

## 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 2025 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, 95.0 per cent of applications were processed within the statutory period (see figure 2 below). Of the 69 BCAs, nine processed 100 per cent of their applications within the statutory timeframe.

Figure 1: Median number of days for processing all applications

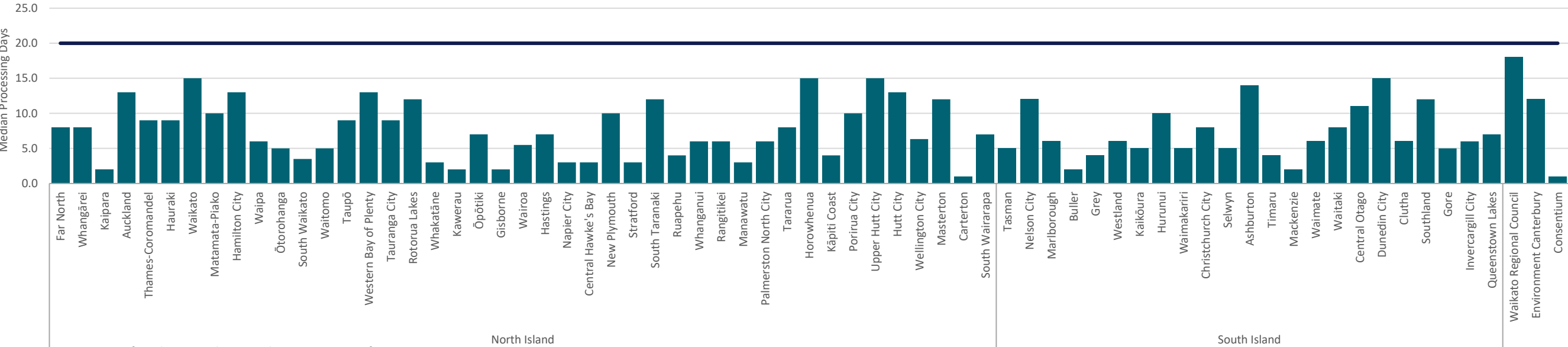
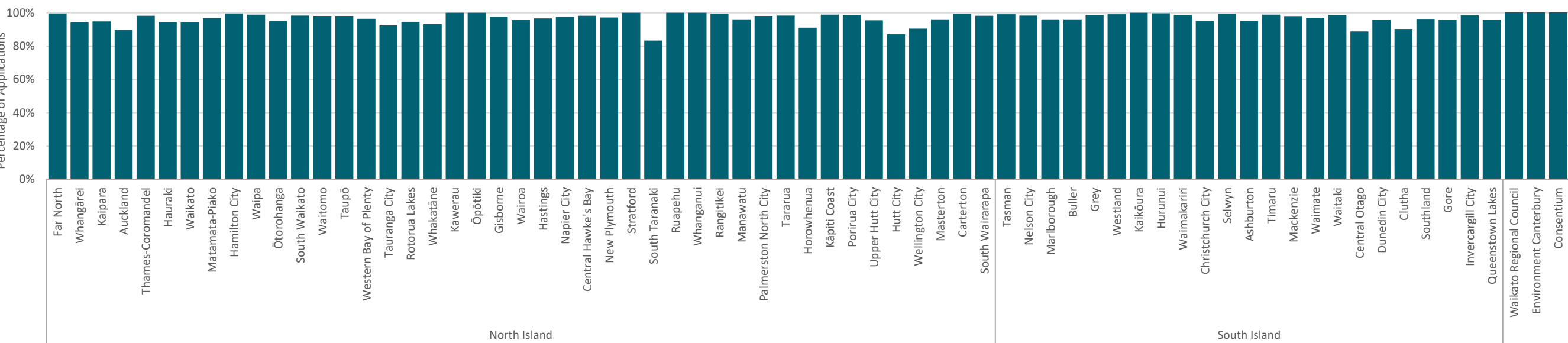


