

16 September 2025

Christchurch Regional  
Office  
Level 3  
Grand Central  
161 Cashel Street  
Christchurch 8011  
doc.govt.nz

Ref: OIAD-5578

Tēnā koe [REDACTED]

Thank you for your request to the Department of Conservation (DOC), received on 19 August 2025, in which you asked for:

*'all documentation, including but not limited to reports and advice to minister(s), related to the EOI process undertaken to gauge interest in the commercial lease of the Chateau Tongariro.*

*Please confirm the name of third party that undertook the EOI process, and the total cost.*

*Please also list the names of entities that took part in the EOI process; if, for commercial reasons you cannot do this, please list entities by a brief description, for example: head office overseas (list country), head office in NZ; hotel operator, real estate investment fund etc; if part of a consortium please indicate this; publicly traded/private held; approximate # of employees...*

*For the below part of my request, please limit the timeframe to the period since March 1 2025.*

*In addition, please provide me with all advice to ministers related to the options for the future of the Chateau Tongariro.*

*Please also provide all communications related to lease termination negotiation and or any related legal proceeding (not including correspondence that is wholly administrative).'*

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

On 21 August 2025 you refined your request to exclude the request for 'all communications related to lease termination negotiation and or any related legal proceeding (not including correspondence that is wholly administrative).' This decision was made after we informed you that there have not been any substantive discussions on legal processing since 1 March 2025.

Your questions and our responses are listed below:

1. *All documentation, including but not limited to reports and advice to the minister(s), related to the EOI process undertaken to gauge interest in the commercial lease of the Chateau Tongariro.*

We have identified 10 documents within scope your request. Five of these items have been proactively released and can be accessed via links in the schedule of documents table. Remaining documents are provided and accompany our response as Attachment 1 (items 1 - 5). The nature of these documents is detailed in the schedule of documents table.

We have also identified the following in scope document which is withheld in full:

- “*CBRE Part A – Feasibility Review DRAFT 0724*” this is withheld in full subject to section 9(2)(i) - to enable a Minister of the Crown or any department or organisation holding the information to carry out, without prejudice or disadvantage, commercial activities;

2. *Confirm the name of the third party that undertook the EOI process, and the total cost.*

CBRE Limited carried out the EOI on behalf of DOC. The total cost to engage CBRE was \$74647.55 (excl GST).

3. *List the names of entities that took part in the EOI process; if, for commercial reasons you cannot do this, please list entities by a brief description, for example: head office overseas (list country), head office in NZ; hotel operator, real estate investment fund etc; if part of a consortium please indicate this; publicly traded/private held; approximate # of employees.*

This aspect of your request is refused in full via section 18(g) of the Official Information Act as the information is not held by the Department. For context DOC does not have either the names of the entities that took part in the EOI process or any details about those entities. The participants of the EOI were reported as anonymous participants so as to not prejudice any future competitive process in relation to the Chateau if one was to occur.

4. *All advice to ministers related to the options for the future of the Chateau Tongariro since 1 March 2025.*

We have identified the following in scope documents which are withheld in full:

- *25-B-0160 Briefing: Chateau Tongariro draft Cabinet paper – Options for next steps* this document is withheld in full subject to section 9(2)(f)(iv) – to maintain the current constitutional conventions protecting the confidentiality of advice tendered by Ministers and officials; and
- *25-B-0304 Briefing: Revised Chateau Cabinet paper for Ministerial consultation* this document is withheld in full subject to section 9(2)(f)(iv) – to maintain the current constitutional conventions protecting the confidentiality of advice tendered by Ministers and officials.
- *Cabinet Paper - Chateau Tongariro Options for Next Steps (May)* - this document is withheld in full subject to section 9(2)(f)(iv) - to maintain the current constitutional conventions protecting the confidentiality of advice tendered by Ministers and officials.

I have decided to release relevant parts of documents listed in the schedule of documents table, subject to information being withheld under one or more of the following sections of the OIA, as applicable:

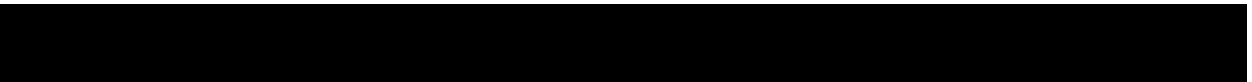
- personal information, under section 9(2)(a) – to protect the privacy of natural persons, including deceased people,

- advice still under consideration, section 9(2)(f)(iv) – to maintain the current constitutional conventions protecting the confidentiality of advice tendered by Ministers and officials,
- advice subject to legal privilege, under section 9(2)(h) - to maintain legal professional privilege,
- confidential information, under section 9(2)(j) – to enable the Crown to negotiate without disadvantage or prejudice.

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

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 OIA.

Please note that this letter (with your personal details removed) and attached documents may be published on DOC's website.



Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S. Baththana'.

Shan Baththana  
Director Asset Management  
Department of Conservation  
*Te Papa Atawhai*

## Schedule of documents

Proactively released in scope material			
Item	Date	Document description	Decision
NA	27 January 2024	Status report week commencing 27 January 2025	Proactively released. Please refer to: <a href="#">oiad-4853-attachment.pdf</a>
NA	29 January 2024	Status report week commencing 29 January 2025	Proactively released. Please refer to: <a href="#">oiad-3907-attachment-1.pdf</a>
NA	17 June 2024	Status report week commencing 17 June 2025	Proactively released. Please refer to: <a href="#">oiad-4297-attachment-1</a>
NA	15 July 2024	Status report week commencing 15 July 2025	Proactively released. Please refer to: <a href="#">oiad-4297-attachment-1</a>
NA	12 August 2024	24-B-0385 Briefing: Chateau Tongariro Expression of Interest update and options for next steps	Proactively released. Please refer to: <a href="#">oiad-4509-attachment-1</a>

Material which accompanies our response as an attachment			
Item	Date	Document description	Decision
1	17 February 2025	Status report week commencing 17 February 2025	Released in part – extract only
2	7 April 2025	Status report week commencing 7 April 2025	Released in part – extract only
3	5 May 2025	Status report week commencing 5 May 2025	Released in part – extract only
4	12 May 2025	Status report week commencing 2 May 2025	Released in part – extract only
5	7 July 2025	Status report week commencing 7 July 2025	Released in part – extract only