

R0220453



Affected Persons Approval

To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340



TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Burn Cottage Road JV Ltd

Type of resource consent: Land use and Subdivision

Proposed activity: To subdivide the 32 hectare subject property into 4 rural and rural lifestyle allotments as shown on the attached plan. Each allotment will contain a dwelling while Lot 1 will also contain a managers residence.

Location of site: 172 Burn Cottage Road, approximately 2km north of Cromwell

I have sighted all the attached plans and supporting information for the above activity.

I hereby give unconditional approval for the application to be processed without public notification.

I understand that, by giving approval, the Council will not take into account any effects that the proposed activity may have on me, when considering whether this application should be notified (Section 95E of the Resource Management Act 1991) and whether the application should be granted (Section 104(3) of the Resource Management Act 1991).

TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: Donald Alon Young

Organisation: Former

Address: Tedma, 303 Burn Cottage Rd Cromwell 9384

[Signature]
Signature

8-12-22
Date

Name: I did not know I had to sign the attached maps.

Organisation: _____

Address: _____
[Signature]

Signature

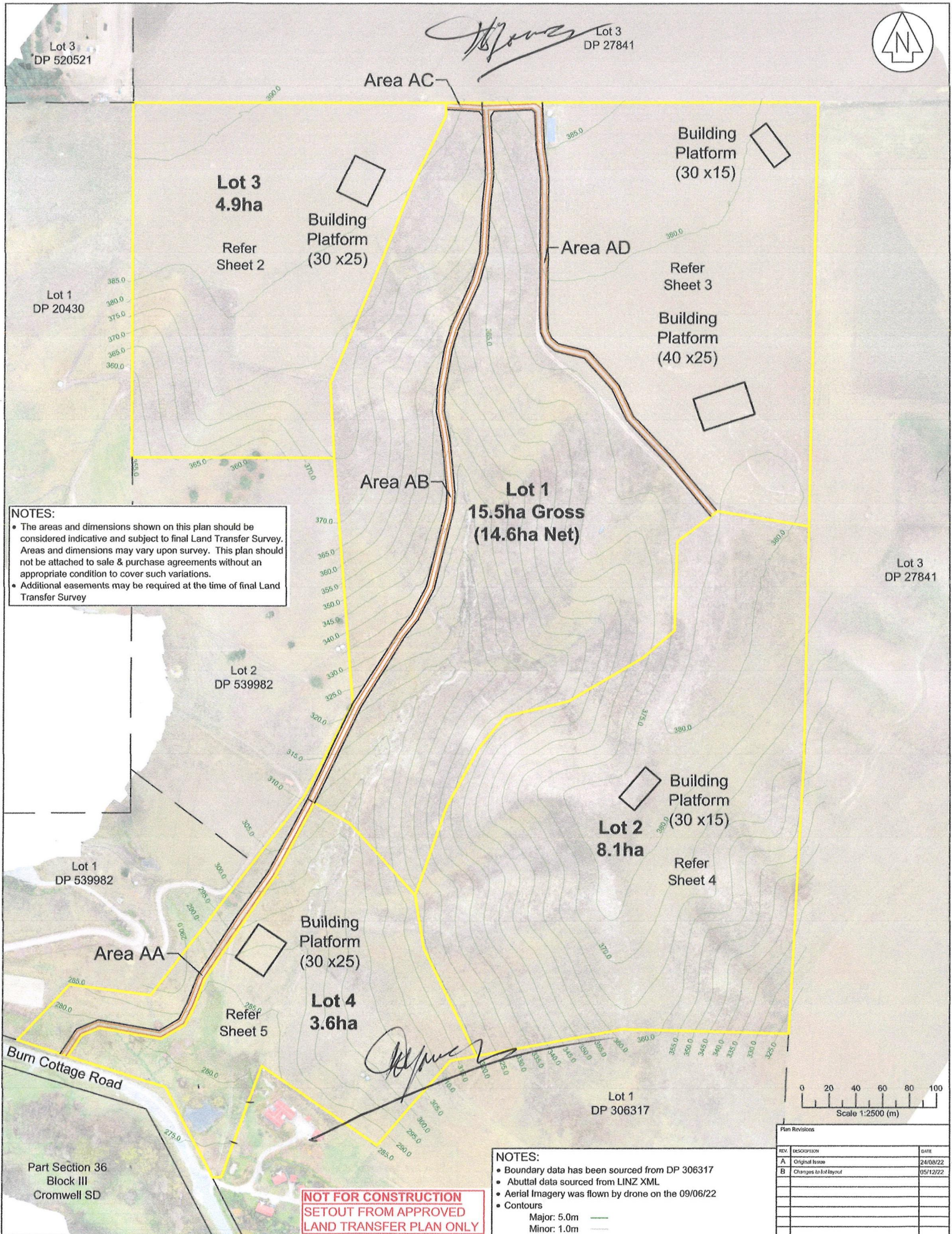
Date

Checklist:

Signature of all legal owners

Site and/or subdivision plan with all required signatures

Elevations with all required signatures (if applicable)



NOTES:

- The areas and dimensions shown on this plan should be considered indicative and subject to final Land Transfer Survey. Areas and dimensions may vary upon survey. This plan should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.
- Additional easements may be required at the time of final Land Transfer Survey

**NOT FOR CONSTRUCTION
SETOUT FROM APPROVED
LAND TRANSFER PLAN ONLY**

NOTES:

- Boundary data has been sourced from DP 306317
- Abuttal data sourced from LINZ XML
- Aerial Imagery was flown by drone on the 09/06/22
- Contours
Major: 5.0m
Minor: 1.0m

Plan Revisions		
REV.	DESCRIPTION	DATE
A	Original Issue	24/08/22
B	Changes to Lot Layout	05/12/22

CSNZ THE CONSULTING SURVEYORS OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

SOUTHERN LAND
DEVELOPMENT CONSULTANTS

Level 2 Brownszies House, 21 Brownszies St, Wanaka
Ph: (03) 443 5577, Email: contact@southernland.co.nz
www.southernland.co.nz

Notes
Warning
This Plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.
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- using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly;
- ensuring the information is the most recent issue.

Prepared for:
Resource Consent

Drawing Title:
Lots 1, 2, 3 & 4 Being a Proposed Subdivision of Lot 2 DP 306317

172 Burn Cottage Road, Cromwell

APPLICANT	Sam Hazledine
CONVEYED BY	RT 24795
REGIONAL AUTHORITY	Central Otago District Council
LAND DISTRICT	Otago
TOTAL AREA	32.0 ha
DATE	05/12/22

SCALE	1:2,500 @ A3
DATE & LEVEL	Levels Peak 2000
Levels in Terms of New Zealand Vertical Datum 2016	Origin of Levels: PIN 1 SO 558761 (F&GV) RL= 208.128m
REVISION	Y4205_S2
SHEET	1 of 6
SURVEYED	JVB 09/06/22
CHECKED	B.W. 05/12/22
DRAWN	JR 14/11/22
APPROVED	B.W. 05/12/22



Lot 3
DP 520521

Lot 3
DP 27841

Area AC

Area AD

390.0
234.0

25.2

39.7m

10.0

55.7

23.4m

Building
Platform
(30 x25)

Lot 3
4.9ha

Lot 1
DP 20430

265.7

385.0

380.0

375.0

370.0

365.0

360.0

68.0

6m

365.0

Lot 1
15.5ha Gross
(14.6ha Net)

56.2

365.0 150.9 360.0

370.0

Area AB

Lot 1
DP 20430

Lot 2
DP 539982

370.0

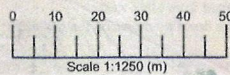
365.0

360.0

355.0

350.0

184.4



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REV	DESCRIPTION	DATE
A	Original Issue	24/08/22
B	Changes to lot layout	05/12/22

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172 Burn Cottage Road, Cromwell

APPLICANT
Sam Hazledine

COMPARED BY
RT 24795

TERRITORIAL AUTHORITY
Central Otago District Council

Olago

TOTAL AREA
32.0 ha

DATE
05/12/22

SCALE
1:1,250 @ A3

UTM/A UTM
Linda Peak, 2000
Levels in Terms of New Zealand Vertical Datum 2016
Origin of Levels: PIN 1 SO 558761 (F6GV) RL= 208.128m

REVISION	DRAWING REFERENCE	Sheet	
B	Y4205_S2	2 of 6	
SURVEYED	DATE	CHECKED	DATE
JVB	09/06/22	B.W.	05/12/22
DESIGN	DATE	APPROVED	DATE
JR	24/08/22	B.W.	05/12/22



Refer to Easement Schedule Sheet 6

Burn Cottage Road

Lot 1
15.5ha Gross
(14.6ha Net)

Lot 2
DP 539982

Area AB

Lot 2
8.1ha

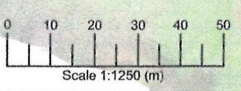
Proposed new access road to connect with existing farm track adjacent Lot 4 Building Platform. Access then follows existing farm track.

