

From: [Damian Coutts](#)
To: s9(2)(a)
Cc: [Connie Norgate](#)
Subject: Heritage protection at the Chateau Tongariro Hotel
Date: Friday, 28 January 2022 8:45:00 am

Hi s9(2)(a)

My apologies for missing your call.

In answer to your query, upgrade works to the Chateau for strengthening purposes would require a Works Approval from the Department of Conservation. However, in addition there are already consenting procedures in place in relation to the heritage status of the building. This is outlined below:

[1] The Chateau is listed at the highest level of heritage significance and protection in the Ruapehu District Plan Appendix 4, specifically:

- District Plan listing: heritage category A ... and
- Heritage New Zealand listing: heritage category 1

[2] The consequences of this heritage status relevant to earthquake strengthening are:

- This work will require a Resource Consent from the Council ... and
- The Council will regard Heritage New Zealand as an affected party ... and
- The hotel owners are already legally bound by this process regardless of any deed to be signed

I hope this helps clarify the situation.

Kind regards

Damian

Damian Coutts

Director Operations

Department of Conservation

From: s9(2)(a)
Sent: Tuesday, 25 January 2022 2:23 PM
To: Damian Coutts <dcoutts@doc.govt.nz>
Subject: Chateau Tongariro Hotel

Hi Damian

Tried giving you a call but believe you in meetings all day.

I am from Bayview International (currently managing Chateau Tongariro) and I know you have been in discussions with Jerome in regards to extending the lease agreement for quite some time now.

We are currently looking at doing a report for the hotel to determine what needs to be done to meet the %NBS requirements. A detailed report will be in excess of s9(2)(b)(ii) for us and we have got in principle approval to receive a grant from Heritage NZ Puhere Taonga. However, to receive the grant, we are required to sign a deed for the hotel to be under the Heritage NZ Puhere Taonga Act 2014. Now if we are formally bound by the Act, it means that all future renovations (internal and external) will require the the approval of Heritage NZ.

My question to you is, if we do not sign the deed and choose not to receive the grant, when we go through renovations and and seismic strengthening, will we still need approval from Heritage NZ for the works (even though we are not bound by the Act)? Or is there another governing body (aside from council) that we need approval from due to the historical significance of the property?

Please feel free to contact me further should you wish to chat about it.

Regards

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From: [Patrick Harvey](#)
To: s9(2)(a)
Cc: [Sarah Apperley](#); [Damian Coutts](#)
Subject: FW: Chateau Tongariro DSA - Commercial in Confidence
Date: Tuesday, 25 July 2023 11:02:28 am
Attachments: [Chateau - DSA.pdf](#)
[image001.png](#)

Hi s9(2)(a)

Thanks for your time just now.

Please find attached the DSA we have just received, which was completed by WSP for the exiting operator KAH. Please treat this in confidence.

This does obviously change the scope of work we originally asked you to price, however we do still require engineering input and advice. We would still like to go ahead with the planned meeting next week, however this will be to develop a scope of work with you, and update the offer of service and fee structure accordingly.

I would be grateful if you could undertake an initial review of the DSA attached, and then on Monday offer your advice on any additional work which may be needed with the main drivers from DOC currently as;

1. Safety for access for DOC staff for maintenance and repairs – noting that there are critical structural weaknesses which WSP have indicated are as low as 15%NBS. To this end we would be looking to develop/update current entry protocols and identify any temporary work which might be needed.
2. How we progress a budget costing for a potential strengthening solution – there are 3 solutions indicated in the WSP (albeit very briefly as this may not have been part of their scope), it would be good to understand how this could be developed or taken to sufficient detail (as per your original offer of service) so that a budget cost can be obtained by a QS. You may feel that there are other options from your own experience, and would be interested in your view of the WSP suggestions for a heritage building.

The above is a high level review, just so that we can discuss and develop a new scope of work for your services at the meeting on Monday. If you could please keep track of your hours for this preparatory work, as I appreciate that the release of the DSA does require some time to review just to identify the next steps. As we were on the cusp of signing a contract with you (albeit for a different scope) I would expect that the department would fund this work to ascertain and develop a new scope of work based on new information, and the scope would likely involve a more in-depth review of the WSP DSA along with the drawings we have now found.

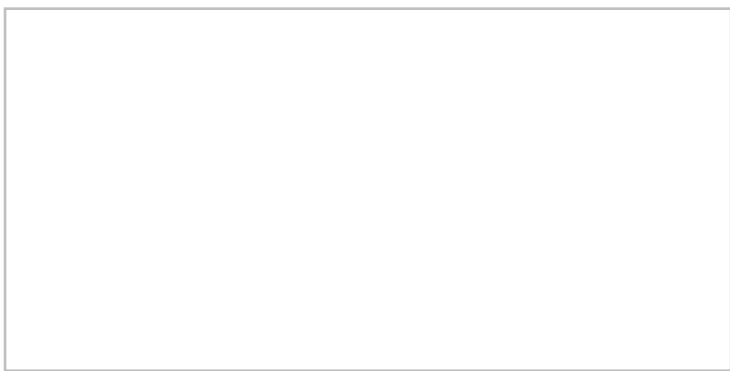
Please let me know if this isn't clear. Just FYI there are a good number of additional drawings that we are currently looking to scan, together with the original blueprints that you have already received. This may assist with a full review of the WSP DSA in due course, to test any assumptions that may have been made.

