BUILDING PERFORMANCE

Review of the Building Consent System

ISSUES DISCUSSION DOCUMENT

Summary of submissions

DECEMBER 2022

MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

Te Kāwanatanga o Aotearoa
New Zealand Government

MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

Ministry of Business, Innovation and Employment (MBIE) Hīkina Whakatutuki – Lifting to make successful

MBIE develops and delivers policy, services, advice and regulation to support economic growth and the prosperity and wellbeing of New Zealanders.

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Introduction

MBIE is conducting a review of the building consent system. The aim of the review is to modernise the system to provide assurance to building owners and users that building work will be done right the first time, thereby ensuring that buildings are well-made, healthy, durable and safe.

WHY NOW?

A better building consent system is a key priority of the Government and is necessary to support transformation of our housing market to unlock productivity growth and make houses more affordable.

The current building consent system originates from a system first established in 1991. What and how we build has changed substantially since then. Building and housing types have become increasingly diverse, and the relevant building and construction trades have become more specialised.

The building and construction sector is also going through a period of strong growth, with increased demand to build at scale and pace. Government initiatives aimed at stimulating urban development and increasing the supply of housing, including affordable housing, will place further pressure on the building consent system.

While the building consent system is processing a record volume of consents, it is under significant strain. There have been complaints about delays in processing building consents and long wait times for inspections. Building consent authorities also report significant challenges with attracting and retaining staff to cope with the current volume of consent applications and the expectation that consents will be processed in a timely manner.

Further challenges are expected as the sector continues to innovate, for example, by adopting new technologies and design methodologies. Climate change and a focus on more sustainable use of resources will also impact the way we build in the future.

AN ISSUES DISCUSSION DOCUMENT WAS RELEASED

On 21 July 2022, MBIE released an issues discussion document *Review of the Building Consent System* for public consultation to inform the review.

The issues discussion document sought feedback on the role of the government in the building consent system, the desirable outcomes from the system, and an initial assessment of the key issues that are barriers to achieving those outcomes. It aimed to build a shared understanding of system-wide issues as a basis for considering future system change.

This document summarises the submissions made on the issues discussion document. The issues discussion document can be accessed at: https://www.mbie.govt.nz/have-your-say/building-consent-system-review/.

The consultation process

Public consultation began on 21 July 2022, with submissions open for a total of six weeks. The consultation period ended on 4 September 2022. A total of 33 questions were asked in the issues discussion document.

To promote opportunities for feedback, MBIE released a media statement and emailed stakeholders who may have had an interest in the review of the building consent system. In addition, MBIE ran a publicity campaign and advertised the consultation on social media and the radio.

Feedback was received from a range of stakeholders

A total of 264 submissions on the issues discussion document were received from a range of stakeholders, with good representation across the building and construction sector. Figure 1, below, summarises the submissions received by stakeholder category (Annex 1 provides a full list of submitters).

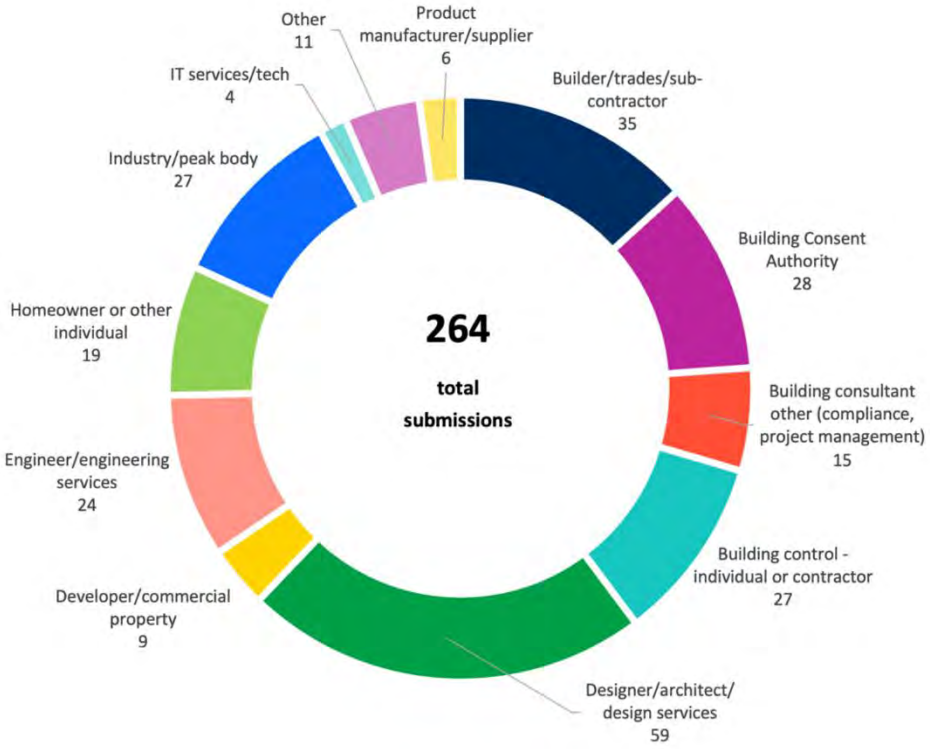

Figure 1: Submitters by sub-sector

Twenty-eight of the 67 building consent authorities across Aotearoa New Zealand made submissions. Additionally, 27 submissions were received from building control individuals or contractors. Twenty-seven industry organisations made submissions on the issues discussion document. These organisations represented a range of stakeholders across the building and construction sector including: builders, engineers and architects; plumbers, gasfitters and drainlayers; roofing, flooring and frame manufacturers; and local government and building control officers.

Designers comprised the largest group of submitters (59), followed by builders, tradespeople and sub-contractors (35). Fifteen building consultants submitted, while a handful of submissions were received from developers, product manufacturers and suppliers, and those working in information and technology services. In addition, 19 submissions were received from homeowners and other individuals.

Key themes

This section outlines the key themes and concerns raised in the submissions received. A more detailed summary is provided in the following sections.

ROLE OF GOVERNMENT

Submitters broadly commented that the primary focus of the building consent system should be to ensure that building work is carried out in accordance with the Building Code, thereby ensuring buildings are safe, durable and healthy. Addressing the risk of harm and information gaps were identified as key drivers for government intervention. Many submitters considered that specific assurance functions could be provided by a wider range of system participants, not just building consent authorities. Enabling this could alleviate some of the pressures on building consent authorities, and ensure accountability sits with those best able to identify and manage risk.

OUTCOMES

Most submitters agreed with the four desirable outcomes presented in the issues discussion document.

While there was broad consensus that the system is delivering on its core purpose, feedback indicated that there is significant room for improvement across the four outcomes. Current performance against the proposed outcomes was considered either poor or fair by the majority of submitters, with very few considering it excellent. Key reasons for the poor or fair ratings included delays in consent processing, insufficient collaboration between the parties responsible for a particular build, and different interpretations of regulatory requirements between and within building consent authorities.

ISSUE 1: ROLES AND RESPONSIBILITIES

The majority of submitters considered that roles and responsibilities are either very poorly understood or somewhat understood.

Submitters commented that responsibilities are not allocated appropriately within the system, for example, many considered that building consent authorities hold too much responsibility. Most submitters commenting on how responsibility should be allocated considered that responsibilities should better reflect parties' expertise, control and ability to influence the outcome.

ISSUE 2: CAPABILITY AND CAPACITY

Almost all submitters (99 per cent) agreed that capacity and capability constraints within building consent authorities and across the broader sector are impacting the performance of the building consent system.

Submitters noted that building consent authority capacity constraints are contributing to delays in processing building consent applications, adding to the time and cost of the overall build. Some submitters commented that building consent authorities are reluctant to trust information provided by third parties with relevant technical expertise.

Submitters also commented on the impact of difficulties in hiring, upskilling and retaining a workforce, and pressure to get buildings finished quickly.

ISSUE 3: SYSTEM AGILITY

Almost three quarters of submitters agreed or strongly agreed the building consent system is not sufficiently agile for the way we design, procure, and build today, or into the future. Many noted that the 'one size fits all' approach to building projects does not accurately reflect risk or complexity. Some commented that it is difficult

or takes considerable time to make variations, including product substitutions, once a consent is first granted, and that using alternative solutions as a compliance pathway adds to the time, cost and uncertainty of receiving a consent.

