

Deep Mountain Retreat

<u>Cardrona</u>







500—I200m altitude



Elevated above the Cardrona Valley, the land at Run 3 has a plateau suitable for a building platform at 725m altitude. The full site covers approximately <u>169 ha</u>, is <u>1.5 kms long</u>, and spans an altitude from <u>500m to 1200m</u>. This allows stunning views up and down the valley, and gives the guests almost total privacy from their surroundings.



Close, yet a million miles away

Nestled among the alpine beauty of the Southern Lakes District, Run 3 is now available for sale, offering an exclusive opportunity to own and develop a unique parcel of land not far from Wanaka and Queenstown



The vision

With breathtaking views all around, and a range of activities to enjoy in the surrounding areas, Run 3 is perfectly situated for a new accommodation development

> Run Z

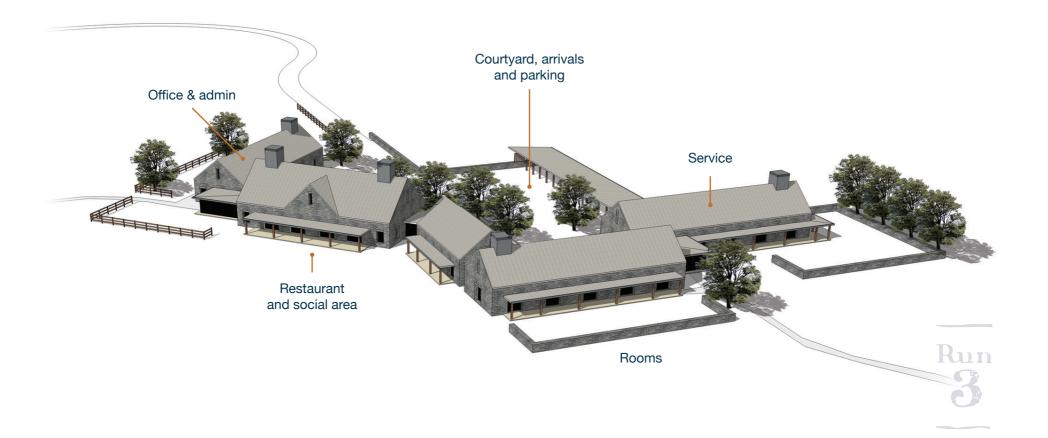


Architectural renderings overlaid on photo images of the property

The vision for Run 3 is a luxury lodge retreat where guests can escape, unwind and explore one of the most scenic parts of New Zealand.



Initial concept plans have been drafted to give an idea of how the land can be used – however the site will still allow the new owner to put their own stamp on their dream lodge.





The concept plans allow for a sprawling north-facing building to be created as the main luxury lodge, overlooking a high-country tarn or alpine lake to be created.



Supplementing the main building are a number of smaller chalets, modelled on the old mustering huts, for visitors wanting a place truly away from it all.







As a deep mountain retreat, the development at Run 3 will provide a very discreet and secluded visitor experience. Access to the property will be by way of a private road from the Cardrona Valley.

Zoned as Rural General, the vendor will assist in a combined resource consent application to allow for the new lodge.

