

**BACKGROUND**

This report establishes consistent monitoring on the performance of the building consent system, with a particular focus on building consent and code compliance certificate timeframes. The data shown here is as reported by Building Consent Authorities (BCAs).

Timeframes for building consent and/or code compliance certificate approval are some of the key indicators for building consent system performance. Delays in the system can have flow-on effects for builders and homeowners and can limit the capacity of the industry to work as efficiently and quickly as possible.

By establishing regular performance monitoring, we aim to identify and address these delays promptly, thereby enhancing our operational and system efficiency.

**OVERALL TIMEFRAMES – ALL APPLICATIONS**

The overall timeframe results include all application data (ie building consent applications, amendments, code certificate compliance, and certificate of acceptance).

Data for the first quarter of 2024 shows the overall median time to process an application was nine working days. Most BCAs had a median processing time of less than 20 days (see figure 1 below).

In total, 90.7 per cent of applications were processed within the statutory period (see figure 2 below). Of the 69 BCAs, eight processed 100 per cent of their applications within the statutory timeframes.

Figure 1: Median number of days for processing all applications

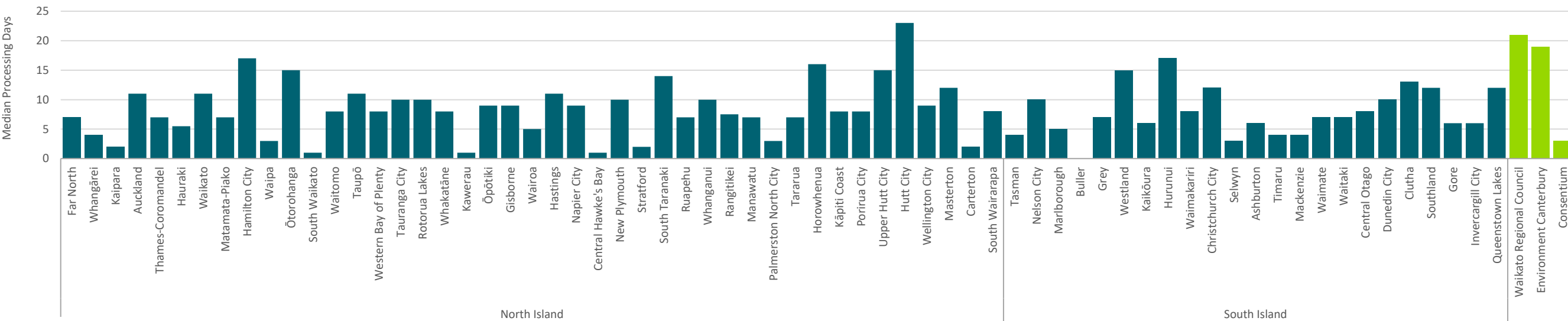
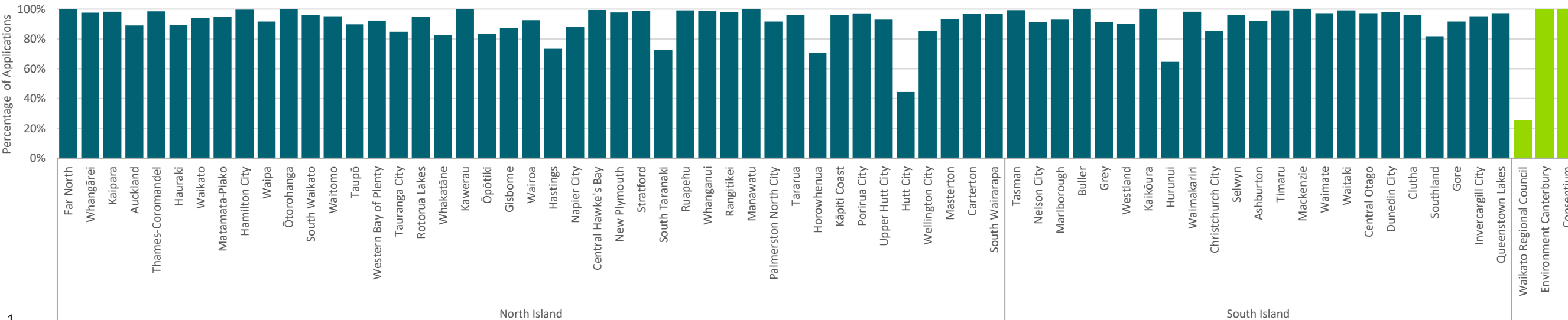