Submitters thought that these issues stifle innovation and prevent the New Zealand building system from adapting to evolving best practice at the international level, as well as responding to environmental and climate change concerns. Conversely, a small group of submitters considered that the current performance-based system is sufficiently flexible, and that the issues experienced above may relate more to capacity and capability constraints or aversity to risk.

Some submitters indicated that challenges with complying with and demonstrating compliance to the Building Code constrains the use of traditional Māori methods of construction and the development of Māori-owned land.

ISSUE 4: PERFORMANCE MONITORING AND SYSTEM OVERSIGHT

Submitters commented that accreditation audits are too narrowly focused and indicated that they would like to see improved collection and meaningful use of data and participant feedback to improve monitoring and oversight of the system. Barriers to this include a lack of consistency between building consent authorities in the collection and processing of data, and other participants potentially being reluctant to share data and information.

Submitters suggested that stronger feedback loops are needed so that data and feedback on problem areas can inform clear guidance to support consistency across the entire sector, particularly on matters of compliance. Across multiple issues, submitters also identified that they would like to see MBIE take a greater leadership role across the sector, including by providing more direction and guidance, as well as being available to respond to or advise on specific issues.

ISSUE 5: FRAGMENTED IMPLEMENTATION

Submitters commented on the inconsistency they experience in navigating the system, including with application requirements and processes, electronic lodgement systems, decisions and outcomes. Some noted that there is inconsistent interpretation of the *Building Act 2004*, Building Code, and acceptable solutions and verification methods between and within building consent authorities.

Submitters considered that cluster groups or contracting arrangements between building consent authorities are useful, and that the system works well when participants know their roles and building consent authorities work closely with local industry. Submitters also commented that accreditation requirements are ensuring some consistency and that building consent officers meet consistent minimum competency requirements.

Inconsistencies and delays in the process were reported to add to the time and cost of building, and cause confusion, frustration and stress. Some submitters considered that building consent authorities should be consolidated, or a national body introduced to deliver these services. Others considered that consistency should be achieved by standardising requirements, processes and systems, and having a single online system for receiving and processing consent applications.

Most submitters agreed that there is duplication or overlap between the building and resource consent processes, for example, both may require the same reports and specialist input. Some submitters commented that the interface between the building and resource consent processes is an issue, as the public generally do not understand the difference between building and resource consents, and when both are required. Overall, submitters indicated that the building and resource consent systems should be better aligned.

Role of government

The role of government in the building process varies around the world. Typically, government intervention is directed at addressing problems that occur in the building market, such as information gaps, risk of harm and cost of defects. Submitters were asked what role they thought government should have in providing assurance that buildings are healthy, durable and safe.

PRIMARY FOCUS OF THE BUILDING CONSENT SYSTEM

There were 163 responses to this question. Most submissions referred back to the purpose of the building consent system, to ensure that building work is carried out in accordance with the Building Code, thereby ensuring buildings are safe, durable and healthy. Only eight submissions specially commented on the rationale for government intervention. Of those, addressing the risk of harm and information gaps were identified as the most important areas of focus, alongside protection of building owners. In contrast, three submitters suggested the system should allow building owners to accept some of the risk that the building will not be fully compliant with the Building Code.

Other suggestions included:

- making efficiency and consistency of the process the primary focus (rather than just a desirable outcome)
- a more explicit focus on quality of work and holding participants to account
- promoting sustainable development and low emissions.

ROLE OF GOVERNMENT IN PROVIDING ASSURANCE

There were 156 responses to this question. Around one quarter of those submitters thought the current roles of government (central and local) were appropriate. A number suggested government should instead focus on getting the regulatory framework right, including ensuring participants are competent and can be held to account, and allow system participants (including owners, designers, builders and independent private entities) to provide more of the consenting functions. Other submitters commented specifically on the role of central government, but did not comment on who should be responsible for the consenting functions currently provided by building consent authorities.

DELEGATING BUILDING CONSENT FUNCTIONS TO OTHER PARTIES

There were 157 responses to this question. Of those, nearly three quarters (114) agreed there are some building consent functions that could be delegated to or provided by another party.

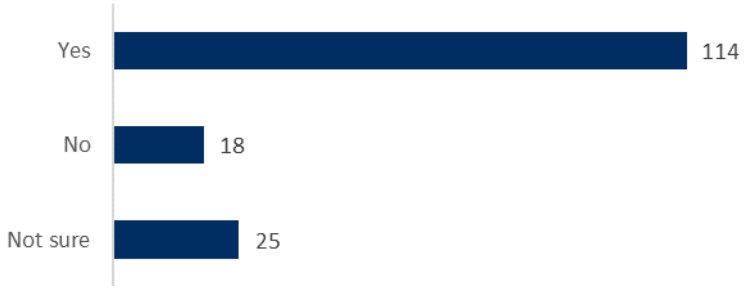

Figure 2: Are there any building consent functions that could be delegated to or provided by another party?

A common theme raised by those who agreed with the question was that delegating these functions could alleviate some of the capacity and capability constraints faced by building consent authorities, as well as help ensure responsibility and accountability sits with those best able to identify and manage risk. Others noted that many building consent authorities already use external contractors to help with consent processing and inspections.

Of the submitters who did not agree or were not sure, common themes raised were the potential for conflicts of interest, issues with the independent certifier scheme that operated from 1991 to 2004, and the risk of further fragmentation and inconsistency. Three designers indicated that having private entities involved in the processing of consents can be more onerous and costly than if the same consent was processed 'in-house'.

A common theme raised by those who both agreed and did not agree with the question was the need for any party providing consent functions to be accredited and have appropriate insurance.

Outcomes

MBIE identified four critical outcomes that the building consent system should primarily seek to achieve: efficiency, clear roles and responsibilities, continuous improvement, and clear regulatory requirements and robust decisions.

Collectively, these outcomes will work together to provide building owners and users with assurance that building work will be done right the first time, thereby ensuring that buildings are well-made, healthy, durable and safe. Submitters were asked whether these are the right outcomes, the extent to which these outcomes are currently being met, and whether there are other important outcomes in addition to those we had identified.

FOUR IDENTIFIED CRITICAL OUTCOMES

The majority of submitters agreed that the four outcomes identified in the issues discussion document are necessary to ensure the system provides high levels of assurance to the public that buildings are healthy, safe and durable. Of the 177 responses to this question, only 16 disagreed.

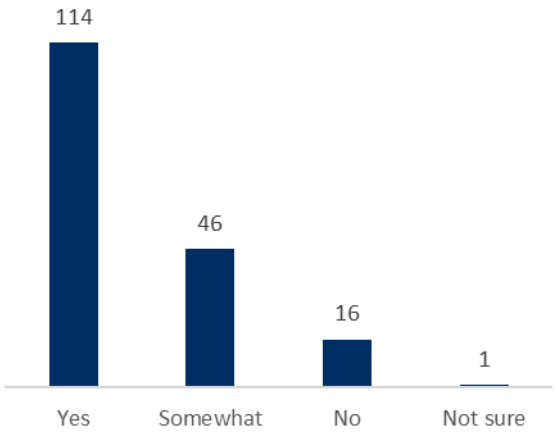

Figure 3: Do you agree the four identified outcomes are necessary to ensure the building consent system provides high levels of assurance to the public that buildings are healthy, safe and durable?

Eleven submitters questioned the focus on efficiency as a desirable outcome in its own right and suggested the focus should be on ensuring the system is effective and decisions are robust.

OTHER OUTCOMES

Over half of all submitters who commented on this section identified other outcomes they consider critical to ensure buildings are healthy, safe and durable. Suggestions were wide-ranging and included comments relating to issues with the current system or suggestions for change. The most common suggestions for other outcomes related to consistency of approach (six) and sustainability/emissions reduction (nine).

PERFORMANCE OF THE SYSTEM AGAINST THE FOUR IDENTIFIED OUTCOMES

Among submitters, there was broad consensus that the system is delivering on its purpose, that is, ensuring building work complies with the Building Code. However, the feedback was that there is significant room for improvement across the four outcomes. Most submitters rated the current performance against the four outcomes as poor (ranging from 30 to 55 per cent across the outcomes) or fair (ranging from 34 to 48 per cent across the outcomes).

