

Alice Geary

From: Stacey Wrenn
Sent: Thursday, 2 February 2023 10:36 am
To: Penny Nelson; Sandra Griffiths
Cc: Eamonn Whitham; Marie Long
Subject: RE: Chateau Tongariro update
Attachments: 23-B-0024 Briefing Attachment 7 - Chateau Tongariro.docx

Hi Penny,

Here's the one pager on the Chateau we've put together to support the BIM.

Cheers
Stacey

From: Marie Long <mlong@doc.govt.nz>
Sent: Wednesday, 1 February 2023 9:25 pm
To: Stacey Wrenn <swrenn@doc.govt.nz>; Eamonn Whitham <ewhitham@doc.govt.nz>
Subject: FW: Chateau Tongariro update

Hi Stacey

Can you please provide this by the timeframe noted tomorrow.

Cheers
Marie

From: Penny Nelson <pnelson@doc.govt.nz>
Sent: Wednesday, 1 February 2023 8:56 pm
To: Marie Long <mlong@doc.govt.nz>; Henry Weston <heweston@doc.govt.nz>
Subject: Re: Chateau Tongariro update

Thanks - please ensure I have the one pager before I talk to Minister Prime @ 1pm tomorrow.

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From: Marie Long <mlong@doc.govt.nz>
Sent: Wednesday, February 1, 2023 8:22:51 PM
To: Penny Nelson <pnelson@doc.govt.nz>; Henry Weston <heweston@doc.govt.nz>
Subject: Fwd: Chateau Tongariro update

Fyi

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From: Stacey Wrenn <swrenn@doc.govt.nz>
Sent: Wednesday, February 1, 2023 5:12:54 PM
To: Marie Long <mlong@doc.govt.nz>
Subject: Chateau Tongariro update

Hi Marie,

Here's a quick update on where we're at with the Chateau:

- The Chateau will be closing at midday on Sunday 5 February.
- We have established a working group with George Taylor, Karen Rainbow (Statutory Manager), Legal, Comms, and me to look at the operational issues and develop a transition plan with KAH NZ/Bayview Hotels.
- Immediate considerations are security of the site, health and safety risks, how we will be managing the building in future to protect heritage values. We are meeting on Friday to develop a plan that responds to these and other issues/risks.
- George, Karen, and I are meeting regularly with KAH NZ. The first priority is to determine when they will be terminating their lease – they are required to give 30 days notice, but are willing to discuss an appropriate timeframe for transition. KAH are currently investigating security options and are aware they remain the PCBU and responsible for security while the lease is in effect.
- We are seeking legal advice on what state KAH need to leave the property in.
- The Ruapehu mayor and CE are pushing for discussions about the future of the site with the relevant agencies. I have spoken to the PSC Regional Commissioner, and explained we are working through the transition period and will be looking at options for the future in due course.
- We are setting up a cross-DOC group led by you with relevant directors to discuss the future options, including connections with RAL (I had a good chat with David this morning about how he can help).
- We have received significant interest from media, details in Steve's email and the media statement below.
- We have prepared a one-pager for the briefing accompanying the BIM for Minister Prime.

I think that's the key points for now :)

Cheers,
Stacey

From: Steve Brightwell <sbrightwell@doc.govt.nz>

Sent: Wednesday, 1 February 2023 4:54 pm

To: Henry Weston <heweston@doc.govt.nz>; Sia Aston <saston@doc.govt.nz>; Marie Long <mlong@doc.govt.nz>

Cc: Fiona Weightman <fweightman@doc.govt.nz>; Stacey Wrenn <swrenn@doc.govt.nz>; George Taylor <gttaylor@doc.govt.nz>; Joanne Field <jfield@doc.govt.nz>; Michelle Hooper <mhooper@doc.govt.nz>; Anna Atchley <aatchley@doc.govt.nz>; Bronwyn Saunders <bsaunders@doc.govt.nz>; Robyn Orchard <rorchard@doc.govt.nz>; Steve Taylor <stevetaylor@doc.govt.nz>; Damian Coutts <dcoutts@doc.govt.nz>

Subject: Chateau Tongariro - media status update

Kia ora,

Here's a brief update of media activity since Bayview Hotels announced they were not going to renew their lease of the land on which the Chateau Tongariro is located.

We received enquiries from most mainstream newsrooms, largely focused on what will happen to the building, how much it will cost to fix and similar questions.

We used a prepared statement attributed to George Taylor Operations Manager Tongariro to respond to these queries and did not offer George for interviews.

Subsequent queries have focused on the ownership of the building and we have confirmed the land was subject to lease but the buildings are improvements which return to the underlying owner with the land.

The various media stories have had high engagement with many people sharing happy memories of visits to the Chateau.

Another significant thread of commentary focused on the building's future – which at this point is unclear for all of us.

As an attempt to calm some of the speculation we agreed to Regulatory Services Director Steve Taylor doing an interview with TVNZ.

That interview was being filmed this afternoon and we are hoping it will make the points that it is early days, DOC understands the significance of the building to NZers as a whole and we will be making decisions for the building's future keeping its heritage values top of mind.

I will work on a statement which other media can use, and a social post for our channels, to ensure this message gets wide coverage.

We have directed any enquiries about the business-decision taken by Bayview or anyone seeking details of the seismic assessments to Bayview.
Incidentally, the hotel manager has informed us their staff took more than 500 calls in the 24 hours following the closure announcement.
The majority were sharing memories and expressing sadness about the closure while another large group wanted to canvass ways for the business to continue.

I am expecting interest in this story to wane significantly in the next day or two, with a brief reignition following the hotel's closure on Sunday and then pretty much falling off the bulletins shortly after that.

Prepared statement:

Chateau Tongariro

Attributable to George Taylor Operations Manager Tongariro

The Department of Conservation has had the Chateau Tongariro Hotel as a monthly tenant for the past two and a half years.

The hotel business occupies the Chateau Tongariro, a category 1 heritage listed building, and grounds at the entrance to Whakapapa Village within Tongariro National Park.

Today/Yesterday we were informed by the hotel business operators KAH New Zealand that the hotel will close and the property be handed over to the Department.

DOC thanks KAH New Zealand for their commitment to the region and operating this iconic hotel for more than 30 years and supports their decision.

KAH New Zealand will work closely with DOC over the coming weeks during the transition.

Our understanding is the Chateau is in need of renovation, which includes structural upgrades so that the site can meet current seismic safety standards.

There are no current estimates of what that work could cost.

We will be working through the many aspects of the handover process with KAH New Zealand and our Iwi partners over the coming weeks.

Media links

Bayview Hotels media release: [Chateau Tongariro Hotel to close - Fuseworks \(fuseworksmedia.com\)](https://fuseworksmedia.com)

[Chateau Tongariro to permanently close on Sunday \(1news.co.nz\)](https://1news.co.nz)

[Chateau Tongariro Hotel to close permanently | Stuff.co.nz](https://stuff.co.nz)

[Grand Chateau Tongariro to close permanently on February 5 - NZ Herald](https://nzherald.co.nz)

[36 jobs lost as Chateau Tongariro closes | RNZ](https://rnz.co.nz)

Ngā mihi

Steve Brightwell

Advisor Communications | *Kaitohutohu Pāpāho a Whakapā*

Department of Conservation | *Te Papa Atawhai*

WHAKATANE

s 9(2)(a)

Alice Geary

From: Marie Long
Sent: Friday, 10 February 2023 5:35 pm
To: Karl Beckert
Cc: Stacey Wrenn
Subject: Re: Chateau update

Thanks for the update.

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From: Karl Beckert <kbeckert@doc.govt.nz>
Sent: Friday, February 10, 2023 12:58:56 PM
To: Marie Long <mlong@doc.govt.nz>
Cc: Stacey Wrenn <swrenn@doc.govt.nz>
Subject: Chateau update

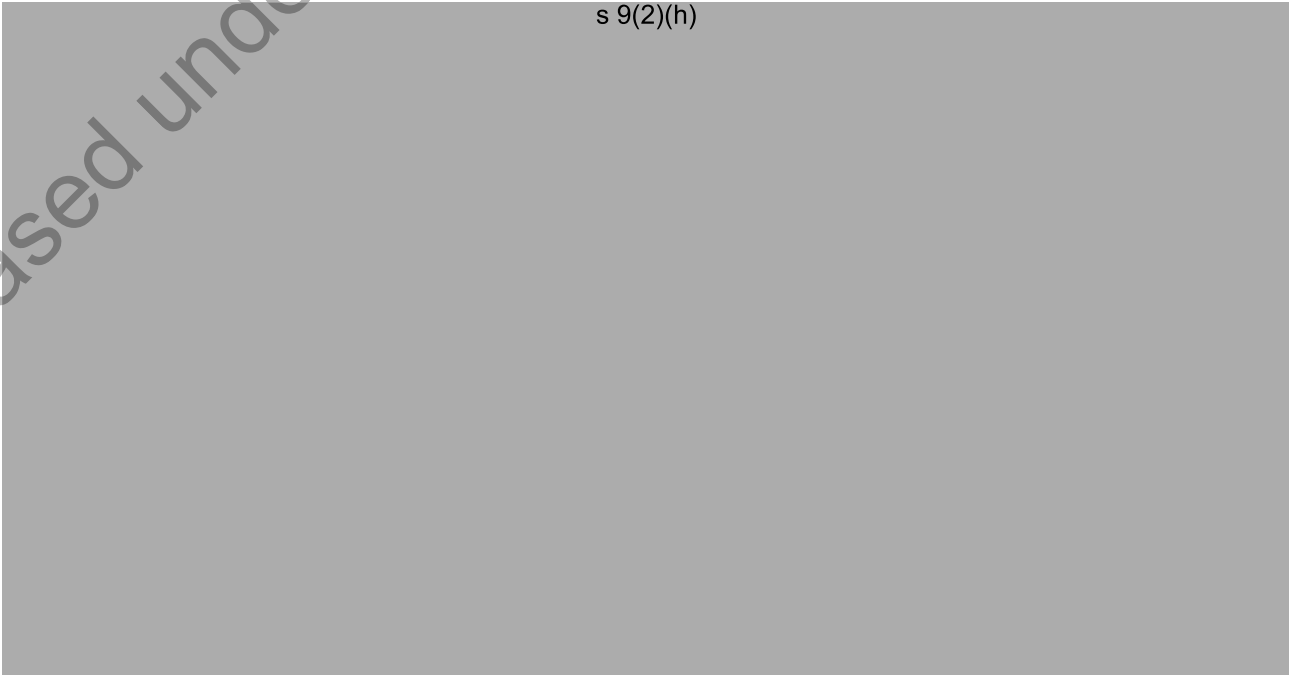
Hi Marie – Stacey’s update on the chateau is below. I’ll provide a verbal update at NORS next week on the project team and scope, and just get your comfort with the approach. Given the multitude of intersecting issues in Tongariro (Chateau, RAL, TAC) and significant Treaty partner interest, I think we need to make sure our lens is a broad one and we have the right thoughts and information feeding into decision-making here.

Cheers
Karl

Chateau Tongariro update

- We have continued to meet regularly with KAH NZ, primarily focused on operational issues.
- KAH NZ have now formally given notice they wish to terminate the lease, with the 30 day notice period ending on 9 March.
- George, Michelle Hooper (Senior Solicitor) and Stacey met with KAH NZ yesterday to discuss the transition of the lease. This was primarily to listen to their perspectives on what needs to be resolved through the termination process. There are two key issues to resolve:

s 9(2)(h)



- KAH NZ have indicated they are likely to share the seismic report for us, once WSP have finalised it as it is still in draft form.
- George has asked for dedicated support on site to lead this work. We are discussing this with George and relevant directors on Tuesday (Jo Field, David, CJ) to determine how that support could be structured and how it can be resourced.
- There has been media interest in the Chateau to date (George has given a couple of interviews this week), and our message is that we are gathering information to look at the long term options for the Chateau before progressing any options. We are expecting media interest to reduce substantially now the Chateau has closed.
- We have been talking to MBIE staff as the Minister for Tourism is being asked questions about the Chateau. Messages to share with other agencies (and SLT) will be on your daily report today.

Karl Beckert
Operations Director, Strategic Support
Department of Conservation
s 9(2)(a)

Alice Geary

From: Karen Rainbow
Sent: Friday, 17 February 2023 8:31 am
To: Stacey Wrenn; George Taylor
Subject: Update / Handover from Karen re Chateau

Hi Stacey and George

Just wanted to do a 'brain dump' of the work I've been involved in regarding the Chateau this week, just to keep you both in the loop while I'm away. I head off on annual leave this afternoon and will be back on Monday 06th March. While I will have my work phone with me, I am unsure how much coverage I will have as we will be travelling around the Nelson/Tasman district and at times are likely to be out of coverage. I'm sending this now so that if either of you have any questions, we can cover them today before I'm off 😊 Stacey, I know we've got a catch up later this arvo, and I can update you on anything further then.

