

Item 1

From: [Ruth Isaac](#)
To: s9(2)(a)
Cc: [Mike Tully](#); [Harry Evans](#); [Peter Galvin](#)
Subject: CBRE report on Chateau
Date: Sunday, 20 October 2024 3:21:04 pm
Attachments: [CBRE Part A - Feasibility Review DRAFT 0724.pdf](#) OIA note: Report withheld in full under section 9(2)(i)

HI Minister

As discussed, here is a copy of the CBRE report we provided to you as part of an earlier briefing on the Chateau.

We will have to dig out a copy of the earthquake / NBS report tomorrow and get it to you.

Ngā mihi

Ruth

Ruth Isaac

Deputy Director-General, Policy and Regulatory Services
Department of Conservation | Te Papa Atawhai
Mobile: s9(2)(a)
Email: risaac@doc.govt.nz

EA: Rebecca Worthington: rworthington@doc.govt.nz

Mobile: s9(2)(a)

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Department of Conservation
Te Papa Atawhai

From: Peter Galvin
To: Ruth Isaac; Stephanie Rowe; Mike Tully
Cc: Catherine Wilson; Sam Thomas; Siân Roguski; Ewan Delany; Tui Arona (parliament)
Subject: Debrief on catch up session with MOC - 9 Sept
Date: Monday, 9 September 2024 10:55:05 am

Kia ora koutou

We'll send papers back as we can though we got feedback on a number of paper this morning:

- **Out of Scope** [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- Chateau – confirmed that it is not viable to proceed with the sale process (he had talked about it with a person involved in recent hotel sales). We confirmed that the next step is a Cabinet paper exploring options, **s9(2)(f)(iv)** [Redacted]
- **Out of Scope** [Redacted]
- [Redacted]
- [Redacted]

[Redacted]

[Redacted]

[Redacted]

Cheers

Peter



Peter Galvin
Private Secretary – Conservation | Office of Hon Tama Potaka MP
Minister of Conservation | Minister for Māori Development
Minister for Māori Crown Relations: Te Arawhiti | Minister for Whānau Ora
Associate Minister of Housing (Social Housing)
M: **s9(2)(a)**
Email: **s9(2)(a)** Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand
Please also send all e-mails directed at me to my colleague: Harry Evans **s9(2)(a)**

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From: [Peter Galvin](#)
To: [Julie Chuor](#); [CJ Juby](#); [Ruth Isaac](#); [James Johnson \(Policy Manager\)](#); [Lucia Sobiecki](#)
Cc: [Harry.Evans](#); [Kayla Wilson](#)
Subject: FW: ATTACHED: 24-B-0281 - Briefing - Abandoned Buildings – Chateau Tongariro - Options for next steps
Date: Wednesday, 30 October 2024 10:08:21 am
Attachments: [24-B-0281 Briefing - Chateau Tongariro Options for Next Steps - DOC-7670453 FINAL.docx](#) [Cabinet Paper - Chateau Tongariro Options for Next Steps - DOC-7760779 FINAL.docx](#) [24-B-0281 Briefing - Chateau Tongariro Options for Next Steps - DOC-7670453 FINAL.pdf](#) [Cabinet Paper - Chateau Tongariro Options for Next Steps - DOC-7760779 FINAL.pdf](#) OIA note: Briefing and Chateau Tongariro Cabinet Paper withheld in full under section 9(2)(f)(iv)

Kia ora koutou

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

- I (or Dale) circulate the draft Cabinet paper to a small group of Ministers as a “heads up” as to where DOC’s work on options for the Chateau has got to. The Ministers are: Willis, Jones, Goldsmith and Doocey (given his tourism interests)
- In the covering email, we explain that MOC is keen for Ministers to have visibility on where the Chateau options are likely to land, in advance of a more detailed business case, as part of the discussion of **Out of Scope**
- That email proposes a meeting of Ministers before ECO on the 6th if possible to discuss:
 - the implications of **Out of Scope** on the Chateau options
 - gauge a sense of where Ministers may land on those options
 - how to progress the Chateau options, and in particular the sequencing of Cabinet direction, the preparation of a business case (at whatever level of detail) and the EOI process.

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

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

- the decision on the Chateau will require a political call ultimately
- there’s a pretty clear picture emerging of what the costs of those options are likely to be – in ball park terms at least
- that would/may be enough for Cabinet to agree on a direction now – even if it’s ruling certain options out
- that may save time and effort (as the Minister noted) by only gathering more detail on the viable options.

Cheers

Peter

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

Sent: Wednesday, 16 October 2024 12:49 PM

To: Harry Evans **s9(2)(a)** Peter Galvin

s9(2)(a)

Cc: Ellen Legg **s9(2)(a)** Government Services

<GovernmentServices@doc.govt.nz>; Doc PrivateSecs **s9(2)(a)**

Elisa Yokoyama <eyokoyama@doc.govt.nz>

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

for next steps

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

Ngā mihi

Gabrielle

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From: [Julie Chuor](#)
To: [Peter Galvin](#); [Harry.Evans](#); [Harry.Evans](#)
Subject: FW: CBRE report on Chateau
Date: Monday, 21 October 2024 8:51:00 am
Attachments: [Chateau - DSA.pdf](#)
[image002.png](#)

Hi Peter/Harry

Here is the WSP Detailed Seismic Assessment confirming the NBS for the Chateau. We have also had this peer reviewed which confirms the NBS rating as well.