Figure 4: How well is the system currently performing against the four identified outcomes?
(refer to Annex Two for detailed data)

The key reasons submitters provided for poor or fair ratings related to:

- delays with processing of building consents and booking inspections, and the number of requests for further information
- a strong focus on compliance documentation and reliance on proven methods/deemed to comply solutions, with little tolerance for risk
- siloed behaviour and narrow interpretation of responsibilities by some sector participants
- insufficient collaboration between the parties responsible for the build, and blame-shifting when things go wrong
- too much focus on process improvements within individual building consent authorities, rather than system level improvements
- different interpretation of regulatory requirements between and within building consent authorities.

Issue 1: Roles and responsibilities

MBIE considered that roles and responsibilities across the building consent system are not always well understood, accepted, applied or consistently enforced. Submitters were asked how well roles and responsibilities are understood across the sector, whether they are allocated appropriately and are sufficiently supported by incentives, and whether other parts of the sector should have a greater role in providing assurance that buildings are safe, durable and healthy.

THE UNDERSTANDING OF ROLES AND RESPONSIBILITIES ACROSS THE SECTOR

Twenty-nine per cent of the 190 submitters that answered this question considered that roles and responsibilities are understood, well understood or very well understood. Fifty per cent considered that roles and responsibilities are only somewhat understood, while 22 per cent considered they were very poorly understood.

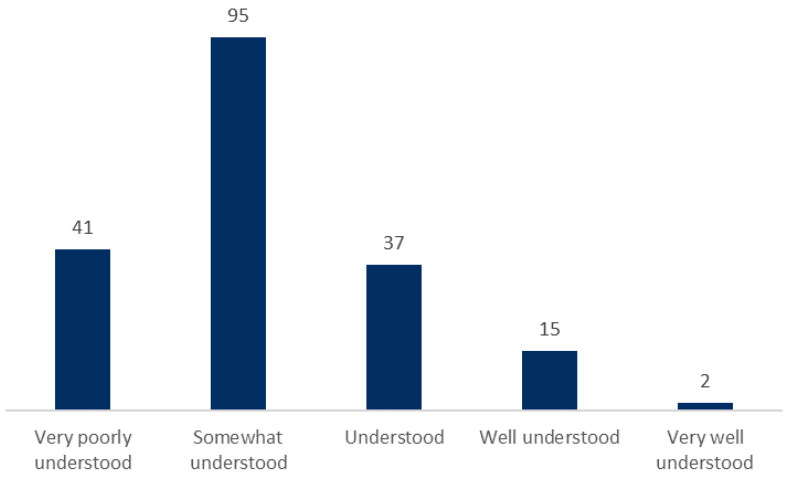

Figure 5: How well understood are roles and responsibilities across the sector?

Common themes arising from these submissions were:

- **building owners** do not understand the risks involved with building work, the due diligence they are expected to undertake, or the need to contract with competent people
- **building consent authorities and staff** have varying competence in interpreting the *Building Act 2004* and the Building Code, and do not consistently understand when they can rely on the expertise of practitioners or others in the system
- **designers, architects and others involved in preparing applications for consent** also have varying levels of capability in interpreting the Building Code, as well as varied understanding of their obligations to produce a design for builders to work to – some submitters were concerned that designers are leaving builders to 'fill in the blanks'
- **builders** have a limited role in design and project management is fragmented, often with no one responsible for the overall project. Submitters also raised concerns with licensed building practitioners' understanding of their obligations under the licensed building practitioner scheme.

Twenty-three submitters considered that roles and responsibilities are clearly articulated in the *Building Act 2004*, however, the problem lies in implementation and enforcement. Submitters identified different reasons for this, including reliance on others in the sector (particularly building consent authorities), misalignment of incentives (particularly liability) and capability issues (that may be due to a lack of experience).

ALLOCATION OF RESPONSIBILITY AND INCENTIVES

Most submitters thought that the system did not allocate responsibility appropriately (96), or only somewhat allocated responsibility appropriately (66).

A major theme was that building consent authorities hold too much responsibility, due to either the provisions of the *Building Act 2004*, or because they have assumed additional responsibility of their own accord. Submitters considered that this concentration of responsibility leads to excessive requests for further information, and increased costs and delays for others in the sector.

Where submitters discussed how responsibility should be allocated, the majority stated that the system should align responsibility more closely with participants' expertise, control and ability to influence the outcome. Twenty-five submitters stated that other sector participants should be allocated more responsibility, with the most common suggestions being design and building practitioners, and owners/developers.

Few submitters thought there are sufficient incentives to get consent applications right first time. A key theme raised was that quality work and greater effort on applications does not lead to a smoother, faster or less costly experience through the consent process. Reasons for this include that building control officers' expertise, views, timeframes and processes are unpredictable and do not reward good work. This leads to confusion about what getting it right first time looks like and a perception that the system treats consent applications or builds the same, regardless of quality.

Only 14 submitters (including four building consent authorities and three building control officers) considered there is a culture whereby practitioners rely on building consent authorities to provide quality assurance as part of the consenting process.

Some submitters commented on the incentives for building consent authorities rather than applicants. Ten submitters commented that there are insufficient incentives for building consent authorities to process applications in a timely or efficient manner, with little repercussion for not meeting the 20 working day timeframe for processing applications for consent or code compliance certificates.

SHOULD OTHER PARTS OF THE SECTOR HAVE A GREATER ROLE IN PROVIDING ASSURANCE?

A large majority of submitters who responded to this question (71 per cent) considered that more sector participants could provide assurance that buildings are safe, durable and healthy.

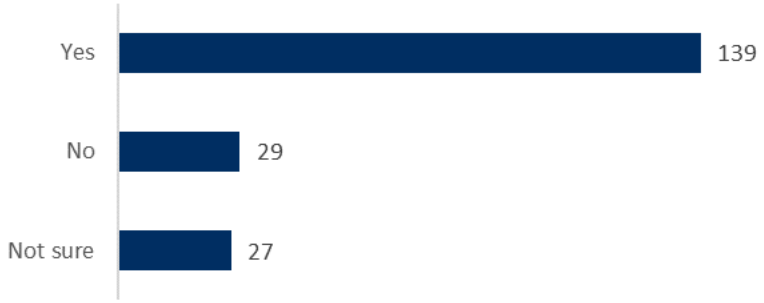

Figure 6: Should other parts of the sector (outside of building consent authorities) have a greater role in providing assurance that buildings are safe, durable and healthy?

Submitters identified a range of ways this could be achieved, with the most common suggestions being:

- building consent authorities could rely more on the expertise and information provided by others in the sector, such as statements from practitioners and information about building products
- the system could allow practitioners to take on functions to consent and/or inspect work
- independent third parties could consent and/or inspect work.

Submitters who disagreed that other parts of the sector should provide a greater role in providing assurance considered it appropriate for building consent authorities or MBIE to continue to be responsible for compliance because of their knowledge, expertise, and function.

Submitters were asked if some parts of the sector are more prepared than others to take on more responsibility for assurance. Most stated that the system could leverage existing expertise and regulation. That is, more responsibility for assurance could be placed on professions that are regulated and/or have means to ensure competency, or professions that have proven experience in review, monitoring and sign off.

Submitters raised some risks of delegating assurance, including compromising the quality of work, the potential for a more fragmented system, compliance costs for practitioners and confusion for owners if things go wrong.

Common suggestions for mitigation of these risks included:

- safeguards to ensure that the sector is competent for any additional responsibilities assumed and there are requirements to maintain this competency
- regulatory requirements for professionals that undertake an assurance role, such as accreditation and/or insurance
- careful design of the system to ensure delegations match competencies (eg targeted delegation for high-risk commercial work to sector participants with significant expertise and quality assurance procedures in place)
- having very clear rules in place for liability and responsibility when things go wrong.

Issue 2: Capability and capacity

Capacity and capability constraints faced by both building consent authorities and the sector workforce can undermine the performance of the system, particularly with an increased volume and complexity of building work. Submitters were asked what the most significant impacts of these constraints on the performance of the system are, how these impacts could be mitigated, and if there are any barriers to a more efficient use of technical expertise across the system.

BUILDING CONSENT AUTHORITY CAPACITY AND CAPABILITY CONSTRAINTS

There were 171 submissions on this question. Almost all submitters (99 per cent) agreed that building consent authority capacity and capability constraints impact the performance of the building consent system to varying degrees.

