

27 November 2023

[REDACTED]

[REDACTED]

Dear Jamie

Request for Information – Local Government Official Information and Meetings Act 1987

We refer to your official information request dated 01 November 2023:

This request is particularly in relation to 51 Churton Crescent, Taita, Lower Hutt (Legal Description: PT LOT 291 DP 15389 ALPHARD FLATS), and its fire prevention, preparedness, procedures, and systems compliance. Please provide the compliance schedule and any correspondence, reports, audits between Kāinga Ora and the Hutt City Council and/or territorial authority. See sections 100-107 of the Building Act 2004, but especially s105 by following this link:

<https://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306866.html>

Answer:

Please see attached Appendix 1 of the response.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that this response to your information request may be published on Hutt City Council's website. Please refer to the following link: www.huttcity.govt.nz/council/contactus/make-an-official-information-act-request/proactive-releases

Yours sincerely

Lakna Siriwardena

Legal Operations Advisor

COMPLIANCE SCHEDULE

Section 103, Building Act 2004



THE BUILDING

Street address:	51 Churton Crescent TAITA 5011	Building name:	ALPHARD FLATS (1-12)
Level/unit number:	Ground level + Levels 1 & 2	Location within site or block number:	Entire site – corner of Taine Street & Churton Crescent – refer to page 6
Year first constructed:	1966	Intended life of the building if 50 years or less:	Indefinite
Current lawfully established use:	ACCOMMODATION UNITS Fire Hazard Class: 1 Occupancy: Unknown Purpose Group: SR		
Legal description of land:	LOT 291 DP 15389		

THE OWNER

Name:	Kainga Ora - Homes And Communities	Street address or registered office:	Level 10, 80 Boulcott Street Wellington
Contact person:	Grant McNeil		
		Phone numbers:	
Mailing address:	Kainga Ora - Homes And Communities PO Box 2628 Wellington 6140 Attention: Grant McNeil	Landline:	04 8306735
		Mobile:	
		Daytime:	
Email:	grant.mcneil@kaingaora.govt.nz compliance@kaingaora.govt.nz	After hours:	0800 801 601
Website:	www.kaingaora.govt.nz	Fax number:	

SUMMARY OF SPECIFIED SYSTEMS

- SS2 - Automatic or manual emergency warning systems for fire or other danger
- SS4 - Emergency lighting systems
- SS5 - Escape route pressurisation systems
- SS9 - Mechanical Ventilation or Air Conditioning Systems
- SS14/2 - Signs for systems
- SS15/2 - Final exits
- SS15/4 - Signs for communicating information intended to facilitate evacuation

SPECIFIED SYSTEMS

System or sub-system	Performance standards	Inspection, maintenance & reporting procedures
SS2 - Automatic or manual emergency warning systems for fire or other danger		
Manual fire alarm (manual call points) TYPE 2	NZS 4512:1994 Fire alarm systems in buildings	Relevant parts of NZS 4512 Testing: Monthly by IQP Survey: Annually by IQP Survey tests must include any interfaces with operation of smoke/fire control or egress route doors or lifts where present.
SS4 - Emergency lighting systems		
Emergency lighting <pre-1995 installation>	AS/NZS2293.1995 Part 1 AS2293.1:2005 - (Emergency escape lighting and exit signs) Part 1: System design, installation, operation AS2293.3:2005 - (Escape luminaries and exit signs) Part 3: Emergency escape luminaries and exit signs	AS/NZS 2293.2:1995 - Emergency evacuation lighting for buildings - Inspection and maintenance Inspection: 6 monthly by a suitably qualified person or IQP in accordance with the NZ Standard. Surveys: Annually by IQP Maintenance: By Owner. All tests and maintenance to be recorded in log books complying with the relevant Standard.
SS5 - Escape route pressurisation systems		
Escape route pressurisation systems	System designers' requirements if available.	Relevant parts of AS/NZS 1851.6 and AS/NZS 1668.1:1998
SS9 - Mechanical ventilation or air conditioning systems		
Bathroom extract system. Fresh air systems	NZ Building Code G4 AS 1668.2:2002 (Section 5 Mechanical Ventilation Exhaust Systems) AS/NZS 1668.1:1998 (Section 11 Kitchen Hood Exhaust Systems)	Owner to remedy defects immediately they are apparent. Owner to report annually on condition and performance of single independent supply or extract systems when fan(s) provide the sole method of air change. IQP to report annually on condition and performance of combined extract systems for multiple dwellings.
SS14/2 - Signs <i>(relating to one or more of the specified systems 1–13)</i>		
Signs for systems SS2 SS4 SS5 SS9	The Standard(s) that the specified system was installed to.	Inspection: Monthly by Owner Annually by IQP. Annual inspection by IQP for the specified system to which the signage relates. Maintenance: By owner / IQP All tests and maintenance to be recorded in log books complying with the relevant Standard