Thanks

Julie

Julie Chuor

[Chateau Tongariro and Metservice Building – Project Lead](#)
[Drinking Water Infrastructure Programme - Business Case Lead](#)
Conservation House | Whare Kaupapa Atawhai
Phone: [s9\(2\)\(a\)](#)
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From: Ruth Isaac <risaac@doc.govt.nz>
Sent: Monday, 21 October 2024 7:27 am
To: Julie Chuor <jchuor@doc.govt.nz>; CJ Juby <cjjuby@doc.govt.nz>
Cc: Mike Tully <mtully@doc.govt.nz>
Subject: FW: CBRE report on Chateau

Hi both – can you please dig out the NBS report on the Chateau and send to the Office for the MOC?

Ngā mihi
Ruth

Ruth Isaac
DDG Policy and Regulatory Services
Department of Conservation
Mobile [s9\(2\)\(a\)](#)

From: Tama Potaka [s9\(2\)\(a\)](#)
Sent: Sunday, 20 October 2024 4:39 pm

To: Ruth Isaac <risaac@doc.govt.nz>

Cc: Mike Tully <mtully@doc.govt.nz>; Harry.Evans **s9(2)(a)** Peter Galvin **s9(2)(a)**

Subject: Re: CBRE report on Chateau

Yes please to NBS report. Ngā mihi.

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From: Ruth Isaac <risaac@doc.govt.nz>

Sent: Sunday, October 20, 2024 3:21:04 PM

To: Tama Potaka **s9(2)(a)**

Cc: Mike Tully <mtully@doc.govt.nz>; Harry Evans **s9(2)(a)** Peter Galvin **s9(2)(a)**

Subject: CBRE report on Chateau

Hi Minister

As discussed, here is a copy of the CBRE report we provided to you as part of an earlier briefing on the Chateau.

We will have to dig out a copy of the earthquake / NBS report tomorrow and get it to you.

Ngā mihi

Ruth

Ruth Isaac

Deputy Director-General, Policy and Regulatory Services

Department of Conservation | Te Papa Atawhai

Mobile **s9(2)(a)**

Email: risaac@doc.govt.nz

EA: Rebecca Worthington: rworthington@doc.govt.nz

Mobile **s9(2)(a)**

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From: [Julie Chuor](#)
To: [Peter Galvin](#)
Cc: [CJ Juby](#)
Subject: FW: Chateau Tongariro: Expression of Interest Update
Date: Wednesday, 25 September 2024 1:39:00 pm
Attachments: [image001.png](#)
[Expression of Interest Update 24 September 2024.pdf](#)

Hi Peter

Just as an FYI, I have sent this letter out today to those individuals who registered their interest in the EOI. I will follow up with any enquiries and this will inform the upcoming Cab paper.

WHL who is involved in the Whakapap EOI had interest in the Chateau as well so I will be following up with them too.

Thanks

Julie Chuor

[Chateau Tongariro and Metservice Building – Project Lead](#)
[Drinking Water Infrastructure Programme - Business Case Lead](#)
Conservation House | Whare Kaupapa Atawhai
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From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Wednesday, 25 September 2024 11:19 am
To: Julie Chuor <jchuor@doc.govt.nz>
Subject: Chateau Tongariro: Expression of Interest Update

Hi

As you have previously indicated an interest in the Chateau Tongariro expression of interest, please find attached a letter providing you with an update.

Please contact email me if you have any questions.

Thanks

Julie Chuor

[Chateau Tongariro and Metservice Building – Project Lead](#)

Drinking Water Infrastructure Programme - Business Case Lead
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From: [Ruth Isaac](#)
To: [Harry Evans](#); [Peter Galvin](#)
Subject: FW: Conservation: Chateau Tongariro
Date: Wednesday, 4 September 2024 6:01:07 pm
Attachments: [24-B-0385 Briefing Abandoned Buildings - Chateau Tongariro Expression of Interest Process - DOC-7711553.docx](#) OIA note: This document has been proactively released on the DOC website

Sorry forgot to cc you

Ngā mihi
Ruth

Ruth Isaac
DDG Policy and Regulatory Services
Department of Conservation
Mobile [s9\(2\)\(a\)](#)

From: Ruth Isaac
Sent: Wednesday, 4 September 2024 5:50 pm
To: Tama Potaka [s9\(2\)\(a\)](#); Penny Nelson <pnelson@doc.govt.nz>
Cc: Melanie Quintela [s9\(2\)\(a\)](#)
Subject: RE: Conservation: Chateau Tongariro

Kia ora Minister

Thanks for your query below.

I've attached the cover briefing to the CBRE report which you may not have at your fingertips. Our recommendation is to pause the EOI and to take a cabinet paper setting out the options for the Chateau to get a steer from Cabinet about what path they want to take given that all paths will have significant Crown financial implications (amongst other implications). There certainly are information gaps and assumptions made, as there always are, and CBRE has been diligent in setting those out as you would expect. Filling those gaps is not possible at this stage, and while further detail around them will likely change the exact costs of whatever option is pursued, those details will not fundamentally change the nature of the broad choices at this point. Our view is that it would not be cost effective to pursue further detailed analysis before Cabinet has considered the options it wishes to pursue further via an appropriate business case for investment (if that's the option chosen).

I have already asked that a draft Cabinet paper gets underway to be ready as soon as possible once we have your response to the briefing.

Happy to discuss any gaps that you think would be needed for an initial paper to Cabinet.

Ngā mihi
Ruth

Ruth Isaac
DDG Policy and Regulatory Services
Department of Conservation
Mobile [s9\(2\)\(a\)](#)

From: Tama Potaka [s9\(2\)\(a\)](#)
Sent: Tuesday, 3 September 2024 9:51 pm
To: Penny Nelson <pnelson@doc.govt.nz>; Ruth Isaac <risaac@doc.govt.nz>
Cc: Melanie Quintela [s9\(2\)\(a\)](#)
Subject: Conservation: Chateau Tongariro

Kia ora e hoa mā

I have now reviewed the feasibility review for the Chateau Tongariro.

