

Item 1

From: Bex Sullivan <Bex.Sullivan@dia.govt.nz>
Sent: Thursday, 10 October 2024 10:32 am
To: Julie Chuor
Cc: Lucia Sobiecki; Pam Johnston; Ben Leggett
Subject: RE: Chateau - cabinet paper

Hi Julie

Yes please, can you please provide it to Pam Johnston and Ben Leggett?

Thank you
Bex

From: Julie Chuor
Sent: Thursday, October 10, 2024 10:24 AM
To: Bex Sullivan
Cc: Lucia Sobiecki
Subject: Chateau - cabinet paper
Importance: High

Hi Bex

This is very short notice but I am wondering if anyone at DIA would be interested in reviewing our draft cabinet paper on the Chateau Tongariro? We had only had a couple of weeks to write this and is it due to our Minister next Tuesday 15th.

Would you be able to let me know who to contact if there is interest? We would need comments back by Monday morning.

Thanks

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai

Phone: 9(2)(a) [REDACTED]

www.doc.govt.nz



Department of
Conservation
Te Papa Atawhai

From: Ben Leggett <Ben.Leggett@dia.govt.nz>
Sent: Thursday, 10 October 2024 6:21 pm
To: Julie Chuor; Pam Johnston
Cc: Bex Sullivan; Lucia Sobiecki
Subject: RE: Chateau - cabinet paper

Thank you Julie, received

Ben Leggett | Policy Manager, Monitoring and Stewardship
Water Services Reform Programme
Te Tari Taiwhenua | Department of Internal Affairs
45 Pipitea Street | PO Box 6011, Wellington 6140
9(2)(a)
dia.govt.nz | [Facebook](#) | [LinkedIn](#)



Te Tari Taiwhenua
Internal Affairs

From: Julie Chuor
Sent: Thursday, October 10, 2024 5:29 PM
To: Pam Johnston ; Ben Leggett
Cc: Bex Sullivan ; Lucia Sobiecki
Subject: FW: Chateau - cabinet paper

You don't often get email from jchuor@doc.govt.nz. [Learn why this is important](#)
Hi Pam/Ben

Attached is the draft Cab paper for your review.

Thanks
Julie

Julie Chuor
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a)
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**Department of
Conservation**
Te Papa Atawhai

From: Julie Chuor
Sent: Thursday, 10 October 2024 4:49 pm
To: 'bex.sullivan@dia.govt.nz' <Bex.Sullivan@dia.govt.nz>
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Chateau - cabinet paper

Hi Bex

In advance of you replying, here is the draft cab paper. Feel free to send it the appropriate person if isn't you.

Thanks
Julie

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
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Would you be able to let me know who to contact if there is interest? We would need comments back by Monday morning.

Thanks

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
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From: Julie Chuor
Sent: Monday, 14 October 2024 9:35 am
To: Pam Johnston; Ben Leggett
Cc: Bex Sullivan; Lucia Sobiecki
Subject: RE: Chateau - cabinet paper

Hi Pam

Thanks for your quick review. In answer to your comments:

- Will the closure/decommissioning of the Chateau and associated buildings have any significant impact on the Whakapapa village wastewater treatment plant?
The wastewater treatment plant was designed with a min and max tolerance taking the Chateau into account. However, the closure of the Chateau means the plant is operating below minimum tolerance. A temporary solution has been implemented which is being monitored to see how the plan handles low loads. There would be additional cost if this solution is not effective. This situation has flow on effects to the dispersal fields which are currently being investigated.
- As the Chateau (and associated buildings) are currently in Crown ownership are they exempt from paying rates?
Not at the moment – we do not have a BWOFF in place and are currently still paying full rates.
- Are there any issues with the options presented in the paper around who might be charged in future for water utility operations – e.g. if the building is re-leased would the lessee be required to pay rates/future water charges?
The level of detail around who would take on the costs of water utility and any other costs would need to be worked in a concession process.
- What happens to the water infrastructure should the Chateau be decommissioned – can you turn off the water supply to the buildings so visitors to the park don't use the water from any external taps?
We need to consider fire suppression which would likely mean retaining water availability. Disconnecting the chateau has no impact on day visitors, the village or the camping ground.

Thanks
Julie

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



Department of
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Te Papa Atawhai

From: Pam Johnston
Sent: Friday, 11 October 2024 3:20 pm
To: Julie Chur ; Ben Leggett
Cc: Bex Sullivan ; Lucia Sobiecki
Subject: RE: Chateau - cabinet paper

Hi Julie

Thanks for the opportunity to review the Cabinet paper.

Our only area of interest is what might happen with water and wastewater supply and future water charging arrangements for the Chateau and associated buildings e.g.

- Will the closure/decommissioning of the Chateau and associated buildings have any significant impact on the Whakapapa village wastewater treatment plant?
- As the Chateau (and associated buildings) are currently in Crown ownership are they exempt from paying rates?
- Are there any issues with the options presented in the paper around who might be charged in future for water utility operations – e.g. if the building is re-leased would the lessee be required to pay rates/future water charges?
- What happens to the water infrastructure should the Chateau be decommissioned – can you turn off the water supply to the buildings so visitors to the park don't use the water from any external taps?

Kind Regards
Pam

Pam Johnston
Principal Advisor, System Design
Water Services Policy
9(2)(a)



Te Tari Taiwhenua
Internal Affairs

From: Julie Chur <jchur@doc.govt.nz>
Sent: Thursday, October 10, 2024 5:29 PM
To: Pam Johnston <Pam.Johnston2@dia.govt.nz>; Ben Leggett <Ben.Leggett@dia.govt.nz>

Cc: Bex Sullivan <Bex.Sullivan@dia.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: FW: Chateau - cabinet paper

You don't often get email from jchuor@doc.govt.nz. [Learn why this is important](#)
Hi Pam/Ben

Attached is the draft Cab paper for your review.
Thanks
Julie

Julie Chuor
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
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Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Chateau - cabinet paper

Hi Bex

In advance of you replying, here is the draft cab paper. Feel free to send it the appropriate person if isn't you.

Thanks
Julie

Julie Chuor
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
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Would you be able to let me know who to contact if there is interest? We would need comments back by Monday morning.

Thanks

Julie Chuor
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
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Item 2

From: Peter Galvin 9(2)(a)
Sent: Monday, 16 December 2024 11:32 am
To: Julie Chuor
Subject: RE: Chateau
Attachments: 24-B-0281 - MIN COMMENTS Briefing - Abandoned Buildings – Chateau Tongariro - Options for next steps.pdf **Note: Briefing withheld in full subject to section 9(2)(f)(iv)**

Follow Up Flag: Follow up
Flag Status: Completed

Kia ora Julie

Apologies! I've got distracted and keep meaning to return to this so now I have! I've scanned the document he's commented on. In addition he asked the following questions or made the following points:

General points:

- Still some mahi to do here. Check out and cover off questions please
- Are we just describing the Chateau of all buildings at the Chateau?
- When was the last time we conducted an EOI?

Specific comments:

- 9(2)(g)(i)
-
-

Happy to discuss next steps and timing. I expect this will be a good candidate for the first weekend bag that will be due here on 22 January – if your leave arrangements allow for that?

Cheers

Peter

From: Julie Chuor
Sent: Monday, 16 December 2024 11:07 AM
To: Peter Galvin
Subject: Chateau

Hey Peter

Just checking to see if you've got those comments ready from MOC on the Chateau paper yet?

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai

Phone: 9(2)(a) [REDACTED]

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From: Peter Galvin 9(2)(a)
Sent: Wednesday, 16 April 2025 11:34 am
To: Julie Chuor; Kayla Wilson
Cc: CJ Juby; Ruth Isaac; Mike Tully; Lucia Sobiecki
Subject: RE: Update on Chateau

Many thanks, Julie. I've updated our Cabinet paper table already and good to hear you're making progress. I'll find a way to pass this info on. Cheers. Peter

From: Julie Chuor
Sent: Wednesday, 16 April 2025 10:58 AM
To: Peter Galvin ; Kayla Wilson
Cc: CJ Juby ; Ruth Isaac ; Mike Tully ; Lucia Sobiecki
Subject: Update on Chateau

SEEMail Warning #2B - UNVERIFIED SEEMAIL SENDER. See bottom of message for further information.

Hi Peter/Kayla

Given there are no status reports, this is a short update on the Chateau:

- Draft Cabinet paper was due to be submitted today but has been pushed out to allow time to consider recent legal advice 9(2)(h)
- The EOI concluded that there are parties interested considering refurbishing and operating the Chateau but noted 9(2)(j)
- DOC's legal team have advised that 9(2)(h)

There are some risks with this approach of course which will be detailed in an updated Cabinet Paper.

- The dates for next steps are:

Paper submitted to MOC	7 May
Ministerial consultation starts	13 May
Info to press secretary	19 May
Ministerial consultation ends	27 May
Lodge paper	29 May
Eco	4 June
Cabinet	Week of 9 June

Let me know if you need any more info by way of an update.

Thanks

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai

Phone: 9(2)(a) [REDACTED]

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-
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From: Nicole Kunzmann 9(2)(a)
Sent: Tuesday, 10 June 2025 8:39 am
To: Julie Chuor; Kayla Wilson
Subject: RE: ATTACHED: 25-B-0160 - Briefing - Abandoned Buildings – Chateau Tongariro

Kia Julie,

Yes – agency consult first and then the Minister will circulate the revised version to his colleagues.

Thanks, Nic

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Monday, 9 June 2025 3:48 PM
To: Nicole Kunzmann 9(2)(a); Kayla Wilson
9(2)(a)
Subject: RE: ATTACHED: 25-B-0160 - Briefing - Abandoned Buildings – Chateau Tongariro

Hi

Thanks for the comments on the draft cab paper – I was just wanting to seek clarification on next steps. We have updated the briefing and intend to send out for agency consultation – do you want to wait for that process to be completed and be provided with a final version before MOC circulates to his colleagues?

Thanks
Julie

Julie Chuor
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a)
www.doc.govt.nz



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From: Nicole Kunzmann 9(2)(a)
Sent: Friday, 6 June 2025 9:57 am
To: Government Services <GovernmentServices@doc.govt.nz>; Kayla Wilson
9(2)(a); Ellen Legg 9(2)(a); Doc PrivateSecs
9(2)(a)

Cc: Julie Chuur <jchuor@doc.govt.nz>; Elisa Yokoyama <eyokoyama@doc.govt.nz>
Subject: RE: ATTACHED: 25-B-0160 - Briefing - Abandoned Buildings – Chateau Tongariro

Mōrena team,

Signed copy of the briefing attached.

Couple of notes/queries from the Minister:

- 9(2)(g)(i) [redacted]
 - [redacted]
 - [redacted]
- [redacted]

Ngā mihi, Nic

From: Government Services <GovernmentServices@doc.govt.nz>
Sent: Wednesday, 28 May 2025 2:09 PM
To: Nicole Kunzmann 9(2)(a); Kayla Wilson 9(2)(a); Ellen Legg 9(2)(a); Doc PrivateSecs 9(2)(a)
Cc: Government Services <GovernmentServices@doc.govt.nz>; Julie Chuur <jchuor@doc.govt.nz>; Elisa Yokoyama <eyokoyama@doc.govt.nz>
Subject: ATTACHED: 25-B-0160 - Briefing - Abandoned Buildings – Chateau Tongariro

Kia ora Private Secretaries

Please find a briefing attached.

Hard copies are in the bag for delivery to you this afternoon.

Ngā mihi,

Julian Boorman (he/him)
Government Services Advisor
Department of Conservation | Te Papa Atawhai
DDI: 9(2)(a)

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From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Wednesday, 28 May 2025 1:43 pm
To: Government Services <GovernmentServices@doc.govt.nz>
Cc: Elisa Yokoyama <eyokoyama@doc.govt.nz>; Rebecca Worthington <rworthington@doc.govt.nz>;
Lucia Sobiecki <lsobiecki@doc.govt.nz>; James Johnson (Policy Manager)
<jamesjohnson@doc.govt.nz>; Shan Baththana <sbaththana@doc.govt.nz>
Subject: 25-B-0160 - Briefing - Abandoned Buildings – Chateau Tongariro

Hi

Please find attached the signed briefing and attachment (draft cab paper) for lodging. I understand this won't make the weekend bag given MOC's priorities but could you submit this as soon as possible thereafter?

