



Briefing: Update on the Chateau Tongariro

To	Minister of Conservation	Date submitted	28 March 2023
Risk Assessment	High There are significant risks to be managed including legal, reputational, financial, and health and safety	Priority	High
Reference	23-B-0111	DocCM	DOC-7298874
Security Level	In Confidence		
Action sought	Direction about next steps for heritage chattels	Timeframe	13 April 2023
Attachments	No attachments		
Contacts			
Name and position			Cell phone
Marie Long, Deputy Director-General, National Operations and Regulatory Services			s9(2)(a)
Karl Beckert, Director, Operations Support			s9(2)(a)
Stacey Wrenn, Principal Advisor, Operations Support			s9(2)(a)

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Executive summary – Whakarāpopoto ā kaiwhakahaere

1. The Chateau Tongariro (the Chateau) is a category 1 Heritage New Zealand Pouhere Taonga listed building in Tongariro National Park that was previously operated as a hotel. The former lessee, KAH New Zealand Limited (KNZ) recently closed the hotel and terminated their lease with us.
2. Under the terms of their lease, KNZ yielded the Chateau to us when they terminated the lease. We are now responsible for the security, maintenance, and operational management of the Chateau.

3. **Out of scope**



4. There is a Carl Kahler painting of the pink and white terraces in the Chateau. While this painting is owned by KNZ, we understand they intend to sell it, either to the Crown, a future operator, or at a public auction. We are seeking your direction about how to proceed regarding the Kahler painting and other items with heritage values. We recommend you instruct us to work with the Ministry of Culture and Heritage (MCH) to identify public museums who may wish to acquire the Kahler painting.

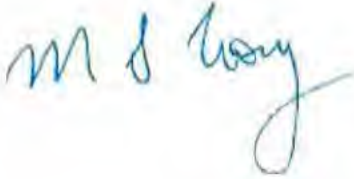
5.



We recommend that you ... (Ngā tohutohu)

		Decision
a)	Agree that the Crown is not interested in purchasing the Carl Kahler painting.	<input checked="" type="radio"/> Yes / No
b)	Agree that the Department should work with the Ministry of Culture and Heritage and KAH New Zealand Limited to identify interested parties in the Carl Kahler painting.	<input checked="" type="radio"/> Yes / No
c)	Agree that we advise KAH New Zealand Limited the Crown will not purchase any of the remaining heritage chattels.	<input checked="" type="radio"/> Yes / No

d)	Note that we are continuing negotiations with KAH New Zealand Limited to give effect to the termination clauses of the Chateau Tongariro lease.	noted
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Date: 28/03/2023

Marie Long
Deputy Director-General, National
Operations and Regulatory Services
For Director-General of Conservation



Date: 29/03/2023

Hon Willow-Jean Prime
Minister of Conservation

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25. KNZ have identified chattels artwork and other items with heritage value (**heritage chattels**). They are interested in reaching an agreement for either the Crown or a new operator to purchase these items so they can remain at the Chateau. It is very unlikely a new operator will be in place before KNZ wants to realise the value of the heritage chattels.
26. We are aware there is public interest in the heritage chattels, and that some items may have been donated to either THC or KNZ by members of the public. KNZ purchased all THC's chattels as part of the sale in 1991, and therefore own all heritage chattels.
27. The Ministry of Culture and Heritage (**MCH**) have reviewed the list of heritage chattels. After consulting with experts at Te Papa, they have advised the only item they consider holds significant heritage value is a painting by Carl Kahler of the pink and white terraces. We would require a valuation to understand the likely value of this painting. The highest price reached for a Kahler to date that we are aware of is US\$826,000 in 2015.
28. To keep the Kahler painting with the Chateau, the Crown would need to consider purchasing the painting.
29. KNZ will look to sell the heritage chattels that are not of interest to the Crown. Te Papa have indicated they may be interested to purchase the Kahler painting before a public auction if it is determined to align with their collection development priorities, noting that it would need to go through Te Papa's normal acquisition process. Other public museums may also be interested in this painting.

Options for the heritage chattels

30. As there is public interest in the heritage chattels, we are seeking your direction on our next steps.
31. We recommend you instruct us to work with MCH and KNZ to attempt to reach an agreement to for KNZ to sell the Kahler painting to a New Zealand museum, for example Te Papa.
32. If this is not successful, we recommend that the Crown does not look to purchase the Kahler painting, as this would potentially be a significant cost for the Crown. The Protected Objects Act 1975 may apply to this work, which would potentially limit the ability to export the painting out of New Zealand.¹
33. We recommend you instruct us to advise KNZ we have no interest in the remaining heritage chattels. In this case, we expect KNZ will look to sell these items. We have prepared reactive messaging that explains the Crown was compensated for these items when they were sold in 1991.