Figure 2: Percentage of applications that met the statutory timeframe

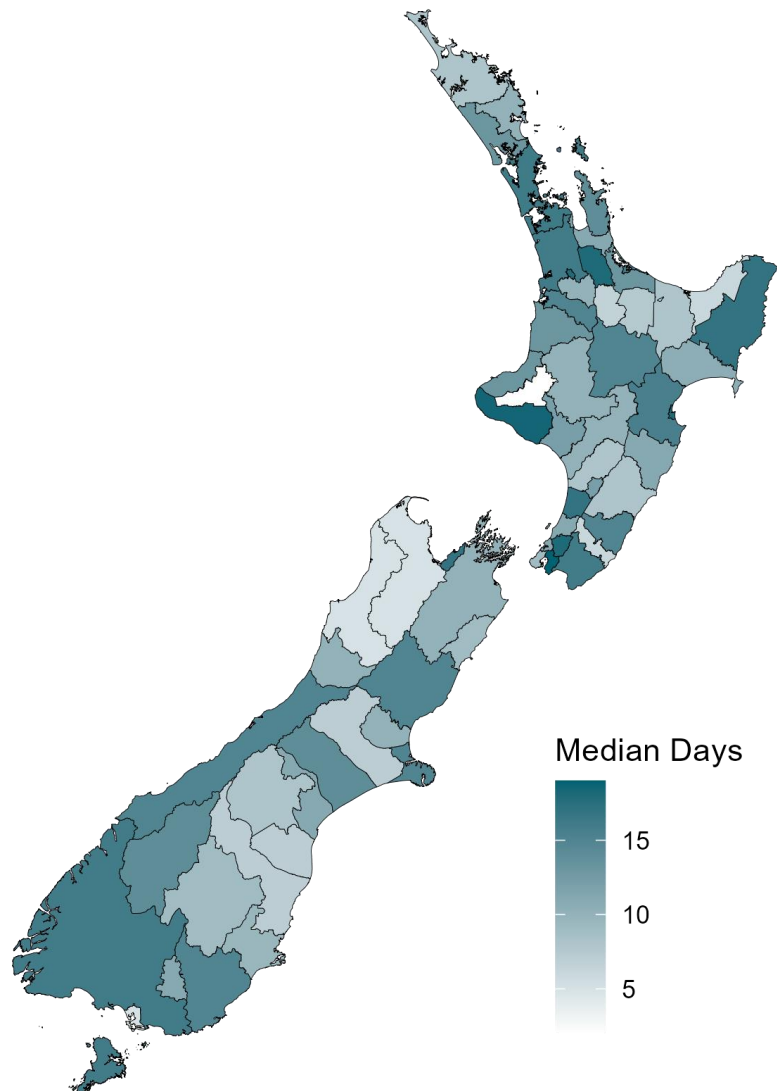


**TIMEFRAMES - Application Types**

During the first quarter of 2024, a total of 15,736 applications for Building Consents, including amendments, and 15,125 applications for Code Compliance Certificates (CCCs), including Certificates of Acceptance, were processed.

Out of all the Building Consent applications, 88.0 per cent were processed within the statutory timeframe. The median processing time for these applications was 13.2 working days.

Figure 3: Median days to processing Building Consent applications, excl. Regional Authorities and Consentium



On the other hand, the median processing time for Code Compliance Certificates were much shorter at five working days, and 93.6 per cent of the applications were processed within the statutory timeframe.

