LEP practice note

STANDARD INSTRUMENT FOR LEPS

Local planning

Note	PN 09–006
Date	2 December 2009
Related	PN 09–002 and PN 09–005

NSW | Planning
GOVERNMENT

Providing for tourism in Standard Instrument local environmental plans

The purpose of this practice note is to guide councils on providing tourism opportunities in their principal local environmental plans prepared under the Standard Instrument.

Tourism in NSW—some key facts and figures

The NSW Government's goal is to increase total tourist visitor nights per year to 160.6 million and tourist spending in NSW to $19.2 billion a year by 2016. It is estimated that this would create more than 23,000 extra direct jobs for workers and families.

Currently, tourism contributes $27 billion to the State's economy and an estimated 267,000 direct and indirect jobs.[1]

The Government's State Plan identifies tourism as an important contributor to the State economy (Priority P1[b]). The metropolitan and regional strategies identify actions with regard to the appropriate location of major tourism developments, precincts and the need to provide a range of tourism experiences and forms of accommodation.

For example, education tourism has emerged as an important form of tourism with the education industry accounting for 5.3% of the industry's gross State product at factor cost.[2]

Business tourism is also becoming a more important sector with visitors attending conferences, exhibitions, conventions, trade fairs and meetings, as well as training or research related activities.

NSW was ranked number one for domestic cultural and heritage tourism visitors in figures from Tourism Research Australia.[3]

Domestic visitors

NSW received 32% of its domestic visitors from interstate, principally from Victoria (11.9%) and Queensland (10.7%), with the remainder from within the State; 30% Sydney and 38% regional NSW.[4]

The main purpose for domestic visitors coming to NSW is 'holiday/recreation' (45%), followed by 'visiting friends and relatives' (35%) and 'business' (17%).[5]

The percentages of visitor night accommodation used by domestic visitors are:

- 40% friends' or relatives' properties
- 25% hotel, resort, motel or motor inn
- 12% caravan park, commercial camping
- 10% rental house/apartment/flat/unit
- 4% caravan or camping on private land
- 4% own holiday house
- 4% other
- 1% guesthouse, bed and breakfast.

International visitors

In 2008–09, NSW received almost 22.6 million domestic overnight visitors and over 2.7 million international overnight visitors.[6]

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[1] Sustainable Tourism Co-operative Research Centre, NSW Tourism Satellite Accounts, 2006-2007.
[2] Tourism NSW 2009, *The size and shape of the NSW tourism industry*, August 2009.

[3] Tourism Research Australia 2008, *Through the looking glass: The future of domestic tourism in Australia*.
[4] Tourism Research Australia, National Visitor Survey, year ended June 2009.
[5] Ibid.
[6] Tourism Research Australia, National Visitor Survey and International Visitor Survey, year ended June 2009.

NSW received 14% of its international visitors from the United Kingdom, 13% from New Zealand, 12% from China (including Hong Kong), and 11% from the USA.[7]

The percentages of visitor nights' accommodation for international visitors are:

- 40% rented house, apartment, unit or flat
- 26% home of a friend or relative
- 10% in a hotel or motel
- 8% in a backpacker/hostel
- 4% in educational establishments, e.g. university
- 3% in a serviced apartment.[8]

The main purpose for overseas visitors coming to NSW is 'holiday/recreation' (51%), followed by 'visiting friends and relatives' (20%), 'business' (16%), and education 7%.[9]

Collaborating in planning for tourism

Tourism encompasses the visitor journey to and the experience at the destination. Tourism destinations and transport journeys typically include several council areas.

Councils are encouraged to develop an integrated tourism approach either as part of council's local planning strategy, or in conjunction with other councils in the region as part of a more comprehensive regional tourism strategy.

Councils are also encouraged to participate with State Government agencies in regional strategic planning for tourism, e.g. with Tourism NSW, Department of Environment, Climate Change and Water, Land and Property Management Authority[10] and Forestry NSW.

The following documents may also assist:

- *Towards 2020: New South Wales tourism masterplan* (NSW Tourism 2002)
- regional tourism plans (Tourism NSW)
- *NSW tourism strategy* (NSW Government 2008).

The recommendations included in the *New South Wales Taskforce on Tourism and National Parks: final report* (Department of Environment and Climate Change 2008) for reserves and parks adopted by the NSW Government should also be considered.

