

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

In total, 93.4 per cent of applications were processed within the statutory period (see figure 2 below). Of the 69 BCAs, eleven processed 100 per cent of their applications within the statutory timeframe.

Figure 1: Median number of days for processing all applications

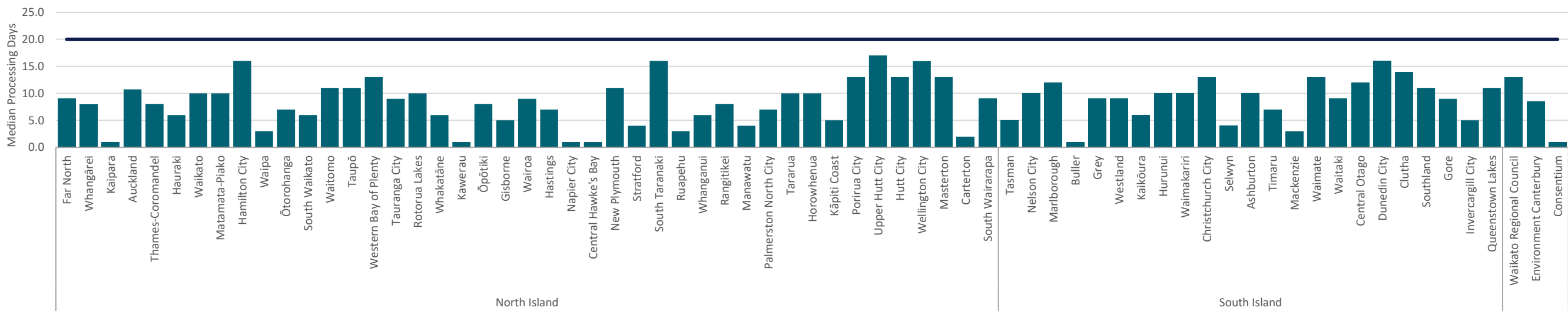
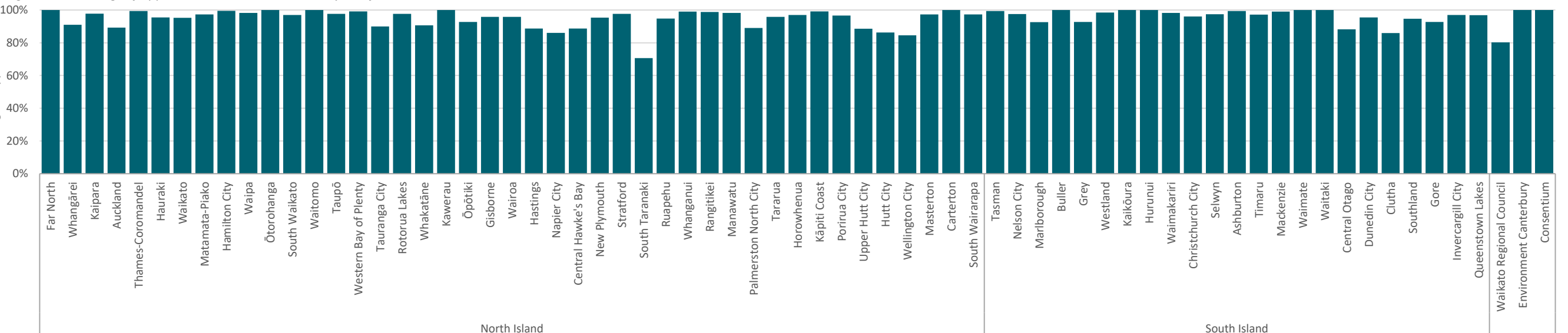


