

**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, and code compliance certificates).

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

In total, 92.7 per cent of applications were processed within the statutory period (see figure 2 below). Of the 69 BCAs, seven processed 100 per cent of their applications within the statutory timeframe.

Figure 1: Median number of days for processing all applications

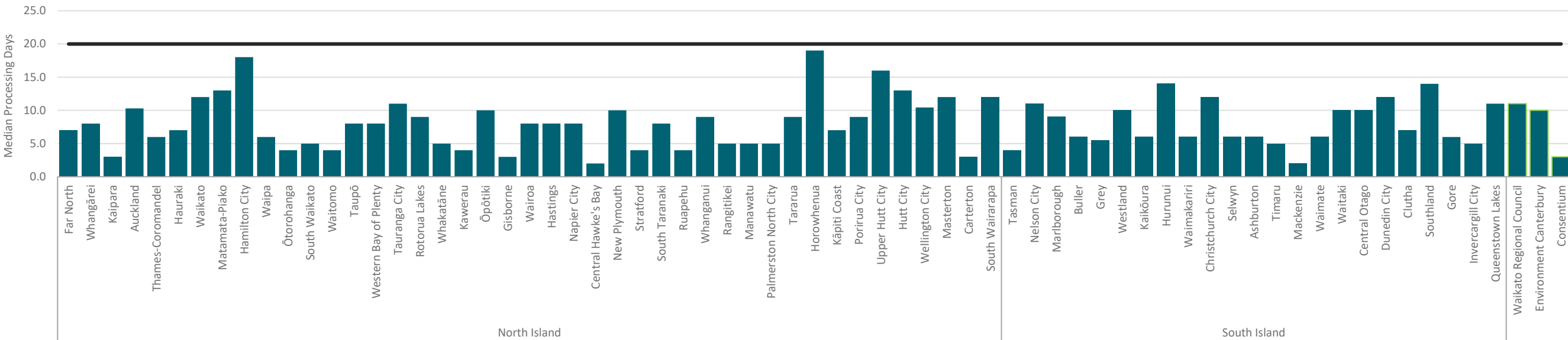
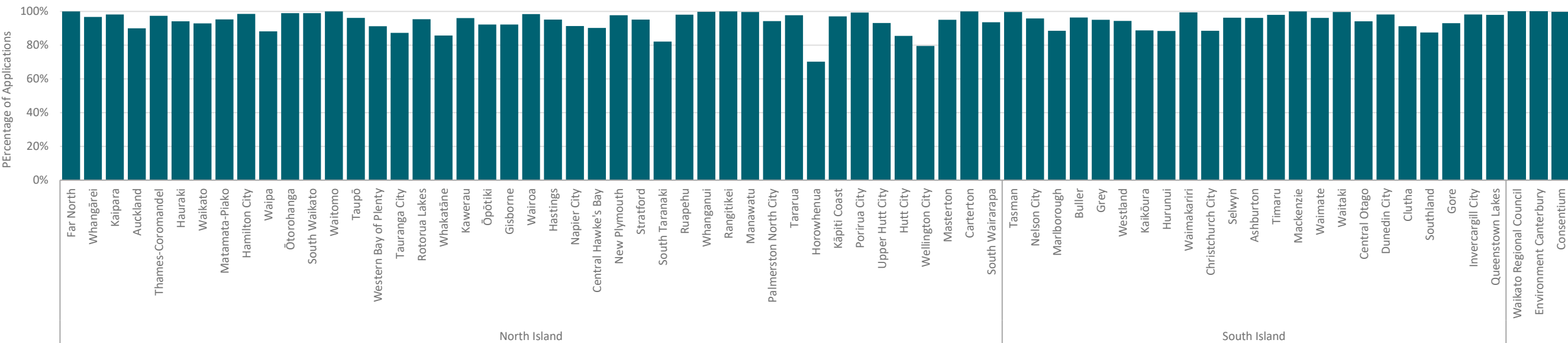


Figure 2: Percentage of applications that met the statutory timeframe



**TIMEFRAMES - Application Types**

During the second quarter of 2024, a total of 20,864 applications for Building Consents(including amendments), and 18,534 applications for Code Compliance Certificates (CCCs), were processed.