Artworks: I have tried phoning Kathy Guy (previous manager) a few times this week and have left her a voice mail also advising we would really like a conversation about any artwork etc that she knows is in the property. I haven't heard back from her and her phone is currently going straight to answerphone. I think she may be up in Northland and likely has little to no cell phone coverage at the moment. I can follow this up again, when I'm back, otherwise George, if you are speaking to her about anything, perhaps you could mention this.

CORDs / WPQ's / OIA's: I have completed all the current Directors Correspondence, CORD's and WPQ's that we have received to date. Jo (de Lange) has all of these finalised and will be sending out accordingly. There are three OIA's that we are still working on.

- OIA-2750: Anna sent all the details through for this one yesterday, I have already checked it and it is in Jo (de Lange's) hands to get endorsement, finalise and send out.
- OIA-2757: Still in progress, Anna and Jo D are working on this one but it's pretty simple.
- OIA-2736: We had a meeting about this one yesterday – Stacey you are taking the lead on this. Anna is collating all the district information and I have already emailed you Stacey with the correspondence that was in Damian's email. Happy to help out and QA this one when I get back, as I understand we will be requesting an extension and Permissions is taking care of this extension letter.

Enquires: We are still getting a few generic enquiries from members of the public regarding the future of the property. I have standard replies that we are sending to these people. My out of office will advise that any Chateau Tongariro enquiries, to contact Alana Best in our office. I have already briefed Alana on this and she is happy to take care of any of these enquiries for me while I'm away. She has the standard responses and I have advised if any 'curly' ones come her way, to just touch base with you Stacey as to how to respond or where to direct them.

Internal Briefings and Updates: I have kept Jo Field well informed of everything as we go and we had Henry in the office yesterday too, so I spent quite a bit of time with him ensuring he is fully up to date of the situation. Nothing regular set up with these two, just discussions as required.

Resource help: Stacey I know you are working with the team on this, but I understand Jo was making some phone calls today to try and finalise a Project Manager to take the lead on this from a district level. Hopefully this will be sorted really quickly to take the pressure off you George.

Can't think of anything else at present, but any questions, just let me know.

Have a good Friday and I'll see you on our 12.30 call
Karen

Ngā mihi



Karen Rainbow / Statutory Manager – Central North Island

Department of Conservation Te Papa Atawhai

Taupo Office | Central North Island Region

37 Motutaiko Street, Taupo

Ph. s 9(2)(a)

Email: krainbow@doc.govt.nz | www.doc.govt.nz

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From: [Stacey Wrenn](#)
To: [Marie Long](#)
Cc: [Karl Beckett](#); [Alice Girton](#)
Subject: Bullet points on Chateau and RAL for status meeting
Date: 24 February 2023 10:22:08
Attachments: [image001.png](#)

Hi Marie,

Here's the bullet points for the status meeting, let me know if you need any more detail.

Cheers,
Stacey

Out of scope

Chateau

- We are working with KAH NZ to ensure a smooth transition of the Chateau to DOC on 9 March.
- Under the terms of their lease, KAH NZ must yield the Chateau and surrounding buildings to DOC in good condition. We are contracting an external professional to provide an independent view of work required to bring the buildings up to the required standard.
- We have received a number of requests from interested parties about leasing the Chateau. We are considering all options for the future use of the Chateau before progressing conversations with interested parties.

Stacey Wrenn (she/her)

Strategic Operations Manager

Whare Kaupapa Atawhai | Conservation House

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

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From: [Alice Girton](#)
To: [Sarah Owen](#)
Subject: Penny updates 17 March 2023
Date: 15 March 2023 16:02:00

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Chateau Tongariro

- **out of scope**
[Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- I intend to meet weekly with Mike to discuss matters relating to the Chateau. I have

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shared our plan for the transition of the building to DOC and our consideration of its future use with you and Mike. My team will keep this updated.

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Alice Geary

From: Marie Long
Sent: Friday, 17 March 2023 3:56 pm
To: Penny Nelson; Mike Tully
Cc: Karl Beckert; Stacey Wrenn
Subject: Chateau Tongariro - information for Penny and Mike
Attachments: Chateau Tongariro - Closure - Notes accompanying closure plan - March 2023 - DOC-7292124.docx; Communication with KNZ 6 Feb - 15 March 2023

Hi Penny

I have had a chat with Mike as requested. We have a plan to address some of the wider concerns around what this means at an organisation level for 3rd party assets/our own leased assets. I will task this out soon. This is a risk management task to look at current state. Mikes team will support this and then we will bring this back to SLT to discuss next options.

Below is an outline of the current position with the Chateau.

As discussed, here are the documents to share with Mike and Penny:

- Table with information regarding Mike's questions about our Chateau transition plan: [DOC-7292124](#)
- Communications between DOC and KNZ setting out our respective positions: [DOC-7292840](#)
- Closure plan that was circulated this week, for reference: [DOC-7290632](#)

Overview of next steps

The three major workstreams in progress are:

1. Condition assessment: This will inform both lease negotiations and our understanding of next steps for running the building. The onsite inspection is taking place next week and we will receive a report following this.
2. End of lease negotiations: Currently focused on the chattels – note we are not currently taking responsibility for any of the chattels remaining in the building. [REDACTED] s 9(2)(h)
3. Future use of the site: We are looking to start discussions about options for the future of the site in late March/April. Options will be informed by external factors including the seismic assessment, Treaty settlement negotiations, and external interest in the site.

Details of all workstreams are in the closure plan linked.

Major outstanding risks

There are more details in the closure plan spreadsheet, but to highlight the key risks we are currently dealing with:

1. Insurance: We do not currently have insurance in place, and brokers have advised this may not be possible due to seismic risks. We are meeting on Monday with relevant directors to discuss further.
2. Seismic risks: KNZ are so far refusing to provide the seismic assessment. We are attempting to negotiate an agreement with them to provide it, that does not prejudice our position for end of lease negotiations. In the meantime we are treating the site as a hazard with the appropriate safety plan in place.
3. Heritage chattels: There is a public expectation these remain with the Chateau. We are seeking direction from the Minister and will then respond accordingly (broadly speaking, options are to seek a solution with KNZ that means items remain with the Chateau, which will have costs associated with it; or instruct KNZ to remove these items, with appropriate communications in place to mitigate reputational risk).
4. [REDACTED] s 9(2)(h)
5. Financial costs: There are significant operating costs (\$680k estimated to end of financial year), and ongoing costs beyond that. We are treating costs as a cost pressure this financial year, and will incorporate costs for

next year in business planning. There may also be deferred maintenance costs; we will be looking to claim these from KNZ.

Cheers
Marie

Marie Long
Deputy Director General National Operations and Regulatory Services
Department of Conservation
Mobile: s 9(2)(a)

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From: [Stacey Wrenn](#)
To: [Marie Long](#); [Alice Girton](#)
Cc: [Karl Beckert](#)
Subject: RE: Chateau updates
Date: 26 March 2023 20:00:30
Attachments: [image001.png](#)

Thanks Marie. Quick question I should have asked before now – are you signing the briefing out, or is Penny?

Cheers,
Stacey

From: Marie Long <mlong@doc.govt.nz>
Sent: Sunday, March 26, 2023 4:05 PM
To: Stacey Wrenn <swrenn@doc.govt.nz>; Alice Girton <agirton@doc.govt.nz>
Cc: Karl Beckert <kbeckert@doc.govt.nz>
Subject: RE: Chateau updates

Thanks Stacey

I tend to agree about a wider Steering Group for issues on the mountain.

I am comfortable with the position LINZ is taking. I will talk Penny through this.

Monday is looking nuts so not sure if we will get to catch up.

Cheers
Marie

From: Stacey Wrenn <swrenn@doc.govt.nz>
Sent: Friday, March 24, 2023 5:37 PM
To: Marie Long <mlong@doc.govt.nz>; Alice Girton <agirton@doc.govt.nz>
Cc: Karl Beckert <kbeckert@doc.govt.nz>
Subject: Chateau updates

Hiya Marie,

Here's an update on the Chateau, including notes to address Penny's questions in the attached email.

Karl and I are keen to have a chat (ideally before you meet with Penny) about some of the risks if

s 9(2)(h)

out of scope

out of scope

- We have been talking to Kevin Martin about funding bids and will be working with Igor on this in detail next week.
- I had a good meeting with LINZ (Simon and Matt) to discuss how they can support us. They see themselves in a supporting/advisory role, and may also have a role helping us with contractors. They are going to confirm with me who they think should be on the steering group
- Rather than having a separate steering group for the Chateau and an SLT group for RAL, we recommend setting up a combined group across these issues in Tongariro. I've started drafting a TOR to that effect and will send it to you next week. This group could also look at other issues in the area – eg TAC, strategic thinking around the mountain holistically. Please let me know what you think.
- We have taken steps to start requesting proposals for our own detailed seismic assessment as we're unlikely to get KAH's – this with understanding future opportunities for the use of the site, investment required to bring it to code, and current health and safety risks.

s 9(2)(h)

of repair and maintenance.

- I have emailed Penny's team about potential dates for Penny to visit the Chateau – once I get these I'll work with Alice, LINZ, and Ops to look at when we can book a visit in.
- We have reviewed the proposal from s 9(2)(j) about how they can support us with long term strategy development for the Chateau. I am talking to them further on Monday about their proposal and also how they could support in the short term management, on the advice of LINZ.

s 9(2)(h)

I'm still working on the briefing – I'll send it to you along with an outline to discuss with Penny for Monday morning. One thing that has come up – my understanding from Sean's notes is that Penny wants a joint briefing to joint Ministers. LINZ were clear with me that this is not required from their perspective – they want to review (and will review it Monday for me), but don't think it needs to be joint or go to their Minister. I'm working to this direction at this stage (that it is just to Minister Prime), but please let me know if I should be discussing this further with LINZ.

Have a good weekend! :)

Cheers,

Stacey

Stacey Wrenn (she/her)

Strategic Operations Manager

Whare Kaupapa Atawhai | Conservation House

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

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To: Stacey Wrenn <swrenn@doc.govt.nz>
Cc: Karl Beckert <kbeckert@doc.govt.nz>; George Taylor <gttaylor@doc.govt.nz>; David Conley <dconley@doc.govt.nz>; Jonathan Calder <jcalder@doc.govt.nz>
Subject: RE: Detailed Seismic Assessment - Chateau Tongariro

Hi Stacey,

Thanks for that. Was on site yesterday with Dave C plus Rod and Alex from the property team.

s 9(2)(h)

Placing that aside, there is also the life safety issue of the building as previously mentioned. The best info we currently have is 25%NBS, and limited detail of any critical weakness due to the limitations of the initial evaluation procedure. To this end, it remains my recommendation that access to the building is restricted (which has been actioned) and also access restricted around the building (which requires further signage and barriers). There is a particular area adjacent to the State Highway which, in my view, needs a physical barrier (next to the old café entrance). I have been told by the security folks that busses pull up there.

At the risk of repeating myself, if DOC (or indeed whoever) is to be steward of this building for the foreseeable future, and no doubt influence its future, we need an indication of the cost of strengthening (and possibly refurb?) to enable good decision making. A budget cost for this is also likely to be held by KAH as part of the DSA.

s 9(2)(f)

Regards,

Patrick

From: Stacey Wrenn <swrenn@doc.govt.nz>
Sent: Tuesday, March 28, 2023 4:30 PM
To: Patrick Harvey <pharvey@doc.govt.nz>
Cc: Karl Beckert <kbeckert@doc.govt.nz>; George Taylor <gttaylor@doc.govt.nz>; David Conley <dconley@doc.govt.nz>; Jonathan Calder <jcalder@doc.govt.nz>
Subject: RE: Detailed Seismic Assessment - Chateau Tongariro

Thanks Patrick, appreciate the update.

s 9(2)(h)

Cheers,
Stacey

From: Patrick Harvey <pharvey@doc.govt.nz>
Sent: Tuesday, March 28, 2023 8:59 AM
To: Stacey Wrenn <swrenn@doc.govt.nz>
Cc: Karl Beckert <kbeckert@doc.govt.nz>; George Taylor <gttaylor@doc.govt.nz>; David Conley <dconley@doc.govt.nz>; Jonathan Calder <jcalder@doc.govt.nz>
Subject: FW: Detailed Seismic Assessment - Chateau Tongariro

Hi Stacey et al,

s 9(2)(h)

I will therefore look to the other consultants to provide a cost for a DSA, and include budget costs for strengthening. This, however, would likely take some time due to the relatively complex building (it has both horizontal and vertical structural discontinuities), the lack of structural information (although I will review the drawings we have, I suspect that we do not have original construction drawings), the age and heritage status which would limit both investigations and strengthening options, and the likely requirement to undertake some intrusive investigation such as Geotech drilling s 9(2)(h) and break out of the concrete frame to confirm rebar (which has also been completed and remains visible – it was not reinstated).