Building Platform
(30 x 25)

Lot 4
3.6ha

Area AA

Part Section 36
Block III
Cromwell SD



- NOTES:**
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Drawing Title
Lots 1, 2, 3 & 4 Being a Proposed Subdivision of Lot 2 DP 306317

172 Burn Cottage Road, Cromwell

APPLICANT Sam Hazledine	SCALE 1:1,250 @ A3
COMPRESSED IN RT 24795	DATE OF PLAN LEVEL LINDS PEAK 2000
TERRITORIAL AUTHORITY Central Otago District Council	LEVELS IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016 Origin of Levels: PIN 1 SO 558761 (F6GV) RL= 208.128m
LAND DISTRICT Otago	REVISION B Y4205_S2 Sheet 5 of 6
TOTAL AREA 32.0 ha	SURVEYED BY JVB DATE 09/06/22
DATE 05/12/22	DRAWN BY B.W. DATE 05/12/22
	APPROVED BY JR DATE 24/08/22



EASEMENT SCHEDULE

Schedule of Proposed Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way, Right to convey water & electricity	AA	Lot 1 Hereon	Lot 2, 3 Hereon
	AB	Lot 1 Hereon	Lot 2, 3 Hereon
	AC	Lot 1 Hereon	Lot 3 Hereon
	AD	Lot 1 Hereon	Lot 2, 3 Hereon

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Creating Document
Right to convey water	E, G, H, J, K	Lot 4 Hereon	EI 11579049.7
	EA, FA, GA, HA, JA, KA, L, N, Q, F	Lot 4 Hereon	EC 5280259.3
	HA, L, N, a-b-c-d-e-f	Lot 4 Hereon	T 5010357.2
	D	Lot 4 Hereon	EC 5116837.2
Right to take water	C, EA, P	Lot 4 Hereon	T 5010357.2
	C, EA	Lot 4 Hereon	EC 5116837.2
	C, EA	Lot 4 Hereon	EC 5280259.3
Right to store water	M	Lot 4 Hereon	T 5010357.2
	M, R	Lot 4 Hereon	EC 5280259.3
Right to pump water	F	Lot 4 Hereon	EC 5280259.3
Right to pump water and a transformer site	F	Lot 4 Hereon	EC 5116837.2
Right to convey electricity	F	Lot 4 Hereon	EI 11579049.7
	EA, FA, GA, HA, JA, KA, F	Lot 4 Hereon	EC 5280259.3
	D, G, H, I	Lot 4 Hereon	EC 5116837.2
Right of Way	U	Lot 4 Hereon	EC 5280259.3

Schedule of Existing Easements in Gross				
Purpose	Shown	Servient Tenement (Burdened Land)	Grantee	Creating Document
Right to convey water	D, F, G, K, T	Lot 4 Hereon	Briar Ridge Management	EI 11579049.8
Right to convey electricity	D, E, G, H, I	Lot 4 Hereon	Aurora Energy Limited	EI 11579049.9
	F, G, H, I	Lot 4 Hereon	Dunedin Electricity Limited	T 5116837.3
Right to establish & maintain an electricity transformer	F	Lot 4 Hereon	Dunedin Electricity Limited	T 5116837.3

Table of Existing Covenants			
Purpose	Shown	Servient Tenement (Burdened Land)	Creating Document
No structure will be built or placed	Q, R, X	Lot 4 Hereon	T 5280259.5
No structure will be built or placed	Q, R, X	Lot 4 Hereon	T 5116837.4

Plan Revisions		
REV.	DESCRIPTION	DATE
A	Original Issue	24/08/22
B	Changes to lot layout	05/12/22

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ADVISORS OF THE NEW ZEALAND DEPARTMENT OF CONSERVATION

SOUTHERN LAND
 DEVELOPMENT CONSULTANTS

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Drawing Title
Lots 1, 2, 3 & 4 Being a Proposed Subdivision of Lot 2 DP 306317

172 Burn Cottage Road, Cromwell

APPLICANT
Sam Hazledine

COMPRISED BY
RT 24795

TERRESTRIAL AUTHORITY
Central Otago District Council

LAND DISTRICT
Otago

TOTAL AREA
32.0 ha

DATE
05/12/22

SCALE
Not To Scale

DATUM & LEVEL
 Linds Peak 2000
 Levels in Terms of New Zealand Vertical Datum 2016
 Origin of Levels: PIN 1 SO 558761 (F&GV) RL= 208.128m

REVISION	REVISION REFERENCE	SHEET
A	Y4205_S2	6 of 6

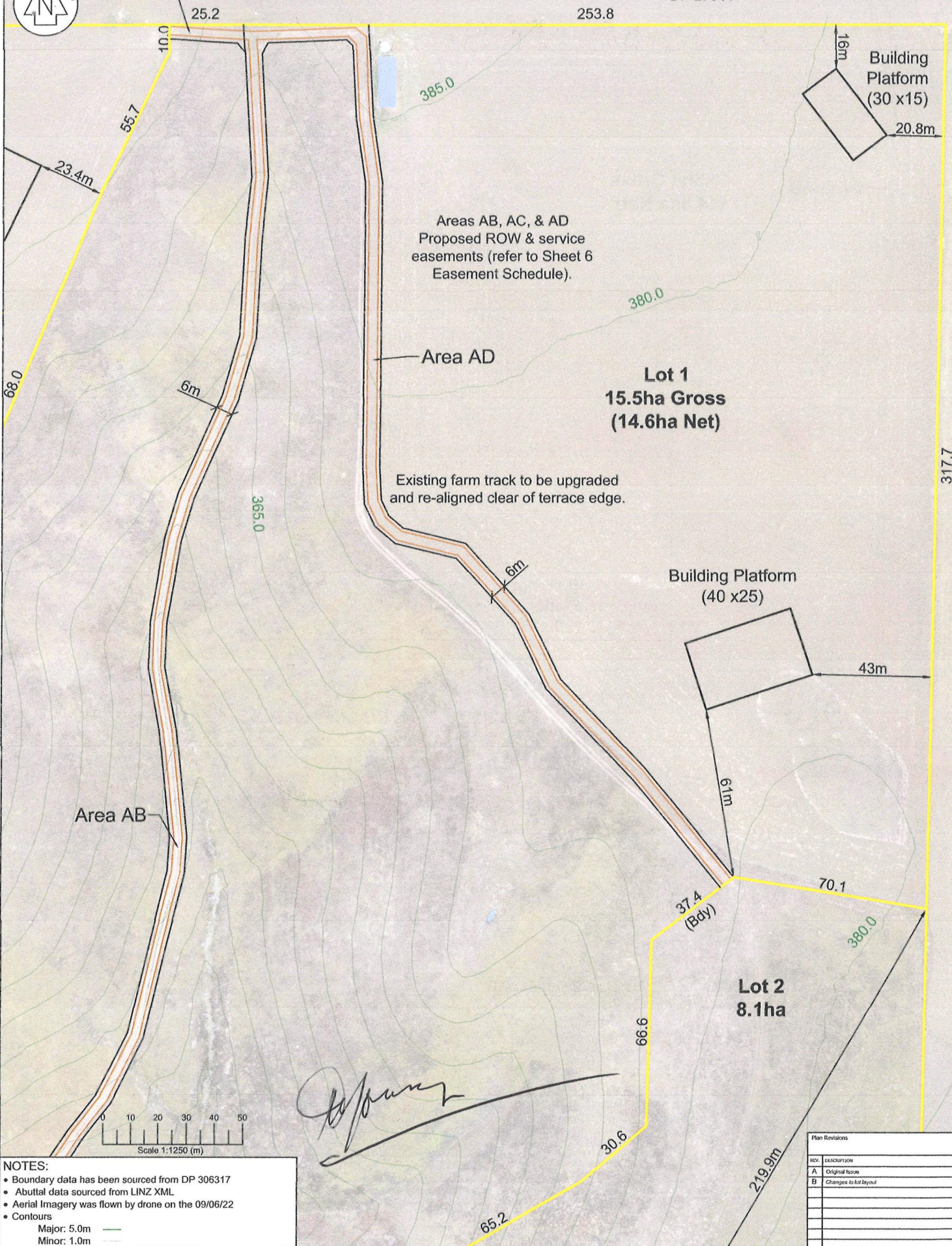
SURVEYED	DATE	CHECKED	DATE
JVB	09/06/22	B.W.	05/12/22

DRAWN	DATE	APPROVED	DATE
JR	15/06/22	B.W.	05/12/22



Area AC

Lot 3
DP 27841



Areas AB, AC, & AD
Proposed ROW & service
easements (refer to Sheet 6
Easement Schedule).

Area AD

Lot 1
15.5ha Gross
(14.6ha Net)

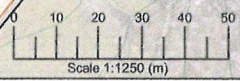
Existing farm track to be upgraded
and re-aligned clear of terrace edge.

Building
Platform
(30 x 15)

Building Platform
(40 x 25)

Lot 2
8.1ha

Area AB



Scale 1:1250 (m)

NOTES:

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Major: 5.0m
Minor: 1.0m

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Drawing Title
Lots 1, 2, 3 & 4 Being a Proposed Subdivision of Lot 2 DP 306317