Figure 2: Percentage of applications that met the statutory timeframe

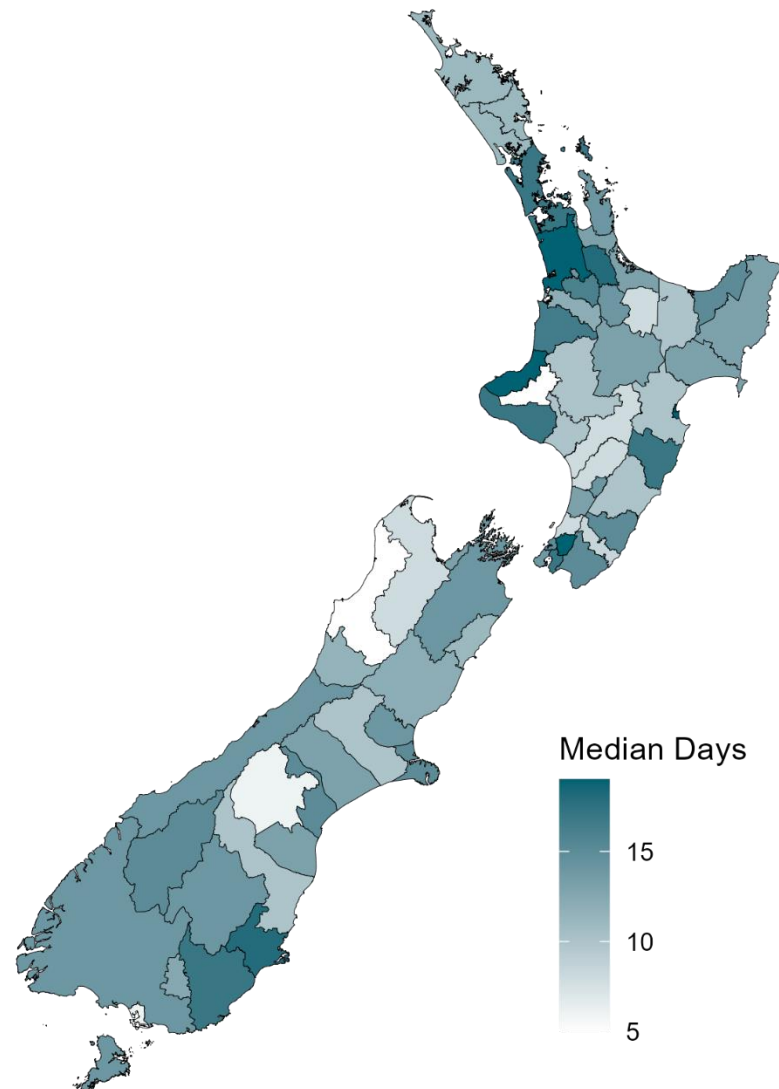


**TIMEFRAMES - Application Types**

During the fourth quarter of 2024, a total of 17,338 applications for Building Consents (including amendments), and 18,289 applications for Code Compliance Certificates (CCCs), were processed.

Out of all the Building Consent applications, 91.2 per cent were processed within the statutory timeframe. The median processing time for these applications was 14.5 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 was much shorter at four working days. Nearly all (95.6 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. Most (66 BCAs) had a median processing time for Code Compliance Certificates below the statutory timeframe, Waimate did not complete any CCC applications during the quarter.

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

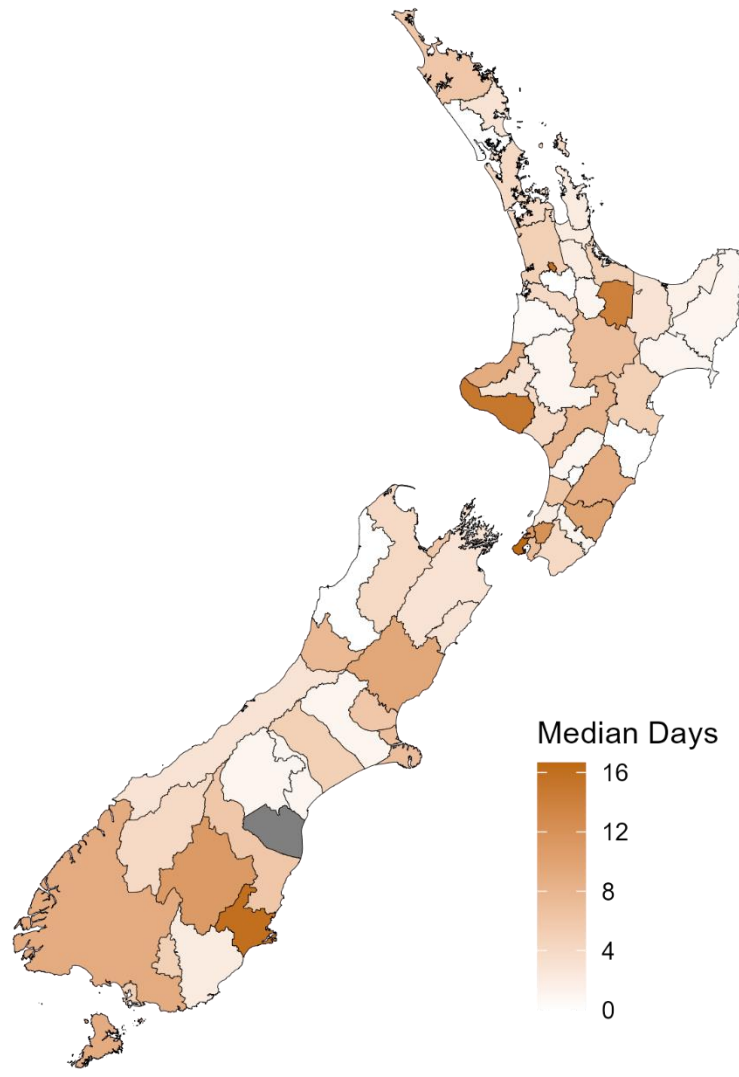


Table 1: Median days and Percentage of applications for BC and CCC that met statutory requirements (excl. Regional Authorities due to the low number of applications)

