2007	\$36,640,954	241	\$13,021,214	153
September 2007	\$42,462,212	202	\$13,281,322	167
October 2007	\$36,742,134	320	\$5,673,257	95
November 2007	\$65,582,949	242	\$8,822,070	113
December 2007	\$39,343,737	173	\$11,369,964	132
January 2008	\$28,397,380	200	\$13,028,428	85
February 2008	\$25,233,492	229	\$19,898,198	171
March 2008	\$36,712,502	188	\$8,169,344	91
April 2008	\$16,904,881	173	\$7,640,938	80
May 2008	\$45,328,062	206	\$9,696,407	154
June 2008	\$28,118,864	180	\$7,872,905	84
July 2008	\$31,576,648	217	\$11,198,925	110
August 2008	\$30,007,247	172	\$10,599,429	115
September 2008	\$43,166,304	181	\$6,821,261	77
October 2008	\$25,535,594	178	\$13,232,279	84
November 2008	\$19,831,283	149	\$12,181,514	110
December 2008	\$25,766,236	108	\$11,964,601	80
January 2009	\$11,391,060	113	\$10,944,397	63
February 2009	\$11,541,076	132	\$4,286,776	74
March 2009	\$15,977,051	133	\$8,316,216	79
April 2009	\$14,104,020	167	\$6,258,330	84
May 2009	\$23,294,618	207	\$7,762,231	108
June 2009	\$26,606,732	210	\$7,941,278	97
July 2009	\$40,314,570	197	\$13,459,660	117
August 2009	\$21,182,538	161	\$7,982,777	91
September 2009	\$19,875,315	147	\$8,175,410	93
October 2009	\$29,761,380	196	\$12,196,397	110
November 2009	\$33,260,989	196	\$5,997,021	92
December 2009	\$30,378,797	216	\$10,572,351	84

<i>Month</i>	<i>TCC \$ Consents</i>	<i>TCC No. Consents</i>	<i>WBOPDC \$ Consents</i>	<i>WBOPDC No. Consents</i>
January 2010	\$24,482,263	151	\$6,408,294	66
February 2010	\$37,849,841	162	\$4,529,467	53
March 2010	\$23,530,783	188	\$11,310,318	85
April 2010	\$37,736,669	184	\$8,871,921	134
May 2010	\$18,833,373	155	\$8,826,265	109
June 2010	\$19,495,561	165	\$8,686,576	111
July 2010	\$37,873,805	224	\$6,003,140	87
August 2010	\$19,838,042	152	\$8,251,883	106
September 2010	\$33,016,627	189	\$11,691,749	115
October 2010	\$24,481,907	144	\$5,854,351	56
November 2010	\$33,990,531	168	\$8,060,024	79
December 2010	\$31,015,638	129	\$7,022,651	78
January 2011	\$21,532,035	122	\$6,438,262	67
February 2011	\$17,150,455	148	\$7,838,232	91
March 2011	\$23,781,168	135	\$8,779,452	77
April 2011	\$16,094,768	143	\$14,337,033	77
May 2011	\$22,983,816	161	\$5,144,003	106
June 2011	\$24,380,396	182	\$6,496,077	93
July 2011	\$18,603,137	162	\$4,512,911	77
August 2011	\$21,553,140	143	\$8,632,976	91
September 2011	\$44,576,816	120	\$9,367,346	89
October 2011	\$24,161,976	146	\$5,809,641	74
November 2011	\$24,645,867	166	\$8,873,442	585
December 2011	\$16,090,201	99	\$4,381,279	50
January 2012	\$18,509,230	100	\$3,609,264	44
February 2012	\$31,069,926	150	\$6,211,527	51
March 2012	\$20,225,864	147	\$17,735,763	70
April 2012	\$21,893,416	137	\$4,603,042	73
May 2012	\$33,613,758	150	\$8,426,824	111
June 2012	\$22,361,885	150	\$8,996,559	68
July 2012	\$38,311,036	177	\$8,414,487	92
August 2012	\$47,662,395	167	\$7,112,432	100
September 2012	\$19,544,450	130	\$7,937,949	70
October 2012	\$30,720,475	138	\$10,819,050	53
November 2012	\$30,577,727	169	\$8,199,752	74
December 2012	\$27,857,455	116	\$9,657,521	61
January 2013	\$25,654,044	119	\$8,301,519	54
February 2013	\$35,117,389	122	\$9,358,466	73
March 2013	\$26,731,310	140	\$4,999,970	30
April 2013	\$24,800,715	157	\$8,445,121	107
May 2013	\$26,659,869	190	\$9,237,644	86