Figure 2: Percentage of applications that met the statutory timeframe



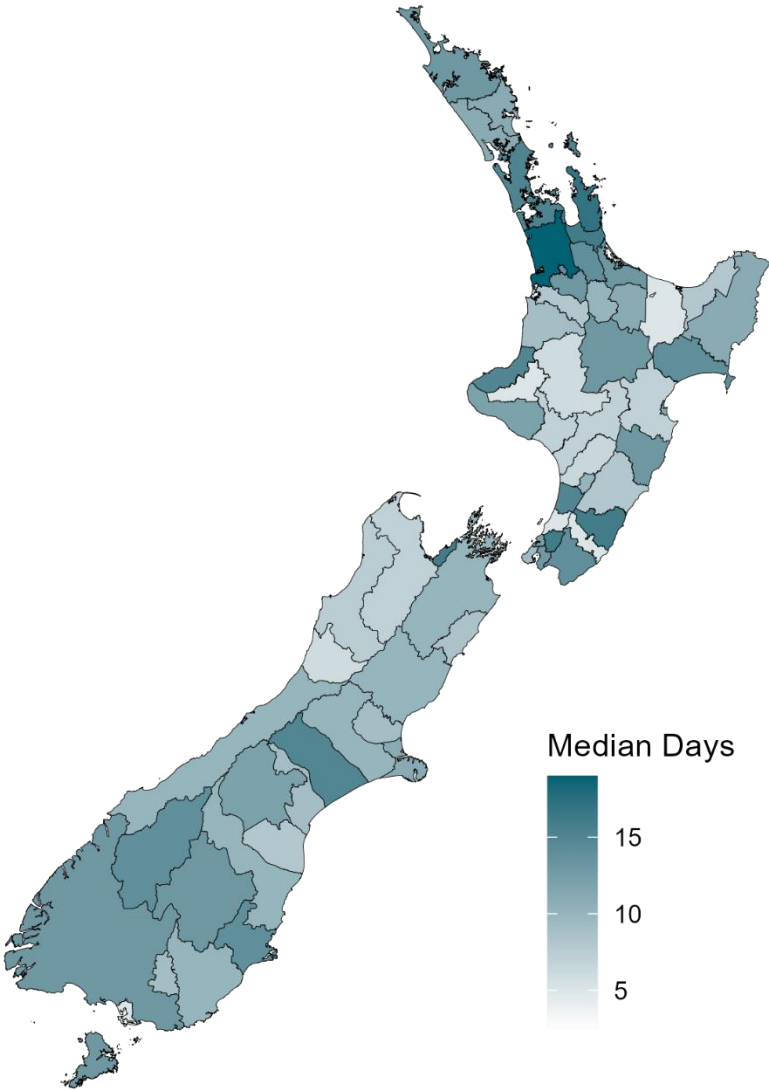
### TIMEFRAMES - Application Types

During the second quarter of 2025, a total of 19,186 applications for Building Consents(including amendments), and 13,645<sup>1</sup> applications for Code Compliance Certificates (CCCs), were processed.

Out of all the Building Consent applications, 93.9 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 (96.7 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 below the statutory timeframe.