CBRE has identified a number of information gaps in reaching their conclusions. There are major financial implications (for the government or a potential concessionaire) from the options set out herein albeit CBRE did not have complete information.

Please confirm your recommendation(s) and relevant rationale for progressing the matter

Mauriora,



Hon. Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations: Te Arawhiti
Minister for Māori Development
Minister for Whānau Ora
Assoc. Minister of Housing
MP for Hamilton West

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Authorised by Hon Tama Potaka Parliament Buildings, Wellington

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From: [Julie Chuor](#)
To: [Harry Evans](#); [s9\(2\)\(a\)](#)
Cc: [Elisa Yokoyama](#); [Amanda Cockburn](#); [Desiree Brown](#); [Lena Sapunova](#); [Stacey Wrenn](#); [Government Services](#); [Ruth Isaac](#); [Mike Tully](#)
Subject: RE: [FYI]: URGENT: Summary from officials meeting 29 July
Date: Wednesday, 31 July 2024 6:11:00 pm
Attachments: [image001.png](#)

Harry/Peter

In addition to the below, the lead at CBRE is [s9\(2\)\(a\)](#) is CBRE's expert in hotel operations.

Julie Chuor
[Chateau Tongariro and Metservice Building – Project Lead](#)
[Drinking Water Infrastructure Programme - Business Case Lead](#)
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Phone: [s9\(2\)\(a\)](#)
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From: Julie Chuor
Sent: Wednesday, July 31, 2024 3:19 PM
To: Harry.Evans [s9\(2\)\(a\)](#)
Cc: [Elisa Yokoyama <eyokoyama@doc.govt.nz>](#); [Amanda Cockburn <acockburn@doc.govt.nz>](#); [Desiree Brown <desbrown@doc.govt.nz>](#); [Peter Galvin <sgalvin@doc.govt.nz>](#); [Lena Sapunova <lsapunova@doc.govt.nz>](#); [Stacey Wrenn <swrenn@doc.govt.nz>](#); [Government Services <GovernmentServices@doc.govt.nz>](#); [Ruth Isaac <risaac@doc.govt.nz>](#); [Mike Tully <mtully@doc.govt.nz>](#)
Subject: RE: [FYI]: URGENT: Summary from officials meeting 29 July

Hi Harry

Further to Ruth's response on Chateau, CBRE were appointed as our property agent following a procurement process and they are tasked with supporting DOC to develop options before approaching the market. We are working towards a 30 September date for completion of the EOI process. A briefing on decommissioning options for the Chateau is to be submitted to the Minister in early October following an outcome from the EOI process and to enable fuller advice to be provided on the Chateau.

We now have a draft report from CBRE recommending options for the EOI which might affect the EOI process and timeframes. We would like to seek further direction on the EOI from the Minister and are looking to submit a brief at the end of next week, to be discussed at the officials meeting on 12 August.

Please let me know if you have any other questions.

Thanks

Julie Chuor
[Chateau Tongariro and Metservice Building – Project Lead](#)
[Drinking Water Infrastructure Programme - Business Case Lead](#)
Conservation House | Whare Kaupapa Atawhai
Phone: [s9\(2\)\(a\)](#)
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From: [Elisa Yokoyama <eyokoyama@doc.govt.nz>](#)
Sent: Tuesday, July 30, 2024 9:53 AM
To: Julie Chuor [<jchuor@doc.govt.nz>](#)
Subject: [FYI]: URGENT: Summary from officials meeting 29 July

Hi Julie, sharing FYI – not sure if Amanda has reached out to you separately

From: Amanda Cockburn <acockburn@doc.govt.nz>
Sent: Tuesday, July 30, 2024 9:25 AM
To: Government Services <GovernmentServices@doc.govt.nz>; Simon James <sijames@doc.govt.nz>
Cc: Elisa Yokoyama <eyokoyama@doc.govt.nz>; Philippa Fox <pfox@doc.govt.nz>; Andy Roberts <aroberts@doc.govt.nz>
Subject: RE: URGENT: Summary from officials meeting 29 July

Kia ora Desiree,

I will provide a response to this.

Ngā mihi
Amanda

From: Government Services <GovernmentServices@doc.govt.nz>
Sent: Tuesday, July 30, 2024 9:22 AM
To: Amanda Cockburn <acockburn@doc.govt.nz>; Simon James <sijames@doc.govt.nz>
Cc: Elisa Yokoyama <eyokoyama@doc.govt.nz>; Philippa Fox <pfox@doc.govt.nz>; Andy Roberts <aroberts@doc.govt.nz>
Subject: FW: URGENT: Summary from officials meeting 29 July
Importance: High

Kia ora Amanda and Simon

I understand you are acting Directors while CJ is on leave. Can you confirm if you will provide this urgent advice, see below, or if Philippa or Cat are better placed to provide this please.

Thanks
Desiree

From: Government Services <GovernmentServices@doc.govt.nz>
Sent: Tuesday, July 30, 2024 9:15 AM
To: CJ Juby <cjyuby@doc.govt.nz>
Cc: Philippa Fox <pfox@doc.govt.nz>; Catherine Wilson <catwilson@doc.govt.nz>; Government Services <GovernmentServices@doc.govt.nz>
Subject: URGENT: Summary from officials meeting 29 July
Importance: High

Kia ora CJ

There is an action arising from the Minister's meeting yesterday, see below, which I think is for you to action. Can you confirm if you will provide this advice, noting Ruth's comment below highlighted in pink.

