



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 the proposed activity is the building or use of any private or commercial facility or structure on public conservation land managed by the Department of Conservation. Examples may include lease of land to erect an information centre; authorisation to erect a weather station; or construct or lease a private/commercial campground or lodge. This form 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.

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.

---

## A. Description of Activity

Please describe the proposed activity in detail – where the site is located, please use NZTM GPS coordinates where possible, what you intend to use the building for, whether you intend to make any changes to the infrastructure.

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

If necessary, attach further information including a map, a detailed site plan and drawings of proposal and label Attachment 3b: A.

### Activity:

All activities related to the ownership, management, control, operation, repair and maintenance of the Treble Cone commercial ski field. Occupation, use, repair, and maintenance of Treble Cone Ski Field infrastructure to undertake winter recreational activities such as snowmobiling; climbing; skiing (including heli-skiing); snow-kiting; tobogganing; snowboarding; ski school; including ski patrol activities (Avalanche control including use of dogs for search and rescue), novelty, sponsored and competition events including use on main base building (including bars and restaurants) along with outdoor areas for events such as weddings; parties and concerts.

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

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

This is an application for the lease of the building and infrastructure footprints, which in some cases includes a larger area than the actual footprint, mainly for health and safety purposes to enable Cardrona Alpine Resort Limited (CARL) to operate Treble Cone Ski Field for both summer and winter activities. It is principally an application to enable existing activities; nevertheless CARL wishes to provide for summer use of the ski field assets which could be deemed as 'new activities'.

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 "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 (storage and hire), ski school and a medical centre. Resort facilities include:

- Carparking at the base of the mountain and in Home Basin;
- Snowsports School (kids and adults lessons);
- Childcare Centre (for kids 3 months to 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>

Refer Appendix I: for full details of the infrastructure on the mountain; and Section C of application for a summary of Treble Cone Infrastructure that is the subject of this lease application.

SUMMIT ELEVATION	2088M
LIFT ELEVATION	1960M
BASE ELEVATION	1260M
LIFT SERVICED VERTICAL DROP	700M

---

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

---

## B. Alternative sites considered

If your application is to **build, extend or add** to any permanent or temporary structures or facilities on public conservation land, please provide the following details:

- Could this structure or facility be reasonably located outside public conservation land? Provide details of other sites/areas considered.
- Could any potential adverse effects be significantly less (and/or different) in another conservation area or another part of the conservation area to which the application relates? Give details/reasons

We contend that it is impractical to consider an alternative location for the Treble Cone Ski Field as it is an existing long-established facility. Treble Cone Ski Field was first established in 1968 as a small club field by Murray Raffills and Ralph Markby. In 1975 Treble Cone was listed as a public company to raise funds to improve the access road, establish modest base building and ski hire facilities, which opened in 1976. Development continued throughout the '80s and early '90s with the mountains first double chair lift installed in the Home Basin in 1983, the installation of a T-Bar in the Saddle Basin in 1989 and the first permanent snowmaking facilities installed in 1991.

Treble Cone received its next major upgrade in 1995/96 with the installation of New Zealand's first high speed, detachable 6-seater chairlift in the Home Basin. The pre-existing double chair was relocated to the Saddle Basin to further improve access to the terrain. In the same period, major extensions to the base building took place, a new car parking area was developed, and a snowmaking reservoir was installed. In the 2000s the beginner and intermediate slopes in the Home and Saddle Basin and access to the Saddle Basin were all improved.

In 2005, Treble Cone saw a new fixed grip quad chairlift installed in the Saddle Basin and Ski Patrol hut at the top of the Six-Seater. In 2006 and again in 2007, further investment increase snowmaking facilities across the Home Basin. <sup>2</sup>

The land which is the subject of this application is now a modified environment to provide for Ski Field activities consequently if this ski field infrastructure were to be installed on alternative Public Conservation Land (PCL) this would result in significant adverse effects on any new environment. Moreover, the effects of the current ski area operation are generally well known and well managed and are such that it is not necessary to consider alternative locations.