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

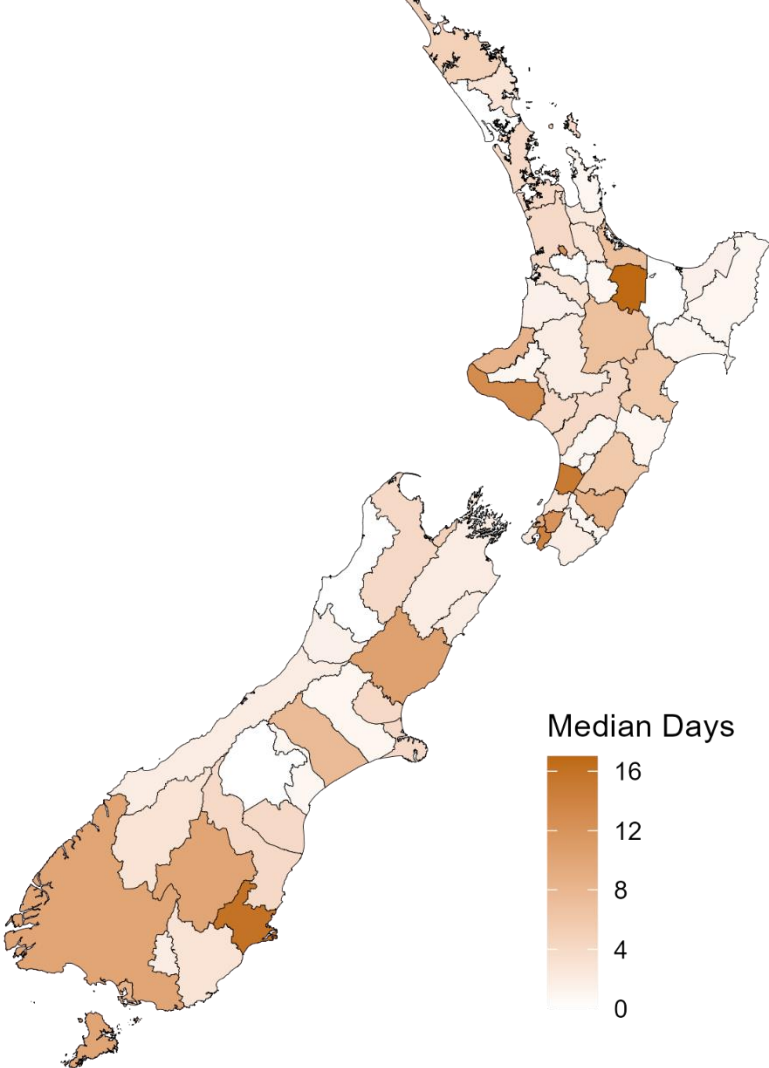


Table 1: Median days and Percentage of applications for BC and CCC that met statutory requirements (excl. Regional Authorities due to the low number of applications)

		Median Days		Percentage met the timeframe	
		BCs	CCCs	BCs	CCCs
Major Urban	Auckland	15	4	87.3%	98.1%
	Hamilton City	14	12	99.8%	99.4%
	Tauranga City	14	1	87.3%	99.2%
	Hutt City	13	14	89.0%	85.0%
	Wellington City	9	2	84.6%	99.1%
	Christchurch City	11	4	98.2%	90.6%
	Dunedin City	14	16	96.1%	95.8%
North Island	Far North	13	5	99.2%	100.0%
	Whangārei	11	3	97.4%	91.2%
	Kaipara	11	0	94.5%	95.1%
	Thames-Coromandel	17	1	97.1%	99.5%
	Hauraki	16	3	97.2%	90.5%
	Waikato	19	4	90.5%	99.0%
	Matamata-Piako	14	3	95.6%	98.6%
	Waipa	13	0	99.1%	98.6%
	Ōtorohanga	8	3	91.7%	100.0%
	South Waikato	10	1	100.0%	96.6%
	Waitomo	9	2	98.1%	98.1%
	Taupō	13	7	98.3%	97.8%
	Western Bay of Plenty	13	7	96.6%	95.2%
	Rotorua Lakes	11	17	95.0%	93.9%
	Whakatāne	5	0	98.6%	87.9%
	Kawerau	3	1	100.0%	100.0%
	Ōpōtiki	8	2	100.0%	100.0%
	Gisborne	11	1	97.6%	97.7%
	Wairoa	14	1	94.3%	97.1%
	Hastings	7	6	96.3%	100.0%
	Napier City	12	0	96.0%	99.5%
	Central Hawke's Bay	13	1	96.6%	100.0%
	New Plymouth	15	9	95.0%	99.7%
	Stratford	5	1	100.0%	100.0%
	South Taranaki	12	13	93.8%	68.8%
	Ruapehu	6	2	100.0%	100.0%
	Whanganui	7	4	100.0%	100.0%
	Rangitikei	7	4	98.8%	100.0%
	Manawatu	7	1	99.3%	93.4%
	Palmerston North City	10	1	98.7%	97.4%
	Tararua	8	6	97.2%	100.0%
	Horowhenua	15	15	95.7%	86.3%
	Kāpiti Coast	5	3	99.2%	98.6%
	Porirua City	12	9	98.3%	99.2%
	Upper Hutt City	16	12	97.1%	93.0%
	Masterton	16	9	93.9%	98.0%
	Carterton	5	1	100.0%	98.7%
	South Wairarapa	14	2	96.6%	100.0%
South Island	Tasman	7	4	98.5%	100.0%
	Nelson City	16	5	98.9%	97.8%
	Marlborough	10	2	96.2%	95.8%
	Kaikōura	9	2	100.0%	100.0%
	Buller	8	0	93.8%	98.1%
	Grey	6	2	97.5%	100.0%
	Westland	10	2	100.0%	98.1%
	Hurunui	10	11	100.0%	99.4%
	Waimakariri	9	4	99.0%	98.7%
	Selwyn	10	1	99.2%	99.2%
	Ashburton	15	8	95.4%	94.5%
	Timaru	9	1	98.5%	99.6%
	Mackenzie	12	0	100.0%	97.1%
	Waimate	8	4	94.7%	100.0%
	Waitaki	10	4	98.0%	100.0%
	Central Otago	13	10	86.8%	90.8%
	Queenstown Lakes	14	3	93.5%	98.4%
	Clutha	10	3	82.1%	100.0%
	Southland	13	10	96.9%	95.2%
	Gore	9	2	95.1%	96.9%
	Invercargill City	5	9	98.6%	98.3%
	Consentium	2	1	100.0%	100.0%

