

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 first quarter of 2025 shows the overall median time to process an application was eight working days. All BCAs had a median processing time of less than 20 days (see figure 1 below).

In total, 94.6 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

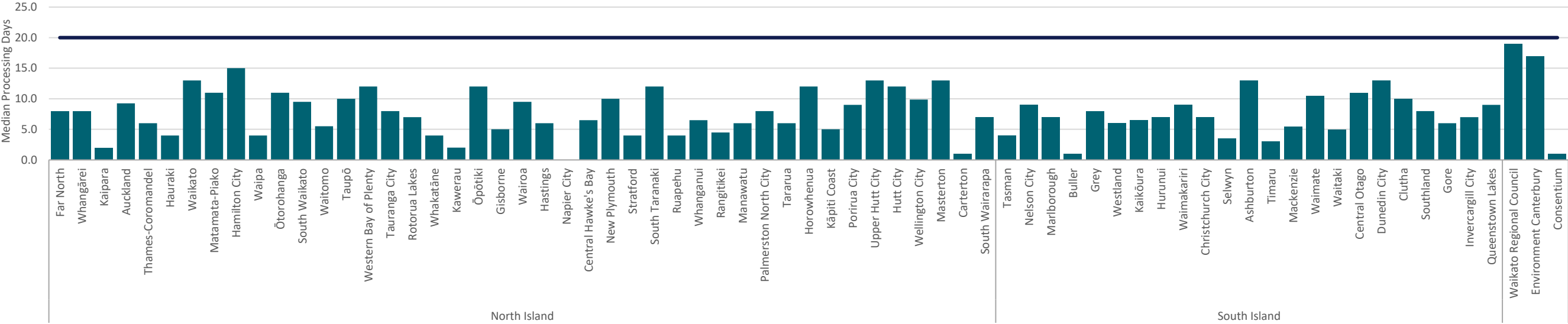
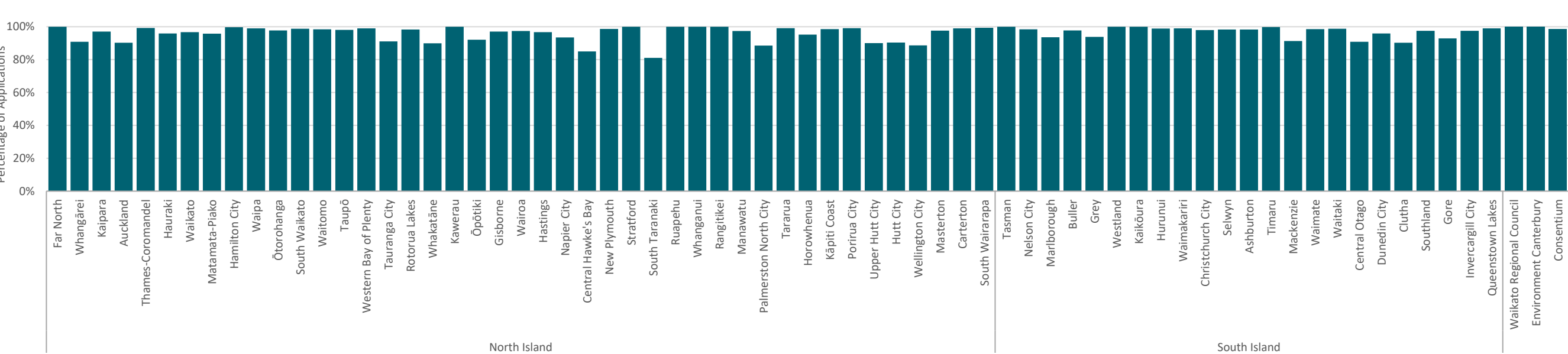