Out of all the Building Consent applications, 91.7 per cent were processed within the statutory timeframe. The median processing time for these applications was 13.0 working days.

On the other hand, the median processing time for Code Compliance Certificates were much shorter at five working days. Nearly all (93.9

per cent) of CCCs were processed within the statutory timeframe .

All 67 BCAs (excluding the regional authorities due to the low number of applications) had a median processing time for Building Consents at or below 20 working days, and all 67 BCAs had a median processing time for Code Compliance Certificates below the statutory timeframe.

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

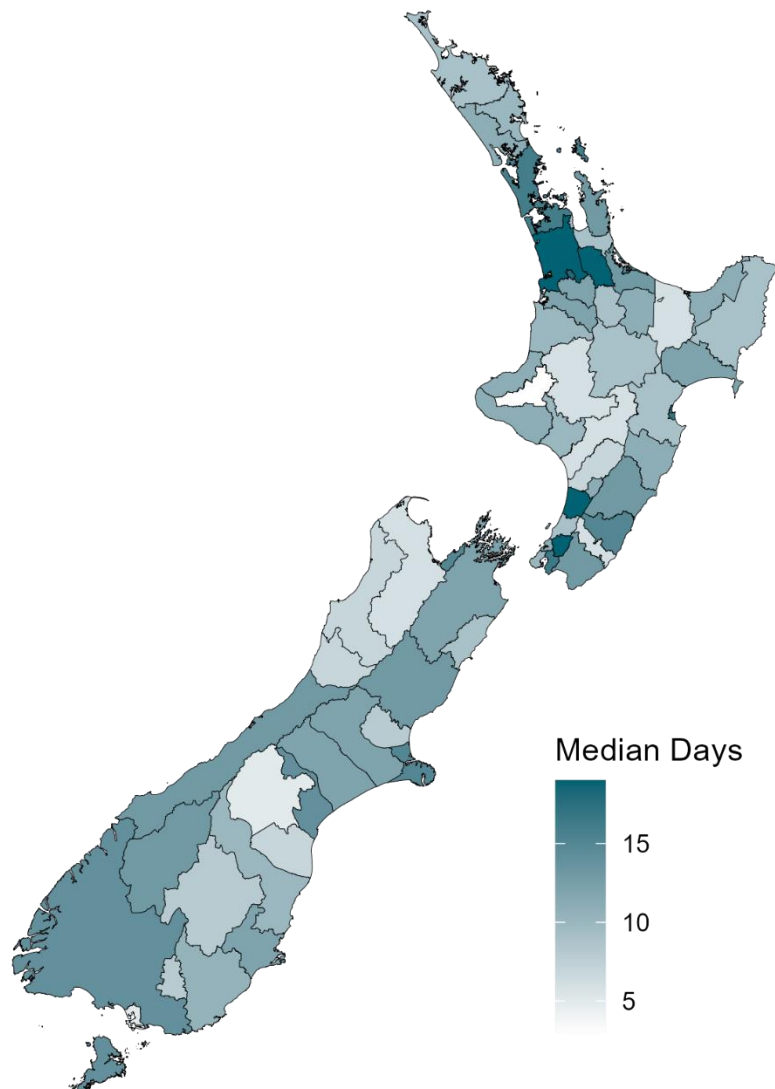


Figure 4: Median days to processing Code Compliance Certificate applications, excl. Regional Authorities and Consentium

