

Karen Rainbow

Subject: Quick Catch Up call with Chateau/DoC
Start: Tue 31/01/2023 10:15 am
End: Tue 31/01/2023 10:30 am
Show Time As: Tentative
Recurrence: (none)
Organizer: 9(2)(a)

Microsoft Teams meeting

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Karen Rainbow

From: George Taylor
Sent: Tuesday, 31 January 2023 10:17 am
To: 9(2)(a)
Subject: Accepted: Quick Catch Up call with Chateau/DoC

Released under the Official Information Act

Karen Rainbow

From: George Taylor
Sent: Tuesday, 31 January 2023 12:58 pm
To: 9(2)(a)
Cc: Karen Rainbow; Steve Brightwell
Subject: RE: Chateau Tongariro Hotel Lease Agreement

Kia ora 9(2)(a)

We're all good with the wording for the media release.

Much appreciated

George

From: 9(2)(a) 9(2)(a)
Sent: Tuesday, 31 January 2023 11:58 am
To: George Taylor <gttaylor@doc.govt.nz>
Subject: Chateau Tongariro Hotel Lease Agreement

Hi George

Thank you for your time today.

As we discussed earlier this morning, it is with regret that we have made the decision not to renew our lease and close the Chateau Tongariro Hotel from Sunday, 5 February 2023.

The decision is a result of recent site and seismic assessments, undertaken while investigating options for property renovations. The detailed seismic report we had commissioned revealed some areas of the site to no longer meet current safety standards.

To ensure the safety of staff and guests the decision has been made to close the property. The significant cost of ensuring long term site safety from seismic risk is not financially viable, and this is compounded by uncertainty off the back of the Ruapehu Alpine Lifts' voluntary administration, recent poor snow season conditions and pandemic restrictions.

Arriving at this decision was extremely difficult for the property owners and management alike, particularly given the property is not only a flagship hotel, but also an iconic New Zealand landmark.

For now, our attention turns to supporting our staff and guests around news of the closure, in particular assisting with alternative arrangements for employment at our property's sister hotel, Wairakei Resort Taupo.

In the meantime, we wish to engage in further discussions with the DoC regarding the handover of the hotel and where there may be an opportunity for us to support its transition for the future.

We have a confidential media release attached from Bayview International Hotels & Resorts messaging out our decision, which is planned to be distributed to media after our 1pm meeting with DoC. If you have any edits to parts

where we have referenced DoC we would appreciate getting these through before 1pm. We have decided to send out the release after we get the opportunity to personally inform key parties such as yourself.

Between now and when we send out the media release you may expect media calls. Our communications department has drafted a reactive media statement for DoC. This is for DoC to issue if earlier to our media release being sent out you are contacted and reactively can be sent in response to a specific media query. We understand that you may want to make amendments to this statement and we would appreciate a quick email through of what you use as the final version.

Thank you for your valued partnership with us and we'll pick up the conversation in a few hours when we meet.

Regards

9(2)(a)

Vice President, Project & Product Development
Bayview International Hotels & Resorts

Released under the Official Information Act

Karen Rainbow

From: 9(2)(a) 1(2)(a)
Sent: Friday, 3 February 2023 5:23 pm
To: Stacey Wrenn; 9(2)(a)
Cc: George Taylor; Michelle Hooper
Subject: Re: Meeting with legal teams re Chateau Tongariro lease

Wednesday is perfect

Kind Regards

9(2)(a)

Vice President – Projects & Product Development
Bayview International Hotels & Resorts

9(2)(a)

From: Stacey Wrenn <swrenn@doc.govt.nz>
Sent: Friday, February 3, 2023 12:15:16 PM
To: 9(2)(a) 3(2)(a) 9(2)(a) 9(2)(a)
Cc: George Taylor <ggtaylor@doc.govt.nz>; Michelle Hooper <mhooper@doc.govt.nz>
Subject: RE: Meeting with legal teams re Chateau Tongariro lease

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Hi 9(2)(a)

I've checked with the team, how does either 3.30 on Wednesday or anytime after 3 on Thursday suit? Let me know your preference and I'll send a meeting invite.

Cheers,
Stacey

From: 9(2)(a) 9(2)(a)
Sent: Friday, 3 February 2023 5:02 pm
To: 9(2)(a) 3(2)(a) Stacey Wrenn <swrenn@doc.govt.nz>
Cc: George Taylor <ggtaylor@doc.govt.nz>; Michelle Hooper <mhooper@doc.govt.nz>
Subject: Re: Meeting with legal teams re Chateau Tongariro lease

Hi Stacey

Can you do from anytime after 1pm NZ time onwards?

9(2)(a)

I have my thoughts as to the cleanest way to move forward and happy to discuss more during the meeting.

I should have the official letter to you by today.

Kind Regards

9(2)(a)

Vice President – Projects & Product Development
Bayview International Hotels & Resorts

9(2)(a)

From 9(2)(a) 9(2)(a)

Sent: Friday, February 3, 2023 11:57:08 AM

To: Stacey Wrenn <swrenn@doc.govt.nz>; 9(2)(a) 9(2)(a)

Cc: George Taylor <gttaylor@doc.govt.nz>; Michelle Hooper <mhooper@doc.govt.nz>

Subject: RE: Meeting with legal teams re Chateau Tongariro lease

Hi Stacey,

I will revert this to 9(2)(a) to confirm as he will be leading the conversations from our side.

9(2)(a) for your comments.

Kind Regards,

9(2)(a)

Vice President of Operations - Oceania

From: Stacey Wrenn <swrenn@doc.govt.nz>

Sent: Friday, 3 February 2023 4:52 PM

To: 9(2)(a) 9(2)(a)

Cc: George Taylor <gttaylor@doc.govt.nz>; Michelle Hooper <mhooper@doc.govt.nz>; 9(2)(a)

9(2)(a)

Subject: Meeting with legal teams re Chateau Tongariro lease

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Kia ora 9(2)(a)

Thanks for the conversation today. As discussed, we'd like to have a conversation between our respective legal teams about the details of the termination of the Chateau Tongariro lease. As we talked about today, these conversations will then inform the handover plan our operations teams are discussing.

We're looking into the lease in detail currently, and for our first conversation, we'd particularly like to understand how you're intending to leave the site.

At this stage, it looks like Thursday at 11 is best for our team. Does that work for you? Otherwise, what would suit you on Wednesday or Thursday?

All the best for this weekend.

Ngā mihi,
Stacey

Stacey Wrenn (she/her)
Strategic Operations Manager
Whare Kaupapa Atawhai | Conservation House
Phone: 9(2)(a) [REDACTED]
www.doc.govt.nz



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Karen Rainbow

From: Mere Mokoraka
Sent: Saturday, 4 February 2023 3:05 pm
To: 9(2)(a) George Taylor
Cc: 9(2)(a) 9(2)(a) 9(2)(a)
Subject: RE: Security for Chateau Tongariro

Hi Peter

As discussed, Tiaki Solutions Tuwharetoa Ltd will not be able to start until 2.00 pm tomorrow.

I will meet them at site tomorrow 2.00 pm, as part of your induction & expectation process, as this will transition through to DOC.

Mere

Mere Mokoraka
Senior Ranger – Local Bodies
Tongariro District
Department of Conservation | Te Papa Atawhai
M: 9(2)(a)

Tongariro National Park
Whakapapa Village | State Highway 48, Mount Ruapehu 3951

*Kia piki te oranga o te ao tūroa, i roto i te ngātahitanga, ki Aotearoa.
To work with others to increase the value of conservation for New Zealanders.*

www.doc.govt.nz

From: 9(2)(a) (2)(a)
Sent: Friday, 3 February 2023 4:11 pm
To: Mere Mokoraka <mmokoraka@doc.govt.nz>; George Taylor <ggtaylor@doc.govt.nz>
Cc: 9(2)(a) 9(2)(a) 9(2)(a) 9(2)(a)
Subject: Security for Chateau Tongariro

Dear George and Mere,

Thank you very much for your time this past week. As discussed in our earlier meeting this afternoon we are thankful for your assistance in securing a Security company to protect and look after the Chateau starting this Sunday morning. Please note the requirements below:

6(d)

6(d)

We would like to keep this structure moving forward and if there are any additions we will let you know. Please let me know if the company is able to meet these requirements starting from 9(2)(a) It would be good if we could also do a famil with them to run through the expectations and site.

Kind Regards,

9(2)(a)

Vice President of Operations - Oceania

6 Queens Road | Melbourne Victoria 3004 | Australia

9(2)(a)

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Kah New Zealand Limited
BN: 9429039113856
640 Wairakei Drive, Wairakei, Taupo, 3330 NZ

6 February 2023

To
George Taylor
Operations Manager
Department of Conservation

By email and delivery

gtaylor@doc.govt.nz

c/- 18 Manners Street, Wellington 6011

Tēnā koe George

Tongariro Chateau – Notice of Termination of Lease

1. As you are aware:
 - (a) Kah NZ Limited (**KNZ**) is tenant under registered lease instrument B183686.1 (varied by instruments 10515769.5 and 10515769.6) (**the Lease**);
 - (b) the Lease is administered by the Department of Conservation (**DOC**), on behalf of the Crown;
 - (c) the Lease expired on 30 April 2020; and
 - (d) KNZ is 'holding over' on a periodic basis under clause 2.02 of the Lease.
2. KNZ wishes to now provide formal notice to DOC that:
 - (a) KNZ exercises its right to terminate the Lease on one month's written notice in accordance with clause 2.02. The Lease will terminate on 9 March 2023 at 9am, or such earlier or later date as agreed by the parties in writing (**termination date**); and
 - (b) in accordance with the provisions of the Lease and subject to paragraph 3 below, KNZ will on or before the termination date:
 - (i) remove certain KNZ fixtures, chattels and equipment from the Land; and
 - (ii) otherwise leave all Improvements in place.
3. KNZ's termination of the Lease is without prejudice to its right to realise value from the Improvements in accordance with clause 10.03(b). DOC will be aware this entitles KNZ to receive from DOC a payment equal to the value of the Improvements, where DOC offers a new lease of the site. KNZ would like to discuss timing of any new incoming tenant and/or the possibility of DOC purchasing the Improvements from KNZ prior to termination.
4. KNZ has appreciated its tenure under the Lease, and values its partnership with DOC. KNZ wishes to ensure a smooth exit and handover with DOC and would be happy to meet with DOC representatives prior to the termination date to discuss KNZ's orderly exit.
5. Please acknowledge receipt of this notice. We look forward to hearing from you.