Out of Scope

[REDACTED]

¹ The Protected Objects Act 1975 does not fully prohibit the export of a protected New Zealand object; however it does require permission from the Chief Executive of the Ministry for Culture and Heritage.

Cross-agency approach

38. [Redacted] Out of Scope

■ [Redacted]

■ [Redacted]

■ [Redacted]

■ [Redacted]

Risk assessment – Aronga tūraru

■ Out of Scope [Redacted]

■ [Redacted]

■ [Redacted]

46. There is a strong public connection to the Chateau, including to the artwork and heritage items on display. There will be some members of the public who expect these items to remain with the Chateau, and there is reputational risk in a decision that the Crown will not purchase these items. We have prepared reactive messages that explain the Crown was compensated for these items when they were sold in 1991, and that we are working with MCH to identify solutions that will protect items with high heritage values (at this stage, only the Kahler painting has been identified as being high value).

47. There is significant public interest in the future of the Chateau, including from iwi, local government, local businesses, and members of the public. We will consider the different views and expectations of iwi and stakeholders as we assess the options for the future use of the Chateau.

48. [Redacted] Out of Scope

- Undertake operational management of the Chateau in the short term, while also considering the future use of the Chateau in the long term. We take a strategic approach when considering the future use of the site that also takes into account the future of the ski fields.
 - Give effect to your direction regarding the artwork and heritage chattels.
59. We will continue to update you on matters relating to the Chateau, primarily through the status report.

ENDS

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Access to Information Act

3 April 2023

9(2)(a)

KAH New Zealand Limited

By email: s9(2)(a)

Tēna kōe

Chateau Lease - Chattels

Further to previous correspondence, we advise that the Department of Conservation (**DOC**) does not wish to purchase any of the heritage chattels.

However, the Crown would like to work with you to facilitate the sale of the Carl Kahler painting of the pink and white terraces to a public museum. Please advise me if you would like DOC to introduce you to the appropriate people to start this conversation. This could lead to discussions also about opportunities to store the painting securely in a museum setting if you are interested in this.

In any case, the chattels are not part of the improvements that have reverted to the lessor pursuant to the operation of clause 10.03 of the lease. Ownership and risk in the chattels remain with KNZ and KNZ will need to remove the chattels from the building as soon as possible. Please contact David Conley (email: dconley@doc.govt.nz) so that KNZ can be provided access to attend to the removal of the chattels.

Out of Scope

We look forward to hearing from you.

Marie Long
Deputy Director-General
National Operations and Regulatory Services

Condition Report

Chateau Tongariro Chattels:

Inventory No.: Not Accessioned

Artist Name: Carl Kahler

Title: The White Terraces

Date (ca.): circa 1885

Measurements (HWD): Frame 2700 x 2100

Image 2500 x 1500

Media: Painting, oil on canvas

Pieces: 1

Glazed: No

Location: Chateau Ground Lobby

Support: Canvas

Description: Large oil painting on canvas depicting The White Terraces of Lake Rotomahana. Work is mounted in an ornate gilded frame. Matting features small brass plaque with the inscription :*"CARL KAHLER The white terraces of Lake Rotomahana painted before being buried by the eruption of Mt Tarawera 1886."*

Visible drooping across the support of the work. Approximately 0.5cm to 0.75cm of give in the middle section of the canvas where the work is drooping forward in the frame.

Cracking and flaking is evident across the surface of the work. Cracks appear throughout the sections of blue pigment and traverse the face of the work from top proper-left and culminates in heavy cracking and some flaking of blue pigment in top proper-right. Staining/discolouration is evident on top edge, proper right.

Raised pigment and texturing is evident throughout the body of the work, especially on ridges depicting the terraces. Some areas show signs of flaking of

these textured pigments including some heavy chipping where flakes have fallen away and exposed the support throughout the centre of the work.

An unidentified orange accretion is present adhered to the surface of one of the blue pools near the middle of the image.

Heavy flaking is visible in the middle of the lower quarter of the work where the support is clearly visible through missing flakes of pigment. Significant evidence of cracking around this area. Some minor scratches and abrasions visible on lower edge of the face of the work.

Some staining and discolouration on the mat around the inscription plaque, some patina forming on lettering. Some abrasions visible to frame. Surface of work shows evidence of creasing, likely the result of historic re-framing given the uniformity of the crease along all four planes of the work.

Assessment: The overall condition is worn and declining. Object is currently not stored in controlled climate and fluctuating humidity and temperature is having an adverse effect on the work, with an increase in the depth of drooping of the canvas support likely, which will further accentuate the degree of cracking and flaking currently visible in the work. Damage is not irreparable, however the condition can be expected to degrade further, should preventative conservation action not be taken.

