[redacted]

25 August 2026

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

Ref: OIAD-9460

Tēnā koe [redacted]

Thank you for your request to the Department of Conservation, received on 21 July 2026, in which you asked for:

> *"…details of **all ongoing costs relating to Chateau Tongariro per month, and totals by year** please. I note a prior OIA, which is attached, states there have been ongoing costs to numerous firms. Are you able to also provide details as to the per-month costs relating to things labelled "Chateau Tongariro"?"*

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

On 17 August we extended the timeframe to respond to your request to 25 August due to the significant amount of research required to pull together relevant in scope datasets.

Since March 2023, the Department has incurred costs to operate and maintain the Chateau Tongariro (**Chateau**) including costs to assess the condition of the building and explore market interest in refurbishing and operating the hotel. The costs incurred vary across the years and the Department has previously estimated up to $2.1m annually to account for these ongoing costs and anticipated costs to progress work associated with potential long-term options for the Chateau.

The actual annual costs are set out in the Appendix, broken down by cost category and months as per your request.

With reference to section 9(2)(a) of the Act, specific contractor and project manager names have been withheld – to protect the privacy of natural persons. Associated costs have been combined and are instead shown in the Appendix table as 'project management'.

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.

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.

[redacted]

Nāku noa, nā



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

## Appendix

| 2023 Ongoing /One-off | Cost Type | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Grand Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| One-off | Project Management/ Resourcing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 484.64 | 24434.2 | 35443.77 | 8823.06 | 69185.68 |
| | CBRE costs | | | 0 | | | | | | | 0 | | 0 | 0 |
| | Prendos costs | 0 | | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 0 |
| | Miyamoto costs | | | 0 | 0 | | | | | | | | | 0 |
| | WTP NZ Advisory costs | | | | | | | | | 0 | | | | 0 |
| | Repairs Maintenance | | | | | | | | | | 0 | 773.62 | 231.13 | 1004.75 |
| | NZ Micrographic costs | | | 0 | | | | | | | | | | 0 |
| | WSP costs | | | | | | 0 | | | | | | | 0 |
| | HPFS costs | | | | 0 | | | | 0 | | | | | 0 |
| | RLB costs | | | | | | | | | 0 | 0 | 0 | 0 | 0 |
| | Agile costs | | | | | | 0 | | | | | | | 0 |
| | Veolia costs | | | 0 | | | | 0 | | 0 | | | | 0 |
| One-off Total | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 484.65 | 24434.2 | 36217.39 | 10565.91 | 71702.15 |
| Ongoing | Property Power / Gas | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4871.72 | 58783.07 | 63654.79 |
| | Property rates | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24703.88 | 24703.88 |
| | Pest Control | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 1046.66 | 12.5 | 2928.9 | 3988.06 |
| | Project Management | 0 | 0 | | | | | | | | | | | 0 |
| | Security | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22400 | 36560 | 31680 | 13120 | 103760 |
| | Insurance | | | | 0 | | 0 | | | | | | 10685 | 10685 |
| | Lift Maintenance | 0 | 0 | 0 | 0 | 0 | | 0 | | 0 | 0 | 2062.58 | 0 | 2062.58 |
| | Fire System | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 4530.32 | 4530.32 |
| | Door Services | 0 | 0 | | 0 | 0 | 0 | 0 | | | 3080.44 | 509 | 228.4 | 3817.84 |
| | Repairs Maintenance | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | 10320.97 | 347.11 | 25850.58 | 36518.66 |
| | Lawns | | 0 | | | | | | 0 | 0 | 0 | 262.76 | | 262.76 |
| | Proprety rates | 0 | | | | | | | | | | | 0 | 0 |
| | Boiler inspection | | | | | | 0 | | | | | | 3542.25 | 3542.25 |
| | Alarm | 0 | | 0 | 0 | | | 0 | | 0 | 0 | 0 | | 0 |
| | Fusion workplace costs | | | | | 0 | | | | | | | | 0 |
| Ongoing Total | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22400 | 51008.07 | 39745.67 | 144372.4 | 257526.14 |
| **Grand Total** | | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **22884.65** | **75442.27** | **75963.06** | **154938.31** | **329228.29** |