SS15/2 - Final exits		
Final exits	NZBC C/AS1 Fire Safety or to the standard applicable at the time of installation and last lawful approval.	<p>Inspection: Monthly by Owner or agent Annually by IQP</p> <p>Ensure escape route is free from obstructions, able to be used without the need for any key or tool.</p>
SS15/4 - Signs for communicating information intended to facilitate evacuation <i>(part of a means of escape from fire which contains one or more of the specified systems 1–6, 9 and 13)</i>		
Signs for communicating information intended to facilitate evacuation.	NZBC F8/AS1 Signs or to the standard applicable at the time of installation and last lawful approval.	<p>Inspection: Monthly by Owner Annually by IQP.</p> <p>Maintenance: By Owner or suitably qualified person. Signs shall be refurbished before they become illegible and shall be replaced immediately if missing. Maintain signage to ensure continued functional operation.</p>
Illuminated EXIT signage	<p>AS/NZS2293.1995 Part 1 AS2293.1:2005 - (Emergency escape lighting and exit signs) Part 1: System design, installation, operation AS2293.3:2005 - (Escape luminaries and exit signs) Part 3: Emergency escape luminaries and exit signs</p>	<p>AS/NZS 2293.2:1995 - Emergency evacuation lighting for buildings - Inspection and maintenance</p> <p>Inspection: 6 monthly by a suitably qualified person or IQP in accordance with the NZ Standard.</p> <p>Surveys: Annually by IQP</p> <p>Maintenance: By Owner.</p> <p>All tests and maintenance to be recorded in log books complying with the relevant Standard.</p> <p><i>Note: Where illumination of signage is necessary, the procedures of SS 4 should be used to verify that illumination occurs for the required duration. Where available, signage should be inspected in accordance with the published Standard or the performance specification of the associated specified system.</i></p>

Original CS issued date: 31 May 1995

BWoF annual renewal date: *31 August

Signature:



Adam Wheeler
Building Warrant of Fitness Officer
On behalf of Hutt City Council

Amendment dates:

- 29 August 2011
- 09 September 2015 (reformat CS)
- 26 October 2017 (update contact details)
- 04 May 2020 (change owner name and contact person)

Note

For ease of renewal all Housing New Zealand properties are renewed on the 31 August, as per agreement by owner and council made 18/09/1996. This compliance schedule reflects this.

PLANS



NO FIRE REPORT AVAILABLE

From: BWOFF
To: [REDACTED]
Cc: "HNZ_Wormald (Key Accounts)"
Subject: RE: [EXTERNAL] CS861 51 Churton Crescent BWOFF 31 August
Attachments: CS BWOFF-BWOFF 2023.pdf

Kia ora,

Thank you for the building warrant of fitness (form 12) and certificate of compliance (form 12A) for 51 Churton Crescent, Taita.

Your building warrant of fitness for 2023 has been registered.

Please ensure you display a copy of the current completed building warrant of fitness in a public part of your building.

The current building warrant of fitness must, at all times, be displayed on site in a public area, as by law this document must be visible to anybody entering your building.

Please note that check audits, carried out by a Building Warrant of Fitness Audit Officer from the Council, can take place at any time, without an appointment, to view the document.

You can put public safety at risk if you do not carry out your obligations and make false declarations.

That is why the Building Act 2004 allows for fines of up to \$20,000.00 (plus a further fine of \$2,000.00 for each day the offence continues) for failing to display a current building warrant of fitness (form 12) or displaying a false or misleading one.

