

Jacob Paget

From: Meredith Lawry s 9(2)(a)
Sent: Wednesday, 26 June 2024 2:17 pm
To: Listed Projects
Cc: Neil Deans [EXTERNAL] (DOC)
Subject: [IN-CONFIDENCE]FW: RESPONSE - Feedback on FTA#336 - Cardrona Village and Lodge - due next Wednesday

Kia ora,
Please see below for DOC's notes on this application, which doesn't seem to be ineligible.

Thanks,
Meredith

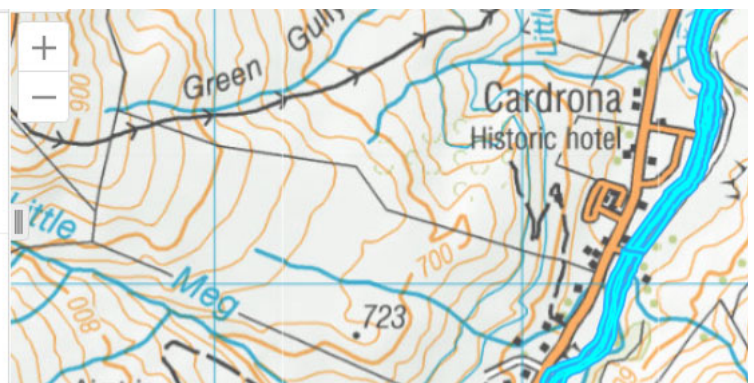
From: Tracey Grose s 9(2)(a)
Sent: Wednesday, June 26, 2024 1:53 PM
To: Meredith Lawry s 9(2)(a)
Cc: John Roberts s 9(2)(a); Nicola Holmes s 9(2)(a)
Subject: RESPONSE - Feedback on FTA#336 - Cardrona Village and Lodge - due next Wednesday

Morena Meredith

Advice on these three limited questions:

1. *What classifications of PCL&W may be affected by this project, and is there any specific local context about this PCL or the project that the Advisory Group should know? If you are uncertain about whether something might be relevant, please get in touch.*
 - PCL&W involved in this application is the Marginal Strip – Cardrona River (fixed marginal strip).
 - The river has, in some places within the area proposed for development, moved beyond the boundary of the *fixed* marginal strip.

Public Conservation Land
Name: Marginal Strip - Cardrona River
Legislation: Conservation Act 1987
Section: s.24(3) - Fixed Marginal Strip
Recorded Area (ha): 40.7288
GIS Area (ha): 47.1883
[Link to metadata statement](#)
[See Marginal Strip - Cardrona River in NaPALIS](#)



Other considerations

Otago Conservation Management Strategy (CMS) - The Cardrona Valley is at the boundary of Central Otago Uplands Place and Western Lakes and Mountains /Nga. Puna Wai Karikari a Rākaihautū Place. In both instances, the CMS states “allow motorised vehicle and non-motorised bike on tracks and roads purposely formed and maintained for vehicle use on public conservation lands and waters identified, and in accordance with any criteria in Tables” 2.4 and 2.5. All marginal strips are included. Currently there are no tracks formed and maintained for vehicle use on the public conservation land. This is potentially a very minor point as the purpose is to construct a track or road for vehicle use.