		Median Days		Percentage met the timeframe	
		BCs	CCCs	BCs	CCCs
<b>Major Urban</b>	Auckland	17	4	83.2%	95.3%
	Hamilton City	14	16	99.7%	99.2%
	Tauranga City	14	1	83.8%	96.9%
	Hutt City	17	7	80.6%	91.3%
	Wellington City	14	17	79.7%	87.9%
	Christchurch City	15	7	95.0%	97.3%
	Dunedin City	18	16	94.6%	96.2%
<b>North Island</b>	Far North	11	6	100.0%	100.0%
	Whangārei	11	3	91.0%	90.9%
	Kaipara	11	0	98.4%	97.4%
	Thames-Coromandel	14	2	98.8%	100.0%
	Hauraki	13	2	97.6%	93.5%
	Waikato	19	5	93.3%	96.6%
	Matamata-Piako	18	2	96.2%	98.6%
	Waipa	16	0	97.1%	99.0%
	Ōtorohanga	12	4	100.0%	100.0%
	South Waikato	14	1	100.0%	94.6%
	Waitomo	17	1	100.0%	100.0%
	Taupō	13	7	98.4%	96.7%
	Western Bay of Plenty	13	5	99.1%	100.0%
	Rotorua Lakes	8	14	99.3%	95.5%
	Whakatāne	10	3	88.0%	92.7%
	Kawerau	6	1	100.0%	100.0%
	Ōpōtiki	15	2	88.0%	100.0%
	Gisborne	13	1	97.7%	94.3%
	Wairoa	13	1	95.3%	96.4%
	Hastings	10	5	89.9%	87.5%
	Napier City	19	0	70.9%	98.5%
	Central Hawke's Bay	17	0	73.1%	98.8%
	New Plymouth	19	9	90.1%	99.0%
	Stratford	5	3	100.0%	95.0%
	South Taranaki	17	15	69.7%	71.6%
	Ruapehu	10	1	92.5%	96.4%
	Whanganui	10	4	98.8%	99.1%
	Rangitikei	8	8	100.0%	97.3%
	Manawatu	8	1	98.4%	98.2%
	Palmerston North City	14	0	96.5%	83.7%
Tararua	10	9	93.8%	97.9%	
Horowhenua	13	6	98.4%	95.3%	
Kāpiti Coast	8	2	98.6%	99.6%	
Porirua City	15	11	96.4%	96.9%	
Upper Hutt City	19	12	84.4%	94.7%	
Masterton	15	10	97.2%	98.4%	
Carterton	9	1	100.0%	100.0%	
South Wairarapa	15	4	98.6%	96.2%	
<b>South Island</b>	Tasman	8	4	98.6%	100.0%
	Nelson City	13	6	98.3%	96.8%
	Marlborough	14	3	94.0%	90.0%
	Kaikōura	11	3	100.0%	100.0%
	Buller	5	0	100.0%	100.0%
	Grey	12	8	97.4%	87.8%
	Westland	14	3	100.0%	96.6%
	Hurunui	12	10	100.0%	100.0%
	Waimakariri	14	6	98.7%	97.8%
	Selwyn	10	1	96.4%	98.1%
	Ashburton	13	5	99.3%	99.4%
	Timaru	15	1	94.9%	99.2%
	Mackenzie	6	1	98.3%	100.0%
	Waimate	13	NA	100.0%	NA
	Waitaki	10	6	100.0%	100.0%
	Central Otago	14	11	84.2%	92.5%
	Queenstown Lakes	15	4	95.2%	98.5%
	Clutha	17	2	81.8%	96.7%
	Southland	14	9	94.4%	95.0%
	Gore	13	5	96.3%	89.3%
Invercargill City	6	5	98.7%	95.4%	
Consentium	3	1	100.0%	99.8%	

## TIMEFRAMES – Building Categories

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

94.9 per cent of residential applications and 85.9 per cent of commercial applications) were processed within the statutory timeframe.

Note that most of the applications processed (80 per cent) were for residential buildings.