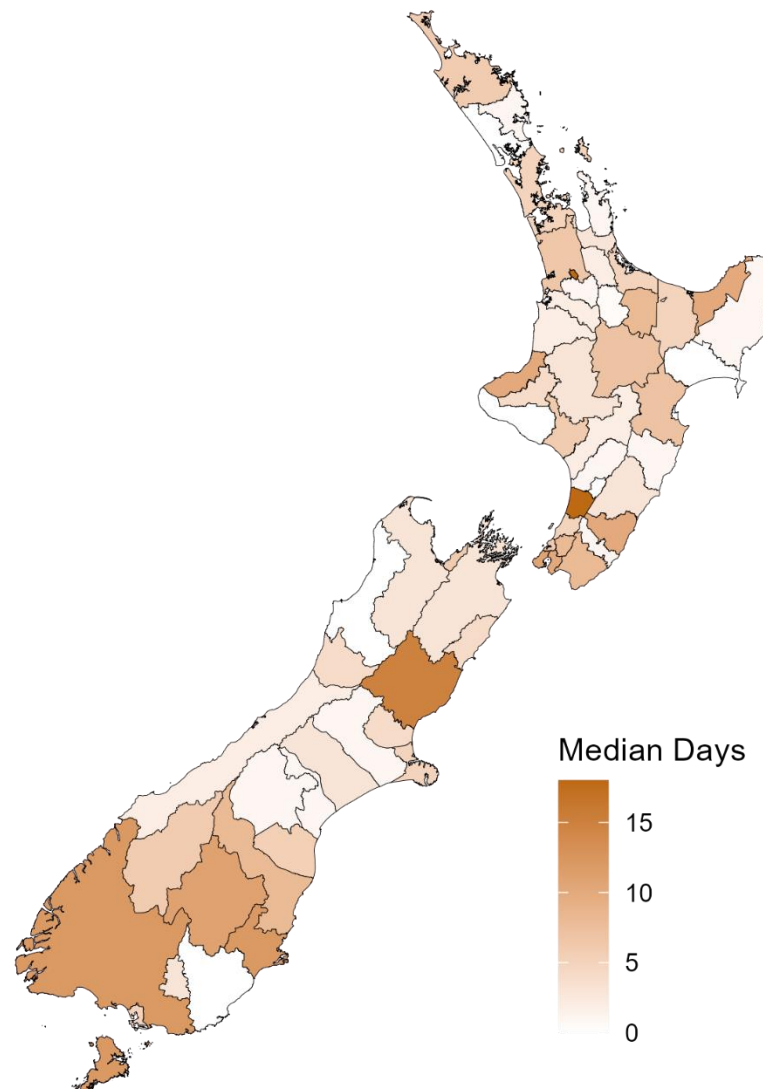


Table 1: Median days and Percentage of applications for BC and CCC that met statutory requirements (excl. Regional Authorities due to the low number of applications)

