

14 June 2022

YOO, MRS NAM-YI
112 ILES ROAD
LYNMORE
ROTORUA 3010

UTUHINA HOT SPRINGS LODGE, 99 LAKE ROAD, OHINEMUTU – COMPLIANCE WITH THE BUILDING ACT

Rotorua Lakes Council (RLC) is increasing its engagement with tourist accommodation property owners to ensure that everyone understands the need for the use of your premises for emergency housing/housing to comply with the Building Act 2004 (through compliance with the Building Code).

Building Act – compliance with the Building Code

As an owner of a building, you are required to advise RLC prior to changing the use of your building under s 114 of the Building Act.

If you propose to change the use, or have already changed the use, of your building from tourist accommodation to emergency housing/housing without providing prior notice to RLC, you are required to contact RLC to work through the change of use process. A useful summary of the process can be found at:

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

RLC is also discussing Resource Management Act compliance with the operator of your premises. We enclose a copy of the letter previously served to the on-site operator for your reference.

Steps you need to take

RLC requires you to email Council at planningadmin@rotorualc.nz to provide either:

- a summary of the emergency housing/housing that is being provided at Utuhina Hot Springs Lodge; or
- confirmation that you do not provide any emergency housing/housing at Utuhina Hot Springs Lodge.

Please provide this information as soon as possible, but **no later than 10 working days after the date on which you receive this letter**. Failure to provide this information will result in RLC considering its enforcement options under the Building Act.



Jason Ward
Manager – Planning and Development Solutions

cc Lynley Deane, Shelley Elvin, Sarah Small, 99 Lake Road, Ohinemutu