

Note: We have updated the 2024 Q3 figures due to the receipt of new or updated information from five BCAs. The affected BCAs were New Plymouth District Council, Ōtorohanga District Council, South Taranaki District Council, Wellington City Council and Southland District Council.

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 certificate).

Data for the third 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, 93.0 per cent of applications were processed within the statutory period (see figure 2 below). Of the 69 BCAs, thirteen processed 100 per cent of their applications within the statutory timeframes.

Figure 1: Median number of days for processing all applications

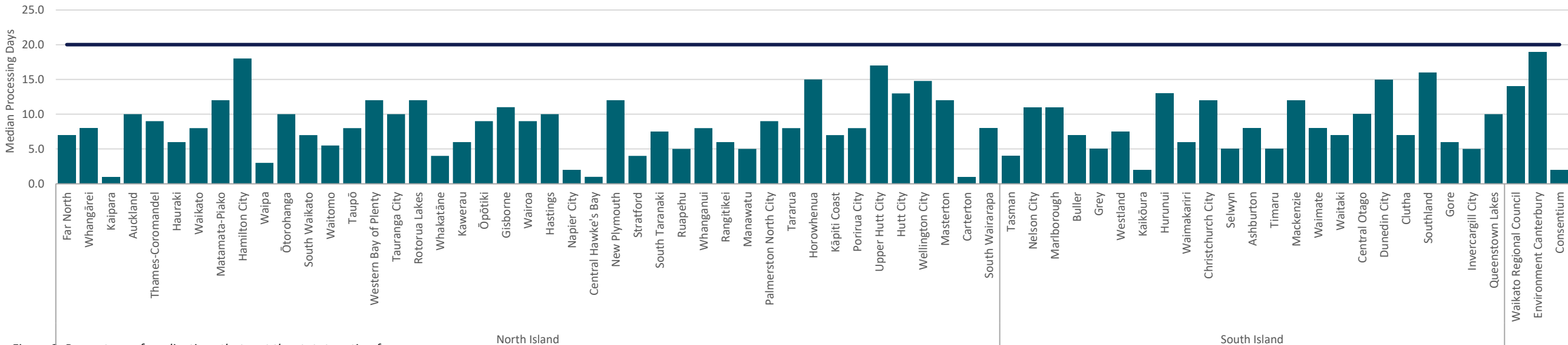
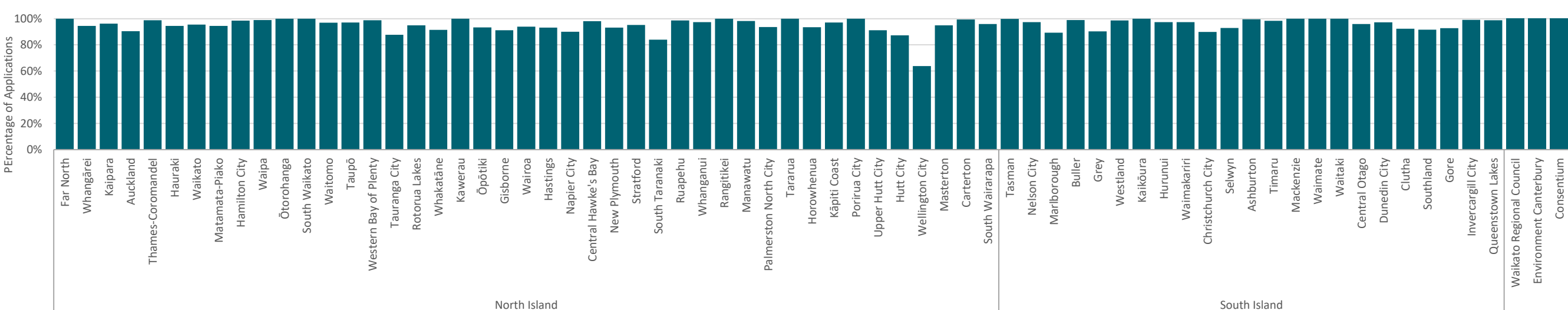


Figure 2: Percentage of applications that met the statutory timeframe



TIMEFRAMES - Application Types

During the third quarter of 2024, a total of 20,418 applications for Building Consents, including amendments, and 19,358 applications for Code Compliance Certificates (CCCs), were processed.