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| 2024 | | Month | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Ongoing /One-off | Cost Type | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Grand Total |
| One-off | Project Management/ Resourcing | 29231.85 | 40957.98 | 46799.39 | 18468.53 | 41905.97 | 15691 | 30104.43 | 24784.3 | 8671.74 | 14696.24 | 16441.68 | 7732.08 | 295631.83 |
| | Travel | | 18.85 | 0 | 166.45 | 291.13 | 8.96 | 285.84 | | | | 0 | 0 | 771.23 |
| | CBRE costs | | | 0 | | | | | | | 0 | | 0 | 0 |
| | Prendos costs | 0 | | 72614.88 | 0 | | | 85376.12 | 0.71 | | | 15327 | 0 | 173318.71 |
| | Miyamoto costs | | | 3710.26 | 10499.99 | | | | | | | | | 14210.25 |
| | WTP NZ Advisory costs | | | | | | | | | 45385 | | | | 45385 |
| | Repairs Maintenance | | | | | | | | | | 0 | 0 | 0 | 0 |
| | NZ Micrographic costs | | | 3491.2 | | | | | | | | | | 3491.2 |
| | WSP costs | | | | | 0 | | | | | | | | 0 |
| | HPFS costs | | | | 8172 | | | 640 | | | | | | 8812 |
| | | | | | | | | | 14000 | 23800 | 4200 | | 6500 | 48500 |
| | | | | | | 0 | | | | | | | | 0 |
| | | | | 8948.05 | | | 43029 | | | 12735.8 | | | | 64712.85 |
| | | 29231.85 | 40976.83 | 135563.78 | 37306.97 | 42197.1 | 58875.6 | 116406.39 | 38785.01 | 90592.54 | 18896.24 | 31768.68 | 14232.08 | 654833.07 |
| Ongoing | Property Power / Gas | -14348.72 | 51035.52 | 208958.47 | 53586.27 | 56962.25 | 50562.52 | -339.16 | 8798.81 | 14420.53 | 18538.55 | 65961.34 | 42747.97 | 556884.35 |
| | Property rates | 0 | 0 | 89667.71 | 4101.9 | 0 | 0 | 0 | 26407.6 | 6601.9 | 6601.9 | 6601.9 | 6601.9 | 146584.81 |
| | Pest Control | 0 | 1046.66 | 2118.32 | 1059.16 | | 2093.3 | 1084.18 | 0 | 0 | 1059.16 | 2118.32 | 0 | 10579.1 |
| | Project Management | 0 | 0 | | | | | | | | | | | 0 |
| | Security | 24290 | 42253 | 48420 | 24840 | 28345.16 | 34555.44 | 22491.14 | 34870.58 | 31120.58 | 27705.16 | 31462.58 | 29842.58 | 380196.22 |
| | Insurance | | | | 0 | | 41000 | | | | | | 0 | 41000 |
| | Lift Maintenance | 0 | 1668 | 0 | 0 | 1668 | | 1736.67 | | 0 | 1736.67 | 790 | 1736.67 | 9336.01 |
| | Fire System | 0 | -0.42 | 1857.94 | 5383 | 0 | 0.15 | 5664.16 | 0 | 0 | | 0 | 0 | 12904.83 |
| | Door Services | 175 | 0 | | 175 | 1715.23 | -1360.23 | 175 | | | 0 | 248.65 | 1272.64 | 2401.29 |
| | Repairs Maintenance | -610 | 0 | 35.3 | 13258.75 | -254.78 | 1115.27 | | | 20.61 | 0 | 354.26 | 2226.4 | 16145.81 |
| | Lawns | | -0.01 | | | | | 0 | 0 | 0 | 0 | 0 | | -0.01 |
| | Proprety rates | 0 | | | | | | | | | | | 0 | 0 |
| | Boiler inspection | | | | | | 1715.23 | | | | | | 0 | 1715.23 |
| | Alarm | 0 | | 470.94 | 0 | | | 235.47 | | 235.47 | 235.47 | 0 | | 1177.35 |
| | Fusion workplace costs | | | | | 10676.25 | | | | | | | | 10676.25 |
| Ongoing Total | | 9506.28 | 96002.75 | 351528.68 | 102404.08 | 99112.11 | 129681.68 | 31047.46 | 70076.99 | 52399.09 | 55876.91 | 107537.05 | 84428.16 | 1189601.24 |
| **Grand Total** | | **38738.13** | **136979.58** | **487092.46** | **139711.05** | **141309.21** | **188557.28** | **147453.85** | **108862** | **142991.63** | **74773.15** | **139305.73** | **98660.24** | **1844434.31** |