One further thought, in the usual situation of buying a property, it would be usual if a potential buyer specifically asks about an aspect of the building, that the vendor is then obliged to release all info they have relating to that.

s 9(2)(h)

Patrick

s 9(2)(h)

From: [Marie Long](#)
To: [Penny Nelson](#); [Sean Goddard](#)
Cc: [Alice Gorton](#); [Sarah Owen](#)
Subject: Penny updates 31 March
Date: 30 March 2023 10:00:48
Attachments: [imane001.png](#)

Hi Penny

Please see below NORS updates:

out of scope

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out of scope

Chateau Tongariro

- I am establishing an SLT steering group to consider regulatory issues in Tongariro including RAL and the Chateau, and will share the TOR for this next week. I will invite other agencies to join as appropriate – eg LINZ and MCH for matters relating to the Chateau. I am doing this as there are strong interdependencies between these projects. I have spoken with Mike and Steph about this.
- I am working with Mike to determine when we will hand the property management work to his group. I will remain the lead for the matters relating to the existing lease.

s 9(2)(h)

- My team are working with Finance establish a specific appropriation covering Chateau costs for FY 23/24. I will keep you updated on progress.
- The Finance team are continuing their work to put insurance in place for the Chateau. I understand this challenging to the location of the Chateau and the potential seismic risks. I will keep you updated as this work progresses. It is more likely we may not be able to insure the building as one of the insurers has pulled out. This situation keeps changing.

out of scope

- My team are continuing to seek advice from LINZ about the Chateau. They are also talking to s 9(2)(j) on LINZ's advice, about how s 9(2)(j) can support the short term operational management of the Chateau.
- My team are looking at dates with your office for when you can visit the Chateau. When we have potential dates, we will invite LINZ to join you on this visit.

out of scope

Cheers

Marie

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Alice Geary

From: Patrick Harvey
Sent: Tuesday, 4 April 2023 3:14 pm
To: David Conley
Cc: CJ Juby; Alex Lloyd; Stacey Wrenn; Rod Reisima; George Taylor
Subject: RE: Chateau building and associated accommodation buildings

Hi Dave,

s 9(2)(g)(i)

I should hear back from s 9(2)(h) this week, hopefully with both the Chateau survey report, and a cost for the other buildings.

I'm on leave next week, so if I don't get something before then, I'll let them have an alternative contact (you and Stacey?).

Chur,

P

From: David Conley <dconley@doc.govt.nz>
Sent: Tuesday, April 4, 2023 1:43 PM
To: Patrick Harvey <pharvey@doc.govt.nz>
Cc: CJ Juby <cjjuby@doc.govt.nz>; Alex Lloyd <alexlloyd06@gmail.com>; Stacey Wrenn <swrenn@doc.govt.nz>; Rod Reisima <rreisima@doc.govt.nz>; George Taylor <gttaylor@doc.govt.nz>
Subject: RE: Chateau building and associated accommodation buildings

Thanks Patrick, your observations may well have merit but I don't think there is much we can do to change things now.

s 9(2)(h)

Cheers
Dave

From: Patrick Harvey <pharvey@doc.govt.nz>
Sent: Tuesday, April 4, 2023 12:17 PM
To: Rod Reisima <rreisima@doc.govt.nz>; George Taylor <gttaylor@doc.govt.nz>
Cc: CJ Juby <cjjuby@doc.govt.nz>; Alex Lloyd <alexlloyd06@gmail.com>; Stacey Wrenn <swrenn@doc.govt.nz>; David Conley <dconley@doc.govt.nz>
Subject: RE: Chateau building and associated accommodation buildings

Hi,

Just been informed by Mere about a company [redacted] s 9(2)(h) who are currently on site carrying out a dilapidation survey of all of the "other" buildings. Meds indicated that they are doing this for KAH, and previously did the Chateau before KAH exited.

I would suggest that we should be obtaining these reports, not only to try to save some costs, but also to avoid (if possible) the difference of opinion which is almost inevitable if we have two surveys.

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

Cheers,

Patrick

From: Rod Reisima <rreisima@doc.govt.nz>

Sent: Tuesday, April 4, 2023 8:15 AM

To: George Taylor <gttaylor@doc.govt.nz>

Cc: CJ Juby <cjjuby@doc.govt.nz>; Alex Lloyd <alexlloyd06@gmail.com>; Stacey Wrenn <swrenn@doc.govt.nz>; Patrick Harvey <pharvey@doc.govt.nz>; David Conley <dconley@doc.govt.nz>

Subject: Re: Chateau building and associated accommodation buildings

I can explore the options with a contractor for cost and timelines for the current DOC properties, and suggest the KAH accommodation buildings be lumped into the Chateau assessment to keep this as a separate transaction resulting from KAH leaving the Chateau.

Your thoughts.

Regards Rod Reisima

On 3/04/2023, at 20:25, George Taylor <gttaylor@doc.govt.nz> wrote:

Kia ora Rod

Thank you also for your advice. I suppose my obvious questions are who initiates and manages the assessments to be undertaken and who pays for them. I know the assessment on the hotel building (Chateau) is fairly significant and provided for by Karl Beckerts budget. I'd imagine the collective budget for the remainder of what you've recommended might be up there as well. In regard to property assessments elsewhere in DOC, how are these carried out?

Cheers

George

From: Rod Reisima <rreisima@doc.govt.nz>

Sent: Thursday, March 30, 2023 8:59 AM

To: David Conley <dconley@doc.govt.nz>; George Taylor <gttaylor@doc.govt.nz>

Cc: CJ Juby <cjjuby@doc.govt.nz>; Alex Lloyd <alexlloyd06@gmail.com>; Stacey Wrenn <swrenn@doc.govt.nz>; Patrick Harvey <pharvey@doc.govt.nz>

Subject: Chateau building and associated accommodation buildings

Hi Dave and George

Thank you both for your hospitality and introducing both Alex and I to all the buildings associated to the Chateau including the surrounding KAH accommodation properties. It was an eye opener to say the least. A special thank you to Patrick for his time to introduce us to the wastewater and drinking water systems.

The main reason for the visit was to become familiar with the condition of the Chateau and KAH accommodation buildings to enable the Property Team to fulfill its tasking to provide advice on this issue.

It was evident and confirmed there is significant work and investment to bring all these buildings to an operating standard that supports future use of these properties.

The visit also offered opportunities to discuss and consolidate thinking concerning immediate activities that need to be undertaken to support future decisions for these buildings, and to confirm our agreement that you will commission building condition assessments on these buildings to support/enable future maintenance plans to be developed.

To be specific, the condition assessments need to be completed on the following buildings:

1. Chateau.

out of scope

5. Whakapapa DOC owned supporting buildings (e.g. storage, workshop, historic buildings and related infrastructure etc.)

If I have missed any assets that you consider need to be included in this list, please feel free to add these.

The result of obtaining building condition assessment reports will support decisions on the future use each building and will assist to ensure all necessary information is available to support DOC operations at the Whakapapa site.

Again, thank you all for giving us your valuable time to undertake this visit.

Rod Reisima

National Property Manager, Acting
National Property Team
Corporate Services
Department of Conservation | Te Papa Atawhai
M: s 9(2)(a)

Conservation House Wellington | Whare Kaupapa Atawhai
18 Manners St | PO Box 10 420, Wellington 6143
T: +64 4 471 0726

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From: [Alice Girton](#)
To: [Penny Nelson](#)
Cc: [Sandra Griffiths](#); [Sean Goddard](#)
Subject: NORS Penny updates 21 April
Date: 19 April 2023 16:55:00

Kia ora

Please see below NORS updates as of Friday 21 April:

out of scope

Chateau Tongariro

out of scope

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out of scope

- Mike Tully is being interviewed by Pattrick Smellie of BusinessDesk this week about the future options for the Chateau. Mr Smellie has advised my team he will be releasing an article looking at the history of the Chateau and the options for the future in the next few days.
- The following people are on the steering group I am leading for regulatory issues in Tongariro (not just the Chateau): Mike, Steph, Henry, Ruth (optional), Tame (optional), Sia (optional), Jonty, and representatives from LINZ, MCH, and potentially MBIE, on relevant matters. LINZ and MCH have not yet advised who they would like to join the steering group.
- We are commissioning a condition assessment of the 23 additional buildings that were included in the Chateau lease. This assessment will inform our ongoing management of these buildings as well as repair and maintenance requirements. The Property team have advised what information we require from this assessment.

s 9(2)(h)

- My team are working with the Property team to transition this work to Property. I expect this transition to occur when we have received the Crown Law advice, which will set out the parameters for how we operate while we resolve the end of lease matters.

out of scope

Ngā mihi,

Alice Girton ([she/her](#))

Executive Assistant to Marie Long

Deputy Director-General National Operations and Regulatory Services

s 9(2)(a)

Alice Geary

From: Stacey Wrenn
Sent: Friday, 28 April 2023 12:45 pm
To: Karl Beckert; CJ Juby; Rod Reisima
Cc: David Van Der Zouwe
Subject: FW: Chateau Tongariro - Property Strategy
Attachments: Tongariro National Park_Offer of Service-revised.docx

Kia ora koutou,

I've received the latest proposal from [REDACTED] s 9(2)(j) to support us with the strategic work looking at options for the future of the Chateau. As discussed, Karl and I think the support outlined in the proposal would add a lot of value to our work here, and are keen to go ahead.

Can you please review the proposal and let me know if you think anything is missing or needs to be adapted?

I'll start the procurement process for this work.

Regarding the workshops outlined in the proposal, I expect they will include representatives from Property, Operations, Regulatory, Legal, and OSU, as well as Marie and Mike.

Cheers,
Stacey

[REDACTED] s 9(2)(j)

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Released under the Official Information Act 1982

Released under the Official Information Act 1982

Released under the Official Information Act 1982

Alice Geary

From: Stacey Wrenn
Sent: Friday, 28 April 2023 11:51 am
To: Karen Rainbow
Subject: RE: URGENT - Ministerial Memo update on Chateau and RAL

Hi Karen,

I've simplified it a bit, I hope that's okay! And also just changed the framing slightly – the BIM was written when we still didn't know the termination date, so I've reframed it to be written as the lease has been terminated. Feel free to make any changes obviously! :)

Cheers,
Stacey

From: Karen Rainbow <krainbow@doc.govt.nz>
Sent: Friday, April 28, 2023 11:13 AM
To: Stacey Wrenn <swrenn@doc.govt.nz>
Subject: FW: URGENT - Ministerial Memo update on Chateau and RAL


Hi again Stacey

I've actually drafted something up myself for the Chateau Tongariro. Can you please just cast your eye over this to ensure you are happy with it:

Chateau Tongariro Hotel

1. The Chateau Tongariro is a Heritage New Zealand Taonga Pouhere category 1 listed building in Whakapapa Village, Tongariro National Park. KAH New Zealand Limited (KNZ) have operated the Chateau as a hotel under a lease from DOC since 1991. KNZ terminated their lease with us on 9 March 2023, advising they were closing the Chateau due to the seismic strengthening works required and the regional economic uncertainty due to Ruapehu Alpine Lifts Limited entering voluntary administration in October 2022 .
2. Under the terms of the lease, KNZ yielded the buildings and improvements to DOC when they terminated the lease.
3. Our initial focus was on the transition of the Chateau to DOC, including operational matters and managing health and safety risks. We are also looking to commission a Detailed Seismic Assessment that will inform our understanding of the seismic risks of the site.
4. We are currently focused on resolving outstanding end of lease provisions with KNZ, including the requirement that the Chateau is yielded in good condition. We have commissioned a condition assessment to inform these negotiations, and expect to receive the final assessment in early May 2023.
5. We are now starting to consider the future options for the Chateau. We will work with iwi and relevant government agencies during this process.

Thank you
Karen

From: Karen Rainbow
Sent: Friday, 28 April 2023 8:58 am
To: Stacey Wrenn <swrenn@doc.govt.nz>
Subject: URGENT - Ministerial Memo update on Chateau and 

Hi Stacey

I am currently writing a Ministerial Memo for the upcoming Tuwharetoa Ministerial forum. They are wanting an update on both the Chateau Tongariro and [redacted] out of scope therefore I am wanting to put some brief context into the memo for this.

Are you able to give me a short paragraph on Chateau that I can include for the Minister please? [redacted] out of scope

[redacted]

I'm really sorry but deadlines are pretty tight for this and I need to have this all completed and up for Director and DDG approval by COB Monday 01 May.