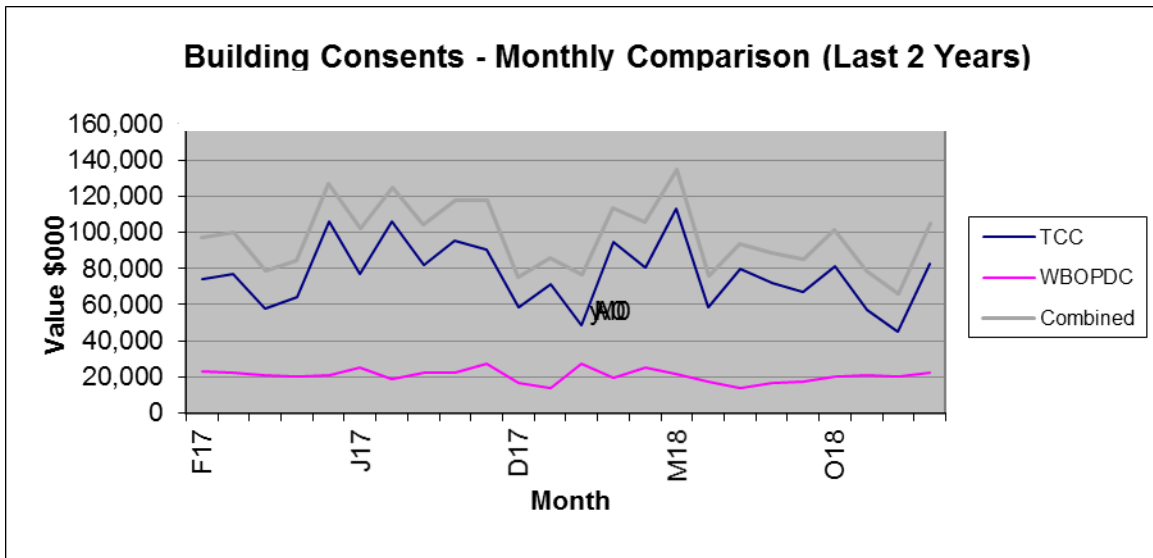
<i>Month</i>	<i>TCC \$ Consents</i>	<i>TCC No. Consents</i>	<i>WBOPDC \$ Consents</i>	<i>WBOPDC No. Consents</i>
June 2013	\$25,753,033	155	\$8,077,868	76
July 2013	\$47,626,378	208	\$8,513,018	75
August 2013	\$36,206,806	164	\$6,905,619	65
September 2013	\$33,493,339	147	\$12,803,782	92
October 2013	\$39,680,344	191	\$7,463,166	65
November 2013	\$36,236,775	194	\$9,500,154	78
December 2013	\$54,089,100	152	\$7,141,056	55
January 2014	\$31,796,949	134	\$7,455,709	63
February 2014	\$37,130,626	182	\$9,881,593	60
March 2014	\$41,791,746	176	\$11,262,407	80
April 2014	\$34,760,500	161	\$7,411,767	78
May 2014	\$34,610,356	212	\$9,289,713	85
June 2014	\$30,785,500	154	\$8,898,879	91
July 2014	\$54,468,248	216	\$11,705,926	76
August 2014	\$51,016,694	226	\$9,900,365	80
September 2014	\$37,623,757	162	\$11,737,098	72
October 2014	\$35,609,738	185	\$12,728,134	102
November 2014	\$41,139,766	176	\$11,023,510	68
December 2014	\$37,246,517	169	\$11,117,197	64
January 2015	\$47,997,541	152	\$14,718,696	44
February 2015	\$39,646,005	142	\$8,226,212	57
March 2015	\$41,698,900	180	\$9,186,693	77
April 2015	\$41,593,547	138	\$11,361,086	99
May 2015	\$51,238,507	216	\$13,054,109	107
June 2015	\$66,176,999	222	\$11,141,324	101
July 2015	\$44,497,174	195	\$15,349,934	106
August 2015	\$71,193,673	217	\$12,183,170	87
September 2015	\$81,135,092	234	\$20,505,524	105
October 2015	\$72,845,520	289	\$18,818,145	100
November 2015	\$60,924,455	269	\$18,668,435	104
December 2015	\$60,034,741	210	\$20,223,744	95
January 2016	\$54,826,562	182	\$16,240,067	58
February 2016	\$66,513,834	224	\$16,890,143	101
March 2016	\$59,790,889	207	\$23,599,615	113
April 2016	\$62,424,644	203	\$19,406,601	158
May 2016	\$66,471,271	268	\$29,519,949	162
June 2016	\$66,735,733	262	\$31,287,632	141
July 2016	\$66,275,252	234	\$24,544,006	127
August 2016	\$61,818,539	258	\$25,492,042	125
September 2016	\$58,944,693	253	\$22,486,350	125
October 2016	\$85,634,078	256	\$26,578,291	114