1. Chateau Tongariro
 - a. The Minister asked for an update on the EOI around the Chateau – the update was that DOC asked for tenders to shape up a commercial EOI and the successful bidders of that were in the process of shaping it up and advising what would be required for it to be an attractive opportunity.
 - b. The Minister was keen to know who the company was that was preparing the EOI options and timing for next steps from here – **can we please have these via email tomorrow or Wednesday**

Thanks
Desiree

From: Ruth Isaac <risaac@doc.govt.nz>
Sent: Monday, July 29, 2024 5:55 PM
To: Harry Evans <[s9\(2\)\(a\)@doc.govt.nz](mailto:s9(2)(a)@doc.govt.nz)>; L\SLT <GMT@doc.govt.nz>; L\SLT admin <GMTadmin@doc.govt.nz>; Government Services <GovernmentServices@doc.govt.nz>; Andrew Bichan <abichan@doc.govt.nz>; Desiree Brown <desbrown@doc.govt.nz>
Cc: Peter Galvin <[s9\(2\)\(a\)@doc.govt.nz](mailto:s9(2)(a)@doc.govt.nz)>; Emma Hill <ehill@doc.govt.nz>; Lena Sapunova <lsapunova@doc.govt.nz>
Subject: RE: Summary from officials meeting 29 July

Thanks Harry

Out of Scope

Out of Scope

The Chateau advisors are CBRE – I just remembered.

Out of Scope

Ngā mihi
Ruth

Ruth Isaac
DDG Policy and Regulatory Services
Department of Conservation
Mobile s9(2)(a)

From: Harry Evans s9(2)(a)
Sent: Monday, July 29, 2024 5:40 PM
To: L\SLT <GMT@doc.govt.nz>; L\SLT admin <GMTadmin@doc.govt.nz>; Government Services <GovernmentServices@doc.govt.nz>; Andrew Bichan <abichan@doc.govt.nz>; Desiree Brown <desbrown@doc.govt.nz>
Cc: Peter Galvin s9(2)(a); Emma Hill <ehill@doc.govt.nz>
Subject: FW: Summary from officials meeting 29 July

Kia ora koutou

Please see attached write-up from weekly official meetings for 29 July 2024

1. Out of Scope

[Redacted]

2. Chateau Tongariro

- a. The Minister asked for an update on the EOI around the Chateau – the update was that DOC asked for tenders to shape up a commercial EOI and the successful bidders of that were in the process of shaping it up and advising what would be required for it to be an attractive opportunity.
- b. The Minister was keen to know who the company was that was preparing the EOI options and timing for next steps from here – **can we please have these via email tomorrow or Wednesday**

3. Out of Scope

[Redacted]

[Redacted]

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5. **Out of Scope**

[REDACTED]

[REDACTED]

Ngā mihi,

Harry and Peter



Harry Evans

Private Secretary – Conservation | Office of Hon Tama Potaka MP

Minister of Conservation | Minister for Māori Development
Minister for Māori Crown Relations: Te Arawhiti | Minister for Whānau Ora
Associate Minister of Housing (Social Housing)

DDI: s9(2)(a)

Email: s9(2)(a)

Website: www.beehive.govt.nz

Private bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Please also send all e-mails directed at me to my colleague: Peter Galvin peter.galvin@parliament.govt.nz

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From: [Peter Galvin](#)
To: [Julie Chuor](#); [CJ Juby](#); [Ruth Isaac](#)
Cc: [Harry.Evans](#)
Subject: RE: 24-B-0385 SIGNED - Abandoned Buildings – Chateau Tongariro Expression of Interest Process
Date: Monday, 16 September 2024 12:11:10 pm

Kia ora ano

There was some additional commentary on the paper from the Minister’s Advisor which was the options for the Cabinet paper should cover:

- The Chateau and other buildings, including increased/reduced liabilities over time
- **9(2)(f)(iv)** [REDACTED]
- What would be required given the Chateau’s heritage status.

The Minister then added an outline of an analytical framework for the options and criteria:

	Reputation	Financial	Treaty
9(2)(f)(iv) [REDACTED]			
9(2)(f)(iv) [REDACTED]			
Concession/”as is”			
Repair/concession			

Cheers

Peter

From: Peter Galvin
Sent: Monday, September 16, 2024 11:34 AM
To: Julie Chuor <jchuor@doc.govt.nz>; Government Services <GovernmentServices@doc.govt.nz>; CJ Juby <cjjuby@doc.govt.nz>; Ruth Isaac <risaac@doc.govt.nz>
Cc: Harry Evans **s9(2)(a)** [REDACTED]
Subject: 24-B-0385 SIGNED - Abandoned Buildings – Chateau Tongariro Expression of Interest Process

Kia ora koutou. Please find attached a signed version of the above. Apologies for the slightly kooky angle. Cheers. Peter

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Monday, September 16, 2024 10:00 AM
To: Peter Galvin **s9(2)(a)** [REDACTED] Government Services <GovernmentServices@doc.govt.nz>; Fiona Weightman <fweightman@doc.govt.nz>; Bronwyn

Saunders <bsaunders@doc.govt.nz>; CJ Juby <cjjuby@doc.govt.nz>; Ruth Isaac <risaac@doc.govt.nz>

Cc: Harry Evans **s9(2)(a)**

Subject: Re: Media query re chateau Tongariro

Thanks Peter

We will work on this for the timeframe noted below.