Ngā mihi



Karen Rainbow / Statutory Manager – Central North Island

Department of Conservation Te Papa Atawhai

Taupo Office | Central North Island Region

37 Motutaiko Street, Taupo

Ph. [redacted] s 9(2)(a)

Email: krainbow@doc.govt.nz | www.doc.govt.nz

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From: [Penny Nelson](#)
To: [Alice Girton](#); [Marie Long](#); [Sean Goddard](#)
Cc: [Mike Tully](#); [Stephanie Rowe](#)
Subject: RE: Penny updates NORS 28/04
Date: 29 April 2023 12:19:30

Thanks for this comprehensive update.

out of scope

I support the Chateau going to Property on 1 July. Given the risk and significance of this work I'm interested in you and Mike working through what is needed as cross Doc input as you lead the work and then what this looks like as it transitions to him. Thanks for making the call you did re the Award.

out of scope

PN

Penny Nelson
Director-General | Tumuaki-Ahurei
M: s 9(2)(a)

From: Alice Girton <agirton@doc.govt.nz>
Sent: Wednesday, April 26, 2023 5:12 PM
To: Penny Nelson <pnelson@doc.govt.nz>
Cc: Sandra Griffiths <sgriffiths@doc.govt.nz>; Sean Goddard <sgoddard@doc.govt.nz>
Subject: Penny updates NORS 28/04
Importance: High

Kia ora

Please see below NORS updates as of Friday 28 April:

out of scope

out of scope

Chateau Tongariro

s 9(2)(h)

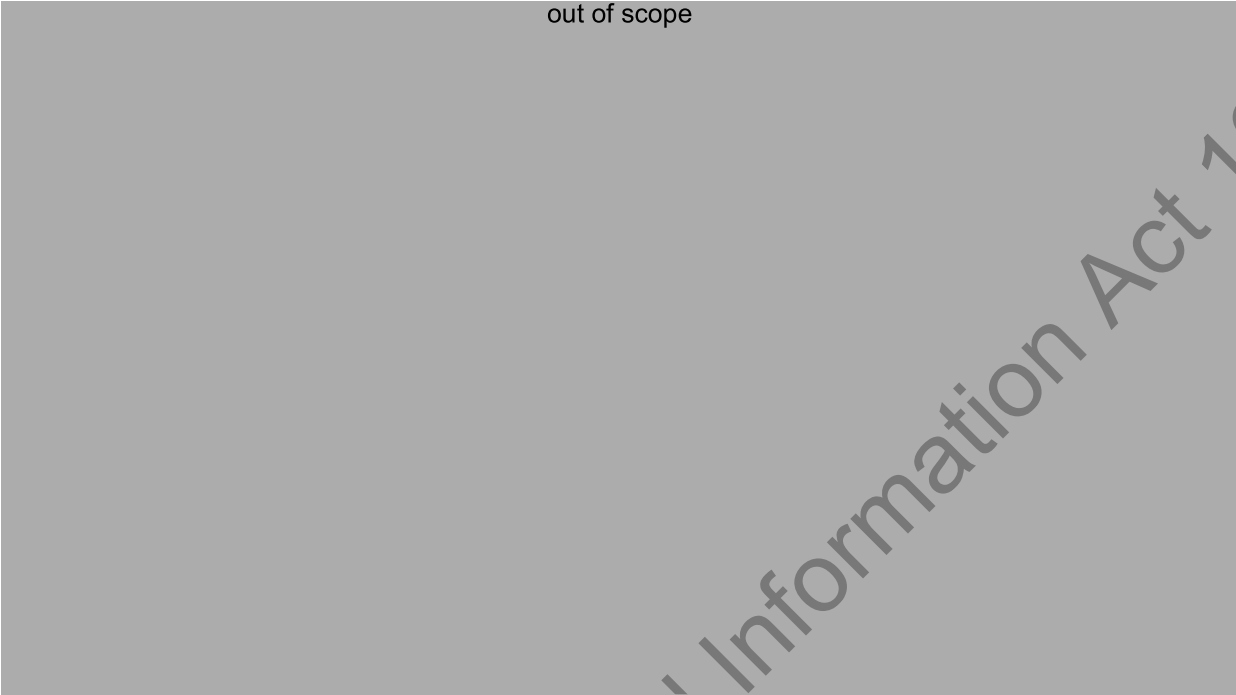
- We are expecting to receive the final condition report within the next week.

s 9(2)(h)

- My team are working with CJ to plan a handover of the Chateau to the Property team. CJ has suggested formal accountability transfer to him and Mike on 1 July. Over May and June, my team will work closely with the Property team to transition the work. Please advise if you would like this transition to happen before 1 July.
- LINZ recommended we approach s 9(2)(j) to ask if they can support our day to day management of the site. s 9(2)(j) advised that based on the information my team discussed with them, there is nothing further they would recommend in regards to our day to day management of the Chateau.
- We are also working with s 9(2)(j) on their proposal to support our strategic thinking about the future of the site. The Property team support this proposal.
- Patrick Smellie published his article on the history and future of the Chateau on 23 April 2023. As expected, there has been renewed media interest in the Chateau as a result. Mike will continue as our spokesperson on the Chateau.
- My team are responding to an OIA request from RNZ this week for all communication between DOC and KAH from January until March 2023. This request will release new information about the ownership status of the Kahler painting and other chattels of public interest. My team are working with the Communications team about how we proactively manage messaging that KNZ own these items. Mike has been advised about this OIA as our spokesperson.
- The NZ Institute of Architects have advised us they are awarding the Chateau an Enduring

Architecture Award, and have invited us to their ceremony in June to accept the award. We have declined the invitation to attend the ceremony, as we don't think it is appropriate to publicly accept this award when we do not have certainty about the future of the building or what investment the Crown will make it in.

out of scope



Ngā mihi,

Alice Girton ([she/her](#))

Executive Assistant to Marie Long

Deputy Director-General National Operations and Regulatory Services

s 9(2)(a)

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Steve Brightwell

From: Cassandra Spearin
Sent: Thursday, 11 May 2023 7:45 pm
To: Stacey Wrenn; David Conley; Steve Brightwell
Cc: Bronwyn Saunders; Media; Irene Lovejoy
Subject: Re: [EXTERNAL] - FW: Chateau Tongariro

Thanks Stacey. The journalist has just let me know he's been sent away for tomorrow so won't be able to look at this again until Monday or Tuesday. Any comments and edits welcome on this and I'll pick it up again on Monday.

Casey

From: Stacey Wrenn <swrenn@doc.govt.nz>
Sent: Thursday, 11 May 2023, 6:13 pm
To: Cassandra Spearin <cspearin@doc.govt.nz>; David Conley <dconley@doc.govt.nz>; Steve Brightwell <sbrightwell@doc.govt.nz>
Cc: Bronwyn Saunders <bsaunders@doc.govt.nz>; Media <Media@doc.govt.nz>; Irene Lovejoy <ilovejoy@doc.govt.nz>
Subject: RE: [EXTERNAL] - FW: Chateau Tongariro

Hi Casey,

Here are my responses to the questions asked. Can you please finesse these/apply a comms lens, then Mike Tully as the spokesperson will need to sign them off. Steve, feel free to jump in with any suggestions.

Just to note, there's not a lot of new information in the answers below, as most was in the OIA, apart from the information about the future of the building (and this is similar to what was in the recent BusinessDesk article).

Give me a call on s 9(2)(a) if you have any questions.

Cheers,
Stacey

Can I get some clarity about the building's future and interest from possible leaseholders?

We are currently working with the former lessee to finalise matters relating to the previous lease. We are also gathering information about the condition of the Chateau, including its condition and potential seismic risks. Once we have resolved outstanding conditions with the former lessee and gathered this information, we will be in a position to make decisions about the building's future.

We received enquiries from parties interested in the Chateau. We are collating these enquiries and will be in touch with parties when we are in a position to talk about future options.

Any idea yet when it could reopen under new management?

Not at this stage.

What is the situation with the seismic concerns about the building?

Until we receive a detailed seismic assessment, we do not know the seismic risks with the building. We are currently treating the building as a seismic hazard until we know more.

Has KAH or will it provide its own seismic assessment?

KAH have not provided us with their detailed seismic assessment. We are in the process of commissioning a detailed seismic assessment.

In general, what is the structural condition of the building?

We can't comment on the structural condition at this stage, as we don't have the necessary reports to inform this.

Have KAH and DOC worked out an agreement covering improvements to the building?

We can't comment on this at this stage. [Casey – feel free to amend! But basically its something we are currently working through so can't comment]

What is happening with the building's maintenance and security arrangements?

We have commissioned an assessment of the building's condition, and this will inform immediate repair and maintenance work. We have a day to day maintenance currently plan in place for the building. [Dave – please check this one]

We can't comment on security arrangements.

And what's happening with the golf course, and items of national heritage/importance such as art works?

At this stage, we have not considered what is happening with the golf course.

Chattels, including artwork, belong to KAH. We have offered to support KAH to sell items with high heritage values, such as the Carl Kahler painting of the pink and white terraces, to a public museum.

From: Cassandra Spearin <cspearin@doc.govt.nz>

Sent: Thursday, May 11, 2023 4:53 PM

To: Stacey Wrenn <swrenn@doc.govt.nz>; David Conley <dconley@doc.govt.nz>; Irene Lovejoy <ilovejoy@doc.govt.nz>

Cc: Steve Brightwell <sbrightwell@doc.govt.nz>; Bronwyn Saunders <bsaunders@doc.govt.nz>; Media <Media@doc.govt.nz>

Subject: FW: [EXTERNAL] - FW: Chateau Tongariro

Here's the supplied questions from the reporter.

Casey

From: Jimmy Ellingham [redacted] s 9(2)(a)

Sent: Thursday, May 11, 2023 4:26 PM

To: Cassandra Spearin <cspearin@doc.govt.nz>

Subject: Re: [EXTERNAL] - FW: Chateau Tongariro

Thanks Casey - of course.

Questions are along the lines of:

Can I get some clarity about the building's future and interest from possible leaseholders?

Any idea yet when it could reopen under new management?

What is the situation with the seismic concerns about the building?

Has KAH or will it provide its own seismic assessment?

In general, what is the structural condition of the building?

Have KAH and DOC worked out an agreement covering improvements to the building?

What is happening with the building's maintenance and security arrangements?

And what's happening with the golf course, and items of national heritage/importance such as art works?

These issues arose from the OIA I was sent last week.

Regards

Jimmy

From: Cassandra Spearin <cspearin@doc.govt.nz>
Sent: Thursday, May 11, 2023 3:17 PM
To: Jimmy Ellingham [REDACTED] s 9(2)(a)
Subject: Re: [EXTERNAL] - FW: Chateau Tongariro

Thanks Jimmy - I'll follow up and let you know asap.

Are you please able to supply written questions as you outlined below?

Casey

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From: Jimmy Ellingham [REDACTED] s 9(2)(a)
Sent: Thursday, 11 May 2023, 12:55 pm
To: Cassandra Spearin <cspearin@doc.govt.nz>
Cc: Media <Media@doc.govt.nz>
Subject: Re: [EXTERNAL] - FW: Chateau Tongariro

Hi Casey, thanks for your reply. Ideally I'd lool to do something for tomorrow's show, at 5pm. Would 2pm as a deadline tomorrow work?

Thanks
Jimmy

Get [Outlook for Android](#)

From: Cassandra Spearin <cspearin@doc.govt.nz>
Sent: Thursday, May 11, 2023 12:51:04 PM
To: Jimmy Ellingham [REDACTED] s 9(2)(a)
Cc: Media <Media@doc.govt.nz>
Subject: [EXTERNAL] - FW: Chateau Tongariro

Kia ora Jimmy and thanks for your enquiry. I'll get in touch with the local team and respond to you shortly. Do you have a deadline?

Noho ora mai,
Casey Spearin
Marine Communications Advisor | Kaitohutohu Whakapā Moana

From: Jimmy Ellingham [REDACTED] s 9(2)(a)
Sent: Thursday, May 11, 2023 11:46 AM
To: Media <Media@doc.govt.nz>
Subject: Chateau Tongariro

Good morning

Jimmy here from RNZ's Checkpoint show.

Last week I was sent an OIA response about the chateau - thanks for this.

I had a few questions arising out of this to do with the likes of maintenance, security etc. I also wondered if I could please get a more general update about the chateau and what is to happen, and what work is required?

Could I please request a pre-recorded interview about that?

Regards

Jimmy Ellingham

Manawatū Reporter

Radio New Zealand

s 9(2)(a)



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Cc: Eamonn Whitham <ewhitham@doc.govt.nz>

Subject: Chateau bulletpoints for Penny's update 31 May

Hi Stacey,

Here's what I'm proposing to send up for Penny this week.

