

From: Greig Wilson greig.wilson@wmk.govt.nz 
Subject: Use of the Building as a car museum
Date: 19 February 2019 at 1:11 PM
To: xtatica@xtra.co.nz
Cc: Vladimir Torres vladimir.torres@wmk.govt.nz, Jamie Woods jamie.woods@wmk.govt.nz

GW

Hi Paul

I have undertaken some research for you and report as follows:

6 Uses of buildings for purposes of regulation 5

(1)

For the purposes of [regulation 5](#), every building or part of a building has a use specified in the table in [Schedule 2](#).

<https://www.building.govt.nz/managing-buildings/change-of-use-and-alterations/>

- In simple terms you need to write a letter/email to the Council explaining exactly what you are proposing to do and check with the Planning team regarding any resource consent requirements.
- Show that the building meets the requirements for fire protection and accessibility as near as reasonably practicable(ANARP)

The basic test /threshold would identify that a change of use from Working Low(storage timber and machinery to Crowd Small will occur, however, for this to require an upgrade, the new use (crowd small) would have to be more onerous or have additional Building Code requirements than the old use.

I have some concerns with introducing the public into a URM building with a qualitative assessment of 7% new building standard.

While I would expect the percentage would increase with a detailed seismic assessment it is very doubtful that it will achieve anything close to 34% in overall capacity.

From Councils perspective, you are wanting to introduce the public into a well-documented construction type that is documented as the highest risk profile group .

The recent Canterbury/Hurunui quakes have not tested our building stock as much as the Christchurch City/Kaikoura events and I have significant concerns relating to the structural capacity of your buildings to withstand a direct localised event.

In the next couple of days I will be sending you formal notification of the requirement to provide a detailed seismic assessment within 12 months ,however should you choose not to undertake one we can proceed with the IEP assessment

completed after the first earthquakes.

I have copied in Vladimir/Jamie who are the processing team leader and planning compliance team leader respectively, and they would be the appropriate people to discuss the change of use request with.

Kind Regards

Greig

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