Out of the 67 BCAs (excluding the regional authorities due to the low number of applications), all of them had a median processing time for Building Consents that was below 20 working days. Additionally, 64 of them also had a median processing time for Code Compliance Certificates below the statutory timeframe.

Figure 4: Median days to processing Code Compliance Certificate applications, excl. Regional Authorities and Consentium

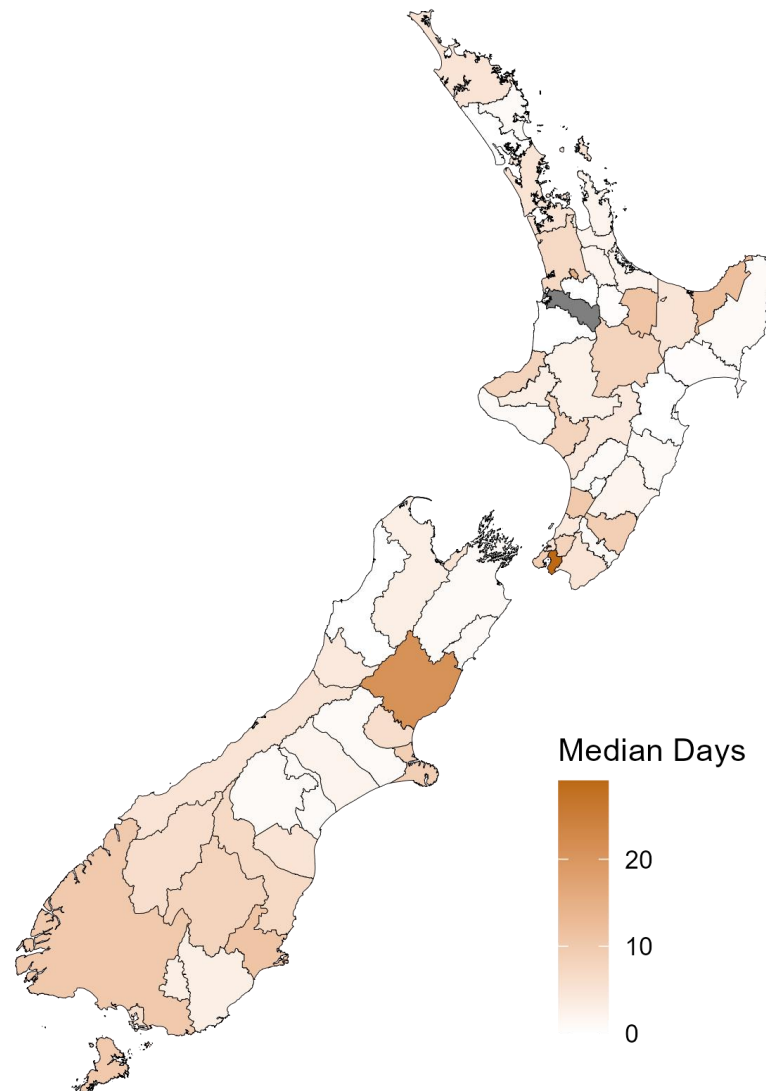


Table 1: Median days and Percentage of applications for BC and CCC that met statutory requirements (excl. Regional Authorities due to the low number of applications)