172 Burn Cottage Road, Cromwell

APPLICANT
Sam Hazledine

CERTIFIED BY
RT 24795

REGIONAL AUTHORITY
Central Otago District Council

LAND DISTRICT
Otago

TOTAL AREA
32.0 ha

DATE
05/12/22

REV.	DESCRIPTION	DATE
A	Original Issue	24/08/22
B	Changes to lot layout	05/12/22

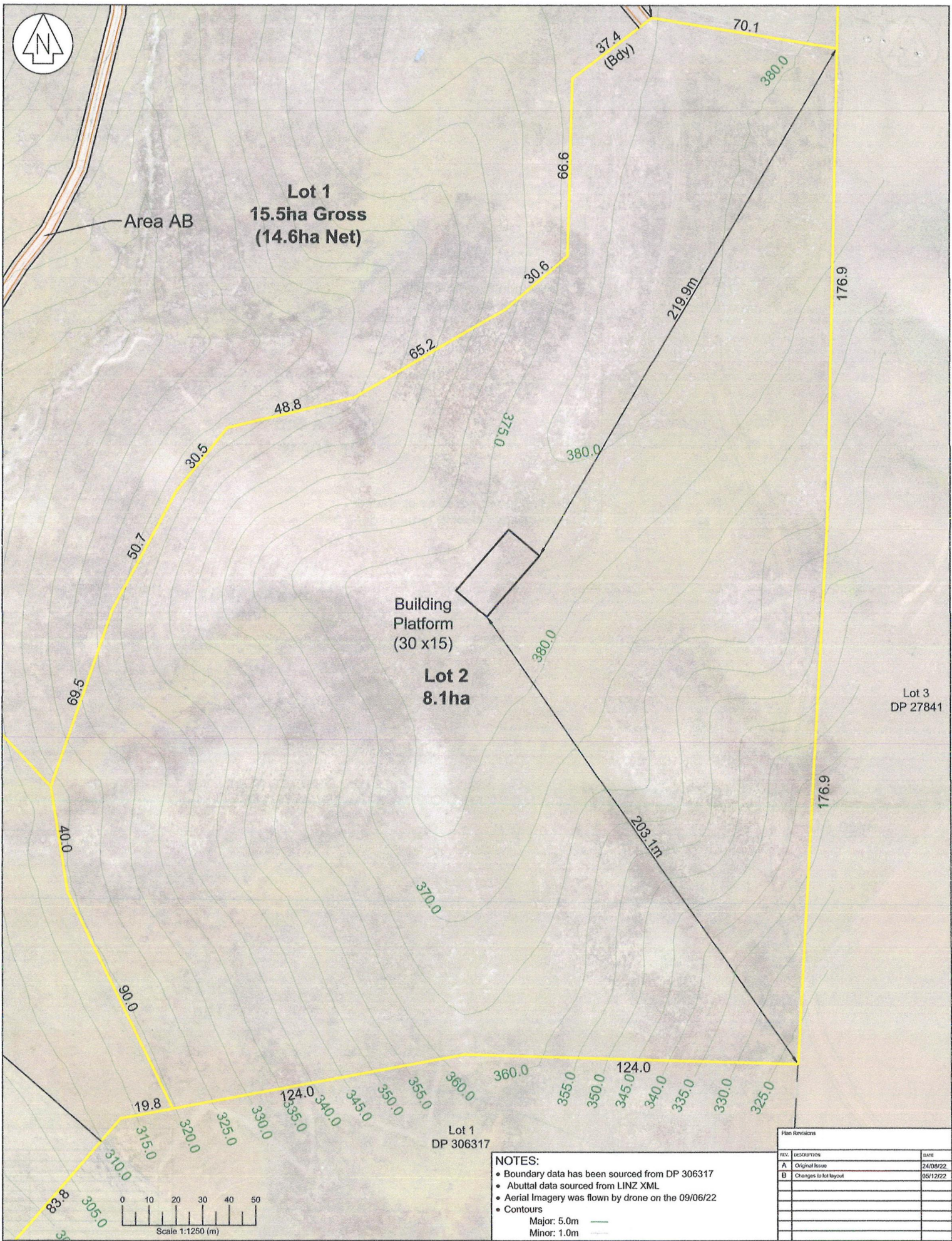
SCALE
1:1,250 @ A3

DATUM & LEVEL
Lindis Peak 2000
Levels in Terms of New Zealand Vertical Datum 2016
Origin of Levels: PIN 1 50 550761 (REGD) SL= 208.128m

REVISION	DRAWING REFERENCE	SHEET
B	Y4205_S2	3 of 6

SKETCHED	DATE	BY	DATE
JVB	09/06/22	B.W.	05/12/22

DRAWN	DATE	APPROVED	DATE
JR	24/08/22	B.W.	05/12/22



Area AB

Lot 1
15.5ha Gross
(14.6ha Net)

Building Platform
(30 x 15)

Lot 2
8.1ha

Lot 3
DP 27841

Lot 1
DP 306317

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Plan Revisions		
REV.	DESCRIPTION	DATE
A	Original Issue	24/08/22
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172 Burn Cottage Road, Cromwell

APPLICANT
Sam Hazledine

COMPRESSOR BY
RT 24795

TERRESTRIAL AUTHORITY
Central Otago District Council

LAND DISTRICT
Otago

TOTAL AREA
32.0ha

DATE
05/12/22

SCALE
1:1,250 @ A3

DATE AND LEVELS
Linda Peak 2000
Levels in Terms of New Zealand Vertical Datum 2016
Origin of Levels: PIN 1 SO 558761 (FEGV) RL= 208.128m

REVISION	DRAWING REFERENCE	Sheet
B	Y4205_S2	4 of 6

SURVEYED	DATE	DRAWN	DATE
JVB	09/06/22	B.W.	05/12/22

ISSUED	DATE	APPROVED	DATE
JR	24/08/22	B.W.	05/12/22

Affected Persons Approval



To: The Manager, Planning and Environment
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Proposed activity: To subdivide the 32 hectare subject property into 4 rural and rural lifestyle allotments as shown on the attached plan. Each allotment will contain a dwelling while Lot 1 will also contain a managers residence.

Location of site: 172 Burn Cottage Road, approximately 2km north of Cromwell

I have sighted all the attached plans and supporting information for the above activity.

I hereby give unconditional approval for the application to be processed without public notification.

I understand that, by giving approval, the Council will not take into account any effects that the proposed activity may have on me, when considering whether this application should be notified (Section 95E of the Resource Management Act 1991) and whether the application should be granted (Section 104(3) of the Resource Management Act 1991).

TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: LESLIE + LYN DICK. (244 Burn Cottage Road)

Organisation: _____

Address: 1 LAKEVIEW TCE. CROMWELL 9310.

[Signature]

13-1-2023

Signature

Date

Name: _____

Organisation: _____

Address: _____

Signature

Date

Checklist:		
<input type="checkbox"/> Signature of all legal owners	<input type="checkbox"/> Site and/or subdivision plan with all required signatures	<input type="checkbox"/> Elevations with all required signatures (if applicable)



EASEMENT SCHEDULE

Schedule of Proposed Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way, Right to convey water & electricity	AA	Lot 1 Hereon	Lot 2, 3 Hereon
	AB	Lot 1 Hereon	Lot 2, 3 Hereon
	AC	Lot 1 Hereon	Lot 3 Hereon
	AD	Lot 1 Hereon	Lot 2, 3 Hereon

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Creating Document
Right to convey water	E, G, H, J, K	Lot 4 Hereon	EI 11579049.7
	EA, FA, GA, HA, JA, KA, L, N, Q, F	Lot 4 Hereon	EC 5280259.3
	HA, L, N, a-b-c-d-e-f	Lot 4 Hereon	T 5010357.2
	D	Lot 4 Hereon	EC 5116837.2
Right to take water	C, EA, P	Lot 4 Hereon	T 5010357.2
	C, EA	Lot 4 Hereon	EC 5116837.2
	C, EA	Lot 4 Hereon	EC 5280259.3
Right to store water	M	Lot 4 Hereon	T 5010357.2
Right to pump water	M, R	Lot 4 Hereon	EC 5280259.3
Right to pump water and a transformer site	F	Lot 4 Hereon	EC 5280259.3
Right to convey electricity	F	Lot 4 Hereon	EI 11579049.7
	EA, FA, GA, HA, JA, KA, F	Lot 4 Hereon	EC 5280259.3
	D, G, H, I	Lot 4 Hereon	EC 5116837.2
Right of Way	U	Lot 4 Hereon	EC 5280259.3

Schedule of Existing Easements in Gross				
Purpose	Shown	Servient Tenement (Burdened Land)	Grantee	Creating Document
Right to convey water	D, F, G, K, T	Lot 4 Hereon	Briar Ridge Management	EI 11579049.8
Right to convey electricity	D, E, G, H, I	Lot 4 Hereon	Aurora Energy Limited	EI 11579049.9
	F, G, H, I	Lot 4 Hereon	Dunedin Electricity Limited	T 5116837.3
Right to establish & maintain an electricity transformer	F	Lot 4 Hereon	Dunedin Electricity Limited	T 5116837.3

Table of Existing Covenants			
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Plan Revisions		
REV.	DESCRIPTION	DATE
A	Original Issue	24/08/22
B	Changes to lot layout	05/12/22

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A COMPANY OF THE NEW ZEALAND PARTNERSHIP OF SURVEYORS

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172 Burn Cottage Road, Cromwell

APPLICANT
Sam Hazledine

COMPILED IN
RT 24795

TERRITORIAL AUTHORITY
Central Otago District Council

LAND DISTRICT
Otago

TOTAL AREA
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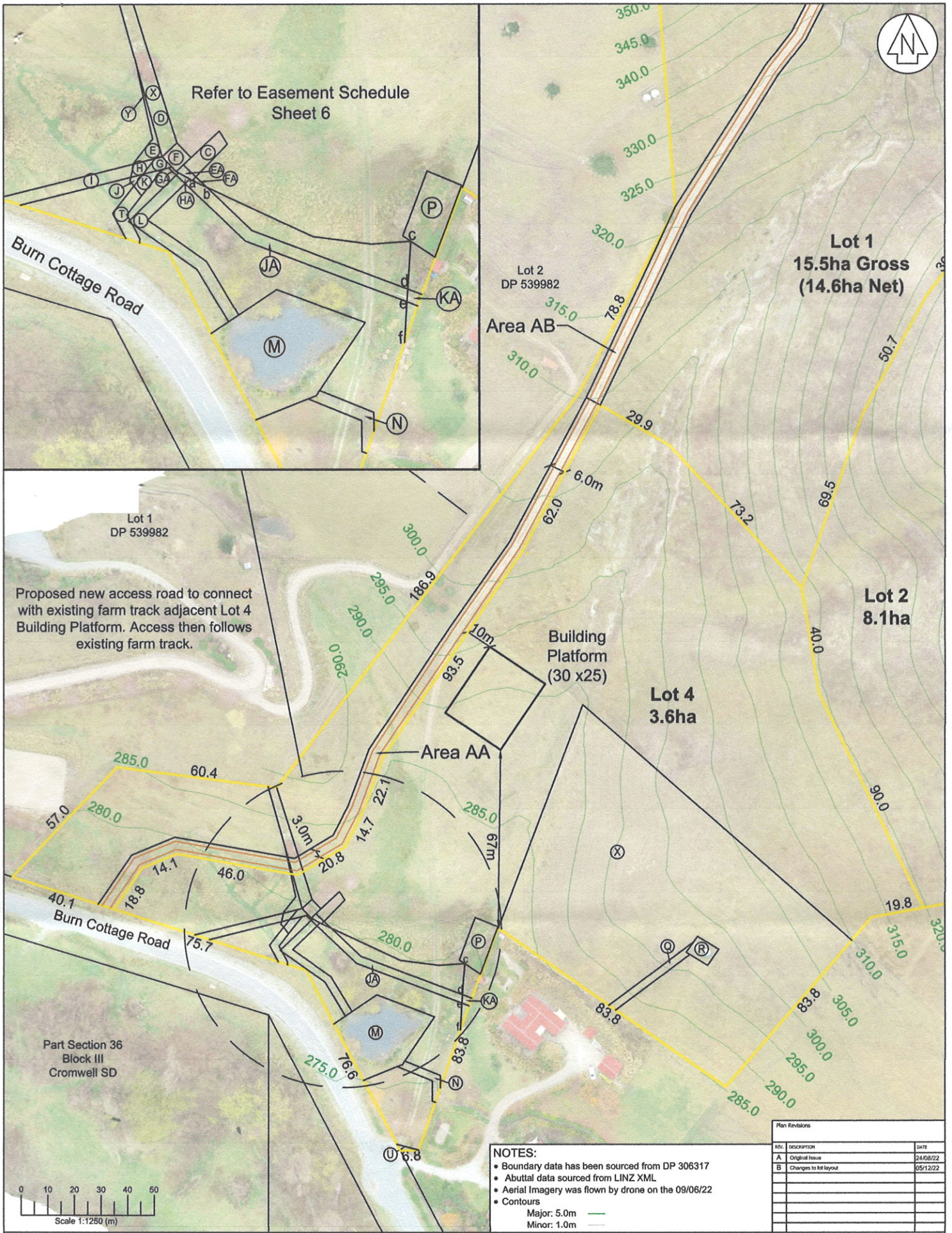
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SCALE
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DATUM & LEVEL
Lindis Peak 2000
Levels in Terms of New Zealand Vertical Datum 2016
Origin of Levels: PIN 1 SO 558761 (F60V) RL= 208.128m