For further information on Building warrant of fitness please refer to the Hutt City Council website [Building Warrant of Fitness](#) or feel free to contact us at:

Email: bwof@huttcity.govt.nz

Ph: 04 570 6948

Did you know that you can now view your Compliance Schedule and Building Warrant of Fitness online. To do so, just follow this link: [Hutt City Council - Search Property and Building](#)

*In order to assist you efficiently with future requests, please always indicate the building's **Compliance Schedule number CS861** when contacting the council.*

Thank you for your understanding

From: [REDACTED]
Sent: Wednesday, October 4, 2023 12:30 PM
To: BWOFF <BWOFF@huttcity.govt.nz>
Cc: HNZ_Wormald (Key Accounts) <hnz_wormald@jci.com>
Subject: [EXTERNAL] CS861 51 Churton Crescent BWOFF 31 August

Good afternoon

In accordance with our contractual obligations to 51 Churton Crescent Taita – being Alphard Flats and in terms of the Building Act we hereby supply you with a new Building Warrant of Fitness for the above mentioned property.

We confirm that a copy of the Building Warrant of Fitness and accompanying forms and / or certificates, have been forwarded to our Wellington branch with the instructions to publicly display the original and file the copies as required by the Building Act 2004.

We trust this is in keeping with your expectations

Please confirm receipt of receiving the attached documentation with a return email and advise the renewal of the BWOFF

Many thanks.

Kind Regards

[REDACTED]
[REDACTED]

[REDACTED]

Warrant of Fitness

Form 12, Section 108, Building Act 2004

Issued: 4 October, 2023

Expires: 31 August, 2024

THE BUILDING					
Street address of building:	51 Churton Crescent Taita 5011				
Legal description of land where building is located:	LOT 291 DP 15389				
[†] Building name:	Alphard Flats (1-12)				
[†] Location of building within site/block number:	Entire site				
[†] Level/unit number:	Ground level + Levels 1 & 2				
Current, lawfully established, use:	Accommodation				
Year first constructed:	1966				
[†] Intended life of the building if 50 years or less:	Indefinite				
Highest fire hazard category for building use:	1				
Compliance Schedule:	CS861				
THE OWNER					
Name of owner:	Kainga Ora – Homes and Communities				
*Contact person:	Compliance Team				
Mailing address:	PO Box 2628 Wellington 6140				
AGENT					
Name of agent:	Wormald				
[§] Contact person:	Sharon Craig				
Mailing address:	PO Box 38800 Wellington Mail Centre				
Phone number Daytime: 04 5694636	After hours: 04 5694636				
Facsimile number: 04 5686959					
Relationship to owner:	Duly Authorised Agent				
WARRANT					
[†] The maximum number of occupants that can safely use this building is:	Unknown				
The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the date stated below.					
The compliance schedule is kept at:	Wormald, 21-23 Pretoria Street, Hutt Central 5011				
SYSTEMS					
	SS1	Automatic Sprinkler Systems for fire suppression		SS11	Laboratory Fume Cupboard
✓	SS2	Auto/ Manual/ Emergency warning systems for fire or other dangers		SS12	Audio loops or other assistive listening systems
	SS3	Electromagnetic/ Auto Doors/ Windows that close on Fire Alarm activation		SS13	Smoke Control Systems
✓	SS4	Emergency Lighting systems		SS14/1	Emergency Power systems relating to a system or feature specified in any system
✓	SS5	Escape Route Pressurisation systems	✓	SS14/2	Such relating to a systems or feature specified in any system specified in 1-13
	SS6	Riser Mains for use by Fire Service		SS15/1	Systems for communicating spoken information intended to facilitate evacuation
	SS7	Automatic Backflow Protection connected to the portable water supply	✓	SS15/2	Final Exits, from an escape route and or a fire compartment
	SS8	Lifts, escalators, travelators or other systems for moving people or goods		SS15/3	Fire Separations, doors or walls to prevent the spread of fire
✓	SS9	Mechanical Ventilation or Air Conditioning Smoke Control systems	✓	SS15/4	Signs for communicating information intended to facilitate evacuation
	SS10	Building Maintenance Units Audio Loops or other assistive listening systems Emergency Power for above systems		SS15/5	Smoke Separations, doors or wall to prevent the spread of smoke