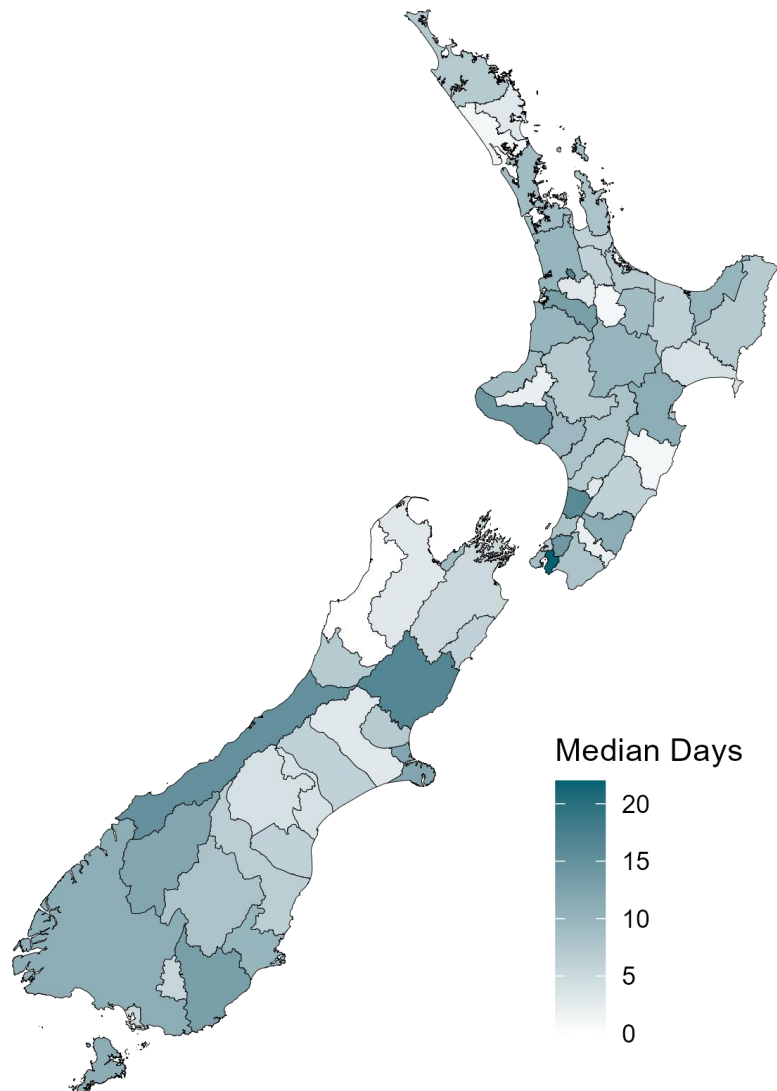
		Median Days		Percentage met the timeframe	
		BCs	CCCs	BCs	CCCs
<b>Major Urban</b>	Auckland	16	5	83.4%	94.7%
	Hamilton City	18	15	99.7%	99.6%
	Tauranga City	16	1	75.8%	97.8%
	Hutt City	19	29	53.6%	33.9%
	Wellington City	9	9	86.8%	83.8%
	Christchurch City	15	9	79.8%	92.1%
	Dunedin City	10	11	97.0%	98.7%
<b>North Island</b>	Far North	8	5	100.0%	100.0%
	Whangārei	10	1	96.3%	98.6%
	Kaipara	13	0	97.8%	98.5%
	Thames-Coromandel	14	2	97.0%	100.0%
	Hauraki	11	2	83.6%	94.5%
	Waikato	16	7	91.7%	96.4%
	Matamata-Piako	18	2	92.7%	96.9%
	Waipa	10	0	83.2%	98.5%
	Ōtorohanga	15	NA	100.0%	NA
	South Waikato	7	1	90.0%	97.4%
	Waitomo	13	0	95.8%	94.1%
	Taupō	15	8	85.6%	93.5%
	Western Bay of Plenty	13	2	94.1%	90.8%
	Rotorua Lakes	8	11	96.9%	91.9%
	Whakatāne	8	5	87.6%	78.9%
	Kawerau	4	0	100.0%	100.0%
	Ōpōtiki	6	12	96.4%	75.5%
	Gisborne	17	1	78.9%	96.1%
	Wairoa	11	1	85.0%	100.0%
	Hastings	16	0	68.7%	80.7%
	Napier City	18	0	77.3%	100.0%
	Central Hawke's Bay	11	1	98.4%	100.0%
	New Plymouth	13	8	96.3%	99.1%
	Stratford	2	3	100.0%	97.4%
	South Taranaki	19	1	70.7%	75.6%
	Ruapehu	10	3	100.0%	98.2%
	Whanganui	12	8	99.3%	98.5%
Rangitikei	10	4	100.0%	95.3%	
Manawatu	8	1	100.0%	100.0%	
Palmerston North City	12	0	88.3%	94.3%	
Tararua	8	2	96.5%	95.7%	
Horowhenua	17	10	62.3%	88.5%	
Kāpiti Coast	11	4	96.3%	95.9%	
Porirua City	11	5	98.1%	95.7%	
Upper Hutt City	18	8	92.1%	94.1%	
Masterton	15	9	93.8%	92.9%	
Carterton	6	1	100.0%	95.1%	
South Wairarapa	16	5	95.3%	98.2%	
<b>South Island</b>	Tasman	5	3	99.6%	98.8%
	Nelson City	17	5	85.3%	98.2%
	Marlborough	10	1	89.1%	97.8%
	Kaikōura	9	1	100.0%	100.0%
	Buller	5	0	100.0%	100.0%
	Grey	10	4	91.3%	91.2%
	Westland	15	5	90.0%	100.0%
	Hurunui	15	21	93.8%	48.3%
	Waimakariri	10	6	99.2%	96.8%
	Selwyn	7	1	93.6%	97.9%
	Ashburton	14	2	85.8%	97.2%
	Timaru	11	1	98.4%	100.0%
	Mackenzie	8	1	100.0%	100.0%
	Waimate	7	5	100.0%	94.3%
	Waitaki	7	7	100.0%	98.5%
	Central Otago	9	8	99.5%	94.8%
	Queenstown Lakes	14	6	95.5%	99.2%
	Clutha	15	3	97.0%	92.3%
	Southland	16	10	75.6%	87.0%
	Gore	11	3	89.1%	93.2%
Invercargill City	5	6	95.0%	95.3%	
Consentium	6	1	99.8%	99.8%	