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	15	91.5%	79.7%
	Hamilton City	14	18	99.3%	100.0%
	Tauranga City	7	14	92.2%	83.1%
	Hutt City	12	16	88.0%	79.5%
	Wellington City	16	17	87.8%	75.5%
	Christchurch City	12	14	98.0%	86.2%
	Dunedin City	16	17	96.6%	91.8%
<b>North Island</b>	Far North	9	11	100.0%	100.0%
	Whangārei	8	14	92.1%	85.4%
	Kaipara	1	8	97.5%	100.0%
	Thames-Coromandel	8	12	99.8%	96.6%
	Hauraki	7	2	95.5%	95.5%
	Waikato	9	11	96.9%	83.7%
	Matamata-Piako	12	17	95.5%	95.3%
	Waipa	3	4	98.2%	98.3%
	Ōtorohanga	8	5	100.0%	100.0%
	South Waikato	5	9	97.6%	95.1%
	Waitomo	7	19	100.0%	100.0%
	Taupō	11	11	98.1%	95.0%
	Western Bay of Plenty	13	16	99.1%	100.0%
	Rotorua Lakes	10	10	97.6%	97.2%
	Whakatāne	5	12	95.0%	69.4%
	Kawerau	2	1	100.0%	100.0%
	Ōpōtiki	8	10	91.2%	100.0%
	Gisborne	6	2	95.9%	95.2%
	Wairoa	9	13	96.7%	90.9%
	Hastings	6	14	92.8%	74.4%
	Napier City	1	5	86.3%	84.8%
	Central Hawke's Bay	1	2	88.6%	90.0%
	New Plymouth	11	15	95.2%	97.0%
	Stratford	3	11	97.2%	100.0%
	South Taranaki	15	20	75.4%	53.8%
	Ruapehu	3	4	95.6%	92.6%
	Whanganui	6	11	99.1%	98.0%
	Rangitikei	8	5	100.0%	90.0%
	Manawatu	4	8	98.8%	93.5%
	Palmerston North City	7	6	90.0%	84.6%
	Tararua	9	13	96.2%	93.8%
	Horowhenua	9	13	99.5%	75.0%
Kāpiti Coast	7	16	98.3%	100.0%	
Porirua City	12	15	96.7%	95.9%	
Upper Hutt City	18	17	89.1%	85.0%	
Masterton	13	18	98.7%	85.7%	
Carterton	2	1	100.0%	100.0%	
South Wairarapa	9	16	98.6%	71.4%	
<b>South Island</b>	Tasman	4	7	99.6%	97.6%
	Nelson City	10	12	97.9%	97.4%
	Marlborough	12	14	93.1%	90.2%
	Kaikōura	7	5	100.0%	100.0%
	Buller	0	3	100.0%	100.0%
	Grey	9	18	93.7%	88.5%
	Westland	9	11	98.1%	100.0%
	Hurunui	10	14	100.0%	100.0%
	Waimakariri	10	10	98.3%	97.9%
	Selwyn	4	8	97.9%	91.9%
	Ashburton	7	8	99.2%	100.0%
	Timaru	5	11	97.6%	95.2%
	Mackenzie	3	4	98.8%	100.0%
	Waimate	13	13	100.0%	100.0%
	Waitaki	9	7	100.0%	100.0%
	Central Otago	13	10	86.3%	95.7%
	Queenstown Lakes	11	14	97.3%	92.9%
	Clutha	14	21	91.5%	46.2%
	Southland	11	13	96.1%	88.9%
	Gore	8	14	95.2%	84.6%
Invercargill City	5	9	97.8%	92.4%	
Consentium	1	10	100.0%	97.9%	