ATTACHMENTS - Certificates relating to inspections, maintenance, and reporting

Sharon Craig

Signature of Owner / Agent

Sharon Craig

Print Name

4 October, 2023

Date

FORM 12 A

**Certificate of Compliance with Inspection, Maintenance and Reporting
Procedures**

Section 108(3)(c), Building Act 2004

THE BUILDING

Street Address: 51 A-L Churton Crescent Taita 5011
Legal Description of land where building is located: LOT 291 DP 15389
Building Name: Alphard Flats (1-12) **BWOF Date:** 31 August
Location of Building within site/block number: All locations **Level/Unit Number:** All levels

THE OWNER

Name of Owner: Kainga Ora – Homes and Communities
Contact Name: Grant McNeil
Mailing Address: PO Box 2628 Wellington 6140\
Street Address: Level 10, 80 Boulcott Street Wellington

COMPLIANCE

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:

- SS2 - Emergency warning system
- SS4 - Emergency lighting systems
- SS14/2 - Signs relating to systems
- SS15/2 - Final exits
- SS15/4 - Signs for communicating information intended to facilitate evacuation

Signature of licensed Independent Qualified Person.



Name: Robert Foote
Registration No: 188675

Issued to: HNZ Key Accounts

FORM 12A

Certificate of Compliance with Inspection, Maintenance and
Reporting Procedures
Section 108 (3) c Building Act 2004

THE BUILDING

Street Address: 51 A-L Churton Crescent, Taita 5011
Legal Description: LOT 291 DP 15389
Building Name: HNZ Apartments –Alphard Flats
Location of Building:

THE OWNER

Name of Owner: Housing New Zealand
Mailing Address: Private Bag 76913, Manukau City, Auckland

COMPLIANCE

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s. Inspection requirements completed as per attached McDonald Barnett Partners Ltd document.

SS5 – Escape Route Pressurisation Systems
SS9 - Mechanical Ventilation & Air Conditioning


Site Contact: Peter Wild

BWOF Annual: 31/8/2022

C/S Ref: CS861

Lee Lightfoot
(On behalf of McAlpine Hussmann Ltd)

IQP Registration No: 471156


Date: 14 August 2023

Warrant of Fitness

Form 12, Section 108, Building Act 2004

Issued: 4 October, 2023

Expires: 31 August, 2024

THE BUILDING					
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[†] Building name:	Alphard Flats (1-12)				
[†] Location of building within site/block number:	Entire site				
[†] Level/unit number:	Ground level + Levels 1 & 2				
Current, lawfully established, use:	Accommodation				
Year first constructed:	1966				
[†] Intended life of the building if 50 years or less:	Indefinite				
Highest fire hazard category for building use:	1				
Compliance Schedule:	CS861				
THE OWNER					
Name of owner:	Kainga Ora – Homes and Communities				
*Contact person:	Compliance Team				
Mailing address:	PO Box 2628 Wellington 6140				
AGENT					
Name of agent:	Wormald				
[§] Contact person:	Sharon Craig				
Mailing address:	PO Box 38800 Wellington Mail Centre				
Phone number Daytime: 04 5694636	After hours: 04 5694636				
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Relationship to owner:	Duly Authorised Agent				
WARRANT					
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SYSTEMS					
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✓	SS4	Emergency Lighting systems		SS14/1	Emergency Power systems relating to a system or feature specified in any system
✓	SS5	Escape Route Pressurisation systems	✓	SS14/2	Such relating to a systems or feature specified in any system specified in 1-13
	SS6	Riser Mains for use by Fire Service		SS15/1	Systems for communicating spoken information intended to facilitate evacuation
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ATTACHMENTS - Certificates relating to inspections, maintenance, and reporting

<p><i>Sharon Craig</i></p> <hr/> <p>Signature of Owner / Agent</p>	<p>Sharon Craig</p> <hr/> <p>Print Name</p>	<p>4 October, 2023</p> <hr/> <p>Date</p>
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