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| 2025 | | Month | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| One-off | Cost Type | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Grand Total |
| | Project Management/ Resourcing | 5882.66 | 11190.91 | 8069.2 | 6025.3 | 9572.38 | 13921.6 | 5317.92 | 2746.24 | 3039.1 | 2059.68 | 2250.17 | 63759.3 | 133834.46 |
| | CBRE costs | | | 46416.3 | | | | | | | 28231.25 | | 0 | 74647.55 |
| | Prendos costs | 24487.5 | | 23500 | 9949 | | | 0 | 0 | | | 0 | 0 | 57936.5 |
| | Miyamoto costs | | | 0 | 0 | | | | | | | | | 0 |
| | WTP NZ Advisory costs | | | | | | | | | 0 | | | | 0 |
| | Repairs Maintenance | | | | | | | | | | 0 | 0 | 0 | 0 |
| | NZ Micrographic costs | | | 0 | | | | | | | | | | 0 |
| | WSP costs | | | | | 3445 | | | | | | | | 3445 |
| | HPFS costs | | | | 0 | | | 0 | | | | | | 0 |
| | RLB costs | | | | | | | | 0 | 0 | 0 | | 0 | 0 |
| | Agile costs | | | | | 27000 | | | | | | | | 27000 |
| | Veolia costs | | | 0 | | | 0 | | | 0 | | | | 0 |
| One-off Total | | 30370.16 | 11190.91 | 77985.5 | 15974.3 | 40017.38 | 13921.6 | 5317.92 | 2746.24 | 3039.1 | 30290.93 | 2250.17 | 63759.3 | 296863.51 |
| Ongoing | Property Power / Gas | 17719 | 40450.68 | 45279.96 | 15641.16 | 74541.32 | 43669.96 | 19426.05 | 27183.37 | 21031.18 | 30357.59 | 14113.97 | 53213.47 | 402627.71 |
| | Property rates | 6601.9 | 6601.9 | 96411.8 | 27235.53 | 6601.9 | 6601.9 | 6601.9 | 136256.64 | 6601.9 | 6601.9 | 6601.9 | -82707.12 | 230012.05 |
| | Pest Control | 2118.32 | 1059.16 | 2118.32 | 2118.32 | | 1059.16 | 2118.32 | 0 | 2170.65 | 0 | 1111.49 | 0 | 13873.74 |
| | Project Management | 0 | 0 | | | | | | | | | | | 0 |
| | Security | 34896 | 21384 | 22680 | 21543 | 32457 | 12960 | 23760 | 20160 | 2000 | 27360 | 21600 | 21600 | 262400 |
| | Insurance | | | | 41000 | | 0 | | | | | | 0 | 41000 |
| | Lift Maintenance | 0 | 0 | 0 | 1736.67 | 0 | | 1774.31 | | 1774.31 | 0 | 790 | 0 | 6075.29 |
| | Fire System | -0.42 | 0 | 2265.16 | 4530.32 | 1132.58 | 0 | 2265.16 | 0 | 1132.58 | | 1132.58 | 0 | 12457.96 |
| | Door Services | 0 | 0 | | 0 | 0 | 0 | -175 | | | 0 | 175 | 0 | 0 |
| | Repairs Maintenance | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | 0 | 9.9 | 0 | 9.9 |
| | Lawns | | 0 | | | | | 0 | 0 | 1462.18 | 1462.2 | 0 | | 2924.38 |
| | Proprety rates | 0 | | | | | | | | | | | 375.66 | 375.66 |
| | Boiler inspection | | | | | | 0 | | | | | | 0 | 0 |
| | Alarm | 0 | | 235.47 | 235.47 | | | 235.47 | | 0 | 244.83 | 0 | | 951.24 |
| | Fusion workplace costs | | | | | 0 | | | | | | | | 0 |
| Ongoing Total | | 61334.8 | 69495.74 | 168990.71 | 114040.47 | 114732.8 | 64291.02 | 56006.21 | 183600.01 | 36172.8 | 66026.52 | 45534.84 | -7517.99 | 972707.93 |
| **Grand Total** | | **91704.96** | **80686.65** | **246976.21** | **130014.77** | **154750.18** | **78212.62** | **61324.13** | **186346.25** | **39211.9** | **96317.45** | **47785.01** | **56241.31** | **1269571.44** |