Strategic planning across councils can also be undertaken with Tourism NSW, the relevant regional tourism organisations (RTOs) and with Tourism Australia under the 'National Landscapes' initiative.

Regional tourism organisations include:

- Blue Mountains Tourism Inc.
- Capital Country Tourism Inc.
- Central Coast Tourism Inc.
- Central NSW Tourism
- Hunter RTO Inc.
- Illawarra RTO Inc.
- Lord Howe Island Tourism Association
- Mid North Coast NSW RTO Inc.
- New England North West RTO Inc.
- Northern Rivers Tourism Inc.
- Outback NSW RTO Inc.
- Riverina Regional Tourism
- South Coast RTO Inc.
- Tourism Murray River Inc.
- Tourism Snowy Mountains.

Components of a tourism strategy

Councils are encouraged to develop an integrated tourism strategy as part of their local planning. In preparing this strategy, council should identify existing tourism activities and the potential for tourism growth.

Consider different types of tourism

In planning for tourism, the various types of tourism and associated accommodation and transport needs should be considered, including:

- **getaway and stay**, e.g. farm stay, hotel or motel accommodation, health retreats, serviced apartments and short term stay in houses or units
- **family and friends tourism visits**, e.g. with spaces for family events—restaurants, function centres, education and information facilities
- **cultural tourism**, e.g. arts, film and music festivals, special exhibitions, concerts
- **heritage tourism**, e.g. heritage listed buildings and heritage conservation areas
- **eco-tourism**[11] or nature tourism in natural and remote areas
- **adventure tourism**, e.g. ballooning, white water rafting, recreational diving, canoeing, boating, deep-sea fishing, bushwalking;
- **farm-based tourism**, including food trails, wine-and-cheese tasting, aquaculture, farming experience

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[7] Tourism Research Australia, International Visitor Survey, year ended June 2009.

[8] Tourism Research Australia, International Visitor Survey, year ended June 2009.

[9] Ibid.

[10] Crown land includes: waterway areas with potential commercial, recreation, retail and transport use of over-water structures and regional port facilities; a significant proportion of existing caravan and camping accommodation areas; and areas containing high natural, scenic and cultural values (requiring continuing conservation and provision of public access).

[11] A definition of eco-tourism will be considered in the next changes to the Standard Instrument Order for use in certain zones including 'E' zones.

- **sports-related tourism**, e.g. car races, marathons, football games, tennis or golf championships, basketball events, masters games
- **education-related tourism**, including conferences, study tours and summer schools
- **business tourism**, e.g. associated with conventions, annual general meetings, industry function and study tours.

Consider different types of destinations

Another approach when planning for tourism is to consider the broad range of tourism destination opportunities, including:

- **major tourism sites**, such as major resorts as attractants where development is focused on tourism purposes at specific sites
- **urban centres**, where the land uses provide for entertainment, cultural events and business conventions/exhibitions/conferences, with appropriate integrated tourist accommodation
- **major natural or cultural features**, where tourism facilities and accommodation provide for tourists integrated into a broader range of land uses, e.g. in areas identified in Tourism Australia's 'National Landscapes Program'
- **places of interest**, e.g. natural assets such as rivers and beaches; cultural and Aboriginal heritage sites; and sites associated with leisure activities such as cycling/walking paths, infrastructure and industrial developments such as wind farms, dams, major mines, alumina plants (where tourism facilities can be integrated into the facility).

Consider domestic and international tourists

Council should consider how the different demand patterns of domestic and international tourists can be addressed across different tourism categories.

Consider the connections

Another approach to identifying how tourism-related land uses interact with each other is by categorising them as:

- attractions and experiences
- accommodation
- transport and access.

This approach has been taken in Table 1—*Zones and potential tourism-related uses* (see attached). As tourism encompasses accommodation, transport, and the attractions and services both at the destination and along the way, this approach may assist in identifying where goods and services are needed.

Developing a tourism strategy

Consider strategic issues

In planning for tourism, relevant strategies should be considered (as appropriate), including:

- regional strategies (prepared by the NSW Department of Planning)
- *Towards 2020: New South Wales tourism masterplan* (NSW Tourism 2002)
- *NSW tourism strategy* (NSW Government 2008)
- regional tourism plans or strategies
- regional biodiversity strategies.