Summary of condition/ recommendations: The work is in a state of active deterioration. The cracking and flaking will continue to be exacerbated by the drooping of the work and will likely result in a continued deterioration of the work. It is recommended that the work be stored in a stable environment where the temperature and humidity levels can be maintained at best-practice levels to ensure limited degradation of the canvas supporting the work.

Further recommendations would be to have the work inspected by a certified conservator to prepare a proposal for treatment, possibly to assess the viability to re-stretch the canvas and attend to the areas of active flaking to prevent ongoing degradation.

Significance Assessment: The work depicts the White Terraces, a geological feature of New Zealand which was destroyed in 1886 by volcanic eruption. The work itself sits within the larger setting of The Chateau Tongariro, a building which holds category 1 heritage status in New Zealand. This work has been the centrepiece of the ground lobby for much of The Chateau's life and contributes to the overall historic fabric of the building as a notable part of the visitor experience as a recognised feature of The Chateau.

Images:

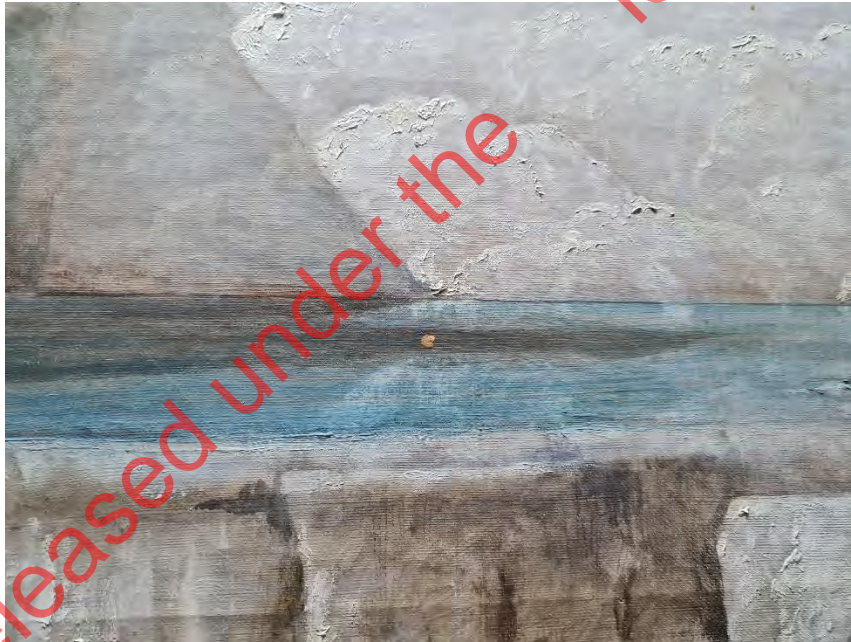


Image whole: in situ.

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Visible cracking of face through centre of work.



Orange accretion centre. Some flaking visible to raised pigments.

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Drooping visible through lower sections of the canvas support.

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Proper Right Left: Staining visible on top edge with cracking throughout blue pigment.



Abrasions and scratches to face on lower edge.

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19 June 2023

9(2)(a)

KAH New Zealand Limited

By email: 9(2)(a)

Tēna kōe

Chateau Lease – Removal of KNZ’s Chattels

We refer to the **attached** letter dated 4 April 2023 which advised that the Department of Conservation (**DOC**) does not wish to purchase any of KAH New Zealand Limited’s (**KNZ**) heritage chattels. The letter also requested that KNZ remove KNZ’s chattels from the building as soon as possible.

We wrote again on 14 April 2023, this time through our lawyer to your lawyer, requesting an update as to when KNZ plans to remove the chattels. Our lawyer suggested that we meet via Teams to discuss. Our lawyer wrote again on 18 April 2023 requesting a discussion and advising that the painting and other chattels need to be removed from the building as soon as possible as the Chateau building will remain unoccupied in the immediate future. Our lawyer followed up with a further email on 20 April 2023.

On 24 April 2023 you agreed through your lawyer that the removal of the chattels, and in particular the Carl Kahler painting, can be resolved separately from any repair and maintenance matters. On 28 April 2023, our lawyer provided your lawyer with photos to illustrate some examples of the KNZ chattels that are still in the building and that need to be removed by KNZ.

Our lawyer phoned and left a message for your lawyer on 11 May 2023. An email response was received on the same day indicating that your lawyer did not have any updates as she is waiting to receive instructions from you. Our lawyer phoned your lawyer again on 30 May 2023 seeking an update as to when the chattels will be removed. Your lawyer informed she was still awaiting instructions from you.

The empty Chateau building is not a good place for the Carl Kahler painting and the other KNZ chattels to be stored. The chattels are still KNZ’s property even though they have been left behind after termination of the lease. The chattels are in the Chateau building at KNZ’s sole risk.