Kind regards

9(2)(a)
9(2)(a)

Kah New Zealand Limited

Karen Rainbow

From: 9(2)(a) 9(2)(a)
Sent: Monday, 6 February 2023 12:29 pm
To: Stacey Wrenn; 9(2)(a) Anna Atchley; George Taylor; Karen Rainbow; Steve Brightwell
Cc: Damian Coutts; Michelle Hooper; Mere Mokokaka
Subject: Re: Chateau/DOC daily check-in

Just an aside note

An official notification letter will be emailed to George today with the 30 days beginning from tomorrow.

Cheers

9(2)(a)

Kind Regards

9(2)(a)

Vice President – Projects & Product Development
Bayview International Hotels & Resorts

9(2)(a)

From: Stacey Wrenn <swrenn@doc.govt.nz>
Sent: Monday, February 6, 2023 7:25:58 AM
To: 9(2)(a) (2)(a) Anna Atchley <aatchley@doc.govt.nz>; George Taylor <gtttaylor@doc.govt.nz>; Karen Rainbow <krainbow@doc.govt.nz>; Steve Brightwell <sbrightwell@doc.govt.nz>; 9(2)(a) 9(2)(a) 9(2)(a)
Cc: Damian Coutts <dcoutts@doc.govt.nz>; Michelle Hooper <mhooper@doc.govt.nz>; Mere Mokokaka <mmokoraka@doc.govt.nz>
Subject: Re: Chateau/DOC daily check-in

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Thanks for the update 9(2)(a) talk to you tomorrow.

Cheers,
Stacey

From: Peter Pysk 9(2)(a)
Sent: Monday, February 6, 2023 12:19:59 PM
To: Anna Atchley <aatchley@doc.govt.nz>; George Taylor <gtttaylor@doc.govt.nz>; Stacey Wrenn <swrenn@doc.govt.nz>; Karen Rainbow <krainbow@doc.govt.nz>; Steve Brightwell <sbrightwell@doc.govt.nz>; 9(2)(a) 9(2)(a) (2)(a)
Cc: Damian Coutts <dcoutts@doc.govt.nz>; Michelle Hooper <mhooper@doc.govt.nz>; Mere Mokokaka <mmokoraka@doc.govt.nz>
Subject: RE: Chateau/DOC daily check-in

Hi All,

Everything went well yesterday and there is not much to report. I have had contact with Mere and George therefore I think we can skip today and pick up tomorrow.

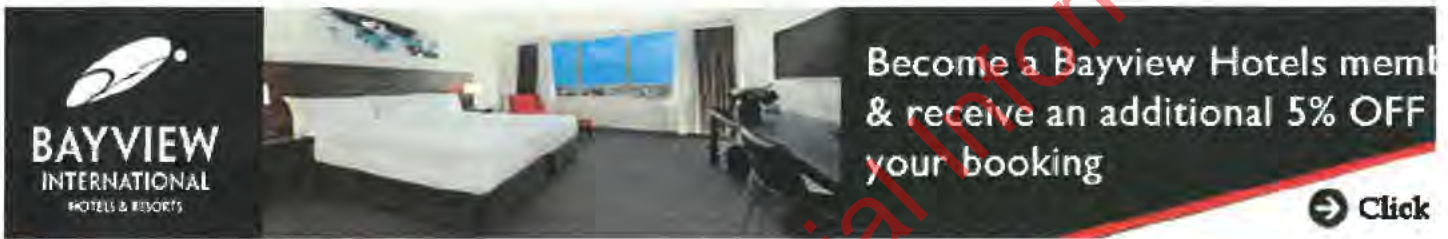
Kind Regards,

9(2)(a)

Vice President of Operations - Oceania


Bayview Eden Melbourne
6 Queens Road | Melbourne Victoria 3004 | Australia

9(2)(a)



The banner features the Bayview International Hotels & Resorts logo on the left, a photograph of a hotel room with a large bed and a desk in the center, and promotional text on the right: "Become a Bayview Hotels member & receive an additional 5% OFF your booking". A "Click" button with a right-pointing arrow is located at the bottom right of the banner.

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

From: Anna Atchley <aatchley@doc.govt.nz>

Sent: Tuesday, 31 January 2023 4:11 PM

To: Anna Atchley; George Taylor; Stacey Wrenn; Karen Rainbow; Steve Brightwell; 9(2)(a)

Cc: Damian Coutts; Michelle Hooper; Mere Mokoraka

Subject: Chateau/DOC daily check-in

When: Monday, 6 February 2023 12:30 PM-1:30 PM (UTC+12:00) Auckland, Wellington.

Where: Microsoft Teams Meeting; WKP - Meeting Room (Seats 8, Full AV)

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Karen Rainbow

From: George Taylor
Sent: Monday, 6 February 2023 12:58 pm
To: 9(2)(a)
Cc: 9(2)(a)
Subject: Chateau Tongariro Lease - 30 Day Notification

Kia ora 9(2)(a)

Just to confirm receipt of this letter and we look forward to the ongoing conversations during the transition period.

Nga mihi

George

Sent from Workspace ONE Boxer

On 6/02/2023 12:47 pm, Derek Yan <derek.yan@bayviewhotels.com> wrote:
Hi George

As mentioned, please find attached the official 30 day notification letter in regards to the lease for Chateau Tongariro Hotel.

A hard copy as required in the agreement will be dropped off in your Wellington office by our lawyers.

Should you have any questions, please do not hesitate contacting me.

Kind Regards

9(2)(a)

Vice President – Projects & Product Development
Bayview International Hotels & Resorts

9(2)(a)

Karen Rainbow

From: 9(2)(a) 9(2)(a)
Sent: Tuesday, 7 February 2023 7:59 pm
To: Karen Rainbow
Subject: RE: Charles Blomfield - Pink and White Terraces

Hi karen,

Thank you. I have forwarded this to our team and they will respond.

Kind Regards,

9(2)(a)

Vice President of Operations - Oceania

Bayview Eden Melbourne

9(2)(a)

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-----Original Message-----

From: Karen Rainbow <krainbow@doc.govt.nz>
Sent: Tuesday, 7 February 2023 1:35 PM
To: 9(2)(a)
Subject: FW: Charles Blomfield - Pink and White Terraces

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Hi 9(2)(a)

We received the below email regarding a piece of art within the building. Obviously I would not hand out your contact details, however I request that you contact them directly.

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. 9(2)(a)

Email: krainbow@doc.govt.nz |

<https://apc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.doc.govt.nz%2F&data=05%7C01%7Ckrainbow%40doc.govt.nz%7Cf19f5651a30341c639bc08db08d8cdf7%7Cf0cbb24fa2f6498fb5366eb9a13a357c%7C0%7C0%7C638113499630157192%7CUnknown%7CTWFpbGZsb3d8eyJWljoImC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=VPuAUGKYT5IK%2BZQvqzRlIdvXY3W54uXUC4sr9nGp708%3D&reserved=0>

-----Original Message-----

From: 9(2)(a) 9(2)(a)
Sent: Tuesday, January 31, 2023 6:43 PM
To: Enquiries <enquiries@doc.govt.nz>
Subject: Charles Blomfield - Pink and White Terraces

Hello there,

With the Chateau Tongariro hotel permanently closing from 5 Feb 2023 can you please speak or reach out too Kah New Zealand to see if you can make sure that a very large original Charles Blomfield piece of the Pink and White Terraces, a notable natural feature that was later destroyed in the 1886 eruption of Tarawera.

It would be a massive lose if it was damaged or sold off overseas

9(2)(a)

<https://apc01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.1news.co.nz%2F2023%2F01%2F31%2Fchat-eau-tongariro-to-permanently-close-on-sunday%2F&data=05%7C01%7Ckrainbow%40doc.govt.nz%7Cf19f5651a30341c639bc08db08d8cdf7%7Cf0cbb24fa2f6498fb5366eb9a13a357c%7C0%7C0%7C638113499630157192%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAilCjQljoiv2luMzliLCJBTil6k1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=XGjrLGLG0tBhGVBqQtY2o%2B%2FM3eaY1ISpT6FWgXr7MQg%3D&reserved=0>

Thank you for your time,

9(2)(a)

9(2)(a)

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Karen Rainbow

From: George Taylor
Sent: Wednesday, 8 February 2023 2:37 pm
To: 9(2)(a)
Subject: RE: Seven Sharp Story

Thanks 9(2)(a) We'll take this into consideration.

Cheers,

George

From: 9(2)(a) 9(2)(a)
Sent: Wednesday, 8 February 2023 1:18 pm
To: George Taylor <gttaylor@doc.govt.nz>
Subject: Seven Sharp Story

Hi George,

As mentioned earlier, KAH New Zealand has been approached by TVNZ's weekday evening show Seven Sharp.

We have since the announcement of the closure of the Chateau received requests from all major media outlets to do a "farewell" story. Most of these are breaking news shows where we wouldn't have input per se in how or what they messaged out.

Below you will find further details on Seven Sharp and our intentions with proceeding with the segment.

- The producer for Seven Sharp has said the central theme would be to pay tribute to the grand establishment that has been such a recognisable part of the New Zealand landscape for so long.
- Their brief on Seven Sharp is to broadcast positive "human" stories that reflect New Zealanders and the country.
- Seven Sharp is the country's second highest rating week night programme and they pride themselves on being optimistic and in touch with their audience, who tell them they don't want to be informed by the "cut and thrust" of regular news coverage.
- Seven Sharp typically presents 3 stories within a 30-minute timeslot every weeknight and they are feel good, nostalgic "Kiwiana" human stories – they also have an older demographic than other shows.
- The show is presented by well-known media personalities Hilary Barry and Jeremy Wells.

KAH New Zealand's aims with an exclusive (confidential) story with Seven Sharp are:

1. Use the segment to correct the misconception that the recent closure of Chateau Tongariro Hotel (CHT) is a permanent one as reported in the media or that the building will no longer exist. It is just the current operator (Bayview) terminating its lease.
2. Message out the opportunity for a new operator to take over and continue to operate CTH is still there.
3. We would also invite DoC to be in this segment to mention #2 above as well as to summon potentially new operators to submit their registration of interests with the DoC.
4. To be a final goodbye to the community.

Filming

TVNZ's archives are full of pictures of the Chateau over the decades, and these would be woven through the story.

We may also request if they can do a short interview with DoC (this could be through prepared questions)

Let me know your thoughts.

Cheers

9(2)(a)

Karen Rainbow

From: 9(2)(a) 9(2)(a)
Sent: Friday, 10 February 2023 9:29 am
To: Conrad Smith; Mere Mokoraka
Cc: 9(2)(a)
Subject: Re: [EXTERNAL] FW: Security - Chateau

Hi Conrad,

Thank you. Feel free to drop by anytime. 9(2)(a) and I would love to just update you on our situation and provide you with some confidence in our actions.