Consider existing and future land uses

A tourism strategy should consider opportunities and constraints as a result of existing land use and options for additional facilities, including:

- existing and potential tourism sites, centres, features or places of interest as well as events/functions in the area or region and associated accommodation
- existing integration of tourism with other land uses and potential for expansion of this integration ranging from co-locating tourism facilities with other related activities and facilities (encouraging efficient use of infrastructure) through to promoting small scale opportunities such as food and drink premises in the vicinity of a tour boat or fishing wharf
- opportunities for businesses or educational facilities to expand tourism opportunities and to hold events, e.g. where business operators are able to provide secondary and value-added uses to the core business where potential visitor interest exists and would support overall business viability.

Consider accommodation issues

A tourism strategy should consider opportunities and constraints as a result of existing tourist accommodation and options for additional supply. Tourism NSW has advised that recently there has been significant growth in demand for serviced apartments, guest houses, bed and breakfasts and short term stay in houses and units. Consideration should include:

- current supply and demand for accommodation and the mix of accommodation types to meet the demand, including hotels, backpackers' accommodation, bed and breakfasts, caravan parks, short term stay, etc.
- proposals to meet the demand in-centre and out-of-town facilities and the availability of good access to established services, facilities and infrastructure.

The provision of tourism accommodation should not undermine the regional or local housing strategy by proposing permanent accommodation in areas outside those nominated in the strategy.

Consider infrastructure issues

A tourism strategy should consider opportunities and constraints as a result of infrastructure facilities, including:

- current supply and demand for transport and the ability to provide new or upgraded infrastructure and services for tourism development such as:
  – the relationship with airports and associate transport connections
  – transport options that take advantage of existing public transport facilities and services, their availability and accessibility[12]
  – supporting parking at key sites and for tourist buses as these can encourage tourist visitation
  – integration of pedestrian and cycle networks with tourist development, e.g. in the provision of foreshore access to key waterways or beaches
- availability and capacity of water and sewage systems, e.g. preparation of water management strategies should be considered for developments in unsewered areas.

Consider natural and cultural context

The strategy should consider opportunities and constraints as a result of conservation and natural resource strategies in the areas and options for additional synergies, including:

- opportunities for linkages between tourism and natural resource assets
- opportunities for linkages between tourism and cultural and heritage assets, cultural/arts facilities and events
- the likely effects of tourism on natural, cultural and historic values of environmentally sensitive areas.

Other relevant matters under the *Environmental Planning and Assessment Act 1979* should also be considered, including the effects of any increases in tourist accommodation and community facilities, the classification of the land (e.g. as operational land), identification of natural hazards as well as provision for other uses.

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[12] For example, addressing tourism employee and visitor travel movements wherever feasible.
The management of trips through travel access guides, provision of walking and cycling facilities (see the latest *Planning guidelines for walking and cycling*) and integrating land use and transport should be addressed. The NSW Premier's Council for Active Living <http://www.pcal.nsw.gov.au> active transport initiatives should also be considered, as well as the Commonwealth standards for disabled access.

Delivering the strategy through the local environmental plan

In general, tourism should be encouraged through the inclusion of suitable uses across the majority of zones. This approach provides greater flexibility than applying a separate tourist zone (SP3 Tourist). Generally, the SP3 Tourist zone should only be used for areas where other zones are not appropriate.

Application of zones

Councils will be aware of the location and range of natural, cultural, architectural, aesthetic, educational and business attributes together with entertainment, recreational and other activities that contribute to tourism in their area or region. The location and contributions of tourism uses should be considered during the drafting of council's principal [comprehensive] local environmental plan (LEP).

When including tourism uses in a zone, the primary focus of the zone must be maintained so any identified tourism uses should be consistent with the mandatory zone objectives and uses of that zone.

Where there is scope for potential conflict between a tourism land use and the mandatory zone objectives and uses, council should first address relevant issues prior to the use being included in that zone. For example, consider:

- compatibility with important primary production resources so they are not sterilised, e.g. camping in a rural zone where there are intensive agricultural uses or mining operations
- avoiding the risk of land use conflict through appropriate separation, vegetation buffers and site selection and design
- avoiding or mitigating public health and safety risks, e.g. increased vehicle volumes on narrow rural roads used by large farm vehicles)
- any potential undermining of residential development strategies through the conversion of tourism resorts into permanent places of residence
- ensuring the environment is protected including biodiversity, water catchments, coastal areas and cultural heritage.

