

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 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. *Does the seismic condition of the Chateau Tongariro (detailed in the WSP Detailed Seismic Assessment, released under OIA by Heritage NZ) preclude leasing the main building to another party before remedial work on it is done to provide earthquake strengthening?*

The seismic condition doesn't preclude leasing before strengthening is completed.

For further context, the Chateau has been given a seismic rating of 15% NBS. Please note aseismic rating of <34%NBS is the legislative criteria to be designated earthquake-prone. However, a rating of <34%NBS does not mean a building is imminently dangerous or at risk of imminent collapse. It is a legislative limit which is intended to identify buildings in need of seismic strengthening before the building becomes dangerous and to allow a reasonable time for the building to be seismically strengthened.

2. *What options does DOC have for using the main building now that it's received an E grade and a rating of just 15 per cent of NBS? And is DOC considering leasing any of the Chateau's ancillary buildings? If so, which ones?*

We need to complete our legal negotiations, consider the options for the building and discuss matters with our treaty partners before any leasing of buildings is considered.

3. *Does DOC have a ballpark idea of the cost it will take to strengthen the building above 67 per cent as WSP recommends?*

We are unable to comment as no estimates have been completed.



4. *What steps will DOC now take to reach a firm cost estimate for remediation work on the Chateau?*

We need to complete our legal negotiations, consider the options for the building and discuss matters with our treaty partners before any costings are obtained for future preferred options.

5. *What is the monthly cost of maintaining the Chateau and ancillary buildings to the Crown. A March email to Penny Nelson suggested a cost of \$680,000 for the FY, ie March 9 to June 30 2023.* That works out to about \$180,000 per month. Does that figure remain representative of the ongoing monthly cost for maintenance?*

DOC has estimated the operating costs to run and maintain the building are approximately \$617,000 per annum, approximately \$51,417 per month (including maintenance (\$153,500), Business Warrant of Fitness (BWOFF) requirements (\$27,568), rates, electricity, and insurance). Costs incurred as at 30 June 2023 were around \$295,000.

6. *Does DOC have an estimate for the cost of the Chateau to the Crown for FY 23/24?*

DOC has estimated the operating costs to run and maintain the building are approximately \$617,000 per annum (including maintenance, BWOFF requirements, rates, electricity, and insurance).

7. *Is DOC progressing any discussions with potential lessees?*

We need to complete our legal negotiations, consider the options for the building and discuss matters with our treaty partners before undertaking any potential conversations with future lessees.

8. *Is demolition of the Chateau an option that DOC is considering?*

We need to complete our legal negotiations, consider the options for the building and discuss matters with our treaty partners before any costings are obtained for the preferred options.

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