Briefing: <https://doccm.doc.govt.nz/cwxv4/wcc/faces/wccdoc?dDocName=DOC-10338291>

Draft Cab paper: <https://doccm.doc.govt.nz/cwxv4/wcc/faces/wccdoc?dDocName=DOC-10338318>

Thanks

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme – Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
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From: Kayla Wilson [9(2)(a)]
Sent: Monday, 21 July 2025 10:40 am
To: Julie Chuor
Cc: Nicole Kunzmann; Doc PrivateSecs; Shan Baththana
Subject: RE: Couple of questions - Chateau

Thanks Julie, probably enough for now. Thanks!

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Monday, 21 July 2025 10:39 AM
To: [9(2)(a)]
Cc: Nicole Kunzmann [9(2)(a)]; Doc PrivateSecs [9(2)(a)]; Shan Baththana <sbaththana@doc.govt.nz>
Subject: Re: Couple of questions - Chateau

Hi Kayla

We have not had to engage with HNZPT just yet nor looked at NIF or PPPs as part of our options analysis for the cab paper.

I would expect NIF and PPPs would be considerations if we had to go down a business case pathway as a way to fund or delivery etc an option.

Is that what you were looking for?

From: Kayla Wilson [9(2)(a)]
Sent: Monday, July 21, 2025 10:28:46 am
To: Julie Chuor <jchuor@doc.govt.nz>
Cc: Nicole Kunzmann [9(2)(a)]; Doc PrivateSecs [9(2)(a)]
Subject: Couple of questions - Chateau

Kia ora Julie,

Just a couple of questions re: the Chateau.

- Has DOC engaged with Heritage New Zealand (management options) and looked at National Infrastructure Funding?
- What consideration has been given to a public-private partnership rather than leasing/sale/disposal options.



Kayla Wilson

Private Secretary – Conservation | Office of Hon Tama Potaka MP

Minister of Conservation | Minister for Māori Development
Minister for Māori Crown Relations | Minister for Whānau Ora
Associate Minister of Housing

DDI: [9(2)(a)] | M: [9(2)(a)]
Email: [9(2)(a)] | Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Please also send all e-mails to me to my colleague: **Nicole Kunzmann:**
[9(2)(a)]

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Out of Scope

From: Kayla Wilson [9(2)(a)]
Sent: Monday, 18 August 2025 3:45 pm
To: James Johnson (Policy Manager) <jamesjohnson@doc.govt.nz>
Subject: RE: MOCO Feedback - Chateau Tongariro

Kia ora James,

The Minister and Rose have discussed the feedback below, but the paper wasn't formally submitted. Things have been moving between the paper coming for agency consultation and now, which I think has shaped the feedback.

Nā,
Kayla

From: James Johnson (Policy Manager) <jamesjohnson@doc.govt.nz>
Sent: Monday, 18 August 2025 3:36 PM
To: Kayla Wilson [9(2)(a)]
Subject: RE: MOCO Feedback - Chateau Tongariro

Hey Kayla, just checking, did the minister review the cab paper, or is this feedback just from Rose? The below framing differs a bit from the options MOC requested we include in the paper. Have attached the cab paper for agency consultation with the minister's feedback, which was minimal.

Cheers,

From: Kayla Wilson [9(2)(a)]
Sent: Monday, 18 August 2025 2:03 pm
To: James Johnson (Policy Manager) <jamesjohnson@doc.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>
Cc: Doc PrivateSecs [9(2)(a)]; Nicole Kunzmann [9(2)(a)]; Ruth Isaac <risaac@doc.govt.nz>; Ewan Delany <edelany@doc.govt.nz>
Subject: MOCO Feedback - Chateau Tongariro

Kia ora kōrua,

With apologies for the belatedness, please see the below feedback on the Chateau Cabinet Paper. We are happy to set up a hui to discuss further, once you have had some time to digest.

[9(2)(g)(i)]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

[Redacted]

[Redacted]

- [Redacted]
- [Redacted]
- [Redacted]

[Redacted]



Kayla Wilson
Private Secretary – Conservation | Office of Hon Tama Potaka MP
Minister of Conservation | Minister for Māori Development
Minister for Māori Crown Relations | Minister for Whānau Ora
Associate Minister of Housing

DDI: 9(2)(a) | M: 9(2)(a)
Email: 9(2)(a) | Website: www.beehive.govt.nz
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From: Kayla Wilson [9(2)(a)]
Sent: Monday, 25 August 2025 10:36 am
To: Ewan Delany
Cc: Lucia Sobiecki; James Johnson (Policy Manager); Mike Tully; Julie Chuor; Peter Galvin
Subject: RE: MOCO Feedback - Chateau Tongariro

Kia ora Ewan,

The below from Rose:

Thanks for the update. I have spoken to the Minister, and he is keen for the Chateau work to speed up, including drafting the RFP document and organising for interested parties to have access to the site so they can get a better idea of the shape of the building and the costs associated with restoration.

Perhaps a status report item following your engagement with iwi setting out the thinking and the next steps, and following with the more detailed briefing you note below would be a good way forward?

Nā,
Kayla

From: Ewan Delany <edelany@doc.govt.nz>
Sent: Friday, 22 August 2025 4:32 PM
To: Kayla Wilson [9(2)(a)]
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>; James Johnson (Policy Manager) <jamesjohnson@doc.govt.nz>; Mike Tully <mtully@doc.govt.nz>; Julie Chuor <jchuor@doc.govt.nz>; [9(2)(a)]
Subject: RE: MOCO Feedback - Chateau Tongariro

Kia ora Kayla,

Thanks for the feedback on the Chateau Cab paper. Having discussed it across the various teams with an interest, we propose deferring the paper until we engage with iwi to get a better understanding of their views, and then figure out our best options for gathering the information requested below.

The EOI highlighted that interested parties [9(2)(i)]. The best next steps may be to go ahead with a formal Request for Proposal (RfP) or for DOC to commission further analysis of the costs/benefits of restoring the building. We need to do further work to assess the best, most efficient way forward.

We are planning to engage with iwi next week regarding short-term leases for some of the ancillary buildings and will use this opportunity to also informally seek their views on long-term plans for the Chateau.

We then plan to provide a more detailed briefing to the Minister in early/mid-September. This will share insights from the iwi engagement and propose next steps.

Ngā mihi

Ewan Delany
Acting Deputy Director-General – Policy and Regulatory Services
[9(2)(a)]



From: Kayla Wilson [9\(2\)\(a\)](#)
Sent: Monday, 18 August 2025 2:03 pm
To: James Johnson (Policy Manager) <jamesjohnson@doc.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>
Cc: Doc PrivateSecs [9\(2\)\(a\)](#); Nicole Kunzmann [9\(2\)\(a\)](#); Ruth Isaac <risaac@doc.govt.nz>; Ewan Delany <edelany@doc.govt.nz>
Subject: MOCO Feedback - Chateau Tongariro

Kia ora kōrua,

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[9\(2\)\(g\)\(i\)](#)

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

- [Redacted]
- [Redacted]
- [Redacted]

[Redacted]

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Kayla Wilson

Private Secretary – Conservation | Office of Hon Tama Potaka MP

Minister of Conservation | Minister for Māori Development
Minister for Māori Crown Relations | Minister for Whānau Ora
Associate Minister of Housing

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From: Kayla Wilson [9(2)(a)]
Sent: Monday, 25 August 2025 8:30 am
To: Ewan Delany
Cc: Lucia Sobiecki; James Johnson (Policy Manager); Mike Tully; Julie Chuor; Peter Galvin
Subject: RE: MOCO Feedback - Chateau Tongariro

Kia ora Ewan,

I think that sounds like a good way forward. I have passed the below to Rose and we will update the Minister on the proposed timeline.

Thanks very much,
Kayla

From: Ewan Delany <edelany@doc.govt.nz>
Sent: Friday, 22 August 2025 4:32 PM
To: [9(2)(a)]
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>; James Johnson (Policy Manager) <jamesjohnson@doc.govt.nz>; Mike Tully <mtully@doc.govt.nz>; Julie Chuor <jchuor@doc.govt.nz>; [9(2)(a)]
Subject: RE: MOCO Feedback - Chateau Tongariro

Kia ora Kayla,

Thanks for the feedback on the Chateau Cab paper. Having discussed it across the various teams with an interest, we propose deferring the paper until we engage with iwi to get a better understanding of their views, and then figure out our best options for gathering the information requested below.

The EOI highlighted that interested parties [9(2)(i)]. The best next steps may be to go ahead with a formal Request for Proposal (RfP) or for DOC to commission further analysis of the costs/benefits of restoring the building. We need to do further work to assess the best, most efficient way forward.

We are planning to engage with iwi next week regarding short-term leases for some of the ancillary buildings and will use this opportunity to also informally seek their views on long-term plans for the Chateau.

We then plan to provide a more detailed briefing to the Minister in early/mid-September. This will share insights from the iwi engagement and propose next steps.

Ngā mihi

Ewan Delany
Acting Deputy Director-General – Policy and Regulatory Services
[9(2)(a)]



From: Kayla Wilson [9(2)(a)]
Sent: Monday, 18 August 2025 2:03 pm
To: James Johnson (Policy Manager) <jamesjohnson@doc.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>
Cc: Doc PrivateSecs [9(2)(a)]; Nicole Kunzmann [9(2)(a)]; Ruth Isaac <risaac@doc.govt.nz>; Ewan Delany <edelany@doc.govt.nz>
Subject: MOCO Feedback - Chateau Tongariro

Kia ora kōrua,

With apologies for the belatedness, please see the below feedback on the Chateau Cabinet Paper. We are happy to set up a hui to discuss further, once you have had some time to digest.

9(2)(g)(i) [Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

- [Redacted]
- [Redacted]
- [Redacted]

[Redacted]



Kayla Wilson
Private Secretary – Conservation | Office of Hon Tama Potaka MP

Minister of Conservation | Minister for Māori Development
Minister for Māori Crown Relations | Minister for Whānau Ora
Associate Minister of Housing

DDI: 9(2)(a) | M: 9(2)(a)
Email: 9(2)(a) | Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Released under the Official Information Act

From: Kayla Wilson 9(2)(a)
Sent: Friday, 12 September 2025 4:26 pm
To: Julie Chuor; Government Services
Cc: James Johnson; Jeff Flavell; Nicole Kunzmann
Subject: Re: Chateau - update

Kia ora Julie,

Thanks for the update.

As the below is important information, and you are seeking the Minister's agreement to send the letter, we will need this to be put into the briefing template, with an agree recommendation to sign and send the letter.

You will also need to put the letter onto the Minister's letterhead, and then make a copy for each the respective iwi that DOC recommends we send through letter to. In the letter it also needs to be clear where it says 'it is critical we meet with you', is that DOC meeting, or are you seeking the Minister to meet. I would suggest it is changed to DOC.

If we could get this through by COP Monday then we can progress it as a priority. Mike can speak to the update at Monday's officials hui, noting to the Minister that a briefing will be with him.

GS - can you please assign a tracking number and provide Julie with the briefing template and the Ministerial letterhead.

Thanks and have a good weekend.

Kayla Wilson
Private Secretary - Conservation
9(2)(a)

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Friday, September 12, 2025 4:11:22 pm
To: Kayla Wilson 9(2)(a)
Cc: James Johnson <jamesjohnson@doc.govt.nz>; Jeff Flavell <JFLAVELL@doc.govt.nz>
Subject: Chateau - update

Hi Kayla

Following the comments from the Minister at Officials on Monday, we have been progressing work on the Chateau. The updates are set out below which Mike intends to address on Monday at Officials if there is time.

There is also a draft letter to iwi that we propose is sent from the Minister, attached – see notes below on the letter.

Happy to discuss next week.

Updates:

Chateau visits

- 9(2)(j) [REDACTED]
- Each have confirmed they would like to visit the Chateau and invitations have been sent for the 7th and 8th October.
- We propose that you invite Iwi to visit the Chateau. The local DOC team can liaise with Iwi to find suitable times.

Ancillary buildings

- DOC is exploring the options available to present to the market, to lease some of the accommodation buildings.
- This will be on a short-term basis only.
- Interested parties including Iwi will be invited to inspect the buildings.

