

# CLASSIFIED USE FOR BUILDING CONSENTS

Building use can be described in many ways. The Building Act 2004 and associated regulations have a variety of ways to categorise the use of a building, depending on where and why you are building. This guide is to help customers when filling in the forms associated with the building consent process.

## CURRENTLY LAWFULLY ESTABLISHED USE

These can be found in Building Regulations 1992, Schedule 1, A1 - Classified Uses. These are seven categories that buildings are classified, according to type for the purposes of the building code.

A building with a given classified use may have one or more intended uses as defined in the Building Act.

Note: The classified use(s) (highlighted grey) relating to a building consent application must be stated when filling in the application form. It is often useful to also describe how the building space is going to be used, eg office, restaurant, apartment, bar etc.

1. **Housing** - Applies to buildings or use where there is self-care and service. There are three types of classified use.

i. <b>Detached dwellings</b> - Applies to buildings or use where a group of people live as a single household or family.	<b>Examples</b> - A holiday cottage, boarding house accommodating fewer than six people, dwelling or hut.
ii. <b>Multi-unit dwelling</b> - Applies to a building or use which contains more than one separate household or family.	<b>Examples</b> - An attached town house, flat or multi-unit apartment.
iii. <b>Group dwelling</b> - Applies to a building or use where groups of people live as one large extended family.	<b>Examples</b> - Commune or marae.

2. **Communal Residential** - Applies to buildings or use where assistance or care is extended to the principal users. There are two types of classified use.

i. <b>Community Service</b> - Applies to a residential building or use where limited assistance or care is extended to the principal users.	<b>Examples</b> - A boarding house, hall of residence, holiday cabin, backcountry hut, hostel, hotel, motel, nurses home, retirement village, time-share accommodation, a work camp or camping ground.
ii. <b>Community Care</b> - Applies to a residential building or use where a large degree of assistance or care is extended to the principal users. There are two types.	
a. <b>Unrestrained</b> - Where the principal users are free to come and go.	<b>Examples</b> - A hospital, an old people's home or a health camp.
b. <b>Restrained</b> - Where the principal users are legally or physically constrained in their movements.	<b>Examples</b> - A borstal or drug rehabilitation centre, an old peoples home where substantial care is extended, a prison or hospital.

3. **Communal Non-Residential** - Applies to a building or use being a meeting place for people where care and service is provided other than the principal users. There are two types of classified use.

i. <b>Assembly Service</b> - Applies to a building or use where limited care and service is provided.	<b>Examples</b> - A church, cinema, clubroom, hall, museum, public swimming pool, stadium, theatre or whare rūnanga.
ii. <b>Assembly Care</b> - Applies to a building or use where a large degree of care and service is provided.	<b>Examples</b> - An early childhood education and care centre, college, day care institution, centre for handicapped persons, kindergarten, school or university.

4. Commercial	
<p><b>Commercial</b> - Applies to a building or use in which any natural resources, goods, services or money are either developed, sold, exchanged or stored.</p>	<p><b>Examples</b> - An amusement park, auction room, bank, car-park, catering facility, coffee bar, computer centre, fire station, funeral parlour, hairdresser, library, office (commercial or government), police station, post office, public laundry, radio station, restaurant, service station, shop, showroom, storage facility, television station or transport terminal.</p>
5. Industrial	
<p><b>Industrial</b> - Applies to a building or use where people use material and physical effort to:</p> <ul style="list-style-type: none"> <li>▪ Extract or convert natural resources</li> <li>▪ Produce goods or energy from natural or converted resources</li> <li>▪ Repair goods, or</li> <li>▪ Store goods (ensuring from the industrial processes).</li> </ul>	<p><b>Examples</b> - An agricultural building, agricultural processing facility, aircraft hangar, factory, power station, sewage treatment works, warehouse or utility.</p>
6. Outbuildings	
<p><b>Outbuildings</b> - Applies to a building or use which may be included within each classified use but not intended for human habitation, and are accessory to the principal use of the associated buildings.</p>	<p><b>Examples</b> - A carport, farm building, garage, greenhouse, machinery room, private swimming pool, public toilet or shed.</p>
7. Ancillary	
<p><b>Ancillary</b> - Applies to a building or use not for human habitation and which may be exempted from some of the amenity provisions, but which are required to comply with structural and safety – related aspects of the building code.</p>	<p><b>Examples</b> - A bridge, derrick, fence, free standing outdoor fireplace, jetty, mast, path, platform, pylon, retaining wall, tank, tunnel or dam.</p>