Out of all the Building Consent applications, 91.9 per cent were processed within the statutory timeframe. The median processing time for these applications was 13.3 working days.

On the other hand, the median processing time for Code Compliance Certificates were much shorter at 4.3 working days, and 94.3 per cent

of the applications were processed within the statutory timeframe .

All 67 BCAs (excluding the regional authorities due to the low number of applications) has a median processing time for Building Consents below 20 working days, while almost all (except one BCA) also 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

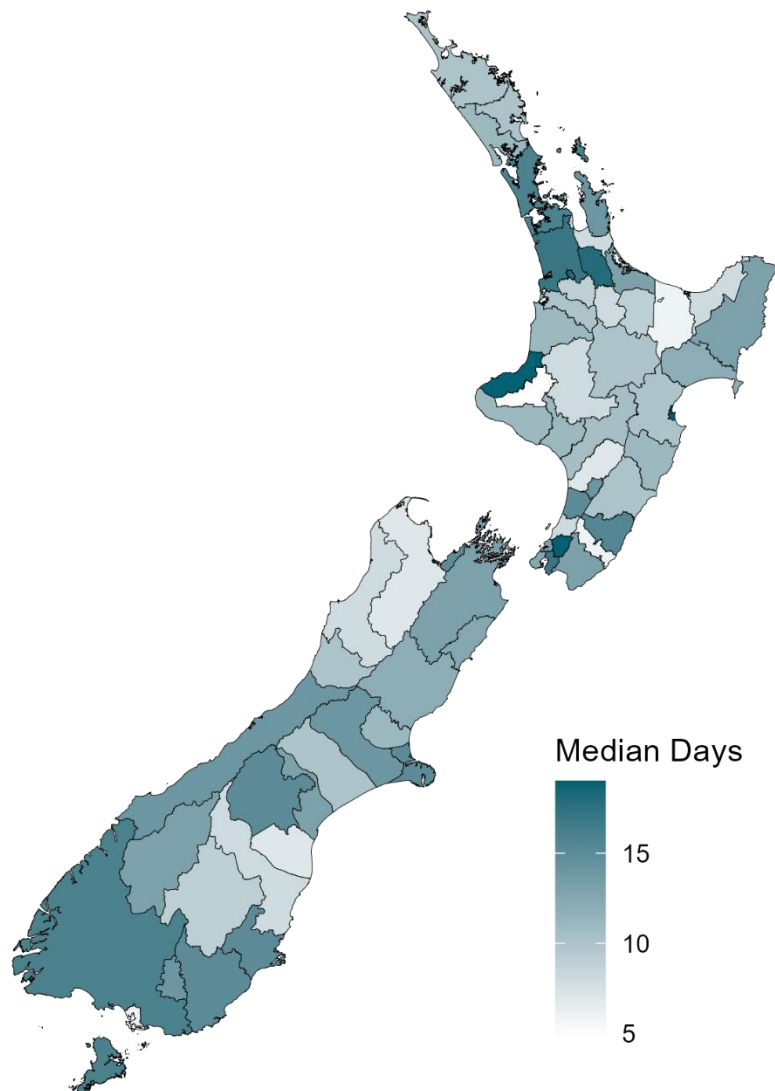


Figure 4: Median days to processing Code Compliance Certificate applications, excl. Regional Authorities and Consentium