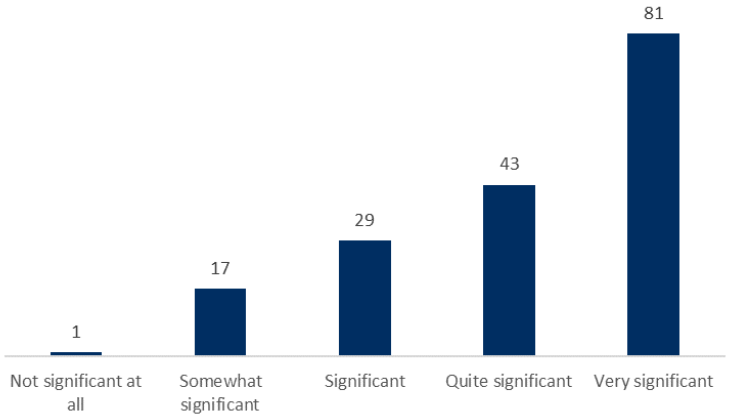

Figure 7: How significant are building consent authority capacity and capability constraints on the performance of the system?

The most common impact identified by submitters were changing construction timelines and cost increases due to delays in processing building consent applications. Some submitters commented that building consent authorities often do not meet the 20 working day timeframe for processing building consent applications and use requests for further information as a mechanism to give themselves more time to make a decision. These delays are considered to be further exacerbated by inexperienced building control officers.

Some submitters elaborated on the reasons for building consent authority capacity and capability constraints. These submitters noted that there is a limited number of experienced people available to do this work, and competition and demand between building consent authorities and those contracting to building consent authorities to secure these people. Local authority constraints on staff remuneration and staff numbers make it difficult for building consent authorities to compete with what staff could earn working for private building consent authorities or as contractors.

SECTOR WORKFORCE CAPACITY AND CAPABILITY CONSTRAINTS

There were 169 submissions on this question. Almost all submitters (99 per cent) also agreed that sector workforce capacity and capability constraints impact the performance of the building consent system to some extent.

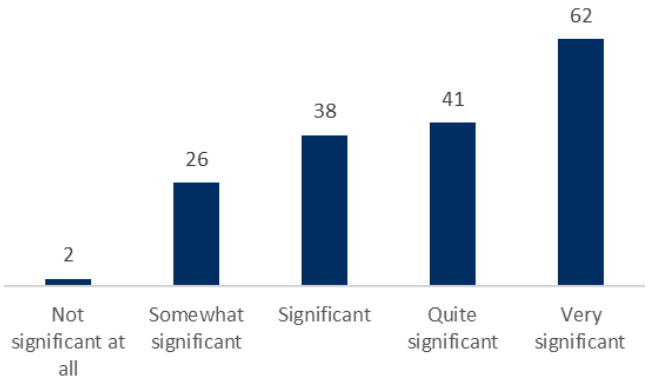

Figure 8: How significant are sector workforce capacity and capability constraints on the performance of the system?

When asked what the most significant impacts of these constraints are on the performance of the system, submitters noted that the sector faces similar difficulties in hiring, upskilling and retaining a workforce as building consent authorities. This is because:

- the work is complex and technical in nature, so a skilled workforce is needed
- there is a large amount of turnover in the sector, including poaching from other firms
- it can be difficult to hire appropriately qualified and skilled people.

Some also noted that the sector faces external pressures to get buildings finished, which can result in substandard work. This is exacerbated by increased demand for building work.

Delays caused by building consent authorities can impact the timelines of the rest of the project and incentivise the sector to behave in a less efficient manner. For example, providing unnecessary information as part of the application process in the hopes that this avoids a request for information from the building consent authority.

Submitters also suggested that improving the qualifications available to the building sector could improve the skill level of the workforce.

MITIGATION OF THE IMPACTS OF CAPACITY AND CAPABILITY CONSTRAINTS

Submitters' suggestions for how the impacts of capacity and capability constraints could be mitigated fell under three overarching themes.

Improving the systems and processes used by building consent authorities

Common suggestions included:

- standardising building consent applications and the systems that building consent authorities use across Aotearoa New Zealand
- introducing better processes to deal with low-risk building consent applications
- using technology to check documentation and speed up the building consent process, such as increasing automation of manual processes
- outsourcing assurance to qualified professionals to help relieve pressure at specific chokepoints during the construction process

- giving applicants better information about the building consent process (eg the timeframes for building consent processing) so applicants can plan better
- improving the system so that it is better able to deal with innovative designs and methods.

Improving staffing

Common suggestions included:

- continued upskilling of staff
- increasing staff numbers
- ensuring proper distribution of workload across staff.

Changes to legislative requirements

Common suggestions included:

- allowing licensed building practitioners to take more responsibility for assurance
- reviewing the qualification requirements for building control officers so that skills and experience can be better recognised.

BARRIERS TO A MORE EFFICIENT USE OF TECHNICAL EXPERTISE ACROSS THE SYSTEM

There were 168 responses to this question. The majority of submitters (69 per cent) agreed that there are barriers to a more efficient use of technical expertise across the system.

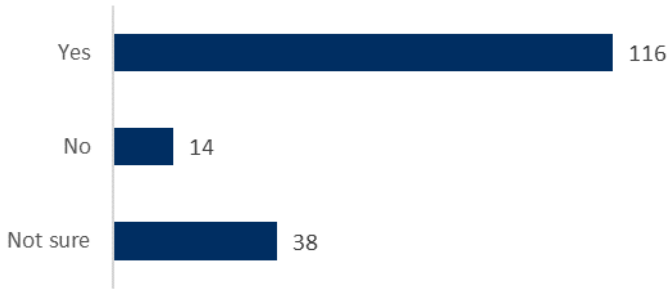

Figure 9: Are there are any barriers to a more efficient use of technical expertise across the system?

Submitters commented that one barrier to more efficient use of technical expertise is that building consent authorities are reluctant to trust information provided by third parties, such as information from contractors, businesses and systems that provide 'pre-lodgement checks', and technical advice provided by an applicant. Submitters also commented on building consent authorities' reluctance to carry out remote inspections or contract their services.

Issue 3: System agility

All consents go through the same basic process, which is not always responsive to the level of risk, complexity of the building work, or type of project. The current system does not always deal well with new or innovative practices or products, or the design-and-build approach. It is also not sufficiently responsive to the building needs and aspirations of Māori.

Submitters were asked whether they agreed that the system is not sufficiently agile, what the impacts of this are on consenting outcomes and productivity, and what changes could be made to make the system more agile. Submitters were also asked about constraints to the use traditional Māori methods of construction and building on Māori-owned land, and what Māori perspectives or values should be considered for Māori-led building and construction projects.

IS THE CONSENT SYSTEM SUFFICIENTLY AGILE?

More than three quarters of submitters that commented on this issue agreed (37 per cent) or strongly agreed (40 per cent) that the consent system is not sufficiently agile for the way we design, procure and build today and into the future. This included 17 building consent authorities.

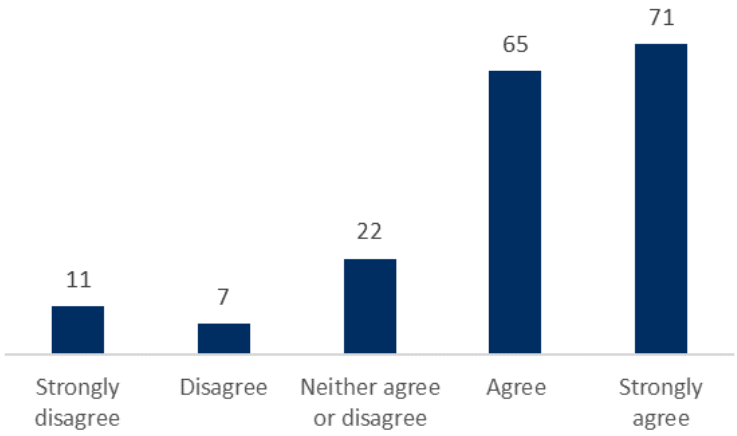

Figure 10: Do you agree that the consent system is not sufficiently agile for the way in which we design, procure and build today and in the future?

Ten per cent or more of submitters who commented on this matter identified the following issues arising from a lack of system agility:

- **The 'one size fits all' approach does not reflect the range of builds for which consents are sought – processes are not tailored to risk or complexity.**

  Building consent authorities noted that the 20 working day timeframe was insufficient for complex builds, while other submitters considered the timeframe was too long for simple builds. Fourteen submitters considered accreditation requirements contribute to inflexibility, as it creates incentives for building consent authorities to rigidly adhere to process rather than exercise discretion or focus on outcomes.