Reserves, parks, conservation areas and historic sites are well known for the opportunities they provide for varying levels of environmental and site protection, public appreciation and sustainable visitor use. Where the land is proposed for an Environment Protection Zone (E Zone), council should address matters identified in LEP practice note PN 09–002—*Environment protection zones*.

For reserves, parks and areas outside E zones, council should consider the relevant land sensitivities when determining the appropriate scale, location and type of uses as part of the usual evaluation and assessment process.

Integrating tourism into zone objectives

There are many zones where the mandatory objectives highlight the attributes and activities of interest to tourists and visitors, e.g:

- RU2 Rural Landscape
- Environment Protection zones E1, E2 and E3
- B2 Local Centre
- Waterways zones W1, W2 and W3.

In other zones, council may also draw attention to tourist attractions through an appropriate additional local objective that is *consistent with* the mandatory objectives and mandatory uses of that zone (see LEP practice note PN 09–005—*Local environmental plan zone objectives*).

Tourist-related uses

A wide range of tourist and visitor uses may be included in many zones. Table 1 and Table 2 attached, set out examples of the types of tourism uses which could be included in different zones.

Zones B2 Local Centre, B3 Commercial Core and B4 Mixed Use support forms of tourism through their mandatory uses:

- B2 (tourist and visitor accommodation)
- B2, B3 and B4 (entertainment facility information and education facility).

Tourism may be supported in other zones, e.g. tourist and visitor accommodation as an additional use in the R1 General Residential zone, where appropriate.

The list of uses in the Tables is not exhaustive and councils should choose those uses most appropriate for a particular zone, consistent with any relevant regional strategy and local considerations. As well, councils may choose to apply a group, subgroup or individual use term, depending on requirements in the zones.

Accommodation associated with tourism

The group term 'tourist and visitor accommodation' includes:

- backpackers' accommodation
- bed and breakfast accommodation
- hotel or motel accommodation
- serviced apartment.

Where 'tourist and visitor accommodation' is not a mandatory use in a particular zone, the group term may be applied, where appropriate.

Other forms of accommodation for tourists include:

- caravan park and camping ground[13]
- farm stay accommodation
- short term holiday accommodation.

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[13] A definition of camping ground will be considered in the next changes to the Standard Instrument Order for use in certain zones, including 'E' and 'RU' zones.

Tourism development, particularly where there is an associated component of permanent residential development, should be integrated, or be in proximity to, existing urban settlements. In proposing tourist-related development, provision of new or upgraded infrastructure and services to the tourist-related development needs to be addressed.

Activities associated with tourism

These include:

- amusement centre
- boat launching ramp, boatshed
- charter and tourism boating facility
- community facility
- entertainment facility
- environmental facility
- function centre
- highway service centres
- information and education facility
- marina
- recreation area
- recreation facility (indoor)
- recreation facility (major)
- recreation facility (outdoor)
- registered club
- retail premises (group term)
- water recreation structure.

The group term 'retail premises' includes but is not limited to the following:

- cellar door premises
- food and drink premises, including:
  - pub
  - restaurant
  - take away food and drink premises
- kiosk
- market
- neighbourhood shop
- roadside stalls
- shop.

Transport associated with tourism

Public transport uses are generally covered in the Infrastructure SEPP. Additional transport uses associated with tourism include:

- air transport facility
- boat launching ramp, boatshed
- bus terminals
- car parks
- charter and tourism boating facility
- marina
- passenger transport facility.

Use of SP3 Tourist zone

As stated in the previous section 'Delivering the strategy through the local environmental plan', tourism uses should generally be included in the majority of zones rather than applying a separate zone (SP3). However, there may be some circumstances when tourism is considered the focus of the particular location and it is not proposed to include many other non-tourist related business or accommodation uses. For example, where there is a natural or built site or location which attracts visitors and the intended future use of the area is to be focused on developing those tourist-related uses. Tourist-related uses include accommodation.

Where a range of tourist, business and longer term accommodation uses are located together, for example tourist uses within an established centre, a suitable business zone should be employed instead of the SP3 zone.

Objectives of SP3 zone

The mandatory zone objectives provide for a variety of tourist-oriented development and related uses. Any additional local objectives should reflect the particular intention of council's strategy or outcomes of council's study, e.g. council may wish to provide area-specific objectives to identify a particular precinct or local attraction.