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SURVEYED	JVB	09/08/22	05/12/22
CHECKED	B.W.	15/06/22	05/12/22
APPROVED	JR	15/06/22	05/12/22

Handwritten signature



Refer to Easement Schedule Sheet 6

Burn Cottage Road

Lot 1
15.5ha Gross
(14.6ha Net)

Lot 2
DP 539982

Area AB

Lot 2
8.1ha

Proposed new access road to connect with existing farm track adjacent Lot 4 Building Platform. Access then follows existing farm track.

Building Platform
(30 x25)

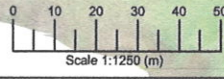
Lot 4
3.6ha

Area AA

Part Section 36
Block III
Cromwell SD

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B	Changes to lot layout	05/12/22



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DEVELOPMENT CONSULTANTS

Level 2 Devonport House, 24 Brewster St, Waiwaka
Ph: (03) 443 5577, Email: contact@southernland.co.nz
www.southernland.co.nz

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Prepared for
Resource Consent

Drawing Title
Lots 1, 2, 3 & 4 Being a Proposed Subdivision of Lot 2 DP 306317

172 Burn Cottage Road, Cromwell

APPLICANT
Sam Hazledine

CONSIGNED BY
RT 24795

LAND DISTRICT
Central Otago District Council

TOTAL AREA
32.0 ha

DATE
05/12/22

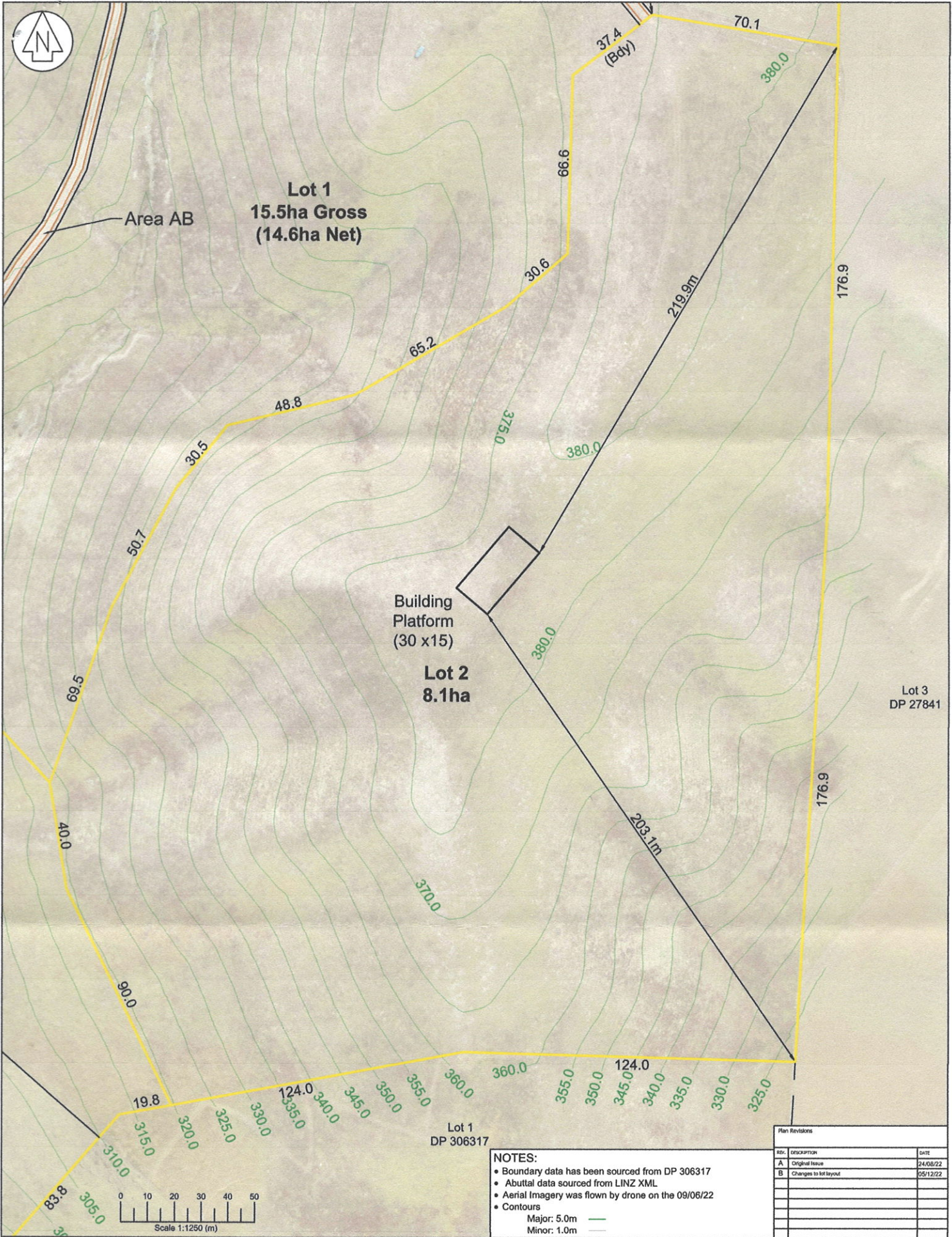
SCALE
1:1,250 @ A3

DATUM & LEVEL
Lindie Peak 2000
Levels in Terms of New Zealand Vertical Datum 2018
Origin of Levels: PN 1 SO 556761 (FVG) RL = 208.128m

REVISION	ISSUING REFERENCE	Sheet
B	Y4205_S2	5 of 6

SURVEYED	DATE	CHECKED	DATE
JVB	09/06/22	B.W.	05/12/22
DRAWN	DATE	APPROVED	DATE
JR	24/08/22	B.W.	05/12/22

Handwritten signature



Building Platform
(30 x 15)

Lot 2
8.1ha

Lot 3
DP 27841

Lot 1
DP 306317

- NOTES:**
- Boundary data has been sourced from DP 306317
 - Abuttal data sourced from LINZ XML
 - Aerial Imagery was flown by drone on the 09/06/22
 - Contours
 - Major: 5.0m
 - Minor: 1.0m

Plan Revisions		
REV.	DESCRIPTION	DATE
A	Original Issue	24/08/22
B	Changes to lot layout	05/12/22

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SOUTHERN LAND
DEVELOPMENT CONSULTANTS

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Prepared for
Resource Consent