- **The process is not sufficiently agile to respond to changes over the lifetime of a project.**

  Making changes to the original consent, including product substitutions, is a cumbersome process that contributes to delays and costs. Eight submitters noted that sometimes sub-contractors and designers are not hired until after consent is obtained, which necessitates variations as further details are developed. Two submitters noted that while staged consenting is available, it is not always feasible due to financing requirements.

- **There is an over-reliance on acceptable solutions and verification methods.**

  Submitters commented that alternative solutions are a significantly lengthier and costlier compliance pathway, and there is less predictability as to whether they will be approved. This is because:

  - alternative solutions may require tests and laboratory checks, which are potentially replicated across multiple building consent authorities
  - building control officers may lack capability or experience to adequately understand and assess alternative solutions, which adds to requests for further information
  - decisions are devolved to individual building consent authorities and there is insufficient guidance for assessing alternative solutions.

In addition, nine per cent of submitters expressed concern about the difficulty of using substitute products, even where some of these are well known and in common use in other jurisdictions.

Of the submitters who commented on this issue, nine per cent thought that the consent system is sufficiently agile. This included:

- three submitters who considered that rigidity is desirable to ensure compliance with the Building Code and to ensure safety and quality
- six submitters who noted that the performance-based system provides flexibility, and that it does not currently operate in this manner is potentially due to capacity and capability issues or aversity to risk.

IMPACTS OF THE RIGIDITY OF THE BUILDING CONSENT SYSTEM

One quarter of submitters who commented on this issue considered that a lack of agility is stifling innovation. They considered that Aotearoa New Zealand is slow to adopt new products and technology in the sector, which impacts efficiency and puts us behind international counterparts. Two submitters noted that this may also prevent the New Zealand building system from adapting to evolving best practice and environment concerns.

Other impacts identified included:

- construction time delays (18 per cent of submitters)
- increased costs (11 per cent of submitters)
- decreased competition for building products as the range of materials that can be easily used in Aotearoa New Zealand is restricted, with flow-on impacts to cost and quality (four submitters)
- rigidity of the system has a negative impact on build quality as it may, for instance, result in people making unauthorised changes (three submitters).

SUGGESTIONS FOR IMPROVEMENTS

Submitters were asked for suggestions to make the building consent system more agile. Ten per cent or more of submitters who responded to this issue made the following suggestions:

- **Implement a risk-based approach to building consents**

  Different pathways should be established based on size, complexity, and risk of build. Submitters also considered that the mandatory timeframe for processing applications should be variable according to risk and/or complexity.

- **Have a more centralised approach to ensure greater consistency**

  Suggestions ranged from greater standardisation of the process and documentation for consents, through to a single centralised building consent system and/or centralised information technology system.

Other suggestions (comprising five per cent or more of submitters who responded to this issue) were to:

- develop a faster and easier pathway for alternative solutions to be approved
- allow for more reliance on experts from across the system
- improve the capability of staff at building consent authorities
- review the accreditation process, including to make it more outcomes-focussed.

THE USE OF TRADITIONAL MĀORI METHODS OF CONSTRUCTION

Submitters were asked whether the current building consent process constrains or limits the use of traditional Māori methods of construction. Of the 174 submitters that responded to this question, half (88) indicated that they were not sure.

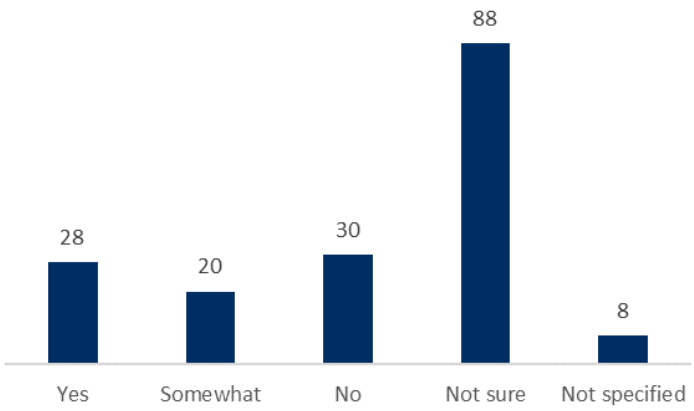

Figure 11: Does the current building consent process constrain or limit the use of traditional Māori methods of construction?

Just under one fifth of submitters (30) that responded to this question disagreed. The most common reason given was that the Building Code is performance-based, which means that so long as its requirements are met, there should be no constraints to traditional Māori methods of construction.

Over one quarter of submitters (48) that responded to this question agreed that the current building consent process constrains the use of traditional Māori methods of construction to some extent, with many identifying the challenges outlined below:

- **Demonstrating compliance with the Building Code**

  Thirty-two submitters identified this as the main limitation on the use of traditional Māori methods of construction. Traditional Māori methods are not likely to be captured by any acceptable solutions, which makes it difficult to prove their compliance to the Building Code. Two submitters stated that the amount of documentation required to prove compliance is onerous, and not all applicants will have the resources to obtain such documentation.

- **Meeting the minimum performance requirements of the Building Code**

  Eleven submitters, including five building consent authorities, highlighted specific Building Code requirements that limit the use of traditional Māori methods of construction, including requirements to safeguard people and property from fire and durability of building materials. Ten submitters expressed doubt that traditional Māori methods of construction are capable of meeting Building Code requirements.

- **Assessing compliance with the Building Code**

  Four submitters, including three building consent authorities, stated the current building consent process allows for sufficient flexibility, but that some authorities and building control officers may have difficulties in interpreting the Building Code and applying discretion when assessing traditional Māori methods of construction due to inexperience.

THE DEVELOPMENT OF MĀORI-OWNED LAND

Submitters were asked whether the current building consent process adds constraints to the development of Māori-owned land that other landowners do not face. Of the 174 submitters who responded to this question, over half (93) indicated that they were not sure.

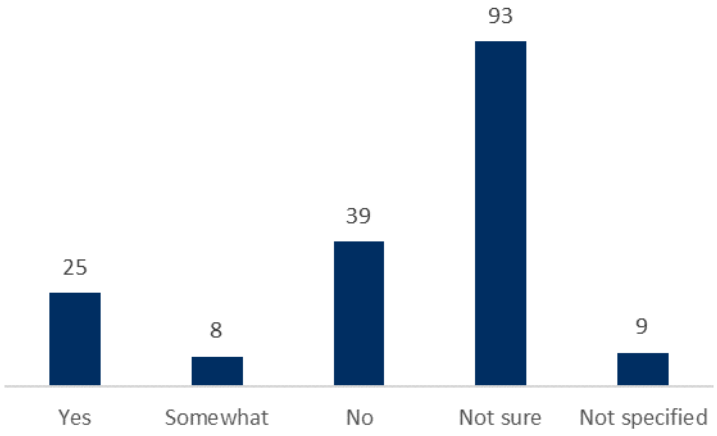

Figure 12: Does the current building consent process add constraints to the development of Māori-owned land that other landowners don't face?

Twenty-two per cent of submitters (39) that responded to this question disagreed, with most considering that Māori landowners generally face the same issues as other landowners.

Eighteen per cent of submitters (33) that responded to this question agreed that the current building consent process constrains the development of Māori-owned land to some extent. Two common reasons for this were identified:

- **Issues relating to multiple ownership**

  Eighteen submitters considered that Māori land may be held in multiple ownership structures, which can cause difficulties as building consent applications require proof of ownership. Particular issues that were mentioned include: the clarity of ownership; obtaining written authority to build; and cases where listed owners are deceased and their share has been distributed amongst their descendants.

- **Challenges complying with Building Code requirements**

  Six submitters considered that some Building Code requirements may limit the development of Māori-owned land, though many examples provided relate to local planning requirements, such as expectations on site coverage and quantity, the number of buildings in proximity and building use. Submitters considered these issues do not adequately take into account traditional Māori living arrangements.

Fifteen submitters commented that constraints to the development of Māori-owned land are a result of factors outside of the building consent process. The majority of these submitters identified issues with the *Resource Management Act 1991*, pointing out that district and regional planning requirements do not recognise the way Māori expect to use and live on their land. Other issues mentioned include finance and Māori land court processes.