Mandatory uses

Currently the only mandatory uses in the SP3 zone are:

- food and drink premises
- tourist and visitor accommodation.

All uses under these group terms are permitted with consent in this zone. Roads are also permitted with or without consent.

Additional uses

A wide range of additional uses may be applied in this zone (depending on location and characteristics of the area). Other uses permitted in the zone should not undermine existing centres, or be incompatible with the primary tourist-oriented nature of the zone.

Further information

A copy of this practice note, the standard instrument, and other specific practice notes and planning circulars on using the Standard Instrument, may be accessed on the Department's website http://www.planning.nsw.gov.au/LocalEnvironmentalPlans/LEPPracticeNotesandPlanningCirculars/tabid/249/Default.aspx.

For information on State heritage tourism opportunities, visit NSW Heritage Tourism Online at http://www.visit.heritage.nsw.gov.au.

Authorised by:

Sam Haddad
Director-General

Important note
This note does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this note.

Table 1. Zones and potential tourism-related uses

The following summary shows the most likely tourism and visitor facility uses in each zone. Other zones and uses may be appropriate depending on circumstances. Proposed uses should be generally consistent with the mandatory zone objectives and mandatory zone uses.

Zones	Activities	Accommodation	Transport
RURAL			
RU 1 Primary Production	· cellar door premises · roadside stall · eco-tourism[11] · recreation area · recreation facility (outdoor) · environmental facility · information and education facility (visitor information centres where consistent with the zone objectives).	· camping ground[13] · farm stay · eco-tourism.	· charter and tourism boating facility. Generally, public transport infrastructure would also apply.
RU2 Rural Landscape	· cellar door premises · roadside stall · eco-tourism · charter and tourism boating facility · recreation area · recreation facility (outdoor) · environmental facility · information and education facility (visitor information centres where consistent with the zone objectives).	· camping ground · farm stay · eco-tourism.	· charter and tourism boating facility. Generally, public transport infrastructure would also apply.
RU4 Rural Small Holdings	· cellar door premises · roadside stalls · charter and tourism boating facility · recreation area · environmental facility · information and education facility (visitor information centres where consistent with the zone objectives).	· bed and breakfast accommodation · eco-tourism · farm stay.	· charter and tourism boating facility. Generally, public transport infrastructure would also apply.
RU5 Village	· kiosk · market · neighbourhood shop · pub · restaurant · take away food and drink premises · entertainment facility · charter and tourism boating facility · marina · recreation area · recreation facility (indoor) · recreation facility (outdoor) · community facility · information and education facility · environmental facility · information and education facility (visitor information centres where consistent with the zone objectives).	· backpackers' accommodation · bed and breakfast accommodation · camping ground · caravan park · hotel or motel accommodation.	· charter and tourism boating facility · marina · passenger transport facility. Generally, public transport infrastructure would also apply.

Zones	Activities	Accommodation	Transport
RESIDENTIAL			
R1 General Residential	· kiosk · market · neighbourhood shop · pub · restaurant · take away food and drink premises · entertainment facility · function centre · registered club · recreation area · recreation facility (indoor) · recreation facility (outdoor) · community facility · information and education facility · environmental facility.	· caravan park · tourist and visitor accommodation, which includes: · backpackers' accommodation · bed and breakfast accommodation · hotel or motel accommodation · serviced apartment.	· passenger transport facility. Generally, public transport infrastructure would also apply.
R2 Low Density Residential	· market · neighbourhood shop · recreation area · recreation facility (indoor) · recreation facility (outdoor) · community facility · information and education facility · environmental facility.	· bed and breakfast accommodation · caravan park.	· passenger transport facility. Generally, public transport infrastructure would also apply.
R3 Medium Density Residential	· kiosk · market · neighbourhood shop · restaurant · function centre · registered club · recreation area · recreation facility (indoor) · recreation facility (major) · recreation facility (outdoor) · community facility · information and education facility.	· backpackers' accommodation · bed and breakfast accommodation · hotel or motel accommodation · serviced apartment.	· passenger transport facility. Generally, public transport infrastructure would also apply.
R4 High Density Residential	· kiosk · neighbourhood shop · restaurant · take away food and drink premises · amusement centre · function centre · registered club · recreation area · recreation facility (indoor) · recreation facility (major) · recreation facility (outdoor) · community facility · information and education facility	· bed and breakfast accommodation · hotel or motel accommodation · serviced apartment.	· passenger transport facility. Generally, public transport infrastructure would also apply.
R5 Large Lot Residential	· market · neighbourhood shop · pub, restaurant · roadside stalls · take away food and drink premises · recreation area · recreation facility (major) · recreation facility (outdoor) · community facility · information and education facility · environmental facility.	· bed and breakfast accommodation · camping ground · caravan park · eco-tourism · hotel or motel accommodation.	Generally, public transport infrastructure would also apply.