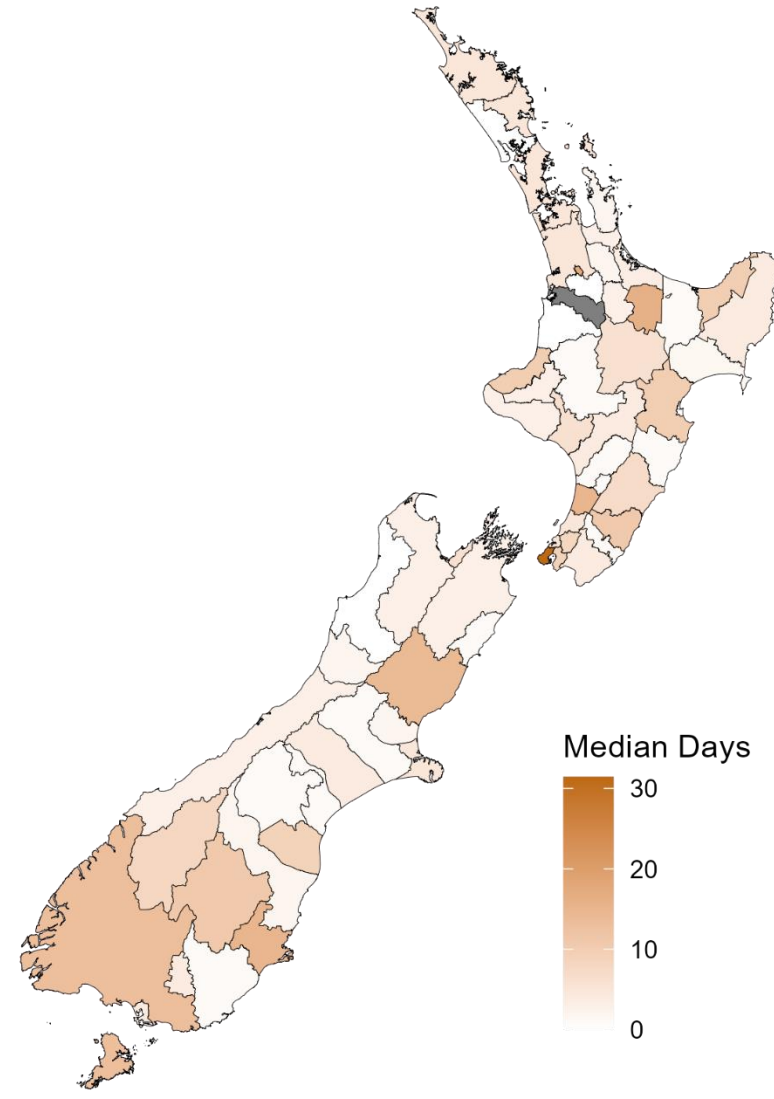


Table 1: Median days and Percentage of applications for BC and CCC that met statutory requirements (excl. Regional Authorities due to the low number of applications)