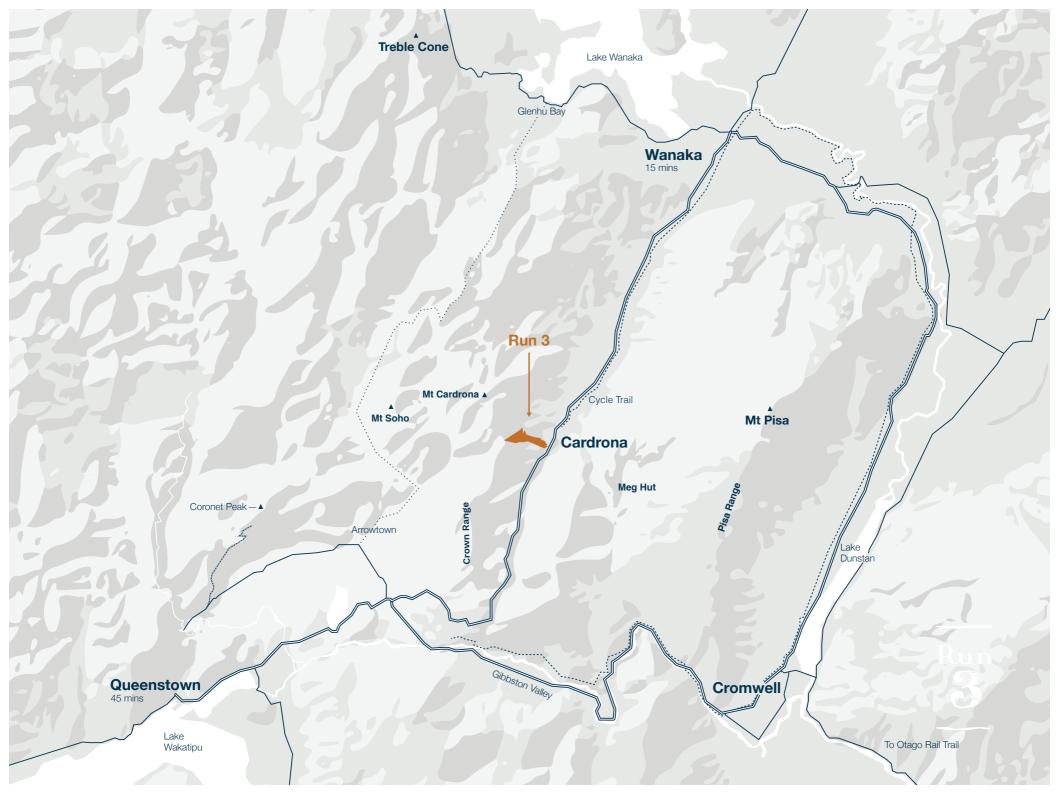


Location

Run 3 is located a short distance off Cardrona Valley Road, to the south west of the new Mt Cardrona Station village and close to Cardrona Alpine Resort. Guests will be close enough to use these neighbouring facilities, but will be secluded by the private road that leads directly into Run 3 ¶



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The great escape

Run 3 is envisioned to be an all-season alpine destination providing an unmatched setting for individuals to escape from the everyday, recharge and connect with nature

Lots of skiing

Easy access to <u>Soho Basin</u> high country skiing and <u>Snow Farm</u> Nordic/cross country skiing.

Direct access to the <u>Cardrona Alpine Resort</u> ski field road via an established farm track.

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Horse and pedal power

On-site mountain biking and horse trekking with access to approximately 300 ha of station land.

Proximity to the proposed Cardrona Valley Cycle Track that goes all the way into Wanaka.





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Visitors will also have access to a premier 12-hole alpine links golf course at the adjacent Mount Cardrona Station village.

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Walking and hiking

Scenic walking and hiking trails running through approximately 170ha of alpine tussock land.

Adjacent to the Roaring Meg DOC track that links through to the Kawarau Valley.



Well connected

and the second

15-minute drive to <u>Wanaka</u> township and 45 minutes from <u>Queenstown</u>.





The adjacent new Cardrona Alpine Village hotel will have a Health and Spas facility and your vision could see the lodge provide similar luxuries on site.