**TIMEFRAMES – Building Categories**

The median time to process all applications (building consent applications, amendments, code certificate compliance, and certificate of acceptance) was eight days for residential buildings, and 14 days for commercial buildings.

Most applications (92.3 per cent) for residential buildings were processed in 20 working days. The majority (81.5 per cent) of applications for commercial buildings were processed within the statutory timeframe.

Figure 5: Median days to processing applications for residential buildings, excl. Regional Authorities and Consentium



Note that most of the application processed (85.3 per cent) were for residential buildings.

Figure 6: Median days to processing applications for commercial buildings, excl. Regional Authorities and Consentium

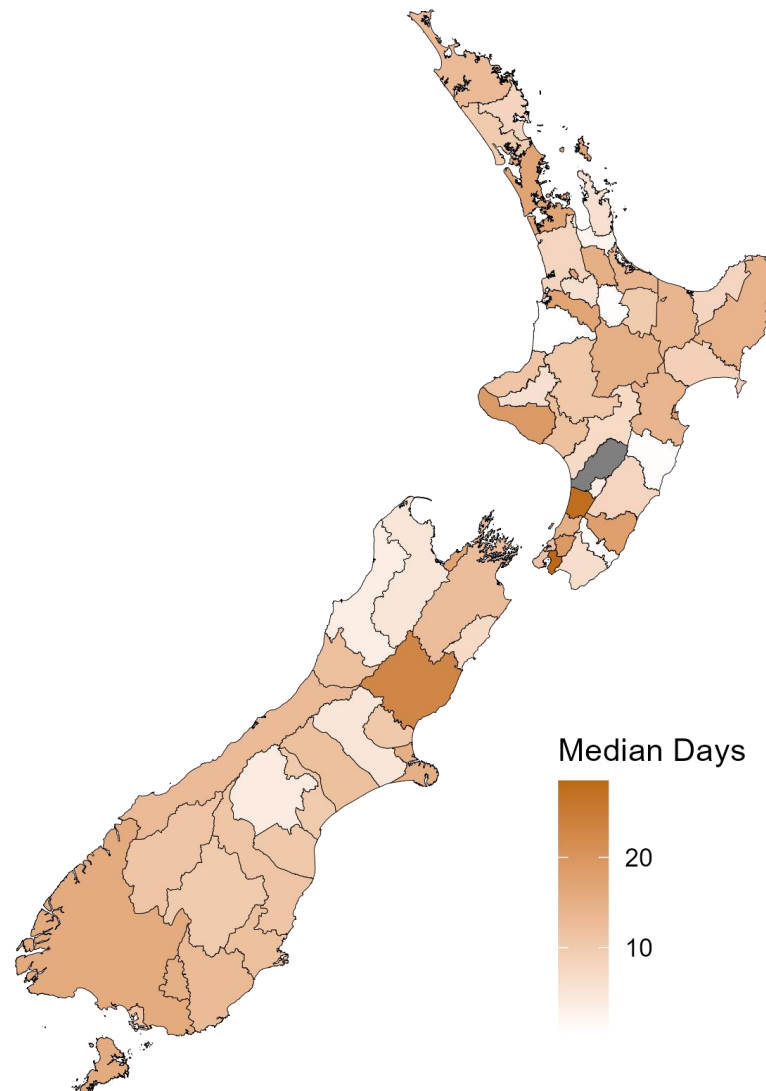


Table 2: Median days and Percentage of applications that met statutory requirements by Building Categories (excl. Regional Authorities due to the low number of applications)

		Median Days		Percentage met the timeframe	
		Resi.	Comm.	Resi.	Comm.
<b>Major Urban</b>	Auckland	9	17	91.6%	73.8%
	Hamilton City	17	17	99.8%	99.4%
	Tauranga City	9	15	86.4%	80.0%
	Hutt City	22	29	46.5%	32.4%
	Wellington City	9	11	88.1%	74.4%
	Christchurch City	12	15	85.8%	81.8%
	Dunedin City	10	12	98.9%	93.4%
<b>North Island</b>	Far North	7	13	100.0%	100.0%
	Whangārei	3	8	98.0%	94.3%
	Kaipara	1	10	99.0%	92.0%
	Thames-Coromandel	8	6	98.3%	100.0%
	Hauraki	6	3	89.1%	91.7%
	Waikato	10	8	95.1%	95.3%
	Matamata-Piako	6	15	95.5%	90.5%