DOC has provided you with a period of grace to give you time to attend to removal of the chattels. This period of grace needs to come to an end. DOC has no obligation to KNZ to keep the heating on and DOC cannot indefinitely store the KNZ chattels in the Chateau buildings.

DOC requires KNZ to attend to the removal of the KNZ chattels from the Chateau buildings **by 30 June 2023**.



Department of Conservation
Te Papa Atawhai

The KNZ chattels cannot remain in the Chateau buildings. Particularly as we head into winter conditions. By not removing the chattels (including the painting) by the specified date, KNZ will be taken to consent to any relocation of the KNZ chattels on the basis that any such relocation will be entirely at KNZ's cost and risk with no liability whatsoever attaching to DOC in effecting the removal and relocation on KNZ's behalf.

We look forward to hearing from you.

A handwritten signature in blue ink, appearing to read 'Marie Long'.

Marie Long
Deputy Director-General
National Operations and Regulatory Services

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Appendix A – DOC letter dated 4 April 2023

4 April 2023

9(2)(a)

KAH New Zealand Limited

By email: 9(2)(a)

Tēna kōe

Chateau Lease - Chattels

Further to previous correspondence, we advise that the Department of Conservation (DOC) does not wish to purchase any of the heritage chattels.

However, the Crown would like to work with you to facilitate the sale of the Carl Kahler painting of the pink and white terraces to a public museum. Please advise me if you would like DOC to introduce you to the appropriate people to start this conversation. This could lead to discussions also about opportunities to store the painting securely in a museum setting if you are interested in this.

In any case, the chattels are not part of the improvements that have reverted to the lessor pursuant to the operation of clause 10.03 of the lease. Ownership and risk in the chattels remain with KNZ and KNZ will need to remove the chattels from the building as soon as possible. Please contact David Conley (email: dconley@doc.govt.nz) so that KNZ can be provided access to attend to the removal of the chattels.

Out of Scope

Out of Scope

We look forward to hearing from you.

Marie Long
Deputy Director-General
National Operations and Regulatory Services

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IN CONFIDENCE

2023/24 Estimates

Hot Topics

For Select Committee hearing 29 June 2023

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Department of
Conservation
Te Papa Atawhai

This document is classified IN CONFIDENCE. All IN CONFIDENCE information (including data) should clearly identify the originating government agency and date.

Method	Rules
Electronic transmission	IN CONFIDENCE data can be transmitted across external or public networks but the level of information contained should be assessed before using clear text. Username/Password access control and/or encryption may be advisable (with the aim of maintaining public confidence in public agencies).
Manual transmission	May be carried by ordinary postal service or commercial courier firm as well as mail delivery staff in a single closed envelope. The envelope must clearly show a return address in case delivery is unsuccessful. In some cases, involving privacy concerns, identifying the originating department may be inappropriate and a return PO Box alone should be used.
Storage and disposal	IN CONFIDENCE information can be secured using the normal building security and door-swipe card systems that aim simply to keep the public out of administrative areas of government departments. Must be disposed of by departmental arrangements.

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Closure of the Chateau Tongariro

Out of Scope

[Redacted text block containing multiple paragraphs of information, all obscured by black bars.]

Risks – Artwork, Possible Legal action, Financial

- There is public interest in artwork owned by KNZ at the Chateau.
 - KNZ owns a collection of artwork and artifacts associated with the Chateau.
 - The Ministry of Culture and Heritage Manatū Taonga note a painting by Carl Kahler of the Pink and White Terraces with significant heritage values. It is not a priority for the Crown to purchase the Kahler painting at this time.
 - DOC is working with KNZ to explore options to sell the painting to a public museum.

Out of Scope

[Redacted text block containing multiple paragraphs of information, all obscured by black bars.]

[Redacted text block containing multiple paragraphs of information, all obscured by black bars.]

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Date: 18 August 2023

To: Shan Baththana, Director Business Services (Acting)
Alana Best, Director CNI Operations (Acting)

CC: Ben Reddiex, Director National Programmes
Rod Reisima, National Property Manager

From: Sarah Apperley, Project Manager Chateau Tongariro

Subject: Chattels in Chateau Tongariro

Background

There are currently a large number of items remaining in the Chateau which were left behind when Kah NZ Ltd ended their lease on the Chateau Tongariro. Although the majority of these items have little individual value there are some items which have either significant value or are of heritage value. A number of these items also have high public interest in the management and storage of them.

Crown Law have requested on several occasions for these items to be removed by Kah NZ Ltd, however they have not responded to these requests. There are concerns that due to the conditions within the Chateau over time these items will incur damage. In addition to the poor environmental conditions the Detailed Seismic Assessment for the building is only 15% NBS which adds additional risk in the event of a seismic event these items may incur damage if left in the building.

The Department has received several requests from the public and media to confirm these items are being appropriately cared for.