Just ask for 9(2)(a) with the security team at the back of the hotel

Regards,

9(2)(a)

Sent on the go with Vodafone
Get [Outlook for Android](#)

From: SMITH, Conrad <Conrad.Smith@police.govt.nz>
Sent: Friday, February 10, 2023 8:38:45 AM
To: Mere Mokoraka <mmokoraka@doc.govt.nz>
Cc: 9(2)(a) 9(2)(a)
Subject: RE: [EXTERNAL] FW: Security - Chateau

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Hi 9(2)(a)

I'm working a day shift today so am around and can pop up anytime that suits. Just let me know.

C

Regards,

Conrad Smith
Senior Constable
National Park Police

9(2)(a)

E conrad.smith@police.govt.nz



From: Mere Mokoraka <mmokoraka@doc.govt.nz>
Sent: Friday, 10 February 2023 8:34 AM
To: SMITH, Conrad <Conrad.Smith@police.govt.nz>
Cc: 9(2)(a)
Subject: RE: [EXTERNAL] FW: Security - Chateau

Hi Conrad

I've copied 9(2)(a) into this email. He's been wanting to touch base with you, so good timing.

9(2)(a) mobile: 9(2)(a)

Regards, Mere

Mere Mokoraka

Senior Ranger – Local Bodies

Tongariro District

Department of Conservation | Te Papa Atawhai

M: 9(2)(a)

Tongariro National Park

Whakapapa Village | State Highway 48, Mount Ruapehu 3951

Kia piki te oranga o te ao tūroa, i roto i te ngātahitanga, ki Aotearoa.

To work with others to increase the value of conservation for New Zealanders.

www.doc.govt.nz

From: SMITH, Conrad <Conrad.Smith@police.govt.nz>

Sent: Thursday, 9 February 2023 1:22 pm

To: Mere Mokoraka <mmokoraka@doc.govt.nz>

Cc: George Taylor <gtaylor@doc.govt.nz>

Subject: RE: [EXTERNAL] FW: Security - Chateau

Hi Mere,

Would you please have the contact details for the Chateau manager?

6(d)

6(d)

Come the 1st of March it would also be good to have this in place with DOC.

Thanks for your help.

C

Regards,

Conrad Smith

Senior Constable

National Park Police

9(2)(a)

[E conrad.smith@police.govt.nz](mailto:conrad.smith@police.govt.nz)



From: Mere Mokoraka <mmokoraka@doc.govt.nz>

Sent: Tuesday, 7 February 2023 8:38 PM

To: SMITH, Conrad <Conrad.Smith@police.govt.nz>

Cc: ALABASTER, Grant <Grant.Alabaster@police.govt.nz>

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

Hi Conrad

Awesome. Anytime after 10.30 am.

Mere

Sent from Workspace ONE Boxer

On 7/02/2023 8:24 pm, "SMITH, Conrad" <Conrad.Smith@police.govt.nz> wrote:

Hey Mere,

No I haven't. I'm working tomorrow and can pop up and see you. What time works for you?

Conrad

Sent from my iPhone

On 7/02/2023, at 18:06, Mere Mokoraka <mmokoraka@doc.govt.nz> wrote:

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Hi Conrad

Have you been briefed on this? If not, feel free to ring me.

Regards, Mere

From: Mere Mokoraka

Sent: Tuesday, 7 February 2023 6:02 pm

To: 9(2)(a) 9(2)(a)

9(2)(a) 9(2)(a) Patrick Harvey <pharvey@doc.govt.nz>; 9(2)(a)

9(2)(a) Alexander Knewstubb <aknewstubb@doc.govt.nz>; Louise Brown

<labrown@doc.govt.nz>; Charlotte Fletcher <cfletcher@doc.govt.nz>; John Carman

<jcarman@doc.govt.nz>

Cc: George Taylor <gttaylor@doc.govt.nz>; 9(2)(a) 9(2)(a) 9(2)(a)

9(2)(a)9(2)(a) 9(2)(a) 9(2)(a)

9(2)(a) 9(2)(a) TongariroVC <Whakapapa_VC@doc.govt.nz>;

Conrad Smith <conrad.smith@police.govt.nz>

Subject: Security - Chateau

Importance: High

Kia ora koutou (Veolia, TPP Contracting and DOC staff)

As some of you will have seen, there are currently cones near the entrance of the Chateau ring road which is the service access entrance to the WWTP and Dispersal fields. The cones will be replaced by bollards and a chain system either at the end of this week or early next week. Tiaki Solutions Tuwharetoa Ltd have been contracted by Bayview Chateau to provide security services 24/7 as at 2.00pm Sunday, 5 February 2023, for the next month. Please familiarise and comply with the following Security Protocols, until further notice.

Security Protocols:

Temporary Cones

- When you remove the cones to enter or exit the Chateau ring road (ring road), put the cones back in place to stop other private vehicles driving through.
- You must be in a marked vehicle with your company logo (no exceptions), so the security team can identify you without needing to approach you. They are extremely vigilant.
- Notify me of any sub-contractors going to the WWTP with expected date/times, so this info can be passed onto the Chateau and the Security team e.g. Almos Plumbing, Electricians etc

Temporary Bollards and Chain

- 6(d)
- Ensure you have arranged access for any sub-contractors that need it. It is not in scope for the Security team to provide that service.
- 6(d)
- Notify me of any sub-contractors going to the WWTP with expected date/times, so this info can be passed onto Chateau and the Security team.
- It is the contractors/sub-contractors or DOC staff's responsibility to lock the chain at all times when entering or exiting the ring road.
- Marked vehicles only with the company logo, so the security team can identify you without approaching you.

I will let you know when the bollards and chain are installed.

Any queries let me know.

Ngā mihi, Mere

Mere Mokoraka

Senior Ranger – Local Bodies

Tongariro District
Department of Conservation | Te Papa Atawhai
M: 9(2)(a)
Tongariro National Park
Whakapapa Village | State Highway 48, Mount Ruapehu 3951

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Karen Rainbow

From: Karen Rainbow
Sent: Monday, 13 February 2023 11:15 am
To: 9(2)(a)
Cc: Stacey Wrenn; 9(2)(a)
Subject: Chateau Tongariro gifted items

Morena 9(2)(a)

I have started receiving a number of enquiries regarding artworks and artefacts that have been donated to the Chateau property over the years. Could you please forward me a copy of your Gift Register for those items gifted or donated to the property during KAH's time of management.

This will ensure we can properly manage these important treasures into the future.

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. 9(2)(a)
Email: krainbow@doc.govt.nz | www.doc.govt.nz

Karen Rainbow

From: 9(2)(a) 9(2)(a)
Sent: Tuesday, 14 February 2023 11:56 am
To: Mere Mokoraka; 9(2)(a)
Cc: Karen Rainbow; George Taylor
Subject: RE: TSTL Inv-0111 - Chateau Security

Hi Mere,

Thank you for sending this through and we will arrange payment with urgency.

We thank you for the support listed below and please rest assured that it is noted. As you are aware we have also taken it upon ourselves (KAH NZ) to support this transition by spending a significant amount on:

- Changing all the external locks (paid for by KAH NZ) and hightening security measures for the property. This has been done in good faith and in partnership to support the long term on going protocols in secure the building after transition.
- KAH NZ has also paid for the servicing of grease traps which was not required to be conducted at this time
- Reduce the LPG in the gas bottle to aid in minimising risk after transition
- We have conducted a servicing on rangehoods and flues to minimise operational work after transition
- As discussed we have priotitised the instructions and requests of DOC to maintain the plant and equipment at full operational capabilities whilst, we wait for instructions of how DOC plans to manage the building after transition. This has been done in good faith with KAH continuing to absorb the costs of maintaining the plant ranther than reducing the costs involved.
- We have also shared our knowledge and recommendations of upcoming community events, IT infrustructure with the priority to support DOC IT capabilities after transition.
- We have conducted multiple walk throughs with DOC to share our knowledge of the building.

We are committed to the ongoing support. Our priority is to work in partnership together and support one another in this process. Once again, we are thankful for the great teamwork thus far in this process and look forward to it continuing.

Kind Regards,

9(2)(a)

Vice President of Operations - Oceania

Bayview Eden Melbourne
6 Queens Road | Melbourne Victoria 3004 | Australia

9(2)(a)



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From: Mere Mokoraka <mmokoraka@doc.govt.nz>
Sent: Monday, 13 February 2023 4:25 PM
To: [redacted]; [redacted]
Cc: Karen Rainbow <krainbow@doc.govt.nz>; George Taylor <gttayl@doc.govt.nz>
Subject: FW: TSTL Inv-0111 - Chateau Security

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Hi [redacted]

Please find attached the invoice for Tiaki Solutions Tuwharetoa Ltd (Tiaki) security services of Week 1 (05/02 – 12/02/2013) for payment by KAH NZ Ltd.

DOC agreed on an hourly rate of [redacted] due to increased fuel costs since our last engagement of their services in summer 2021/22.

George and I caught up late Friday afternoon. We reflected on DOC's pre-emptive operational contributions since confirmation that the Chateau lease was not going to be renewed, including;

- engaging a local lwi based security firm at short notice, starting on 5 February 2023
provision of additional cones, cone bars and sand bags
contracting lawn mowing services (golf course and other sites) at DOC's cost to enhance the aesthetics of the village landscape
facilitating a stakeholder village amnesty rubbish clean-up on Friday, 24 February 2023
working with you to approve aesthetic barricades to replace the cones (WIP)
procedures for entering/exiting chateau ring road
the contract with Tiaki Solutions Tuwharetoa Ltd for their security services

Tiaki are a small local lwi/whanau based business. To reduce unnecessary paperwork can you please pay the attached invoice.

Any queries, let me know.

Mere Mokeraka

Senior Ranger – Local Bodies

Tongariro District

Department of Conservation | Te Papa Atawhai

M: 9(2)(a)

Tongariro National Park

Whakapapa Village | State Highway 48, Mount Ruapehu 3951

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Karen Rainbow

From: Mere Mokoraka
Sent: Tuesday, 14 February 2023 5:38 pm
To: 9(2)(a)
Cc: George Taylor; Karen Rainbow; Stacey Wrenn
Subject: RE: Maintenance

Hi 9(2)(a)

Cyclone Gabrielle is another event to challenge our resilience as an organisation.

DOC is extremely aware that we have only 3 weeks until the transition date and we're unprepared operationally for what's ahead of us. I do hope as you assure us, that there is a smooth transition once the transition and agreed expectations are locked in.

As an aside, do you have the names of the two maintenance staff members that we may want to engage on a separate employment contract.

Regards, Mere

Mere Mokoraka
Senior Ranger – Local Bodies
Tongariro District
Department of Conservation | Te Papa Atawhai
M: 9(2)(a)

Tongariro National Park
Whakapapa Village | State Highway 48, Mount Ruapehu 3951

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From: 9(2)(a)
Sent: Tuesday, 14 February 2023 10:58 am
To: Mere Mokoraka <mmokoraka@doc.govt.nz>; 9(2)(a)
Cc: George Taylor <gttaylor@doc.govt.nz>; Karen Rainbow <krainbow@doc.govt.nz>
Subject: RE: Maintenance

Hi Mere,

I hope you and the team are safe with this unfortunate weather event.

