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C309**USE AND DEVELOPMENT IN RURAL LIVING AND LOW DENSITY RESIDENTIAL AREAS**

This policy applies to use and development applications in the Rural Living and Low Density Residential Zones.

Policy Basis

The Rural Living Zone provides for residential use in a semi-rural environment and provides the opportunity to establish small hobby farms. There are expectations that the amenity of rural living areas will be high, at least the same as for any other form of residential zone.

The Low Density Residential Zone provides for low density residential development on lots with an area of around 0.4 hectares. The zone has been provided at selected locations as a means of preserving identified environmental characteristics such as high-quality vegetation or to ensure effective disposal of either wastewater or stormwater drainage. Low density residential locations are often constrained by servicing issues.

The Rural Living Zone and the Low Density Residential Zone are similar in that they are not intended as locations to accommodate large-scale urban uses which accommodate large numbers of people and generate traffic and car parking demand. These sorts of urban uses should be directed to urban zones.

Rural living and low density residential areas are also unsuitable for activities that can cause severe amenity problems, particularly through noise nuisances, such as animal boarding. Such uses are likely to require large land holdings and greater separation from nearby dwellings to ensure that there is no intrusion on neighbours that is detrimental to their amenity. Accordingly these uses are more suitable to establishing in the Farming Zone.

The density of development in the Rural Living Zone and Low Density Residential Zone is typically low with only one dwelling on each allotment. Further intensification of the dwelling density in these zones is inconsistent with the purpose of the zones and may lead to expectations for smaller lot subdivision which is not supported.

Objectives

- To protect the amenity of rural living and low density residential locations from activities incompatible with the primary residential purpose of the zones.
- To maintain the semi rural and low density character of these locations.
- To protect areas of high environmental quality.
- To ensure effective disposal of wastewater and stormwater drainage.
- To ensure the subdivision of land creates lots which have a clearly identifiable street frontage.

Policy

Where a permit is required for a use or development, including subdivision, it is policy to:

- Discourage uses which are likely to disturb the residential amenity such as animal boarding and dog keeping.
- Discourage intensive urban activities providing accommodation for large numbers of people or which attract substantial numbers of visitors to a site.
- Discourage second dwellings on a lot.
- Require new vehicle access ways to have a minimum width of 4 metres where the length of the driveway exceeds 30 metres.
- Require new lots to have a minimum street front of 4 metres.