

Response ID ANON-URZ4-5FKV-H

Submitted to Fast-track approval applications
Submitted on 2024-05-03 17:13:11

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Cardrona Village Limited

2 Contact person

Contact person name:
James Gardner-Hopkins

3 What is your job title

Job title:
Project Manager

4 What is your contact email address?

Email:
s 9(2)(a)

5 What is your phone number?

Phone number:
s 9(2)(a)

6 What is your postal address?

Postal address:
s 9(2)(a)

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

Soho Street, Cardrona

File upload:
Attachment 1 Cardrona Village and Lodge plans.pdf was uploaded

Upload file here:
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Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

Attachment 2 Cardrona Village and Lodge - Titles.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Cardrona Village Limited; Puawananga Properties Limited; Luddle Limited; Metta Collective Limited; The Crown (LINZ, DOC).

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

The applicant is the owner of most of the Village site and all of the Lodge Site. The other owners are supportive of the application for fast track listing and progression of the project if listed. If that were not to be the case, then the project will still work without those other landowners.

In the same way, the project anticipates that a marginal strip exchange will occur. This would unlock further development potential, but is also not necessary for the project to occur.

Section 2: Project details

What is the project name?

Please write your answer here:

Cardrona Village and Lodge Reconsenting

What is the project summary?

Please write your answer here:

The Project is to replace two existing consents with an integrated consent that will provide Cardrona Village with a heart and soul, supporting the Historic Pub, connecting the Village across the River, and providing true and enhanced public access to both river margins. The Project will enable increased housing, workers accommodation and other supporting commercial village activities beyond that provided for in the existing consents, which had more of a focus on hotel, and other visitor accommodation options.

What are the project details?

Please write your answer here:

As indicated, the applicant currently holds resource consents for:

(a) The "Village consent" (opposite the Historic Pub), RM190669, for:

- (i) 264 hotel rooms (5,510m²);
- (ii) 72 serviced apartment units (6,245m²);
- (iii) 58 hostel beds (9 rooms plus managers flat) (445m²); and
- (iv) 38 residential units (apartments and dwellings);

(b) The "Lodge Consent" (over the river), extended lapse in ET061204, original consent RM061204, for:

- (i) a lodge for visitor accommodation purposes with 38 rooms, hospitality, lobby and conference area, together with a spa facility and tennis court; and
- (ii) the construction of 48 freestanding separate units (3-4 bedrooms) on 3-400 sqm
- (iii) lots to be used for visitor accommodation and residential purposes; and
- (iv) a manager's residence.

The market has changed since the original consents were obtained, and Cardrona (and Queenstown) is in greater need for residential development than visitor accommodation, and the Project is intended to allow the updating of the two proposals in an integrated way to best serve the needs of Cardrona and the wider district and region.

The Project will also be able to regularise the land ownership status in respect of the marginal strips and river bed, which are aligned with the former location of the river bed, not its current location (which is on the applicant's land). This will allow the land on the Village site of the River to be developed sympathetically to the true setbacks from the river banks, to promote access and amenity interactions with the river.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

As noted above, resource consents have previously been obtained for the site, and the intention under those consents was to commence works on the “Lodge Consent” by constructing a bridge access across the river, and starting development of the Lodge and Associated units, in the next year. This would be a destination to “anchor” that side of Cardrona, and essentially provide the bookend for that side, with the Historic Pub being the bookend on the other side.

Development under the Village Consent would then, commence (in stages) following that (or in parallel). The current consent allows the stages of that consented development to proceed in any order or sequence.

The Project, which will enable an updating and extension of the existing consents may take a different starting point (eg new workers accommodation, and new terraced housing on parts of the Village site. It provides the opportunity to consider what will best serve the market, in the most appropriate sequence.

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource Management Act 1991 (for the resource consents required).
Conservation Act 1989 (for the Marginal Strip exchanges)

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Queenstown Lakes District Council
Otago Regional Council

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

As indicated above, previous consents have been obtained, but no current applications have been made.

Is approval required for the project by someone other than the applicant?

Yes

Please explain your answer here:

The Project can work without the marginal strip exchange, but that would ideally be resolved by the Minister of Conservation through this process.

