

Re: Second Generation Dunedin City Council District Plan 2024

Ref: Res13

To whom it may concern,

I am writing as landowner of 11 Shirley Lane, Sawyers Bay, in response to the proposed water course mapping updates (listed as Plan Change 1 Minor Improvements) of the Second Generation Dunedin City Council District Plan 2024.

I understand the nature of this amendment to the 2GP is predominately administrative and seeks to rectify an oversight in council process where existing stormwater infrastructure has not been incorporated within the council database, however the extent of the proposed mapping does not accurately reflect the extent of the open water course on my land, nor what was developed (and signed off by council) as part of the Shirley Lane subdivision.

As shown in the aerial photograph dated **December 2024** (Attachment A), the extent of the water course that runs at the back of sections 21,19,17,15,13 and into my section **stops** at the junction where my section meets the corner of Section 9 Shirley Lane. It does not, and has never, carried on past this point along the western boundary of my property.

As I am yet to develop my land, inclusion of the mapping as proposed would unnecessarily reduce the area of developable land on my property (due to the required 5 metre setback within 2GP Rule 10.3.3). Not only would this negatively impact the value of my property, but it would also heavily restrict any future housing design as the existing vehicle crossover is located in line with the mapped open water course, meaning a garage would need to be constructed away from the western boundary or much closer to the street.

It is also worth noting that the recently constructed dwelling at 9 Shirley Lane, Sawyers Bay, appears to be well within the required 5 metre setback if there was actually a waterway shown on the proposed maps. I assume this has occurred because the mapping was not included within the 2GP at the time of construction, but surely enforcement of the setback on my property would be considered unfair as the neighbouring property has already been allowed to develop within this area.

In summary, I am not in support of the extent of the mapping as proposed and request that it be amended to accurately reflect what was constructed by the developer, and signed off by council (see Attachment B). While I do not wish to speak to this submission at a hearing, I invite council staff to visit my property and view the waterway if they wish to have an accurate record of

waterway infrastructure within the DCC database.  
Thank you for your consideration.

Kind regards,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Keegan Simpson  
Landowner of 11 Shirley Lane, Sawyers Bay