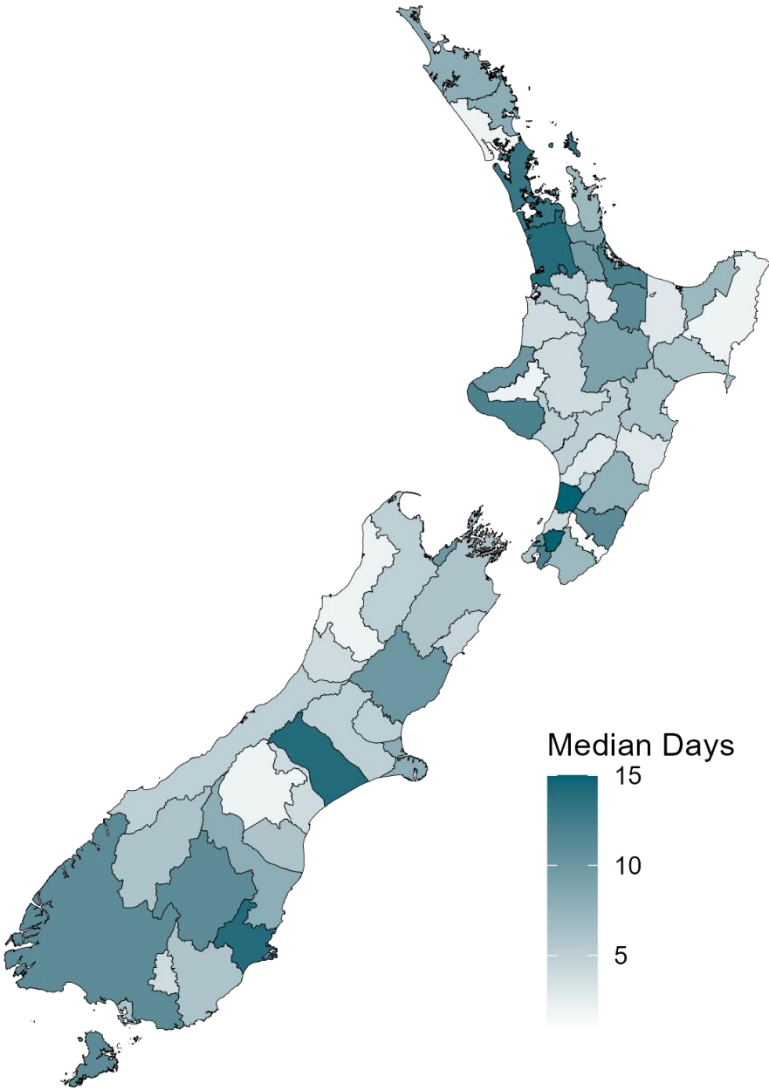
<sup>1</sup> This figure excludes a total of 4,009 CCC applications across BCAs in which BCAs indicated an CCC application decision is made under section 93(2)(b)(i) of the Building Act 2004

### TIMEFRAMES – Building Categories

The median time to process all applications (building consent applications, amendments, and code compliance certificates) was 8.4 days for residential buildings, and 13 days for commercial buildings.

95.9 per cent of residential applications and 90.2 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 (83.7 per cent) were for residential buildings.