Thank you for the email. We are still in the process of gathering the volume of information requested. As discussed, our stage process of priorities has this on the list but we are not at that point in time. As you can imagine the volume of documents requested will take time to gather.

We are still awaiting clarity on the other discussions that are in process. As discussed in our meetings please rest assured that you will have our operational support to assist a smooth transition from KAH to DOC. We are still awaiting clarity over that transition and the agreed expectations.

Kind Regards,

9(2)(a)

Vice President of Operations - Oceania

Bayview Eden Melbourne
6 Queens Road | Melbourne Victoria 3004 | Australia

9(2)(a)

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From: Mere Mokoraka <mmokoraka@doc.govt.nz>
Sent: Tuesday, 14 February 2023 9:28 AM
To: 9(2)(a) (2)(a) 9(2)(a) 9(2)(a)
Cc: George Taylor <gttaylor@doc.govt.nz>; Karen Rainbow <krainbow@doc.govt.nz>
Subject: FW: Maintenance

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Hi 9(2)(a)

We've not received any feedback from you regarding maintenance and operation plans/manuals for the Chateau.

Can we set up an onsite Operations Meeting please with the appropriate staff, so we can determine what resourcing is required when the building transitions to DOC.

Regards, Mere

Mere Mokokaka
Senior Ranger – Local Bodies
Tongariro District
Department of Conservation | Te Papa Atawhai
M: 9(2)(a)

Tongariro National Park
Whakapapa Village | State Highway 48, Mount Ruapehu 3951

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From: Mere Mokokaka
Sent: Wednesday, 8 February 2023 6:30 pm
To: 9(2)(a) 9(2)(a)
Cc: 9(2)(a) 9(2)(a) George Taylor <gtaylor@doc.govt.nz>; 9(2)(a)
9(2)(a)
Subject: FW: Maintenance

Hi 9(2)(a)

Other useful documents:

- Asbestos Management Survey and Plan for any or all buildings.
- Asset Registers
- Health and Safety Plans (and any Worksafe Permit Requirements)
- Long Term Asset Management Plans
- Routine Maintenance Plans
- Final DSA Earthquake Strengthening Report (WSP)
- Engineer design plans for the dual stormwater/sewer system barrier walls.

Our objective is to understand the scale of what is being transitioned to DOC and the support required (including the two proposed maintenance staff) to keep the Chateau building in good condition in the interim.

Cheers, Mere

From: Mere Mokokaka
Sent: Tuesday, 7 February 2023 10:14 am
To: 9(2)(a) 9(2)(a)
Cc: 9(2)(a) 9(2)(a) George Taylor <gtaylor@doc.govt.nz>; 9(2)(a)

9(2)(a)

Subject: Maintenance

Hi 9(2)(a)

As discussed recently can you provide copies of the following documents, if you have these available:

1. SOP's for operational and maintenance activities including but not limited to:
 - Power generator
 - Hazardous Substances
 - Swimming pool
 - Grease traps
 - Emergency Response Plans
 - Fire Sprinkler system, smoke detectors and procedures
 - Landscaping
 - Lighting
 - Anything else
2. Contact Supplier list

It would be good to catch up with 9(2)(a) and the maintenance staff to go over the various aspects of the operations at some stage.

Regards, Mere

Mere Mokokaka

Senior Ranger – Local Bodies

Tongariro District

Department of Conservation | Te Papa Atawhai

M: 9(2)(a)

Tongariro National Park

Whakapapa Village | State Highway 48, Mount Ruapehu 3951

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Karen Rainbow

From: Mere Mokoraka
Sent: Friday, 17 February 2023 8:22 am
To: 9(2)(a)
Cc: George Taylor; Anna Atchley; 9(2)(a)
Subject: Whakapapa Village Amnesty Clean-Up, Friday 24th February 2023
Attachments: Amnesty Village Clean Up 24 February 2023.pdf

Kia ora koutou

I have spoken with some of you recently about our planned village clean up next Friday.

I will be in touch with key stakeholder contacts (except Skotel), either today or early next week to identify the quantum of inorganic material to be collected and how that will work in advance of the clean-up day.

Ngā mihi, Mere

Mere Mokoraka
Senior Ranger – Local Bodies
Tongariro District
Department of Conservation | Te Papa Atawhai
M: 9(2)(a)

Tongariro National Park
Whakapapa Village | State Highway 48, Mount Ruapehu 3951

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Karen Rainbow

From: Mere Mokoraka
Sent: Monday, 20 February 2023 1:34 pm
To: 9(2)(a)
Cc:
Subject: FW: ISIL Inv-0112 - Chateau Security
Attachments: Invoice INV-0112.pdf

Kia ora 9(2)(a)

Second invoice from Tiaki Solutions.

Ngā mihi, Mere

Mere Mokoraka
Senior Ranger – Local Bodies
Tongariro District
Department of Conservation | Te Papa Atawhai
M: 9(2)(a)

Tongariro National Park
Whakapapa Village | State Highway 48, Mount Ruapehu 3951

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Karen Rainbow

From: George Taylor
Sent: Tuesday, 21 February 2023 12:14 pm
To: 9(2)(a)
Cc: Karen Rainbow; Stacey Wrenn; Anna Atchley; Mere Mokokaka; Karen Waaka; Steve Brightwell; 9(2)(a); David Conley
Subject: RE: Request to inspect the Chateau building

Yes, thanks 9(2)(a) Can confirm we'll be on site 10am-12pm and flexibility to extend by 1 hour if needed.

Much appreciated

George

From: 9(2)(a); 9(2)(a)
Sent: Tuesday, 21 February 2023 10:22 am
To: George Taylor <gtttaylor@doc.govt.nz>
Cc: 9(2)(a); 9(2)(a); Karen Rainbow <krainbow@doc.govt.nz>; Stacey Wrenn <swrenn@doc.govt.nz>; Anna Atchley <aatchley@doc.govt.nz>; Mere Mokokaka <mmokokaka@doc.govt.nz>; Karen Waaka <kwaaka@doc.govt.nz>; Steve Brightwell <sbrightwell@doc.govt.nz>; 9(2)(a); 9(2)(a); 9(2)(a)
Subject: RE: Request to inspect the Chateau building

Hi George,

Yes, that will be fine. If you could please confirm that the site will be at 10am Thursday.

Kind Regards,

9(2)(a)


Vice President of Operations - Oceania


Bayview Eden Melbourne
6 Queens Road | Melbourne Victoria 3004 | Australia

9(2)(a)



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From: George Taylor <gttaylor@doc.govt.nz>
Sent: Monday, February 20, 2023 4:12 PM
To: 9(2)(a) <9(2)(a)>
Cc: 9(2)(a) <9(2)(a)>; Karen Rainbow <krainbow@doc.govt.nz>; Stacey Wrenn <swrenn@doc.govt.nz>; Anna Atchley <aatchley@doc.govt.nz>; Mere Mokokaka <mmokoraka@doc.govt.nz>; Karen Waaka <kwaaka@doc.govt.nz>; Steve Brightwell <sbrightwell@doc.govt.nz>; 9(2)(a) <9(2)(a)>; 9(2)(a) <9(2)(a)>; 9(2)(a) <9(2)(a)>
Subject: RE: Request to inspect the Chateau building

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Thanks 9(2)(a)

As discussed today, we'll take what we can get for now and we understand your reasons for splitting the visit. If it's ok with you, we'd like to add one more person into the group visiting the Chateau building on Thursday - Neil Ranford who is a Ranger in our team primarily looking at infrastructure around Whakapapa and Iwikau Villages. So the proposed staff are

Patrick Harvey
Alex Newstubb
Neil Ranford.

Also as discussed, Dave and I will be in the village on Thursday so can do the walk through the external leased buildings together.

Much appreciated

George

From: 9(2)(a) <9(2)(a)>
Sent: Monday, 20 February 2023 2:02 pm
To: George Taylor <gttaylor@doc.govt.nz>
Cc: 9(2)(a) <9(2)(a)>; Karen Rainbow <krainbow@doc.govt.nz>; Stacey Wrenn <swrenn@doc.govt.nz>; Anna Atchley <aatchley@doc.govt.nz>; Mere Mokokaka <mmokoraka@doc.govt.nz>; Karen Waaka <kwaaka@doc.govt.nz>; Steve Brightwell <sbrightwell@doc.govt.nz>; 9(2)(a) <9(2)(a)>; 9(2)(a) <9(2)(a)>; 9(2)(a) <9(2)(a)>
Subject: RE: Request to inspect the Chateau building

Hi George,

Thank you for the email and as discussed, we are happy to proceed with a split site visit.

We agree that this coming Thursday from 10am to 12 noon (flexibility to extend by 1 hour if required) the focus of the site is on the plant and equipment that are critical to operating the building. We will have 9(2)(a) and one engineer to assist with the walk through.

We expect that this walk through will focus on the following:

- Boilers
- Back up generator
- Electrical boards
- Fire systems
- Water supply
- Gas reserves
- Connection pipes
- Water storage tanks
- Roof top plant
- Grease Traps

We will have some contractors on site this week completing scheduled works. This may mean that our support engineer may need to drop off for short periods. We are trying to ensure that there is no disruption to the walk through.

I will utilise this time on Thursday to walk through the external leased buildings together.

Further Chateau building inspections be penciled in for the 1st of March or 2nd of March. This will focus on a workshop and general walk through the building (including BOH areas, rooms, storage etc).

We are plan to dedicate either 6, 7, or 8th of March for a handover. This will be confirmed closer to the date and subject to other discussions.

Kind Regards,

9(2)(a)


Vice President of Operations - Oceania


Bayview Eden Melbourne
6 Queens Road | Melbourne Victoria 3004 | Australia

9(2)(a)



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

Sent: Friday, February 17, 2023 11:09 AM

To: 9(2)(a) <9(2)(a)>

Cc: 9(2)(a); Karen Rainbow <krainbow@doc.govt.nz>; Stacey Wrenn <swrenn@doc.govt.nz>; Anna Atchley <aatchley@doc.govt.nz>; Mere Mokoraka <mmokoraka@doc.govt.nz>; Karen Waaka <kwaaka@doc.govt.nz>; Steve Brightwell <sbrightwell@doc.govt.nz> 9(2)(a)

9(2)(a)

Subject: Request to inspect the Chateau building

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Tēnā koe 9(2)(a)

Here's an outline of our request to inspect the Chateau building. As we've discussed, DOC is seeking to understand the operational aspects of what we'll be managing after the transition. The purpose of this is a visual non-intrusive inspection assessing condition and determining what ongoing tasks are required (maintenance, operational procedures) to secure the building and structure moving forward.