From: Peter Galvin **s9(2)(a)**

Sent: Monday, September 16, 2024 9:35:48 AM

To: Government Services <GovernmentServices@doc.govt.nz>; Fiona Weightman <fweightman@doc.govt.nz>; Julie Chuor <jchuor@doc.govt.nz>; Bronwyn Saunders <bsaunders@doc.govt.nz>; CJ Juby <cjjuby@doc.govt.nz>; Ruth Isaac <risaac@doc.govt.nz>

Cc: Harry.Evans **s9(2)(a)**

Subject: FW: Media query re chateau Tongariro

Kia ora koutou

Can we please get a response to Jared's request, noting the timeframes.

As per previous correspondence, I have resubmitted the last paper that was provided to the Minister on the EOI process to confirm the decision that he has verbally made. I'll follow up where that's at in the meantime.

Cheers

Peter

From: Jared Nicoll **s9(2)(a)**

Sent: Monday, September 16, 2024 9:28 AM

To: Peter Galvin **s9(2)(a)** Harry Evans

s9(2)(a)

Subject: Media query re chateau Tongariro

Mōrena kōrua

We have this query about the chateau Tongariro below. Could I get some answers to these questions by 1pm please?

In the past we've said Minister Potaka is currently considering advice on this issue.

Ngā mihi

Jared

From: Kate MacNamara <kate.macnamara@nzme.co.nz>

Sent: Monday, September 16, 2024 9:15 AM

To: Jared Nicoll s9(2)(a)

Subject: journalist question for the Minister of Conservation

Hi Jared, I have a few questions for Minister Potaka, about the Chateau Tongariro please.

Is decommissioning the Chateau still under consideration by the minister?

Has the Minister asked DOC to provide cost estimates (or commission them) for restoring the Chateau to a useable state, including an earthquake strengthened state?

Does the Minister have any advice that the Government's earthquake-prone building review could reduce the cost of making the Chateau useable over the medium and long term?

Deadline today, 3pm please.

Best, Kate

Kate MacNamara

Senior Journalist

New Zealand Herald

s9(2)(a)

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From: [Peter Galvin](#)
To: [Julie Chuor](#)
Cc: [Harry Evans](#); [Ben Reddiex](#); [Ben Hansen](#); [CJ Juby](#); [Government Services](#); [Elisa Yokoyama](#); [Mike Tully](#); [Irene Lovejoy](#); [Fiona Weightman](#); [Bronwyn Saunders](#); [Ruth Isaac](#); [Huia Forbes](#)
Subject: RE: 24-B-0471 – Email – Media Query on Chateau Tongariro
Date: Monday, 16 September 2024 12:57:21 pm
Attachments: [image001.png](#)

Thanks team. I've passed these on. Peter

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Monday, September 16, 2024 12:54 PM
To: Peter Galvin [s9\(2\)\(a\)](#)
Cc: Harry Evans [s9\(2\)\(a\)](#); Ben Reddiex <breddiex@doc.govt.nz>; Ben Hansen <bhansen@doc.govt.nz>; CJ Juby <cjjuby@doc.govt.nz>; Government Services <GovernmentServices@doc.govt.nz>; Elisa Yokoyama <eyokoyama@doc.govt.nz>; Mike Tully <mtully@doc.govt.nz>; Irene Lovejoy <ilovejoy@doc.govt.nz>; Fiona Weightman <fweightman@doc.govt.nz>; Bronwyn Saunders <bsaunders@doc.govt.nz>; Ruth Isaac <risaac@doc.govt.nz>; Huia Forbes <hforbes@doc.govt.nz>
Subject: 24-B-0471 – Email – Media Query on Chateau Tongariro

Hi Peter

Please see our response to the queries below:

Is decommissioning the Chateau still under consideration by the minister?

Following the briefing in February on the decommissioning options, I have asked DOC for further advice on both the long and short term options for the Chateau. Decommissioning the Chateau as an option will be included in that advice.

Has the Minister asked DOC to provide cost estimates (or commission them) for restoring the Chateau to a useable state, including an earthquake strengthened state?

I have not requested DOC to provide or commission any cost estimates including with respect to earthquake strengthening work.

Does the Minister have any advice that the Government's earthquake-prone building review could reduce the cost of making the Chateau useable over the medium and long term?

I have not received any advice from DOC on how the earthquake-prone building review could reduce costs relating to the Chateau.

Julie Chuor

[Chateau Tongariro and Metservice Building – Project Lead](#)
[Drinking Water Infrastructure Programme - Business Case Lead](#)
Conservation House | Whare Kaupapa Atawhai
Phone: [s9\(2\)\(a\)](#)

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From: Peter Galvin **s9(2)(a)**
Sent: Monday, 16 September 2024 9:36 am
To: Government Services <GovernmentServices@doc.govt.nz>; Fiona Weightman <fweightman@doc.govt.nz>; Julie Chuor <jchuor@doc.govt.nz>; Bronwyn Saunders <bsaunders@doc.govt.nz>; CJ Juby <cjjuby@doc.govt.nz>; Ruth Isaac <risaac@doc.govt.nz>
Cc: Harry.Evans **s9(2)(a)**
Subject: FW: Media query re chateau Tongariro

Kia ora koutou

Can we please get a response to Jared's request, noting the timeframes.

As per previous correspondence, I have resubmitted the last paper that was provided to the Minister on the EOI process to confirm the decision that he has verbally made. I'll follow up where that's at in the meantime.

Cheers

Peter

From: Jared Nicoll **s9(2)(a)**
Sent: Monday, September 16, 2024 9:28 AM
To: Peter Galvin **s9(2)(a)** Harry Evans
s9(2)(a)
Subject: Media query re chateau Tongariro

Mōrena kōrua

We have this query about the chateau Tongariro below. Could I get some answers to these questions by 1pm please?

In the past we've said Minister Potaka is currently considering advice on this issue.