Figure 2: Percentage of applications that met the statutory timeframe



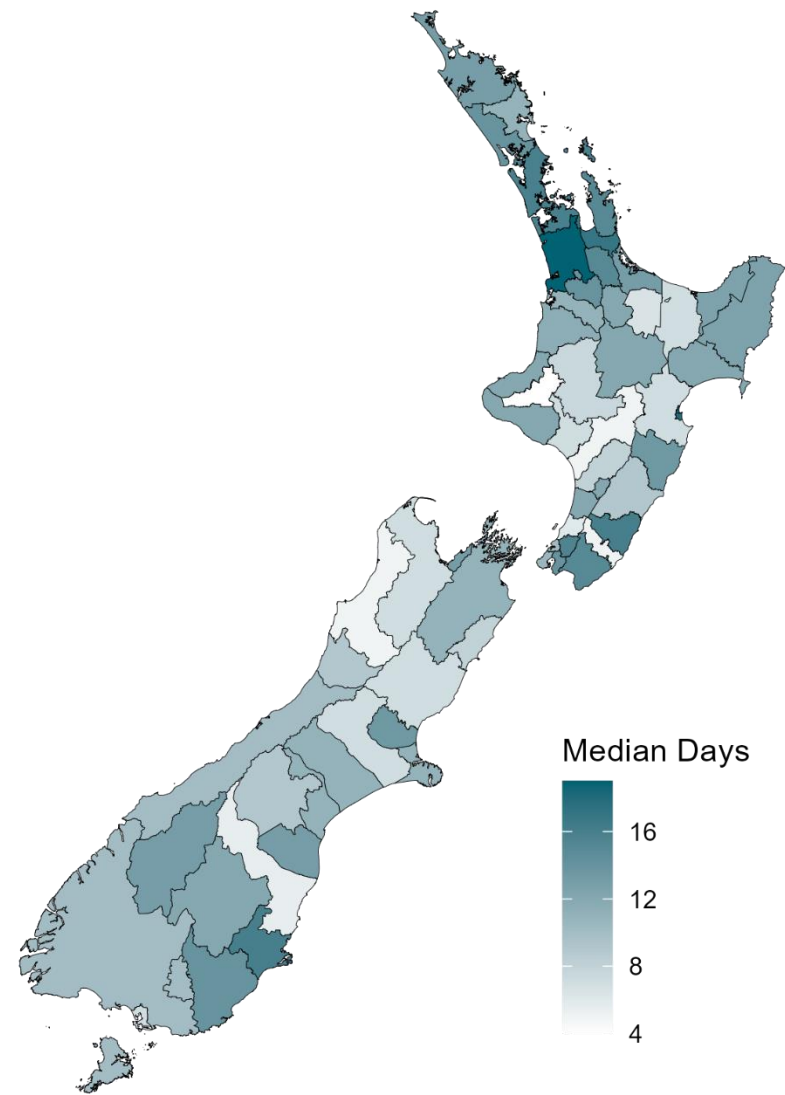
TIMEFRAMES - Application Types

During the first quarter of 2025, a total of 16,271 applications for Building Consents(including amendments), and 15,574 applications for Code Compliance Certificates (CCCs), were processed.

Out of all the Building Consent applications, 92.7 per cent were processed within the statutory timeframe. The median processing time for these applications was 12.6 working days.

On the other hand, the median processing time for Code Compliance Certificates were much shorter at four working days.

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



Nearly all (96.8 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 and a median processing time for Code Compliance Certificates at or below the statutory timeframe.