Area's we'd like to inspect

1. Roof space of the newer eastern wing.
2. Eaves where accessible – at the top of the main stair case there was a small access door (locked).
3. All top floor rooms.
4. General inspection of all rooms/areas on intermediate floors.
5. Inspection of the subfloor void to all areas where there is access.

Systems we are seeking to understand. We would like to look at these aspects also.

- a) Drainage (including grease traps).
- b) Electrical system.
- c) Heating system.
- d) Internal plumbing including fire suppression system and tobys.
- e) Alarms/security (including locks on windows and any other access points such as subfloor void external access).

My people need to travel from Taupo so one day is preferred. Let's work on a 4 hour timeframe and happy to split this if needed

We would also like walk around of the exterior, to look for signs of maintenance and overall condition of critical elements. Our assumption is this can be done without supervision at any stage.

Ngā mihi,

George

George Taylor | Operations Manager | Pou Matarautaki
Department of Conservation Te Papa Atawhai
Whakapapa Village | State Highway 48 | Mt Ruapehu
M:9(2)(a) [REDACTED]
Email: gtaylor@doc.govt.nz | www.doc.govt.nz



**Department of
Conservation**
Te Papa Atawhai

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22 February 2023

9(2)(a)

c/o 9(2)(a)

KAH New Zealand Limited

By email: 9(2)(a)

Tēna kōe,

Tongariro Chateau – Termination of Lease

We acknowledge receipt of your termination notice dated 6 February 2023.

We note that you have:

- (a) Given one month's notice in writing to terminate the holding over arrangement under clause 2.02 of the Lease; and
- (b) Confirmed that the Lease will terminate on 9 March 2023 at 9am.

As you are aware, the Chateau is an iconic category 1 listed heritage building and clause 10.03 of the Lease requires Kah New Zealand Limited (KNZ) to "yield up the land and all improvements in good repair and condition" on the expiry of the Lease. We draw your attention to the definition of "improvements" as set out in clause 1.01(d) of the Lease. This definition states:

"Improvements" means and includes the buildings, structures, plant, machinery, amenities, fixtures, fittings and other improvements now or hereafter erected or located on the Land.

We will be working closely with you to compile a list of the improvements. We therefore give you notice pursuant to clause 5.06 of the Lease that a DOC representative will attend the site on Thursday 23 February, at a time to be agreed with 9(2)(a) to enter the land and the improvements on the land for an initial inspection of the state and repair of the improvements. Further inspections will be required and we will confirm the date and time of those inspections as soon as possible. Please note that termination of the lease does not prejudice or negate the Minister's rights in respect of any pre-existing failures by KNZ to comply with the lease.

You have indicated that KNZ will remove certain KNZ fixtures, chattels and equipment from the land. Removing items that are caught by the definition of improvements in clause 1.01(d) of the lease will be a breach of KNZ's obligations under clause 10.03 of the Lease. Please confirm that this will not occur.

You have also indicated that KNZ's termination is without prejudice to KNZ's right to realise value from the improvements pursuant to clause 10.03(b) of the Lease. DOC acknowledges KNZ's rights under



Department of Conservation
Te Papa Atawhai

clause 10.03(b) to receive a payment for the improvements from the incoming lessee. This will be a complex process and DOC still needs to consider and make decisions about the future leasing arrangements for the site. DOC would therefore like to work closely with you to ensure that the arrangements for the improvements are dealt with appropriately.

DOC will now engage an independent valuer and other relevant experts to enable a premises condition report to be prepared for DOC to identify the condition and the value of the improvements.

We look forward to working with you to ensure that this is a smooth transition.

Nāku noa, nā

9(2)(a)

Marie Long
Deputy Director-General
National Operations and Regulatory Services

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Karen Rainbow

From: 9(2)(a) 9(2)(a)
Sent: Wednesday, 22 February 2023 3:30 pm
To: Marie Long
Cc: Karl Beckert; Stacey Wrenn
Subject: Re: Tongariro Chateau – Termination of Lease

Hi Marie

Thank you and acknowledge receipt of the letter.

Cheers
Derek

Kind Regards

9(2)(a)
Vice President – Projects & Product Development
Bayview International Hotels & Resorts

9(2)(a)

From: Marie Long <mlong@doc.govt.nz>
Sent: Wednesday, February 22, 2023 9:28:21 AM
To: 9(2)(a) 9(2)(a)
Cc: Karl Beckert <kbeckert@doc.govt.nz>; Stacey Wrenn <swrenn@doc.govt.nz>
Subject: Re: Tongariro Chateau – Termination of Lease

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Tēnā koe

Please see attached letter on behalf of Marie Long, Deputy Director-General, National Operations and Regulatory Services.

Ngā mihi,
Alice Girton ([she/her](#))
Executive Assistant to Marie Long
Deputy Director-General National Operations and Regulatory Services
9(2)(a)

TOWARDS A PREDATOR FREE NEW ZEALAND

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



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Karen Rainbow

From: 9(2)(a) 9(2)(a)
Sent: Friday, 24 February 2023 9:19 am
To: George Taylor
Cc: 9(2)(a)
Subject: RE: Emergency Lift Phones - The Chateau - Action required

Hi Geroge,

Thank you for the email. Our team will contact them to understand more. We will need instruction from DOC to shut down the lifts if the building will stay dormant. This is the general safety procedure for dormant buildings to prevent people from using the lifts.

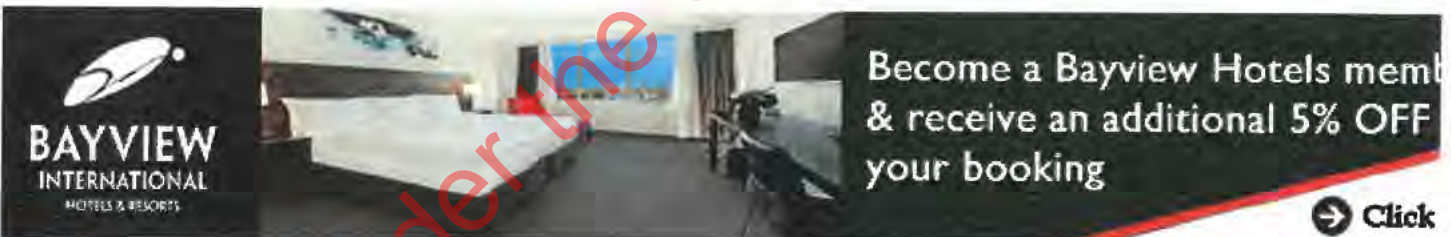
Kind Regards,

9(2)(a)

Vice President of Operations - Oceania


Bayview Eden Melbourne
6 Queens Road | Melbourne Victoria 3004 | Australia

9(2)(a)



The banner features the Bayview International logo on the left, a photograph of a hotel room in the center, and promotional text on the right: "Become a Bayview Hotels member & receive an additional 5% OFF your booking". A "Click" button with a right-pointing arrow is located at the bottom right of the banner.

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Please consider our environment before printing!

From: George Taylor <ggtaylor@doc.govt.nz>
Sent: Thursday, February 23, 2023 5:17 PM

To: 9(2)(a) 9(2)(a)
Subject: FW: Emergency Lift Phones - The Chateau - Action required
Importance: High

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Kia ora 9(2)(a)

This message came through to day to possibly follow up.

Cheers

George

From: 9(2)(a) 9(2)(a)
Sent: Thursday, 23 February 2023 3:39 pm
To: George Taylor <gttaylor@doc.govt.nz>
Subject: Emergency Lift Phones - The Chateau - Action required
Importance: High

Hi George,

Hope you are well. The information centre passed your email on.

I work for Otis Elevators, we service the lifts at The Chateau. I'm not having any luck with our existing contacts at The Chateau and we have some concerns around the emergency phones in the lifts not working due to the copper lines.

I would really appreciate if you can give me a call to discuss, our fear is that there is staff of the Hotel or DOC using the lifts and they get trapped with no way to contact anyone.

My number is 9(2)(a)

Kind regards,

9(2)(a)

Service Account Representative, NZ Central

9(2)(a)

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Karen Rainbow

From: 9(2)(a) 9(2)(a)
Sent: Friday, 24 February 2023 10:51 am
To: Stacey Wrenn; Anna Atchley; George Taylor; Karen Rainbow; Steve Brightwell; 9(2)(a) 9(2)(a) Karen Waaka
Cc: Michelle Hooper; Mere Mokoraka; 9(2)(a) Joanne Field; Rod Reisima; TPO - Kereru Room (Seats 10, Full AV); David Conley
Subject: Re: Chateau/DOC daily check-in

Hi Stacey

Please just lock in a time after 1pm NZT on any day..(probably around mid week).

Cheers
Derek

Kind Regards

9(2)(a)
Vice President – Projects & Product Development
Bayview International Hotels & Resorts

9(2)(a)

From: Stacey Wrenn <swrenn@doc.govt.nz>
Sent: Friday, February 24, 2023 4:57:07 AM
To: Anna Atchley <aatchley@doc.govt.nz>; George Taylor <gtgtaylor@doc.govt.nz>; Karen Rainbow <krainbow@doc.govt.nz>; Steve Brightwell <sbrightwell@doc.govt.nz>; 9(2)(a) 9(2)(a) 9(2)(a) 9(2)(a) Karen Waaka <kwaaka@doc.govt.nz>
Cc: Michelle Hooper <mhooper@doc.govt.nz>; Mere Mokoraka <mmokoraka@doc.govt.nz>; 9(2)(a) 9(2)(a) Joanne Field <jfield@doc.govt.nz>; Rod Reisima <rreisima@doc.govt.nz>; TPO - Kereru Room (Seats 10, Full AV) <TPO-KereruRoom@doc.govt.nz>; David Conley <dconley@doc.govt.nz>
Subject: RE: Chateau/DOC daily check-in

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Kia ora koutou,

I understand 9(2)(a) have agreed this conversation isn't necessary today, after the walk through yesterday. Anna, can you please cancel the invite.

9(2)(a) will contact you about a time early next week to talk about the lease?

DOC team, please see my other invite for today's meeting.

9(2)(a) talk next week.

Cheers,

Stacey

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

From: Anna Atchley <aatchley@doc.govt.nz>

Sent: Tuesday, 31 January 2023 4:10 pm

To: Anna Atchley; George Taylor; Stacey Wrenn; Karen Rainbow; Steve Brightwell; 9(2)(a)

9(2)(a) Karen Waaka

Cc: Michelle Hooper; Mere Mokoraka; 9(2)(a) Joanne Field; Rod Reisima; TPO - Kereru Room (Seats 10, Full AV); David Conley

Subject: Chateau/DOC daily check-in

When: Friday, 24 February 2023 12:30 pm-1:00 pm (UTC+12:00) Auckland, Wellington.