Dispute with KAH

- We have sought advice from DOC's legal team on 9(2)(h) [REDACTED] and advice on 9(2)(h) [REDACTED]. Further advice may be required from Crown Law.
- Once we have the relevant advice, we will provide you with a briefing and recommended approach to resolving the dispute.
- 9(2)(g)(i) [REDACTED]

RFP

- We are engaging with CBRE as our property agents to assist with developing and running the RFP.
- They have provided early advice on the development of the RFP. In order to release information to the market to receive comprehensive and definitive proposals, we need to confirm:
 - 9(2)(f)(iv) [REDACTED]
 - A completed detailed seismic assessment and remediation cost estimate to provide to shortlisted parties.
 - 9(2)(f)(iv) [REDACTED]
 - Confirmation on the resolution of the dispute with KAH.
- Subject to confirming the above matters, it would take 8 weeks to develop the tender documents etc and release the tender to the market

Iwi

- A letter was sent from DOC to iwi in August notifying them of the intended process for identifying interested parties to take on short-term leases for some of the ancillary buildings and seeking to engage with them on their views on the long-term options for the Chateau.
- Only one response received so far to the August letter, noting that a master plan for the region is required before any substantive engagement can take place.
- Given the feedback on the requirement for a master plan and your instructions to proceed to a RFP, it is recommended a letter is sent from you that:
 - acknowledges iwi's concerns but noting there is urgency to progress the long-term option for the Chateau given the increasing degradation; and
 - invite iwi to visit the Chateau and the ancillary buildings.
- DOC staff are continuing to engage further with iwi on the Chateau.
- A draft letter is attached for your consideration.

Complexities

- There are several live matters and issues relating to the region which need to be co-ordinated to ensure informed decision making and consistency of approach. For example, **Out of Scope** [REDACTED] chateau and ancillary buildings.
- 9(2)(g)(i) [REDACTED] The overwhelming request from Iwi is for DOC to work with them on a master plan and long-term plan for the region.

Next steps

- A letter needs to go out to iwi, if you are happy with it – the draft is attached for your review.
- DOC will provide you with a briefing on the Chateau summarising the work to date, the direction of travel for the RFP, and details on complexities related to the Chateau. We intend to submit this on 24 September.
- DOC will provide you with a briefing on the dispute with KAH, with a recommendation for a way forward. We intend to submit this on 1 October, subject to being able to get legal advice in time.

Thanks
Julie

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz

From: Kayla Wilson 9(2)(a)
Sent: Monday, 15 September 2025 12:20 pm
To: Julie Chuor
Cc: James Johnson; Jeff Flavell
Subject: RE: Chateau - update

Kia ora Julie,

The Minister has just come in and asked:

- 9(2)(g)(i), 9(2)(i)
- 9(2)(g)(i)
- [REDACTED]

Can we please ensure that Mike is across these details to speak to them this afternoon.

Nā,
Kayla

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Friday, 12 September 2025 4:11 PM
To: Kayla Wilson 9(2)(a)
Cc: James Johnson <jamesjohnson@doc.govt.nz>; Jeff Flavell <JFLAVELL@doc.govt.nz>
Subject: Chateau - update

Hi Kayla

Following the comments from the Minister at Officials on Monday, we have been progressing work on the Chateau. The updates are set out below which Mike intends to address on Monday at Officials if there is time.

There is also a draft letter to iwi that we propose is sent from the Minister, attached – see notes below on the letter.

Happy to discuss next week.

Updates:

Chateau visits

- 9(2)(i) [REDACTED]
- [REDACTED]
- We propose that you invite Iwi to visit the Chateau. The local DOC team can liaise with Iwi to find suitable times.

Ancillary buildings

- DOC is exploring the options available to present to the market, to lease some of the accommodation buildings.
- This will be on a short-term basis only.
- Interested parties including iwi will be invited to inspect the buildings.

Dispute with KAH

- We have sought advice from DOC's legal team on 9(2)(h) [REDACTED] and advice on 9(2)(h) [REDACTED]. Further advice may be required from Crown Law.
- Once we have the relevant advice, we will provide you with a briefing and recommended approach to resolving the dispute.
- 9(2)(g)(i) [REDACTED]

RFP

- We are engaging with CBRE as our property agents to assist with developing and running the RFP.
- They have provided early advice on the development of the RFP. In order to release information to the market to receive comprehensive and definitive proposals, we need to confirm:
 - 9(2)(f)(iv) [REDACTED]
 - A completed detailed seismic assessment and remediation cost estimate to provide to shortlisted parties.
 - 9(2)(f)(iv) [REDACTED]
 - Confirmation on the resolution of the dispute with KAH.
- Subject to confirming the above matters, it would take 8 weeks to develop the tender documents etc and release the tender to the market

Iwi

- A letter was sent from DOC to iwi in August notifying them of the intended process for identifying interested parties to take on short-term leases for some of the ancillary buildings and seeking to engage with them on their views on the long-term options for the Chateau.
- Only one response received so far to the August letter, noting that a master plan for the region is required before any substantive engagement can take place.
- Given the feedback on the requirement for a master plan and your instructions to proceed to a RFP, it is recommended a letter is sent from you that:
 - acknowledges iwi's concerns but noting there is urgency to progress the long-term option for the Chateau given the increasing degradation; and
 - invite iwi to visit the Chateau and the ancillary buildings.
- DOC staff are continuing to engage further with iwi on the Chateau.
- A draft letter is attached for your consideration.

Complexities

- There are several live matters and issues relating to the region which need to be co-ordinated to ensure informed decision making and consistency of approach. For example, Out of Scope [REDACTED] chateau and ancillary buildings.
- 9(2)(g)(i) [REDACTED]. The overwhelming request from Iwi is for DOC to work with them on a master plan and long-term plan for the region.

Next steps

- A letter needs to go out to Iwi, if you are happy with it – the draft is attached for your review.
- DOC will provide you with a briefing on the Chateau summarising the work to date, the direction of travel for the RFP, and details on complexities related to the Chateau. We intend to submit this on 24 September.
- DOC will provide you with a briefing on the dispute with KAH, with a recommendation for a way forward. We intend to submit this on 1 October, subject to being able to get legal advice in time.

Thanks
Julie

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



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From: Kayla Wilson 9(2)(a)
Sent: Monday, 22 September 2025 4:35 pm
To: Julie Chuor
Cc: Elisa Yokoyama; Government Services; Mike Tully; Shan Baththana
Subject: RE: SIGNED: 25-B-0417 - Briefing - Update on the Chateau and draft letters to Iwi inviting a site inspection

Wonderful thanks for confirming.

Nā,
Kayla

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Monday, 22 September 2025 4:34 PM
To: Kayla Wilson 9(2)(a)
Cc: Elisa Yokoyama <eyokoyama@doc.govt.nz>; Government Services <GovernmentServices@doc.govt.nz>; Mike Tully <mtully@doc.govt.nz>; Shan Baththana <sbaththana@doc.govt.nz>
Subject: RE: SIGNED: 25-B-0417 - Briefing - Update on the Chateau and draft letters to Iwi inviting a site inspection

Hi Kayla

Thanks for the comments – we will work through these and revert.

Just on the question re 9(2)(a) is 9(2)(a) but wears two hats and is a trustee of 9(2)(a)

Julie Chuor
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a)
www.doc.govt.nz



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Te Papa Atawhai

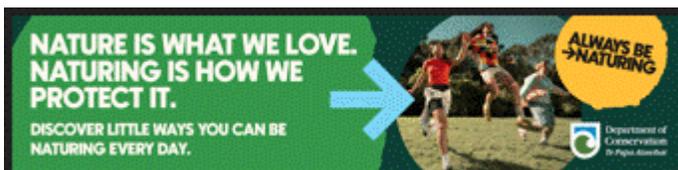
From: Government Services <GovernmentServices@doc.govt.nz>
Sent: Monday, 22 September 2025 3:27 pm
To: Mike Tully <mtully@doc.govt.nz>; Shan Baththana <sbaththana@doc.govt.nz>
Cc: Julie Chuor <jchuor@doc.govt.nz>; Elisa Yokoyama <eyokoyama@doc.govt.nz>; Government Services <GovernmentServices@doc.govt.nz>

Subject: FW: SIGNED: 25-B-0417 - Briefing - Update on the Chateau and draft letters to Iwi inviting a site inspection

Kia ora Mike & Shan – that attached signed briefing and letters have been uploaded to docCM as the latest version of [DOC-10444605](#).

Ngā mihi
Gabrielle

Gabrielle Muir
Government Services Advisor (Government Services)
Public Affairs
Department of Conservation - Te Papa Atawhai
M: 9(2)(a)



From: Kayla Wilson 9(2)(a)
Sent: Monday, 22 September 2025 3:06 pm
To: Government Services <GovernmentServices@doc.govt.nz>; Nicole Kunzmann 9(2)(a); Doc PrivateSecs 9(2)(a)
Cc: Julie Chuor <jchuor@doc.govt.nz>; Elisa Yokoyama <eyokoyama@doc.govt.nz>
Subject: SIGNED: 25-B-0417 - Briefing - Update on the Chateau and draft letters to Iwi inviting a site inspection

Kia ora,

The Minister has considered and signed this briefing.

There are a number of questions/considerations:

- 9(2)(g)(i)

-
-

The Minister made some amendments to the letters that we will action, but he also had one query (I just gave Julie a call about this):

- Why is the letter to 9(2)(a) (Chari of Te Korowai o Wainuiārua) cc'd to 9(2)(a) is receiving the letter already as the 9 representative/individually.

Thanks,

Nā,
Kayla

From: Government Services <GovernmentServices@doc.govt.nz>
Sent: Tuesday, 16 September 2025 5:11 PM
To: Kayla Wilson [9\(2\)\(a\)](#); Nicole Kunzmann
[9\(2\)\(a\)](#); Doc PrivateSecs [9\(2\)\(a\)](#)
Cc: Julie Chuor <jchuor@doc.govt.nz>; Government Services <GovernmentServices@doc.govt.nz>;
Elisa Yokoyama <eyokoyama@doc.govt.nz>
Subject: ATTACHED: 25-B-0417 - Briefing - Update on the Chateau and draft letters to Iwi inviting a site inspection **Note: This Briefing is provided and accompanies response material**

Kia ora Private Secretaries

Please find a briefing and letters attached.

I have attempted to compact each letter onto one page, to avoid the Minister's signature block being on a separate page, at the expense of space for the date (perhaps you'll use a date stamp?). Please advise if the signature block on a separate page is in fact acceptable and if the formatting of the letters needs more work from DOC.

Ngā mihi,

Julian Boorman (he/him)
Government Services Advisor
Department of Conservation | Te Papa Atawhai
DDI: [9\(2\)\(a\)](#)

From: Elisa Yokoyama <eyokoyama@doc.govt.nz>
Sent: Tuesday, 16 September 2025 4:12 pm
To: Government Services <GovernmentServices@doc.govt.nz>
Cc: Mike Tully <mtully@doc.govt.nz>; Shan Baththana <sbaththana@doc.govt.nz>; Julie Chuor <jchuor@doc.govt.nz>
Subject: 25-B-0417 - Briefing - Update on the Chateau and draft letter to Iwi inviting a site inspection

Kia ora GS

Please see below and attached for MOC

25-B-0417 - Briefing - Update on the Chateau and draft letter to Iwi inviting a site inspection
<https://doccm.doc.govt.nz/cwxv4/wcc/faces/wccdoc?dDocName=DOC-10444644>

25-B-0417 - Briefing - Update on the Chateau and draft letter to Iwi inviting a site inspection - attachment A
<https://doccm.doc.govt.nz/cwxv4/wcc/faces/wccdoc?dDocName=DOC-10444676>

Briefing and attachment in PDF format

Let me know if anything else needed

With thanks,

Elisa Yokoyama

Executive Assistant to Mike Tully, Deputy Director-General Organisation Support
Conservation House Wellington | Whare Kaupapa Atawhai
18 Manners Street, Wellington 6011 | PO Box 10420, Wellington 6140
9(2)(a) [REDACTED] | eyokoyama@doc.govt.nz
www.doc.govt.nz

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Released under the Official Information Act

From: Julie Chuor
Sent: Wednesday, 30 October 2024 10:18 am
To: Peter Galvin; CJ Juby; Ruth Isaac; James Johnson (Policy Manager); Lucia Sobiecki
Cc: Harry.Evans; Kayla Wilson
Subject: RE: ATTACHED: 24-B-0281 - Briefing - Abandoned Buildings – Chateau Tongariro - Options for next steps

Hi Peter

One small point – a future business case is only relevant if the recommendation to 9(2)(f)(iv) is taken forward but not under a decision to defer. Given the Ministers comments this morning about a future business case, we might want to mention the alternative rec to defer?

I confirm the versions you have are the finals.