<i>Month</i>	<i>TCC \$ Consents</i>	<i>TCC No. Consents</i>	<i>WBOPDC \$ Consents</i>	<i>WBOPDC No. Consents</i>
November 2016	\$64,855,506	212	\$23,730,041	132
December 2016	\$64,458,703	205	\$19,507,842	94
January 2017	\$38,115,643	144	\$21,288,011	57
February 2017	\$73,843,790	239	\$23,489,953	108
March 2017	\$77,177,301	251	\$22,484,853	94
April 2017	\$57,699,787	199	\$21,326,590	107
May 2017	\$64,160,945	287	\$20,085,575	131
June 2017	\$105,947,443	275	\$20,831,361	114
July 2017	\$76,849,101	268	\$25,263,599	130
August 2017	\$106,237,124	242	\$18,867,761	133
September 2017	\$82,146,818	265	\$22,440,658	130
October 2017	\$95,522,722	218	\$22,281,548	125
November 2017	\$90,586,203	236	\$27,312,158	114
December 2017	\$58,335,774	130	\$17,086,112	89
January 2018	\$71,656,240	169	\$14,144,717	72
February 2018	\$48,873,566	186	\$27,559,477	102
March 2018	\$94,414,266	239	\$19,310,777	85
April 2018	\$80,808,648	192	\$25,126,546	99
May 2018	\$113,180,620	252	\$21,785,894	135
June 2018	\$58,671,965	193	\$17,508,003	108
July 2018	\$79,846,972	192	\$13,895,415	122
August 2018	\$71,746,397	218	\$16,828,557	104
September 2018	\$67,129,561	187	\$17,680,731	90
October 2018	\$81,228,165	228	\$20,388,209	106
November 2018	\$57,456,308	235	\$20,973,131	77
December 2018	\$45,462,947	165	\$20,525,943	68
January 2019	\$82,777,414	159	\$22,539,593	102