The history

Along with its beauty and idyllic location, Run 3 is special because of its heritage J



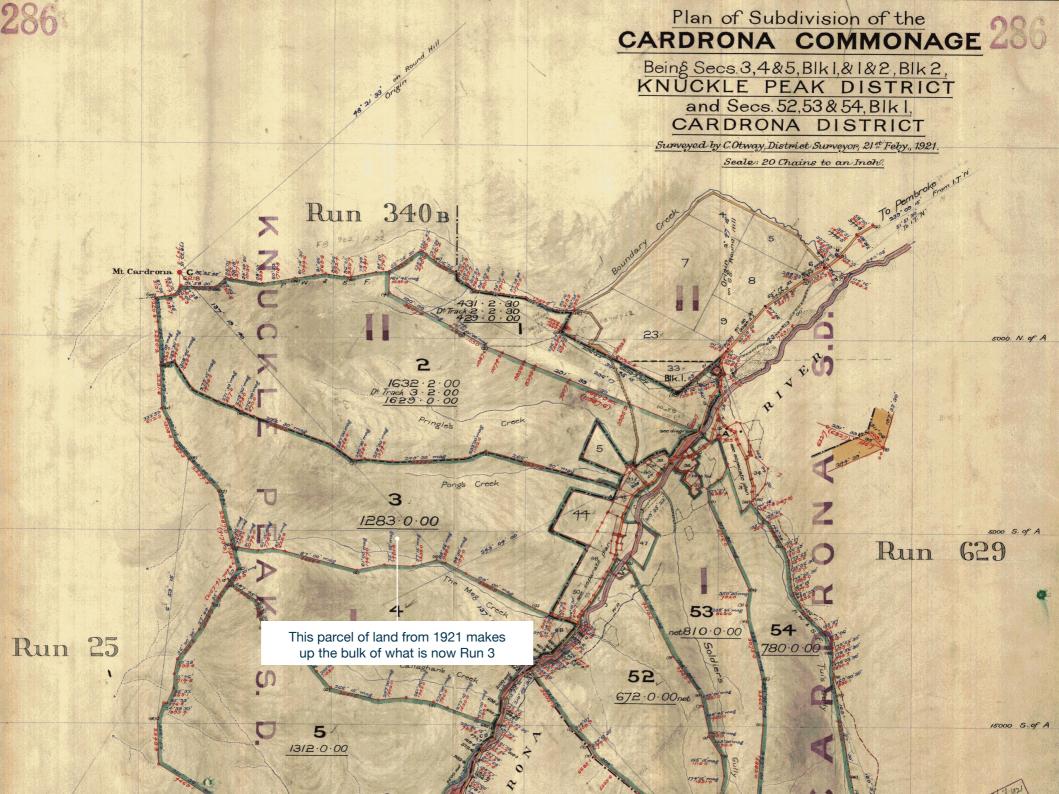
The region was put on the map by the Otago Gold Rush of the 1860s. Mining communities rose up all over Otago, with the population of Cardrona village reaching some 1,000 people during the peak of the gold rush.



Its origins

Run 3 was created in 1921 from a subdivision of Cardrona Commonage in the Knuckle Peak and Cardrona District as part of the Discharged Soldiers' Settlement Act.

Passed by the New Zealand Government after WWI, the Act was passed to help repatriate returned servicemen and provide opportunities for them





Create the next chapter

The land now provides new opportunities. This is your chance to create the next chapter of history J

Next steps/process

Run 3, Cardrona Valley, South Island, New Zealand is offered for sale by way of an International Expressions of Interest (EOI) process.

Once a sale has been finalised, the vendors will be available to help secure the consents required for the buildings planned.

This Information Memorandum (The "Memorandum") is in relation to Run 3 ("The Property") and has been prepared by New Zealand Sotheby's International Realty * ("The Advisors") for the Owners of Run 3. This Memorandum is for use solely by selected parties in considering their interest in tendering to acquire the property.

This Memorandum has been prepared solely to assist interested parties in deciding whether to express their interest in the assets and then making their own evaluation of the property and its assets. The Memorandum does not purport to contain all information that a prospective purchaser may require. In all cases, interested parties should conduct their own investigation, analysis and verification of the data contained in this Memorandum and the property. Neither the delivery of this Memorandum nor any contractual agreement concluded thereafter shall under any circumstances create any implication that there has been no change in the affairs or prospects of the property since the date of this Memorandum or since the date as at which any information continued in this Memorandum is expressed to be applicable.

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