Proposed Approach

Due to the disputed nature of these items, where possible it is preferred, they are not removed from site. Therefore, it is recommended we do the following:



- Have expert assessments completed on key artwork and heritage fittings and fixtures to ascertain current condition including any immediate repairs which may be required and recommendations for storage.
- Once assessments are completed, package identified items and where possible relocate into the newer part of the Chateau where conditions are more stable and secure.
- Complete this work as a cost pressure within CNI Regional Operations but

9(2)(h)

Key Heritage Items

The following items are of significant importance:

Item	Image	Condition
<p>Carl Kahler Painting White terrace of Lake Erotomania painted before being buried by the eruption of Mt Tarawera 1886. Currently hanging on wall Ground floor lobby.</p>		<p>Poor – see appendix for assessment</p>
<p>James Simmons Wooden Cabinet Large antique sideboard</p>		<p>Good – however long-term exposure to humidity and damp will result in damage</p>
<p>Unknown artist watercolour of chateau Hanging on wall, Level 1 Stairs</p>		<p>Poor</p>
<p>Barometer Has been removed by DOC staff and is in Visitor Centre</p>		<p>Good</p>
<p>Peter McIntyre Evening on the Whakapapa. Located in Lounge</p>		<p>Good</p>
<p>Original tourism Poster (donated by Sir Peter Jackson)</p>		<p>Good</p>
<p>Antique wardrobes (x2)</p>		<p>Good – however long-term exposure to humidity and damp will result in damage</p>

Antique Movie Projector		Good
Various original chandeliers and other fittings and fixtures		Average

Ownership

Ownership of these items remain with Kah NZ Ltd, however there has been no response to letters sent from Crown Law asking for their removal. Work is underway to have these items deemed abandoned however this process could take some time and in the interim, there is a need to protect them from deterioration and damage.

Key issues

Although DOC does not own any of the chattels in the building, it needs to be noted that now the building has been handed back to the Department there is likely to be an expectation by the public that Government will protect items of heritage value for future generations.

Currently there is a high risk these items will deteriorate or be damaged if left in place due to damp and humid conditions in the main original part of the Chateau building.

I have been in contact with internal DOC Heritage advisors, Heritage NZ and the National Library and all have significant concerns if the items remain unprotected.

Financial Analysis

Estimated costs are as follow. These are only estimates and fee proposals will need to be sought from suppliers to finalise all costs. s9(2)(h)

[Redacted]

Item	Estimated Costs
Assessments	\$8,000
Packaging, crates, and relocation	\$18,000
Total	\$26,000

Recommendations

The key recommendations are as follows:

Rec #	Recommendation
1	<p>Arrange for an art conservator to assess the Carl Kahler painting due to its poor condition and provide recommendations on its storage and any urgent repairs which may be necessary. National Library has recommended Susanne Rawson from HPFS Solutions in New Plymouth.</p> <p>Approximate Cost for assessment - \$3,000</p>
2	<p>Arrange for a heritage architect to identify original fittings within the chateau which should be removed and stored to protect them (Eg chandeliers)</p> <p>Approximate Cost for assessment - \$5,000</p>
3	<p>Arrange for all artworks listed in earlier table to have professional crates made for their storage and for them to be relocated into the newer wing of the building for protection.</p> <p>Approximate Cost for crates and relocation - \$12,000</p>
4	<p>Arrange for key heritage furniture items listed in earlier table to be wrapped professionally and relocated into newer wing of building for protection.</p> <p>Approximate Cost for wrapping and relocation - \$5,000</p>
5	<p>Arrange for large furniture items such as billiard table and grand piano to be protect them but leave in situ.</p> <p>Approximate Cost \$1,000</p>
6	<p>s9(2)(h)</p>

Approval

Approved by:	Signature	Date
<p>Shan Baththana Director Business Services (Acting)</p>		24/08/2023
<p>Alana Best Director, CNI Operations (Acting)</p>		21/08/2023

Next Steps

If approved the next step will be to contact the key consultants and relocations provider for the work to get formal quotes for the work and develop a programme for the work to be completed.