Ngā mihi

Jared

From: **s9(2)(a)**
Sent: Monday, September 16, 2024 9:15 AM

To: Jared Nicoll s9(2)(a)

Subject: journalist question for the Minister of Conservation

Hi Jared, I have a few questions for Minister Potaka, about the Chateau Tongariro please.

Is decommissioning the Chateau still under consideration by the minister?

Has the Minister asked DOC to provide cost estimates (or commission them) for restoring the Chateau to a useable state, including an earthquake strengthened state?

Does the Minister have any advice that the Government's earthquake-prone building review could reduce the cost of making the Chateau useable over the medium and long term?

Deadline today, 3pm please.

Best, s9(2)(a)

s9(2)(a)

Senior Journalist

New Zealand Herald

s9(2)(a)

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From: [Peter Galvin](#)
To: [Penny Nelson](#); [Ruth Isaac](#)
Subject: RE: Chateau
Date: Monday, 23 September 2024 8:33:32 am

Thanks Penny – will do.

From: Penny Nelson <pnelson@doc.govt.nz>
Sent: Saturday, September 21, 2024 8:51 AM
To: s9(2)(a) Ruth Isaac <risaac@doc.govt.nz>
Subject: Chateau

Peter

There is an article on the Chateau this morning.

The Minister has sent it to me.

It would be worth you having the most recent briefing note Ruth has sent over at the ready on Monday morning. It lays out that the independent advice advised that it would cost substantial millions to even get the chateau ready for an EOI. It recommended we go up to cabinet with all the options . That is what is being done as a next step. We will be ready to discuss at the status meeting.

Penny

Penny Nelson

Director-General | Tumuaki-Ahurei
Department of Conservation | Te Papa Atawhai

Conservation House Wellington | Whare Kaupapa Atawhai

18 - 32 Manners St | PO Box 10 420, Wellington 6143

s9(2)(a)

EA to Penny – Sandra Griffiths sgriffiths@doc.govt.nz ph: s9(2)(a)

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From: [Peter Galvin](#)
To: [Julie Chuor](#); [Harry Evans](#)
Subject: RE: Debrief on catch up session with MOC - 9 Sept
Date: Tuesday, 10 September 2024 10:04:07 am
Attachments: [image002.png](#)

Kia ora Julie. Yes, apologies – the EOI for the lease. Given we’re stopping a process, I’m going to get the Minister to confirm his decision on the original brief and once I have his signature I’ll let you know, okay? Cheers. Peter

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Monday, September 9, 2024 5:05 PM
To: Peter Galvin [s9\(2\)\(a\)](#); Harry Evans [s9\(2\)\(a\)](#)
Subject: FW: Debrief on catch up session with MOC - 9 Sept

Hi Peter/Harry

Can I please just clarify – when you say “sale process” below I’m assuming you/MoC means the leasing option? We were looking to run the expression of interest to see if the Chateau could be released, not sold – selling the Chateau is not an option as there is an ongoing Treaty Settlement.

If I’m correct, that means that we have a definitive decision not to proceed with the expression of interest process and I can now communicate that?

Julie Chuor
[Chateau Tongariro and Metservice Building – Project Lead](#)
[Drinking Water Infrastructure Programme - Business Case Lead](#)
Conservation House | Whare Kaupapa Atawhai
Phone: [s9\(2\)\(a\)](#)
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Department of
Conservation
Te Papa Atawhai

From: Ruth Isaac <risaac@doc.govt.nz>
Sent: Monday, 9 September 2024 1:27 pm
To: Julie Chuor <jchuor@doc.govt.nz>
Subject: FW: Debrief on catch up session with MOC - 9 Sept

See below (deleted other feedback)

Ngā mihi
Ruth

Ruth Isaac
DDG Policy and Regulatory Services
Department of Conservation
Mobile: [s9\(2\)\(a\)](#)

From: Peter Galvin [s9\(2\)\(a\)](#)
Sent: Monday, 9 September 2024 10:55 am
To: Ruth Isaac <risaac@doc.govt.nz>; Stephanie Rowe <sjrowe@doc.govt.nz>; Mike Tully <mtully@doc.govt.nz>
Cc: Catherine Wilson <catwilson@doc.govt.nz>; Sam Thomas <samthomas@doc.govt.nz>; Siân Roguski <sroguski@doc.govt.nz>; Ewan Delany <edelany@doc.govt.nz>; Tui Arona (parliament) [s9\(2\)\(a\)](#)
Subject: Debrief on catch up session with MOC - 9 Sept

Kia ora koutou

We’ll send papers back as we can though we got feedback on a number of paper this morning:

- Chateau – confirmed that it is not viable to proceed with the sale process (he had talked about it with a person involved in recent hotel sales). We confirmed that the next step is a Cabinet paper exploring options. 9(2)(f)(iv)

Out of Scope

Cheers

Peter



Peter Galvin

Private Secretary – Conservation | Office of Hon Tama Potaka MP

Minister of Conservation | Minister for Māori Development
Minister for Māori Crown Relations: Te Arawhiti | Minister for Whānau Ora
Associate Minister of Housing (Social Housing)

M: s9(2)(a)
Email: s9(2)(a) Website: www.beehive.govt.nz
Private Bag 10041, Parliament Buildings, Wellington 6160, New Zealand

Please also send all e-mails directed at me to my colleague: Harry Evans s9(2)(a)

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From: [Harry Evans](#)
To: [Julie Chuor](#)
Cc: [Peter Galvin](#)
Subject: RE: Summary from officials meeting 15 August
Date: Monday, 2 September 2024 3:16:28 pm
Attachments: [image001.png](#)

Hi – sorry if I've not replied. We've been chasing the minister on this but no update yet

From: Julie Chuor <jchuor@doc.govt.nz>
Sent: Wednesday, August 28, 2024 10:16 AM
To: Harry Evans [s9\(2\)\(a\)](#)
Subject: RE: Summary from officials meeting 15 August

Hi Harry

Did you have any luck with progress on the Chateau?

