

## TOURISM AND VISITOR ACCOMMODATION

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

The Rural Strategy has looked at a range of tourist and visitor accommodation options and trends, including short-term holiday letting, caravan parks, camping grounds and primitive camping sites to develop a set of planning controls for our rural areas.

### 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' which might be a house or unit. This is an important component of visitor accommodation being offered in towns, villages and rural areas across the MidCoast 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, which has the potential to impact not only nearby residents, but property availability for the residential rental market.

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.

We are continuing to monitor short-term holiday letting to determine if any additional controls are needed.



## ZONING IN ON RURAL

**Our rural and natural lands contain a diverse range of resources and amenities that underpin our lifestyle and livelihoods.**

Development in the MidCoast is currently guided by three different planning frameworks, which is why we're working to develop a consistent, region-wide framework. The Rural Strategy is one of the key elements required in developing the new Local Environmental Plan and Development Control Plan.

The draft Rural Strategy proposes a new framework for our waterways, rural and environmental lands, which cover around 95% of the MidCoast. These areas contain a diverse range of resources and amenities that underpin our lifestyle and livelihoods and are increasingly sought out for business, recreational and tourism uses.



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## Caravan Parks and Manufactured Home Estates:

Development pressure within many coastal areas including the MidCoast, has resulted in traditional tourist caravan parks being changed to manufactured home estates for permanent residents. Across the MidCoast this has:

- reduced the number of caravan and camping sites available for tourists and visitors
- impacted the availability of temporary accommodation for vulnerable members of our community
- placed additional pressure on infrastructure, services and facilities in some rural and village locations.

As a result, caravan parks will no longer be permitted in rural and environmental zones without going through a planning proposal process. Caravan parks will continue to be permitted with consent in urban areas where infrastructure services and facilities are available.



## Camping grounds, primitive camping and farm-stay accommodation:

Camping grounds, primitive camping sites, farm-stay accommodation and the like will be the preferred forms of new tourist accommodation in rural and environmental zones, reflecting the limited services and infrastructure available in these areas.

Proposals for new camping grounds, primitive camping and farm-stay accommodation, will need to ensure that environment factors have been taken into consideration.

Emergency management plans for these types of accommodation or events in rural areas will also need to be carefully considered to ensure the safety and wellbeing of visitors.



## 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.

The Rural Strategy is part of this overarching project and reviews our waterways, rural and environmental lands, which cover around 95% of the MidCoast. Find out more: [haveyoursay.midcoast.nsw.gov.au](https://haveyoursay.midcoast.nsw.gov.au)