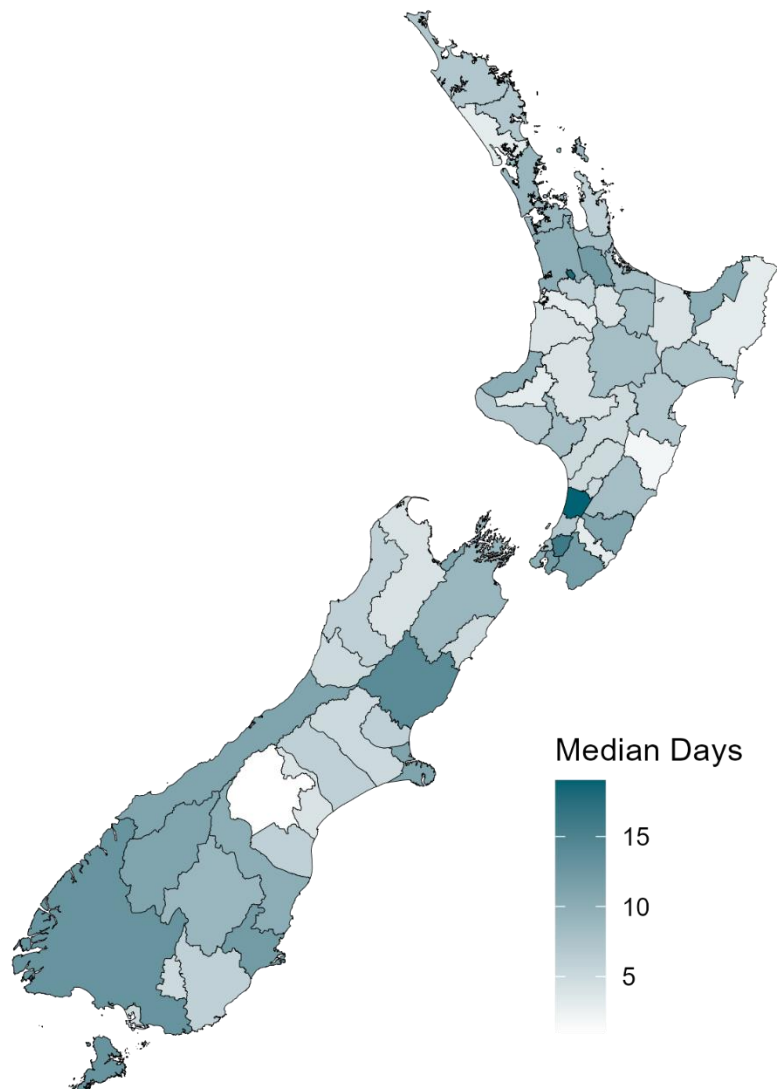
		Median Days		Percentage met the timeframe	
		BCs	CCCs	BCs	CCCs
<b>Major Urban</b>	Auckland	16	5	86.0%	93.8%
	Hamilton City	18	18	99.0%	97.7%
	Tauranga City	15	1	80.0%	96.1%
	Hutt City	16	10	75.2%	93.3%
	Wellington City	10	11	84.7%	73.8%
	Christchurch City	15	5	88.8%	88.0%
	Dunedin City	12	12	99.0%	97.1%
<b>North Island</b>	Far North	9	6	100.0%	100.0%
	Whangārei	10	1	97.2%	96.5%
	Kaipara	11	0	99.5%	96.4%
	Thames-Coromandel	13	1	95.2%	99.6%
	Hauraki	9	3	96.8%	90.5%
	Waikato	19	7	90.3%	95.3%
	Matamata-Piako	19	2	91.3%	100.0%
	Waipa	12	1	81.0%	97.6%
	Ōtorohanga	12	2	98.1%	100.0%
	South Waikato	9	1	98.7%	100.0%
	Waitomo	10	2	100.0%	100.0%
	Taupō	9	7	98.1%	94.0%
	Western Bay of Plenty	13	5	97.9%	86.4%
	Rotorua Lakes	11	8	99.3%	91.5%
	Whakatāne	6	5	87.5%	84.1%
	Kawerau	9	3	100.0%	91.7%
	Ōpōtiki	11	10	92.6%	90.0%
	Gisborne	9	1	96.9%	88.2%
	Wairoa	12	0	97.0%	100.0%
	Hastings	9	7	93.5%	97.0%
	Napier City	17	0	83.7%	100.0%
	Central Hawke's Bay	11	1	79.6%	99.2%
	New Plymouth	11	10	98.2%	97.2%
	Stratford	3	4	100.0%	90.2%
	South Taranaki	11	0	78.8%	88.5%
	Ruapehu	6	3	100.0%	96.7%
	Whanganui	10	6	99.5%	100.0%
	Rangitikei	6	2	100.0%	100.0%
	Manawatu	7	1	99.5%	100.0%
	Palmerston North City	11	0	92.4%	96.9%
	Tararua	13	3	97.2%	98.6%
	Horowhenua	19	18	68.1%	73.4%
Kāpiti Coast	9	5	96.4%	97.7%	
Porirua City	11	6	99.4%	98.9%	
Upper Hutt City	19	8	90.4%	96.9%	
Masterton	15	10	93.7%	96.0%	
Carterton	6	1	100.0%	100.0%	
South Wairarapa	13	8	98.4%	88.5%	
<b>South Island</b>	Tasman	6	3	99.3%	100.0%
	Nelson City	15	6	94.1%	97.3%
	Marlborough	12	3	87.4%	90.2%
	Kaikōura	9	4	100.0%	83.3%
	Buller	7	0	95.7%	100.0%
	Grey	7	4	98.9%	91.6%
	Westland	12	1	94.9%	94.9%
	Hurunui	13	15	96.3%	80.4%
	Waimakariri	8	4	99.0%	99.8%
	Selwyn	12	1	95.8%	96.9%
	Ashburton	12	3	93.8%	98.4%
	Timaru	14	1	95.6%	100.0%
	Mackenzie	8	1	100.0%	100.0%
	Waimate	7	6	96.2%	97.9%
	Waitaki	10	8	100.0%	99.3%
	Central Otago	8	11	96.9%	91.3%
	Queenstown Lakes	13	6	97.1%	98.7%
	Clutha	11	0	87.9%	100.0%
	Southland	14	12	90.2%	83.6%
	Gore	8	3	93.2%	92.9%
Invercargill City	5	5	99.5%	97.1%	
Consentium	6	2	100.0%	99.2%	