The applicant owns most of the land and the Project can work without other landowner approvals, but the applicant has included other parcels of land, all of which have the support of the landowner for inclusion in Schedule 2A.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

As indicated, the Project would require a design-led update to the consent that have already been obtained, building on all the work undertaken for those consents (including matters such as geotechnical investigations, etc). With the benefit of the Fast Track Approvals process, updated design and a consent package could be lodged within 6 months, with detailed design continuing in parallel with the approval process under the new regime. The first stage of the new Project would be anticipated to be construction-ready in mid-late 2025, with procurement completed by the end of 2025 or the start of 2026.

Site works for the first stage would commence in early 2026.
Stages would proceed progressively from that point (although some may occur in parallel).
Completion would be expected by 2036.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Queenstown Lakes District Council
Otago Regional Council
Te Rūnanga o Ngāi Tahu

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

The applicant has previously engaged with the Councils as part of its previous consenting proposals. In each case, it was working within the plan provisions as they applied at the time, which have now, including through the applicant's involvement in the proposed district plan appeals, changed considerably since the original consents were granted. Through those processes the applicant raised the prospect that the consents might be varied or replaced, and so there was a need for the updated plan provisions to provide for longer term outcomes than just to reflect what had been consented.

The Council's more current "thinking" and recognition of the need for more housing, greater density (eg the push towards more medium density housing, terraced housing, and the like) has also informed the Project, as the current consents had more of a focus on visitor accommodation, as compared to residential.

Through the proposed district plan appeals process, the applicant also engaged extensively with Te Rūnanga o Ngāi Tahu, and has a "Relationship Agreement" with it. The applicant understands the importance of the river and its surrounds to mana whenua, and anticipates close collaboration with Te Rūnanga o Ngāi Tahu should the Project proceed.

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

None

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

The Ngāi Tahu Claims Settlement Act 1998 is the only settlement of historical Treaty claims relating to the proposed project area. The Act gives effect to certain provisions of the deed of settlement between TRoNT and Her Majesty the Queen, dated 21 November 1997, and amendment deeds signed in 1998 and 1999.

The settlement applies to the Takiwā of Ngāi Tahu, as defined in section 5 of the TRoNT Act, and which covers the majority of the South Island of Aotearoa (Te Waipounamu).

Te Rūnanga o Ngāi Tahu (TRoNT) is the post-Treaty settlement governance entity associated with the Treaty settlement.

In terms of principles, as part of the Ngāi Tahu Treaty settlement, the Crown apologises to Ngāi Tahu for its past failures to acknowledge Ngāi Tahu rangatiratanga and mana over the South Island lands within its boundaries, and, in fulfilment of its Treaty obligations, the Crown states that it recognises Ngāi Tahu as the tāngata whenua of, and as holding rangatiratanga within, the Takiwā of Ngāi Tahu Whānui.

Rangatiratanga as a concept and a practice encompasses rights, responsibilities and obligations, including kaitiakitanga in relation to the land and resources within the Takiwā. Respect for Ngāi Tahu views on resource management matters and enabling effective involvement of Ngāi Tahu as a Treaty partner in resource management decision-making within the Takiwā are important ways in which the Crown can give on-going effect to these acknowledgements and uphold its relationship with Ngāi Tahu.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

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Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

No adverse effects of the project are anticipated to be more than minor. Both previous consents were granted on a non-notified basis (and also form part of the existing environment, as if the Proposal does not proceed, those consents will be given effect to); and the current proposed district plan provisions zone the land Settlement Zone, and anticipate activities of the type anticipated by the Proposal.

Briefly:

Landscape and visual amenity affects are minor, given the expectation of the zoning (ie an urban environment) and the fact that the land is not part of the wider Outstanding Natural Landscape. If anything, providing a high quality development will improve the amenity of what is currently vacant land.

Parking and access: the Proposal intends to improve access to and accessibility to the site, and adequate parking will be provided for the activities to be enabled. If anything, the improved access will be a positive effect in terms of accessibility and traffic safety.

Access to the River: the Proposal will improve public access to, and use and enjoyment of the River and its margins, particular if the marginal strip exchange occurs as part of the process to allow proper access to the actual River.

Natural Hazards (ground stability) is not a risk, and earthworks will be well managed.

