

FNDC
Hearing 16 Submission

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1. Lifestyle blocks in rural areas
beneficial for:

- .Older farmers and their families
- .Family members working on family farms
- .Rural workers (financial security, independence, work flexibility, area connection)

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Lifestyle blocks in rural areas:

- .Help reverse current rural depopulation trends
- .Help reverse rural labour shortages
- .Lead to greater investment
- .Enhanced rural productivity

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To cater for these situations suggest:

- .Farmers (land owners) be permitted to cut off up to 2ha surrounding their home
- .A cluster subdivision option (2 x 1ha lots ?) be permitted in rural areas.
- .In the above scenarios, the balance parcel should contain a minimum specified area (20ha?).
- .In order to protect the productive capacity of the land any smaller lot sizes should be on less productive land or adjacent to existing smaller blocks.

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2. Rural boundary adjustments

- .Boundary adjustments among existing titles in rural areas should be permitted. (*Large number of smaller lots permitted in rural areas in recent decades*)
- .However minimum area for the smaller parcel should be 1ha not 8 ha as suggested in the *Proposed FNDC District Plan*.
- .This will not result in additional titles nor place additional stress on infrastructure such as roading.

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Rural boundary adjustments *cont.*

- .Such Rural boundary adjustments are likely to be few in number
- .Unlikely to be major issues with reverse sensitivity
- .It will encourage land use flexibility *and thus*
- .Lead to greater investment and enhanced rural productivity, thus benefitting the whole community

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1. Lifestyle block summary

- Lifestyle blocks in rural areas provide many benefits
- Farmers (landowners) be permitted to cut off up to 2ha surrounding their home.
- A cluster option (2 x 1ha lots) be permitted in rural areas, ideally adjacent to existing smaller lots or on less productive land.
- In both of the above scenarios, the balance parcel should contain a minimum specified area (20ha?).

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2. Boundary adjustment summary

- Boundary adjustments among existing titles in rural areas should be permitted.
- However to enhance land use flexibility and potential productivity, the minimum area for the smaller parcel in the *Proposed FNDC District Plan* should be **1ha**.

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Thank you for your time and
attention

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