

3.3.2 Proposed Range of Tourist Zones

The aim of expanding the range of tourism related uses is to give more direction and control over the use and development of tourist sites. In particular the intention is to manage the introduction of residential development and set maximum levels of the non-time limited residential component permitted in tourist related zones and ensure a variety of tourism accommodation is retained. Strategic sites are proposed to be identified and zoned appropriately in recognition of the need to maintain high value tourism sites for that purpose.

3.4. Existing Zones

This section outlines the existing zones within the City and the LTPS proposed new zones for tourism land.

3.4.1. Viticulture and Tourism Zone

The introduction of the zone was an innovative action by the Council which recognises the close link, and to some extent, the interdependence of the viticultural industry and tourist attractions, facilities and activities.

Objectives for the zone provide for the development of the viticultural industry while optimising the tourism potential created by the viticultural activity (e.g. wine sales) and/or which can be developed in close association with the activity (e.g. restaurant and cellar door tastings).

3.4.2. Tourist Zone

The Tourist zone is commonly found in Town Planning Schemes and is usually a broad zoning providing for a wide range of tourist related activities. This zone applies to most of the sites developed for tourism purposes in the City. It is an urban zone which allows for the full range of tourist related development, especially accommodation types.

The objectives of this zone are intended to promote tourism, encourage tourism activity, complement the artificial and natural features in the area located where they benefit from existing services and infrastructure.

Within this zone Council may approve all of the existing, listed tourism uses and in conjunction with the current demand for strata-titling of individual units as a means of financing the development of these opportunities, which is resulting in loss of variety and lower order tourist accommodation facilities.

3.4.3. Other existing zones

The Scheme also allows some tourism uses to be developed in other zones but where tourism is not an equal or predominant use. For example:

- Residential zone – subject to Council discretion may include bed and breakfast or caravan and camping.
- Business zone – Bed and Breakfast, Boarding House, Hotel, Motel, Reception Centre, Restaurant and tourist accommodation.
- Agriculture zone – Bed And Breakfast, Caravan and Camping, Chalets and Guesthouse.
- Rural Residential zone – Bed And Breakfast, Guesthouse and Reception Centre.
- Rural Landscape zone – Bed and Breakfast, Chalets, Conservation Tourism, Guesthouse and Winery.

- Conservation zone – Bed and Breakfast, Chalets, conservation, tourism, Guesthouse.
- Bushland Protection zone – Bed and Breakfast.

This is not an exhaustive list but covers the predominant tourism uses which may be permitted in other zones.

3.4.4. Proposed Zoning Framework

It is proposed to introduce four new zones to replace the existing 'Tourist' zone to give more direction and control over the use and development of tourist sites. The introduction of additional zones for tourist development has been proposed in the "Tourism Planning Taskforce Report" described in detail in Appendix 1 of the Background Document. Consistent with the recommendations in the TPTR it is proposed to introduce new zones to guide tourism uses although not all of the Taskforce recommendations in this respect were considered necessary. The new zones are all urban, tourism-focused zones. The current scheme also contains a rural, tourism-oriented zone, the 'Viticulture and Tourism' Zone, and it is proposed that zone remain in its current form. There are also a number of other sites that accommodate tourism development via additional use sites set out in the scheme, they are also proposed to be retained in their current form. The following new zones are proposed to be included in the new town planning scheme -

3.4.4.1. Tourist A Zone

This zone is similar to the existing 'Tourist' zone. Within the 'Tourist A' zone there is no provision for accommodation units for unrestricted length of stay (i.e. greater than 3 months by any person in any 12 month period).

Strata title subdivision is permitted, subject to a management statement reflecting the requirements of the City's town planning scheme.

All sites currently zoned 'Tourist' and not recommended for inclusion in the 'Caravan Park' or 'Chalet Park' zone shall be zoned 'Tourist A', unless determined otherwise.

3.4.4.2. Tourist B Zone – unrestricted length of stay

The 'Tourist B' zone is similar to the existing 'Tourist' zone, but with the ability for an unrestricted length of stay component. Up to 25% of accommodation units may be made available for an unrestricted length of stay (i.e. greater than 3 months by any person in any 12 month period).

Strata title subdivision is permitted, subject to a management statement reflecting the requirements of the City's town planning scheme.

Consideration of rezoning of sites to 'Tourist B' or to otherwise allow an unrestricted length of stay component (such as through site-specific special provisions) shall occur as follows -

- a. Not supported for land identified as being considered for inclusion in the 'Chalet Park' or 'Caravan Park' zone (noting that an unrestricted length of stay component is in any case proposed to be permissible in the 'Caravan Park' zone and is currently permissible in the case of caravan parks in the 'Residential or 'Tourism' zones);
- b. With respect to strategic tourism sites, other than those identified as being considered for inclusion in the 'Chalet Park' or 'Caravan Park' zone, (all of which are strategic tourism sites) to be assessed on a case-by-case basis and only supported where a net tourism benefit can be demonstrated.