

**From:** [Ellen Rann](#)  
**To:** [Julie Chuor](#)  
**Subject:** FW: Official Information Request - Chateau Tongariro  
**Date:** Monday, 8 April 2024 4:10:59 pm  
**Attachments:** [image001.png](#)  
[image002.jpg](#)  
[imagecd90af.JPG](#)

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Good afternoon Julie,

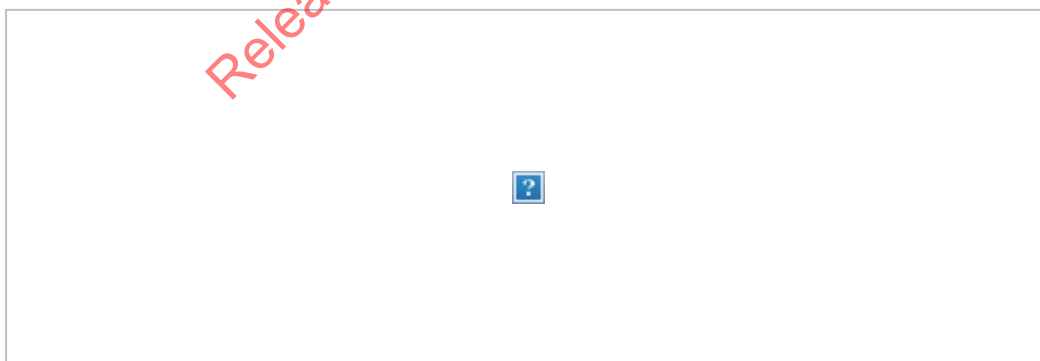
Councils BWoF records for CS226 The Chateau show annual compliance each year from Feb 2010 to Feb 2022.

Renewal due 13 February 2023 was not achieved as one of the specified systems SS3.1 Automatic Doors did not have all required inspections carried out during the previous year. Council was advised a new service provider was signed up for this service. This was noted and renewal for 13 Feb 2024 was expected to be compliant in all systems. No renewal documents have been received by Council for the 2023/2024 year to confirm this and complete the annual renewal process.

Kind regards  
Ellen

-----  
Ellen Rann  
Senior Building Control Administrator and Quality Manager  
**Ruapehu District Council**

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand  
Phone: [REDACTED] <sup>s9(2)(a)</sup> | Fax: **s9(2)(a)** | Mobile:  
email: [ellen.rann@ruapehudc.govt.nz](mailto:ellen.rann@ruapehudc.govt.nz) | RDC website: [www.ruapehudc.govt.nz](http://www.ruapehudc.govt.nz)



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**From:** Julie Chuor <[jchuor@doc.govt.nz](mailto:jchuor@doc.govt.nz)>  
**Sent:** Monday, April 8, 2024 2:07 PM

**To:** Info <[info@ruapehudc.govt.nz](mailto:info@ruapehudc.govt.nz)>

**Subject:** RE: Official Information Request - Chateau Tongariro

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Hi Maggie

Thank you for the response. I am checking with our OIA team on this query – in the meantime, are you able to provide the corrected information?

**Julie Chuor**

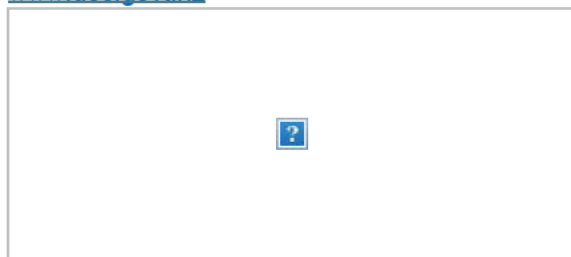
Chateau Tongariro – Project Lead

Drinking Water Infrastructure Programme - Business Case Lead

Conservation House | Whare Kaupapa Atawhai

Phone: s9(2)(a)

[www.doc.govt.nz](http://www.doc.govt.nz)



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**From:** Info <[info@ruapehudc.govt.nz](mailto:info@ruapehudc.govt.nz)>

**Sent:** Monday, April 8, 2024 12:51 PM

**To:** Julie Chuor <[jchuor@doc.govt.nz](mailto:jchuor@doc.govt.nz)>

**Subject:** RE: Official Information Request - Chateau Tongariro

Good afternoon Julie,

RDC has reviewed the attached correspondence. The building team have double checked the records for the Chateau Tongariro BWOFF and would like it noted that the RDC response dated 5 March 2024 is in fact incorrect information.