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

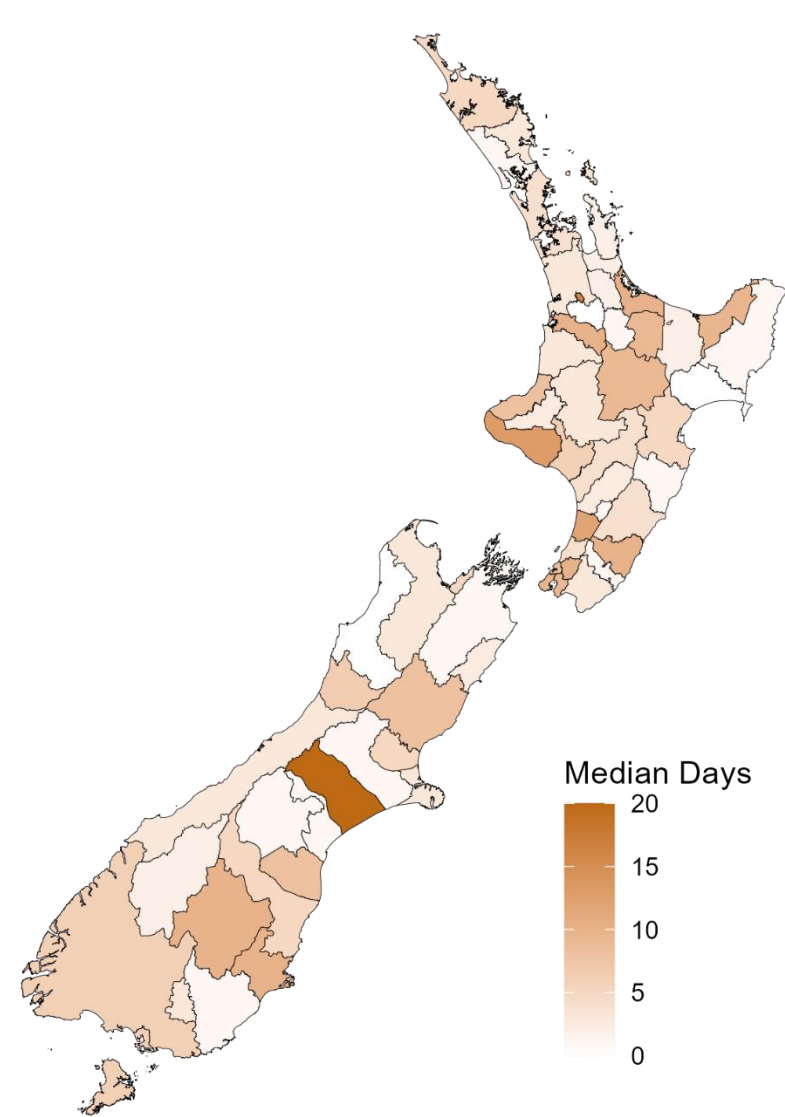


Table 1: Median days and Percentage of applications for BC and CCC that met statutory requirements (excl. Regional Authorities due to the low number of applications)