**TIMEFRAMES – Building Categories**

The median time to process all applications (building consent applications, amendments, and code compliance certificates) was eight days for residential buildings, and 15 days for commercial buildings.

94.5 per cent of residential applications and 81.2 per cent of commercial applications 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 applications processed (85.8 per cent) were for residential buildings.

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

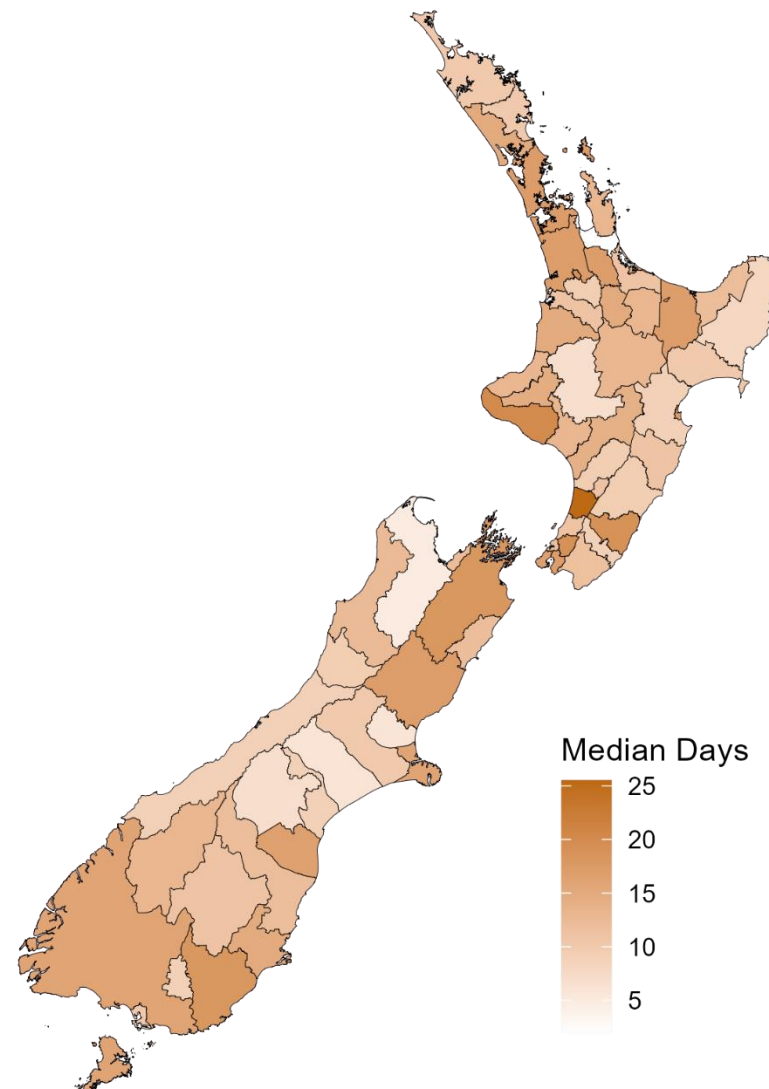


Table 2: Median days and Percentage of applications that met statutory requirements by Building Categories (excl. Regional Authorities due to the low number of applications)