Kind regards

Maggie Flonk

**From:** [BWoF Administration](#)  
**To:** [Mere Mokoraka](#)  
**Subject:** The Chateau - BWOF due 13/02  
**Date:** Tuesday, 5 March 2024 4:19:05 pm  
**Attachments:** [image002.png](#)  
[image006.jpg](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image1059e4.JPG](#)  
**Importance:** High

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I have checked our BWoF Records and The Chateau has had a current BWoF every year since 2010 which is when we started to use our current database.

Regards

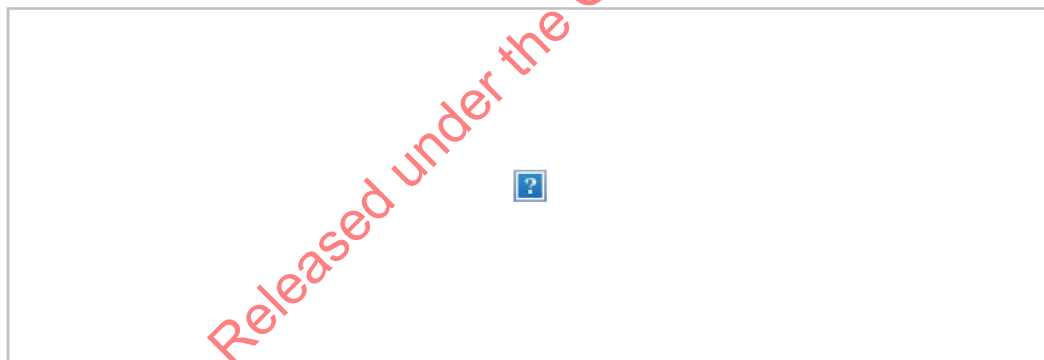
s9(2)(a)

**BWoF and BUILDING CONTROL AMINISTRATOR**

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BWoF Administration

### **Ruapehu District Council**

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand  
Phone: s9(2)(a) ext: | Fax: s9(2)(a) | Mobile:  
email: [BWoFAdministration@ruapehudc.govt.nz](mailto:BWoFAdministration@ruapehudc.govt.nz) | RDC website: [www.ruapehudc.govt.nz](http://www.ruapehudc.govt.nz)



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**From:** Mere Mokoraka <[mmokoraka@doc.govt.nz](mailto:mmokoraka@doc.govt.nz)>  
**Sent:** Friday, March 1, 2024 9:09 AM  
**To:** Info <[info@ruapehudc.govt.nz](mailto:info@ruapehudc.govt.nz)>  
**Cc:** s9(2)(a)  
**Subject:** FW: The Chateau - BWOF due 13/02  
**Importance:** High

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Kia ora

**ATTENTION: BUILDING**

Please refer to the email below from Argus. Can you confirm whether during the tenancy of the Chateau by KAH whether they at any point failed to maintain the BWOF or whether they were in default on any other compliance matters for the Chateau?

Look forward to hearing from you.

Nga mihi, Mere

**Mere Mokoraka**

Senior Ranger – Local Bodies

Tongariro District

Department of Conservation | Te Papa Atawhai

M: s9(2)(a)

**Tongariro National Park**

Whakapapa Village | State Highway 48, Mount Ruapehu 3951

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	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thurs</b>	<b>Fri</b>
<b>AM</b>	WKP	WKP	WKP	WKP	OHK
<b>PM</b>	WKP	WKP	WKP	WKP	X

WKP = Whakapapa; OHK = Ohakune; X = Not at work

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**From:** Mere Mokoraka

**Sent:** Monday, February 12, 2024 6:47 PM

**To:** s9(2)(a)

**Cc:** Sarah Apperley <[sapperley@doc.govt.nz](mailto:sapperley@doc.govt.nz)>; Chateau <[Chateau@doc.govt.nz](mailto:Chateau@doc.govt.nz)>

**Subject:** RE: The Chateau - BWOF due 13/02

Hi [redacted]

Thanks for the email trail. We acknowledge the concerns raised by [redacted] and we are not surprised that no action has been taken by the previous leaseholders to remedy the historical issues raised since 2015.

For now, I have escalated this up to the National Project/Property team for review and consideration. We are also reviewing all BWOFF's for the Chateau and Ancillary buildings.

I will keep in touch.

Regards, Mere

**Mere Mokokaka**

Senior Ranger – Local Bodies

Tongariro District

Department of Conservation | Te Papa Atawhai

M: [redacted]

**Tongariro National Park**

Whakapapa Village | State Highway 48, Mount Ruapehu 3951

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PM	WKP	WKP	WKP	WKP	X

WKP = Whakapapa; OHK = Ohakune; X = Not at work

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**From:** [redacted]

**Sent:** Friday, February 9, 2024 2:06 PM

**To:** Mere Mokokaka <[mmokoraka@doc.govt.nz](mailto:mmokoraka@doc.govt.nz)>

**Subject:** FW: The Chateau - BWOFF due 13/02

Hi Mere,

Please see below the email from [redacted] who signs off the 12a for the passive systems at The Chateau.