---

## C. Larger area

Is the size of the area you are applying for **larger** than the structure/facility

**YES / NO**

If **yes**, please detail the size difference in the box below, and answer the following 3 questions, if **no** please go on to the next section:

---

<sup>2</sup> [https://en.wikipedia.org/wiki/Treble\\_Cone](https://en.wikipedia.org/wiki/Treble_Cone)

Refer Appendix I: for full details of the infrastructure on Treble Cone Ski Field.

<b>Infrastructure / Building Name</b>	<b>Actual Footprint</b>	<b>Larger area required</b>
Bus Shelter	8m <sup>2</sup>	12m <sup>2</sup>
Gravel Hopper	Approx. 35m <sup>2</sup>	100m <sup>2</sup>
Snow Groomer Building/workshop	25.05 x 16 metres	500m <sup>2</sup>
Workshop Storage Container SE	40ft container 12.05 x 2.35 m	30m <sup>2</sup>
Bulk Fuel Storage - Petrol	5 m <sup>2</sup>	7m <sup>2</sup>
Bulk Fuel Storage – Diesel	Inground 30,000L steel tank	20 m <sup>2</sup>
Back Up Generator	2 x 2 x 5 m	20 m <sup>2</sup>
Explosives Magazine	2 x 3 x 4 m	10m <sup>2</sup>
Main base building	Approx. 90 x 12 x 2metres	Approx. 2,000m <sup>2</sup>
1260 café & Locker containers	Approx. 65 m <sup>2</sup>	120m <sup>2</sup>
Wastewater Treatment Plant	450m <sup>2</sup>	Approx. 2,000 m <sup>2</sup>
Wastewater plant – pump shed	4m <sup>2</sup>	6m <sup>2</sup>
Snow making reservoir (bottom)	400m <sup>2</sup>	400m <sup>2</sup>
Pump House (Main)	6.4 x 4.4 m	32m <sup>2</sup>
Snow making reservoir (main)	Approx. 2,000 m <sup>2</sup>	Approx. 2000m <sup>2</sup>
Learners Conveyor / Magic Carpet	Length 20 m (10m <sup>2</sup> )	12m <sup>2</sup>
Platter Lift base	3m <sup>2</sup>	3m <sup>2</sup>
Platter Lift top	3m <sup>2</sup>	3m <sup>2</sup>
Platter Lift	Length Approx. 350 metres	Pylon footprints
Lift Machinery shed @ Express lift base (Return)	200m <sup>2</sup>	300m <sup>2</sup>
Base of Six-seater Express lift - operator hut	24m <sup>2</sup>	30m <sup>2</sup>
Access Control Systems 2 x in Home Basin 1x at Base of Saddle Basin Lift	3x 5m <sup>2</sup>	15m <sup>2</sup>
Home Basin Express Lift	Length Approx. 1,130 metres	Pylon footprints
Top of Six-seater Express lift - Drive station	176m <sup>2</sup>	176m <sup>2</sup>
Top of six-seater express Operator hut	5.7 x 2.7 metres	24m <sup>2</sup>
Ski Patrol Cabin @ Express lift top	5.0 x 7.5 metres	54m <sup>2</sup>
Old Day Lodge / Ski Patrol classroom	93.75 m <sup>2</sup>	110m <sup>2</sup>
Altitude Cafe	6.058 x 5.626 metres	60m <sup>2</sup>
Old lift tow shed (Saddle) – recently converted to a toilet block	48m <sup>2</sup>	50m <sup>2</sup>
Race / events container storage (Matukituki)	2x 20ft containers 2x 5.89 x 2.35m	50m <sup>2</sup>
Mid mountain Booster pumps station	48m <sup>2</sup>	50m <sup>2</sup>
Base of Quad lift operator hut	40m <sup>2</sup>	45m <sup>2</sup>

Infrastructure / Building Name	Actual Footprint	Larger area required
Lift Machinery shed @ Quad base (drive)	5.0 x 3.9 m	50m <sup>2</sup>
Quad Lift	Length Approx. 950 metres	Pylon footprints
Top of Quad lift operator/patrol hut	72m <sup>2</sup>	80m <sup>2</sup>
Small 'A' frame Patrol Equipment Shed	2x 4m	10m <sup>2</sup>
Radio Aerial incl solar panels	1m <sup>2</sup>	2m <sup>2</sup>
Snow fences	In 10 to 20m in length sections, 1.8m high	3000m

Is this necessary for safety or security purposes? **YES / NO**

Is this necessary as an integral part of the activity? **YES / NO**

Is this essential to carrying on the activity? **YES / NO**

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b: C.