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Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

The NPS-UDC recognises the national significance of:

- a) urban environments and the need to enable such environments to develop and change; and
- b) providing sufficient development capacity to meet the needs of people and communities and future generations in urban environments.

In broad terms, the objectives and policies of the NPS-UDC seeks integrated development and efficient urban environments which have sufficient opportunities for the development of housing and commercial land. Notably, the NPS-UDC also seeks urban environments that, over time, develop and change in response to changing needs, and requires local authorities to adapt and respond to evidence about urban development, market activity, and the social, economic, cultural and environmental wellbeing of people and communities and future generations, in a timely way.

This will be achieved by the Project, which will promote Objective 1 and associated supporting policies by promoting a well-functioning urban environment that enable all people and Cardrona community to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. The Project will do so to a greater extent than the currently consented development.

NPS FM

The National Policy Statement on Freshwater Management (NPS-FM) promotes an integrated approach to freshwater management, considering ecological, social, cultural, and economic factors to achieve holistic and sustainable outcomes. It aims to protect and enhance the quality of freshwater bodies, including rivers.

The Proposal is consistent with the NPS-FM. It is respectful of the River and its margins, and seeks to enhance those margins, for ecological, stormwater, and amenity purposes. The marginal strip exchange to put the marginal strip back alongside the actual river bed is a key part of the proposal.

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Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

While both of the applicant's previous consents were obtained non-notified, they stuck very closely to the "rules". Even so, the recent Village Consent still took some two years to be granted.

The Project intends to be bold in its response to current demands for workers accommodation, housing, and other desperately needed activities in Cardrona, Queenstown, and the wider region. It is likely that the Council would notify the application, with inevitable submissions and appeals. Even if appeals were settled, with current backlogs in the Environment Court, it would take at least 3 years (conservatively) to obtain consent to the Project.

The applicant is simply not prepared to invest in another standard process, given the cost, time, and risk. In other words, if the Project is not accepted into the Fast Track Approvals process, then it will not proceed. The applicant will instead proceed to give effect to its existing consent, in effect resulting in what is now a less desirable outcome than what the Project could otherwise achieve.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

The Project is relatively straightforward, being a mostly residential development (with workers accommodation, and visitor accommodation) with some commercial, in a zoned opportunity (and the backdrop of exiting consents). This means it should not occupy considerable Panel time and resources, and so would but little burden on the operations of the Fast Track Approvals process.

Has the project been identified as a priority project in a:

Local government plan or strategy

Please explain your answer here:

Yes, in the sense that the land is zoned Settlement Zone by the Queenstown Lakes District Council.

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

Yes, the Project will significantly increase the supply of housing in an area that desperately needs it (including well beyond the limited housing enabled in the existing consents for the sites). The Proposal is design-led, and will contribute to a well-functioning urban environment, to a greater and better extent than the current consents allow for.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Yes. In addition to the direct benefits of construction activity, the Project will provide a "heart" to Cardrona Village, and substantially increase accessibility to the Historic Pub and the wider tourism activities in the area, eg The Cardrona Ski field, the Snow Farm Cross Country Ski Resort, and the local mountain biking and tramping trails.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

The Project will reduce the distances that workers and visitors have to travel to attractions such as Cardrona Ski Field, by providing accommodation that is significantly closer than either Queenstown or Wanaka.

The Project will also implement energy-efficient design standards for buildings to reduce energy consumption and associated greenhouse gas emissions. Construction waste will be minimised, and recycling and reuse practices promoted.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

Some land will be raised and all buildings will have a freeboard created above the relevant flood level flows. This will provide resilience for that Cardrona Community into the future.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The environment includes people and communities, and the Project will address the significant issue of lack of housing, and in particular lack of housing in Cardrona. It will provide a "human ecosystem" at Cardrona, where there is currently little there but a few houses and the Historic Pub.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

The Project site is located within the Settlement Zone, which has recently been resolved through the proposed district plan process.

Anything else?

Please write your answer here:

The applicant wishes to be considered for Schedule 2B, if unsuccessful for listing in Schedule 2A. It is also happy to provide further information if required.

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

No, as noted above some land will be raised and all buildings will have a freeboard created above the relevant flood level flows. This will provide resilience for that Cardrona Community into the future.

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

None.

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Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

James Gardner-Hopkins

Important notes