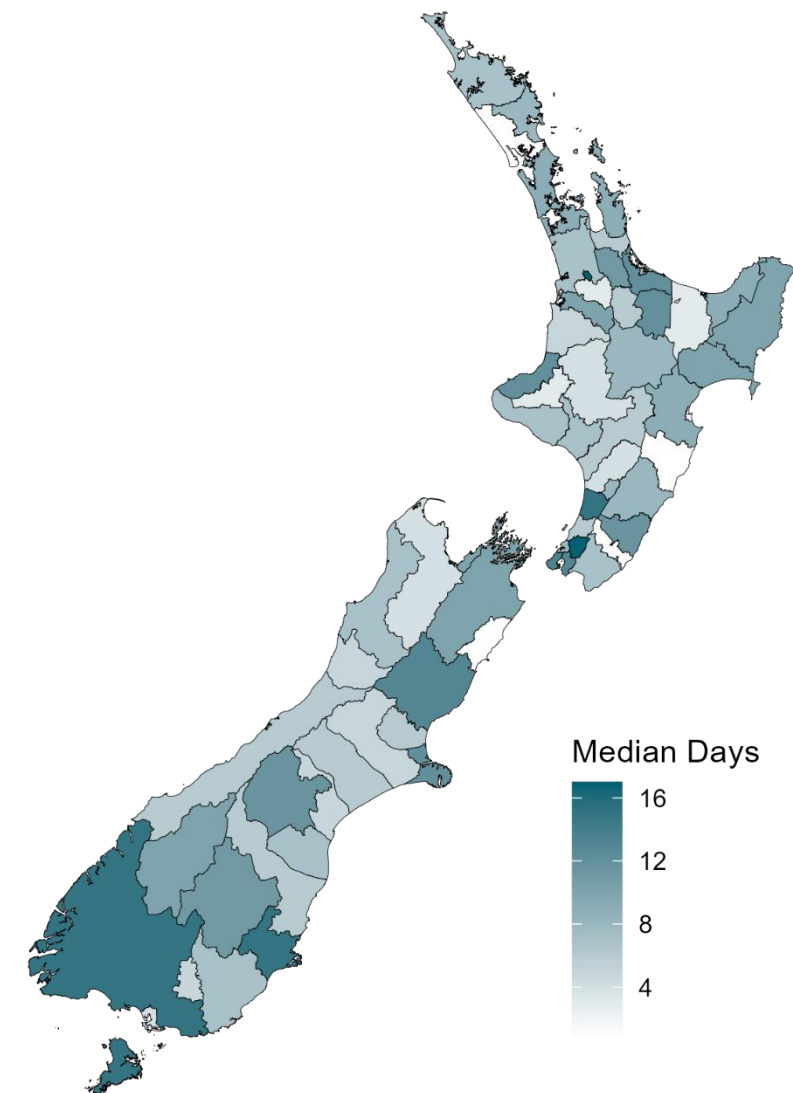
		Median Days		Percentage met the timeframe	
		BCs	CCCs	BCs	CCCs
Major Urban	Auckland	16	5	85.6%	95.5%
	Hamilton City	18	17	98.7%	98.1%
	Tauranga City	15	1	79.0%	98.1%
	Hutt City	17	9	77.4%	98.8%
	Wellington City	12	31	84.9%	45.5%
	Christchurch City	15	5	90.0%	89.8%
	Dunedin City	15	15	97.7%	96.7%
North Island	Far North	10	5	100.0%	100.0%
	Whangārei	10	5	94.9%	94.0%
	Kaipara	11	0	98.8%	94.3%
	Thames-Coromandel	14	2	98.5%	99.1%
	Hauraki	8	3	100.0%	90.5%
	Waikato	17	5	91.3%	98.8%
	Matamata-Piako	18	2	92.5%	96.9%
	Waipa	9	0	99.5%	98.4%
	Ōtorohanga	10	NA	100.0%	NA
	South Waikato	8	3	100.0%	100.0%
	Waitomo	11	0	94.7%	100.0%
	Taupō	10	6	98.7%	95.0%
	Western Bay of Plenty	13	4	98.7%	100.0%
	Rotorua Lakes	9	16	98.8%	91.2%
	Whakatāne	6	1	94.6%	89.5%
	Kawerau	8	1	100.0%	100.0%
	Ōpōtiki	8	10	97.5%	88.2%
	Gisborne	13	4	96.0%	86.3%
	Wairoa	12	2	100.0%	86.8%
	Hastings	10	10	90.9%	95.8%
	Napier City	19	0	78.0%	100.0%
	Central Hawke's Bay	11	1	96.2%	99.2%
	New Plymouth	19	10	86.1%	98.8%
	Stratford	5	3	95.7%	94.6%
	South Taranaki	11	3	86.0%	81.4%
	Ruapehu	8	1	98.5%	98.6%
	Whanganui	11	6	97.5%	97.3%
Rangitikei	11	4	100.0%	100.0%	
Manawatu	7	1	97.8%	99.4%	
Palmerston North City	14	1	96.6%	90.3%	
Tararua	10	7	100.0%	100.0%	
Horowhenua	15	15	94.1%	92.9%	
Kāpiti Coast	8	5	96.4%	100.0%	
Porirua City	13	5	100.0%	100.0%	
Upper Hutt City	19	8	85.8%	98.3%	
Masterton	16	11	92.9%	96.8%	
Carterton	6	1	98.3%	100.0%	
South Wairarapa	13	4	100.0%	93.6%	
South Island	Tasman	7	3	99.7%	100.0%
	Nelson City	15	6	96.8%	97.9%
	Marlborough	13	3	87.7%	92.5%
	Kaikōura	13	1	100.0%	100.0%
	Buller	8	0	98.9%	100.0%
	Grey	10	2	93.3%	87.5%
	Westland	14	3	97.3%	100.0%
	Hurunui	12	14	98.5%	96.2%
	Waimakariri	11	2	98.4%	96.4%
	Selwyn	14	1	88.4%	97.0%
	Ashburton	10	4	99.4%	99.6%
	Timaru	13	1	97.9%	98.8%
	Mackenzie	15	1	100.0%	100.0%
	Waimate	7	9	100.0%	100.0%
	Waitaki	8	2	100.0%	100.0%
	Central Otago	9	11	97.2%	94.5%
	Queenstown Lakes	13	8	98.3%	99.1%
	Clutha	15	1	88.4%	100.0%
	Southland	16	13	90.6%	100.0%
	Gore	14	4	86.3%	97.8%
Invercargill City	6	4	99.6%	98.5%	
Consentium	5	2	100.0%	99.8%	

