

Cardrona Village Briefing Planset



Wider Context



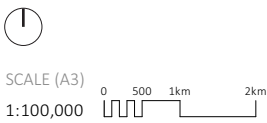
Cardrona Village is located between Queenstown and Wanaka on the Crown Range.

- It is approximately:
- 44km to Queenstown (~50mins by car)
 - 30km (35mins) to Arrowtown
 - 25km (25mins) to Wanaka
 - 65km (1hr) to Cromwell

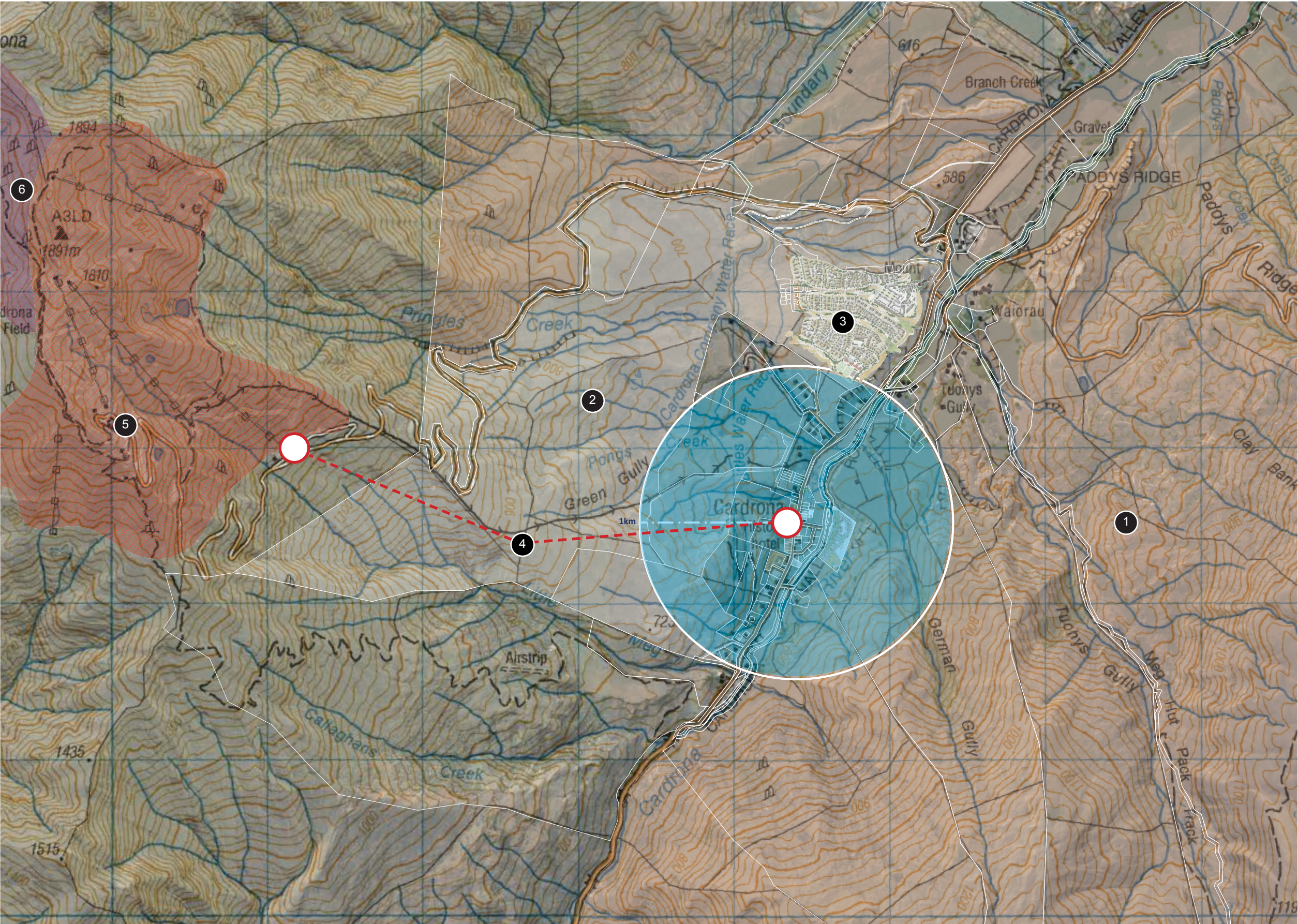
While Cardrona Village only has a resident population a little over 800 people (2023), over 3 million visitors arrive in Queenstown annually – and the Crown Range drive to Wanaka features high on the ‘must do’ attractions for most of these.

