

9 June 2026

Christchurch Regional Office
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Grand Central
161 Cashel Street
Christchurch 8011
doc.govt.nz

Ref: OIAD-6463

Tēnā koe

Thank you for your request to the Department of Conservation (DOC), received on 11 May 2026, in which you asked:

'I am seeking a report produced for DOC by CBRE related to the Chateau Tongariro.

The relevant report was developed in relation to the EOI process for the Chateau, and I understand that it contains a high-level view or assessment of restoration cost for the building and perhaps of possible costs to the Crown. I understand that it was produced in 2025.'

We have considered your request under the Official Information Act 1982.

In 2024, CBRE was commissioned to undertake a feasibility review of the Chateau Tongariro to assess potential future uses, costs, and market options to inform a potential EOI process. In 2025, CBRE was further commissioned to undertake confidential market sounding to test market appetite and transaction conditions, building directly on the findings and assumptions developed in the earlier feasibility review.

DOC has since run a Request for Proposals (RFP) process to identify a suitable operator to restore and operate the historic Chateau Tongariro within Tongariro National Park (closed since February 2023). The RFP opened on 19 March 2026 and closed on 21 April 2026, with submissions assessed by a panel against a set of weighted criteria. We can confirm that a total of 13 RFP submissions were received, seven of which were non-conforming. The six submissions that were deemed viable are currently being considered.

We have identified two documents in scope of your request (CBRE reports). These documents are provided and accompany our response as an attachment (items 1 & 2). For further detail please refer to the below table:

Item	Date	Document description	Decision
1	26 July 2024	CBRE – Chateau Tongariro – Feasibility Review	Released in part
2	26 March 2025	CBRE – DOC Chateau Tongariro Market Sounding Report	Released in part

I have decided to release the relevant parts of the documents listed above, subject to information being withheld under one or more of the following sections of the Official Information Act, as applicable:

- personal contact details of officials, under section 9(2)(a) – to protect the privacy of natural persons, including deceased people,
- information provided in confidence, under section 9(2)(ba)(i) – to protect information where release would prejudice the ongoing supply of similar information,
- free and frank expression under section 9(2)(g)(i) – to maintain the effective conduct of public affairs,
- commercially sensitive information, under section 9(2)(i) - to enable a Minister of the Crown or any department or organisation holding the information to carry out, without prejudice or disadvantage, commercial activities, and
- information, under section 9(2)(j) – to enable the Crown to negotiate without disadvantage or prejudice.

In making my decision, I have considered the public interest considerations in section 9(1) of the Official Information Act and determined there are no public interests that outweigh the grounds for withholding.

You are entitled to seek an investigation and review of my decision by writing to an Ombudsman as provided by section 28(3) of the Official Information Act.

Please note that this letter (with your personal details removed) and attached documents may be published on the Department's website.

[REDACTED]

Nāku noa, nā



Shan Baththana
Director Asset Management
Department of Conservation
Te Papa Atawhai