I haven't included insurance or Kahler as topics this week as these are more topical

I haven't seen any insurance cover note from Kevin so assume that's still in the pipeline.

Should we note it again for the sake of completeness?

Steve

Chateau Tongariro

- A recent RNZ article explored the ongoing impact of the Chateau closure on the wider tourism business sector at Whakapapa. We are undertaking some urgent work to establish exactly what use can be made of the ancillary buildings and provide a clearly articulated position on this to quell some of the speculation.
- A second RNZ article provided confirmation from KNZ they will share their Detailed Seismic Assessment (DSA) with us once end of lease negotiations are concluded. This is not a new position, however, due to the potential for protracted negotiations and need for us to make prudent, timely decisions we are pressing on with getting our own DSA for the building. **We are now assessing proposals from contractors.**
- We are in the early stages of planning a Whakapapa community meeting in the week of June 20 to help assuage some of the concerns being voiced. We intend to share what information we can at that time and be clear about what we do not know or have control over. Our work on use of the ancillary buildings will be a key piece of information for this meeting.
- [Redacted] s 9(2)(h)
- We anticipate starting some critical maintenance work to prevent further deterioration of the building in coming weeks. The local Operations team will lead and deliver this work. [Redacted] s 9(2)(h)
- We now have insurance cover in place for the Chateau. There are two components: perils (\$10 million cover) and natural disasters (\$2 million). Perils covers loss for damages from the likes of fire, theft, falling objects, and other accidental damage. Gradual damage (for example leaking pipes) is excluded. Natural disaster covers demolition costs for events like earthquakes, floods, volcanic activity etc. There are certain actions we may need to take to maintain insurance cover, for example maintaining security to a set level. We are confirming these requirements with insurers.
- [Redacted] s 9(2)(h)
- [Redacted] out of scope
- Our current focus has been on preparing our position for the end of lease negotiations with KNZ. We are also preparing for our strategic work considering the long term future of the Chateau. This has not been an immediate priority, as we are unable to progress any options without a) outcomes of the end of lease negotiations with KNZ, and b) information about the work required to manage seismic risks, which will be informed by the Detailed Seismic Assessment we are commissioning. We will be working with [Redacted] s 9(2)(j) [Redacted] s 9(2)(i) to help us develop a long-term strategy for the Chateau, and also seeking the input of other agencies where they can help us with this work, including LINZ and MCH/Heritage New Zealand.
- **We are about to start working with the Finance team and Treasury to seek Between Budget Contingency funding for the Chateau for the 23/24 financial year.**

From: Karen Rutherford [REDACTED] s 9(2)(a)
Sent: Monday, April 24, 2023 9:07 AM
To: Steve Brightwell <sbrightwell@doc.govt.nz>
Subject: Re: Chateau Tongariro

That's great, thank you so much!

On Mon, 24 Apr 2023 at 8:45 AM, Steve Brightwell <sbrightwell@doc.govt.nz> wrote:

Hi Karen,

Thanks for getting in touch.

I'm happy to put your request to the decision makers around access to the Chateau, but they are all on-leave today (nice for some).

I will get back to you as soon as I know more – likely to be Wednesday at this point.

Ngā mihi

Steve Brightwell
Advisor Communications | *Kaitohutohu Pāpāho a Whakapā*

Department of Conservation | *Te Papa Atawhai*

WHAKATANE
M: [REDACTED] s 9(2)(a)

From: Karen Rutherford [REDACTED] s 9(2)(a)
Sent: Sunday, April 23, 2023 1:31 PM
To: Steve Brightwell <sbrightwell@doc.govt.nz>
Subject: Chateau Tongariro

Steve hello,

Sorry to disturb you on a Sunday but wanted to check in as last time we spoke with George, he indicated if we put in a request further down the track, there may be a chance Newshub could go inside the Chateau Tongariro to film.

I understand from my sources there are multiple local parties interested in taking it over and would like to work with DOC on sn update story.

Would it be possible please to be allowed in to film and potentially interview DOC on where you are at?

It'd be nice to give people hope that there is something in the wind, & pique peoples' interest in visiting it again.

Look forward to hearing from you,

Karen

On Fri, 3 Feb 2023 at 1:55 PM, Steve Brightwell <sbrightwell@doc.govt.nz> wrote:

Hi Karen,

Please see responses below attributable to George Taylor, Operations Manager Tongariro.

Ngā mihi

Steve Brightwell

Advisor Communications | *Kaitohutohu Pāpāho a Whakapā*

Department of Conservation | *Te Papa Atawhai*

WHAKATANE

M: s 9(2)(a)

Responses attributable to George Taylor Operations Manager Tongariro

Are you any further along in discussions?

We are working closely with the hotel operators as a priority to understand what is required to manage the property to effect a smooth transfer into our care.

What happens to the building, the preservation of Heritage status etc?

It is too soon to say what the long-term future of the building is but we can assure you we are acutely conscious of the significance of the Chateau Tongariro to NZers. Whatever happens to it in the future will have that significance top-of-mind and be done in consultation with our iwi partners and other stakeholders.

What is the cost of the strengthening work and who, if any will be responsible for paying for this?

We have not been privy to the reports commissioned by KAH but understand they have not provided cost estimates. In principle, a building's owner would be responsible for any such costs.

Is there a plan to approach other offshore partners like KAH with a view to giving the Chateau a future?

Our priority is to effect a smooth transition to our care. As above, it is too soon for us to have considered any options for the future use of the building.

----- Forwarded message -----

From: Karen Rutherford [redacted] s 9(2)(a)

Date: 2/02/2023 5:27 pm

Subject: Chateau Tongariro

To: Media <Media@doc.govt.nz>

Cc:

Good evening,

Newshub will be attending the closing of the Chateau on Sunday.

I wonder please if Doc is able to update its statement to King Country News earlier this week about the transition process.

Are you any further along in discussions?

What happens to the building, the preservation of Heritage status etc?

What is the cost of the strengthening work and who, if any will be responsible for paying for this?

Is there a plan to approach other offshore partners like KAH with a view to giving the Chateau a future?

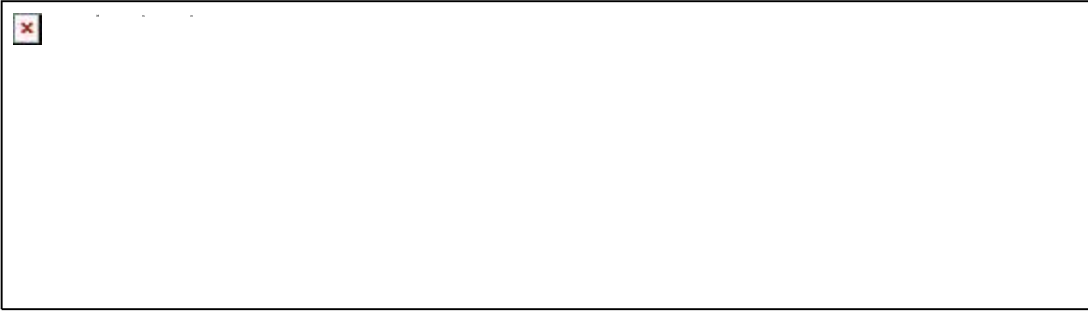
Thank you in advance,

--

Ngā mihi,

Karen

KAREN RUTHERFORD NEWSHUB REPORTER



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--

Ngā mihi,

Karen

KAREN RUTHERFORD SENIOR NEWSHUB REPORTER



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--

Ngā mihi,

Karen

KAREN RUTHERFORD SENIOR NEWSHUB REPORTER



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--

Ngā mihi,

Karen Rutherford

Newshub Senior Reporter

s 9(2)(a)

wbd.com



Please note our emails are changing: please contact me on s 9(2)(a)

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Steve Brightwell

From: Vicki Connor
Sent: Wednesday, 26 April 2023 11:10 am
To: Stacey Wrenn; Steve Brightwell; David Conley
Cc: George Taylor; Karl Beckert
Subject: RE: Chateau Tongariro

Agree – thanks.

Steve, will you take the lead on keeping Mike Tully updated on media request etc? Including letting him know about the RNZ OIA?

Thanks
Vicki

Vicki Connor
Chief Advisor
Public Affairs Group
Department of Conservation | *Te Papa Atawhai*
M: [REDACTED] s 9(2)(a)
Conservation House Wellington | Whare Kaupapa Atawhai
18 - 32 Manners St | PO Box 10 420, Wellington 6143
T: +64 4 471 0726



From: Stacey Wrenn <swrenn@doc.govt.nz>
Sent: Wednesday, April 26, 2023 9:58 AM
To: Steve Brightwell <sbrightwell@doc.govt.nz>; David Conley <dconley@doc.govt.nz>
Cc: George Taylor <gttaylor@doc.govt.nz>; Karl Beckert <kbeckert@doc.govt.nz>; Vicki Connor <vconnor@doc.govt.nz>
Subject: RE: Chateau Tongariro

Hi guys,

I absolutely agree.

I think until we resolve end of lease matters / determine our position on end of lease matters, we're not in a position to be providing an update at this stage.

Karl and Vicki – FYI.

Cheers,
Stacey

From: Steve Brightwell <sbrightwell@doc.govt.nz>
Sent: Wednesday, April 26, 2023 9:32 AM
To: David Conley <dconley@doc.govt.nz>
Cc: Stacey Wrenn <swrenn@doc.govt.nz>; George Taylor <gttaylor@doc.govt.nz>
Subject: RE: Chateau Tongariro

Thanks Dave,

That was pretty much my feeling on it as well. Unless Stacey or higher-ups have a contrary view I will let Karen know it's not a starter at the moment.

Steve

From: David Conley <dconley@doc.govt.nz>
Sent: Wednesday, April 26, 2023 9:26 AM
To: Steve Brightwell <sbrightwell@doc.govt.nz>
Cc: Stacey Wrenn <swrenn@doc.govt.nz>; George Taylor <gttaylor@doc.govt.nz>
Subject: RE: Chateau Tongariro

Morena Steve,

My feel is that it's just a bit pre-emptive to be looking at a good news story, I think we should wait until we get our legal advice so we can then describe the process for moving forward. It is possible we could perhaps include potential buyers in any media story at that point too.

Filming inside is possible, we can make that work under our access policy, but the building is a sad sight currently, and without any real progress towards a new lessee I just think its too early at this stage.

Can we go back to Karen and suggest we revisit the idea in a month or so?

Cheers

Dave

From: Steve Brightwell <sbrightwell@doc.govt.nz>
Sent: Monday, April 24, 2023 11:30 AM
To: David Conley <dconley@doc.govt.nz>
Cc: Stacey Wrenn <swrenn@doc.govt.nz>; George Taylor <gttaylor@doc.govt.nz>
Subject: FW: Chateau Tongariro

Hi Dave,

The email below is self-explanatory and the new burst of media interest (we also had a request to interview Mike Tully over the weekend) was anticipated once the Patrick Smellie story went out.

The OIA to RNZ/Jimmy Ellingham will add further interest by the end of the week.

Anyway, can you please give me a considered response to Karen Rutherford's request – is filming inside the building manageable?; and secondly, do we want to provide a glimmer of hope that the hotel may one day be once again a thing of beauty and operating in that capacity?

Steve

From: Karen Rutherford [REDACTED] s 9(2)(a)
Sent: Sunday, April 23, 2023 1:31 PM
To: Steve Brightwell <sbrightwell@doc.govt.nz>
Subject: Chateau Tongariro

Steve hello,

Sorry to disturb you on a Sunday but wanted to check in as last time we spoke with George, he indicated if we put in a request further down the track, there may be a chance Newshub could go inside the Chateau Tongariro to film.

I understand from my sources there are multiple local parties interested in taking it over and would like to work with DOC on sn update story.

Would it be possible please to be allowed in to film and potentially interview DOC on where you are at?

It'd be nice to give people hope that there is something in the wind, & pique peoples' interest in visiting it again.

Look forward to hearing from you,

Karen

On Fri, 3 Feb 2023 at 1:55 PM, Steve Brightwell <sbrightwell@doc.govt.nz> wrote:

Hi Karen,

Please see responses below attributable to George Taylor, Operations Manager Tongariro.

Ngā mihi

Steve Brightwell

Advisor Communications | *Kaitohutohu Pāpāho a Whakapā*

Department of Conservation | *Te Papa Atawhai*

WHAKATANE

M: s 9(2)(a)

Responses attributable to George Taylor Operations Manager Tongariro

Are you any further along in discussions?

We are working closely with the hotel operators as a priority to understand what is required to manage the property to effect a smooth transfer into our care.

What happens to the building, the preservation of Heritage status etc?