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a)
www.doc.govt.nz



Department of
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Te Papa Atawhai

From: Peter Galvin
Sent: Wednesday, 30 October 2024 10:08 am
To: Julie Chuor ; CJ Juby ; Ruth Isaac ; James Johnson (Policy Manager) ; Lucia Sobiecki
Cc: Harry.Evans ; Kayla Wilson
Subject: FW: ATTACHED: 24-B-0281 - Briefing - Abandoned Buildings – Chateau Tongariro - Options for next steps

Kia ora koutou

Following on from our hui this morning with the Minister, I wanted to capture the next steps with the Chateau Cabinet paper. The plan is:

- I (or Dale) circulate the draft Cabinet paper to a small group of Ministers as a “heads up” as to where DOC’s work on options for the Chateau has got to. The Ministers are: Willis, Jones, Goldsmith and Doocey (given his tourism interests)
- In the covering email, we explain that MOC is keen for Ministers to have visibility on where the Chateau options are likely to land, in advance of a more

- detailed business case, as part of the discussion of the RAL Cabinet paper
- That email proposes a meeting of Ministers before ECO on the 6th if possible to discuss:
 - the implications of the RAL decision on the Chateau options
 - gauge a sense of where Ministers may land on those options
 - how to progress the Chateau options, and in particular the sequencing of Cabinet direction, the preparation of a business case (at whatever level of detail) and the EOI process.

Can I also confirm that the attached documents include the latest draft of the Cabinet paper.

I took from our brief discussion, Ruth that our advice to the Minister at this point is:

- 9(2)(g)(i) [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

Cheers

Peter

From: Government Services <GovernmentServices@doc.govt.nz>

Sent: Wednesday, 16 October 2024 12:49 PM

To: Harry Evans 9(2)(a); Peter Galvin 9(2)(a)

Cc: Ellen Legg 9(2)(a); Government Services

<GovernmentServices@doc.govt.nz>; Doc PrivateSecs 9(2)(a); Elisa Yokoyama <eyokoyama@doc.govt.nz>

Subject: ATTACHED: 24-B-0281 - Briefing - Abandoned Buildings – Chateau Tongariro - Options for next steps

Kia ora – Hard copies will be coming to you in the afternoon bag (for the weekend bag I understand).

Ngā mihi
Gabrielle

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Out of Scope

From: Kayla Wilson [9\(2\)\(a\)](#)
Sent: Wednesday, 12 November 2025 10:44 am
To: Government Services <governmentservices@doc.govt.nz>
Cc: Yvonne de Vries <ydevries@doc.govt.nz>; Nicole Kunzmann
[9\(2\)\(a\)](#); Doc PrivateSecs [9\(2\)\(a\)](#)
Mike Tully <mtully@doc.govt.nz>
Subject: SIGNED: ADVB-15 - Briefing: Chateau Tongariro RFP and Iwi Engagement

Note: This Briefing is provided via response material

Kia ora,

Please see signed briefing attached.

The Minister has also asked for the following:

- [9\(2\)\(g\)\(i\)](#)

-
-

Nā,
Kayla

From: do-not-reply <do-not-reply@doc.govt.nz>
Sent: Wednesday, 5 November 2025 2:15 pm
To: Doc PrivateSecs [9\(2\)\(a\)](#)
Cc: Yvonne de Vries <ydevries@doc.govt.nz>; Mike Tully <mtully@doc.govt.nz>; Kayla Wilson
[9\(2\)\(a\)](#); Nicole Kunzmann [9\(2\)\(a\)](#)
Subject: ADVB-15 - Briefing: Chateau Tongariro RFP and Iwi Engagement

Kia ora - Hard will be delivered to your office in the morning bag.

Ngā mihi
Gabrielle

Item 3

From: Julie Chuor
Sent: Wednesday, 16 October 2024 2:49 pm
To: Iain Shaw
Cc: Polly Obrien; Lucia Sobiecki
Subject: RE: Chateau - cab paper

Hi Iain

Sorry for the late reply – we've been rushing to get the cab paper finalised and to the Minister.

Thank you for your comments, they were helpful. In particular, we have taken on board the comment about completing the EOI.

And yes, that update is accurate.

Out of Scope



Thanks!

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) 
www.doc.govt.nz



Department of
Conservation
Te Papa Atawhai

From: Iain Shaw
Sent: Wednesday, 16 October 2024 12:26 pm
To: Julie Chuor
Cc: Polly Obrien ; Lucia Sobiecki
Subject: RE: Chateau - cab paper

Kia ora Julie

Just checking in on whether you had any further questions/comments on our feedback.

Our Minister has asked us for an update on the Chateau, so am I okay to advise him that DOC are preparing advice for Minister Potaka at the moment, with the intention of taking a

paper to Cabinet in November?

Thanks

Iain

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Monday, October 14, 2024 9:17 AM
To: Iain Shaw <Iain.Shaw@mch.govt.nz>
Cc: Polly Obrien <Polly.Obrien@mch.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Chateau - cab paper

Hi Iain

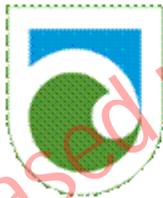
I'll have a chat to Lucia about your comments and come back to you later today.

Thanks

Julie

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



Department of
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Te Papa Atawhai

From: Iain Shaw <Iain.Shaw@mch.govt.nz>
Sent: Monday, 14 October 2024 9:12 am
To: Julie Chuor <jchuor@doc.govt.nz>
Cc: Polly Obrien <Polly.Obrien@mch.govt.nz>
Subject: RE: Chateau - cab paper
Importance: High

Kia ora Julie

Thanks for providing us with the opportunity to comment on this paper.

My comments are quite broad, but hopefully useful. I'm happy to discuss them further if that would be helpful.

My main comments (also in the doc) are:

1. I think the paper needs to be a bit clearer about how the Chateau is protected, [REDACTED]
9(2)(f)(iv)
The main body of the paper insinuates that the HNZPT listing is a significant barrier, but this listing is purely for identification purposes. Protection sits under the Ruapehu DC District Plan. 9(2)(f)(iv)
[REDACTED]

If it is helpful, I am happy to provide a departmental comment on this for the paper?

2. The recommendation to continue to Eol process should be clearer.
It doesn't come through clearly enough in the main body that this is being recommended. In addition (and as I have noted in the paper), there is a strong argument that continuing the Eol process could help to make 9(2)(f)(iv)
[REDACTED].
3. The risks section could be strengthened further.
 - i) 9(2)(g)(i)
[REDACTED] In particular, I would recommend reframing arguments around conserving the Chateau taking away from core conservation work, as this project could be argued as being core conservation work,
 - ii) 9(2)(g)(i)
[REDACTED] This is a significant risk that could add time/cost to the project. Completing the Eol process could help to mitigate this risk?
 - iii) Given the history of the Chateau in NZ's tourism story, as well as the UNESCO World Heritage listing for Tongariro NP, 9(2)(g)(i)
[REDACTED]
4. Out of Scope
[REDACTED]

As above, I am happy to discuss these comments, if that would be helpful.

Thanks

Iain

Iain Shaw ([he/him](#))

Pou Tohu Mātāmua | Principal Policy Advisor
Te Pae Kaupapa Manaaki Taonga | Arts & Heritage Policy
Manatū Taonga Ministry for Culture & Heritage
9(2)(a) [REDACTED] | Iain.Shaw@mch.govt.nz

Ki te puāwai te ahurea, Ka ora te iwi
Culture is thriving, The people are well

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Thursday, October 10, 2024 4:30 PM
To: Iain Shaw <Iain.Shaw@mch.govt.nz>
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Chateau - cab paper

Hi Iain

Attached is the draft Cab paper – look forward to any comments you might have.

Thanks in advance!

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



Department of
Conservation
Te Papa Atawhai

From: Iain Shaw <Iain.Shaw@mch.govt.nz>
Sent: Thursday, 10 October 2024 10:19 am
To: Julie Chuor <jchuor@doc.govt.nz>
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Chateau - cab paper

Kia ora Julie – I will try my best. I'm covering a few people with leave/sickness at the moment, but I'm hoping for a quiet Friday at the end of recess!!

Thanks

Iain

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Thursday, October 10, 2024 9:46 AM
To: Iain Shaw <Iain.Shaw@mch.govt.nz>
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: Chateau - cab paper

Hi Iain

Sorry that I haven't yet sent through the draft cab paper for your review – we are still finalising the draft today. If we get this to you by Friday morning, will it be possible to get comments from you by Monday morning? We have to get the paper to our Minister on the 15th so would be grateful if you could fit us in!

Thanks
Julie

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
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From: Iain Shaw <Iain.Shaw@mch.govt.nz>
Sent: Thursday, 19 June 2025 2:26 pm
To: Julie Chuor
Cc: Polly Obrien; Lucia Sobiecki
Subject: RE: Chateau - cab paper
Attachments: Cabinet Paper - Chateau Tongariro Options for Next Steps May 2025 v9
MCH Comments.docx

Follow Up Flag: Follow up
Flag Status: Completed

Kia ora Julie

Thanks for providing us with an opportunity to comment on this paper. I have attached comments for your consideration.

My main feedback would be:

1. I would recommend the Paper is clearer about the key role that Ruapehu District Council (RDC) will have in 9(2)(f)(iv) [REDACTED]. While the Paper notes that the Chateau is listed by Heritage NZ, this is merely a recognition of its significance. Regulatory protection comes through the Ruapehu District Plan, 9(2)(f)(iv) [REDACTED]

2. [REDACTED] it
9(2)(f)(iv) [REDACTED]
9(2)(g)(i), 9(2)(f)(iv) [REDACTED]

3. The Paper should make clearer that 9(2)(g)(i) [REDACTED]

Happy to have a chat next week, if that would be helpful?

Thanks

Iain

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Tuesday, 10 June 2025 8:41 am
To: Iain Shaw <Iain.Shaw@mch.govt.nz>
Cc: Polly Obrien <Polly.Obrien@mch.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Chateau - cab paper

Hi Iain

I'm reaching out to you following my engagement with you last year on a draft cabinet paper for the Chateau Tongariro. We now have an updated draft which we are hoping to consult on with you.

This cabinet paper was paused last year after your review as we were directed to complete the expression of interest process to confirm whether there was any interest from the market to develop and operate the hotel. The results of the EOI confirmed that there are some parties who are keen to 9(2)(f)(iv), 9(2)(j)

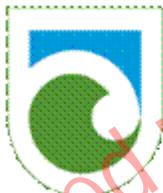
DOC has been investigating the long-term options available given that context and now have a clearer set of options for Cabinet's consideration.

I have attached the draft and if you're happy to review, would it be possible to get your comments by Monday 23 June?

Thanks
Julie

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a)
www.doc.govt.nz



Department of
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Te Papa Atawhai

From: Iain Shaw <Iain.Shaw@mch.govt.nz>
Sent: Monday, 14 October 2024 9:12 am
To: Julie Chuor <jchuor@doc.govt.nz>
Cc: Polly Obrien <Polly.Obrien@mch.govt.nz>
Subject: RE: Chateau - cab paper
Importance: High

Kia ora Julie

Thanks for providing us with the opportunity to comment on this paper.

My comments are quite broad, but hopefully useful. I'm happy to discuss them further if that would be helpful.

My main comments (also in the doc) are:

1. I think the paper needs to be a bit clearer about how the Chateau is protected, [REDACTED] 9(2)(f)(iv) [REDACTED].

The main body of the paper insinuates that the HNZPT listing is a significant barrier, but this listing is purely for identification purposes. Protection sits under the Ruapehu DC District Plan. 9(2)(f)(iv) [REDACTED].

If it is helpful, I am happy to provide a departmental comment on this for the paper?

2. The recommendation to continue to Eol process should be clearer.

It doesn't come through clearly enough in the main body that this is being recommended. In addition (and as I have noted in the paper), there is a strong argument that continuing the Eol process could help to make 9(2)(f)(iv) [REDACTED].

3. The risks section could be strengthened further.

i) 9(2)(g)(i) [REDACTED]

[REDACTED] In particular, I would recommend reframing arguments around conserving the Chateau taking away from core conservation work, as this project could be argued as being core conservation work,

ii) 9(2)(g)(i) [REDACTED]

[REDACTED]. This is a significant risk that could add time/cost to the project. Completing the Eol process could help to mitigate this risk?

iii) Given the history of the Chateau in NZ's tourism story, as well as the UNESCO World Heritage listing for Tongariro NP, 9(2)(g)(i) [REDACTED].

4. Out of Scope [REDACTED]

As above, I am happy to discuss these comments, if that would be helpful.

Thanks

Iain

Iain Shaw ([he/him](#))

Pou Tohu Mātāmua | Principal Policy Advisor
Te Pae Kaupapa Manaaki Taonga | Arts & Heritage Policy
Manatū Taonga Ministry for Culture & Heritage
9(2)(a) [REDACTED] | Iain.Shaw@mch.govt.nz

Ki te puāwai te ahurea, Ka ora te iwi
Culture is thriving, The people are well

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Thursday, October 10, 2024 4:30 PM
To: Iain Shaw <Iain.Shaw@mch.govt.nz>
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Chateau - cab paper

Hi Iain

Attached is the draft Cab paper – look forward to any comments you might have.