Zones	Activities	Accommodation	Transport
BUSINESS			
B1 Neighbourhood centre	· kiosk · market · neighbourhood shop · pub · restaurant · take away food and drink premises · entertainment facility · charter and tourism boating facility · recreation area · community facility · information and education facility · environmental facility.	· bed and breakfast accommodation.	· charter and tourism boating facility. Generally, public transport infrastructure would also apply.
B2 Local centre	· kiosk · market · neighbourhood shop · pub · restaurant · retail premises (group term) · take away food and drink premises · amusement centre · entertainment facility · function centre · registered club · charter and tourism boating facility · recreation area · recreation facility (indoor) · community facility · information and education facility.	· tourist and visitor accommodation, which includes: · backpackers' accommodation · bed and breakfast accommodation · hotel or motel accommodation · serviced apartment.	· passenger transport facility, charter and tourism boating facility. Generally, public transport infrastructure would also apply.
B3 Commercial Core	· kiosk · market · neighbourhood shop · pub · restaurant · retail premises (group term) · take away food and drink premises · amusement centre · entertainment facility · function centre · registered club · charter and tourism boating facility · recreation area · recreation facility (indoor) · community facility · information and education facility.	· backpackers' accommodation · hotel or motel accommodation · serviced apartment.	· charter and tourism boating facility · passenger transport facility. Generally, public transport infrastructure would also apply.
B4 Mixed Use	· kiosk · market · neighbourhood shop · pub · restaurant · retail premises (group term) · take away food and drink premises · amusement centre · entertainment facility · function centre · registered club · charter and tourism boating facility · recreation area · recreation facility (indoor) · recreation facility (outdoor) · community facility · information and education facility.	· tourist and visitor accommodation, which includes: · backpackers' accommodation · bed and breakfast accommodation · hotel or motel accommodation · serviced apartment.	• charter and tourism boating facility • passenger transport facility. Generally, public transport infrastructure would also apply.

Zones	Activities	Accommodation	Transport
INDUSTRIAL			
IN zones	· kiosk · neighbourhood shop · take away food and drink premises · charter and tourism boating facility · recreation area · information and education facility (visitor information centres where consistent with the zone objectives).		· charter and tourism boating facility. Generally, public transport infrastructure would also apply.
SPECIAL PURPOSE			
SP3 Tourist	· kiosk · market · neighbourhood shop · pub · restaurant · roadside stall · take away food and drink premises · amusement centre · entertainment facility · function centre · registered club · charter and tourism boating facility · marina · recreation area · recreation facility (indoor) · recreation facility (major) · recreation facility (outdoor) · water recreation structure · community facility · information and education facility · environmental facility.	· camping ground · caravan park · eco-tourism · tourist and visitor accommodation, which includes: · backpackers' accommodation · bed and breakfast accommodation · hotel or motel accommodation · serviced apartment.	· charter and tourism boating facility · marina · passenger transport facility. Generally, public transport infrastructure would also apply.
RECREATION			
RE1 Public Recreation	· kiosk · recreation area · water recreation structure · environmental facility · information and education facility.	· camping ground · caravan park · eco-tourism.	Generally, public transport infrastructure would also apply.
RE2 Private Recreation	· kiosk · market · entertainment facility · charter and tourism boating facility · marina · recreation area · recreation facility (indoor) · recreation facility (major) · recreation facility (outdoor), (visitor information centres where consistent with the zone objectives) · water recreation structure · community facility · information and education facility · environmental facility.	· camping ground · caravan park · eco-tourism.	· charter and tourism boating facility · marina. Generally, public transport infrastructure would also apply.