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

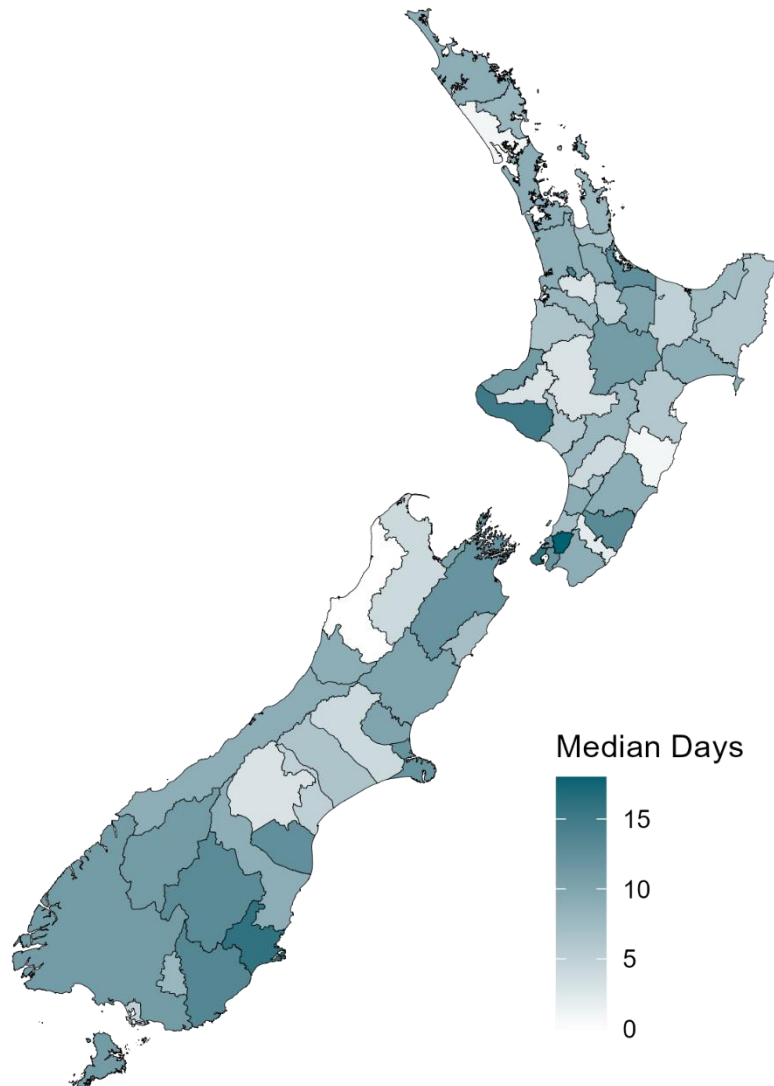
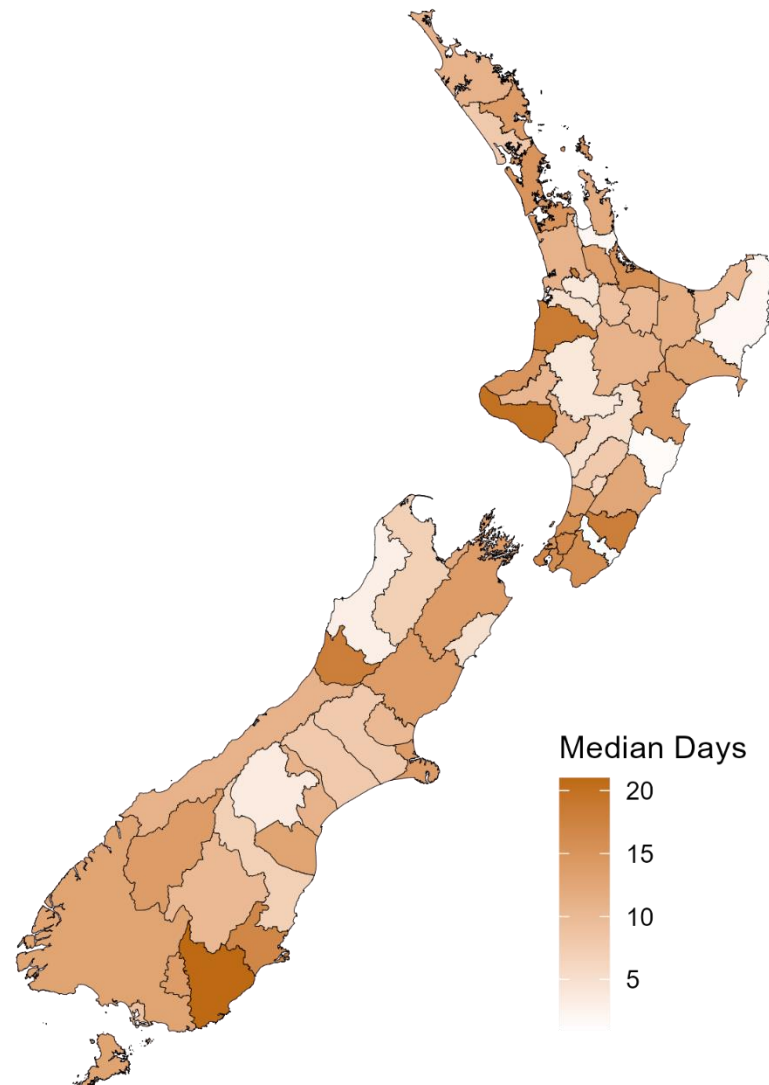


Figure 6: Median days to processing applications for commercial buildings, excl. Regional Authorities and Consentium



## 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*

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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.