Julie Chuor
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: [s9\(2\)\(a\)](#)
www.doc.govt.nz



Department of
Conservation
Te Papa Atawhai

From: Julie Chuor
Sent: Wednesday, August 21, 2024 1:39 PM
To: [s9\(2\)\(a\)](#)
Subject: RE: Summary from officials meeting 15 August

Hi Harry

Just wondering if the Minister has spoken to MoF yet on the Chateau?

Julie Chuor
Chateau Tongariro and Metservice Building – Project Lead
Drinking Water Infrastructure Programme - Business Case Lead
Conservation House | Whare Kaupapa Atawhai
Phone: [s9\(2\)\(a\)](#)
www.doc.govt.nz



Department of
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Te Papa Atawhai

From: Harry Evans [s9\(2\)\(a\)](#)
Sent: Friday, August 16, 2024 4:29 PM
To: L\SLT <GMT@doc.govt.nz>; L\SLT admin <GMTadmin@doc.govt.nz>; Government Services <GovernmentServices@doc.govt.nz>; Andrew Bichan <abichan@doc.govt.nz>; Desiree Brown <desbrown@doc.govt.nz>
Cc: Peter Galvin [s9\(2\)\(a\)](#); Sam Thomas <samthomas@doc.govt.nz>; Julie Chuor <jchuor@doc.govt.nz>; Emma Hill <ehill@doc.govt.nz>; Angela Bell <abell@doc.govt.nz>
Subject: Summary from officials meeting 15 August

Kia ora koutou

Please see attached write-up from weekly official meetings for 29 July 2024.

1. [Out of Scope](#)

Out of Scope

[Redacted content]

3. Chateau

- a. Minister is interested to have costs of upgrading chateau only separated from other buildings
- b. He was comfortable in principle with not taking the EOI process further though wanted to check with MoF about that and the next step of a draft Cab paper to progress decommissioning, explaining costs of other options
- c. We need to get this confirmation from the Minister before stopping the EOI process.
- d. **Key follow action is for Minister to confirm preferred option and then next step is updated cab paper including point a.**

Ngā mihi,

Harry and Peter



Harry Evans

Private Secretary – Conservation | Office of Hon Tama Potaka MP

Minister of Conservation | Minister for Māori Development
Minister for Māori Crown Relations: Te Arawhiti | Minister for Whānau Ora
Associate Minister of Housing (Social Housing)

DDI: [Redacted] | Website: www.beehive.govt.nz
Email: [Redacted]
Private Bag 16041, Parliament Buildings, Wellington 6160, New Zealand

Please also send all e-mails directed at me to my colleague: Peter Galvin [Redacted]

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From: [Harry.Evans](#)
To: [\SLT](#); [\SLT admin](#); [Government Services](#); [Huia Forbes](#); [Desiree Brown](#)
Cc: [Peter Galvin](#); [Sam Thomas](#); [Philip Little](#); [Eoin Moynihan](#); [Kyle Grant](#); [Ben Hansen](#)
Subject: Summary from officials meeting 18 September
Date: Wednesday, 18 September 2024 5:10:54 pm

Kia ora koutou

Please see the summary from Peter and me of today's meeting.

Please let us know any questions

Harry

Officials hui and session on Conservation amendment Bill

11.30am-1pm - Wednesday 18 December

Out of Scope

[Redacted]