PERSPECTIVES AND VALUES BUILDING CONSENT AUTHORITIES SHOULD CONSIDER WHEN PROCESSING CONSENT APPLICATIONS FOR MĀORI-LED BUILDING AND CONSTRUCTION PROJECTS

Submitters were asked what Māori perspectives or set of values building consent authorities should be considering when processing consent applications for iwi/hapū/Māori-led building and construction projects.

Of the 97 submitters who responded to this question, 21 stated that building consent authorities should only be concerned with whether Building Code requirements are met and should not consider any Māori perspectives or values.

Thirty-eight submitters agreed that building consent authorities should consider Māori perspectives and values when processing consent applications for Māori-led building and construction projects. The majority of these submitters made reference to general cultural values, tikanga Māori principles (such as kaitiakitanga – guardianship), a te ao Māori approach and Te Tiriti o Waitangi. Four submitters noted that cultural considerations are already included in section 4(2)(d) of the *Building Act 2004*.

Twenty-one submitters suggested changes that could be made to improve the building consent system to ensure that building consent authorities better reflect Māori perspectives and values in their assessments and decisions. Fourteen submitters recommended that such considerations be written into the *Building Act 2004*, the Building Code, or an acceptable solution. Five recommended increasing Māori engagement with the system, including creating specialised Māori units within building consent authorities or creating a Māori centre of excellence.

Issue 4: Performance monitoring and system oversight

The performance of the system is insufficiently monitored, and information flows are poor. MBIE is not yet the strong central regulator that was contemplated in the original system design. Submitters were asked what could be done to improve monitoring of the system, what information or data relating to consenting system performance would be useful to know, and what MBIE could do better to meet its system oversight and stewardship responsibilities.

PERFORMANCE MONITORING

Submitters commented that performance monitoring is too narrowly focused on auditing of building consent authority compliance with accreditation requirements. Broadly speaking, submitters suggested that more comprehensive data collection and monitoring across the full end-to-end consenting process is required, including greater monitoring of all participants in the system.

INFORMATION AND DATA TO MONITOR SYSTEM PERFORMANCE

Submitters suggested that more comprehensive data and information could be used to identify problem areas with a greater degree of accuracy. This could then feed into more targeted guidance to improve clarity and consistency for both building consent authority and sector participants.

Seventy-five submitters identified the following specific types of data and information that would be useful:

- Twenty-eight recommended improving monitoring of **consent processing times**, including more transparent reporting and comparison of processing times by building consent authorities, providing applicants with live updates on progress, and using this data to identify bottlenecks and problem areas.
- Twenty-six recommended greater analysis of **requests for further information**, including comparison of these request numbers across building consent authorities, the percentage of requests that were valid (ie necessary to improve build outcomes) and trends in requests to identify areas for improvement.
- Nineteen recommended greater analysis of **compliance outcomes** and/or the provision of clearer information to improve compliance. Suggestions included audits of completed buildings, data on common failures, and clearer guidance on compliance pathways to improve clarity for applicants to support quality building outcomes. A related recommendation was to utilise building failure claims data and determinations outcomes to identify trends to feed into continuous improvement.
- Sixteen recommended greater reporting on **sector participants**, including more transparent reporting on building consent authority metrics and accreditation scheme outcomes, and reporting on building practitioners with recurring compliance issues and penalties.
- Fourteen recommended greater analysis of **inspections**, including wait times and common areas of inspection failure to identify areas for improvement.

Other recommendations included the provision of data on building consent authority staff availability (eg numbers, qualifications, skills) to help identify gaps and share capacity across the system, trends in building types/complexity across the country, and consenting costs.

BARRIERS TO COLLECTING AND SHARING DATA AND INFORMATION

There were mixed responses as to whether there are barriers to collecting and sharing information across the sector, however, the majority of submitters said there are.

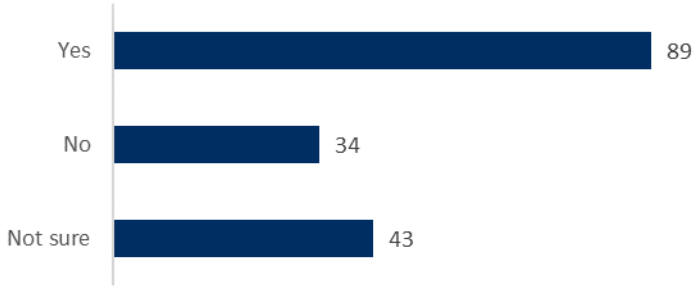

Figure 13: Are you aware of any barriers to collecting and sharing information across the sector?

The most identified barriers fell into the following areas:

- A lack of shared understanding on what data and information should be collected and how it would be used.
- Different systems and processes for collecting data across building consent authorities means it is not comparable at the national level.
- Parties may be reluctant to share data and information due to reasons of privacy, commercial sensitivity, and competitiveness.

Suggestions to overcome some of these barriers and to improve the overall monitoring of the building consent system included:

- a greater degree of centralisation. Of the 28 submitters who suggested this, two thirds primarily focused on a unified software system to enable an easier interface for applicants, and easier input and extraction of comparable data. The remaining submitters suggested a national or centralised building consent authority or a reduction in the number of building consent authorities
- more clearly defined and consistent data standards and requirements across the country
- increased mechanisms for participants to provide feedback on how the system is working
- greater monitoring of all parties and sharing of that information.

SYSTEM OVERSIGHT AND STEWARDSHIP

Broadly speaking, submitters agreed that MBIE could improve its oversight and stewardship function. Key suggestions are outlined below:

- More proactive engagement with the sector, including increased feedback mechanisms to better understand problem areas and trends in the system. This information could then be used by MBIE to develop more targeted guidance and education.
- Collecting and using data (including the outcomes of determinations) in a more standardised and meaningful way to identify recurring problem areas. As above, this will help in the development of clear guidance and education to increase code compliance, enable system improvements, and ensure consistency of decision making.

- Increasing the monitoring of all sector participants, including transparent third-party monitoring of building consent authority processes and decision making. This would strengthen accountability measures and consequences for poor performance.
- Leveraging greater value out of the building consent authority accreditation scheme to provide more transparent insight on what is happening in the system and share best practice.
- Providing streamlined and accessible mechanisms to resolve code compliance matters and decisions as they arise.
- Maintaining a focus on outcomes, not just processes.

Issue 5: Fragmented implementation

The processing of building consent applications is devolved to territorial authorities that are building consent authorities, which has led to variability and unpredictability in the consent process and its outcomes. This fragmentation adds to the overall costs of the system due to duplication and variable processes, tools and functions being implemented across building consent authorities, and difficulties maintaining a professional workforce.

Submitters were asked what the impacts of the current devolved system are on both consenting outcomes as well as applicants and building owners, and what changes could be made to reduce fragmented implementation and deliver better consenting outcomes. Submitters were also asked whether there is any duplication between the building consent and resource consent processes, and how the relationships between these two systems could be improved.

IMPACT OF THE DEVOLVED STRUCTURE OF THE SYSTEM ON CONSENTING PERFORMANCE AND BUILDING OUTCOMES

Inconsistency due to the devolved structure of the current system was a key theme throughout responses on the issue of fragmented implementation, with 59 per cent (101) of the 171 total submitters who commented on fragmentation highlighting this issue.

Submitters reported a range of inconsistencies between building consent authorities, including:

- application requirements, processes, timeframes and fees
- information technology systems or software, requiring multiple accounts and login details for those working across multiple building consent authorities
- decisions and outcomes between and within building consent authorities
- quality assurance systems in use
- application of the *Building Act 2004*, Building Code and acceptable solutions between and within building consent authorities.

Submitters noted that inconsistencies across the different authorities cause uncertainty and lead to replication of effort across building consent authorities on similar matters. Lack of technical expertise or capacity within building consent authorities, particularly smaller building consent authorities, is also a concern. Some questioned whether consistent building outcomes are being achieved in terms of healthy, safe and durable housing, though others considered that the system is generally producing quality outcomes.

Thirteen per cent of submitters (23) did, however, consider that a devolved structure is no worse than a more consolidated structure. Sixteen per cent of submitters (28) highlighted that the current system ensures there is local knowledge to inform consent requirements and decisions, or that it enables relationships to be built between local staff at the building consent authority and local industry participants. Some submitters also considered that accreditation requirements for building consent authorities, which includes competency requirements for building control officers, help to increase consistency.