Where: Microsoft Teams Meeting; WKP - Meeting Room (Seats 8, Full AV)

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 423 952 354 839

Passcode: EvgjgD

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

+64 4-280 8090,292803653# New Zealand, Wellington

Phone Conference ID: 292 803 653#

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Karen Rainbow

From: George Taylor
Sent: Monday, 27 February 2023 12:19 pm
To: 9(2)(a)
Cc: David Conley
Subject: DOC Ops meeting today

Thanks 9(2)(a) all good

Sent from Workspace ONE Boxer

On 27/02/2023 11:02 am, Peter Pysk <peter.pysk@bayviewhotels.com> wrote:

Hi George,

Unfortunately I will not be able to join the meeting today. 9(2)(a) will join in my place.

Kind Regards,

9(2)(a)

Vice President of Operations - Oceania

Bayview Eden Melbourne
6 Queens Road | Melbourne Victoria 3004 | Australia

9(2)(a)



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Karen Rainbow

From: Stacey Wrenn
Sent: Monday, 27 February 2023 4:27 pm
To: 9(2)(a)
Subject: RE: Conf call

Thanks for the heads up 9(2)(a) that makes sense. See you Thursday.

Cheers,
Stacey

From: 9(2)(a) 9(2)(a)
Sent: Monday, February 27, 2023 4:26 PM
To: Stacey Wrenn <swrenn@doc.govt.nz>
Subject: Conf call

Hi Stacey

Fyi, I have asked my legal rep to be a part of the call to save me from giving her an update of our discussion and ensures I dont miss any important bits of information.

Kind Regards

9(2)(a)
Vice President – Projects & Product Development
Bayview International Hotels & Resorts

9(2)(a)

Karen Rainbow

From: Mere Mokoraka
Sent: Tuesday, 28 February 2023 11:07 am
To: 9(2)(a)
Subject: FW: TSTL Inv-0113 - Chateau Security
Attachments: Invoice INV-0113.pdf; Invoice INV-0112.pdf
Importance: High

Kia ora 9(2)(a)

Attached invoices for payment please.

Ngā mihi, Mere

Mere Mokoraka
Senior Ranger – Local Bodies
Tongariro District
Department of Conservation | Te Papa Atawhai
M: 9(2)(a)

Tongariro National Park
Whakapapa Village | State Highway 48, Mount Ruapehu 3951

*Kia piki te oranga o te ao tūroa, i roto i te ngātahitanga, ki Aotearoa.
To work with others to increase the value of conservation for New Zealanders.*

www.doc.govt.nz

From: 9(2)(a) 9(2)(a)
Sent: Monday, 27 February 2023 9:08 pm
To: Mere Mokoraka <mmokoraka@doc.govt.nz>
Subject: TSTL Inv-0113 - Chateau Security

Kia ora Mere,

Please find attached an invoice for the third week of 24hr Security at Chateau Tongariro -

9(2)(a)

Could you please follow up payment for INV-0112 which was due 26 February 2023.

Please let me know if you have any questions or concerns.

Ngā mihi,



9(2)(a)

Tiaki Solutions Tuwharetoa Ltd
PO Box 66, Turangi 3353

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< P 9(2)(a) ✓ ⋮

Wednesday, 1 March

Hi 9(2)(a) Dave Conlet from DOC here, any chance George and I could take a look through the Chateau tomorrow afternoon?
Read 8:56 am

Hi 9(2)(a) I got your message but am struggling to connect with your phone, could you call me when you are free?
10:50 am

Friday, 3 March

Morning 9(2)(a) given we met yesterday, and you had the meeting with Stacey, do you think we need to catch up online today? My sense is no....
Read 8:23 am



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<  9(2)(a) v



Tuesday, 7 March

Hi Dave,

Good Morning. Can we delay our meeting by 30mins to 11am? Just stuck in a meeting

9:29 am

Read
9:34 am

Sure thing, no worries

Wednesday, 8 March

Morning 9(2)(a) from KAH perspective do you think there is a need for 12.30 meeting today? Am pretty relaxed we can do without it from my perspective

Read
8:02 am

Hi Dave,

Yes, agree 8:03 am



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Karen Rainbow

From: Stacey Wrenn
Sent: Friday, 3 March 2023 5:09 pm
To: 9(2)(a)
Cc: Michelle Hooper; Karl Beckert
Subject: Chateau Tongariro chattels

Kia ora 9(2)(a)

Thanks for the discussion yesterday about the chattels in the Chateau. We've had further conversations with our team, and while there are details to work through next week, I wanted to come back to you quickly with an initial indication of our position.

Chattels with heritage value – eg paintings, historical artifacts

As we discussed, some chattels have heritage value, particularly so within the context of the Chateau. We would like to discuss with you further the opportunity for these items remain with the Chateau, until a time when we have clarity on the next steps for the Chateau. This would include identifying with you what items are to remain, and what security and insurance we would have in place over these items. We would need to have an initial agreement about the items to remain and their security in place before 9 March.

Other chattels – eg beds, kitchenware (excluding fixtures and improvements, covered separately in the lease)

Other chattels that may be of interest to a future lessee may remain on site until either a new lease is in place, or DOC has further clarity about our next steps for the Chateau. However, we are unable to provide any security for these items or their condition. If you would like to leave these items in place, this would be at your risk. If you want to remove these items, but are unable to do so before 9 March, we will work with your team to arrange a suitable time for these chattels to be removed.

End of lease arrangement

As discussed yesterday, your lawyers are drawing up a draft document that sets out any outstanding matters at the end of the lease, and we are looking forward to reviewing a draft of this.

You also mentioned you might be interested in putting in place an agreement under which you would provide us with the seismic assessment. As discussed, this would help us to understand the level of seismic risk, which would inform our thinking about the future of the site. We would welcome the opportunity to discuss what conditions you would like in place before providing us with the seismic assessment, with the view to coming to an agreement if possible.

Thanks 9(2)(a) we're looking forward to continuing this discussion next week, and hope this gives your team greater clarity of our position in the meantime.

Ngā mihi,
Stacey

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

www.doc.govt.nz

Karen Rainbow

From: David Conley
Sent: Monday, 6 March 2023 9:42 am
To: 9(2)(a)
Cc: 9(2)(a) George Taylor
Subject: RE: Companies that currently provide service to Chateau

Thanks 9(2)(a) for sending these through, we will be chasing these up to ensure continuity. In terms of a workshop, how does 10-30-12.30 tomorrow (Tuesday) stack up with you guys? Would be good to go through whatever documents you have pertaining to the building and its operation, as well as have a discussion about the chattels being left inside. Basically a clearing house discussion for us to glean whatever information we can from you and your team. Cheers
Dave

From: Peter Pysk 9(2)(a)
Sent: Friday, 3 March 2023 12:49 pm
To: David Conley <dconley@doc.govt.nz>; George Taylor <gtgtaylor@doc.govt.nz>
Cc: 9(2)(a) 9(2)(a)
Subject: Companies that currently provide service to Chateau

Dear Gents,

Please find below a list of companies that currently provide services to The Chateau Tongariro. Please note that we will be ending these services on the 9th of March.

- ADT Fire Monitoring 9(2)(a)
 - Rentokil (Pest control) 9(2)(a) 9(2)(a)
9(2)(a)
 - Argus Fire Protection (Manage the fire inspections for the building every month and testing of the systems and sprinklers)
 - Genesis Energy (Energy provider)
 - Line Company (Service fee for the electrical lines providing power to the area)
 - OTIS (Lifts)
 - ROC Gas – Gas storage tank in the loading bay
 - Spark (telephone and internet)
 - Envirowaste (garbage collection)
 - Vector Meter Reading
 - Courier link for pick up and drop off of packages and mail
 - COMDUC (Cleaning of the range hoods)
- Sitecare (cleaning of grease traps) **SiteCare Limited**
7/3 Manuka St | PO Box 1117 | Taupo
Email: 9(2)(a) | Web: www.sitecare.co.nz

Kind Regards,

9(2)(a)

Vice President of Operations - Oceania

Bayview Eden Melbourne

6 Queens Road | Melbourne Victoria 3004 | Australia

9(2)(a)




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Karen Rainbow

From: 9(2)(a) 9(2)(a)
Sent: Tuesday, 7 March 2023 2:29 am
To: Marie Long
Cc: Karl Beckert; Stacey Wrenn; 9(2)(a)
Subject: RE: Tongariro Chateau – Termination of Lease
Attachments: Letter to DOC - Tongariro Chateau(SIGNED).pdf

Dear Marie

Further to our discussions with Stacey and Michelle Hooper, please find attached a letter outlining our understanding as we lead into the termination date.

Kind regards

9(2)(a)

Vice President – Projects & Product Development
Bayview International Hotels & Resorts

9(2)(a)

From: Marie Long <mlong@doc.govt.nz>
Sent: Wednesday, February 22, 2023 9:28 AM
To: 9(2)(a) 9(2)(a)
Cc: Karl Beckert <kbeckert@doc.govt.nz>; Stacey Wrenn <swrenn@doc.govt.nz>
Subject: Re: Tongariro Chateau – Termination of Lease

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Tēnā koe

Please see attached letter on behalf of Marie Long, Deputy Director-General, National Operations and Regulatory Services.