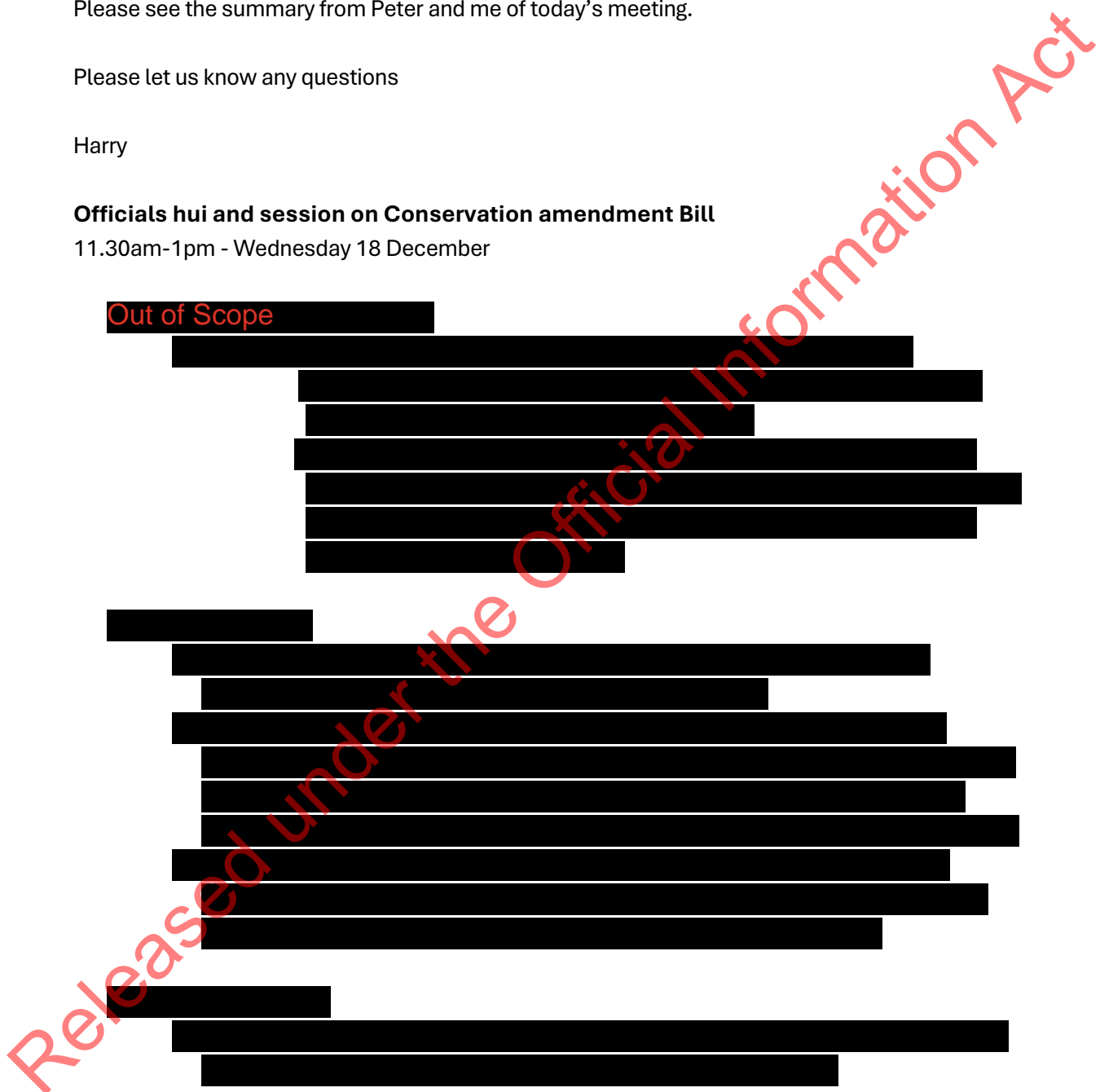
[Redacted]

[Redacted]

- 4. Status report and adhoc matters
 - a. RE the Chateau - The Minister agreed that officials should begin engaging with local iwi on their views around what action the government should take, without revealing commercially sensitive information.

Out of Scope

[Redacted]



Out of Scope

[Redacted text block]

Out of Scope

[Redacted text block]

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- Out of Scope [REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]

ENDS



Peter Galvin
Private Secretary – Conservation | Office of Hon Tama Potaka MP
Minister of Conservation | Minister for Māori Development
Minister for Māori Crown Relations: Te Arawhiti | Minister for Whānau Ora
Associate Minister of Housing
M: s9(2)(a) [REDACTED] Website: www.beehive.govt.nz
Email: s9(2)(a) [REDACTED]
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand
Please also send all e-mails directed at me to my colleague: Harry Evans s9(2)(a) [REDACTED]

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From: [Peter Galvin](#)
To: [Government Services](#); [Penny Nelson](#); [Ruth Isaac](#); [Sia Aston](#); [Stephanie Rowe](#); [Tame Malcolm](#); [Sam Thomas](#); [Siân Roguski](#); [Kirstie Knowles](#); [Kelley Reeve](#)
Cc: [Harry Evans](#); [Ellen Legg](#); [Doc PrivateSecs](#)
Subject: Summary of feedback for officials - PS's catch up with Minister Potaka 21 Oct
Date: Monday, 21 October 2024 12:51:19 pm

Kia ora koutou

We wanted to send a quick report on a short meeting with the Minister that we had this morning. He returned several papers to us and gave some feedback – some of which will be relevant to agenda items for our 3pm officials meeting.

- **Out of Scope**
 - [Redacted]
 - [Redacted]
 - [Redacted]
 - [Redacted]
- [Redacted]
- [Redacted]
- **Out of Scope**

[Redacted] He also had the Chateau next steps paper over the weekend (in the interests of meeting it's timeframes) and had asked for additional information that's now been provided, thanks. He may raise this paper or provide additional feedback on it today
- **Out of Scope**
 - [Redacted]
 - [Redacted]
 - [Redacted]

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Out of Scope

[Redacted]

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

Ngā mihi,

Private Secretaries

(with thanks to Ellen for compiling it)



Ellen Legg

Private Secretary – Conservation | Office of Hon Tama Potaka MP

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

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24 September 2024

Chateau Tongariro Expression of Interest process

Thank you for registering your interest in the Chateau Tongariro (Chateau).

DOC has been developing an Expression of Interest (EOI) process for the Chateau to test the market for potential investors and to determine whether leasing the Chateau would be a viable option.

Unfortunately, the potential commercial lease options for the Chateau will require significant investment to repair, refurbish and seismically strengthen the main building. Any investment required to bring the Chateau up to standard would need to be funded from a new hotel operator and/or the Crown. Based on the scale of the investment required, the Minister has prudently decided to pause this process and to take options to Cabinet on next steps.

Although the EOI is paused at this stage, if you remain interested in investing in the Chateau, we would be keen to hear from you. Please email Julie Chuor, Project Lead at jchuor@doc.govt.nz with your responses to the questions below by 10am Tuesday, 1 October 2024.

Questions:

1. What is your interest in investing in the Chateau?
2. If you are interested in leasing the Chateau:
 - a. What level of financial investment would you be prepared to commit?
 - b. What lease term would you expect?
 - c. What other key commercial terms you would expect to agree, if any?
3. If you are not interested in leasing the Chateau, what is the nature of your interest?

If you have any other queries, please send an email query to Julie Chuor.

Nāku noa nā,



CJ Juby
Director, Business Services
Department of Conservation
Te Papa Atawhai