

Specific Observations - Tourism Development Assessment Provisions

Zone	Comment
PO 1.1	<p>There is a small typographical error in this performance outcome and it should read "...contributes to <u>the</u> local, natural, cultural or historical context."</p>
PO 1.2	<p>Relates to the location and layout of tourism development and seeks for it to be "clustered to minimise environmental and contextual impact".</p> <p>While PO 1.2 appears relatively straightforward in its application, it makes reference to "contextual impact". There is no definition for the term "contextual" in the Code and what it is intended in relation to a contextual impact assessment. It is likely that the term contextual is intended to be interpreted in the same way as the term "locality", however, this is open to interpretation.</p> <p>To assist in the application of this performance outcome a definition for the term "contextual" could be included in the Code and/or guidance notes could be developed that explain how a relevant authority should undertake a contextual impact assessment.</p>
PO 2.1, 2.2 and 2.6	<p>These provisions guide the design and use of caravan and tourist parks where long term residents are located or intended to reside in accordance with the <i>Residential Parks Act 2007</i>.</p> <p>These assessment provisions are welcomed.</p> <p>PO 2.6 also ensures that caravan and tourist parks will not inadvertently turn into long term accommodation, by ensuring that short term accommodation in parks is retained for tourists.</p>
PO 2.5 and DTS/DPF 2.5	<p>PO 2.5 requires amenity blocks (showers, toilets and kitchen facilities) sufficient to serve peak population.</p> <p>This provision does not explicitly state whether peak population means peak population of an area or of the specific caravan and tourist park. The current wording is ambiguous and should be amended to avoid conflicting interpretations.</p> <p>There is no deemed-to-satisfy provision to support this performance outcome. Given that the performance outcome requires 'sufficient' amenity blocks a deemed-to-satisfy criteria that provides a ratio for what is considered 'sufficient' to achieve the performance outcome would be beneficial.</p>