

Jacob Paget

From: James Gardner-Hopkins s 9(2)(a)
Sent: Thursday, 4 July 2024 1:34 pm
To: Listed Projects
Subject: Re: Query for listed project Cardrona Village and Lodge Reconsenting

MFE CYBER SECURITY WARNING

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Hi again,

Please now find the response to your question, "Can you please elaborate on how your project will enable "enable increased housing, workers accommodation and other supporting commercial village activities beyond that provided for in the existing consents" (how many additional houses etc)" below.

The intention is to replace each existing consent with two new consents that work together in a fully integrated way, given they were originally advanced separately and at different points in time.

This will allow the proposed (updated) development to respond to changes in the environment (including the commercial and market environment), including:

- Recent development in an around Cardona Village, including Cardrona Alpine Ski resort which is opening a new Ski-field Soho Basin in 2025 doubling the terrain, and Mt Cardrona Station completing the infrastructure and commencing construction of high end residential homes on the terrace at the Ski-field entrance
- Increased commercial and employment opportunities in the immediate area
- In the wider area, significant growth in Wanaka as well as still in Queenstown, with Cardrona being conveniently located between the two
- Increased focus on year-round tourism and visitor attractions (specifically cycling and walking routes)
- Market conditions and the ongoing housing crisis
- Infrastructure resolution and capital works programmes in Cardrona, eg QLDC's investment in infrastructure through the village on wastewater and water supply just completed in 2024
- The design flexibility afforded through the FastTrack consent process

This evolving context has shaped a somewhat different foundation to support further development from what has previously been consented.

Consequently, the new proposal seeks in the Village Precinct to increase the number of units from 500 (mostly visitor accommodation) to around 750 including at least 150 worker housing units. In respect of the Lodge Precinct, the new proposal is to reconfigure and expand the lodge to incorporate a greater range of housing, including some more affordable housing types, with the lodge itself also expanded and targeting more activity-focussed visitors. Rather than 48 stand-alone residential units, 250 dwelling units could be achieved through a range of apartment, terrace housing, and other typologies. The Lodge itself would have its capacity increased to some 100 rooms (from 38) (in part making up for some of the reduction in visitor accommodation in the Village).

These changes will help create the necessary critical mass to create a year-round vibrant and attractive mixed use village centre that supports other development in the village and surrounding visitor attractions. The revised concept will also include a helicopter landing site.

Resolution of the 'waterfront' boundaries along the Cardrona River is one of the first critical steps to making this happen – not only allowing the bridge crossing to the Lodge Precinct to proceed, but also to reshape the perception of the River from being 'at the back' to being celebrated as a quality water-frontage for the entire village (think Arrowtown). The reconfiguration will also enable an alternate (bypass) route for the village centre, future-proofing the village from congestion and disruption (ie weather, accidents) issues.

In brief, the changes sought seeks to elevate the original concept for the Cardrona Village from a small visitor node along a route, to fully contained and attractive live-work-play destination in its own right.

Kind regards
James

On 4/07/2024, at 10:47 AM, James Gardner-Hopkins s 9(2)(a) wrote:

Morena,

I have had and still have evidence and hearing commitments yesterday and today, but should be able to provide this information by 5pm, if not by 3pm.

I would be grateful if you could confirm that this would be OK,

Many thanks
Kind regards
James



**JAMES
GARDNER-
HOPKINS**
Consultant |
Advisor |
Project
Manager

s 9(2)(a)

www.jgh.nz

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Thank you.

On 3/07/2024, at 11:43 AM, Listed Projects <ListedProjects@mfe.govt.nz> wrote:

Mōrena James,

Thank you for your application requesting inclusion of the Cardrona Village and Lodge Reconsenting in Schedule 2 of the Fast-track Approvals Bill.

I understand your project seeks to replace two existing consents and undertake further works. Your application notes the following as already approved through existing consents:

- i. The "Village consent" (opposite the historic pub), RM190669, for: 264 hotel rooms (5,510m²), 72 serviced apartment units (6,245m²), 58 hostel beds (9 rooms plus managers flat) (445m²), and 38 residential units (apartments and dwellings)
- ii. The "Lodge Consent" (over the river), RM061204, for: a lodge for visitor accommodation purposes with 38 rooms, hospitality, lobby and conference area, together with a spa facility and tennis court; and the construction of 48 freestanding separate units (3-4 bedrooms) on 3-400 sqm lots to be used for visitor accommodation and residential purposes; and a manager's residence.
 - Can you please elaborate on how your project will enable "enable increased housing, workers accommodation and other supporting commercial village activities beyond that provided for in the existing consents" (how many additional houses etc)

We would be grateful for your response no later than **12pm Thursday 4 July 2024**.

Ngā mihi,

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