It is too soon to say what the long-term future of the building is but we can assure you we are acutely conscious of the significance of the Chateau Tongariro to NZers. Whatever happens to it in the future will have that significance top-of-mind and be done in consultation with our iwi partners and other stakeholders.

What is the cost of the strengthening work and who, if any will be responsible for paying for this?

We have not been privy to the reports commissioned by KAH but understand they have not provided cost estimates. In principle, a building's owner would be responsible for any such costs.

Is there a plan to approach other offshore partners like KAH with a view to giving the Chateau a future?

Our priority is to effect a smooth transition to our care. As above, it is too soon for us to have considered any options for the future use of the building.

----- Forwarded message -----

From: Karen Rutherford [REDACTED] s 9(2)(a)

Date: 2/02/2023 5:27 pm

Subject: Chateau Tongariro

To: Media <Media@doc.govt.nz>

Cc:

Good evening,

Newshub will be attending the closing of the Chateau on Sunday.

I wonder please if Doc is able to update its statement to King Country News earlier this week about the transition process.

Are you any further along in discussions?

What happens to the building, the preservation of Heritage status etc?

What is the cost of the strengthening work and who, if any will be responsible for paying for this?

Is there a plan to approach other offshore partners like KAH with a view to giving the Chateau a future?

Thank you in advance,

--

Ngā mihi,

Karen

KAREN RUTHERFORD NEWSHUB REPORTER

NEWS DISCOVERY NZ **MOBILE** [REDACTED] s 9(2)(a) DISCOVERYCORPORATE.CO.NZ

The logo for Discovery New Zealand, featuring the word "Discovery" in a large, white, sans-serif font with a globe icon to the left of the 'D'. Below it, "NEW ZEALAND" is written in a smaller, white, sans-serif font. The background is a dark purple with a pattern of overlapping circles.

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Ngā mihi,
Karen

KAREN RUTHERFORD SENIOR NEWSHUB REPORTER

NEWS DISCOVERY NZ MOBILE s 9(2)(a) DISCOVERYCORPORATE.CO.NZ



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Steve Brightwell

From: Eamonn Whitham
Sent: Thursday, 1 June 2023 10:41 am
To: L\Operations Issues Team; Stacey Wrenn
Subject: Fwd: FYI Notes on Penny's Nine to Noon interview

FYI
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From: Bronwyn Saunders <bsaunders@doc.govt.nz>
Sent: Thursday, June 1, 2023 10:39:56 AM
To: L\SLT <GMT@doc.govt.nz>; L\Directors <Directors@doc.govt.nz>; L\Managers <Managers2@doc.govt.nz>
Subject: FW: FYI Notes on Penny's Nine to Noon interview

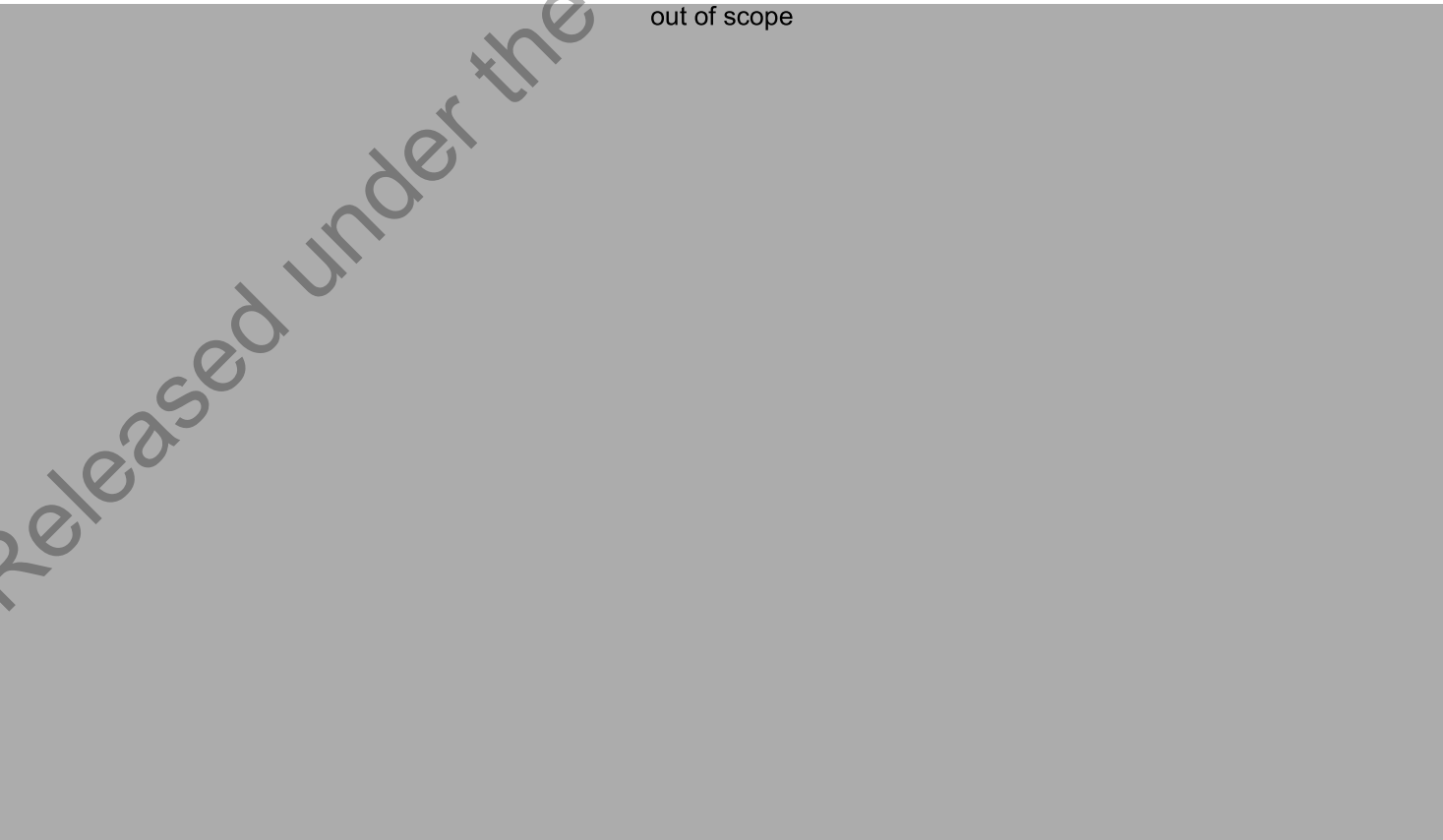
From: Briana Phillips <briphillips@doc.govt.nz>
Sent: Thursday, June 1, 2023 10:17 AM
To: L\Strategic Comms and Engagement Unit All <CustomerEngagementUnit@doc.govt.nz>
Subject: FYI Notes on Penny's Nine to Noon interview

Kia ora team

If you are interested, here are my rough notes from Penny's Nine to Noon interview this morning. The transcript isn't up yet but will live somewhere around here when it is:
<https://www.rnz.co.nz/national/programmes/ninetoonoon>

Notes from Penny's Nine to Noon interview with Kathryn Ryan

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Chateau

- **K** – Chateau Tongariro – what will you do and how much does it cost?
- **P** – another reason we're doing this work is we have these buildings – the chateau, met service building in Welly – I don't think DOC is best placed to manage buildings like that. Will have discussion with ministers and central govt.
- **K** – how much is it costing to manage chateau every week?
- **P** – don't have that \$\$ a week. We're tracking what it's costing. It's a new thing that's come in, putting pressure on an already limited baseline. It means its money we cant use to save 4000 species. That is what keeps me awake at night. We don't have enough time to dowhat we need to do for nature. We must treat biodiversity like climat e change.
- **K** – are you preserving backcountry access or assisting those groups who would do it for you? Is main focus endless biodiversity strategy? Is the big part of \$ going on being tourism dept with great walks?
- **P** – whole bunch of things we're fixing now, thinking about the future, will talk to NZers about this. Backcountry trust and volunteers are so important. What we see through predator free is when we come together.

out of scope

Enjoy your day,

Briana Phillips

Team Lead National Communications

Department of Conservation | *Te Papa Atawhai*

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

After hours media support: email media@doc.govt.nz

www.doc.govt.nz



Department of Conservation
Te Papa Atawhai

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Steve Brightwell

From: Bronwyn Saunders
Sent: Thursday, 20 April 2023 2:55 pm
To: Media; Steve Brightwell
Subject: FW: Interview re Chateau

Another one for the log

The Chateau

DDG Mike Tully was interviewed by Business Desk editor Patrick Smellie on future plans for the Chateau. (Steve)

From: Vicki Connor <vconnor@doc.govt.nz>
Sent: Thursday, April 20, 2023 2:46 PM
To: Bronwyn Saunders <bsaunders@doc.govt.nz>; Steve Brightwell <sbrightwell@doc.govt.nz>
Cc: Fiona Weightman <fweightman@doc.govt.nz>
Subject: FW: Interview re Chateau

Hey,

You may have caught up with the fact that Mike Tully ended up doing the interview with Patrick Smellie.

Here are his notes from that interview. Sounds like it went well. Steve, I know you will have a part of the solid prep too.

I see that RNZ also has an OIA in re the Chateau. I am assuming that Mike will continue as spokesperson now. This is one SLT want to be across.

Thanks
Vicki

From: Mike Tully <mtully@doc.govt.nz>
Sent: Thursday, April 20, 2023 2:08 PM
To: Sia Aston <saston@doc.govt.nz>; Marie Long <mlong@doc.govt.nz>; Karl Beckert <kbeckert@doc.govt.nz>; Stacey Wrenn <swrenn@doc.govt.nz>; Vicki Connor <vconnor@doc.govt.nz>
Cc: Penny Nelson <pnelson@doc.govt.nz>
Subject: Interview re Chateau

Good afternoon,

Just off from a good conversation with Patrick re Chateau.

It is for a story around the interest being generated on the closure of the Chateau. He has had a number of enquiries regarding the chateau and people wondering what happens next. He is well informed of the history and asked me to talk on what is happening now and then next.

Points covered:

- We are currently in the handover process with KAH regarding the lease as there are certain conditions in the lease that we must both meet – no details asked for.

- Currently we are gathering information on the condition of the chateau in regards to engineering and the building condition. We are now about to release an RFP for the seismic assessment report which will take some time to appoint, then furnish.
- Once we have all this information that will allow up to then seek opportunities on gathering potential interest in the Chateau.
- He asked if we have had any and in who from or the entity type – I responded whilst there was initial interest it is more general in nature – looking at options of the hotel only, the supporting buildings or the whole lease etc. reiterated that once the reports are through this will then enable potential interests and the department to look at any possible options.
- He asked around the future and its connection with RAL. I responded that any interest in the Chateau would likely to want to see the outcome of the RAL process, we are awaiting the administrators to complete their processes and work with creditors, stating DOC will remain ready to respond and support proposals to ensure we maintain the opportunities in the park.
- He asked what would happen if nothing in the future no viable options were taken what would DOC be able to do to the Chateau, eg demolish it. I responded our focus remains in doing all the necessary work to look at all possibilities however at the end of the day a vacant decaying building offer only H&S risks to people and the environment and DOC's responsibility was to ensure these risks were mitigated against.
- He asked about the ongoing maintenance and I informed him that responsibility is with the crown and we were administrating that. He asked what would the cost to repair be, as he had heard that it would be around 15m. I told him that we could not identify the cost until we had all the reports in however given the size of the building, its location and if the repair required was substantial, then it would likely be a considerable costs but one that I could not put a figure on at this stage.

He was grateful for the info and reiterated the story is more from an information to interested public view based on the history and uniqueness of the Chateau. I said we will keep him in the loop as we progress through the milestones etc.

Thanks to Karl and Stacy for the useful and informative info provided.

Cheers
Mike

Mike Tully

Deputy Director General - Organisation Support
Department of Conservation | Te Papa Atawhai
Mobile: s 9(2)(a)

Conservation House Wellington | Whare Kaupapa Atawhai
18 Manners Street | PO Box 10420 | Wellington 6143

www.doc.govt.nz



Steve Brightwell

From: Stacey Wrenn
Sent: Monday, 17 April 2023 11:32 am
To: Vicki Connor; Karl Beckert; Steve Brightwell
Subject: RE: Karl/Stacey prep chat pre-meeting with Patrick tomorrow

Sounds good, thanks Vicki.

From: Vicki Connor <vconnor@doc.govt.nz>
Sent: Monday, April 17, 2023 11:31 AM
To: Karl Beckert <kbeckert@doc.govt.nz>; Steve Brightwell <sbrightwell@doc.govt.nz>; Stacey Wrenn <swrenn@doc.govt.nz>
Subject: RE: Karl/Stacey prep chat pre-meeting with Patrick tomorrow

Hi Stacey,

I am at the offsite all day so can't, but Steve might be able to.

