

TOURISM AND CARAVAN PARKS

The MidCoast is widely recognised as a popular tourist destination. Tourism is an important industry and can impact on the availability of housing, particularly for the rental market.

Short-term holiday letting (holiday homes), the tourist zone and caravan parks have been examined as part of the Housing Strategy.

Short-term holiday letting:

Short-term holiday letting is a private arrangement where tourists stay in a home for a short period - often a 'holiday home' and can be a house or unit. This is an important component of the overall tourism accommodation being offered and has been for many years.

This type of accommodation has changed rapidly in recent years with the introduction of online booking agents such as AirBNB and Stayz. More people are making their homes available to visitors, on occasion impacting upon nearby residents.

As a consequence, the NSW Government introduced new regulations for the industry and with these in place, there are now options available to deal with issues that can arise from short-term holiday letting.

Council will continue to monitor short-term holiday letting to see if any additional controls are needed.

ZONING IN ON HOUSING

Our housing needs are as diverse as the people who make up the MidCoast community and will continue to change into the future.

We currently have three sets of planning controls – one for each of the three former regions – which can make planning inconsistent across the MidCoast.

That's why we're working to develop a MidCoast-wide plan.

The Housing Strategy proposes a new framework for housing in the MidCoast.

Our aim is to offer a broad range of housing options to cater for our diverse needs - families, our ageing population, tourists and everyone in between... all the while delivering housing that is affordable.



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The Tourist zone:

The tourist zone is currently used in both the Manning and Great Lakes regions over six specific locations.

The zone aims to encourage tourist and visitor accommodation, ranging from caravan parks up to serviced apartments, along with related uses like conference facilities and restaurants.

The tourist zone is to be retained in existing areas where planning has been well progressed. Council has responded to the difficulty face by developers, investors and homeowners regarding restrictions from lending institutions in this zone. In light of this, it is proposed that this zone in the locations at Red Head, Club Forster and Diamond Beach will be transitioned to an appropriate residential zone.



Caravan parks:

There is a total of 33 caravan parks in the MidCoast. Caravan parks provide important element of the housing mix - encouraging diverse tourism options and establishing more affordable housing for some long-term residents.

It is for this reason that existing caravan parks are recognised and retained where possible, including the potential for new parks to be developed in the future. In urban areas or as part of the urban/rural interface, existing caravan parks will be in the Public Recreation or Private Recreation zone based on being privately or publicly owned.



Zoning in on our future

We're zoning in on the zones used across the MidCoast to develop a clear, consistent planning framework. It will guide the way we manage land use across the entire region.

Zoning in is an overarching project that reviews our housing, rural, employment, recreation and infrastructure land use zones.

Find out more: midcoast.nsw.gov.au/zoningin