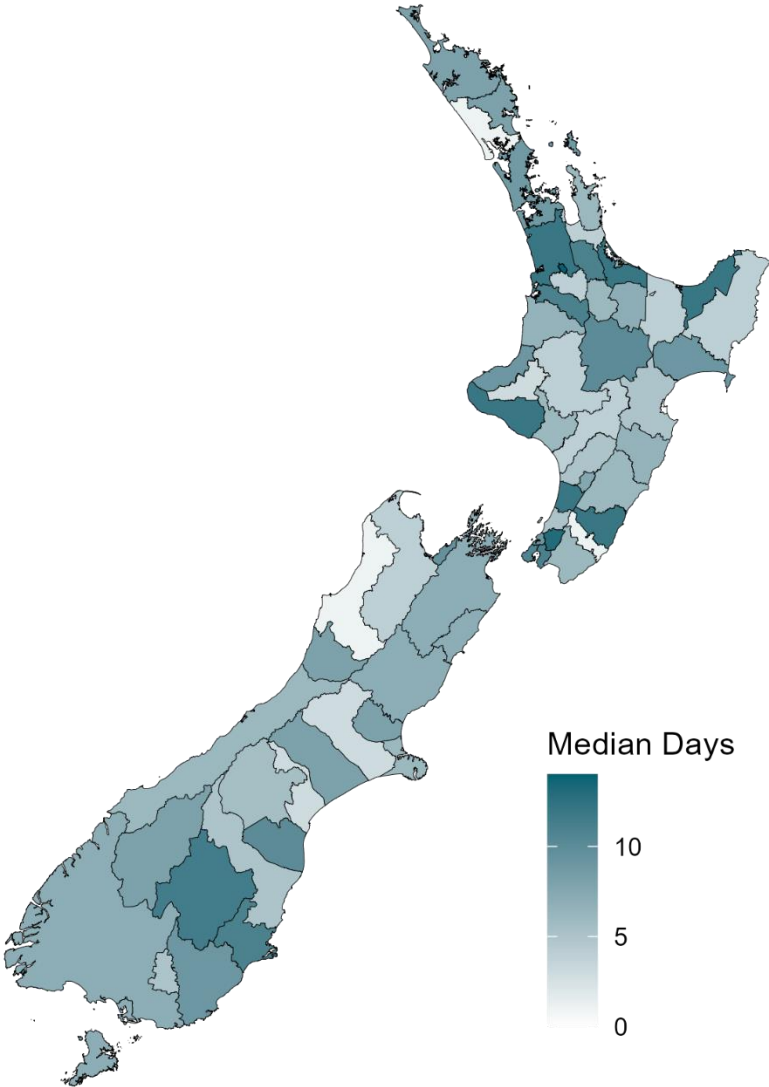
		Median Days		Percentage met the timeframe	
		BCs	CCCs	BCs	CCCs
Major Urban	Auckland	16	4	83.7%	97.2%
	Hamilton City	14	16	99.4%	100.0%
	Tauranga City	13	1	85.8%	98.2%
	Hutt City	14	9	85.3%	95.1%
	Wellington City	11	10	83.9%	91.5%
	Christchurch City	11	3	97.7%	98.5%
	Dunedin City	16	10	94.4%	97.3%
North Island	Far North	13	5	100.0%	100.0%
	Whangārei	11	3	94.0%	88.1%
	Kaipara	14	1	97.2%	96.9%
	Thames-Coromandel	15	2	98.5%	100.0%
	Hauraki	17	2	97.1%	95.2%
	Waikato	19	3	95.5%	98.1%
	Matamata-Piako	15	2	93.9%	99.0%
	Waipa	14	0	98.0%	100.0%
	Ōtorohanga	11	10	96.0%	100.0%
	South Waikato	12	1	98.7%	100.0%
	Waitomo	12	3	100.0%	97.4%
	Taupō	12	9	98.7%	97.4%
	Western Bay of Plenty	13	10	99.0%	100.0%
	Rotorua Lakes	7	9	99.1%	96.9%
	Whakatāne	7	2	92.2%	87.5%
	Kawerau	4	1	100.0%	100.0%
	Ōpōtiki	13	10	88.9%	100.0%
	Gisborne	13	1	97.5%	96.5%
	Wairoa	12	0	98.0%	96.3%
	Hastings	7	5	99.1%	94.7%
	Napier City	18	0	84.4%	100.0%
	Central Hawke's Bay	14	1	73.8%	100.0%
	New Plymouth	12	8	97.6%	100.0%
	Stratford	4	3	100.0%	100.0%
	South Taranaki	12	13	82.3%	79.3%
	Ruapehu	8	3	100.0%	100.0%
	Whanganui	7	6	100.0%	100.0%
	Rangitikei	5	4	100.0%	100.0%
	Manawatu	8	3	100.0%	95.0%
	Palmerston North City	12	1	94.0%	82.9%
	Tararua	9	4	98.3%	100.0%
	Horowhenua	12	12	97.5%	91.0%
	Kāpiti Coast	6	4	98.5%	98.5%
	Porirua City	10	8	100.0%	98.1%
	Upper Hutt City	16	10	88.3%	92.2%
	Masterton	16	10	96.6%	99.0%
	Carterton	5	1	100.0%	98.4%
	South Wairarapa	15	3	98.7%	100.0%
South Island	Tasman	7	3	100.0%	100.0%
	Nelson City	13	5	98.2%	98.7%
	Marlborough	11	1	93.2%	94.1%
	Kaikōura	8	3	100.0%	100.0%
	Buller	5	0	95.8%	100.0%
	Grey	9	7	98.8%	89.1%
	Westland	10	3	100.0%	100.0%
	Hurunui	7	8	99.1%	98.7%
	Waimakariri	14	5	98.6%	99.7%
	Selwyn	7	1	98.6%	98.2%
	Ashburton	11	20	98.1%	98.6%
	Timaru	11	1	99.6%	100.0%
	Mackenzie	9	1	89.7%	94.1%
	Waimate	13	8	100.0%	96.9%
	Waitaki	6	5	100.0%	97.6%
	Central Otago	12	10	92.5%	89.1%
	Queenstown Lakes	13	2	98.9%	99.1%
	Clutha	14	1	83.7%	100.0%
	Southland	10	6	96.5%	99.1%
	Gore	10	3	89.8%	95.5%
	Invercargill City	7	6	99.2%	95.7%
	Consentium	1	1	100.0%	97.4%