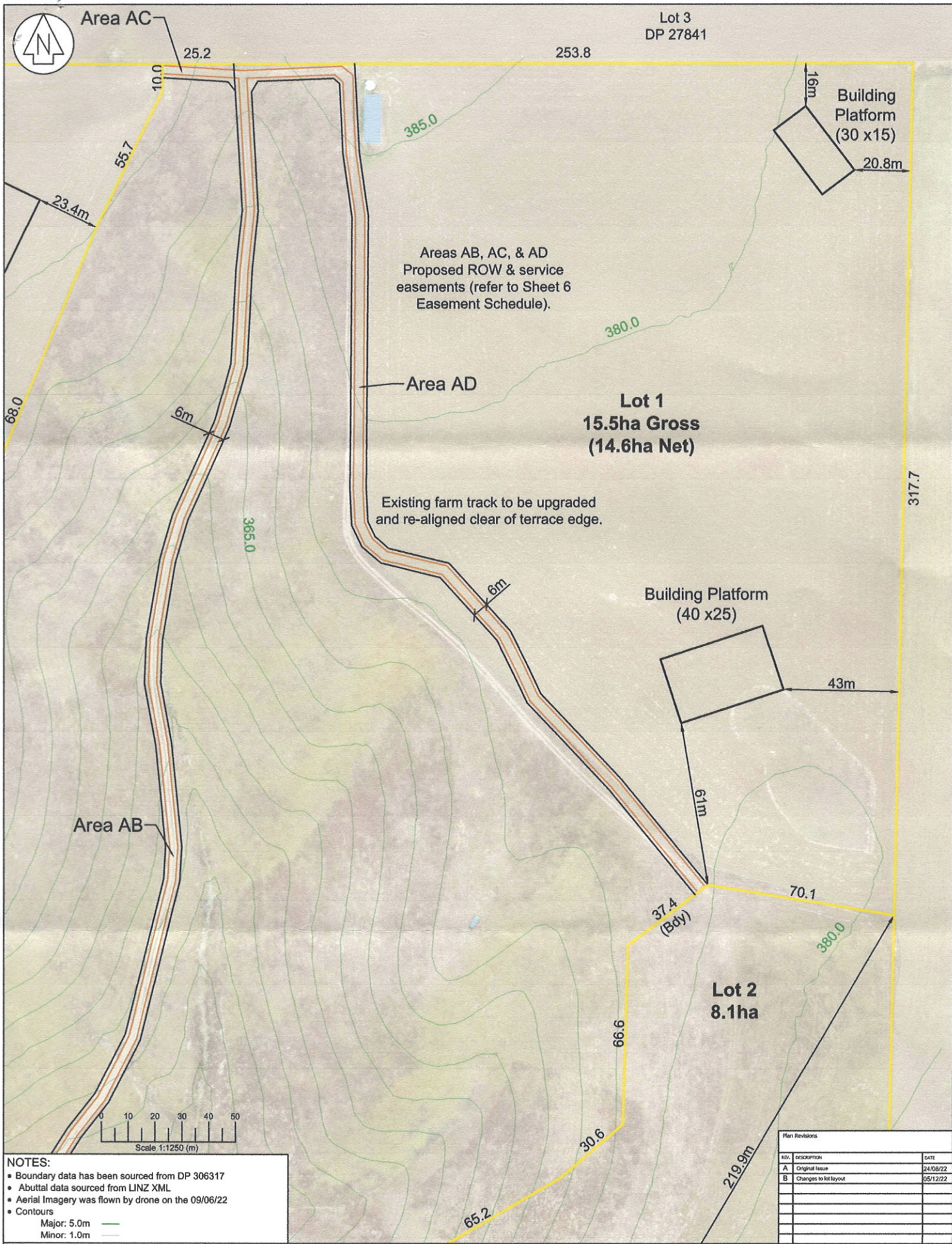
Drawing Title
Lots 1, 2, 3 & 4 Being a Proposed Subdivision of Lot 2 DP 306317

172 Burn Cottage Road, Cromwell

APPLICANT	Sam Hazledine
COMPILED BY	RT 24795
TERRITORIAL AUTHORITY	Central Otago District Council
LAND DISTRICT	Otago
TOTAL AREA	32.0ha
DATE	05/12/22

SCALE 1:1,250 @ A3			
DATUM & LEVEL Lindie Peak 2000 Levels in Terms of New Zealand Vertical Datum 2016 Origin of Levels: PIN 1 SD 558761 (PGO), RL= 208.128m			
REVISION	ISSUING REFERENCE	SHEET	
B	Y4205_S2	4 of 6	
SUBMITTED BY	DATE	APPROVED BY	DATE
JVB	09/06/22	B.W.	05/12/22
DRAWN BY	DATE	APPROVED BY	DATE
JR	24/08/22	B.W.	05/12/22

Handwritten signature: JVB



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Drawing Title
Lots 1, 2, 3 & 4 Being a Proposed Subdivision of Lot 2 DP 306317

172 Burn Cottage Road, Cromwell

APPLICANT
Sam Hazledine

RT 24795

LAND DISTRICT
Otago

TOTAL AREA
32.0 ha

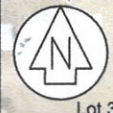
DATE
05/12/22

REV.	DESCRIPTION	DATE
A	Original Issue	24/08/22
B	Changes to lot layout	05/12/22

REVISION	DRAWING REFERENCE	SHEET
B	Y4205_S2	3 of 6

SURVED	DATE	BY	DATE
JVB	09/06/22	B.W.	05/12/22
JR	24/08/22	B.W.	05/12/22

Handwritten signature: M. Dick



Lot 3
DP 520521

Lot 3
DP 27841

Area AC

Area AD

390.0
234.0

25.2

39.7m

10.0

Building Platform
(30 x25)

23.4m

55.7

68.0

6m

Lot 1
DP 20430

Lot 3
4.9ha

Lot 1
15.5ha Gross
(14.6ha Net)

265.7
385.0
380.0
375.0
370.0
365.0
360.0

365.0

56.2

365.0 150.9 360.0

370.0

Area AB

370.0

365.0

360.0

355.0

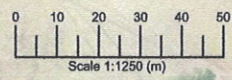
350.0

184.4

Lot 2
DP 539982

Lot 1
DP 20430

- NOTES:**
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 - Contours
Major: 5.0m
Minor: 1.0m



REV.	DESCRIPTION	DATE
A	Original Issue	24/08/22
B	Changes to lot layout	05/12/22

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Prepared for
Resource Consent

Drawing Title
Lots 1, 2, 3 & 4 Being a Proposed Subdivision of Lot 2 DP 306317

172 Burn Cottage Road, Cromwell

APPLICANT
Sam Hazledine

COMPISED BY
RT 24795

TERRITORIAL AUTHORITY
Central Otago District Council

LAND DISTRICT
Otago

TOTAL AREA
32.0 ha

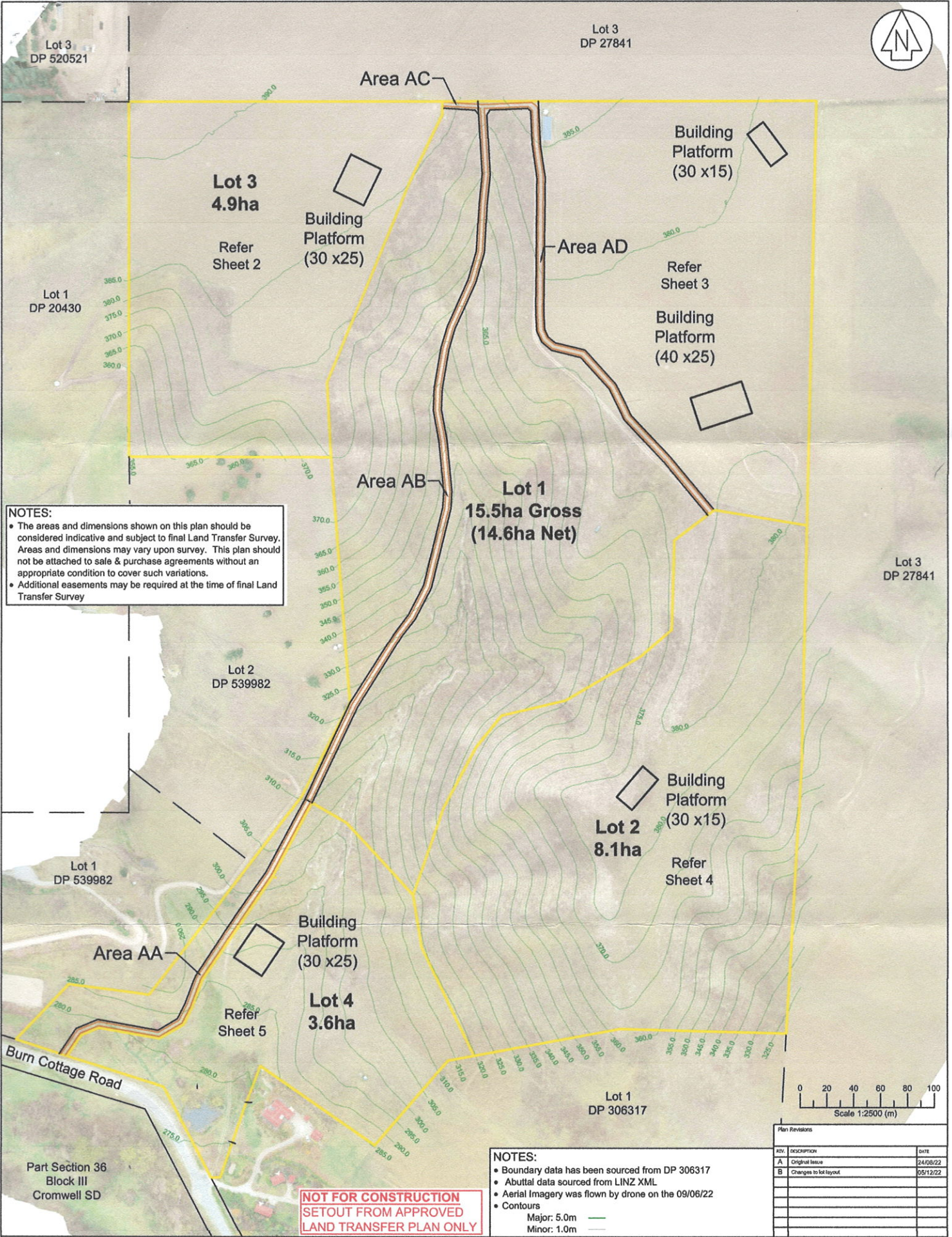
DATE
05/12/22

SCALE
1:1,250 @ A3

DATUM & LEVEL
Linda Peak 2000
Levels in Terms of New Zealand Vertical Datum 2016
Origin of Levels: PIN 1 SO 558761 (F8G1) RL= 208.128m

REVISION	DATE	CHECKED	DATE
B	Y4205_S2	2 of 6	
SUBMITTED	DATE	CHECKED	DATE
JVB	09/06/22	B.W.	05/12/22
APPROVED	DATE	APPROVED	DATE
JR	24/08/22	B.W.	05/12/22

Handwritten signature



NOTES:

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- Additional easements may be required at the time of final Land Transfer Survey

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**NOT FOR CONSTRUCTION
SETOUT FROM APPROVED
LAND TRANSFER PLAN ONLY**

REV	DESCRIPTION	DATE
A	Original Issue	24/08/22
B	Changes to lot layout	05/12/22

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Prepared for
Resource Consent

Drawing Title
Lots 1, 2, 3 & 4 Being a Proposed Subdivision of Lot 2 DP 306317

172 Burn Cottage Road, Cromwell

APPLICANT
Sam Hazledine

CONVEYED BY
RT 24795

TERRITORIAL AUTHORITY
Central Otago District Council

LAND DISTRICT
Otago

TOTAL AREA
32.0 ha

DATE
05/12/22

SCALE
1:2,500 @ A3

DATUM & LEVEL
Lindie Peak 2000
Levels in Terms of New Zealand Vertical Datum 2016
Origin of Levels: PIN 1 SO 558761 (F60V) RL= 208.128m

REVISION
B Y4205_S2 1 of 6

DRAWN BY
JVB DATE
09/06/22

CHECKED BY
B.W. DATE
05/12/22

APPROVED BY
JR DATE
14/11/22

APPROVED BY
B.W. DATE
05/12/22

Handwritten signature

Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Burn Cottage Road JV Ltd

Type of resource consent: Land use and Subdivision

Proposed activity: To subdivide the 32 hectare subject property into 4 rural and rural lifestyle allotments as shown on the attached plan. Each allotment will contain a dwelling while Lot 1 will also contain a managers residence.