	Waipa	3	6	92.4%	85.3%
	Ōtorohanga	13	17	100.0%	100.0%
	South Waikato	1	1	97.5%	87.5%
	Waitomo	10	1	94.9%	100.0%
	Taupō	10	15	92.0%	75.0%
	Western Bay of Plenty	7	14	93.7%	84.7%
	Rotorua Lakes	9	10	95.6%	91.4%
	Whakatāne	6	14	83.5%	75.7%
	Kawerau	1	3	100.0%	100.0%
	Ōpōtiki	10	8	81.7%	81.8%
	Gisborne	7	15	90.1%	76.8%
	Wairoa	4	9	91.4%	100.0%
	Hastings	11	14	76.0%	61.5%
	Napier City	7	19	90.6%	75.4%
	Central Hawke's Bay	1	1	99.3%	100.0%
	New Plymouth	9	11	98.3%	94.5%
	Stratford	2	6	98.7%	100.0%
	South Taranaki	14	19	74.9%	60.6%
	Ruapehu	7	11	98.8%	100.0%
	Whanganui	10	12	98.9%	98.0%
	Rangitikei	8	7	97.5%	100.0%
	Manawatu	7	NA	100.0%	NA
	Palmerston North City	3	4	91.8%	90.9%
Tararua	6	8	95.3%	100.0%	
Horowhenua	16	28	73.1%	35.7%	
Kāpiti Coast	8	15	96.5%	91.7%	
Porirua City	7	12	97.4%	95.3%	
Upper Hutt City	14	19	94.9%	81.1%	
Masterton	11	18	94.5%	78.9%	
Carterton	2	1	97.6%	66.7%	
South Wairarapa	8	7	96.8%	100.0%	
<b>South Island</b>	Tasman	3	5	99.3%	98.7%
	Nelson City	9	17	93.5%	81.7%
	Marlborough	5	13	97.4%	70.6%
	Kaikōura	6	7	100.0%	100.0%
	Buller	0	4	100.0%	100.0%
	Grey	7	12	91.5%	87.5%
	Westland	15	13	91.9%	75.0%
	Hurunui	17	23	67.9%	42.4%
	Waimakariri	7	11	98.2%	97.2%
	Selwyn	3	5	97.3%	80.0%
	Ashburton	6	12	93.2%	82.8%
	Timaru	4	10	99.0%	100.0%
	Mackenzie	4	4	100.0%	100.0%
	Waimate	6	11	96.9%	100.0%
	Waitaki	7	11	99.0%	100.0%
	Central Otago	8	10	98.2%	93.6%
	Queenstown Lakes	12	11	97.4%	96.0%
	Clutha	13	13	95.8%	100.0%
	Southland	11	16	85.7%	68.3%
	Gore	6	15	96.9%	69.6%
Invercargill City	5	11	97.4%	83.7%	
Consentium	3	10	100.0%	96.0%	