SLT Weekly

Subject Abandoned Buildings associated with DOC Concessions and Leases
Paper for SLT Approval
Purpose To seek approval to decommission the Chateau Tongariro and Metservice Buildings
Meeting date 20 November 2023
Sponsor Mike Tully, Deputy Director-General Organisation Support
Author Sarah Apperley, Tongariro National Park Regulatory Programme Manager
Attendees CJ Juby, Director Business Services; Sarah Apperley, Tongariro National Park Regulatory Programme Manager

Recommendation

It is recommended that SLT:		Para Ref
(a)	Out of Scope [Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]

Out of Scope
 [Redacted]
 [Redacted]
 [Redacted]
 [Redacted]
 [Redacted]

- Chattels belonging to Kah NZ which remain in the building will start to be lost due to poor environmental conditions. This includes the Kahler painting of the white terraces.
- **Out of Scope**

[Redacted text block]

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Briefing: Abandoned Buildings

To	Minister of Conservation	Date submitted	7 December 2023
Risk Assessment	High Ongoing Damage to the Chateau, Significant Public Relations risk, Legal risk	Priority	High
Reference	23-B-0479	DocCM	DOC-7513485
Security Level	In Confidence - Legally privileged		
Action sought	Obtain direction on which paths relating to abandoned buildings you would like DOC to focus on	Timeframe	22 December 2023
Attachments	Appendix 1 – Detailed Options Analysis Table		
Contacts			
Name and position			Cell phone
Mike Tully, Deputy Director-General Organisation Support			s9(2)(a)
Ruth Isaac, Deputy Director-General, Policy and Regulatory Services			s9(2)(a)

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Executive summary – Whakarāpopoto ā kaiwhakahaere

1. Non-departmental buildings on conservation land are currently managed through the concession process in the form of long-term leases. In 2023, the Department of Conservation (DOC) had two long-term leases terminated and their associated buildings were returned to DOC to manage, including all operational and maintenance costs. These leases were for:

- the Heritage New Zealand Category 1 listed Chateau Tongariro and its 26 ancillary buildings in Tongariro National Park; and

- [Redacted] **Out of Scope**

2. [Redacted] **Out of Scope**

3. [Redacted] **Out of Scope**

4. [Redacted] **Out of Scope**

We recommend that you ... (Ngā tohutohu)

		Reference Paragraphs	Decision
a)	[Redacted] Out of Scope	[Redacted]	[Redacted]
■	[Redacted]	[Redacted]	[Redacted]
■	[Redacted]	[Redacted]	[Redacted]

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	2. Out of scope [Redacted]		<input type="checkbox"/> <input type="checkbox"/>
d)	<i>Chateau Tongariro – Heritage Items</i> Indicate your preference on protecting the heritage items located within the Chateau main building at a cost of \$100,000.	6-7	Yes/No <input checked="" type="checkbox"/>
e)	Out of Scope [Redacted]	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	[Redacted]	<input type="checkbox"/>	<input type="checkbox"/>



Date: 6/ 12 /2023

Mike Tully
Deputy Director-General Organisation Support
For Director-General of Conservation



Date: 11/12/2023

Hon Tama Potaka
Minister of Conservation

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Purpose – Te aronga

1. To seek your direction and update you on next steps DOC is taking in relation to the Chateau Tongariro **Out of Scope** buildings that have been abandoned as a result of lease terminations.

Chateau

Background

Out of Scope

- [Redacted]
 - [Redacted]
 - [Redacted]
 - [Redacted]
6. A number of heritage assets (e.g., artwork) were abandoned in the main Chateau building by KAH. In particular, a Carl Kahler painting of the white terraces has generated significant public comment. This painting was left by KAH in a poor condition and the assessments have shown it is deteriorating further in its current environment.
 7. DOC has received expert conservation advice on how to manage these heritage assets while keeping them located within the main Chateau building. DOC recommends this advice is implemented as the minimum option to protect these assets. It is estimated this will cost approximately \$100,000.

8. **Out of Scope**
■ [Redacted]
- [Redacted]
- [Redacted]

¹ Copies of the building condition assessments are available on request.

b) **Out of Scope**

11. A previous decision by Ministers was made that the Crown would not buy any of the heritage chattels currently in the building. In addition, the Chateau has been included as a Specific Fiscal Risk (SFR) in the Crown's accounts through the Treasury.

s9(2)(h)

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

Out of Scope

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

Out of Scope

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Financial implications – Te hiraunga pūtea

30. [Redacted] **Out of Scope** [Redacted]

[Redacted]

32. The key financial costs associated with the buildings are outlined in the following table:

Item	FY23/24		FY24/25		Total (\$'000s)
	Opex (\$'000s)	Capex (\$'000s)	Opex (\$'000s)	Capex (\$'000s)	
Out of Scope [Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Protection of Heritage Assets	100	[Redacted]	[Redacted]	[Redacted]	100
Out of Scope [Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]

ENDS

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Out of Scope

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Released under the

[REDACTED]	[REDACTED]	[REDACTED]	Out of Scope [REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Released under the
Official Information Act

Department of Conservation Status Report

for the Minister of Conservation

Week beginning 20 February 2023

Date: / /

Seen by Hon Willow-Jean Prime
Minister of Conservation



A water tank at DOC's Medlands Campground in Great Barrier Island/Aotea struck by a fallen tree during Cyclone Gabrielle. For safety reasons, DOC facilities in much of the North Island have been closed to the public until 20 February.