TIMEFRAMES – Building Categories

The median time to process all applications (building consent applications, amendments, and code compliance certificates) was 7.5 days for residential buildings, and 12 days for commercial buildings.

95.6 per cent of residential applications and 89.4 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 (81.0 per cent) were for residential buildings.

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

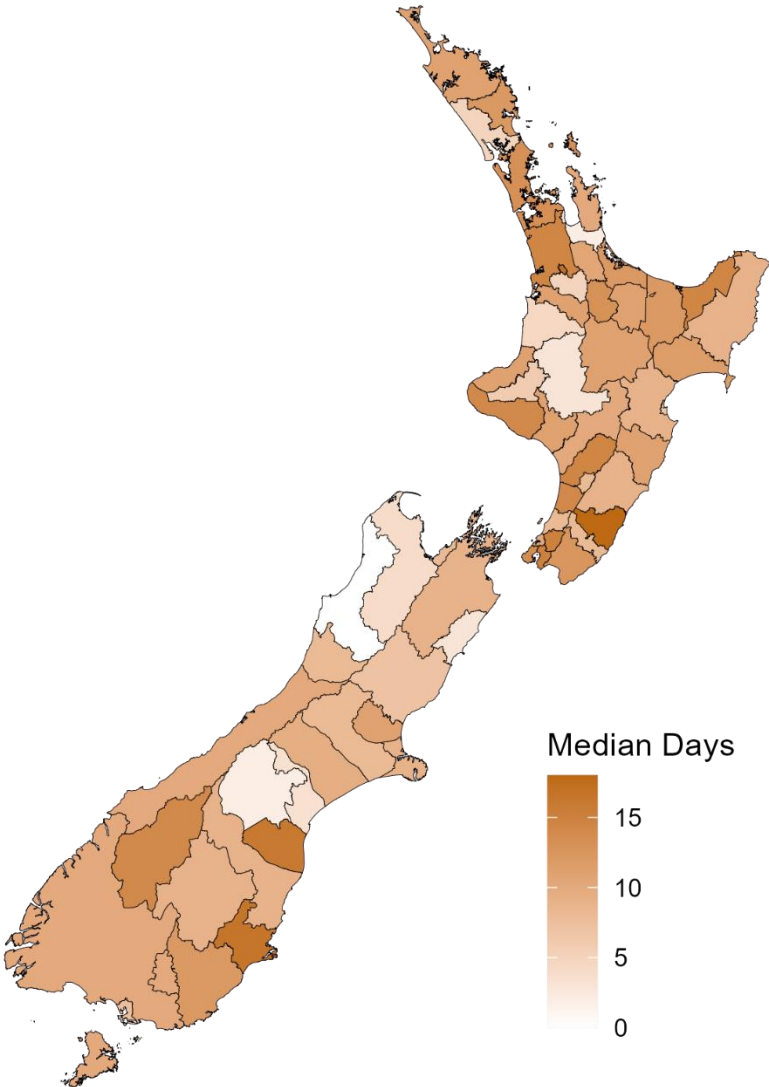


Table 2: Median days and Percentage of applications that met statutory requirements by Building Categories (excl. Regional Authorities due to the low number of applications)

