


5 March 2025



Tēnā koe 

Thank you for your request to the Department of Conservation, received on 28 January 2025, in which you asked for:

'Any reports into the condition or future of Chateau Tongariro produced in the past three months, as well as correspondence about the building between DOC and Minister Potaka's office, and DOC and the Ruapehu District Council, in the past three months.'

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

Context

The Department has been undertaking investigations into the potential long-term options for the Chateau Tongariro (Chateau). As part of this work, an expression of interest (EOI) process was being developed to determine whether leasing the Chateau would be a viable option.

Unfortunately, the potential commercial lease options for the Chateau will require significant investment to repair, refurbish and seismically strengthen the main building. Any investment required to bring the Chateau up to standard would need to be funded from a new hotel operator and/or the Crown. Based on the scale of the investment required, in September 2024 the Minister decided to pause this process.

A decision has now been made to proceed with an EOI to determine market interest - this will include several parties who previously indicated an interest to participate in the EOI. The outcome of this will inform long-term Chateau options which will be presented to Cabinet for consideration.

We hope to have gauged market interest by close of March 2025 at which point we can seek further direction from the Minister and Cabinet.

Your questions and our responses are listed below, relating to the last three months.

1. Reports into the condition or future of the Chateau Tongariro regarding the maintenance of and condition of the Chateau Tongariro

This aspect of your request is refused in full via section 18(e) of the Official Information Act as no reports relating to the condition or future of the Chateau Tongariro have been produced in the last three months.

For context no further written reports since our response to your previous request (OIAD-4599) have been provided to the Ministers Office within this timeframe (28 October 2024 – 28 January 2025).

2. Correspondence about the Chateau Tongariro between DOC and Minister Potaka's office.

We have identified 4 documents within scope your request. These documents are provided and accompany our response as Attachment 1 (items 1 to 4). The nature of these documents is detailed in the table below.

3. Correspondence about the building between DOC and the Ruapehu District Council.

We have identified one document within scope your request which is provided and accompanies our response as Attachment 1 (item 5). The nature of this document is detailed in the table below.

Item	Date	Document description	Decision
1	30 October 2024	Email "Re: Attached: 24-B-0281 – Briefing – Abandoned Buildings – Chateau Tongariro – Options for next steps"	Released in part
2	13 November 2024	Email: "Chateau"	Released in part
3	27 January 2025	Status report week commencing 20 January 2025	Released in part – extract only
4	23 January 2025	Email "Re: Chateau Tongariro – in the media"	Released in part
5	28 January 2025	Email: "20250126 WILSON Murray ONPCB meeting Chateau Tongariro Update"	Released in part


I have decided to release the relevant parts of the documents listed above, subject to information being withheld under one or more of the following sections of the Official Information Act, as applicable:

- Personal contact details and names of third parties, under section 9(2)(a) – to protect the privacy of natural persons, including deceased persons;
- advice still under consideration, section 9(2)(f)(iv) – to maintain the effective conduct of public affairs.


- free and frank expression under section 9(2)(g)(i) – to maintain the effective conduct of public affairs,
- Information that is considered as 'Out of Scope' of the request.

In making my decision, I have considered the public interest considerations in section 9(1) of the Official Information Act and determined there are no public interests that outweigh the grounds for withholding.

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