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

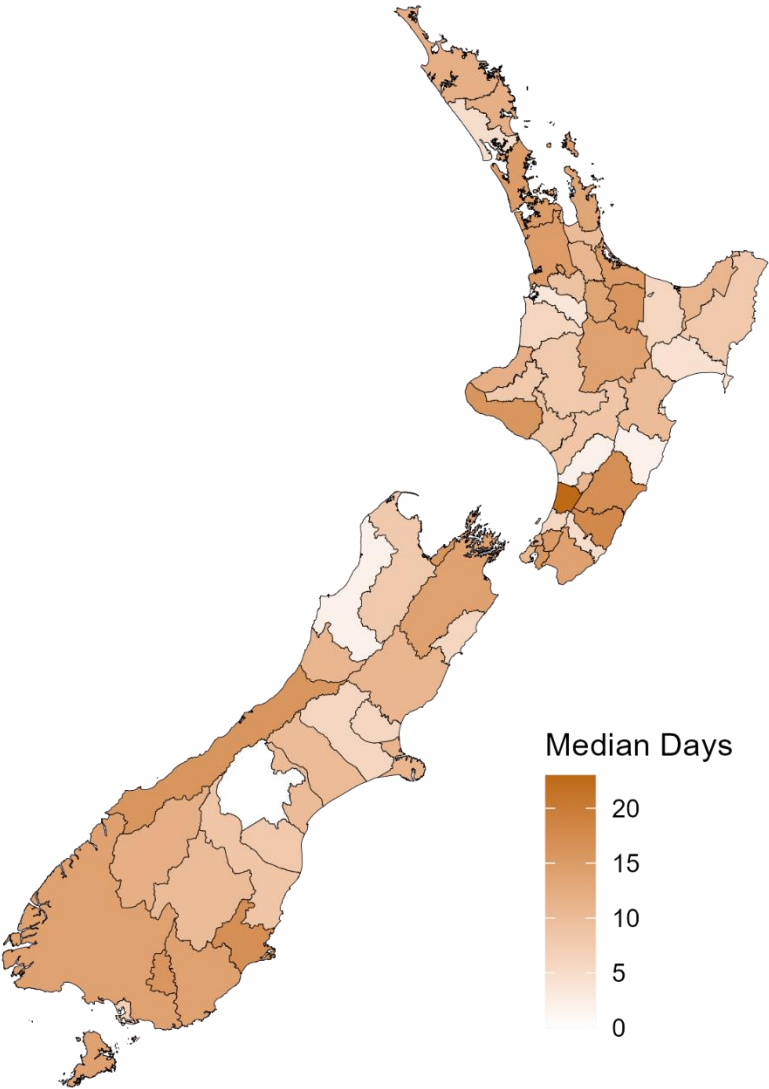


Table 2: Median days and Percentage of applications that met statutory requirements by Building Categories (excl. Regional Authorities due to the low number of applications)

		Median Days		Percentage met the timeframe	
		Resi.	Comm.	Resi.	Comm.
Major Urban	Auckland	13	15	90.6%	85.0%
	Hamilton City	13	15	99.5%	100.0%
	Tauranga City	7	14	94.2%	86.2%
	Hutt City	12	16	88.7%	81.6%
	Wellington City	6	10	91.8%	85.8%
	Christchurch City	8	11	95.7%	90.1%
North Island	Dunedin City	14	17	96.7%	92.5%
	Far North	8	12	99.6%	100.0%
	Whangārei	8	12	95.%	88.9%
	Kaipara	2	5	95.5%	88.0%
	Thames-Coromandel	7	14	98.3%	98.0%
	Hauraki	9	10	93.9%	100.0%
	Waikato	14	15	97.6%	85.9%
	Matamata-Piako	10	11	97.9%	92.8%
	Waipa	5	9	99.4%	94.3%
	Ōtorohanga	6	4	93.9%	100.0%
	South Waikato	3	14	97.8%	100.0%
	Waitomo	4	6	98.9%	94.1%
	Taupō	9	14	98.9%	91.4%
	Western Bay of Plenty	12	15	98.5%	77.3%
	Rotorua Lakes	11	16	95.4%	88.7%
	Whakatāne	3	6	92.6%	97.1%
	Kawerau	2	4	100.0%	100.0%
	Ōpōtiki	7	11	100.0%	100.0%
	Gisborne	2	8	97.9%	96.0%
	Wairoa	6	5	95.3%	100.0%
	Hastings	6	10	98.4%	88.5%
	Napier City	3	5	97.7%	97.1%
	Central Hawke's Bay	3	2	98.0%	100.0%
	New Plymouth	10	12	97.9%	92.4%
	Stratford	2	8	100.0%	100.0%
	South Taranaki	12	16	86.4%	64.5%
	Ruapehu	4	8	100.0%	100.0%
	Whanganui	5	9	100.0%	100.0%
	Rangitikei	5	9	99.2%	100.0%
	Manawatu	3	2	96.2%	93.5%
	Palmerston North City	5	11	98.2%	97.1%
	Tararua	8	17	99.1%	87.5%
	Horowhenua	15	23	94.9%	48.1%
	Kāpiti Coast	4	6	98.8%	100.0%
	Porirua City	10	12	98.8%	98.2%
	Upper Hutt City	15	15	96.7%	88.9%
	Masterton	11	18	96.9%	89.7%
	Carterton	1	5	99.2%	100.0%
	South Wairarapa	7	14	98.1%	100.0%
South Island	Tasman	5	8	99.2%	98.4%
	Nelson City	10	16	98.6%	97.5%
	Marlborough	6	14	97.6%	86.7%
	Kaikōura	5	6	100.0%	100.0%
	Buller	2	2	95.5%	100.0%
	Grey	4	11	100.0%	91.4%
	Westland	5	16	99.1%	100.0%
	Hurunui	10	11	99.6%	100.0%
	Waimakariri	5	6	99.1%	95.6%
	Selwyn	5	6	99.2%	100.0%
	Ashburton	14	10	94.4%	100.0%
	Timaru	4	10	99.2%	96.8%
	Mackenzie	2	0	97.7%	100.0%
	Waimate	6	8	98.0%	93.3%
	Waitaki	8	9	98.7%	100.0%
	Central Otago	11	10	88.2%	88.5%
	Queenstown Lakes	6	12	96.5%	91.6%
	Clutha	6	14	91.0%	77.8%
	Southland	11	14	96.9%	93.7%
	Gore	4	16	98.5%	69.2%
	Invercargill City	6	7	98.9%	93.8%
	Consentium	1	5	100.0%	100.0%