3 Updates

3.1 Closure of Chateau Tongariro

Out of Scope



- There are artwork and historical artifacts located in the hotel that were commissioned when the hotel was owned by the Crown-owned Tourist Hotel Corporation. There are also items that were donated to the Chateau Tongariro by members of the public. We consider items that were in the hotel when KAH NZ took over the lease in 1991 are covered by the lease and should therefore be yielded to DOC along with the buildings and improvements. We understand KAH NZ may hold a view that they own these items.
- We are writing to KAH NZ advising these items should remain with the hotel.
- We are working with Heritage New Zealand Pouhere Taonga to understand if the artwork and historical artifacts form a regionally or nationally significant collection.

Out of Scope



Contact: Karl Beckert, Director, Operations Support, 027 608 5837

Department of Conservation Status Report

for the Minister of Conservation

Week beginning 13 March 2023

Date: / /

Seen by Hon Willow-Jean Prime
Minister of Conservation



Operations Manager Tryphena Cracknell and Senior Ranger Community Senitra Nathan-Marsh shovelling silt and mud out of a home in the Waiohiki community.



Department of
Conservation
Te Papa Atawhai

Released under the Official Information Act

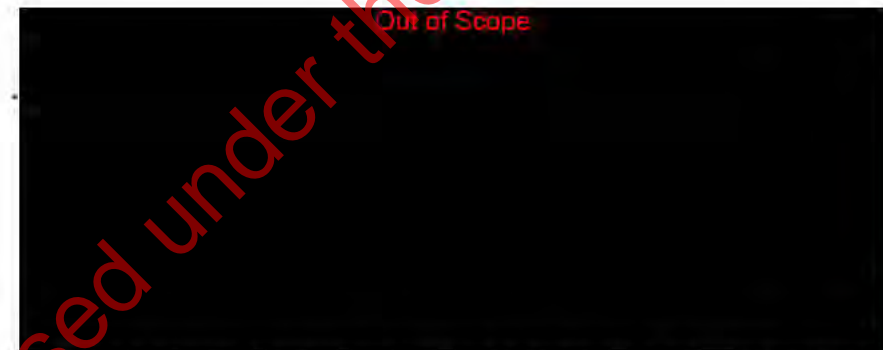
3.2 Closure of Chateau Tongariro hotel

Out of Scope



Released under the Official Information Act

Out of Scope



There is a collection of artwork and historic artefacts (historic chattels) including a large, well-known painting of the pink and white terraces believed to have been purchased by THC in the 1970s. Other items were purchased by THC or donated / loaned to the Chateau by members of the public.

- As the Chateau was sold as a going concern in 1991 including all chattels, we understand KNZ own the historic chattels. KNZ have advised us they are interested in the historic chattels remaining with the [Chateau](#) and are looking to sell these items to either the Department, another government agency, or a new lessee in the future.
- We are making an interim arrangement with KNZ to ensure that historic chattels are identified and secured when the lease terminates. KNZ expect us to provide assurance that we will be accountable for any damage or theft of these chattels. We are reviewing whether we can accept this level of risk, including through having insurances in place for high value items or storing them elsewhere.
- Longer term, we will need to consider whether DOC should consider purchasing the historic chattels or continue to carry their risk until a time that the Chateau is leased to another party, if at all. If the Chateau is not leased, or this process takes a long time, KNZ are likely to consider selling the chattels. We will provide you with further advice once we have a greater understanding of these chattels and their value.

Department of Conservation Status Report

for the Minister of Conservation

Week beginning 17 April 2023

Date: / /

Seen by Hon Willow-Jean Prime
Minister of Conservation



Six-month old Pip is training to be a protected species detection Conservation Dog specialising in detecting whio, our endangered blue duck. All going well, she and her handler will be out on the waterways of Taranaki Mouna this coming summer.
Photo: DOC



Department of
Conservation
Te Papa Atawhai

3.4 Closure of Chateau Tongariro Hotel - Update

- On 4 April 2023 we advised KAH New Zealand Incorporated (KNZ) that the Crown is not interested in purchasing Chateau Tongariro chattels, including the Carl Kahler painting of the pink and white terraces. We also offered to work with KNZ to facilitate the sale of the Kahler painting to a public museum. We have not yet received a response from KNZ.

