







Cardrona Alpine Resort

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Appendix IX

Treble Cone Ski Field Concession Applications Background Information

Background of the Applicant

Cardrona Alpine Resort (CARL) was founded in 1980 and purchased by Real Journeys Limited in 2013. Real Journeys is an over 65-year old family owned South Island business, that operates the 109-year-old steamship the TSS Earnslaw and Walter Peak High Country Farm in Queenstown, world renowned cruises in Milford, Doubtful Sounds, Southern Fiords, the Te Anau Glowworm Caves, day walks on the Milford Track and Stewart Island ferry and tour services.

However, in 2018 Real Journeys was restructured and a new corporate identity called 'Wayfare' was created; with the group's four brands: Real Journeys, Cardrona Alpine Resort, Go Orange, International Antarctic Centre becoming wholly owned subsidiaries of Wayfare rather than subsidiaries of Real Journeys.

CARL is New Zealand's most popular ski area, catering for beginners and families, to Olympic and X Games athletes. Cardrona's three vast basins are home to New Zealand's first cabin-style lift – the McDougall's Express Chondola and the Southern Hemisphere's most extensive terrain parks and pipes. Wide, open trails offer some of New Zealand's best snow conditions, thanks to high altitude and an innovative snow management system. Cardrona holds Qualmark Gold for their resort and Gold 3+ stars for its apartments - recognised as one of the best sustainable tourism businesses in New Zealand. In the summer months Cardrona is also open for mountain biking, carting, conferences, and other alpine adventure activities.

Application Background

In May 1980 Treble Cone Investments Ltd, now called TCIL Limited (TCIL) entered a Special Crown Lease (OT8C/243) with Crown under section 67(2) of the Land Act 1948 for the Treble Cone Ski Field (Special Crown Lease). The Special Crown Lease commenced in July 1976 for an initial term of 30 years. In 2006 TCIL renewed the Special Crown Lease under clause 28(j) for a further 30 years on the same terms as the previous lease. This included a right of renewal for a further 30 years from 2036.

Cardona Alpine Resort Limited (CARL) purchased the assets of the Treble Cone Ski Field (TC) in January 2020. Under the Sale and Purchase Agreement CARL and TCIL agreed that they would apply jointly for concessions under the Conservation Act 1987 (Act) to replace the Special Crown Lease to authorise ongoing ski area operations. Accordingly, CARL and TCIL are now applying for a suite of concessions to allow for the ongoing use of TC for winter activities. Plus CARL alone is making application for a concession for activities not currently covered by the Special Crown Lease.





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The Special Crown Lease excluded the lower ski field access road which was covered by a separate lease under section 67(2) of the Land Act 1948. The term of this separate lease was for 30 years from March 1987. The separate lease was extended by DOC from March 2017 until March 2020, due to the 'Fullers Court Decision' and to give time for TCIL to apply for concessions under the Conservation Act. However, the TCIL - CARL sale and purchase arrangements intervened and in early 2020 CARL applied for and was granted a two-year easement (86052-OTH which expires 31 March 2022) for the Treble Cone Access Road. This concession is a stop gap measure, while the overall Treble Cone Ski Field concession arrangements are sorted out; hence this current suite of concession applications includes a further easement application for TC access road for a 30-year term.

Site of Application:

The Ski Field

Treble Cone Ski Field – Part of Motatapu Conservation Area (Stewardship Area). Part Run 333A and Part Run 334B MOTATAPU SD Parcel ID 3096126 being approximately 770,000 hectares in area contained within Computer Interest Register OT8C/243. Refer figure 10 of Appendix IV.

Moreover, Cardona Alpine Resort Limited (CARL) as the owner of Treble Cone ski field assets desires to regularise use areas outside the identified lease boundaries (or ski field margins) in both Motatapu Conservation and North Motatapu Conservation Areas.

That is use and/or occupation of:

- i. Matukituki Basin in Motatapu Conservation Area (part of Section 10 SO 367599) – refer figure 10, 11 & 12 in Appendix IV and drawing number MDP-012; and
- ii. In the North Motatapu Conservation Area (Part Run 444) where the top of the Saddle Quad (and associated buildings) are located – refer figure 4 & 5 in Appendix IV.

The Access Road

Treble Cone Access Road Conservation Area - Wanaka-Mount Aspiring Road, Wanaka 9382

Section 12 SO 367599 and Section 2 SO 22995 - Parcel ID 6874993 refer figures 8, 9, 15, & 16 in Appendix IV and drawing number MDP- 004A

Including access to and use of (above and below) the gravel hopper halfway up the access road – refer figure 17 and 18 in Appendix IV; plus the car park at the base of the mountain Section 2 SO 22995 – refer figure 9 in Appendix IV.