TIMEFRAMES – Building Categories

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

94.7 per cent of residential applications and 84.2 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 application processed (82.6 per cent) were for residential buildings.

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

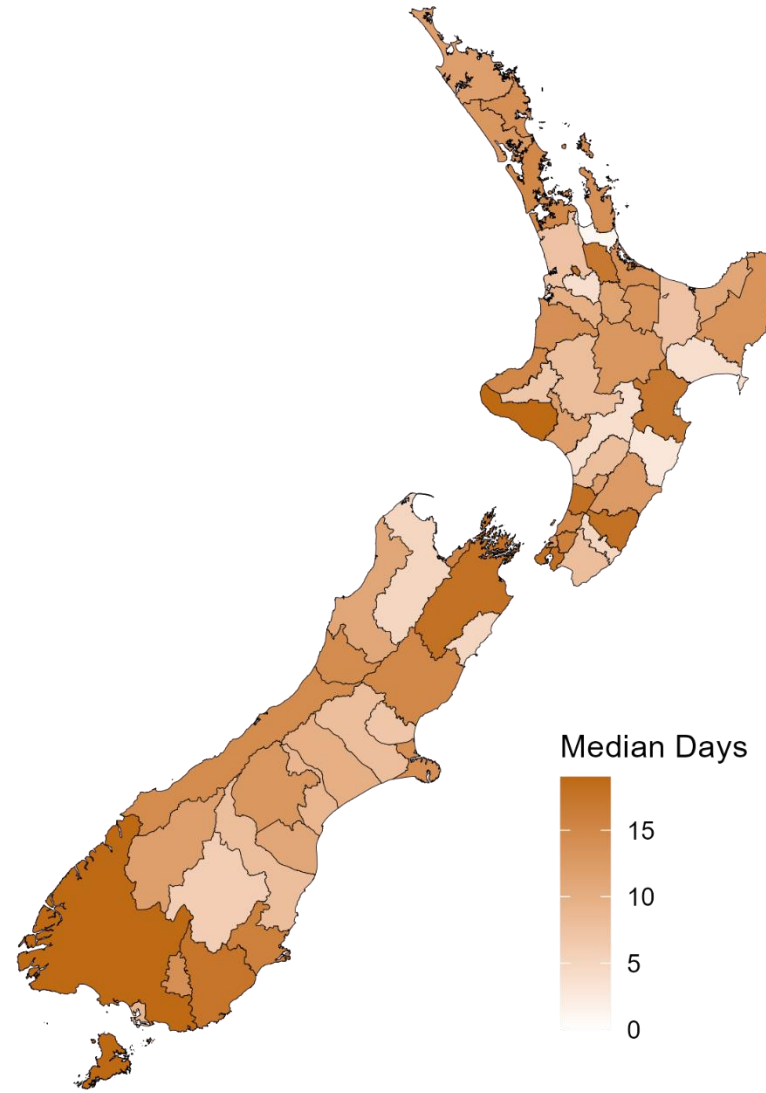


Table 2: Median days and Percentage of applications that met statutory requirements by Building Categories (excl. Regional Authorities due to the low number of applications)