Monthly Value of Building Consents Issued – Last Two Years

Tauranga City Council & Western Bay of Plenty District Council

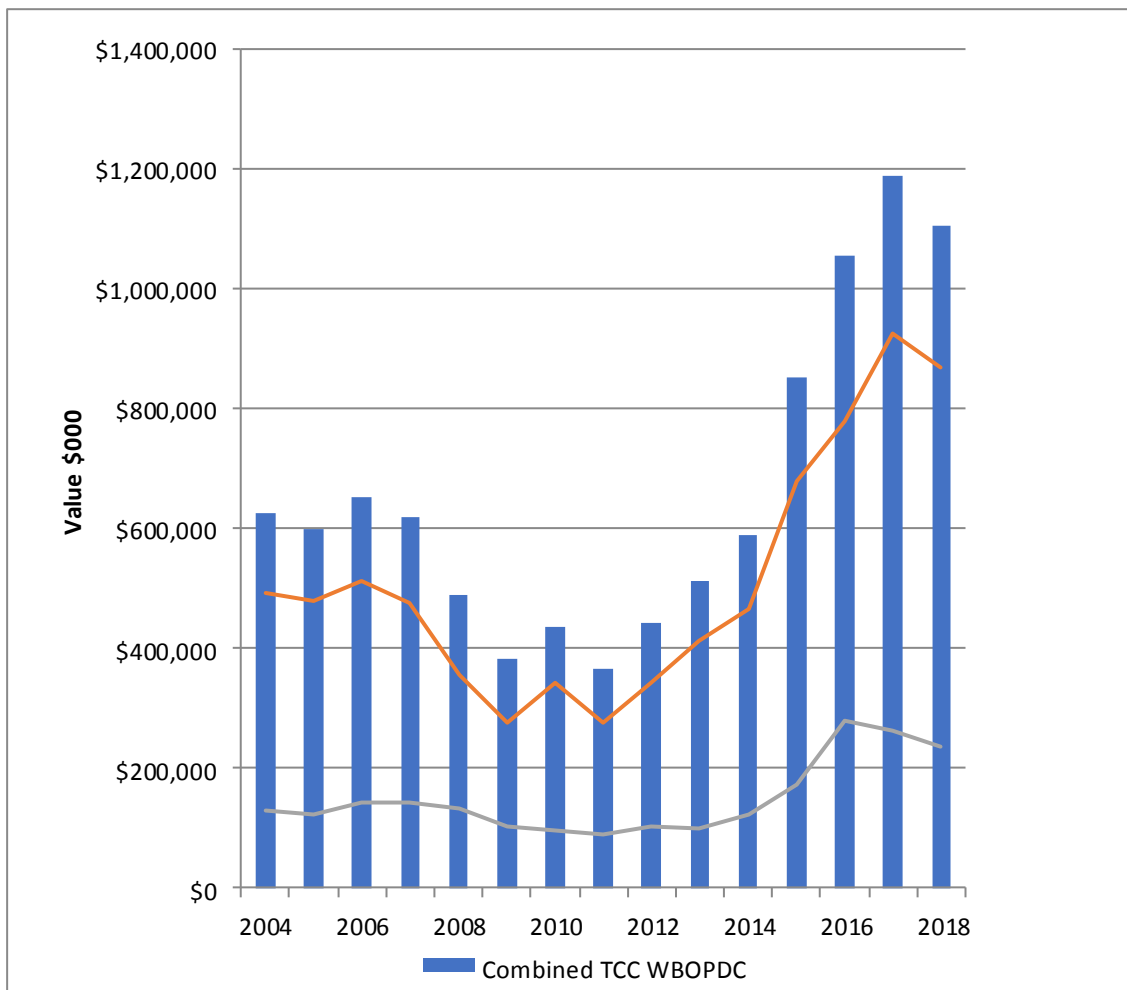
February 2017 to January 2019



Annual Value of Building Consents Issued – Last 15 Years

Tauranga City Council & Western Bay of Plenty District Council

January 2004 to December 2018



SUMMARY TABLE OF BUILDING CONSENTS FOR COMMENTARY – 2017-19

Note \$ figures in '000s

Low High

2017

2018

2019

	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan
Total \$ TCC	73,844	77,177	57,700	64,161	105,947	76,849	106,237	82,147	95,523	90,586	58,336	71,656	48,874	94,414	80,809	113,181	58,672	79,847	71,746	67,130	81,228	57,456	45,463	82,777
Total \$ WBOPDC	23,490	22,485	21,327	20,086	20,831	25,264	18,868	22,441	22,282	27,312	17,086	14,145	27,559	19,311	25,127	21,786	17,508	13,895	16,829	17,681	20,388	20,973	20,526	22,540
Total # TCC	239	251	198	287	275	268	242	265	217	236	130	169	186	239	192	252	193	192	218	187	228	235	165	159
Total # WBOPDC	108	94	107	131	114	130	133	130	125	114	89	72	102	85	99	135	108	122	104	90	106	77	68	102
\$ Dwellings TCC	48,300	46,430	36,937	46,741	51,539	54,833	37,561	52,859	36,047	75,542	22,180	33,731	32,400	41,180	32,270	46,282	34,408	28,736	41,959	46,591	34,222	33,687	27,458	29,542
\$ Dwellings WBOPDC	11,991	15,410	16,020	12,795	16,112	15,599	11,895	19,175	11,909	19,795	10,021	11,061	20,705	15,355	11,548	14,922	10,706	9,228	12,887	13,427	15,120	8,979	10,432	17,981
# Dwellings TCC	135	124	93	131	135	134	104	126	92	134	54	72	86	117	82	115	80	61	75	75	86	87	51	72
# Dwellings WBOPDC	37	32	40	32	42	36	30	51	32	44	25	28	44	38	23	37	29	23	30	30	33	23	19	45
Commercial \$ TCC	19,895	23,307	17,862	10,836	11,413	15,852	59,050	21,758	33,423	7,799	31,777	19,736	9,214	38,718	39,483	49,205	19,089	20,311	22,328	13,366	39,415	12,564	12,287	49,381
Commercial \$ WBOPDC	503	4,203	2,125	940	541	4,383	1,285	650	1,353	3,488	2,462	343	1,179	864	9,212	2,157	2,537	242	30	268	607	8,920	1,860	1,032
Commercial # TCC	27	42	30	36	35	31	29	37	27	16	16	17	13	28	26	28	20	24	34	31	66	48	39	34
Commercial # WBOPDC	6	9	6	6	3	10	7	3	7	8	3	5	5	3	6	8	4	3	1	1	5	7	2	5
Government/Community \$ TCC	270	972	197	2,982	39,540	135	3,249	1,472	13,156	815	443	12,681	1,730	4,236	47	13,620	1,760	25,239	1,024	500	1,676	4,824	872	0
Government/Community \$ WBOP	7,513	550	190	2,634	1,750	314	1,032	23	4,348	1,280	11	250	0	0	500	0	650	115	1,129	73	175	640	5,600	89
Government/Community # TCC	2	7	4	8	5	2	7	6	8	5	3	5	6	7	3	5	2	15	4	5	10	4	5	0
Government/Community # WBOP	5	2	2	3	4	1	4	1	5	3	2	1	0	0	1	0	2	2	4	2	1	3	2	2