

**BEFORE THE PANEL APPOINTED ON BEHALF OF CENTRAL OTAGO
DISTRICT COUNCIL**

Under	The Resource Management Act 1991 (the Act)
In the Matter	of an application for subdivision and land use consents to undertake a two-lot subdivision and a building platform and residential dwelling RM260040
Between	KEVIN JOHN PAULIN Applicant
And	CENTRAL OTAGO DISTRICT COUNCIL Local Authority

BRIEF OF EVIDENCE OF ROBERT PAULIN

DATED 27 JULY 2026



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BRIEF OF EVIDENCE OF ROBERT PAULIN

Introduction

1. My full name is Robert Joseph Paulin, I am an architect, residing in Clyde where I have established a small business servicing Central Otago.
2. I am the son of the Applicant Kevin Paulin, and if the consents are granted, I intend to reside on the proposed Lot 2 with my family.
3. I drafted the concept plan containing the building design and identifying the location of the proposed dwelling.
4. I note that the section 42A report has recommended that consent be granted to establish the dwelling. We are obviously pleased with this outcome. However, without the subdivision we are unlikely to be able to 'pull off' the construction. This evidence addresses that issue.

Background

5. I was born and raised in Earnscliffe and worked on my family's orchard before graduating from Victoria University with a Master of Architecture. Following experience with award winning architectural practices in Wellington, Christchurch, Wānaka, Melbourne and Hobart, I returned to Clyde to contribute to my local community and the built environment of the region. My professional experience spans a diverse range of projects including rural, residential and community architecture. This has shaped an approach to design that is responsive to place, respectful of the landscape, and grounded in the values of rural communities.
6. The intention is to establish a permanent home while retaining the site's rural character and productive heritage. The dwelling has been

carefully sited to minimise the loss of existing orchard trees, allowing the balance of the property to continue as a rural lifestyle block with the existing orchard retained wherever practicable. The proposal represents a long-term investment in the site that respects its productive history and the surrounding rural landscape.

Purpose of subdivision

7. The proposed subdivision is intended to support intergenerational living by enabling our family to remain in close proximity while maintaining independent households. The site's location provides convenient access to our family business, supporting its ongoing operation and reducing the need for travel. Living close to family will also provide practical day-to-day support, strengthening our resilience and wellbeing over the long term.
8. Establishing our permanent home on the site will enable us to continue living and working locally, supporting the local economy and remaining active members of the Clyde community. By allowing our family to stay connected to the area, the proposal contributes to the ongoing vitality of the rural community while supporting the continued stewardship of the land and the family business for future generations.
9. The subdivision is also a practical requirement to enable the development to proceed. To obtain finance for the construction of the dwelling, a separate freehold title is required as security. Constructing a second dwelling on the existing title does not provide the same lending opportunities and is not supported by our lender. Accordingly, the proposed subdivision is necessary to facilitate the construction of the dwelling while maintaining the long-term use and stewardship of the balance of the property.

Design of dwelling

10. As both the applicant and the architect, I have approached the design with a strong emphasis on ensuring the dwelling responds appropriately to its rural setting. The building has been carefully designed to sit low within the landscape, with a series of low-pitched, sloping roof forms that follow the natural contours of the site rather than imposing upon them. The scale and form of the dwelling have been considered to minimise its visual presence and to complement the established character of the surrounding rural environment. The building platform is located so as to retain the majority of the property for productive land uses consistent with neighbouring properties to the South.
11. The material palette has been selected for its durability, longevity and suitability for the Central Otago climate. Natural, robust materials will weather gracefully over time, reinforcing a sense of permanence and allowing the dwelling to become increasingly integrated with its surroundings. The restrained use of colour and texture, together with the simple architectural expression, ensures the dwelling contributes positively to the amenity values of the area, respecting the rural landscape while providing a contemporary home that is both enduring and appropriate to its setting.

Dated 27 July 2026

A handwritten signature in black ink, consisting of a large, sweeping 'P' followed by a smaller 'a' and 'u'.

R Paulin