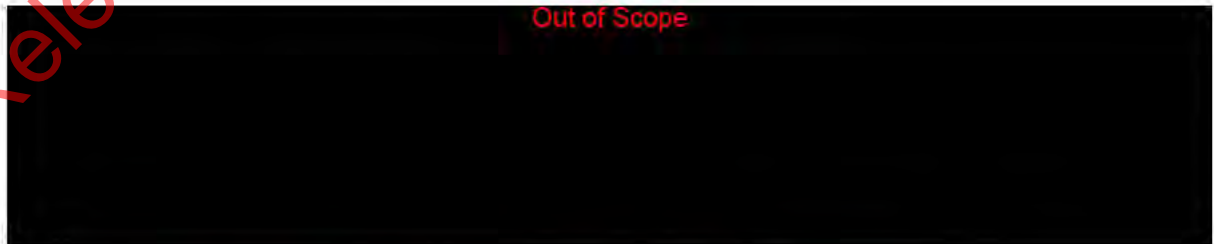
Out of Scope



IN-CONFIDENCE

Minister of Conservation, Minister of Conservation's office, and Department of Conservation

Out of Scope



Contact: Karl Beckert, Director, Operations Support,

9(2)(a)

Department of Conservation Status Report

for the Minister of Conservation

Week beginning 24 April 2023

Date: / /

Seen by Hon Willow-Jean Prime
Minister of Conservation



DOC is stepping up patrols of Hikurangi Marine Reserve during the 15 April - 15 June Kaikōura pāua fishing season. DOC and Te Rūnanga o Kaikōura intend that the patrols will stop the illegal taking of pāua and protect the reserve.

Photo: Jody Weir, DOC.



Department of Conservation
Te Papa Atawhai

2 Standing and priority items

2.1 Closure of Chateau Tongariro hotel

- On 4 April 2023 we advised KAH New Zealand Incorporated (KNZ) that the Crown is not interested in purchasing Chateau Tongariro chattels, and that we would like KNZ to remove their chattels from the premises.
- We have noticed a difference in how the Kahler painting hangs in its frame and have been advised this is likely due to a change in humidity levels and lack of air circulation now the building is no longer in regular use. We advised KNZ of this on 17 April 2023 and recommended they remove the painting urgently from the Chateau to reduce the risk of deterioration.
- KNZ has not yet responded about removing the chattels, including the Kahler painting.

Out of Scope

Next steps

Out of Scope

Contact: Karl Beckert, Director, Operations Support,

9(2)(a)

Department of Conservation Status Report

for the Minister of Conservation

Week beginning 1 May 2023

Date: / /

Seen by Hon Willow-Jean Prime
Minister of Conservation



DOC is collaborating with iwi and councils at the top of the South Island to help nature and people thrive. The Kotahitanga mō te Taiao Alliance (KMTT) covers 3.5 million hectares of land and sea, containing more than 25% of New Zealand's unique plants and animals.
Photo: Penny Wardle



Department of
Conservation
Te Papa Atawhai

2 Standing and priority items

2.1 Closure of Chateau Tongariro hotel

- As we advised in the Status Report last week, we have informed KAH New Zealand Incorporated (KNZ) that the Crown is not interested in purchasing Chateau Tongariro chattels, and that we would like KNZ to remove their chattels from the premises.
- On 20 April 2023, KNZ's lawyers informed us they are awaiting instructions from their client on this matter. We advised KNZ's lawyers that we consider this is an urgent matter, as we are concerned the paintings may be damaged due to the conditions in Chateau not being optimal for storing artworks. All chattels remaining in the Chateau are there at KNZ's risk.

Out of Scope

Next steps

- We are seeking legal advice on our options regarding high value chattels if KNZ do not make immediate plans to remove them.

Contact: Karl Becker, Director, Operations Support,

9(2)(a)

Department of Conservation Status Report

for the Minister of Conservation

Week beginning 8 May 2023

Date: / /

Seen by Hon Willow-Jean Prime
Minister of Conservation



DOC specialists training Te Roroa iwi to monitor freshwater in Northland's Waipoua River catchment – shown here in a tributary, the Huaki Stream. Data gathered will help inform science and mātauranga-based tools to restore the river. A video explaining monitoring methods was made to help equip other iwi to sample their awa. Photo: Ashley Alberto, DOC.



Department of
Conservation
Te Papa Atawhai

2 Standing and priority items

2.1 Closure of Chateau Tongariro hotel

Out of Scope

- KNZ's legal team have advised us that KNZ are interested in selling the Carl Kahler painting of the pink and white terraces to a public museum. We have provided contact details for the relevant people at Te Papa. Te Papa will need to run their usual acquisitions process, which may take 2-3 months.
- We released an OIA response to [redacted] 9(2)(a) on 2 May 2023, which confirmed the Kahler painting is owned by KNZ, and the Crown is not looking to purchase it (OIAD-2844 refers). As this is the first time this information has been made public, there is likely to be media and public interest in the ownership of the painting. We have prepared reactive messages on this matter.

Out of Scope

Next steps:

- We are continuing to encourage KNZ to remove the Kahler painting, and other items of value, from the Chateau.
- We will brief you on:

Out of Scope

Contact: Karl Beckert, Director, Operations Support,

[redacted] 9(2)(a)