		Median Days		Percentage met the timeframe	
		Resi.	Comm.	Resi.	Comm.
Major Urban	Auckland	9	13	91.6%	84.2%
	Hamilton City	14	17	99.6%	100.0%
	Tauranga City	7	13	93.4%	83.9%
	Hutt City	11	15	91.3%	86.3%
	Wellington City	11	14	89.3%	79.6%
	Christchurch City	6	9	99.1%	92.3%
North Island	Dunedin City	11	17	96.8%	92.3%
	Far North	8	11	100.0%	100.0%
	Whangārei	8	12	92.5%	80.0%
	Kaipara	1	5	96.6%	100.0%
	Thames-Coromandel	6	10	99.5%	97.9%
	Hauraki	4	2	96.0%	95.0%
	Waikato	12	15	97.8%	91.7%
	Matamata-Piako	11	11	97.1%	87.5%
	Waipa	4	5	99.2%	96.9%
	Ōtorohanga	11	11	100.0%	93.3%
	South Waikato	6	13	100.0%	96.6%
	Waitomo	7	5	98.1%	100.0%
	Taupō	10	11	99.3%	90.2%
	Western Bay of Plenty	12	12	98.9%	100.0%
	Rotorua Lakes	7	11	98.6%	98.0%
	Whakatāne	4	12	93.8%	68.4%
	Kawerau	3	2	100.0%	100.0%
	Ōpōtiki	12	15	93.3%	83.3%
	Gisborne	4	9	97.2%	96.6%
	Wairoa	9	12	96.7%	100.0%
	Hastings	5	9	97.0%	96.1%
	Napier City	0	7	93.4%	93.9%
	Central Hawke's Bay	7	11	86.7%	60.0%
	New Plymouth	9	11	98.8%	97.4%
	Stratford	3	6	100.0%	100.0%
	South Taranaki	12	14	84.1%	70.0%
	Ruapehu	4	3	100.0%	100.0%
	Whanganui	6	11	100.0%	100.0%
	Rangitikei	4	11	100.0%	100.0%
	Manawatu	5	15	98.1%	91.7%
	Palmerston North City	8	8	88.8%	87.5%
	Tararua	6	9	99.0%	100.0%
	Horowhenua	12	14	97.8%	75.9%
	Kāpiti Coast	5	8	98.9%	95.1%
	Porirua City	9	10	98.9%	100.0%
	Upper Hutt City	13	15	90.5%	87.5%
	Masterton	12	18	98.3%	94.3%
	Carterton	1	8	98.9%	100.0%
	South Wairarapa	6	13	99.3%	100.0%
South Island	Tasman	4	4	100.0%	100.0%
	Nelson City	10	8	98.4%	98.5%
	Marlborough	7	9	94.9%	87.3%
	Kaikōura	7	3	100.0%	100.0%
	Buller	1	0	97.4%	100.0%
	Grey	8	8	92.8%	100.0%
	Westland	6	10	100.0%	100.0%
	Hurunui	7	7	98.7%	100.0%
	Waimakariri	8	11	99.3%	95.3%
	Selwyn	3	8	98.9%	91.9%
	Ashburton	8	10	97.8%	97.1%
	Timaru	3	4	100.0%	98.9%
	Mackenzie	6	2	92.4%	95.7%
	Waimate	10	16	100.0%	92.3%
	Waitaki	5	9	99.3%	95.2%
	Central Otago	12	9	90.4%	93.9%
	Queenstown Lakes	8	14	99.0%	98.8%
	Clutha	9	12	92.2%	73.3%
	Southland	7	10	98.2%	94.5%
	Gore	5	10	94.2%	87.0%
	Invercargill City	7	8	98.2%	93.8%
	Consentium	1	9	99.8%	78.1%

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).

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.

Section 93(2)(b)(i) of the Building Act 2004

As per section 93(2)(b)(i) of the Building Act 2024, Building Consent Authorities are required to make a decision on whether to issue a code compliance certificate two year after the date a building consent is granted. Where the BCA indicates an application decision is made under section 93(2)(b)(i) of the Building Act 2004, such application is excluded from the analysis.

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