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| 2026 | | Month | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Ongoing /One-off | Cost Type | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Grand Total |
| One-off | Project Management/ Resourcing | 808.38 | 4461 | 9960.13 | 18066.27 | 11019 | 5053.76 | 3279.5 | 5019 | 12483 | 4152 | 14905 | 9632 | 98839.04 |
| | CBRE costs | | | 0 | | | | | | | 0 | | 174372 | 174372 |
| | Prendos costs | 0 | | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 0 |
| | Miyamoto costs | | | 0 | 0 | | | | | | | | | 0 |
| | WTP NZ Advisory costs | | | | | | | | | 0 | | | | 0 |
| | Repairs Maintenance | | | | | | | | | | 353.54 | 0 | 0 | 353.54 |
| | NZ Micrographic costs | | | 0 | | | | | | | | | | 0 |
| | WSP costs | | | | | 0 | | | | | | | | 0 |
| | HPFS costs | | | | 0 | | | 0 | | | | | | 0 |
| | RLB costs | | | | | | | | 0 | 0 | 0 | | 0 | 0 |
| | Agile costs | | | | | 0 | | | | | | | | 0 |
| | Veolia costs | | | 0 | | | 0 | | | 0 | | | | 0 |
| One-off Total | | 808.38 | 4461 | 9960.13 | 18066.27 | 11019 | 5053.76 | 3279.5 | 5019 | 12483 | 4505.54 | 14905 | 184004 | 273564.58 |
| Ongoing | Property Power / Gas | 43984.41 | 37945.71 | 50990.4 | 46767.9 | 27291.31 | -10679.88 | 93846.52 | 16310.92 | 29416.23 | -27576.41 | 33205.03 | 75522.35 | 417024.49 |
| | Property rates | 6977.56 | 6601.9 | 6601.9 | 6601.9 | 6601.9 | 6601.9 | 6601.9 | 6601.9 | 0 | 13203.8 | 6601.9 | 6601.9 | 79598.46 |
| | Pest Control | 1111.49 | 1111.49 | 2222.98 | 1111.49 | | 1111.49 | 1111.49 | 2222.98 | 1111.49 | 1166.44 | 54.95 | 2332.88 | 14669.17 |
| | Project Management | 5000 | -5000 | | | | | | | | | | | 0 |
| | Security | 20160 | 25200 | 21600 | 23760 | 20160 | 18720 | 15120 | 30240 | 15120 | 8640 | 25920 | 0 | 224640 |
| | Insurance | | | | 0 | | 0 | | | | | | 0 | 0 |
| | Lift Maintenance | 1774.31 | 0 | 1774.31 | 0 | 0 | | 1828.87 | | 2618.87 | 0 | 0 | 1883.74 | 9880.1 |
| | Fire System | 2265.16 | 1132.58 | 2237.92 | 1132.58 | 2399 | 1166.39 | 2367.1 | 0 | 0 | | 0 | 0 | 12700.73 |
| | Door Services | 370 | 0 | | 0 | 0 | 175 | 175 | | | 0 | 0 | 0 | 720 |
| | Repairs Maintenance | 0 | 0 | 0 | 0 | 195 | 3315 | | | 16.09 | 18199.26 | 0 | 0 | 21725.35 |
| | Lawns | | 0 | | | | | 4304.37 | 2869.58 | 0 | 0 | 0 | | 7173.95 |
| | Proprety rates | -375.66 | | | | | | | | | | | 0 | -375.66 |
| | Boiler inspection | | | | | | 0 | | | | | | 0 | 0 |
| | Alarm | 244.83 | | 0 | 244.83 | | | 244.83 | | 0 | 0 | 266.55 | | 1001.04 |
| | Fusion workplace costs | | | | | 0 | | | | | | | | 0 |
| Ongoing Total | | 81512.1 | 66991.68 | 85427.51 | 79618.7 | 56647.21 | 20409.9 | 125600.08 | 58245.38 | 48282.68 | 13633.09 | 66048.43 | 86340.87 | 788757.63 |
| **Grand Total** | | **82320.48** | **71452.68** | **95387.64** | **97684.97** | **67666.21** | **25463.66** | **128879.58** | **63264.38** | **60765.68** | **18138.63** | **80953.43** | **270344.87** | **1062322.21** |

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