Thanks in advance!

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



Department of
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Te Papa Atawhai

From: Iain Shaw <Iain.Shaw@mch.govt.nz>
Sent: Thursday, 10 October 2024 10:19 am
To: Julie Chuor <jchuor@doc.govt.nz>
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Chateau - cab paper

Kia ora Julie – I will try my best. I'm covering a few people with leave/sickness at the moment, but I'm hoping for a quiet Friday at the end of recess!!

Thanks

Iain

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Thursday, October 10, 2024 9:46 AM
To: Iain Shaw <Iain.Shaw@mch.govt.nz>
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: Chateau - cab paper

Hi Iain

Sorry that I haven't yet sent through the draft cab paper for your review – we are still finalising the draft today. If we get this to you by Friday morning, will it be possible to get comments from you by Monday morning? We have to get the paper to our Minister on the 15th so would be grateful if you could fit us in!

Thanks
Julie

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
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Item 4

From: Zack Branham <Zack.Branham@mbie.govt.nz>
Sent: Friday, 27 June 2025 10:49 am
To: Julie Chur; Kenneth Elwood; Matthew McDermott; Fiona Hill
Cc: Lucia Sobiecki
Subject: RE: Consultation on Chateau Tongariro Cabinet paper [UNCLASSIFIED]

Follow Up Flag: Follow up
Flag Status: Completed

Kia ora Julie,

Our collective apologies for the latency in coming back to you.

As the paper stands, we have little commentary to provide. However, for your information, I have included a few bullet points below providing a brief overview of our work to-date across the EPB and Seismic Risk Management Review (i.e. the Review).

1. The Ministry of Business, Innovation and Employment (MBIE) has undertaken a review of the management of seismic risk in existing buildings.
2. The purpose of the Review is to ensure seismic risk in existing buildings is being managed effectively and in a workable, proportionate way.
3. The Review was overseen by a Steering Group and independent Chair (appointed by the Minister for Building and Construction).
4. In short, the Review has found that the current EPB system is not functioning as it was originally intended.
5. This has caused a range of issues for property owners of EPBs.
6. The Review Steering Group have endorsed MBIE's findings, and have discussed their preferred approach for moving forward directly with the Minister.
7. As a result, the Minister is currently considering a range of potential policy options regarding the future of the EPB system.
8. These potential changes could impact the status of currently identified EPBs throughout New Zealand. It could also have a significant impact on mitigation requirements for EPBs.
9. The Minister has signalled that he will provide his final preferred option to MBIE by the end of June 2025.
10. Currently, MBIE is planning to take the Minister's preferred option to Cabinet in August 2025, with a view of introducing legislation by the end of the 2025 calendar year.

As always, we are more than happy to meet and discuss!

Many thanks,

Zack

Zack Branham
Team Leader

Building Performance and Resilience (Team 1)
Building System Performance
Ministry of Business, Innovation & Employment
Zack.Branham@mbie.govt.nz

Level 5, Stout Street, Wellington



From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Thursday, 26 June 2025 1:16 pm
To: Kenneth Elwood <Kenneth.Elwood@mbie.govt.nz>; Matthew McDermott <Matthew.McDermott2@mbie.govt.nz>; Fiona Hill <Fiona.Hill@mbie.govt.nz>
Cc: Zack Branham <Zack.Branham@mbie.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Consultation on Chateau Tongariro Cabinet paper [UNCLASSIFIED]

Hi Ken

Just checking in to see if you had any comments on our Cab paper?

Thanks
Julie

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



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From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Wednesday, 11 June 2025 12:02 pm
To: Kenneth Elwood <Kenneth.Elwood@mbie.govt.nz>; Matthew McDermott <Matthew.McDermott2@mbie.govt.nz>; Fiona Hill <Fiona.Hill@mbie.govt.nz>
Cc: Zack Branham <Zack.Branham@mbie.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Consultation on Chateau Tongariro Cabinet paper [UNCLASSIFIED]

Hi Ken

Attached, let me know if you have any questions.

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead

Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



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From: Kenneth Elwood <Kenneth.Elwood@mbie.govt.nz>
Sent: Wednesday, 11 June 2025 10:14 am
To: Julie Chuor <jchuor@doc.govt.nz>; Matthew McDermott <Matthew.McDermott2@mbie.govt.nz>;
Fiona Hill <Fiona.Hill@mbie.govt.nz>
Cc: Zack Branham <Zack.Branham@mbie.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Consultation on Chateau Tongariro Cabinet paper [UNCLASSIFIED]

Hi Julie,

Do you happen to have the Initial or Detailed Seismic Assessment for the building? I would like to understand a little more about the building structure as this influences the possible outcomes for the building.

Ken

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Wednesday, 11 June 2025 9:12 am
To: Matthew McDermott <Matthew.McDermott2@mbie.govt.nz>; Fiona Hill <Fiona.Hill@mbie.govt.nz>
Cc: Zack Branham <Zack.Branham@mbie.govt.nz>; Kenneth Elwood <Kenneth.Elwood@mbie.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Consultation on Chateau Tongariro Cabinet paper [UNCLASSIFIED]

Thanks Matt.

Zack/Ken – attached is our draft cabinet paper. The purpose of this paper is to get direction from Cabinet on how to proceed with the long-term options available. We understand that there are upcoming amendments to the building act relating to seismic strengthening and therefore could affect the overall cost to remediate the Chateau. This may in turn affect the commercial viability to an operator/developer.

We would appreciate your review and any comments if you have any, by Monday 23 June.

Please call me if you would like to discuss or require more context.

Thanks

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



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From: Matthew McDermott <Matthew.McDermott2@mbie.govt.nz>
Sent: Tuesday, 10 June 2025 5:21 pm
To: Fiona Hill <Fiona.Hill@mbie.govt.nz>; Julie Chuor <jchuor@doc.govt.nz>
Cc: Zack Branham <Zack.Branham@mbie.govt.nz>; Kenneth Elwood <Kenneth.Elwood@mbie.govt.nz>
Subject: Re: Consultation on Chateau Tongariro Cabinet paper [UNCLASSIFIED]

Hello Julie;

Thanks for checking in with us on this paper.

Can I please ask you to make contact with Zack and Ken (copied) for their input? Zack will allocate this to his team and I expect that Ken will liaise with Zack on the same.

Regards Matt.

Get [Outlook for iOS](#)

From: Fiona Hill <Fiona.Hill@mbie.govt.nz>
Sent: Tuesday, June 10, 2025 5:12 PM
To: Julie Chuor <jchuor@doc.govt.nz>; Matthew McDermott <Matthew.McDermott2@mbie.govt.nz>
Subject: RE: Consultation on Chateau Tongariro Cabinet paper [UNCLASSIFIED]

Kia ora Julie,

My colleague [@Matthew McDermott](#) will be able to nominate a contact to engage on the seismic elements of your Cabinet Paper.

Ngā mihi
Fiona

Fiona Hill
MANAGER (ACTING)

System and Markets Policy, Building System Performance
Ministry of Business, Innovation & Employment (MBIE)
Waea pukoro/Mobile: 9(2)(a)



From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Tuesday, 10 June 2025 3:21 pm
To: Fiona Hill <Fiona.Hill@mbie.govt.nz>
Subject: Consultation on Chateau Tongariro Cabinet paper

Hi Fiona

I am the Project Lead for the Chateau Tongariro – DOC is responsible for finding a long-term solution for the buildings.

DOC has drafted a Cab paper and part of it touches on the upcoming changes to the building act specifically related to seismic strengthening matters.

I am wondering if you would be the right person to engage with on the draft paper and if not, would you know who I could take to?

Thanks
Julie

Julie Chuor
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a)
www.doc.govt.nz



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Item 5

From: Julie Chuor
Sent: Thursday, 10 October 2024 5:31 pm
To: Sue.Vandaatselaar@tearawhiti.govt.nz
Subject: FW: Chateau Tongariro - Draft Cabinet Paper
Attachments: Cabinet Paper - Chateau Tongariro Options for Next Steps - DOC-7760779 v8.docx **Note: Cabinet paper withheld in full subject to section 9(2)(f)(iv)**

Hi Sue

Would you be able to consider the email below in Kathryn's absence?

Thanks
Julie

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



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From: Julie Chuor
Sent: Thursday, 10 October 2024 4:51 pm
To: benedict.taylor@tearawhiti.govt.nz; kathryn.haliburton@tearawhiti.govt.nz
Cc: Lucia Sobiecki
Subject: RE: Chateau Tongariro - Draft Cabinet Paper

Hi Benedict/Kathryn

In advance of you replying, here is the draft cab paper. Feel free to send it the appropriate person.

If there are any comments, we would really appreciate it if you could send them through by Monday morning. Apologies for the short turn around time.

Thanks
Julie

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead

Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



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From: Julie Chur
Sent: Thursday, 10 October 2024 10:29 am
To: benedict.taylor@tearawhiti.govt.nz; kathryn.haliburton@tearawhiti.govt.nz
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: Chateau Tongariro - Draft Cabinet Paper

Hi Benedict/Kathryn

I am the Project Lead at DOC for the Chateau Tongariro and have been provided your names to reach out to in the first instance.

We have a draft cabinet paper to go to our Minister next Tuesday and looking to send out for agency consultation either end of day today or tomorrow morning. It is very short notice which has been unavoidable and not ideal however I am keen to understand if you would like to review it?

Would you be able to let me know or if you're not the right people, could you please let me know who I could contact?

Thanks

Julie Chur
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



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From: Julie Chuor
Sent: Wednesday, 16 October 2024 2:56 pm
To: Bertaud-Gandar, Rhiannon
Cc: Hicks, Ian; Papers2review@tearawhiti.govt.nz; Sargent, Melanie; Lucia Sobiecki
Subject: RE: Chateau Tongariro - Draft Cabinet Paper

Hi Rhiannon

Thanks for your review and comments on the draft. We have finalised the draft cab paper now and acknowledge your comments.

We have only had initial comments with some iwi which essentially is 9(2)(i) [REDACTED] As these are only initial comments we will be engaging formally with iwi once we have more direction. We have not spoken to iwi on any specific option including 9(2)(f)(iv) [REDACTED] decommissioning, we only sought comments on their key concerns with the Chateau generally.

Thanks again for the quick turn around.

Julie Chuor
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



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From: Bertaud-Gandar, Rhiannon
Sent: Tuesday, 15 October 2024 2:14 pm
To: Julie Chuor
Cc: Hicks, Ian ; Papers2review@tearawhiti.govt.nz; Sargent, Melanie ; Lucia Sobiecki
Subject: RE: Chateau Tongariro - Draft Cabinet Paper

Kia ora Julie

We are aware DOC have been having difficulties with emails so we are just resending this in case it did not come through yesterday.

Ngā mihi
Rhiannon



Rhiannon Bertaud-Gandar
SENIOR ANALYST, TE KĀHUI WHAKATAU (TREATY SETTLEMENTS)
DDI: 9(2)(a) [REDACTED]
WEB: tearawhiti.govt.nz

The Office for Māori Crown Relations – Te Arawhiti
Level 3, Justice Centre, 19 Aitken Street, SX10111, Wellington 6011

From: Bertaud-Gandar, Rhiannon <Rhiannon.Bertaud-Gandar@tearawhiti.govt.nz>
Sent: Monday, October 14, 2024 2:29 PM
To: Julie Chuor <jchuor@doc.govt.nz>
Cc: Hicks, Ian <Ian.Hicks@tearawhiti.govt.nz>; Papers2review@tearawhiti.govt.nz; Sargent, Melanie

<Melanie.Sargent@tearawhiti.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>

Subject: RE: Chateau Tongariro - Draft Cabinet Paper

Kia ora Julie

Thanks again for the opportunity to review this paper. We have made suggestions in tracked changes and comments in the attached, mostly in relation to the Crown's commitment to negotiate redress over Tongariro National Park.

Our high-level comment is that the land comprising the national park, which includes the Chateau, is of critical importance to iwi. Cabinet should be fully informed, or as informed as possible, of iwi views on the future of the Chateau prior to making decisions that affect Tongariro National Park. It's not currently clear from the paper which iwi or representative entities hold which views in respect of the Chateau and future investment in Whakapapa village.