Location of site: 172 Burn Cottage Road, approximately 2km north of Cromwell

I have sighted all the attached plans and supporting information for the above activity.

I hereby give unconditional approval for the application to be processed without public notification.

I understand that, by giving approval, the Council will not take into account any effects that the proposed activity may have on me, when considering whether this application should be notified (Section 95E of the Resource Management Act 1991) and whether the application should be granted (Section 104(3) of the Resource Management Act 1991).

TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: David Stark for Lindisburn Trustees Ltd

Organisation: Lindisburn Trust

Address: Te Oma RD2 CROMWELL 9384



Signature

21/12/22

Date

Name: _____

Organisation: _____

Address: _____

Signature

21/12/22

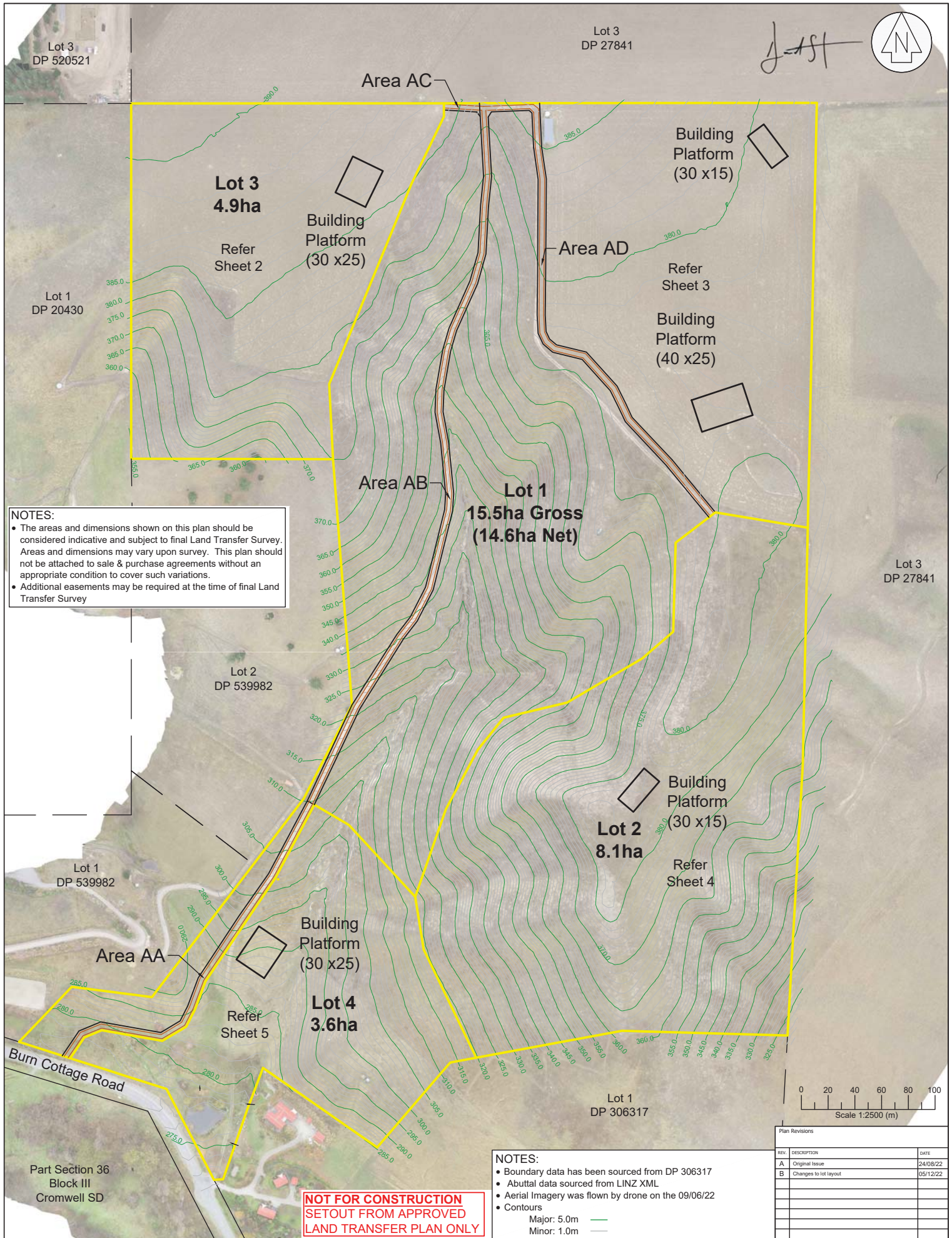
Date

Checklist:

Signature of all legal owners

Site and/or subdivision plan with all required signatures

Elevations with all required signatures (if applicable)



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172 Burn Cottage Road, Cromwell

APPLICANT
Sam Hazledine

COMPRESSED IN
RT 24795

TERRITORIAL AUTHORITY
Central Otago District Council

LAND DISTRICT
Otago

TOTAL AREA
32.0 ha

DATE
05/12/22

SCALE
1:2,500 @ A3

REVISION	DATE	CHECKED	DATE
B	09/06/22	B.W.	05/12/22
JVB	14/11/22	B.W.	05/12/22

DATUM & LEVEL
Lindis Peak 2000
Levels in Terms of New Zealand Vertical Datum 2016
Origin of Levels: PIN 1 SO 558761 (F6GV) RL = 208.128m

DRAWING REFERENCE
Y4205_S2

SHEET
1 of 6



Lot 3
DP 520521

Lot 3
DP 27841

J. H. S.

Area AC

Area AD

390.0
234.0

25.2

39.7m

10.0

55.7

23.4m

Building
Platform
(30 x25)

Lot 1
DP 20430

Lot 3
4.9ha

385.0
380.0
375.0
370.0
365.0
360.0

68.0

6m

365.0

Lot 1
15.5ha Gross
(14.6ha Net)

56.2

365.0 150.9 360.0 370.0

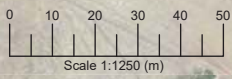
Area AB

Lot 1
DP 20430

Lot 2
DP 539982

370.0
365.0
360.0
355.0
350.0

184.4



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 - Contours
 - Major: 5.0m ———
 - Minor: 1.0m ———

REV.	DESCRIPTION	DATE
A	Original Issue	24/08/22
B	Changes to lot layout	05/12/22

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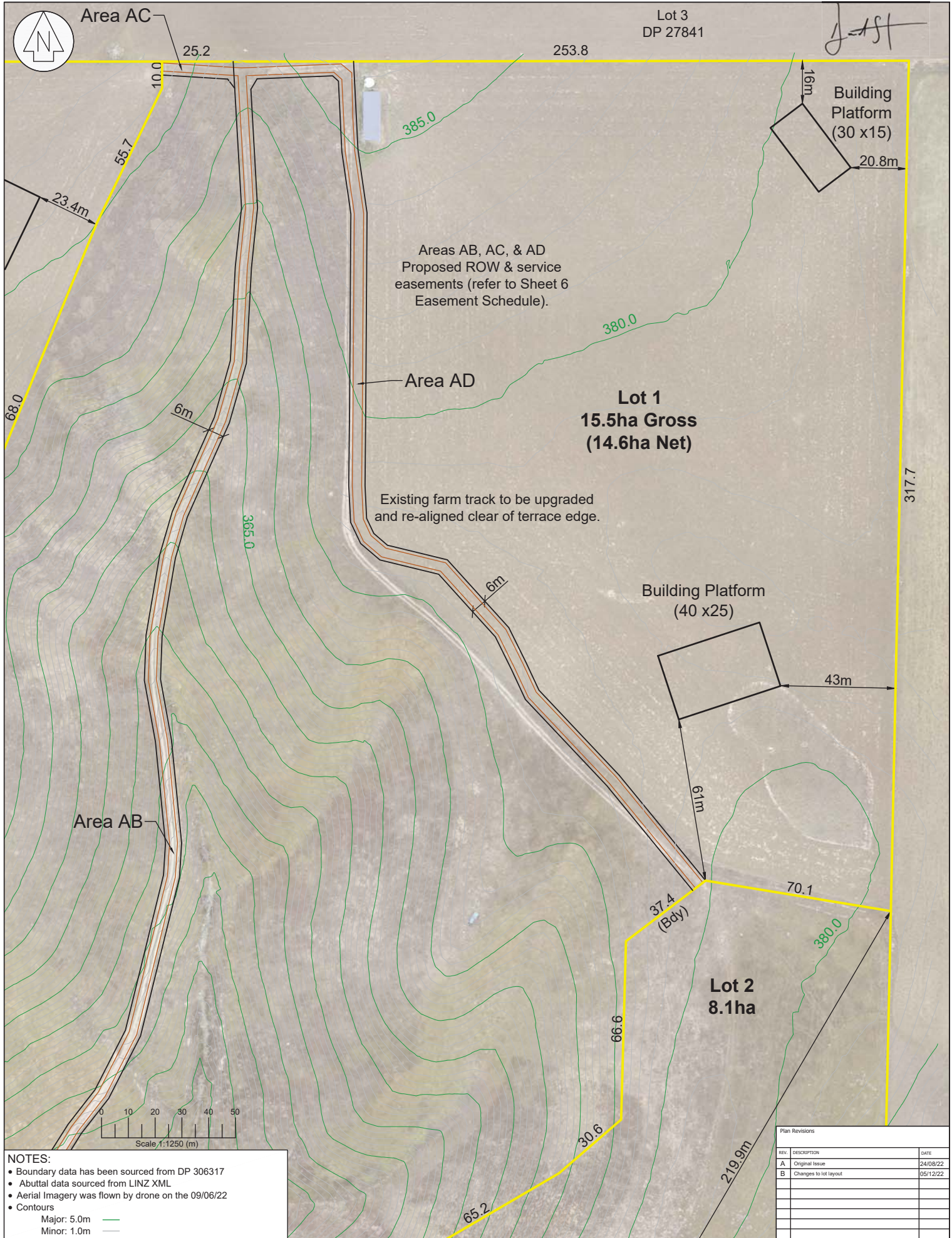
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Resource Consent

