

**Before a Panel Appointed by the
Dunedin City Council**

Under the Resource Management Act 1991 (**RMA**)

In the Matter of Hearing 4 of the Proposed Variation 2 (Additional
Housing Capacity) of the Second Generation Dunedin
District Plan – Appeals Version (**2GP**)

By **DDS Properties (2008) Limited**

Brief of Evidence of Paul Phillip Rogers
on behalf of:

DDS Properties (2008) Limited
(Submission 242 – Requested Site 195)

Dated 12th August 2022

Brief of Evidence of Paul Phillip Rogers

1. My full name is Paul Rogers. I am a director of DDS Properties (2008) Limited and have lived and worked, as a farmer, on the Taieri Plain and owned and run businesses in Dunedin all my life.
2. We purchased 774 Allanton – Waihola Road with a view to creating more housing choice in Allanton.
3. The property currently operates as a small support dairy block but is much better suited to providing residential housing in this locale than use as a farming unit due to potential sediment and nutrient run-off into waterways.
4. The overall flavour of this development is that of a modern, forward thinking settlement that intends to create an environment for it's residents which has the scale to offer the following:
 - Approximately 9km cycling/walking tracks through native plantings, this could be extended to double this if rail corridor alongside the Taieri River was included. (there is an area over 100m wide between the tracks and the river which is left to ruin).
 - Walking tracks through wetland areas which will be created as part of storm water management (specifically selected plants to both clean storm water and encourage birdlife).
 - Low light emission/pollution through strategic placement of street lighting.
 - Common building overlooking wetlands which offers work from home office spaces and hot desks and the possibility for a small cafe.
 - Many native plantings throughout the development as included in Hugh Forsyths' landscape plan.
 - The site is predominantly north facing, allowing for housing to take advantage of passive solar heating and the ability to maximise solar hours for solar generation.
 - Topography allows for terracing of housing, giving views across the Taieri Plain.
 - Main entry is via Centre Road, giving good visibility and easy access to the highway.

- Entrance road and surrounding land is commercially zoned and ideal for a superette etc, which will benefit both the new development and the existing Allanton community.
5. We are keen to build and offer a number of entry level housing options giving a range of people the ability to enter the market and own their own home.
 6. Overall we would like to see a development that enhances the lifestyle for existing and new residents of Allanton. Allanton currently has tennis courts, playground and a community hall. These would be better utilised with the increase in residents.
 7. As mentioned above we feel that there are a large number of people who would choose to live in a development like this, we want to offer entry level housing/sections for young couples entering the market, right through to family sized sections that the younger couples can move onto as their families grow. This would eliminate the need to move away from friends, family and community and would provide opportunity to build upon the community spirit that already exists in Allanton. There are a growing number of people who wish to live in communities such as this, away from higher density City areas.
 8. I am currently on my way to Wellington to meet with a transport consultancy company which specialises in rail. I intend to engage them to investigate the feasibility of a passenger train service running between Milton-Waiholā-Allanton-Mosgiel and Dunedin central and return. Technology today suggests this can be achieved with a battery style locomotive. There are a large number of people who commute to and from, Calder Stewart, Department of Corrections, Mclay Boats, wood processing etc who would benefit from this service. A park and ride area would be established within the development which would give Outram and the surrounding areas a public transport option to Dunedin or Milton. Alternatively an electric vehicle commuter service could run from Outram to Allanton, Mosgiel, Dunedin and return.
 9. I have had preliminary discussions with Anthony Steel of Fluent Solutions who is confident an engineering solution can be found to deal with wastewater. Fluent did not have capacity at present to undertake any preliminary investigations and my understanding is that this is a matter that can be dealt with at the time of subdivision consent.

Date: 12th August 2022.

Paul Rogers.