Other feedback indicated that the system generally works well in its current form when:

- participants know their roles
- applications are for typical residential builds or traditional multi-unit dwellings
- pre-lodgement meetings or checks take place

- building consent authorities work closely with the local industry
- building consent authorities have sufficient capability and resourcing (including through cluster groups and/or contracting arrangements to share skills and specialist staff).

Seventeen submissions stated that either nothing worked well, or they could not identify anything specific which did.

IMPACT OF THE DEVOLVED STRUCTURE OF THE SYSTEM ON CONSENT APPLICANTS AND BUILDING OWNERS

Many submitters felt the devolved structure of the current building consent system had a negative impact on consent applicants and building owners. Sixty-six submitters commented that issues with the current structure add to the time and cost of building, and are a source of confusion, frustration and stress.

Three submitters, including one building consent authority, suggested the current structure may be increasing the risk of buildings being consented with substantial defects in the design.

Twelve submitters identified positive impacts of the current structure for consent applicants and building owners, including the local presence and ability to meet face-to-face, and that building consent authorities can utilise local knowledge to ensure local conditions are factored into the design, even if that means some level of inconsistency at the national level.

IMPROVEMENTS OR CHANGES REQUIRED

Suggestions for improvements or changes to reduce fragmentation and improve consenting outcomes were made by 152 submitters. The most common suggestions related to:

- consolidation of building consent authorities (to either a regional or national model) and/or establishing expert processing centres for more complex consents (42)
- standardisation of requirements, processes and systems, including a single online system for receiving and processing consent applications (47).

Twelve submitters suggested fragmentation could be reduced through more guidance from MBIE. Suggestions included guidance on interpreting the performance criteria of Building Code clauses and how to demonstrate compliance using alternative solutions.

Four submitters suggested there needs to be more central oversight if the existing structure is to remain, including a review of the building consent authority accreditation scheme.

DUPLICATION BETWEEN THE BUILDING CONSENT AND RESOURCE CONSENT PROCESSES

Submitters were asked whether there is any duplication or overlap between building and resource consent processes, with 154 submitters responding to this question. One fifth of submitters (33) indicated that they were not sure, while a small minority (18) disagreed.

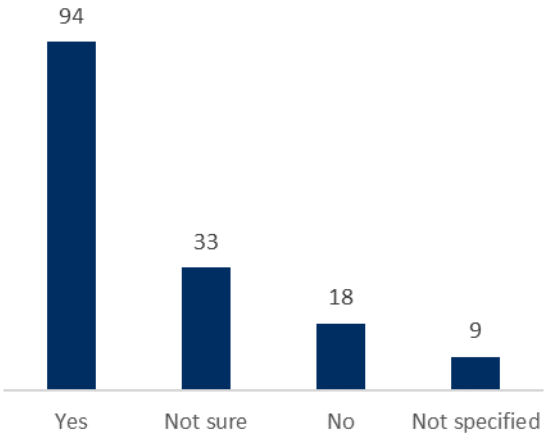

Figure 14: Is there any duplication or overlap between the building consent and resource consent processes, or any other legislation?

Almost two thirds (94) of submitters that responded to this question agreed that there is some duplication or overlap between building and resource consent processes. Thirty-five submitters identified duplication and overlap in the assessment of the management of natural hazards, earthworks and geotechnical requirements, and stormwater, water supply and wastewater systems. As such, the same reports, documentation and specialist input may be required for both consent processes. Ten submitters noted that this duplication is exacerbated by the lack of communication and coordination between building control officers and planners.

Twelve submitters commented that the interface between building and resource consent processes is an issue, as the public does not generally understand the difference between the two types of consents, and when both are required. Submitters also noted that the lack of a requirement to apply for a project information memorandum (also known as a PIM), which indicates the types of consents and other approvals needed to pursue a project, contributed to this issue.

Ten submitters noted that there are differences between the requirements for building and resource consents due to different definitions and terminology. One example provided is the difference in the definition of 'natural hazard' between the *Building Act 2004* and *Resource Management Act 1991*.

IMPROVING THE RELATIONSHIP BETWEEN THE BUILDING AND RESOURCE CONSENT PROCESSES

Submitters were asked to provide suggestions for improving the relationship between building and resource consent processes, with 123 submissions received on this question. Just over 10 per cent of submitters (16) indicated that they were not sure. A small minority (eight) stated that nothing should be done, as the two processes should be kept separate.

One third of submitters (43) that responded to this question highlighted the need for better alignment between the building and resource consent systems. The majority suggested better coordination and communication between building control officers and planners within councils, including the use of more integrated consent application technologies, to reduce duplication of report and documentation requirements.

Thirteen submitters suggested aligning definitions and terminologies between the *Building Act 2004* and the *Resource Management Act 1991* to reduce inconsistencies.

Twelve submitters went a step further and suggested merging the building consent and resource consent processes to some extent. The majority suggested merging building control officer and planner roles, so applicants interact with one person throughout both consent processes. A minority suggested integrating the building consent and resource consent systems into one system under legislation.

Just under one quarter of submitters (29) suggested increased guidance from local and central government to help applicants understand the difference between building and resource consents, and when both are required. More than half of these submitters suggested increasing the use of project information memorandums to facilitate this.

Matters raised that are out of scope

One hundred and fifteen submitters raised at least one issue that was out of scope of the review. The key matters raised that were out of scope of the review are outlined below:

- Thirty-two submitters suggested specific **changes to the Building Code** or made suggestions as to how it could be better kept up to date.
- Twenty-four submitters, including eight building consent authorities, commented on the issue of **risk and liability** within the sector, particularly the problems posed by joint and several liability.
- Six submitters discussed the issue of **insurance** for participants within the building sector, and seven submitters canvassed the issue of how **warranties** could be used to address some of the identified issues.
- Eighteen submitters raised concerns about **occupational regulatory systems** (particularly licensed building practitioners) or made suggestions to make such regulation more robust.
- Five submitters made suggestions directed at incentivising and regulating **more sustainable builds** that are better adapted for climate change.
- Five submitters commented on **building product information requirements**, including suggestions for change such as a national product register and responsibilities for product compliance.
- Six submitters commented on things that occur **after the code compliance certificate is issued** (ie the end of the consenting process), such as building warrants of fitness and continuing responsibilities for maintenance of specified systems.

Annex 1 – Submitter details

In total, 264 submissions on the issues discussion document were received from a range of stakeholders. Many submitters (108) requested that their names and details be withheld. A list of the remaining submitters follows.

SUBMITTER DETAILS		
Organisation/Individual	**Stakeholder type**	**Stakeholder sub-category**
Sheri Padel	Individual	Engineer/engineering services
John Bellman	Individual	Homeowner
Bruce Mitchinson	Individual	Designer/architect/design services
Craig Harrison	Individual	Building consultant other
Shore Architectural Ltd	Business	Designer/architect/design services
Graeme Pederson	Individual	Designer/architect/design services
Patchwork Architecture	Business	Designer/architect/design services
Lee Holmes	Individual	Homeowner
Method Building Systems	Business	Product manufacturer/supplier
Nick Koning	Individual	Building control – individual or contractor
Tina Donald	Individual	Building control – individual or contractor
B & C Contracting	Business	Builder/trades/sub-contractor
Potier Architecture	Business	Designer/architect/design services
Nelson Franchisee for G. J. Gardner Homes	Business	Builder/trades/sub-contractor
Veros	Business	Building consultant other
GO Architecture Ltd	Business	Designer/architect/design services
Metra Panel Systems	Business	Product manufacturer/supplier
Laser Plumbing Matamata	Business	Builder/trades/sub-contractor
Paperspaces Architectural Design Ltd	Business	Designer/architect/design services
CCS Disability Action	Business	Designer/architect/design services
Stewart Atkinson	Individual	Builder/trades/sub-contractor
NZ Tiny Homes Mainland Ltd	Business	Building consultant other
Plimmer Plumbing Ltd	Business	Builder/trades/sub-contractor
Mofreh Saleh	Individual	Engineer/engineering services