Ngā mihi
Rhiannon



Rhiannon Bertaud-Gandar

SENIOR ANALYST, TE KĀHUI WHAKATAU (TREATY SETTLEMENTS)

DDI: 9(2)(a)

WEB: tearawhiti.govt.nz

The Office for Māori Crown Relations – Te Arawhiti

Level 3, Justice Centre, 19 Aitken Street, SX10111, Wellington 6011

From: Julie Choor <jchuor@doc.govt.nz>

Sent: Monday, October 14, 2024 9:40 AM

To: Bertaud-Gandar, Rhiannon <Rhiannon.Bertaud-Gandar@tearawhiti.govt.nz>

Cc: Hicks, Ian <Ian.Hicks@tearawhiti.govt.nz>; Papers2review@tearawhiti.govt.nz; Sargent, Melanie <Melanie.Sargent@tearawhiti.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>

Subject: RE: Chateau Tongariro - Draft Cabinet Paper

Hi Rhiannon

So far we only have the below paragraph – we have not yet received comments from other iwi.

Treaty partners

16

9(2)(f)(iv)

Stacey has written a new Treaty analysis section:

9(2)(f)(iv)

Treaty

39

9(2)(f)(iv)

Stacey is involved in this cab paper and iwi engagement.

Look forward to any other comments you might have.

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a)
www.doc.govt.nz



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From: Bertaud-Gandar, Rhiannon <Rhiannon.Bertaud-Gandar@tearawhiti.govt.nz>

Sent: Friday, 11 October 2024 12:55 pm

To: Julie Chuor <jchuor@doc.govt.nz>

Cc: Hicks, Ian <lan.Hicks@tearawhiti.govt.nz>; Papers2review@tearawhiti.govt.nz; Sargent, Melanie <Melanie.Sargent@tearawhiti.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>

Subject: RE: Chateau Tongariro - Draft Cabinet Paper

Kia ora Julie

Thanks for the opportunity to review this paper. Ian Hicks (cc'd) and myself are the key contacts at Te Arawhiti in relation to negotiations for redress over Tongariro National Park.

We will provide substantive comment on the draft Cabinet paper on Monday, but have a few questions to assist with our review.

There are indications at paragraphs 16, 39 and 52 that text in relation to iwi views and Treaty analysis is currently absent. Are you able to provide any of this text so we can comment on it? If it is not available now, will we have an opportunity to review it before the paper is lodged?

Out of Scope

Thanks very much.

Ngā mihi
Rhiannon



From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Thursday, October 10, 2024 4:51 PM
To: Taylor, Benedict <benedict.taylor@tearawhiti.govt.nz>; Haliburton, Kathryn <kathryn.haliburton@tearawhiti.govt.nz>
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Chateau Tongariro - Draft Cabinet Paper

Hi Benedict/Kathryn

In advance of you replying, here is the draft cab paper. Feel free to send it the appropriate person.

If there are any comments, we would really appreciate it if you could send them through by Monday morning. Apologies for the short turn around time.

Thanks
Julie

Julie Chuor
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a)
www.doc.govt.nz



From: Julie Chuor
Sent: Thursday, 10 October 2024 10:29 am
To: benedict.taylor@tearawhiti.govt.nz; kathryn.haliburton@tearawhiti.govt.nz
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: Chateau Tongariro - Draft Cabinet Paper

Hi Benedict/Kathryn

I am the Project Lead at DOC for the Chateau Tongariro and have been provided your names to reach out to in the first instance.

We have a draft cabinet paper to go to our Minister next Tuesday and looking to send out for agency consultation either end of day today or tomorrow morning. It is very short notice which has been unavoidable and not ideal however I am keen to understand if you would like to review it?

Would you be able to let me know or if you're not the right people, could you please let me know who I could contact?

Thanks

Julie Chuor
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead

Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



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From: Bertaud-Gandar, Rhiannon <Rhiannon.Bertaud-Gandar@tearawhiti.govt.nz>
Sent: Monday, 23 June 2025 12:04 pm
To: Julie Chuor
Cc: Torrance, Chelsea; Clarke, Stephen; Papers2review@whakatau.govt.nz; Sargent, Melanie; Lucia Sobiecki
Subject: RE: Chateau Tongariro - Draft Cabinet Paper
Attachments: 2025 0611 Cabinet Paper - Chateau Tongariro Options for Next Steps May 2025 v9 clean.docx **Note: Cabinet paper withheld in full subject to section 9(2)(f)(iv)**

Follow Up Flag: Follow up
Flag Status: Completed

Kia ora Julie

Thanks for sending through the updated Cabinet paper. Please see attached comments.

When is the paper planned for Cabinet consideration?

Ngā mihi
Rhiannon



Rhiannon Bertaud-Gandar
SENIOR ANALYST

CEL: 9(2)(a)

WEB: <https://whakatau.govt.nz>

The Office of Treaty Settlements and Takutai Moana:
Te Tari Whakatau

Level 3, Justice Centre, 19 Aitken Street, SX10111, Wellington 6011

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Tuesday, June 10, 2025 8:41 AM
To: Bertaud-Gandar, Rhiannon <Rhiannon.Bertaud-Gandar@tearawhiti.govt.nz>
Cc: Hicks, Ian <Ian.Hicks@tearawhiti.govt.nz>; Papers2review@whakatau.govt.nz <Papers2review@tearawhiti.govt.nz>; Sargent, Melanie <Melanie.Sargent@tearawhiti.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Chateau Tongariro - Draft Cabinet Paper

Hi Rhiannon

I'm reaching out to you following my engagement with you last year on a draft cabinet paper for the Chateau Tongariro. We now have an updated draft which we are hoping to consult on with you.

This cabinet paper was paused last year after your review as we were directed to complete the expression of interest process to confirm whether there was any interest from the market to develop and operate the hotel. The results of the EOI confirmed that there are some parties who are keen to 9(2)(j), 9(2)(f)(iv).

DOC has been investigating the long-term options available given that context and now have a clearer set of options for Cabinet's consideration.

We would really appreciate your comments given the current sensitivities with respect to iwi engagement and Treaty principles etc.

I have attached the draft and if you're happy to review, would it be possible to get your comments by Monday 23 June?

Thanks

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



Department of
Conservation
Te Papa Atawhai

From: Bertaud-Gandar, Rhiannon <Rhiannon.Bertaud-Gandar@tearawhiti.govt.nz>
Sent: Friday, 11 October 2024 12:55 pm
To: Julie Chuor <jchuor@doc.govt.nz>
Cc: Hicks, Ian <Ian.Hicks@tearawhiti.govt.nz>; Papers2review@tearawhiti.govt.nz; Sargent, Melanie <Melanie.Sargent@tearawhiti.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Chateau Tongariro - Draft Cabinet Paper

Kia ora Julie

Thanks for the opportunity to review this paper. Ian Hicks (cc'd) and myself are the key contacts at Te Arawhiti in relation to negotiations for redress over Tongariro National Park.

We will provide substantive comment on the draft Cabinet paper on Monday, but have a few questions to assist with our review.

There are indications at paragraphs 16, 39 and 52 that text in relation to iwi views and Treaty analysis is currently absent. Are you able to provide any of this text so we can comment on it? If it is not available now, will we have an opportunity to review it before the paper is lodged?

Out of Scope
[REDACTED]

Thanks very much.

Ngā mihi
Rhiannon



Rhiannon Bertaud-Gandar

SENIOR Analyst, Te Kāhui Whakatau (Treaty Settlements)

DDI: 9(2)(a)

WEB: tearawhiti.govt.nz

The Office for Māori Crown Relations – Te Arawhiti

Level 3, Justice Centre, 19 Aitken Street, SX10111, Wellington 6011

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Thursday, October 10, 2024 4:51 PM
To: Taylor, Benedict <benedict.taylor@tearawhiti.govt.nz>; Haliburton, Kathryn <kathryn.haliburton@tearawhiti.govt.nz>
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Chateau Tongariro - Draft Cabinet Paper

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Julie

Julie Chuor
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
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Department of
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Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: Chateau Tongariro - Draft Cabinet Paper

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Thanks

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
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Released under the Official Information Act

Item 6

From: Julie Chuor
Sent: Wednesday, 16 October 2024 3:06 pm
To: Brendan Herder
Cc: Lucia Sobiecki
Subject: RE: Chateau Tongariro
Attachments: Cabinet Paper - Chateau Tongariro Options for Next Steps - DOC-7760779 FINAL.docx **Note: Cabinet paper withheld in full subject to section 9(2)(f)(iv)**

Hey Brendan

Your comments below were super helpful and we have finalised the cab paper now – attached for your reference.

We included recs to 9(2)(f)(iv) [REDACTED]. We have suggested these activities should follow DOC completing the EOI and then there being a decision on whether this work should be led by DOC or another relevant agency. If there is agreement to explore another agency taking on the Chateau I'm sure I'll be in touch so we can work out what's next to progress those discussions.

Thanks again 😊

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme / Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



Department of
Conservation
Te Papa Atawhai

From: Brendan Herder
Sent: Monday, 14 October 2024 6:38 am
To: Julie Chuor
Cc: Lucia Sobiecki
Subject: RE: Chateau Tongariro

Hi Julie

To answer your specific question, no issues at all with referring to Te Waihanga contributing to future advice on the most appropriate entity to manage any of:

- future infrastructure works, including 9(2)(f)(iv) [REDACTED]
- ongoing asset management

- commercial negotiations to support future operations.

While the Department is the landowner, the paper is clear that 9(2)(g)(i)

Seeking options for commercial solutions that minimise costs to the Crown could be a potential role for Crown Infrastructure Partners (soon to be repurposed as the National Infrastructure Funding and Financing Company), with the management of short-term infrastructure needs a potential role for Rau Paenga (formerly Ōtākaro). There is also a link with some early thinking we have done around institutional reform for the long-term management of property assets like this which are outside agencies core service delivery purposes and competencies.

As it is such an interesting issue I can't help adding my further thoughts on the options analysis.

9(2)(f)(iv), 9(2)(g)(i)

Once there is greater certainty of the outcome of Treaty negotiations and other contextual issues like future ski field operations the Chateau may once again be viable, but short-term alternative options

9(2)(f)(iv), 9(2)(g)(i)

It does seem like some additional weathertightness works is also required on top of the existing minimum maintenance spend to properly preserve future economic options.

9(2)(g)(i)

As a full cost benefit analysis has not been carried out (recommendation 10)

9(2)(g)(i)

9(2)(j)

Happy to discuss further if helpful. The root cause of the difficulty writing this paper with a complex decision tree does seem to be that the Chateau just happens to be in the Conservation estate but is really not well aligned with the Department's core business.

Cheers
Brendan



Brendan Herder | Director, Investments & Reviews (Acting), Infrastructure Delivery | New Zealand Infrastructure Commission, Te Waihanga
Mobile: 9(2)(a) | Email: brendan.herder@tewaihanga.govt.nz

From: Brendan Herder <brendan.herder@tewaihanga.govt.nz>
Sent: Friday, 11 October 2024 7:36 am
To: Julie Chuor <jchuor@doc.govt.nz>
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: Re: Chateau Tongariro

Hi Julie

Lovely to hear from you!

I'm very happy to take a proper look at the paper and get back to you by Monday morning. From a quick scan of those specific paragraphs I already have a few ideas about where the asset management could end up but your recommendation that we provide advice on that later seems sound.

Cheers
Brendan

Brendan Herder | Director, Investments & Reviews (Acting), Infrastructure Delivery | New Zealand Infrastructure Commission, Te Waihanga |
Mobile: 9(2)(a) | Email: brendan.herder@tewaihanga.govt.nz

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Thursday, October 10, 2024 4:55 PM
To: Brendan Herder <brendan.herder@tewaihanga.govt.nz>; Brendan Herder <brendan.herder@tewaihanga.govt.nz>
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Chateau Tongariro

Brendan – in advance of you replying, here is the draft cab paper.

I draw your attention in particular to para 31 and rec 16.

If you have any comments, would you be able to let me know by Monday morning?

Thanks heaps!

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



Department of
Conservation
Te Papa Atawhai

From: Julie Chuor

Sent: Thursday, 10 October 2024 3:52 pm

To: brendan.herder@tewaihanga.govt.nz; brendan.herder@infracom.govt.nz

Subject: Chateau Tongariro

Importance: High

Hey Brendan!

How are you doing? I see lots of changes at Infracom but you're still there which is great 😊

I'm currently contracting at DOC and I am managing the Chateau Tongariro for them. I am writing a cabinet paper that is going to our Minister next week (very short timeframes!) and there is one part where I would like to make reference to Te Waihanga.

Is there a chance you could have a quick look and let me know if there would be any major issues?

Thanks
Julie

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz

From: Brendan Herder <brendan.herder@tewaihanga.govt.nz>
Sent: Wednesday, 30 October 2024 8:59 am
To: Lucia Sobiecki
Cc: Julie Chuor
Subject: RE: Chateau Tongariro

Kia ora Lucia

Thanks for following up. My General Manager Andy Hagan (Andy.Hagan@tewaihanga.govt.nz), is your best contact for this. We discussed this yesterday so Andy will be expecting you or Ruth to reach out to him.