Drawing Title
Lots 1, 2, 3 & 4 Being a Proposed Subdivision of Lot 2 DP 306317

172 Burn Cottage Road, Cromwell

APPLICANT Sam Hazledine	SCALE 1:1,250 @ A3
COMPRESSED IN RT 24795	DATUM & LEVEL Lindis Peak 2000 Levels in Terms of New Zealand Vertical Datum 2016 Origin of Levels: PIN 1 SO 558761 (F6GV) RL= 208.128m
TERRITORIAL AUTHORITY Central Otago District Council	REVISION B Y4205_S2 2 of 6
LAND DISTRICT Otago	SURVEYED JVB 09/06/22
TOTAL AREA 32.0 ha	CHECKED B.W. 05/12/22
DATE 05/12/22	DRAWN JR 24/08/22
	APPROVED B.W. 05/12/22



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Lots 1, 2, 3 & 4 Being a Proposed Subdivision of Lot 2 DP 306317

172 Burn Cottage Road, Cromwell

APPLICANT
Sam Hazledine

COMPRESSED IN
RT 24795

TERRITORIAL AUTHORITY
Central Otago District Council

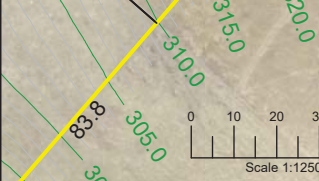
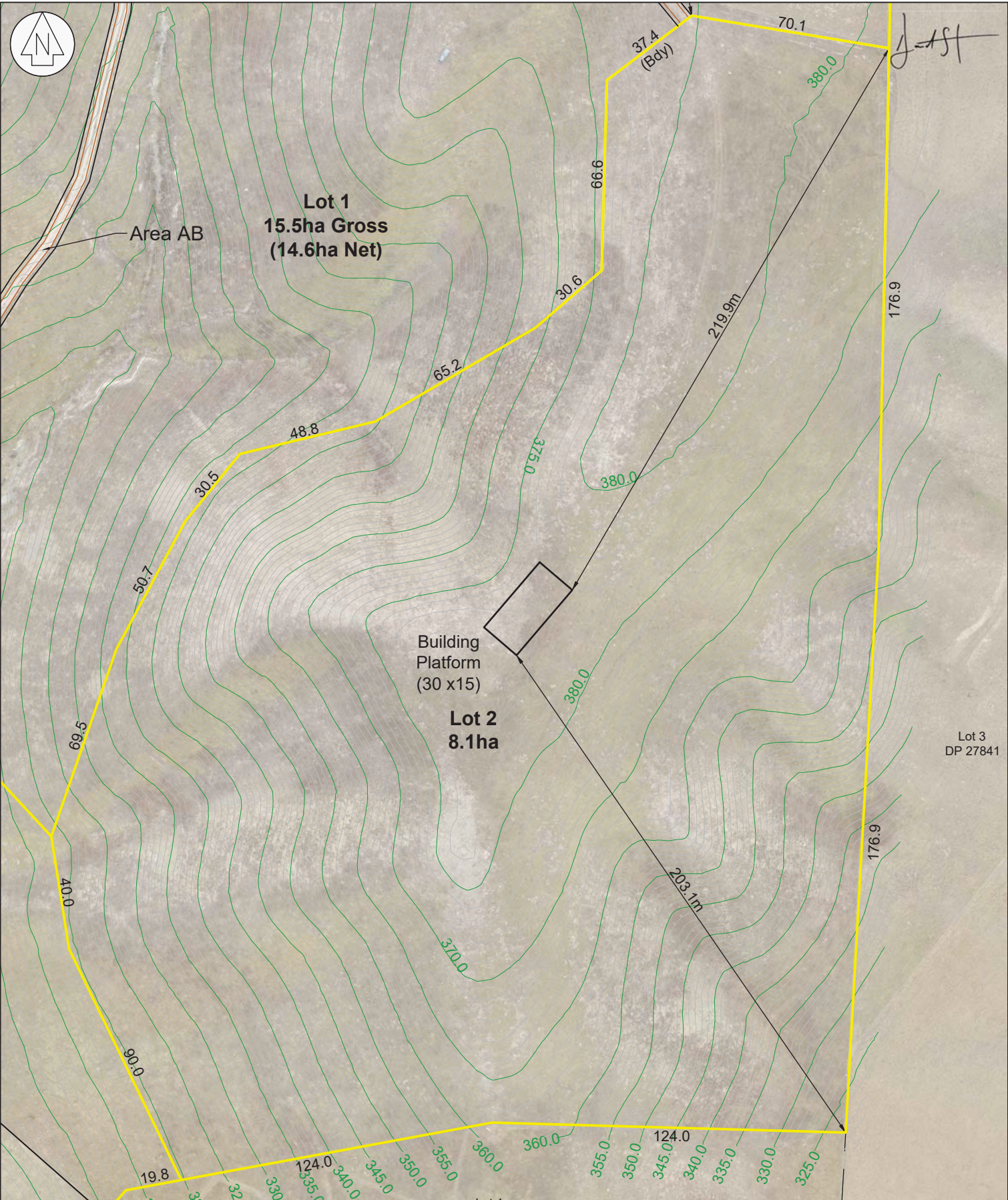
LAND DISTRICT
Otago

TOTAL AREA
32.0 ha

DATE
05/12/22

Plan Revisions		
REV.	DESCRIPTION	DATE
A	Original Issue	24/08/22
B	Changes to lot layout	05/12/22

SCALE			
1:1,250 @ A3			
DATUM & LEVEL			
Lindis Peak 2000			
Levels in Terms of New Zealand Vertical Datum 2016			
Origin of Levels: PIN 1 SO 558761 (F6GV) RL= 208.128m			
REVISION	DRAWING REFERENCE	Sheet	
B	Y4205_S2	3 of 6	
SURVEYED	DATE	CHECKED	DATE
JVB	09/06/22	B.W.	05/12/22
DRAWN	DATE	APPROVED	DATE
JR	24/08/22	B.W.	05/12/22



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172 Burn Cottage Road, Cromwell