I chatted to Karl on Friday about the 'bigger picture' angle (DOC's role as a landlord etc) and have raised with Sia to talk to at SLT today.

Will feed any context back. Henry will too no doubt.

Thanks
Vicki

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

From: Stacey Wrenn <swrenn@doc.govt.nz> **On Behalf Of** Karl Beckert
Sent: Monday, April 17, 2023 11:28 AM
To: Vicki Connor; Steve Brightwell
Subject: FW: Karl/Stacey prep chat pre-meeting with Patrick tomorrow
When: Tuesday, 18 April 2023 1:30 pm-1:50 pm (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting

Hi guys,

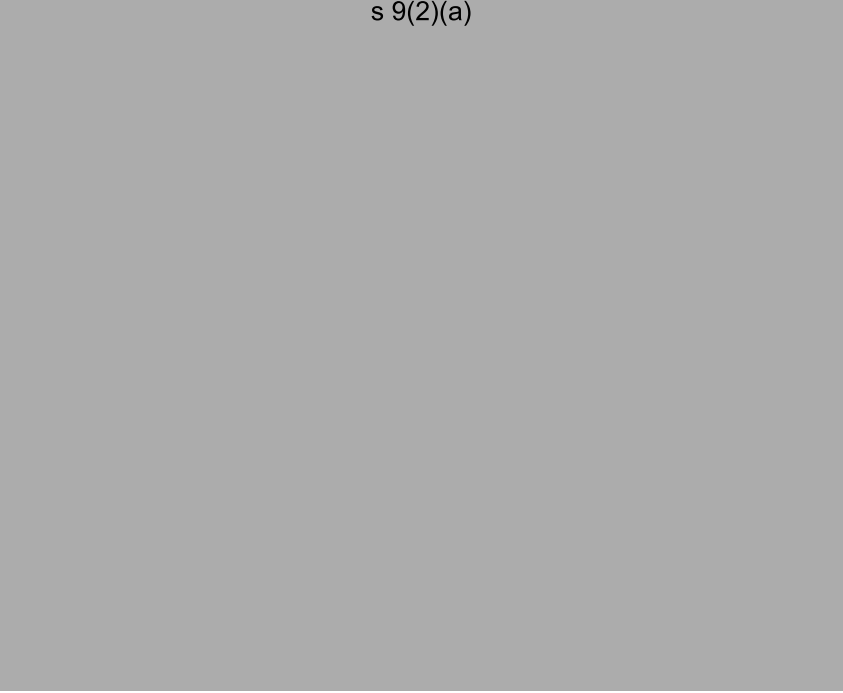
I think you're both aware of this – Karl is meeting with Patrick Smellie on Wednesday to talk about some of the future options for the Chateau. Any chance you can please come to this prep meeting?

Cheers,
Stacey

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

From: Karl Beckert <kbeckert@doc.govt.nz>
Sent: Friday, April 14, 2023 10:14 AM
To: Karl Beckert; Stacey Wrenn
Subject: Karl/Stacey prep chat pre-meeting with Patrick tomorrow
When: Tuesday, 18 April 2023 1:30 pm-1:50 pm (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting

s 9(2)(a)



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Steve Brightwell

From: Eamonn Whitham
Sent: Wednesday, 5 April 2023 2:27 pm
To: Steve Brightwell
Subject: RE: Preparing Minister of Tourism to visit Ruapehu region [IN-CONFIDENCE]

Yeah should have read my emails more closely. As soon as I sent it I saw your next email saying you'd already sent it

From: Steve Brightwell <sbrightwell@doc.govt.nz>
Sent: Wednesday, April 5, 2023 2:23 PM
To: Eamonn Whitham <ewhitham@doc.govt.nz>; Karl Beckert <kbeckert@doc.govt.nz>
Cc: Stephane Mino-Vercellio <svercellio@doc.govt.nz>
Subject: RE: Preparing Minister of Tourism to visit Ruapehu region [IN-CONFIDENCE]

Hi Eamonn,
I sent the approved background and Q&As over to Poppy at MBIE at 10.30 this morning.
Steve

From: Eamonn Whitham <ewhitham@doc.govt.nz>
Sent: Wednesday, April 5, 2023 2:19 PM
To: Steve Brightwell <sbrightwell@doc.govt.nz>; Karl Beckert <kbeckert@doc.govt.nz>
Cc: Stephane Mino-Vercellio <svercellio@doc.govt.nz>
Subject: RE: Preparing Minister of Tourism to visit Ruapehu region [IN-CONFIDENCE]

Karl did you want one of us to go back to MBIE on this? I see their deadline was midday today.

From: Steve Brightwell <sbrightwell@doc.govt.nz>
Sent: Wednesday, April 5, 2023 10:08 AM
To: Eamonn Whitham <ewhitham@doc.govt.nz>
Subject: RE: Preparing Minister of Tourism to visit Ruapehu region [IN-CONFIDENCE]

Yeah I meant PCBU good catch.

From: Eamonn Whitham <ewhitham@doc.govt.nz>
Sent: Wednesday, April 5, 2023 9:51 AM
To: Steve Brightwell <sbrightwell@doc.govt.nz>; Karl Beckert <kbeckert@doc.govt.nz>
Subject: RE: Preparing Minister of Tourism to visit Ruapehu region [IN-CONFIDENCE]

Looks good Steve. Thanks. All I changed was PSBU to PCBU. Karl, over to you.

From: Steve Brightwell <sbrightwell@doc.govt.nz>
Sent: Tuesday, April 4, 2023 2:39 PM
To: Eamonn Whitham <ewhitham@doc.govt.nz>
Subject: RE: Preparing Minister of Tourism to visit Ruapehu region [IN-CONFIDENCE]

Hi Eamonn,
I think this is probably close to what we want.
There is still quite a bit of legal negotiation to be concluded before we will be in a position to consider future uses but the details of that are not for external ears at this stage.
Let me know if you think we need more than this.
Steve

Background

Kah International bought the lease of the Tongariro Chateau property from Tourism Hotels Corporation in 1991. The lease includes the Hotel, more than 20 other buildings, the golf course and other land within Tongariro National Park. While a new lease had been offered to Kah, the original lease expired in 2020 and Kah chose to continue operating the Chateau Tongariro Hotel as a monthly tenant for the past two and a half years.

On 31 January 2023 Kah New Zealand advised the hotel would close on February 5 and the property be handed over to the Department following the notice period. Kah cited a need for earthquake strengthening of the hotel and the uncertain future of the Ruapehu ski fields as the major factors in their decision to close. DOC assumed management of the property on March 9 and, as our first priority, has been getting to grips with what is required to maintain a heritage-listed hotel building.

As could be expected with a 30-lease of this nature, there are still a number of residual matters to be concluded following hand-over. Some of these matters are complex and we do not anticipate them being fully resolved for some months yet. Alongside resolving lease matters, the Department is engaging with the Ministry of Culture and Heritage, Land Information NZ and iwi to consider the various options for the Chateau Tongariro Hotel into the future.

Q&A

Why hasn't DOC responded to expressions of interest from potential new hotel operators?

DOC is keenly aware the Chateau is an iconic heritage building sitting at the gateway to the Tongariro National Park, which itself has Dual World Heritage for its natural and cultural heritage. The Department is committed to working with iwi and a range of stakeholders to ensure both the heritage and cultural values of the Chateau Tongariro Hotel property are honoured and respected. We have received inquiries of interest in the Chateau which were expected and welcome. DOC has acknowledged them and explained we are not yet in a position to fully address these approaches. Once we have determined what the long-term future for the property is and have a better idea of our on-going PCBU responsibilities, particularly in regard to seismic risks, we will be in a better position to respond to any suggestions or proposals.

What is known about the seismic risks of the Chateau Tongariro Hotel?

Kah cited issues raised in a Detailed Seismic Assessment as one of the major factors in their decision to close the hotel. The assessment has not yet been shared with DOC or other interested parties. Accordingly, the Department has taken a precautionary approach and implemented a strict safety protocol for the hotel and areas around it which may be vulnerable to falling masonry in the event of a serious earthquake. Detailed seismic assessment of the building is a pre-requisite for the Department to make decisions about future use as a responsible PCBU under the Health & Safety at Work Act 2015.

From: Eamonn Whitham <ewhitham@doc.govt.nz>

Sent: Monday, April 3, 2023 1:02 PM

To: Steve Brightwell <sbrightwell@doc.govt.nz>

Subject: RE: Preparing Minister of Tourism to visit Ruapehu region [IN-CONFIDENCE]

Great, thanks

From: Steve Brightwell <sbrightwell@doc.govt.nz>

Sent: Monday, April 3, 2023 1:01 PM

To: Eamonn Whitham <ewhitham@doc.govt.nz>; Karl Beckert <kbeckert@doc.govt.nz>

Subject: RE: Preparing Minister of Tourism to visit Ruapehu region [IN-CONFIDENCE]

Yes can do.

From: Eamonn Whitham <ewhitham@doc.govt.nz>
Sent: Monday, April 3, 2023 12:59 PM
To: Karl Beckert <kbeckert@doc.govt.nz>; Steve Brightwell <sbrightwell@doc.govt.nz>
Subject: RE: Preparing Minister of Tourism to visit Ruapehu region [IN-CONFIDENCE]

Yep can do.

Steve, are you able to do a first cut for me to review? I note the email asked for both background paras, including current status, and a couple of Q&As. By 9am Wednesday draft to me would be ideal, as I've got a few meetings from 10am.

Ngā mihi,
Eamonn

From: Karl Beckert <kbeckert@doc.govt.nz>
Sent: Monday, April 3, 2023 12:39 PM
To: Eamonn Whitham <ewhitham@doc.govt.nz>; Steve Brightwell <sbrightwell@doc.govt.nz>
Subject: Fwd: Preparing Minister of Tourism to visit Ruapehu region [IN-CONFIDENCE]

Hey eamonn. Can you work with Steve to provide me with a couple of paras by Wed morning. Should be able to lift out of Stacey's briefing

K

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From: Poppy Shelton <Poppy.Shelton@mbie.govt.nz>
Sent: Monday, April 3, 2023 11:54:45 AM
To: Karl Beckert <kbeckert@doc.govt.nz>; Nyree Hill <Nyree.Hill@mbie.govt.nz>; Murray Beatson <Murray.Beatson@mbie.govt.nz>
Cc: Moriah Osborne <Moriah.Osborne@mbie.govt.nz>
Subject: Preparing Minister of Tourism to visit Ruapehu region [IN-CONFIDENCE]

Kia ora koutou,

We collaborated not too long ago on a Ministerial addressed to the Minister of Tourism about Ruapehu Alpine Lifts and Chateau Tongariro. Thanks again for your help with that work.

The Minister of Tourism is travelling to the Ruapehu region next week, where he is expected to meet with Council, the Mayor, and Visit Ruapehu (the Regional Tourism Organisation). My colleague Moriah and I are preparing an event briefing to support this trip.

As it is likely that both Chateau Tongariro and RAL will come up in the discussions, we want to include some wording from both DOC (re: CT) and Kānoa (re: RAL) to give the Minister up-to-date information and guide his responses to any questions. I'm imagining the briefing will include background on both issues, and an annexed Q+A. Ideally, it'd therefore be great to receive a few background paras outlining each issue and its current status, and a couple of Q+As to address any questions you think are likely to come up.

Unfortunately the Easter holidays have shaved two days of prep time off, so if you are able to provide us with some wording by midday Wednesday, that would be most appreciated.

If you'd like to discuss anything (timings, content, etc etc etc) please feel free to give me a call or Teams.

Thanks,
Poppy

Poppy Shelton (she/her)

SENIOR ADVISER

Tourism Operations and Partnerships Team, LSE | Ministry of Business, Innovation & Employment

poppy.shelton@mbie.govt.nz | DDI: +64 (04) 896 5466

Level 7, 15 Stout Street, Wellington 6011 | PO Box 1473, Wellington 6140, New Zealand

I work Monday to Thursday. On Fridays, please forward any urgent matters to [Dale Elvy](mailto:dale.elvy@mbie.govt.nz) [dale.elvy@mbie.govt.nz],
Manager Tourism Operations and Partnerships.

NZBN 9429000106078



**MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT**
HIKINA WHAKATUTUKI



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Steve Brightwell

From: Jeff Neems
Sent: Tuesday, 30 May 2023 10:07 am
To: Cassandra Spearin
Cc: Steve Brightwell
Subject: RE: Progress on Sale of Chateau etc

No he did not. Steve msgd me about it too.