Other legislation

Conservation Act – Schedule 4 - land parcel not listed

Crown Mineral Act – Schedule 4 – land parcel not listed

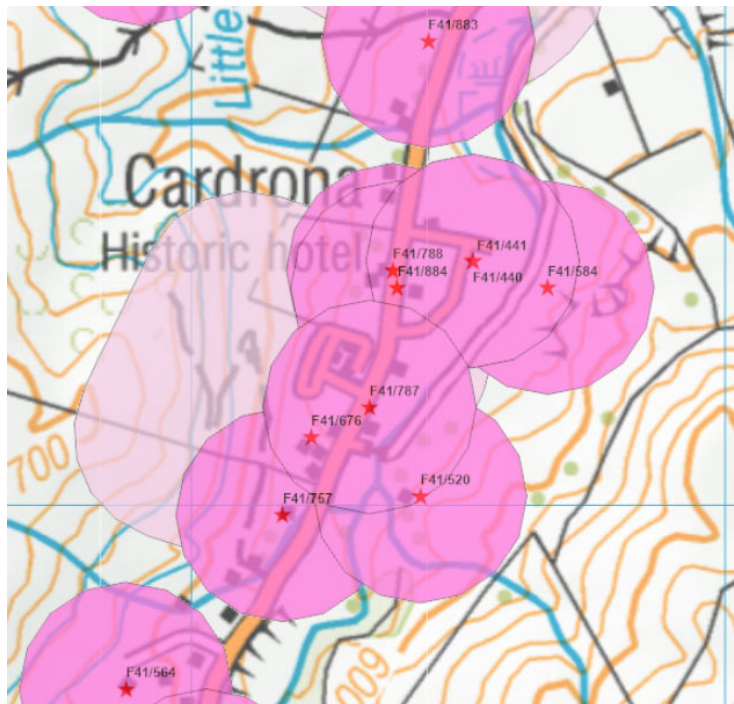
Biodiversity Values

DOC's GIS (Biodiversity) records the present of

- lamprey in the nearby Pong's Creek (significant recent survey for an RMA application).
- Galaxias spp are recorded in streams at each end of the proposed development area (including Little Meg Ck, Pong's Ck, Callaghan's Ck)
- A range of threatened plants, herpetofauna, native freshwater fish, macro-invertebrates within the Cardrona Valley.

Heritage values

Significant cultural heritage values are recorded in DOC's GIS in the immediate vicinity of the proposed activity.



Local context

- The land on the Cardrona Valley floor and lower slopes is private and/or pastoral lease and is mostly used as farmland (esp sheep and beef). District statutory involvement is largely limited to RMA and CPLA applications. DOC manages some public access easements over pastoral leases or former CPL properties for recreation purposes.
- PCL is limited to marginal strips in the middle and northern end of the valley.
- New developments, including roading, re-alignment of Cardrona Skifield access, new housing developments or sub-divisions, and low-level commercial activities (cafes, distillery, shops) has been completed over the last few years in the Cardrona Valley.
- Skiing at nearby fields (Cardrona, Snowfarm and SoHo) provides a focus for adventure sports and activities.

2. What conservation approvals may be required for this project?

- Easement – proposed bridge (6m wide) to cross the Marginal Strip – Cardrona River, to enable construction and access to the proposed Lodge development. (Presumably, the bridge would also be the conduit for services like power, water, electricity, sewerage, stormwater, etc.)
- Concession – Private Structures – for the construction of cycle/walking tracks, gardens/amenity planting etc

Cultural heritage

- Ground disturbance requires approval from DOC's Senior Heritage Advisor
 - Approval from Ministry of Culture and Heritage or Heritage New Zealand for some activities impacting heritage sites or assets.
3. *What Treaty settlements are relevant to this area, and are there any conservation-related obligations in these settlements specific to the site impacted by the applications or specific to the sorts of activity proposed? Again, is there any local context about iwi interest in these areas or this project that the Advisory Group should know?*
- None
4. *Do you know of any history of compliance issues with the applicant regarding conservation approvals?*
- No con-compliances known.

Please let me know if you require any additional information. This is my first one of these and I had some advice from JR. Any errors are mine.

Ngā mihi , Tracey



Tracey Grose
Senior Ranger – Community | Kaitiaki Matua, Ao Hapori
Te Papa Atawhai Department of Conservation
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From: Listed Projects <ListedProjects@mfe.govt.nz>

Sent: Friday, June 21, 2024 1:49 PM

Subject: [IN-CONFIDENCE]Feedback on FTA#336 - Cardrona Village and Lodge Reconsenting requested

Kia ora

This listed project application is for FTA#336 - Cardrona Village and Lodge Reconsenting

The project has triggered your criteria for consultation.

Could you please provide comment on:

- whether the project requires any other related approvals from your agency
- if you are aware of anything that would render the project ineligible under clause 18 of the Bill
- if you are aware of any Treaty settlement matters which relate to the project site – such as local protocols
- any other relevant matter?

If possible, could you please provide your feedback by COB 26 June 2024. We understand you have a large number of assessments to get through do keep in touch if you need extra time with any specific application.

Please let me know if there is anything I can do to assist.

Ngā mihi nui
MfE Listed Projects team

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