Can you please discuss with Council and come back to me with a way forward in regards to the Building Warrant of Fitness.

**Kind regards,**

s9(2)(a)

Bay of Plenty Compliance Co-Ordinator

P s9(2)(a) | M s9(2)(a)  
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**From:** s9(2)(a)

**Sent:** Monday, February 5, 2024 1:14 PM

**To:** s9(2)(a)

**Cc:** s9(2)(a)

**Subject:** RE: The Chateau

Hi s9(2)(a)

I have some concerns about how we take the compliance and specifically, the Building Warrant of Fitness forward with this building.

Front of mind is people safety and the issues raised last year (and before. Since c2015) do pose significant life safety risks.

The defects raised last year have not been addressed. But...As you know, the building is currently unoccupied and it would appear that this will remain the case for some time to come.

So, my next concern is around insurance and any possible and future claims.

With such potentially significant fire/smoke separation issues I am concerned about insurance claims in the event of a fire or other significant event.

It appears that a lot of good will has been afforded the building and their owners/occupiers in addressing issues previously raised by other parties but I am concerned about making a legal statement, indicating that the buildings fire and smoke separations are compliant (and safe) when, in reality, they appear to be far from an acceptable level of compliance.

I am not comfortable being in this position as I like to work with clients in addressing issues over a period of time. But I think, in this instance some serious direction is required in tackling some very significant safety issues.

Happy to discuss further as necessary but would appreciate it if you could pass my concerns on to your client. And maybe, they can discuss a way forward with Council.

Thanks

s9(2)(a)



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**From:** s9(2)(a)  
**Sent:** Saturday, January 21, 2023 10:55 AM  
**To:** s9(2)(a)  
**Cc:** s9(2)(a)  
**Subject:** The Chateau

Hi s9(2)(a)

There are a number of issues here and a number of unknowns!

I wasn't able to complete a detailed analysis of the issues as this would have taken a significant amount of time. Full plans would also be required.

I will start with what I do know:

- None of the fire or smoke stop doors are labelled. There are quite a number of these and I didn't have enough on me to complete this. They can be either completed by your tester, I can quote to go down and do them or we just leave them until next year and I can fit them then.
- Service Duct (Tongariro Wing) – The service duct here has clearly been constructed as a fire rated duct (Fyreline GIB), Therefore, anything penetrating the walls need to appropriately sealed. Photos will show waste pipes without collars and extracting flexi-ducting possibly without fire dampers. The floor of the duct we look at was also damaged due to a previous leak. This needs to be repaired to the same level as it was previously. From looking at the construction of the duct, it appears that the floor is fire rated. However, the pipework penetrating the floor have not been correctly sealed (collars etc). This area will need to be reviewed by an Engineer.
- Tongariro Wing – Main stairs and entry to each floor.
  - Tagged fire doors are at the entrance to the accommodation from the stairs. The wall above

to doors does not extend to the underside of the concrete slab/floor above. Therefore, you would have to assume that the ceilings are fire rated. However, the access hatches in the stair/lift lobby appear to only have an acoustic rating and not a fire rating. Also, there is a passive vent on the accommodation side of the fire doors which doesn't appear to have a fire damper fitted. Clarity is required around what and how this should be remedied. I have presumed each level is the same.

Roof Void (Heritage Wing) – There appears to be 3 original fire separations in the roof void which are all in poor condition. These need to be assessed by an Engineer to establish if they are fire walls and if they are required to be maintained as such. Refer to photos.

Service Ducts (Heritage Wing) – Multiple penetrations visible from one room to another. I believe the Heritage Wing has only vertical fire separations (apart from the stairwells) so these penetrations may not be an issue. However, engage an Engineer to assess and confirm as the vertical fire separations may still have been compromised. See photo.

General – There are multiple other areas where clarity is required around fire separations.

A Fire Engineer should be engaged to assess the entire building and determine a full picture of the short falls. From there, a programme of remedials can be implemented over a period of time as potentially, there is some very significant works required. It would be unreasonable to force a quick fix to these issues.

The building is sprinklered and has early warning (smoke detectors), so a good level of protection. However, these issues do need to be addressed as I note that some issues were first raised back in 2015 and to my knowledge, no works have been done to remedy any of the issues

I am happy to assist any way I can. Just let me know what you need.

Link to photos -  s9(2)(a)

[Redacted]

Regards

s9(2)(a)

Colab Building Compliance Ltd

M: s9(2)(a)

E: s9(2)(a)



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