A larger area than the footprint occupied by the buildings or infrastructure is required for the following reasons:

- To allow for vehicle access to buildings and other infrastructure; to provide for such activities as unloading of goods. These activities, in particular are hazardous and the public need to be kept clear of these operations.
- For health and safety reasons such as snow making reservoirs, wastewater treatment plant or in around ski lift bases (drive stations) where moving parts need to be avoided.

## D. Exclusive possession

Do you believe you need **exclusive possession** of the public conservation land on which your structure/building is located, i.e. no one else can use the land during your use of it? **YES / NO**  
(Exclusive occupation requires a lease which requires public notification of the application)

If **yes**, please answer the following 3 questions, if no please go to the next section:

Is exclusive possession necessary to protect public safety? **YES / NO**

Is exclusive possession necessary to protect physical security of the activity? **YES / NO**

Is exclusive possession necessary for the competent operation of the activity? **YES / NO**

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:D.

CARL needs to provide security for its stock and chattels. During the busy winter months CARL can have thousands of dollars, worth of stock in the Treble Cone facilities. Further CARL needs exclusive possession to manage its ski field facilities as efficiently as possible and exclusive possession will allow CARL to adequately maintain its facilities in the lease area and regulate the company electricity and

other service costs. Moreover because of the nature of this alpine environment exclusive possession is required to manage the public health and safety including enabling activities such as closing the site in adverse weather conditions.

## E. Technical Specifications (for telecommunications sites only)

### Frequencies on which the equipment is to operate

UHF Channel DN14 and DN17, Refer attached licences

### Power to be used (transmitter output)

5 watts

### Polarisation of the signal

Vertical

### Type of antennae

DN14 = Shrouded dipole, DN17 = Directional yagi

### The likely portion of a 24-hour period that transmitting will occur

1.5hr per day

### Heaviest period of use

Winter months June till late September

## F. Term

Please detail the length of the term sought (i.e. number of years or months) and why.

*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 assets requires a long-term concession because these ski field facilities represent a substantial investment hence CARL require surety of tenure to 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.

## G. 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 3b: G. 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 to supply for back-up generator  
 Store Petrol – used to power snow mobiles and power tools  
 Store LPG for hot water heating and cooking in base building  
 (refer attached compliance certificates)

## H. Environmental Impact Assessment

Refer Appendix VI

## I. Attachments

Attachments should *only* be used if there is:

- A specific question requiring a map or further information
- Not enough space on the form to finish your answer
- You have additional information that supports your answer
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

Section of the application form the attachment relates to	Document title	Document format	Description of attachment
A.	Drawing No: MDP-012A	PDF	TC Existing Infrastructure Plan
A.	Drawing No: MDP-013	PDF	TC Base Area Infrastructure Plan
A.	Drawing No: MDP-004A	PDF	TC Road – Existing access Road
A.	Existing TC Base Building Floor Plans	PDF	Base building floor plans
H.	Ecological Assessment	PDF	Ecological Assessment
H.	2800 EIA Landscape	PDF	Landscape and Visual Assessment
G.	LCC – May 2020	PDF	Hazardous Substance Location Compliance Certificate - LGP & Petrol
G.	SCCTC2 – May 2020 (diesel)	PDF	Hazardous Substance Location Compliance Certificate - Diesel
A.	Appendix IV	PDF	Site maps and diagrams

Section of the application form the attachment relates to	Document title	Document format	Description of attachment
A.	Appendix VI	PDF	Private Structures Application Environmental Impact Assessment
A.	Appendix IX		Background Information

## K Other

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Attachment 3a: I.

CARL proposed mountain mitigation measures are complimentary and are all designed to ensure the best environmental outcomes for Treble Cone.

We are proposing to use existing structures and facilities however over the term of the concession it is highly likely additional facilities will be required as the nature of winter snow sports evolve, visitor expectations change, and summertime uses of the ski field are further developed.

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

NB Because of the loss in revenue due to the effects of COVID-19 on our business, the proposed installation of avalanche protection devices is at least five years away.

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.



