

FILE

13 February 2014

File Ref: P25489
P25490

Doc No: RDC-314788

Te Roro o Te Rangi Hapu Trust, & Ngati Tanawhai Iwi Trust
C/- Roger Willard
APR Architects Ltd
P O Box 1715
Rotorua

Dear Sir

CHANGE OF USE OF BUILDING AT 75A & 75B POHUTUKAWA DRIVE, ROTORUA

Council acknowledges your proposal to change the use of the building at the above address.

It is mandatory under section 114 of the Building Act for an owner to notify Council when they propose to change the use of a building. Council accepts your application for resource consent as the owner's notification.

It may be necessary to upgrade your building as section 115 of the Building Act stipulates that the owner must not change the use of a building unless the building in its new use will comply as near as reasonably practicable with provisions of the building code that relate to:

- Means of escape from fire
- Protection of other property
- Sanitary facilities
- Structural performance
- Fire rating performance
- Access and facilities for people with disabilities

To confirm compliance with this requirement, Council recommends you obtain professional advice to identify and confirm building code compliance pertaining to the each of these considerations. You must provide Council with a written copy of the assessment.

A building consent will be necessary where an upgrade of the building is identified through your assessment process.

You must receive notice from Rotorua District Council, Building Services prior to the change of use of your building and this may be by way of written confirmation or the issue of a building consent.

Yours faithfully



A Hoffman

Darrell Holder
Manager, Building Services



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Document Number: **RDC-437222**

Date Registered: **17/2/2014**