Craig Dodd - Building Surveying Ltd	Business	Builder/trades/sub-contractor
Southern Drafting	Business	Designer/architect/design services
Name not provided	Individual	Homeowner
House Design Northland	Business	Designer/architect/design services
Clements Consultants	Business	Engineer/engineering services
Nico Patchay	Individual	Builder/trades/sub-contractor
Nevisrise Consulting	Business	Developer/commercial property
Bob Tidd	Individual	Builder/trades/sub-contractor
AIPdesigNZ	Business	Designer/architect/design services
Chamberlain Carpentry & Joinery	Business	Builder/trades/sub-contractor
Superhome Movement	Industry organisation	Industry/peak body
dbc Design	Business	Designer/architect/design services
Invercargill City Council	Building consent authority	–
C3 Building Compliance	Business	Building control – individual or contractor
Jon Short	Individual	Designer/architect/design services
Timaru District Council	Building consent authority	–
Ecotect Limited and Solabode Ltd	Business	Designer/architect/design services
Site Scope Limited	Business	Designer/architect/design services
Active Fire Consultants	Business	Building consultant other
Peter Reddin	Individual	Engineer/engineering services
Douglas Oosthuizen	Individual	Designer/architect/design services
SGS NZ Ltd	Business	Building consultant other
Michael Smith	Individual	Designer/architect/design services
Kevin Healy	Individual	Homeowner
Clutha Hire and Hardware Ltd	Business	Builder/trades/sub-contractor
Brox Design Ltd	Business	Designer/architect/design services
Master Plumbers, Gasfitters & Drainlayers NZ Inc.	Industry organisation	Industry/peak body
Paul Spencer	Individual	Designer/architect/design services
Alchemist Arts Ltd	Business	Building consultant other

McLean Building Ltd	Business	Builder/trades/sub-contractor
Bryant Builders Ltd	Business	Builder/trades/sub-contractor
Paul Rivers	Individual	Designer/architect/design services
John Craig	Individual	Designer/architect/design services
Jason McClintock	Individual	Homeowner
Queenstown Lakes District Council	Building consent authority	–
Dunedin City council	Building consent authority	–
Registered Master Builders Association	Industry organisation	Industry/peak body
Taituarā	Industry organisation	Industry/peak body
Western Bay of Plenty District Council	Building consent authority	–
Property Council New Zealand	Industry organisation	Industry/peak body
Clark D. Bainbridge	Individual	Builder/trades/sub-contractor
Masterplan Architectural Ltd	Business	Designer/architect/design services
Amanda Drumm	Individual	Designer/architect/design services
Phillip Bone	Individual	Building control – individual or contractor
Waikato Building Consent Group - BCA cluster	Other	–
Hawkes Bay Project Management Ltd	Business	Building consultant other
Nicholas Taransky	Individual	Homeowner
Natalie Shearer	Individual	Building control – individual or contractor
Murray Meinung	Individual	Builder/trades/sub-contractor
The Construction Productivity Group	Industry organisation	Industry/peak body
Greig Pilkington	Individual	Building control – individual or contractor
Wellington City Council	Building consent authority	–
ETCH	Business	Designer/architect/design services
International Accreditation New Zealand	Industry organisation	Industry/peak body
New Zealand Construction Industry Council	Industry organisation	Industry/peak body
Sam Wood	Individual	Builder/trades/sub-contractor
Swimming Pool and Spa Association of New Zealand	Industry organisation	Industry/peak body

Frame & Truss Manufacturers Association of New Zealand	Business	Product manufacturer/supplier
Andy Overall	Individual	Developer/commercial property
Kāpiti Coast District Council	Building consent authority	–
Waitaki District Council	Building consent authority	–
NZ Heavy Haulage Association – Building Relocation Section	Industry organisation	Industry/peak body
Engineering New Zealand Te Ao Rangahau	Industry organisation	Industry/peak body
Whanganui District Council	Building consent authority	–
NZ Metal Roofing Manufacturers Association	Industry organisation	Industry/peak body
Oceania Village Company	Business	Developer/commercial property
Fire and Emergency New Zealand	Industry organisation	Industry/peak body
New Zealand Registered Architects Board	Industry organisation	Industry/peak body
Local Government New Zealand	Industry organisation	Industry/peak body
Federated Farmers of New Zealand	Industry organisation	Industry/peak body
Carter Holt Harvey Plywood Limited	Business	Product manufacturer/supplier
Quin Buildings	Business	Designer/architect/design services
Senior Architects Group	Business	Designer/architect/design services
New Zealand Certified Builders Association	Industry organisation	Industry/peak body
Te Kāhui Inihua o Aotearoa / The Insurance Council of New Zealand (ICNZ)	Industry organisation	Industry/peak body
Summerset Group Holdings Limited	Business	Developer/commercial property
Auckland Council	Building consent authority	–
John Hudson	Individual	Building control – individual or contractor
Cameron Hyslop	Individual	Building consultant other
Miri Robinson	Individual	Homeowner
Martin Hartley	Business	Product manufacturer/supplier
The Healthy Home Cooperation	Business	Engineer/engineering services
Steven Williams	Individual	Building control – individual or contractor
Byrne & Wanty Consultants Ltd	Business	Engineer/engineering services

Kenneth Johnston	Individual	Homeowner
Bruce McCartney	Individual	Engineer/engineering services
Waikato Regional Council	Building consent authority	–
Hamilton City Council	Building consent authority	–
Tauranga City Council	Building consent authority	–
Simpli	Other	–
Manawatū District Council	Building consent authority	–
Roofing Association NZ (Inc)	Industry organisation	Industry/peak body
Byrne & Wanty Consultants Ltd	Business	Engineer/engineering services
Assemble Ltd	Business	Designer/architect/design services
John Richards	Individual	Building control – individual or contractor
Wairoa District Council	Building consent authority	–
Society of Fire Protection Engineers, NZ Chapter	Industry organisation	Industry/peak body
Whangarei District Council	Building consent authority	–
Association of Wall & Ceiling Industries	Industry organisation	Industry/peak body
Adam Thornton	Individual	Engineer/engineering services
Selwyn District Council	Building consent authority	–
Statistics New Zealand	Industry organisation	Industry/peak body
Holmes NZ LP	Business	Engineer/engineering services
Martin Miller	Individual	Homeowner
David Donaldson	Individual	Homeowner
Philip O'Sullivan	Individual	Homeowner
Mark Carey	Individual	Engineer/engineering services
Codify Asset Solutions Ltd	Business	IT services/tech
Farsight NZ LP	Business	Building control – individual or contractor
Solutions Team	Business	Building control – individual or contractor
Central Otago District Council	Building consent authority	–

New Zealand Geotechnical Society	Industry organisation	Engineer/engineering services
John Tait	Individual	Building control – individual or contractor
NZ Institute of Building Surveyors	Industry organisation	Industry/peak body
Architectural Designers New Zealand	Industry organisation	Industry/peak body
LGE Consulting	Business	Engineer/engineering services
Zyte Limited	Business	IT services/tech
NZ Building Industry Federation	Industry organisation	Industry/peak body
Foodstuffs NZ	Business	Developer/commercial property
Hutt City Council	Building consent authority	–
Tamaki Investment L10 Limited	Business	Developer/commercial property
Sean O'Shea	Individual	Homeowner
Building Officials Institute of New Zealand	Industry organisation	Industry/peak body
Waimate District Council	Building consent authority	–
Te Kāhui Whaihanga New Zealand Institute of Architects	Industry organisation	Industry/peak body
National Association of Steel-Framed Housing Inc.	Industry organisation	Industry/peak body
Whakatāne District Council	Building consent authority	–
The Structural Engineering Society of NZ	Industry organisation	Industry/peak body
Argest Building & Compliance	Business	Building consultant other
Resource Coordination Partnership Ltd	Business	Building consultant other
Consentium	Building consent authority	–
Building Research Association of New Zealand	Industry organisation	Industry/peak body

Annex 2 – Data showing performance against current outcomes

Figure 4 (page 9) showed how well submitters thought the system is currently performing against the four identified outcomes. The data is provided below in a table format.

HOW WELL IS THE SYSTEM CURRENTLY PERFORMING AGAINST THE FOUR IDENTIFIED OUTCOMES?					
Outcome	**Poor**	**Fair**	**Good**	**Very good**	**Excellent**
Outcome 1: Efficiency	55.4%	33.7%	8.6%	1.7%	0.6%
Outcome 2: Roles & Responsibilities	29.9%	48.3%	16.1%	5.2%	0.6%
Outcome 3: Continuous Improvement	46.8%	37.0%	11.6%	4.0%	0.6%
Outcome 4: Robust Decisions	34.7%	37.1%	20.6%	6.5%	1.2%

BUILDING PERFORMANCE

Te Kāwanatanga o Aotearoa
New Zealand Government

BP 9078