Cheers
Brendan



Brendan Herder | Director, Investments & Reviews (Acting), Infrastructure Delivery | New Zealand Infrastructure Commission, Te Waihanga
Mobile: 9(2)(a) | Email: brendan.herder@tewaihanga.govt.nz

From: Lucia Sobiecki
Sent: Wednesday, 30 October 2024 8:56 am
To: Brendan Herder
Cc: Julie Chuor
Subject: RE: Chateau Tongariro

Hi Brendan,

Just following up on the below – can you give us a steer on the appropriate person please?

Cheers
Lucia

From: Lucia Sobiecki
Sent: Thursday, 24 October 2024 1:23 pm
To: brendan.herder@tewaihanga.govt.nz; Victoria Rhodes-Carlin [TSY] <Victoria.Rhodes-Carlin@treasury.govt.nz>; Rhiannon.Bertaud-Gandar@tearawhiti.govt.nz; Iain Shaw <Iain.Shaw@mch.govt.nz>
Cc: Julie Chuor <jchuor@doc.govt.nz>
Subject: Chateau Tongariro

Hi all,

Julie recently reached out to you seek feedback on a draft Cabinet paper on next steps for the Chateau Tongariro. Ruth Isaac, DOC's Deputy Director General of Policy and Regulatory Services, would like to meet with relevant DDG/DCEs from your organisation to discuss the Chateau. In particular, she wants to test some of our advice and how we work together going forward. Can you please provide the names and contact details for the relevant person so that we can arrange this?

Many thanks
Lucia

Lucia Sobiecki

Principal Policy Advisor, Budget and Funding policy
Conservation House Wellington | Whare Kaupapa Atawhai

www.doc.govt.nz



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Thank you.

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From: Andy Hagan <Andy.Hagan@tewaihanga.govt.nz>
Sent: Tuesday, 1 July 2025 10:44 am
To: Julie Chuor
Cc: Information
Subject: RE: Chateau Tongariro

Hi Julie,

Our advice is that a business case that assesses all of the options against each other is the best approach to determine a way forward.

Hopefully this helps clarify.

Best regards,
Andy

Andy Hagan | General Manager, Investment | **New Zealand Infrastructure Commission, Te Waihanga**

m: 9(2)(a) | Email: andy.hagan@tewaihanga.govt.nz

Visit us online at <https://tewaihanga.govt.nz/>



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- b. any use, dissemination or copying of this email is strictly prohibited and may be unlawful.

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Tuesday, 1 July 2025 10:33 am
To: Andy Hagan <Andy.Hagan@tewaihanga.govt.nz>
Cc: Information <info@tewaihanga.govt.nz>
Subject: RE: Chateau Tongariro

Hi Andy

Thank you for your considered comments.

We have worked through them and just had one clarification question. You recommended that a business should be completed but later on noted that if option 1 9(2)(f)(iv), 9(2)(g)(i)

Would you still recommend that a business case is required if Option 1 is the best approach?

Thanks
Julie

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: +9(2)(a) [REDACTED]
www.doc.govt.nz



Department of
Conservation
Te Papa Atawhai

From: Andy Hagan <Andy.Hagan@tewaihanga.govt.nz>

Sent: Wednesday, 11 June 2025 6:52 pm

To: Julie Chuor <jchuor@doc.govt.nz>

Cc: Information <info@tewaihanga.govt.nz>

Subject: RE: Chateau Tongariro

Hi Julie,

Your request was forward to me for response. I've attached some quick comments and feedback for your consideration.

I'm happy to discuss if anything isn't clear.

Best regards,

Andy

Andy Hagan | General Manager, Investment | **New Zealand Infrastructure Commission, Te Waihanga**

m: 9(2)(a) [REDACTED] | Email: andy.hagan@tewaihanga.govt.nz

Visit us online at <https://tewaihanga.govt.nz/>



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From: Information <info@tewaihanga.govt.nz>
Sent: Tuesday, 10 June 2025 11:14 am
To: Andy Hagan <Andy.Hagan@tewaihanga.govt.nz>
Subject: FW: Chateau Tongariro

Hi there – Could you see the below email and let me know who you'd like to pass this on to? I'm happy to send Julie a note with the new contact once confirmed.

Take care,
Shelly



Shelly Biswell | Principal Advisor - Communications and Engagement | **New Zealand Infrastructure Commission, Te Waihanga**
|Email: shelly.biswell@tewaihanga.govt.nz
|Phone: 9(2)(a) [REDACTED] | Visit us online at <https://www.tewaihanga.govt.nz/>

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Tuesday, 10 June 2025 10:09 am
To: Information <info@tewaihanga.govt.nz>
Subject: Fw: Chateau Tongariro

Hi

As Brendan Herder no longer works at Te Waihanga, is there anyone else who this could be passed on to?

Thanks
Julie

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Tuesday, June 10, 2025 8:41:04 AM
To: Brendan Herder <brendan.herder@tewaihanga.govt.nz>
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>
Subject: RE: Chateau Tongariro

Hi Brendan

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This cabinet paper was paused last year after your review as we were directed to complete the expression of interest process to confirm whether there was any interest from the market to develop and operate the hotel. The results of the EOI confirmed that there are some parties who are keen to **9(2)(j), 9(2)(f)(iv)**

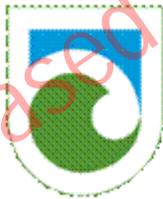
DOC has been investigating the long-term options available given that context and now have a clearer set of options for Cabinet's consideration.

I have attached the draft and if you're happy to review, would it be possible to get your comments by Monday 23 June?

Thanks
Julie

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: **9(2)(a)**
www.doc.govt.nz



Department of
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From: Brendan Herder <brendan.herder@teawaihanga.govt.nz>
Sent: Monday, 14 October 2024 6:38 am
To: Julie Chuor <jchuor@doc.govt.nz>
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As a full cost benefit analysis has not been carried out (recommendation 10)

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Cheers
Brendan



Brendan Herder | Director, Investments & Reviews (Acting), Infrastructure Delivery | New Zealand Infrastructure Commission, Te Waihanga

Mobile: 9(2)(a) | Email: brendan.herder@tewaihanga.govt.nz

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Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>

Subject: Re: Chateau Tongariro

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Brendan Herder | Director, Investments & Reviews (Acting), Infrastructure Delivery | New Zealand Infrastructure Commission, Te Waihanga |

Mobile: 9(2)(a) | Email: brendan.herder@tewaihanga.govt.nz

From: Julie Chuor <jchuor@doc.govt.nz>

Sent: Thursday, October 10, 2024 4:55 PM

To: Brendan Herder <brendan.herder@tewaihanga.govt.nz>; Brendan Herder <brendan.herder@tewaihanga.govt.nz>

Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>

Subject: RE: Chateau Tongariro

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Thanks heaps!

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



Department of
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Te Papa Atawhai

From: Julie Chuor

Sent: Thursday, 10 October 2024 3:52 pm

To: brendan.herder@teawaihanga.govt.nz; brendan.herder@infracom.govt.nz

Subject: Chateau Tongariro

Importance: High

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Thanks
Julie

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz

Item 7

From: Victoria Rhodes-Carlin [TSY] <Victoria.Rhodes-Carlin@treasury.govt.nz>
Sent: Thursday, 10 October 2024 9:40 am
To: Igor Milosevic; Julie Chuor
Cc: Lucia Sobiecki; James Johnson (Policy Manager); Davin Hall [TSY]
Subject: RE: Chateau Cab Paper

Hi Igor,

It will be a judgement call for DOC whether to do an RPA now **9(2)(f)(iv)**, noting that policy decisions are yet to be taken), however as the Budget 2025 investment process has been confirmed, any option for Chateau Tongariro would not be able to be considered at this Budget.

For consideration at future Budgets, the project must be investment ready with a Cabinet approved business case.

Cheers,

Victoria

From: Igor Milosevic
Sent: Tuesday, October 8, 2024 5:08 PM
To: Victoria Rhodes-Carlin [TSY] ; Julie Chuor
Cc: Lucia Sobiecki ; James Johnson (Policy Manager) ; Davin Hall [TSY]
Subject: RE: Chateau Cab Paper

Hi Victoria,

For the September QIR we are only allowed to include projects that have completed an RPA. We haven't completed an RPA for this so cannot include it at this stage.

Do you think we should complete an RPA?

Cheers,
Igor

From: Victoria Rhodes-Carlin [TSY] <Victoria.Rhodes-Carlin@treasury.govt.nz>
Sent: Tuesday, 8 October 2024 3:39 pm
To: Julie Chuor <jchuor@doc.govt.nz>
Cc: Igor Milosevic <imilosevic@doc.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>; James Johnson (Policy Manager) <jamesjohnson@doc.govt.nz>; Davin Hall [TSY] <Davin.Hall@treasury.govt.nz>
Subject: RE: Chateau Cab Paper

Hi team,

Thanks for the discussion this morning.

Is this in the quarterly investment reporting pipeline? I recommend that a 9(2)(f)(iv) to the QIR so that it is at least captured in the investment planning process early.

I imagine the recommendations for this paper will likely need to be in round – 9(2)(f)(iv)

Depending on the options/recs presented to Cabinet, one of the recs will likely need to include 9(2)(f)(iv) a report back to Cab in 2025 with a business case.

Cheers,

Victoria

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Monday, October 7, 2024 9:19 AM
To: Victoria Rhodes-Carlin [TSY] <Victoria.Rhodes-Carlin@treasury.govt.nz>
Subject: RE: Chateau Cab Paper

Oh, thanks for letting me know 😊

Here is a very early draft so you can see the context. Still working on it!

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a)
www.doc.govt.nz



Department of
Conservation
Te Papa Atawhai

-----Original Appointment-----

From: Victoria Rhodes-Carlin [TSY] <Victoria.Rhodes-Carlin@treasury.govt.nz>
Sent: Monday, 7 October 2024 9:17 am
To: Julie Chuor
Subject: Accepted: Chateau Cab Paper
When: Tuesday, 8 October 2024 8:30 am-9:00 am (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting

[IN-CONFIDENCE]

Early morning is fine! Btw Katie has left for a new role at Corrections now 😊

If you have any material or context to send through beforehand that would be really helpful 😊

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From: Julie Chuor
Sent: Monday, 14 October 2024 4:10 pm
To: Victoria Rhodes-Carlin [TSY]
Cc: Lucia Sobiecki; James Johnson (Policy Manager); Davin Hall [TSY]
Subject: RE: Chateau Cab Paper

It's urgent because MoC wanted this to go to the 6 Nov ECO committee – we only had 2 weeks to write it before getting it out to agencies. Really sorry for the short turn around time!

Sorry I only just got this email from you out of quarantine – do you have any comments you could share with us now?

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



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From: Victoria Rhodes-Carlin [TSY]
Sent: Monday, 14 October 2024 9:14 am
To: Julie Chuor
Cc: Lucia Sobiecki ; James Johnson (Policy Manager) ; Davin Hall [TSY]
Subject: RE: Chateau Cab Paper

Hi Julie,

Only getting to this now – what is driving the urgency of this paper? Normally agencies are provided two weeks consultation.

We are likely to have comments, particularly around the options and process.

Regards,

Victoria

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Thursday, October 10, 2024 4:31 PM
To: Victoria Rhodes-Carlin [TSY] <Victoria.Rhodes-Carlin@treasury.govt.nz>
Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>; James Johnson (Policy Manager)

<jamesjohnson@doc.govt.nz>; Davin Hall [TSY] <Davin.Hall@treasury.govt.nz>

Subject: RE: Chateau Cab Paper

Hi Victoria

Here is the draft cab paper for your review. Would you be able to get provide comments by Monday morning – sorry for the short turn around!

Thanks

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



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From: Victoria Rhodes-Carlin [TSY] <Victoria.Rhodes-Carlin@treasury.govt.nz>

Sent: Tuesday, 8 October 2024 3:39 pm

To: Julie Chuor <jchuor@doc.govt.nz>

Cc: Igor Milosevic <jmilosevic@doc.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>; James Johnson (Policy Manager) <jamesjohnson@doc.govt.nz>; Davin Hall [TSY] <Davin.Hall@treasury.govt.nz>

Subject: RE: Chateau Cab Paper

Hi team,

Thanks for the discussion this morning.

Is this in the quarterly investment reporting pipeline? I recommend that a 9(2)(f)(iv) [REDACTED] to the QIR so that it is at least captured in the investment planning process early.