- The main attractions for the area currently are:
- The Cardrona Ski field
 - Snow Farm Cross Country Ski Resort
 - Mountain biking and tramping trails
 - Festivals and events

The Cardrona Alpine Resort alone attracted over 300,000 visitors in 2016. The expansion of the mountain biking and tramping offering in recent years has added to this.



Cardrona Context



Cardrona Village sits within a contained area of the upper Cardrona Valley that extends a little over 1km in either direction along Cardrona Valley Road from the historic Cardrona Hotel.

The village itself is physically contained to both the north and south by terrain and the Cardrona River.

The access roads to the ski-fields areas are located beyond the village area but remain in a walkable distance.

There has been a lot of recent high-quality residential and visitor accommodation development around the village over recent years.

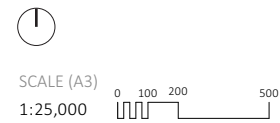
Major land owners around the village area are:

- (1) Cardrona Valley Farms, who own and operate Snowfarm, and;
- (2) Mt Cardrona Station

Mt Cardrona Station has approval (under PC18 in 2005) for development on 32ha (3) of the 400ha site. It is planned to accommodate around 1,000 dwellings and a village centre over time.

Developer John Darby has proposed (2023) an enclosed gondola to link (4) from the valley floor to the Cardrona (5) / Soho (6) Ski field areas. This would be a 5km-long facility if the base station was located in the village.

Due to the physical constraints to the south, and the dominate land owners in the area, long-term growth of the village will likely be focussed to the north.



Village Context



Landowners having been working collegiately to progress Cardrona Village as an increasingly significant attraction for the Queenstown Lakes and Central Otago Districts.

The two primary land owners within the village are:

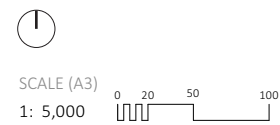
- Jenneson & Thornton Holdings Limited - owners of the historic Cardrona Hotel
- Cardrona Village Ltd

Cardrona Village have resource consent for:

- A mixed use Village Centre on the west side of the river including
 - 264 hotel rooms
 - 72 serviced apartment units
 - 58 hostel beds (plus managers flat)
 - 38 residential units (apartments and dwellings)
- On the east side of the river:
 - A lodge
 - 42 residential dwellings
 - Management house complex

Notwithstanding the designs now require modification due to:

- Variation in title and actual location of the Cardrona River and the impact of this on:
 - Construction of the planned bridge crossing
 - Rivers edge development
- The need to utilise the existing bridge crossing and river-edge track for Lodge access
- An alternate road route to mitigate growing traffic congestion along Cardrona Valley Road.



This aerial map illustrates the Cardrona Valley development area. Key features include:

- Proposed Development Sites:** Five numbered sites (1-5) are highlighted with black outlines and numbers. Site 1 is a large residential area with a central green space. Site 2 is a smaller residential plot. Site 3 is a residential plot near the river. Site 4 is a residential plot near the river. Site 5 is a residential plot near the river.
- Roads:** Cardrona Valley Road, Soho Street, Rivergold Way, and an Unformed Road are shown.
- Landmarks:** The historic Cardrona Hotel, Cardrona Valley General Store, Benrae Resort, and Consented hotpools and wellness centre (RM181235) are labeled.
- Other Features:** The map shows existing buildings, parking areas, and a river flowing through the valley.



As a result of the changing natural and urban context, the approved Cardrona Village designs now require modification to enable further construction and also additional development potential to be realised.

1. Formalisation of the Cardrona River alignment (Lots 26 DP505835) and associated riparian margins (Lots 23 and 24 DP505835) – and as a result;
2. Extension of Soho Street and bridge alignment.
3. Appropriate easements and concessions to allow vehicle access from the existing road entry and bridge crossing of the Cardrona River to the south to support development of the Lodge precinct.
4. Formalisation of a new entry road (essentially Rivergold Way ‘north’) from Cardrona Valley Road through to the Village Centre.

It is anticipated that these changes will expedite development and help deliver significant economic uplift to the district.