Table 3: Median days and Percentage of applications that met statutory requirements by Building Categories (excl. Regional Authorities due to the lower number of applications).

		Median Days (working days)			Percentage met the timeframe (processing days)	
		Estimated RFI days				
		Processing days	(Applications with RFI only)	Total Elapsed days		
Major Urban	Auckland	13	19	25	89.6%	
	Hamilton City	13	13	19	99.6%	
	Tauranga City	9	8	17	92.4%	
	Hutt City	13	7	17	87.0%	
	Wellington City	6	1	9	90.5%	
	Christchurch City	8	11	15	95.0%	
	Dunedin City	15	14	16	96.0%	
North Island	Far North	8	10	9	99.6%	
	Whangārei	8	6	13	94.3%	
	Kaipara	2	7	14	94.8%	
	Thames-Coromandel	9	10	17	98.3%	
	Hauraki	9	8	17	94.5%	
	Waikato	15	8	26	94.4%	
	Matamata-Piako	10	5	14	96.9%	
	Waipa	6	3	12	98.8%	
	Ōtorohanga	5	25	9	94.9%	
	South Waikato	4	2	8	98.3%	
	Waitomo	5	7	9	98.1%	
	Taupō	9	10	15	98.1%	
	Western Bay of Plenty	13	10	21	96.4%	
	Rotorua Lakes	12	10	18	94.6%	
	Whakatāne	3	13	17	93.2%	
	Kawerau	2	N/A*	3	100.0%	
	Ōpōtiki	7	38	26	100.0%	
	Gisborne	2	18	13	97.6%	
	Wairoa	6	1	11	95.7%	
	Hastings	7	13	9	96.7%	
	Napier City	3	3	12	97.5%	
	Central Hawke's Bay	3	5	7	98.2%	
	New Plymouth	10	13	17	97.2%	
	Stratford	3	17	10	100.0%	
	South Taranaki	12	7	19	83.3%	
	Ruapehu	4	4	5	100.0%	
	Whanganui	6	3	8	100.0%	
	Rangitikei	6	12	9	99.3%	
	Manawatu	3	5	8	96.0%	
	Palmerston North City	6	5	11	98.1%	
	Taranua	8	12	10	98.3%	
	Horowhenua	15	10	18	91.0%	
	Kāpiti Coast	4	11	9	98.9%	
	Porirua City	10	12	17	98.7%	
	Upper Hutt City	15	12	19	95.5%	
	Masterton	12	11	12	96.0%	
	Carterton	1	2	5	99.3%	
	South Wairarapa	7	11	14	98.2%	
	South Island	Tasman	5	2	10	99.2%
		Nelson City	12	13	17	98.4%
Marlborough		6	5	13	96.0%	
Kaikōura		5	63	19	100.0%	
Buller		2	4	5	96.0%	
Grey		4	4	9	98.7%	
Westland		6	12	13	99.2%	
Hurunui		10	8	13	99.7%	
Waimakariri		5	2	7	98.7%	
Selwyn		5	5	9	99.2%	
Ashburton		14	11	19	95.0%	
Timaru		4	12	8	98.9%	
Mackenzie		2	4	11	98.0%	
Waimate		6	6	7	97.0%	
Waitaki		8	8	9	98.8%	
Central Otago		11	8	15	88.8%	
Queenstown Lakes		7	6	14	95.9%	
Clutha		6	1	5	90.2%	
Southland		12	7	16	96.3%	
Gore		5	11	9	95.9%	
Invercargill City		6	6	10	98.5%	
Consentium		1	24	13	100.0%	
Overall		9	9.1	15	95.0%	

