

Proposal:

To grant permission for one off house in a rural zone 2 area to a qualifying resident of a level 3 settlement if the proposed site is within 1.5km from the family residence.

Justification:

Level 3 settlements are small settlements that do not undertake large scale housing developments. Housing developments that do take place within these settlements are small developments that contain housing units that are mid to small in terms of area. The establishment of housing developments in level 3 settlements is not frequent and it can be many years between development of any properties in these areas.

The boundary of level 3 settlements is small. In some cases, the majority of undeveloped land within the level 3 boundary is owned by one or two land owners. If these landowners are unwilling to sell plots of land this removes any possibility that level 3 settlement residents can build within their community.

Due to the lack of housing in level 3 settlements, it has forced a large number of young local people who have grown up, attended local schools and who are deeply ingrained within the community to seek housing elsewhere once they have come of age where they require their own home. This has had an extremely negative impact in these communities as young people with their energy, varied experiences and varied skill sets are vital in maintaining thriving communities.

The proposal of allowing qualifying level 3 residents to build in level 2 rural areas if the proposed site is within 1.5km of the family residence would provide an opportunity to people who have grown up in the area to remain part of that community. Limiting the distance from the family home to 1.5km would ensure that applicants remain within close proximity of their level 3 settlement.

Note: This justification is written with particular focus on the level 3 settlement of Castlebellingham/Kilsaran.