



The Department recommends that you contact the Department of Conservation Office closest to where the activity is proposed to discuss the application prior to completing the application forms. Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form is to be used when your activity does not fall into any of the other categories. It is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate.

- If your application involves guiding clients on public conservation land eg walking, kayaking, 4WD, hunting, aircraft landings, please fill in Forms 4a, 4b and/or Form 4c as applicable.
- If your application includes building, extending or adding to any permanent or temporary structures or facilities on public conservation land, please also fill in Form 3b,
- If your application includes tenancy of any DOC managed buildings (other than overnight usage of huts) please also fill in Form 3a.
- If your application is for access across public conservation land, please fill in Form 3c.

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to [permissions@doc.govt.nz](mailto:permissions@doc.govt.nz). The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

If you require extra space for answering please attach and label according to the relevant section.

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## A. Description of Activity

Please describe the proposed activity(s) in detail.

Please include the name and status of the public conservation land, the size of the area you are applying for and why this area has been chosen.

Please attach maps of the location and any detailed site plan, any drawings of proposal and label Attachment 7a: A.

### The Activity:

Includes use of the Treble Cone Ski field area outside the designated lease areas for buildings, structures and infrastructure occupation detailed in form 3b – private structures.

Ownership, management, control, operation, occupation, use, repair, and maintenance of Treble Cone Ski Field assets and area to undertake winter activities (guided and unguided) such as provision of signage; snow making; snow grooming; snowmobiling; snow kiting; skiing (including heliskiing); climbing; tobogganing; snowboarding; ski school; photography; including ski patrol activities (avalanche control), novelty, sponsored and competition events including use on main base building outdoor areas for events such as weddings; parties and concerts. NB Ski patrol and search and rescue involve bringing dogs on to the ski field which is often not permitted on public Conservation Land.

[https://www.youtube.com/watch?v=X7NuO8\\_MgZk](https://www.youtube.com/watch?v=X7NuO8_MgZk)

Plus, operate, control and manage summer recreational activities (guided and unguided) such as hiking, mountain biking, climbing, carting; photography; and use on main base building outdoor areas for events such as weddings; parties and concerts.

Summer activities also include ski field and access road maintenance activities such as grading carparks and access road; terraforming of ski trails; maintenance and creation of ski field features such as ramps / jumps, rails, half pipes, tabletops, and banks. These speciality features are developed over summer and only tested thoroughly over winter and then refined in the following summer. Ski trails are also developed in a similar fashion with identified improvements and safety issues assessed during the winter season and modified in the summer.

Sporting, competitive and novelty events involve the deployment of temporary structures such as signage (event sponsorship), temporary fencing, tents, marques, ski gates, flags, and terrain features.

Specifically, the Applicant proposes to provide the Department of Conservation with an Annual Works Plan which will detail repair and maintenance activities required for the structures, facilities, and utilities, as well as proposed developments. This may include but not necessarily be limited to:

- i. terrain modification; erection of signage;
- ii. avalanche protection devices;
- iii. fencing for snow retention, safety or security purposes;
- iv. the upgrade, repairs and maintenance of chairlifts or T bar structures and facilities;
- v. building repairs and maintenance;
- vi. repairs, maintenance and upgrade of snow making infrastructure;
- vii. repairs, maintenance of fuel storage facilities;
- viii. repairs, maintenance of sewage system and wastewater treatment plant, upgrade of sewage system; and
- ix. the repair and maintenance of vehicle access roads and car parks.

Most of the resort services and facilities at Treble Cone are situated within one large building at the base area of 'Home Basin'. The upstairs area includes a café and small retail shop in addition there is a new "cafeteria" near the top of the 6-pack chair lift. The downstairs component of the base building includes toilet facilities, lift ticket purchases, retail, rental equipment, ski school and a medical centre. Resort facilities include:

- Carparking at the base of the mountain; along the top of the access road and in the Home Basin;
- Snowsports School (kids and adults lessons);
- Childcare Centre (for kids 3 months - 5 years);
- Snowboard and Ski Rentals (Rental Shop);
- Cafe and Bar (food, hot-drinks, and alcohol) 1260 Café (+day lockers); Allpress Altitude Pizzeria;
- Ski Patrol;
- Medical Centre;
- 1 learners' conveyor lift, 1 six-seater express chairlift, 1 quad chairlift and 1 platter lift<sup>1</sup>

The Café within the base building; the Café 1260 beside the base building and the Altitude Café at the top of the Express Lift are all licensed to sell liquor. Alcohol is served in the main building and from the other two outside Cafés yet the liquor is consumed at the picnic tables outside the base building; including beside the 1260 Café and at the picnic tables outside the Altitude Café hence these outdoor areas need to be included in the concession licence area with respect to the premises liquor licences. All Cafés on the ski field will require an outside licence area for the outdoor seating to provide for the consumption of alcohol at this outside seating / picnic tables.

That is, Queenstown Lakes District Council (the District Licencing Authority) will not include these outside seating areas in the areas designated for the service of alcohol in the liquor licence unless they are provided for in the concession document. In addition, during events on the ski field, sponsors have tents or marques where they serve alcohol to their VIPs accordingly such tents and the area immediately adjacent these tents need to be also designated for serving alcohol in any liquor licence for Treble Cone. Accordingly, such tents or marques need to be captured in the concession document.

Refer Appendix III for details of site and activities undertaken on site.

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## B. Term

Please detail the length of the term sought (i.e. number of years or months) and why. If you are applying for a one-off permit, please state the specific dates and/or times sought.

*Note: An application for a concession for a period over 10 years must be publicly notified, an application for a concession up to 10 years will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.*

### 30 Years

Cardrona Alpine Resort Limited (CARL) as owner of Treble Cone Ski Field assets requires a long-term concession because these ski field facilities represent a substantial investment hence CARL require surety of tenure to

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<sup>1</sup> [https://www.wikiwand.com/en/Treble\\_Cone](https://www.wikiwand.com/en/Treble_Cone)

obtain a return on this investment especially in the post COVID-19 environment when it is going to take some years for visitation to Treble Cone to return to prior levels and generate sufficient income to fund the operation of Ski Field infrastructure.

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## C. Bulk fuel storage

Under the Hazardous Substances and New Organisms Act 1996 (HSNO Act) 'Bulk fuel storage' is considered to be any single container, stationary or mobile, used or unused, that has a capacity in excess of 250 litres of Class 3 fuel types. This includes petrol, diesel, aviation gasoline, kerosene and Jet A1. For more information on Hazardous Substances, go to: <http://www.business.govt.nz/worksafe/information-guidance/legal-framework/hsno-act-1996>

Do you intend to store fuel in bulk on the land as part of the activity?

**YES / NO**

If you have answered yes, then please provide full details of how and where you intend to store the fuel, and label any attachments including plans, maps and/or photographs as Attachment 7a: C. If your concession application is approved, you will be required to provide a copy of your HSNO compliance certification to the Department before you begin the activity.

Store diesel supply for back-up generator

Store LPG adjacent main base building for hot water heating and cooking

Store Petrol – used to power snow mobiles and power tools

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## D. Environmental Impact Assessment

This section is one of the most important factors that will determine the Department's decision on the application.

Refer Appendix VII

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## E. Other

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Attachment 7a: E.

With respect to CARL values refer: <https://www.youtube.com/watch?v=vnSqEHaHK2M>

Cardrona Alpine Resort is leading the community Cardrona Kārearea Conservation Project (<https://www.cardrona.com/winter/the-cardrona-foundation/the-k%C4%81rearea-project/>) and CARL stewardship of the Treble Cone Ski Field offers an opportunity to extend the scope of this project.