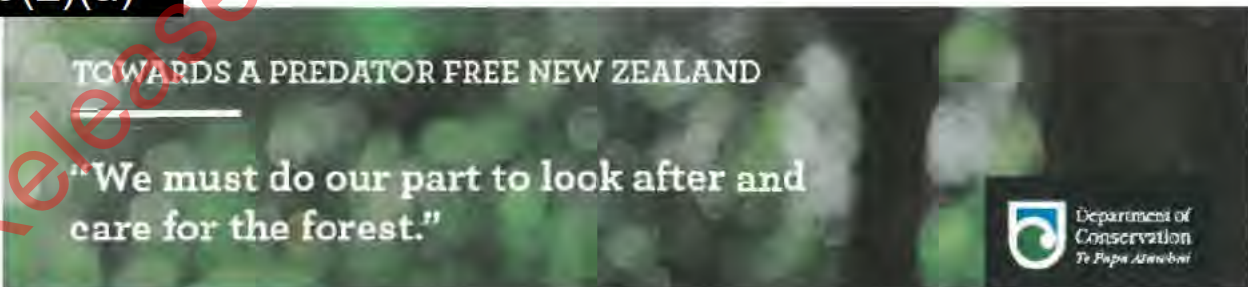
Ngā mihi,

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

Executive Assistant to Marie Long

Deputy Director-General National Operations and Regulatory Services

9(2)(a)



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Kah New Zealand Limited
BN: 9429039113856
640 Wairakei Drive, Wairakei, Taupo, 3330 NZ

6 March 2023

To
Marie Long
Deputy Director-General
National Operations and Regulatory Services
Department of Conservation

By email
milong@doc.govt.nz

Tēnā koe Marie

Tongariro Chateau –Termination of Lease

1. We refer to:
 - (a) the termination notice dated 6 February 2023 issued by Kah NZ Limited (KNZ) as tenant under registered lease instrument B183686.1 (varied by instruments 10515769.5 and 10515769.6) (the **Lease**);
 - (b) your correspondence in response dated 22 February 2023;
 - (c) our meeting with Stacey Wrenn and Michelle Hooper of the Department of Conservation on 2 March 2023; and
 - (d) Stacey Wrenn's email to Derek Yan dated 3 March 2023 (the **3 March email**).
2. Thank you for acknowledging KNZ's right (as per clause 10.03(b)) to receive a payment equal to the value of the Improvements. The process in 10.03(b) requires DOC to require payment from the incoming lessee (to be held on trust by DOC for KNZ, and paid by DOC to KNZ on demand). Both parties are engaging independent valuers to provide a view on the value and condition of the Land (and Improvements) as at the expiry date of 9 March 2023 (the **expiry date**). Further, videos and photography (including via drone) are also being carried out.
3. As discussed at Friday's meeting, the risk of the Improvements reverts to DOC (as landowner) on expiry of the Lease. In that regard, we note:
 - (a) given KNZ's ongoing and preserved rights to realise value from the Improvements in accordance with clause 10.03(b), KNZ expects DOC to act reasonably and in good faith in relation to preserving the condition of the Improvements;
 - (b) as the Improvements will form part of the DOC estate following expiry (albeit temporarily), there is a general expectation that DOC will take necessary steps to insure, and maintain the security and good order and repair of the Improvements (as with the DOC estate generally);
 - (c) there are items of historical and cultural significance located within hotel building on the Land (for example, paintings), that do not fall within the definition of Improvements. DOC described these items as "Chateau-centric" at Friday's meeting. We understand these items will be of value and importance to DOC (and any future hotel operator). KNZ requires DOC to provide a requisite level of comfort that on expiry of its lease such items (and the Improvements generally) are at DOC's risk

and will be adequately safeguarded and insured, until such time as DOC or the incoming lessee purchase them, or KNZ retake possession of them.

4.

9(2)(j)

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5. Alternatively, as raised in the termination notice and discussed further at Friday's meeting, KNZ is open to agreeing an early settlement in respect of its rights under clause 10.03 to receive value from the Improvements (and any of the Heritage Chattels). This option would provide certainty for the parties following KNZ's exit from the Land. We understand DOC is discussing this possibility internally and will provide an update as soon as possible.
6. Finally, we note DOC's request to obtain a copy of the DSA for the hotel building. As noted to DOC in our recent meetings, the draft DSA sets out the assessment of the seismic rating of the buildings. We note the DSA is not relevant to the current discussions surrounding post termination arrangements for the Improvements and KNZ Chattels which at the present time KNZ is focussed on. In principle once these arrangements are finalised KNZ will be open to discussing with DOC the sharing of the final report.
7. We look forward to continuing discussions to ensure a smooth transition. We intend to be touch with a draft agreement setting out the post-termination matters shortly.

Kind regards

9(2)(a)

9(2)(a)

Kah New Zealand Ltd

Released under the Official Information Act

Karen Rainbow

From: 9(2)(a) 9(2)(a)
Sent: Tuesday, 7 March 2023 4:02 pm
To: Mere Mokoraka
Cc: 9(2)(a) 9(2)(a)
Subject: FW: Supplier list

Hui Mere,

As instructed by 9(2)(a) please find listed vin RED below the contractors and their contacts that you need.

Cheers,

Carl

- **Rockgas**

9(2)(a)

Account Executive - LPG

Rockgas

15, Building 5, 660-670 Great South Road, Ellerslie, Auckland

9(2)(a)

Website: Rockgas.co.nz

- **CONDUCT**

9(2)(a)

Area Co-Ordinator

Commercial Ducting & Hood Service 2020 Ltd

9(2)(a)

- **SiteCare Limited (Grease Trap Contractor)**

7/3 Manuka St | PO Box 1117 | Taupo

Email: 9(2)(a) | Web: www.sitecare.co.nz

- **ADT fire monitoring**

9(2)(a)

9(2)(a)

- **Genesis Energy**

Business Sales Team Genesis Energy Limited P O Box 17188, Greenlane Auckland 1546

genesisenergy.co.nz

9(2)(a)

- **The Lines Company Limited**

King Street East PO Box 281 Te Kuiti, 3941

Ph: 9(2)(a)

www.thelinescompany.co.nz

- **OTIS**

9(2)(a)

National Service Operations Manager.

Branch Manager Wellington.

9(2)(a)

• ARGUS

9(2)(a)

9(2)(a)

From: 9(2)(a) 9(2)(a)

Sent: Tuesday, 7 March 2023 1:37 pm

To: 9(2)(a) 9(2)(a)

Subject: Supplier list

Dear 9(2)(a)

Are you able to send Mere a supplier list with a contact email or phone number?

- Rockgas
- Argus
- Grease Trap Company
- ADT fire monitoring
- The Lines
- Genesis

Kind Regards,

9(2)(a)

9(2)(a)

9(2)(h)

Released under the Official Information Act

Karen Rainbow

From: Marie Long
Sent: Tuesday, 7 March 2023 8:41 pm
To: 9(2)(a)
Cc: Karl Beckert; Stacey Wrenn; 9(2)(a)
Subject: RE: Tongariro Chateau – Termination of Lease

Hi 9(2)(a)

Acknowledging receipt of this letter. I will respond in due course.

Kind regards
Marie

From: 9(2)(a)
Sent: Tuesday, March 7, 2023 2:29 AM
To: Marie Long <mlong@doc.govt.nz>
Cc: Karl Beckert <kbeckert@doc.govt.nz>; Stacey Wrenn <swrenn@doc.govt.nz>; 9(2)(a)
Subject: RE: Tongariro Chateau – Termination of Lease

Dear Marie

Further to our discussions with Stacey and Michelle Hooper, please find attached a letter outlining our understanding as we lead into the termination date.

Kind regards

9(2)(a)
Vice President – Projects & Product Development
Bayview International Hotels & Resorts

9(2)(a)

From: Marie Long <mlong@doc.govt.nz>
Sent: Wednesday, February 22, 2023 9:28 AM
To: 9(2)(a)
Cc: Karl Beckert <kbeckert@doc.govt.nz>; Stacey Wrenn <swrenn@doc.govt.nz>
Subject: Re: Tongariro Chateau – Termination of Lease

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Tēnā koe

Please see attached letter on behalf of Marie Long, Deputy Director-General, National Operations and Regulatory Services.

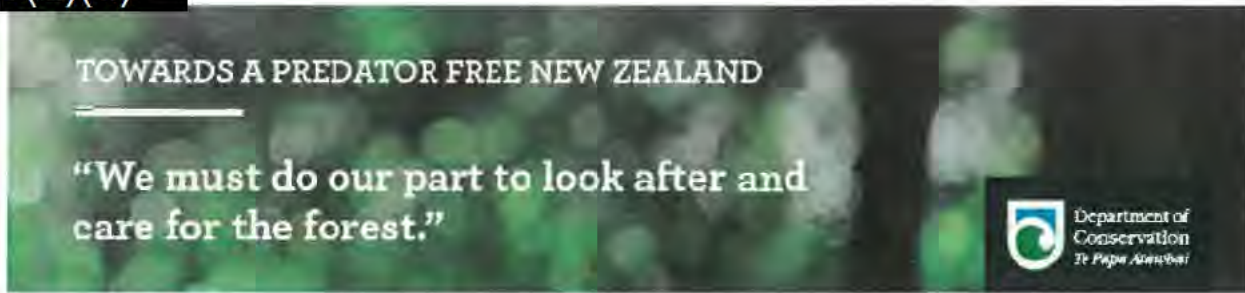
Ngā mihi,

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

Executive Assistant to Marie Long

Deputy Director-General National Operations and Regulatory Services

9(2)(a)



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Released under the Official Information Act

Karen Rainbow

From: Mere Mokokaka
Sent: Wednesday, 8 March 2023 8:19 pm
To: 9(2)(a)
Cc: 9(2)(a); George Taylor
Subject: FW: TSTL Inv-0114 - Chateau Security
Attachments: Invoice INV-0114.pdf

Kia ora 9(2)(a)

This is the final invoice from Tiaki Solutions Tuwharetoa Ltd for payment.

Nga mihi, Mere

From: 9(2)(a)
Sent: Wednesday, 8 March 2023 8:11 pm
To: Mere Mokokaka <mmokoraka@doc.govt.nz>
Subject: TSTL Inv-0114 - Chateau Security

Kia ora Mere,

Please find attached an invoice for the final week of 24hr Security at Chateau Tongariro -

9(2)(a)

Could you pass on our appreciation and thanks to Chateau Tongariro especially 9(2)(a) for the hospitality and allowing our team to provide the Security Services. I didn't get to experience the beautiful kai but I did receive pictures and great comments from the team.

If you require Security Services in the future, please do not hesitate to contact me.

Please let me know if you have any questions or concerns.

Ngā mihi,



Karen Rainbow

From: David Conley
Sent: Wednesday, 8 March 2023 8:59 am
To: 9(2)(a)
Subject: Contact details for ex-staff

Hi chaps

I have got contact number for 9(2)(a) but realise I didn't get a phone number for either 9(2)(a) Any chance one of you might be able to fire them my way?

