

## Appendix A – Relief sought

Provision (PDP decision version)	Reason for appeal	Relief sought
<b>Visitor Accommodation Variation</b>		
<p><b>Definition of Visitor Accommodation'</b></p> <p><i>Means the use of land or buildings to provide accommodation for paying guests where the length of stay for any guest is less than 90 nights; and</i></p> <p><i>i. Includes camping grounds, motor parks, hotels, motels, backpackers' accommodation, bunkhouses, tourist houses, lodges, timeshares, and managed apartments and</i></p> <p><i>ii. Includes services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar, recreational facilities and others of a similar nature if such facilities are associated with the visitor accommodation activity. The primary role of these facilities is to service the overnight guests of the accommodation however they can be used by persons not staying overnight on the site.</i></p> <p><i>iii. Includes onsite staff accommodation.</i></p> <p><i>iv. Excludes Residential Visitor Accommodation and Homestays.</i></p>	<p><b>Oppose</b></p> <p>Within zones where new rules relating to Residential Visitor Accommodation (<b>RVA</b>) and Homestays apply, those provisions are not supported by a framework of related objectives or policies.</p> <p>This situation has come about because the current definition of Visitor Accommodation now excludes RVA and Homestays. Any objectives or policies relating to Visitor Accommodation therefore do not apply to any rules relating to RVA or Homestays.</p> <p>Within areas such as the Jacks Point Zone, where the new regime relating to RVA and Homestays is supported, this situation creates a policy lacuna and therefore undermines the effectiveness of the regime.</p> <p>For these reasons it is considered that the decision is inappropriate and fails to address the valid concerns raised in submissions and evidence.</p>	<p>Amend the definition of Visitor Accommodation so that where an RVA or Homestay activity complies with all applicable standards in the relevant chapter, the activity is included within the definition of Visitor Accommodation, rather than Residential Visitor Accommodation or Homestay, so that the relevant Visitor Accommodation objectives and policies apply.</p>
<p><b>Chapter 21 Rural</b></p> <p><b>21.9 Rules – Standards for Commercial</b></p>	<p><b>Oppose</b></p> <p>It is considered that RVA and homestay activities</p>	<p>Delete Standards 21.9.5 and 21.9.6 which impose restrictions on residential visitor accommodation and homestays in the Rural Zone, so that RVA</p>

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<p><b>Activities</b></p> <p><b>21.9.5 Residential Visitor Accommodation</b></p> <p><b>21.9.6 Homestays</b></p>	<p>can be provided for in the Rural Zone without the requirement for standards limiting frequency, duration and scale of the activities. For the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposed standards are not effects based;</li> <li>• The Rural Zone is capacity of internalising effects which may result from RVA and homestay activities;</li> <li>• Enabling RVA and homestay activities provides for the social, cultural and economic benefit of residents and visitors, and does not adversely affect the affordable housing stock.</li> </ul>	<p>and homestay activities are permitted in the Rural Zone without limitation.</p>