

14 September 2023

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Tēnā koe [REDACTED]

Thank you for your request to the Department of Conservation, received on 21 August 2023, in which you asked for further information relating to the Chateau Tongariro.

We have considered your request under the Official Information Act 1982.

Your questions and our responses are listed below:

1. *The Waikato Times today quotes you as saying DOC has spent \$54,838 on maintaining the Chateau Tongariro since it was returned to doc stewardship by KAH NZ on March 9. Is this correct please?*

DOC has estimated the operating costs to run and maintain the building are approximately \$617,000 per annum (including maintenance (\$153,500), Building Warrant of Fitness (BWOFF) requirements (\$27,568), rates, electricity, and insurance). Costs incurred as at 30 June 2023 were around \$295,000.

2. *The article said annual maintenance costs and inspections to maintain the building's warrant of fitness were expected to cost \$195,000-a-year, is this correct please?*

Costs to maintain the BWOFF each year are around \$27,568.

3. *On another tac, the Mayor of Ruapehu Weston Kirton has suggested to us (the King Country News) that part of DOC's ongoing and current negotiations with KAH over the return of the Chateau are to do with the new accommodation wing KAH built onto the Chateau in early 2000s, (possibly 2005). Therefore, he suggested to the King Country News, part of the negotiations are to do with KAH wanting compensation for the money it spent of building additional rooms onto the Chateau? Is this correct please?*

We cannot comment on the nature of these negotiations as they concern ongoing legal negotiation and are subject to legal privilege. This aspect of your request is

refused in full via section 18(a) of the Official Information Act by virtue of having grounds to withhold under of section 9(2)(h) to maintain legal professional privilege.

4. *If the above issue of KAH wanting financial compensation for the additional rooms built / the new wing is not correct, can you rule it out please.*

We cannot comment on the nature of these negotiations as they concern ongoing legal negotiation and are subject to legal privilege. This aspect of your request is refused in full via section 18(a) of the Official Information Act by virtue of having grounds to withhold under of section 9(2)(h) to maintain legal professional privilege

5. *It does seem unusual that negotiations are persisting five months after the return the building to DOC. Why? What are the nature of the negotiations please?*

The length of time to complete negotiations on a lease of this length is not unusual. We can not comment on the nature of these negotiations. This is an ongoing legal negotiation and subject to legal privilege, under section 9(2)(h) - to maintain legal professional privilege.

6. *Are they to do with the poor condition the building was returned to you in?*

We cannot comment on the nature of these negotiations as they concern ongoing legal negotiation and are subject to legal privilege. This aspect of your request is refused in full via section 18(a) of the Official Information Act by virtue of having grounds to withhold under of section 9(2)(h) to maintain legal professional privilege.

7. *Are these ongoing negotiations to do with the apparent lack of sufficient maintenance done by KAH.*

We cannot comment on the nature of these negotiations as they concern ongoing legal negotiation and are subject to legal privilege. This aspect of your request is refused in full via section 18(a) of the Official Information Act by virtue of having grounds to withhold under of section 9(2)(h) to maintain legal professional privilege.

8. *Are they perhaps part of a financial claim by DOC against KAH and its parent company for financial compensation due to damage done to the building through poor maintenance?*

We cannot comment on the nature of these negotiations as they concern ongoing legal negotiation and are subject to legal privilege. This aspect of your request is refused in full via section 18(a) of the Official Information Act by virtue of having grounds to withhold under of section 9(2)(h) to maintain legal professional privilege.

9. *Have you or anyone from DOC sighted the seismic report done by KAH, which apparently points to ground movement under the land the Chateau stands.*



On 25 July 2023 Heritage NZ provided DOC with a copy of the Detailed Seismic Assessment commissioned by Kah NZ Ltd. We note that a copy of this document was provided for your reference on 24 August 2023.

10. *When will this seismic report be posted on the DOC Website please?*

As noted above you will have received a copy of this report outside of our response to OIAD-3336. The report has not yet been uploaded to our website and is rather being provided as and when requested.

11. *Have you considered listing the building with a real estate firm with experience in selling New Zealand hotels internationally, such as Bayleys or Colliers New Zealand?*

We need to complete our legal negotiations, consider options for the building and discuss matters with our treaty partners before any listing of the building is considered. This is to ensure we make a well-informed and considered decision on the future of the Chateau Tongariro.

12. *Are you confident DOC has sufficient expertise to locate a new operator (from within New Zealand or overseas) for the Chateau?*

DOC is currently working through end of lease matters. Upon finalisation of these matters we will consider our options and discuss matters with our treaty partners before any decisions are made. If DOC requires additional expertise we may seek these from the market in the future. At this stage we believe we have sufficient expertise on board.

13. *What efforts have you taken to advertise this building and therefore to attract a new operator please?*

We need to complete our legal negotiations, consider the options for the building and discuss matters with our treaty partners before options like this are considered.

You are entitled to seek an investigation and review of my decision by writing to an Ombudsman as provided by section 28(3) of the Official Information Act.

Please note that this letter (with your personal details removed) may be published on the Department's website.

Nāku noa, nā



CJ Juby
Director, Business Services
Department of Conservation
Te Papa Atawhai