Much appreciated

Dave

Dave Conley

Taupo Fishery Operations Manager | Kaimanatū Mahinga Ika
Turangi
Phone: 9(2)(a)

www.doc.govt.nz



Department of
Conservation
Te Papa Atawhai

8/3/23

Picture	Item	Designation	Artist / Acq't	Quantity	Item Description	Location	Dimension
		Art	Peter Walters 97	1	Fishing The Tongarua 68/100	Level 1 Lift Lobby	97
		Art	N/A	1	Mount Ruapehu North Island New Zealand 63/150	Level 1 Lift Lobby	71
		Art	3388 Sandi-Jane? // Sydney Seabury?	1	Tongariro National Park	Level 1 Stairs	1350
		Art	W.A. McCormick	1	Winter Painting of Mount Ruie	Level 1 Lift Lobby	36
		Art	Geoffrey Lindner 1976	1	Whenua 184/200	Level 2 Stairs	650
		Art	Peter Walters 1997	1	Mount Ruie from Devere Road 133/100	Level 2 Lift Lobby	100
		Art	Bill Macconnic	1	The Old General Store 284/100	Level 2 Lift Lobby	800
		Art	W.A. McCormick 1990	1	Main Road	Level 2 Lift Lobby	610
		Art	N/A	1	Minor Chef (No Details)	Level 2 Stairs	360
		Art	Catherine Cecil 17/95	1	Mt Ruapehu	Level 3 Lift lobby	870
		Art	N/A	1	Gold Frame Mirror 400x600	Ruapehu Room	
		Art	N/A	1	Gold Frame Mirror 100x100	301, 303, 305, 307, 101, 110, 110, 111, 113	1000
		Art	Brent Heaghton	1	Painting Original // Charred Wood Frame	306	
		Art	Rental Art & Sales	1	3 x Paintings	NASU	901
		Art					1150



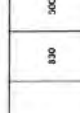
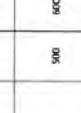










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	Art	Rental Art & Sales	1	1 X Pairings	MSLU	\$8	700
	Art	Rental Art & Sales	1	2 X Pairings	MSLU	500	700
	Art	Rental Art & Sales	1	1 Pairing	304	901	1130
	Art	C Blomfield 1090	1	Pink And White Terrace	Front Office	000	500
	Art	N/A	1	Genuine New Zealand Silver Fern	Front Office		
	Art	Balmain Limited	1	Balconette	Front Office	365	215
	Art	Jingles	1	20th leader	Front Office	910	400
	Art	N/A	1	6 Chandler	Ground Lobby		
	Art	The Noel Corporation	1	Silver	Front Office		
	Art	Coff Maher Painting	1	The White Room of Lake Taupo Parked Before Being Buried by The Eruption of Mt Tarawera 1886	Ground Lobby	3.2m	3.7m
	Art	Banks Simmons Obasco	1	Wooden Cabinet	Marlbus room	520	2M
	Art	Albert Ammann	1	Wallcover Mat 1/20	Marlbus room	550	680
	Art	K. Kawai	1	/ G+3D / 2406889	Lounge	1500	1000
	Art	Full Size Billard Table	1	Leighart & Co. Christchurch NZ Lounge (Broom M 0111 / Standard Low Cushion)	Lounge	2000	1800

		Art		1	Handmade Smoker Counter & Inlay of The Game	Lounge	830	300
		Art	Peter McKinlay	1	Evening On the Whakaipa (Original)	Lounge	860	700
		Art	Door Hinge	1	The Ribbon Patient	Lounge		
		Art	Sir Peter Jackson	1	Original Tourist Poster Print	Riipapahu Room	900	1250
		Art	A. White Limited, Christchurch	2	Antique Cupboard	Tongafiro Corridor		
		Art	C. Diergaard	1	Tongafiro Lute from Inigo	Conference Centre corridor	718	500
		Art	P. J. Wilkes	1	Mr Riipapahu from Desert Road 10/1300	Conference Centre corridor	870	650
		Art	Fisher / C. W.	1	Antique Movie Projector (Model F / Ser (n.4)	Theatre	1200	400 1050
		Art	Frankpost Works	1	Antique Cash Register (M.V. 10154)	Theatre		
	Ottoman 1	Furniture	Desk Furniture	1		TESU	670 2000	360
	Ottoman 2	Furniture	Desk Furniture	1		TESU	670 2000	360
	Bed Side Table	Furniture	Desk Furniture	2		TESU	460 440	620
	Desk	Furniture	Desk Furniture	1		TESU		
	Tv Cabinet 1	Furniture	Desk Furniture	1		TESU	720 890	1050
	Tv Cabinet 2	Furniture	Desk Furniture	2		TESU	720 1112	1270

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		Coffee Table	Furniture	Davis Furniture	1		TESU	830	500
		Coffee table	Furniture	Davis Furniture	2		TESU	500	600
		Dining Table	Furniture	Davis Furniture	1		TESU	2100	710
		Dining Chair	Furniture	Davis Furniture	7		TESU	460	930
		Round table	Furniture	Davis Furniture	1		TESU	900	720
		Wood Table	Furniture	Davis Furniture	2		TESU	1130	760
		Foot Stool	Furniture	Davis Furniture	1		TESU	360	500

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Karen Rainbow

From: Michelle Hooper
Sent: Thursday, 9 March 2023 10:16 am
To: 9(2)(a) Stacey Wrenn
Cc: 9(2)(a)
Subject: RE: Chateau lease - End of lease agreement [BUD-LIVE.FID1250593]

Thanks 9(2)(a)

That list is helpful. 9(2)(h)

9(2)(h) The letter is currently in the process of being signed and it will be with you shortly.

Ngā mihi

Michelle

From: 9(2)(a)
Sent: Wednesday, 8 March 2023 4:31 pm
To: Michelle Hooper <mhooper@doc.govt.nz>; 9(2)(a)
9(2)(a) Stacey Wrenn <swrenn@doc.govt.nz>
Cc: 9(2)(a)
Subject: RE: Chateau lease - End of lease agreement [BUD-LIVE.FID1250593]

Hi Michelle

Please find attached the chattels that are chateau centric for your reference.

There are many more items but probably those items have more sentimental value rather than monetary value.

Re:ds

9(2)(a)

From: Michelle Hooper <mhooper@doc.govt.nz>
Sent: Wednesday, March 8, 2023 6:23 AM
To: 9(2)(a) Stacey Wrenn <swrenn@doc.govt.nz>
Cc: 9(2)(a)
Subject: RE: Chateau lease - End of lease agreement [BUD-LIVE.FID1250593]

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Kia ora 9(2)(a)

Thank you for your email.

Will you be in a position to provide the Heritage Chattels list and the Improvements list today?

Ngā mihi

Michelle Hooper
Senior Solicitor | Rōia Matua
Phone: 9(2)(a)

www.doc.govt.nz



9(2)(h)

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9 March 2023

9(2)(a)

c/o 9(2)(a)

KAH New Zealand Limited

By email: 9(2)(a)

Tēna kōe,

Chateau Lease

9(2)(h)

To clarify matters, it is DOC's position that:

9(2)(h)

9(2)(h)

- (d) DOC would like to reach agreement with KNZ on any heritage items that are not part of the improvements. DOC notes that heritage items may fall within the definition of improvements as set out in clause 1.10(d) of the Lease. Accordingly, it is necessary as a matter of urgency for the parties to reach an agreed position on what items are an improvement and what items are not. 9(2)(h)

9(2)(h)

(e) Clause 10.03 requires KNZ to “yield up the land and all improvements in good repair and condition”. DOC does not agree that all improvements are in good repair and condition in accordance with the lease. 9(2)(h)

9(2)(h) As noted in our letter of 22 February 2023, DOC has engaged experts to enable a premises condition report to be prepared.

9(2)(h)

We look forward to hearing from you.

Nāku noa nā

9(2)(a)

Marie Long
Deputy Director-General
National Operations and Regulatory Services

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Karen Rainbow

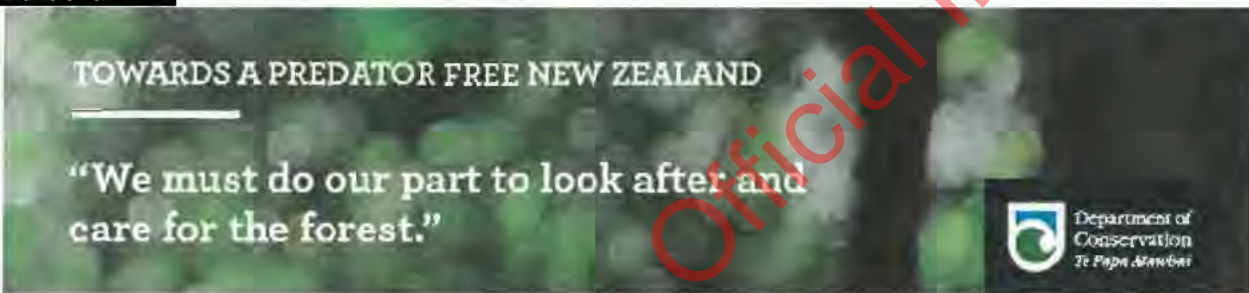
From: Alice Girton
Sent: Thursday, 9 March 2023 12:41 pm
To: 9(2)(a)
Cc: Karl Beckert; Stacey Wrenn; Michelle Hooper; 9(2)(a)
Subject: RE: Tongariro Chateau – Termination of Lease
Attachments: Chateau Tongariro - Letter to Kah re lease - 9 March 2023.docx; Letter to Kah re termination of lease.pdf

Tēnā koe

Please see attached response from Marie Long.

Ngā mihi,
Alice Girton ([she/her](#))
Executive Assistant to Marie Long
Deputy Director-General National Operations and Regulatory Services

9(2)(a)



From: 9(2)(a)
Sent: 07 March 2023 02:29
To: Marie Long <mlong@doc.govt.nz>
Cc: Karl Beckert <kbeckert@doc.govt.nz>; Stacey Wrenn <swrenn@doc.govt.nz>; 9(2)(a)
Subject: RE: Tongariro Chateau – Termination of Lease

Dear Marie

Further to our discussions with Stacey and Michelle Hooper, please find attached a letter outlining our understanding as we lead into the termination date.

Kind regards

9(2)(a)

Vice President – Projects & Product Development
Bayview International Hotels & Resorts

9(2)(a)

From: Marie Long <mlong@doc.govt.nz>
Sent: Wednesday, February 22, 2023 9:28 AM
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Subject: Re: Tongariro Chateau – Termination of Lease

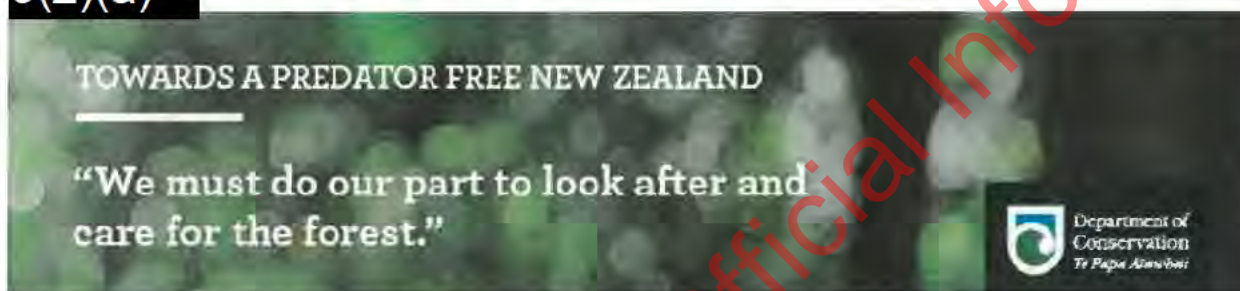
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Tēnā koe

Please see attached letter on behalf of Marie Long, Deputy Director-General, National Operations and Regulatory Services.

Ngā mihi,
Alice Girton ([she/her](#))
Executive Assistant to Marie Long
Deputy Director-General National Operations and Regulatory Services

9(2)(a)



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