		Median Days		Percentage met the timeframe	
		Resi.	Comm.	Resi.	Comm.
Major Urban	Auckland	9	15	93.0%	79.7%
	Hamilton City	17	18	98.0%	99.6%
	Tauranga City	7	16	91.2%	75.3%
	Hutt City	13	18	90.8%	72.2%
	Wellington City	13	18	69.2%	53.9%
	Christchurch City	12	14	90.4%	86.7%
	Dunedin City	15	16	97.7%	94.9%
North Island	Far North	7	12	100.0%	100.0%
	Whangārei	8	14	96.4%	76.9%
	Kaipara	1	13	96.0%	97.4%
	Thames-Coromandel	9	14	99.2%	94.2%
	Hauraki	6	1	96.7%	82.4%
	Waikato	7	8	98.3%	84.3%
	Matamata-Piako	11	17	95.4%	89.3%
	Waipa	3	4	98.9%	99.1%
	Ōtorohanga	10	10	100.0%	100.0%
	South Waikato	6	12	100.0%	100.0%
	Waitomo	5	14	96.8%	100.0%
	Taupō	8	13	98.5%	85.7%
	Western Bay of Plenty	12	14	98.7%	100.0%
	Rotorua Lakes	12	14	96.8%	82.9%
	Whakatāne	3	8	92.6%	84.1%
	Kawerau	5	10	100.0%	100.0%
	Ōpōtiki	9	11	92.4%	100.0%
	Gisborne	10	14	91.4%	90.4%
	Wairoa	10	4	92.4%	100.0%
	Hastings	9	17	95.6%	76.1%
	Napier City	2	0	90.8%	87.2%
	Central Hawke's Bay	1	3	99.0%	84.6%
	New Plymouth	12	15	93.9%	88.3%
	Stratford	3	7	96.9%	89.5%
	South Taranaki	7	19	90.5%	51.2%
	Ruapehu	4	8	100.0%	93.8%
	Whanganui	7	12	99.7%	94.5%
	Rangitikei	6	4	100.0%	100.0%
	Manawatu	4	8	98.2%	97.6%
	Palmerston North City	8	12	94.0%	91.6%
Tararua	8	13	100.0%	100.0%	
Horowhenua	15	18	96.5%	69.8%	
Kāpiti Coast	6	15	98.3%	80.0%	
Porirua City	8	13	100.0%	100.0%	
Upper Hutt City	17	16	92.9%	81.6%	
Masterton	12	18	97.1%	74.4%	
Carterton	1	5	99.3%	100.0%	
South Wairarapa	7	8	96.0%	94.7%	
South Island	Tasman	4	5	99.8%	100.0%
	Nelson City	10	16	98.2%	93.6%
	Marlborough	10	18	94.7%	62.5%
	Kaikōura	1	5	100.0%	100.0%
	Buller	7	11	98.8%	100.0%
	Grey	5	15	91.5%	80.0%
	Westland	6	15	99.2%	95.0%
	Hurunui	13	15	98.3%	88.5%
	Waimakariri	6	7	97.4%	96.5%
	Selwyn	5	8	93.1%	90.6%
	Ashburton	6	10	99.4%	100.0%
	Timaru	5	9	98.6%	97.2%
	Mackenzie	12	13	100.0%	100.0%
	Waimate	7	11	100.0%	100.0%
	Waitaki	6	8	100.0%	100.0%
	Central Otago	11	6	95.8%	95.8%
	Queenstown Lakes	10	12	99.4%	94.5%
	Clutha	7	18	95.0%	60.0%
	Southland	15	19	92.0%	89.5%
	Gore	5	14	94.5%	86.5%
Invercargill City	4	9	99.4%	97.5%	
Consentium	2	6	99.9%	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 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).

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.

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.

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