Jeff Neems

Communication and Media Advisor | Kaitohutohu Pāpāho a Whakapā
Hamilton | Kirikiriroa
Phone: +64 0272981836

www.doc.govt.nz



From: Cassandra Spearin <cspearin@doc.govt.nz>
Sent: Tuesday, May 30, 2023 9:45 AM
To: Media <Media@doc.govt.nz>
Subject: FW: Progress on Sale of Chateau etc

Just checking if Paul (below) had sent this message to the media inbox yesterday after failing to get hold of Steve?

Casey

From: Steve Brightwell <sbrightwell@doc.govt.nz>
Sent: Tuesday, May 30, 2023 9:28 AM
To: Paul Charman [REDACTED] s 9(2)(a)
Cc: Cassandra Spearin <cspearin@doc.govt.nz>
Subject: RE: Progress on Sale of Chateau etc

Hi Paul,

Hopefully you got my out of office email yesterday and redirected your enquiry to the media team.

If not, I can tell you that none of these rumours are true.

We continue to work through end of lease matters with the former lessee, gather information about the buildings' seismic risks and consider what the future use of the buildings may be.

Please also note, I am no longer working for our communications and media team and any future enquiries are best directed to media@doc.govt.nz in the first instance.

Ngā mihinui

Steve Brightwell

Principal Advisor Operations Issues

Department of Conservation

WHAKATĀNE

027306 2366

From: Paul Charman [REDACTED] s 9(2)(a)
Sent: Monday, May 29, 2023 1:37 PM
To: Steve Brightwell <sbrightwell@doc.govt.nz>
Subject: Progress on Sale of Chateau etc

Hi Steve,

A couple of questions my friend 😊

I HAVE heard that DOC is in negotiations with a business interested in purchasing the Chateau Tongariro.

Could you confirm or deny this please?

If its true is the business a Kiwi or overseas company please?

Also, could you confirm or deny re[ports to us that valuable items, such as paintings and some chattles and fittings, have been removed (by DOC or persons unknown) from the Chateau.

Would it be possible to respond to me by 9am tomorrow (Tuesday)?

Thanks and regards

Paul Charman :)

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From: [Alice Girton](#)
To: [Penny Nelson](#)
Cc: [Sandra Griffiths](#); [Sean Goddard](#)
Subject: NORS updates Friday 5 May
Date: 04 May 2023 11:50:00

Kia ora

Please see below NORS updates as of Friday 5 May:

out of scope

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Chateau Tongariro

- We have now received both the final condition report on the Chateau [redacted] s 9(2)(h)
[redacted] s 9(2)(h)
- [redacted] s 9(2)(h)

s 9(2)(h)

- My team are preparing a briefing for you and the Minister on our approach to resolving end of lease matters. This briefing will set our proposed approach, the results we are seeking, and the legal and financial risk of the approach.

out of scope

- We are working with s 9(2)(j) on their proposal to support our strategic thinking about the future options for the Chateau. Their proposal includes s 9(2)(j) working closely with key people in DOC to determine our strategic objectives for the site and analyse our options to achieve these objectives.
- We have not yet received an offer for insurance. We have shared our recent insurance valuation for the Chateau with our brokers, who are using this to support negotiations with insurance providers.

Ngā mihi,

Alice Girtton ([she/her](#))

Executive Assistant to Marie Long

Deputy Director-General National Operations and Regulatory Services

s 9(2)(a)

TOWARDS A PREDATOR FREE NEW ZEALAND

“We must do our part to look after and care for the forest.”



Alice Geary

From: Stacey Wrenn
Sent: Monday, 8 May 2023 5:58 pm
To: Steve Brightwell
Cc: Eamonn Whitham
Subject: Chateau and RAL work
Attachments: RE: Chateau visit ; AoG Construction Consultancy Services ; VAR1 - Additional Accommodation and Ancillary Buildings.pdf; Management planning advice - RAL opportunities and constraints - 25OCT2022 - DOC-7185103; RE: Ruapehu Alpine Lifts - media; RE: Feedback from status report to MOC 17/4/23; FW: Feedback from status report to MOC 17/4/23; RE: Chateau Tongariro - Property Strategy

Hi Steve (and Eamonn),

Thanks for the conversation today about work on the Chateau and ^{out of scope} I've set out the tasks we talked about below. Please let me know if you have any questions, and of course I'm here to help out with any of this :) Apologies this is a bit of a brain dump rather than a structured commissioning email!

Plan site visit to the Chateau – 19 May

Can you please prepare the itinerary for the site visit, working with Dave/George, Rod, and Patrick Harvey about what we're doing on the day. You'll also need to work with Jo de Lange and Alex Whittaker. The first email attached, 'Chateau visit', gives an outline of what we need to create, and Mike's travel itinerary is attached to this email.

People on the visit:

- Mike Tully
- CJ Juby
- Rod Reisma
- Fiona Weightman
- Us
- I'm assuming Damian will be there – I'll check tomorrow
- Dave Conley and the District team – I think George is on leave
- I'm assuming Patrick Harvey and possibly Alex from his team

As part of making the itinerary, can you also please put together some objectives for the visit – from my perspective, we want Mike and the team to understand the risks and issues associated with the Chateau, and to hear the Ops team's context. I want Mike to understand just how many of the buildings in Whakapapa are connected to the lease and the impact their closure is having on the village.

There may also be an opportunity to meet with [REDACTED] s 9(2)(b)(ii)

Can you also please think about any material we need to be providing either on the day or before the visit. I'm thinking about making some A3s for the day, but I'll give that some more thought.

I'll talk to Dave tomorrow about accommodation for us.

In terms of timing, it would be good to share a draft itinerary by the end of the week if possible, so can you please aim to send me a draft by Thursday to review?

Procurement processes

[REDACTED] out of scope

out of scope

Project plan

I haven't updated this yet – it will need to be a job for Wednesday, I'll let you know when I've done it. But once I have updated it, can you please keep this up to date? It will be helpful for structuring our meeting later this week around tasks. There is also a document register in the plan.

I have been keeping the task register pitched at a level to communicate with DDGs – ie not every detail of the tasks, but enough detail to provide assurance of what we're doing.

[DOC-7290632](#)

Upcoming Chateau work

Transition plan to Property

We'll need to start working on this – in a week or so, let's have a brainstorming session.

Briefing to support MOC to seek Between Budget Contingency

Don't worry about this right now, but we need to brief the Minister on this in June. I've attached a recent update to Penny on this as an FYI.

out of scope

Cheers,
Stacey

Stacey Wrenn (she/her)
Principal Advisor, Operations Support
Whare Kaupapa Atawhai | Conservation House
Phone: [redacted] s 9(2)(a)

www.doc.govt.nz



From: [Alice Girton](#)
To: [Penny Nelson](#)
Cc: [Sean Goddard](#); [Sandra Griffiths](#)
Subject: NORS updates for Penny 2 June
Date: 01 June 2023 12:14:00

Kia ora

Please see below NORS updates as of 2 June:

out of scope

Chateau Tongariro

- A recent RNZ article explored the ongoing impact of the Chateau closure on the wider tourism business sector at Whakapapa. We are undertaking some urgent work to establish exactly what use can be made of the ancillary buildings and provide a clearly articulated position on this to quell some of the speculation.
- A second RNZ article provided confirmation from KNZ they will share their Detailed Seismic Assessment (DSA) with us once end of lease negotiations are concluded. This is not a new position, however, due to the potential for protracted negotiations and need for us to make prudent, timely decisions we are pressing on with getting our own DSA for the building. We are now assessing proposals from contractors.

out of scope

s 9(2)(h)

- We anticipate starting some critical maintenance work to prevent further deterioration of the building in coming weeks. The local Operations team will lead and deliver this work.

s 9(2)(h)

We now have insurance cover in place for the Chateau. There are two components: perils (\$10 million cover) and natural disasters (\$2 million). Perils covers loss for damages from the likes of fire, theft, falling objects, and other accidental damage. Gradual damage (for example leaking pipes) is excluded. Natural disaster covers demolition costs for events like earthquakes, floods, volcanic activity etc. There are certain actions we may need to take to maintain insurance cover, for example maintaining security to a set level. We are confirming these requirements with insurers.

s 9(2)(h)

out of scope

- Our current focus has been on preparing our position for the end of lease negotiations with KNZ. We are also preparing for our strategic work considering the long-term future of the Chateau. This has not been an immediate priority, as we are unable to progress any options without a) outcomes of the end of lease negotiations with KNZ, and b) information about the work required to manage seismic risks, which will be informed by the Detailed Seismic Assessment we are commissioning. We will be working with s 9(2)(j) s 9(2)(j) to help us develop a long-term strategy for the Chateau, and also seeking the input of other agencies where they can help us with this work, including LINZ and MCH/Heritage New Zealand.
- We are about to start working with the Finance team and Treasury to seek Between Budget Contingency funding for the Chateau for the 23/24 financial year.

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out of scope

Ngā mihi,

Alice Girton ([she/her](#))

Executive Assistant to Marie Long

Deputy Director-General National Operations and Regulatory Services

s 9(2)(a)

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From: [Karl Becker](#)
To: [Stephane Mino-Vercellio](#); [Alice Girton](#)
Subject: RE: Penny's updates from OSU for Friday 9 June
Date: 07 June 2023 15:58:53
Attachments: [image001.png](#)

Hi Alice – sorry use this version.

out of scope

K

From: Stephane Mino-Vercellio <svercellio@doc.govt.nz>
Sent: Wednesday, June 7, 2023 3:49 PM
To: Alice Girton <agirton@doc.govt.nz>
Cc: Karl Beckert <kbeckert@doc.govt.nz>
Subject: Penny's updates from OSU for Friday 9 June

Hi Alice,

OSU updates for Penny for Fri 9 Jun.

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out of scope

Chateau Tongariro

- We are continuing to plan a Whakapapa community meeting in the week of June 20 to help assuage some of the concerns being voiced about the future of Whakapapa. Ruapehu District Council is keen to co-host this meeting with us. We intend to share what information we can at that time and be clear about what we do not know or have control over. We anticipate there will be a high degree of overlap with Ruapehu Alpine Lifts issues which we will need to manage.

s 9(2)(h)

- Our District Operations team is planning critical maintenance work to prevent further

deterioration of the building in the coming weeks.
s 9(2)(h)

s 9(2)(h)

- My team is working with the Heritage team to draft a response for Minister Prime to a letter from Historic Places Aotearoa asking about our management of the Chateau and being generally critical of DOC's heritage work. We will draw on the key messages around our \$13M Budget 22 boost to heritage spending in our reply.
- Preparation for our strategic work considering the long term future of the Chateau is proceeding. This will include considering what is possible, practical and expedient in terms of allowing use of the formerly leased ancillary buildings and the development of a more broadly-scoped property strategy for the Whakapapa Village led by the Property Group but with the input of other agencies, including LINZ and MCH/Heritage New Zealand.
- [We can provide an outline of our regulatory approach to inform the deep dive being undertaken by SLT if it is required.](#)
- Working with the Finance team and Treasury to seek Between Budget Contingency funding for the Chateau for the 23/24 financial year is the next piece of work we will commence.

out of scope

Ngā mihi

Stephane Mino-Vercellio ([he/him](#))

Kaiāwhina ā te Kaiwhakahaere

Personal Assistant to the Director, Operations Support

Ōtautahi / Christchurch Office

www.doc.govt.nz

From: [Stephane Mino-Vercellio](#)
To: [Alice Girton](#)
Cc: [Steve Brightwell](#); [Stacey Wrenn](#); [Eamonn Whitham](#); [Karl Beckett](#); [Alice Geary](#)
Subject: Penny's updates from OSU for Friday 16 June
Date: 14 June 2023 14:56:39
Attachments: [image001.png](#)

Kia ora,

Penny's updates from OSU for Friday 16 June below.

Operations Support

Chateau Tongariro

- We have heard from Te Papa Tongarewa that they do not have storage capacity for the Carl Kahler Pink and White Terraces painting at this time. My team will continue to explore opportunities for KNZ to place the painting with another museum or art gallery.
- As we are aware from their lawyers, KNZ haven't approached Te Papa about purchasing the painting yet; we provided the contact information to KNZ on 28 April.

s 9(2)(h)

out of scope

s 9(2)(h)

out of scope

s 9(2)(h)

- We have two new OIAs from NZME (NZ Herald). Both are asking for any documentation related to future uses of the hotel. We are still collating the material but at first look it is unlikely to result in the release of substantial new information.

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- Workstreams to consider what options are available to us for use of the formerly leased buildings and to develop a longer-term property strategy for Whakapapa are progressing as previously outlined.
- Between Budget Contingency bid preparation for the Chateau for the 23/24 financial year is now underway.

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Ngā mihi

Stephane Mino-Vercellio ([he/him](#))

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