Regards,

Patrick

Patrick Harvey **BEng (Hons) CEng (UK) MStructE CMEngNZ IntPE (NZ)**
Programme Manager W3Wi
Department of Conservation | Te Papa Atawhai

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From: [Patrick Harvey](#)
To: [Damian Coutts](#)
Cc: [George Taylor](#); [David Conley](#); [Jonathan Calder](#); [Sarah Apperley](#)
Subject: The Chateau Tongariro Detailed Seismic Assessment
Date: Tuesday, 25 July 2023 7:30:17 pm
Attachments: [image001.png](#)

Hi Damian,

In light of the developments today, in that Sarah received a copy of the DSP commissioned by KAH on the Chateau building, carried out by WSP, I thought it prudent just to give you a quick update having now had the chance to read the report a little more thoroughly. To summarise as briefly as I am able;

- WSP were engaged to carry out a DSA only, and it appears that their scope was for the main building (the oldest part) only. The later additions such as the rear wing added in the early 2000's were not looked into in any detail, and I would assume would be over 67% New Building Standard (NBS) and therefore not deemed either earthquake risk (34 – 66%NBS) or earthquake prone (less than 34%NBS).
- Critical weaknesses in the building have been identified as the unrestrained masonry on the outside elevations of the main structure, and the concrete frame – confirming what we had already assessed as the worst areas. These have been assessed as being 15%NBS (and up to 30%NBS for the reinforced concrete frame). Other elements of the building have been assessed, and scored accordingly, in line with what would usually be expected in a DSA. There are a significant number of elements which are deemed either earthquake risk or earthquake prone – essentially much of the original building is vulnerable.

What this means – as an Importance Level 2 building (which is a “normal” building) – note that the scoring system is intended to compare the performance of a building to that of a building designed to 100% code. It does not mean that the building is “dangerous”, it indicates the comparative risk compared to a modern building. The variability of earthquakes (magnitude, depth, frequency etc) impacts the response of different types of buildings. Recent history shows (Christchurch and Kaikoura) that it does not necessarily follow that old buildings with lower ratings will perform worse in a seismic event. Modern buildings designed for life safety may require significant repair (or demolition) after an event. A building with less than 20%NBS the risk of failure under seismic load is approximately more than 25 times the risk of failure under seismic load of a building at 100%NBS.

Earthquake Prone Building Policy - For the Ruapehu District this is the responsibility of RDC as the local authority. The RDC policy requires a notice to be attached to the building entrance. As the building is now less than 20%NBS, we will need to change the signage to one with a yellow/black border. RDC policy states that strengthening or demolition for this building is 25 years from time of notification assessment. The Initial Evaluation Procedure (IEP) was sent to RDC 2 years ago, so there are 23 years remaining. Of note is that different councils have different timeframes.

The Assessment Guidelines indicate 15%NBS as Grade E, “very high life safety risk”. This corresponds with what we know about the structure (pre seismic design codes, undeformed reinforced concrete, irregular plan and vertical layout, unrestrained unreinforced masonry to external elevations), the structure is relatively brittle, and once the load capacity is exceeded, sudden and catastrophic failure would be the likely mechanism. I have touched base with Dave C and confirmed with him that the current entry protocols should remain in place, limiting numbers and time spent in and around the building. Dave confirmed that there were very few curious folk over the recent busy weekend that tried to get close up to the building, and that the current plan to install security cameras would help with that anyway.

In conjunction with Sarah who is leading this work, we will meet with Miyamoto (who we were about to sign a contract with for a DSA) next week, to develop a scope of where we go next. I believe that the DSA should be reviewed to ascertain if there are any assumptions now that more comprehensive drawings have been found. This should also include any work that may be appropriate to reduce the risk to DOC staff or contractors working in and around the building. The strengthening options indicated in the WSP report are not of sufficient detail to deduce a budget cost, even at high level, and I believe that this would be worth pursuing also. I would expect Miyamoto to look at the three outline options from WSP (noting that WSP already dismissed one of those) and consider any other alternatives based on their experience in this field. This would enable robust decision making around the long term plan that DOC/Crown may develop for the building, as well as inform any potential new operator what they might be taking on. Clearly the RDC policy gives significant time frames for strengthening, however (in my view) consideration to reducing the EQ risk in vulnerable areas should be given if the building were to reopen. The heritage status further constrains strengthening solutions.

I am sure that Sarah has a lens on DOC's appetite for risk or desire to invest in strengthening, which will inform the next steps and scope moving forward.

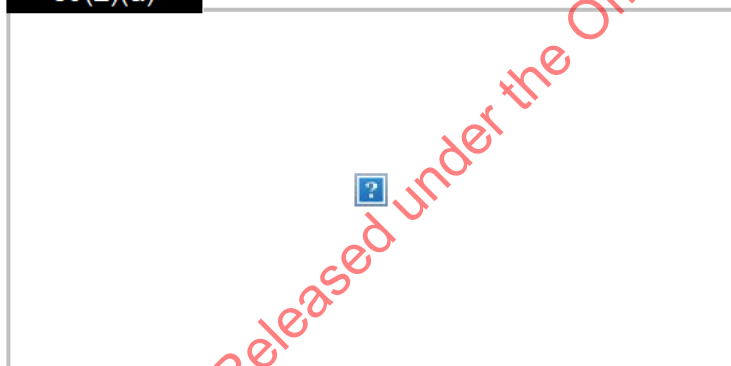
Please let me know if you would like a copy of the DSA – it has been received under confidence I believe, so not for general consumption – I'd just need to check with Sarah so we have a record of who has a copy.

Happy to take questions!

Patrick

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