## Total Elapsed Timeframe

Total elapsed time refers to the full duration, from the date an application is received by a BCA to the date a decision is made, including both the time taken by the BCA to process applications (statutory timeframe) and the time applicants take to respond if a Request for Information (RFI) is made by the BCA.

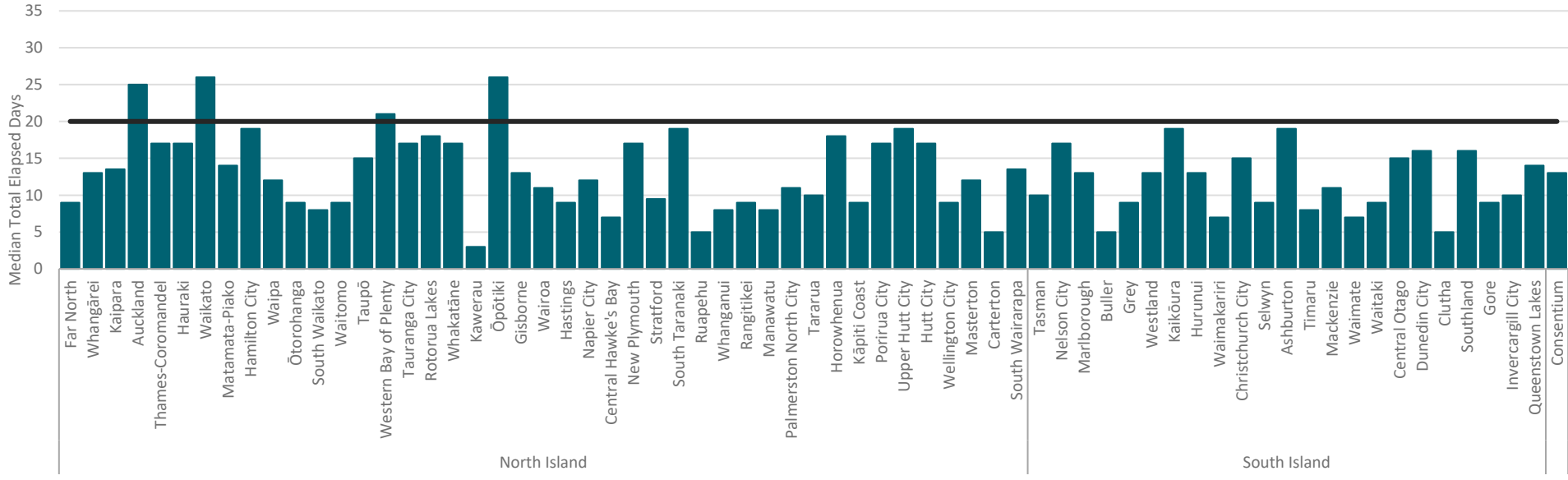
Data for the second quarter of 2025 shows the overall median total elapsed time was 15 working days, while the overall median statutory timeframe for BCAs to process an application was nine working days.

Of the 66 BCAs (excluding the regional authorities due to the low number of applications), 62 had a median elapsed time at or below 20 working days (see Figure 7 below).

Among those applications that had an RFI, the median time it took applicants to respond was 9.1 working days. In Table 3, applicant response times are called ‘RFI’ days.

There are a range of reasons why RFIs are issued by BCAs and why this can slow down the consenting process. A recent [study](#) conducted by the University of Auckland sheds light on the issue, revealing that 86% of RFIs are linked to sender-related behaviours.

Figure 7: Median total elapsed time (in working days)



\* Values suppressed due to data availability, data quality and outliers.

## 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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