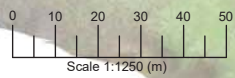
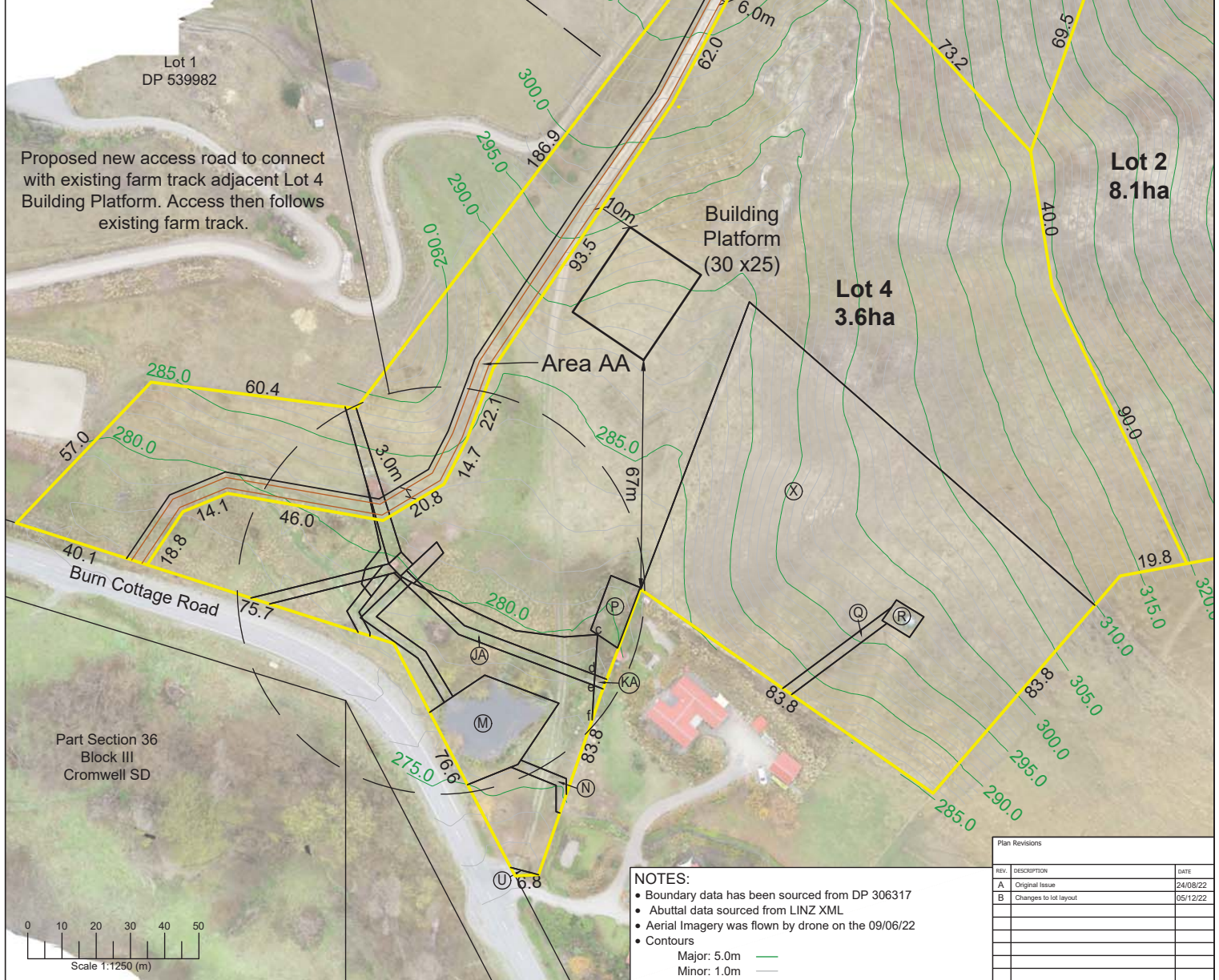
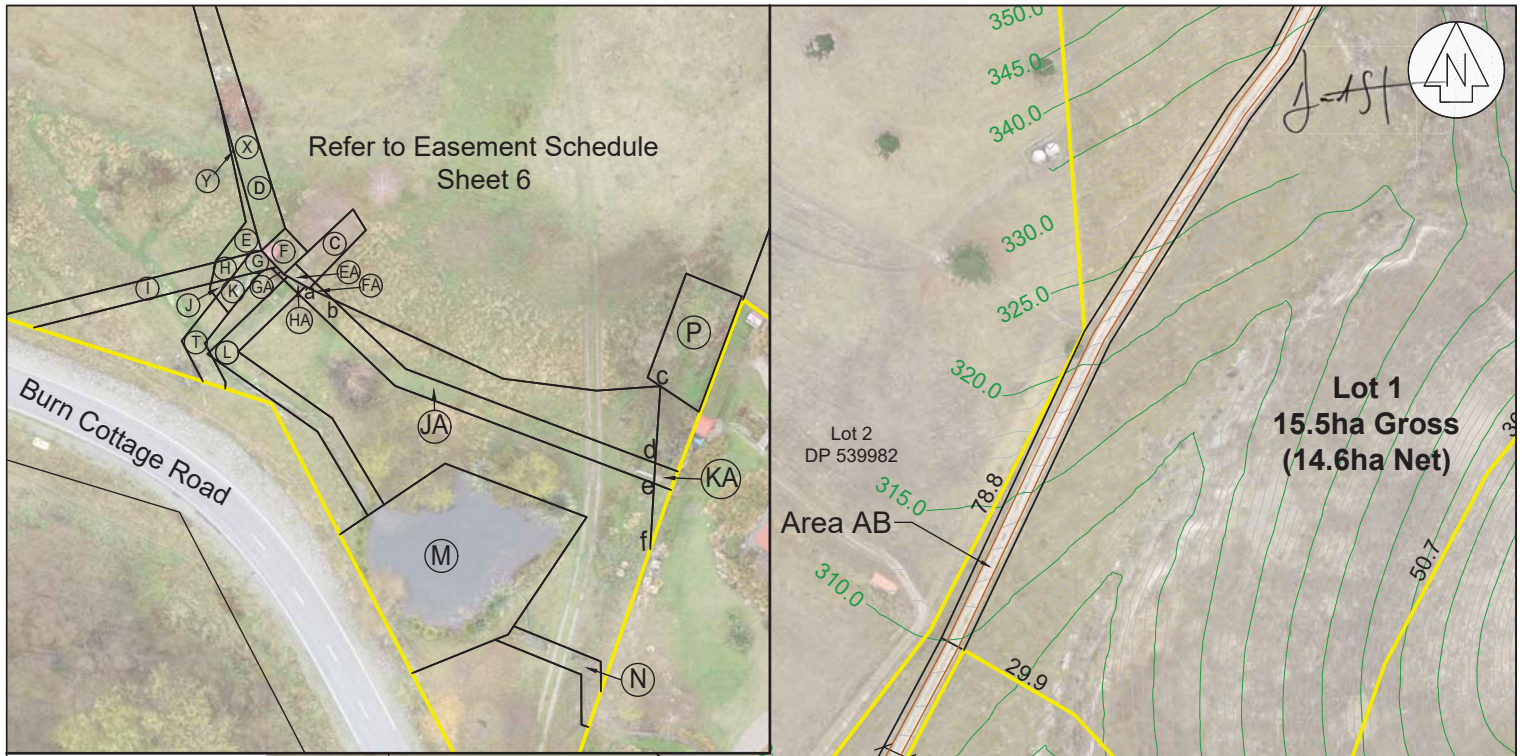
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- Contours

Major: 5.0m ———
Minor: 1.0m ———

REV.	DESCRIPTION	DATE
A	Original Issue	24/08/22
B	Changes to lot layout	05/12/22

APPLICANT Sam Hazledine		SCALE 1:1,250 @ A3	
COMPRESSED IN RT 24795		DATUM & LEVEL Lindis Peak 2000 Levels in Terms of New Zealand Vertical Datum 2016 Origin of Levels: PIN 1 SO 558761 (F6GV) RL= 208.128m	
TERRITORIAL AUTHORITY Central Otago District Council		REVISION B Y4205_S2 4 of 6	
LAND DISTRICT Otago	TOTAL AREA 32.0ha	SURVEYED JVB 09/06/22	CHECKED B.W. 05/12/22
DATE 05/12/22	DATE 05/12/22	APPROVED B.W.	DATE 05/12/22



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Plan Revisions		
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172 Burn Cottage Road, Cromwell

APPLICANT
Sam Hazledine

COMPRESSED IN
RT 24795

TERRITORIAL AUTHORITY
Central Otago District Council

LAND DISTRICT
Otago

TOTAL AREA
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DATE
05/12/22

SCALE
1:1,250 @ A3

DATUM & LEVEL
Lindis Peak 2000
Levels in Terms of New Zealand Vertical Datum 2016
Origin of Levels: PIN 1 SO 558761 (F6GV) RL= 208.128m

REVISION	DATE	CHECKED	DATE
B	Y4205_S2	B.W.	05/12/22
SURVEYED	JVB	DATE	09/06/22
DRAWN	JR	DATE	24/08/22

Sheet
5 of 6



EASEMENT SCHEDULE

Just

Schedule of Proposed Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way, Right to convey water & electricity	AA	Lot 1 Hereon	Lot 2, 3 Hereon
	AB	Lot 1 Hereon	Lot 2, 3 Hereon
	AC	Lot 1 Hereon	Lot 3 Hereon
	AD	Lot 1 Hereon	Lot 2, 3 Hereon

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Creating Document
Right to convey water	E, G, H, J, K	Lot 4 Hereon	EI 11579049.7
	EA, FA, GA, HA, JA, KA, L, N, Q, F	Lot 4 Hereon	EC 5280259.3
	HA, L, N, a-b-c-d-e-f	Lot 4 Hereon	T 5010357.2
Right to take water	D	Lot 4 Hereon	EC 5116837.2
	C, EA, P	Lot 4 Hereon	T 5010357.2
	C, EA	Lot 4 Hereon	EC 5280259.3
Right to store water	M	Lot 4 Hereon	T 5010357.2
	M, R	Lot 4 Hereon	EC 5280259.3
Right to pump water	F	Lot 4 Hereon	EC 5280259.3
Right to pump water and a transformer site	F	Lot 4 Hereon	EC 5116837.2
Right to convey electricity	F	Lot 4 Hereon	EI 11579049.7
	EA, FA, GA, HA, JA, KA, F	Lot 4 Hereon	EC 5280259.3
	D, G, H, I	Lot 4 Hereon	EC 5116837.2
Right of Way	U	Lot 4 Hereon	EC 5280259.3

Schedule of Existing Easements in Gross				
Purpose	Shown	Servient Tenement (Burdened Land)	Grantee	Creating Document
Right to convey water	D, F, G, K, T	Lot 4 Hereon	Briar Ridge Management	EI 11579049.8
Right to convey electricity	D, E, G, H, I	Lot 4 Hereon	Aurora Energy Limited	EI 11579049.9
	F, G, H, I	Lot 4 Hereon	Dunedin Electricity Limited	T 5116837.3
Right to establish & maintain an electricity transformer	F	Lot 4 Hereon	Dunedin Electricity Limited	T 5116837.3

Table of Existing Covenants			
Purpose	Shown	Servient Tenement (Burdened Land)	Creating Document
No structure will be built or placed	Q, R, X	Lot 4 Hereon	T 5280259.5
No structure will be built or placed	Q, R, X	Lot 4 Hereon	T 5116837.4

Plan Revisions		
REV.	DESCRIPTION	DATE
A	Original Issue	24/08/22
B	Changes to lot layout	05/12/22

CSNZ THE CONSULTING SURVEYORS OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

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Notes

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Prepared for
Resource Consent

Drawing Title
Lots 1, 2, 3 & 4 Being a Proposed Subdivision of Lot 2 DP 306317

172 Burn Cottage Road, Cromwell

APPLICANT
Sam Hazledine

COMPRISED IN
RT 24795

TERRITORIAL AUTHORITY
Central Otago District Council

LAND DISTRICT
Otago

TOTAL AREA
32.0 ha

DATE
05/12/22

SCALE
Not To Scale

DATUM & LEVELS
Linds Peak 2000
Levels in Terms of New Zealand Vertical Datum 2016
Origin of Levels: PIN 1 SO 558761 (F6GV) RL= 208.128m

REVISION	DRAWING REFERENCE	SHEET
A	Y4205_S2	6 of 6

SURVEYED	DATE	CHECKED	DATE
JVB	09/06/22	B.W.	05/12/22

DRAWN	DATE	APPROVED	DATE
JR	15/06/22	B.W.	05/12/22