I imagine the recommendations for this paper will likely need to be in round – 9(2)(f)(iv) [REDACTED].

Depending on the options/recs presented to Cabinet, one of the recs will likely need to include 9(2)(f)(iv) [REDACTED] a report back to Cab in 2025 with a business case.

Cheers,

Victoria

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Monday, October 7, 2024 9:19 AM
To: Victoria Rhodes-Carlin [TSY] <Victoria.Rhodes-Carlin@treasury.govt.nz>
Subject: RE: Chateau Cab Paper

Oh, thanks for letting me know 😊

Here is a very early draft so you can see the context. Still working on it!

Julie Chuor
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
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From: Victoria Rhodes-Carlin [TSY] <Victoria.Rhodes-Carlin@treasury.govt.nz>
Sent: Monday, 7 October 2024 9:17 am
To: Julie Chuor
Subject: Accepted: Chateau Cab Paper
When: Tuesday, 8 October 2024 8:30 am-9:00 am (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting

[IN-CONFIDENCE]

Early morning is fine! 9(2)(a) [REDACTED] 😊

If you have any material or context to send through beforehand that would be really helpful 😊

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From: Julie Chuor
Sent: Wednesday, 16 October 2024 3:04 pm
To: Victoria Rhodes-Carlin [TSY]
Cc: Lucia Sobiecki; James Johnson (Policy Manager); Davin Hall [TSY]; Igor Milosevic; Bronte Creighton-Shaw [TSY]
Subject: RE: Chateau Cab Paper
Attachments: Cabinet Paper - Chateau Tongariro Options for Next Steps - DOC-7760779 FINAL.docx **Note: Cabinet paper withheld in full subject to section 9(2)(f)(iv)**

Hi Victoria

Just an update on the draft cab paper. We submitted this to MoC today for his consideration.

In recognition of comments from you and Te Waihanga, we included recs to 9(2)(f)(iv)

. We have suggested these activities should follow DOC completing the EOI and then there being a decision on whether this work should be led by DOC or another relevant agency.

The BBC process was not considered for the Chateau before this point and we note that it doesn't appear to have been required for the ski fields?

In any case, attached is the draft that has gone to MoC.

Thanks
Julie

Julie Chuor
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a)
www.doc.govt.nz



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From: Victoria Rhodes-Carlin [TSY]
Sent: Monday, 14 October 2024 12:21 pm
To: Julie Chuor
Cc: Lucia Sobiecki ; James Johnson (Policy Manager) ; Davin Hall [TSY] ; Igor Milosevic ; Bronte Creighton-Shaw [TSY]
Subject: RE: Chateau Cab Paper

Kia ora koutou,

We have only had time for a light touch engagement and internal discussion, however, we would like to understand what is behind the choice of sequencing and early presentation of options without in-depth analysis.

While the paper covers the short-term options well, the high-level analysis for the long-term options does not provide Cabinet a full picture to enable choices and trade-offs between the options. As there is limited economic analysis, costings, legislative and Treaty assessments, we consider that it is too early for Cabinet to take substantive decisions for the long-term. We understand that DOC is seeking Cabinet's decision to narrow down the options to enable focus and development on one long-term option to then inform the appropriate short term management approach, however, greater analysis should be provided before taking decisions.

Was a Better Business Case (BBC) considered for the development of the four options in line with the requirements under CO 23 (9)? We consider that the BBC is the appropriate framework to assess and present the four long-term options to Cabinet (indicative business case - IBC) to then seek confirmation of a preferred option to begin detailed planning (detailed business case - DBC) – **9(2)(f)(iv)** – both at differing levels e.g. seismic strengthening & hotel standard, lease, defer, any other options. The IBC is an ideal process to present the strategic and economic case for each option to determine the optimal approach to then progress detailed planning.

Regarding the short-term options and funding implications, have these costs been included in **the Performance Plan as a cost pressure**? DOC will not be invited to Budget 2025 for funding for short term management and the expectation on agencies and Ministers is that cost pressures are to be met within baselines.

At this stage, a Cabinet paper seeking decisions on the long-term options is likely not the best option to confirm Cabinet's long-term decisions for the Chateau. We recommend that DOC begin the Investment process by submitting a [Risk Profile Assessment \(RPA\) with Strategic Assessment](#) to get into the Investment Management pipeline (regardless of whether a Cabinet paper is put up now or not). Once received by Treasury, the RPA is assessed and Cabinet permission will be sought (through a Treasury-led quarterly Cabinet paper) to proceed with the IBC. The RPA will need to be received by **December** for consideration by Cabinet in March 2025.

Ngā mihi

Victoria

From: Victoria Rhodes-Carlin [TSY]

Sent: Monday, October 14, 2024 9:14 AM

To: Julie Chuor <jchuor@doc.govt.nz>

Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>; James Johnson (Policy Manager) <jamesjohnson@doc.govt.nz>; Davin Hall [TSY] <Davin.Hall@treasury.govt.nz>

Subject: RE: Chateau Cab Paper

Hi Julie,

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Hi Victoria

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Thanks

Julie Chuor

Chateau Tongariro and MetSERVICE Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead

Conservation House | Whare Kaupapa Atawhai

Phone: 9(2)(a) [REDACTED]

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From: Victoria Rhodes-Carlin [TSY] <Victoria.Rhodes-Carlin@treasury.govt.nz>

Sent: Tuesday, 8 October 2024 3:39 pm

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Cc: Igor Milosevic <imilosevic@doc.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>; James Johnson (Policy Manager) <jamesjohnson@doc.govt.nz>; Davin Hall [TSY] <Davin.Hall@treasury.govt.nz>

Subject: RE: Chateau Cab Paper

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Sent: Monday, October 7, 2024 9:19 AM
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Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
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Sent: Monday, 7 October 2024 9:17 am
To: Julie Chuor
Subject: Accepted: Chateau Cab Paper
When: Tuesday, 8 October 2024 8:30 am-9:00 am (UTC+12:00) Auckland, Wellington.
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From: Ashleigh Moss Brown [TSY] <Ashleigh.Moss-Brown@treasury.govt.nz>
Sent: Friday, 2 May 2025 11:20 am
To: Julie Chuor
Cc: Bronte Creighton-Shaw [TSY]; Lucia Sobiecki; Igor Milosevic
Subject: RE: Chateau Tongariro proposed OOC and Cabinet paper

Kia ora Julie,

Hope you're safe from the wild weather!

Thank you for sharing the draft Cabinet paper. Having reviewed the work and the paper in detail, we recognise the effort that has gone into identifying options for the management of the Chateau. Reflecting on our previous advice provided to DOC, we would recommend reframing the paper to propose 9(2)(f)(iv)

9(2)(g)(i)

. As part of this process, we continue to suggest that the DOC engage with Rau Paenga to lead the development of such a business case. This would provide Cabinet with a comprehensive basis for considering all relevant options, while also increasing confidence in assessing those that involve costs to the Crown.

Please don't hesitate to reach out if you'd like to discuss this further or if there's any way we can support you in shaping the next steps.

Ngā mihi,

Ash

Ashleigh Moss Brown (she/her) | Natural Resources | Te Tai Ohanga – The Treasury

I work Mon-Thurs each week, with Friday being my non-working day

From: Julie Chuor
Sent: Tuesday, April 29, 2025 5:18 PM
To: Bronte Creighton-Shaw [TSY] ; Lucia Sobiecki ; Igor Milosevic
Cc: Ashleigh Moss Brown [TSY]
Subject: RE: Chateau Tongariro proposed OOC and Cabinet paper

Hi Bronte/Ash

Thanks for the info below, that's helpful.

Attached is the current draft of the Cab paper. Still a bit of work required and agency consultation to be done.

The other action from today was for you to advise the best approach for completing the form based on the draft Cab paper which has a number of options/funding requirements.

This is the updated timeframe – would you be able to let me know if that works for you before I check with MOC's office? I'm just guessing the ECO/Cab meeting dates at this stage.

Task	Completion Date
Out of Cycle funding request submitted to Tsy/MOF for review/approval	16-Jun
OOO funding request decision from MOF	27-Jun
Paper submitted to MOC	2-Jul
Ministerial consultation starts	8-Jul
Ministerial consultation ends	21-Jul
Lodge paper	24-Jul
ECO	30-Jul
Cabinet	4-Aug

Thanks

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



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From: Bronte Creighton-Shaw [TSY] <Bronte.Creighton-Shaw@treasury.govt.nz>
Sent: Tuesday, 29 April 2025 1:56 pm
To: Julie Chuor <jchuor@doc.govt.nz>; Lucia Sobiecki <lsobiecki@doc.govt.nz>; Igor Milosevic <imilosevic@doc.govt.nz>
Cc: Ashleigh Moss Brown [TSY] <Ashleigh.Moss-Brown@treasury.govt.nz>
Subject: Chateau Tongariro proposed OOC and Cabinet paper

[IN-CONFIDENCE]

Kia ora koutou,

Thanks for the meeting this morning. We have spoken with our Minister's office regarding timeframes, and can confirm the following:

- The Out of Cycle funding request is the first step to crystallise the financial recommendations for the Cabinet paper.
- June 4 therefore will not work as a lodgement date for the Cabinet paper, as the Minister of Finance will likely not be able to engage with the OOC before this date.
- That week (4 June), MoF will be travelling following the Budget day, we would therefore not recommend submission of the OOC during this week.
- The following week (starting 9 June, deadline Thursday 12 June) would be the earliest possible option for the OOC request where MoF will have capacity to engage and there will be funds available in the Budget 2025-26 between-budget contingency. If possible, we would suggest considering dates even slightly later than this.
- The Cabinet paper would then follow, with minimum 1-2 weeks turnaround time for the OOC to be considered and any further development of the options based on MoF's feedback.

I hope this is helpful - as always we will be available for further questions.

Ngā manaakitanga,

Brontë



Brontë Creighton-Shaw (she/her) | **Graduate Analyst**

Te Puna Taiao – Natural Resources | Te Tai Ōhanga – The Treasury

Tel: 9(2)(a) | Email/IM: bronte.creighton-shaw@treasury.govt.nz

Visit us online at <https://treasury.govt.nz/> and follow us on [Twitter](#), [LinkedIn](#) and [Instagram](#)

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From: Bronte Creighton-Shaw [TSY] <Bronte.Creighton-Shaw@treasury.govt.nz>
Sent: Tuesday, 17 June 2025 4:02 pm
To: Julie Chuor; Davin Hall [TSY]
Cc: Lucia Sobiecki; James Haughton [TSY]; James Johnson (Policy Manager)
Subject: Re: Chateau Tongariro - updated cab paper

Follow Up Flag: Follow up
Flag Status: Completed

[IN-CONFIDENCE]

Hi Julie,

Thanks for the opportunity to review the latest draft of the Cabinet paper. We appreciate the effort that's gone into it. Below are our key points and suggestions:

- 9(2)(g)(i)
- 9(2)(g)(i)
- 9(2)(f)(iv)
- Crown Infrastructure Delivery or NIFFCo might be able to support DOC with a business case.
- Ministers could consider how best to bring key stakeholders (iwi, local government/business) into the process. Treaty partner perspectives aren't well articulated in the paper and are critical to a successful outcome (and avoiding judicial review/Treaty breaches).
- This would also provide space for the outcomes of the Seismic Risk Management review of the system currently set up under the *Building (Earthquake-prone Buildings) Amendment Act 2016* to inform the costing for bringing the building up to code.
- In that light, we think the paper could usefully seek endorsement for a strategic approach to the development of options, including the engagement of key stakeholders/partners in the process and any redlines the government should consider (particularly around Crown costs).

Please let us know if you'd like to discuss any of the points above or if there's further support your team needs.

Ngā mihi nui,

Bronte

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Thursday, June 12, 2025 11:58 AM
To: Bronte Creighton-Shaw [TSY] <Bronte.Creighton-Shaw@treasury.govt.nz>; Ashleigh Moss Brown

[TSY] <Ashleigh.Moss-Brown@treasury.govt.nz>

Cc: Lucia Sobiecki <lsobiecki@doc.govt.nz>; James Johnson (Policy Manager) <jamesjohnson@doc.govt.nz>

Subject: Chateau Tongariro - updated cab paper

Hi Bronte/Ashleigh

Following on from your review of the last version of our draft cabinet paper, we discussed the way forward with MOC and confirmed a new draft. This is currently out for agency consultation and I'm hoping you will have some time to provide any feedback.

We're hoping to have comments back by Monday 23 June but if that's not possible, let me know.

Thanks in advance!

Julie Chuor

Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead

Conservation House | Whare Kaupapa Atawhai

Phone: 9(2)(a) [REDACTED]

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