		Median Days		Percentage met the timeframe	
		Resi.	Comm.	Resi.	Comm.
<b>Major Urban</b>	Auckland	9	17	93.2%	71.9%
	Hamilton City	18	19	99.0%	97.0%
	Tauranga City	9	15	90.6%	76.9%
	Hutt City	12	17	88.2%	71.9%
	Wellington City	10	17	86.0%	60.0%
	Christchurch City	11	16	89.3%	82.9%
	Dunedin City	12	15	99.1%	92.9%
<b>North Island</b>	Far North	7	10	100.0%	100.0%
	Whangārei	7	10	97.8%	89.1%
	Kaipara	3	15	98.4%	96.6%
	Thames-Coromandel	6	13	98.3%	85.0%
	Hauraki	8	2	93.1%	100.0%
	Waikato	10	17	94.1%	88.0%
	Matamata-Piako	12	17	95.5%	95.3%
	Waipa	6	10	89.9%	77.9%
	Ōtorohanga	3	11	98.5%	100.0%
	South Waikato	4	15	100.0%	91.7%
	Waitomo	4	15	100.0%	100.0%
	Taupō	8	13	97.1%	88.9%
	Western Bay of Plenty	8	11	91.1%	91.5%
	Rotorua Lakes	8	13	96.1%	90.3%
	Whakatāne	4	17	91.3%	56.8%
	Kawerau	3	13	100.0%	66.7%
	Ōpōtiki	10	12	92.7%	87.5%
	Gisborne	3	8	93.0%	87.9%
	Wairoa	8	10	98.0%	100.0%
	Hastings	7	9	96.5%	87.9%
	Napier City	6	17	92.1%	86.7%
	Central Hawke's Bay	2	11	91.2%	66.7%
	New Plymouth	10	13	97.9%	96.4%
	Stratford	3	15	97.3%	75.0%
	South Taranaki	7	20	84.7%	52.6%
	Ruapehu	4	7	97.6%	100.0%
	Whanganui	8	13	99.7%	100.0%
	Rangitikei	5	14	100.0%	100.0%
	Manawatu	5	10	99.6%	100.0%
	Palmerston North City	5	11	94.4%	93.5%
Tararua	8	10	98.6%	93.3%	
Horowhenua	19	26	72.9%	25.0%	
Kāpiti Coast	7	11	97.5%	92.2%	
Porirua City	8	12	99.1%	100.0%	
Upper Hutt City	16	19	95.2%	75.8%	
Masterton	11	19	95.9%	84.0%	
Carterton	3	9	100.0%	100.0%	
South Wairarapa	12	12	94.0%	83.3%	
<b>South Island</b>	Tasman	4	5	100.0%	96.7%
	Nelson City	11	12	96.6%	91.9%
	Marlborough	9	18	93.2%	57.8%
	Kaikōura	5	12	89.8%	75.0%
	Buller	6	13	97.3%	90.0%
	Grey	5	10	95.7%	90.0%
	Westland	11	9	94.4%	100.0%
	Hurunui	14	17	89.4%	79.4%
	Waimakariri	6	6	99.6%	97.5%
	Selwyn	5	10	97.5%	79.2%
	Ashburton	6	6	96.2%	93.5%
	Timaru	4	9	98.0%	97.2%
	Mackenzie	3	8	100.0%	100.0%
	Waimate	6	17	95.6%	100.0%
	Waitaki	10	12	99.6%	100.0%
	Central Otago	9	11	95.3%	91.5%
	Queenstown Lakes	11	13	98.1%	96.4%
	Clutha	6	18	93.5%	72.2%
	Southland	13	16	89.9%	76.7%
	Gore	5	9	94.6%	84.0%
Invercargill City	5	10	98.5%	95.1%	
Consentium	3	4	99.6%	100.0%	

## 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 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).

### *Disclaimer*

This document is a guide only. It should not be used as a substitute for legislation or legal advice. The Ministry of Business, Innovation and Employment is not responsible for the results of any actions taken on the basis of information in this document, or for any errors or omissions. While care has been used in processing, analysing, and extracting information, MBIE gives no warranty that the information supplied is free from error. We shall not be liable for any loss suffered through the use, directly or indirectly, of any information, product, or service.

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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.

### 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 classification and data gaps. As a result, figures from this publication should be considered with an understanding of these potential discrepancies.

### Major urban

This category is defined as territorial authorities that had a population greater than 100,000 as of 2018.

### 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, and 10 working days for a MultiProof application. 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.