## DEFINITIONS AND CAVEATS

### Building

A building is a temporary or permanent movable or immovable structure under section 8 of the building Act 2004.

### Building Categories

The building types are based on the National BCA competency assessment system levels

- **Residential buildings** include standalone houses, apartments, townhouses, units, domestic outbuildings, and other dwellings.
- **Commercial buildings** include hotels, motels, boarding houses, prisons, hospitals, nursing homes, other health buildings, education buildings, social, culture and religious buildings, commercial buildings, factories, industrial and storage buildings, and farming buildings.

### Building Consent

A building consent is a formal document permitting the construction, alteration, demolition or removal of a building. We have included amendments in the reporting.

### Building Consent Authorities (BCAs)

Building Consent Authorities are responsible for checking to ensure that an application for a building consent complies with the Building Code and that building work has been carried out in accordance with the building consent for that work. They are also responsible for issuing building consents and code compliance certificates.

BCAs are usually local and district councils. They can also be regional councils (for dams), and private organisations (e.g. Consentium).

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### Code Compliance Certificate (CCC)

A code compliance certificate is a formal statement issued under section 95 of the Building Act 2004, It states that building work carried out under a building consent complies with that building consent. We have included Certificate of Acceptance in the reporting.

### Data Quality

The results presented in this publication may differ from those published by the BCAs. This variance can be attributed to a range of data quality issues that we've encountered during our analysis. These issues include, but are not limited to, inconsistencies in standardisation and data gaps. As a result, figures from this publication should be considered with an understanding of these potential discrepancies.

### Median number of days

The median is the middle value of the durations when they are arranged in ascending order. If the dataset contains an odd number of observations, the median is the middle number. If the dataset contains an even number of observations, the median is the average of the two middle numbers.

We have chosen to use the median number of days in our reporting as it is less sensitive to outliers. This also allows for a more consistent approach in comparing BCAs of different sizes

### Regional authorities

We have excluded Waikato Regional Council and Environment Canterbury Regional Council from the breakdown of Application Types and Building Categories due to the low number of applications.

### Statutory timeframe

BCAs have a statutory obligation to process a building consent or a code compliance certificate application within 20 working days of receipt. This timeframe applies to all consents, regardless of their type or complexity. If the BCA requires additional information to process the consent, they may issue a request for further information (RFI). This issuing of an RFI 'stops the clock' until the requested information is supplied by the applicant.