Zones	Activities	Accommodation	Transport
ENVIRONMENT PROTECTION			
E2 Environmental Conservation	· water recreation structure · information and education facility · environmental facility.	· bed and breakfast accommodation · camping ground · eco-tourism · farm stay.	Generally, public transport infrastructure would also apply.
E3 Environmental Management	· kiosk · recreation area · water recreation structure · community facility · information and education facility · environmental facility.	· bed and breakfast accommodation · camping ground · eco-tourism · farm stay.	Generally, public transport infrastructure would also apply.
E4 Environmental Living	· kiosk · recreation area · community facility · information and education facility · environmental facility.	· camping ground · caravan park · eco-tourism · farm stay · tourist and visitor accommodation, which includes: · backpackers' accommodation · bed and breakfast accommodation · hotel or motel accommodation, · serviced apartment.	Generally, public transport infrastructure would also apply.
WATERWAY			
W1 Natural Waterways	· water recreation structure · community facility · information and education facility · environmental facility.		
W2 Recreational Waterways	· kiosk · charter and tourism boating facility · marina · water recreation structure · community facility · information and education facility · environmental facility.		· charter and tourism boating facility, · marina · passenger and transport facility.
W3 Working Waterways	· kiosk · charter and tourism boating facility · marina · water recreation structure · community facility · information and education facility · environmental facility.		· charter and tourism boating facility · marina · passenger and transport facility.

Table 2. Possible tourism uses in zones

The following summary of possible uses and zones may assist councils in their consideration of tourist facilities. Other zones and uses may be appropriate depending on circumstances. Proposed uses should be generally consistent with the mandatory zone objectives and mandatory zone uses.

Tourism Land Uses	Suggested Zones
ACCOMMODATION	
Tourist and visitor accommodation (group term)	R1, B2, B4, SP3, E4
Backpackers' accommodation	RU5, R1, R3, B2, B3, B4, SP3, E4
Bed and breakfast accommodation	RU4, RU5, all R zones, B1, B2, B4, SP3, E2–E4
Camping ground [13]	RU1, RU2, RU4, RU5, R5, SP3, RE1, RE2, E2, E3
Caravan park	RU5, R1, R2, R5, SP3, RE1, RE2, E4
Eco-tourism[11]	RU1, RU2, RU4, R5, SP3, RE1, RE2, E2, E3
Farm stay accommodation	RU1, RU2, RU4, E2, E3
Hotel or motel accommodation	RU5, R1, R3, R4, R5, B2–B4, SP3, E4
Serviced apartment	R1, R3, R4, B2–B4, SP3, E4
RETAIL PREMISES/FOOD AND DRINK AREAS	
Retail premises (group term)	B2-B4
Cellar door premises	RU1, RU2, RU4
Kiosk	RU5, R1, R3, R4, B1–B4, B6, B7, IN zones, SP3, RE1, RE2, E3, E4, W2, W3
Market	RU5, R1–R3, R5, B1–B4, SP3, RE2
Neighbourhood shop	RU5, R1–R5, all B zones, IN zones, SP3
Pub	RU5, R1, R5, all B zones, SP3
Restaurant	RU5, R1, R3, R4, R5, all B zones, SP3
Roadside stall	RU1, RU2, RU4, R5, SP3
Take away food and drink premises	RU5, R1, R4, R5, all B zones, IN zones, SP3
ENTERTAINMENT	
Amusement centre	R4, B2, B3, B4, SP3
Entertainment facility	RU5, R1, B1–B4, SP3, RE2
Function centre	R1, R3, R4, B2-B4, SP3
Registered club	RU5, R1, R3, R4, B2–B4, SP3
RECREATIONAL LAND USES	
Charter and tourism boating facility (part will be on land)	RU1, RU2, RU4, RU5, all B zones, IN zones, E3, SP3, RE2, W2, W3
Marina	RU5, IN4, SP3, RE2, W2, W3
Recreation area	All RU zones, R zones, B zones, IN zones, SP3, RE1, RE2, E3, E4
Recreation facility (indoor)	RU5, R1-R4, B2–B7, SP3, RE2
Recreation facility (major)	R3, R4, R5, SP3, RE2
Recreation facility (outdoor)	RU1, RU2, RU5, R1–R5, B4–B7, SP3, RE2
Water recreation structure	SP3, RE1, E2, E3, W1, W2, W3
COMMUNITY LAND USES	
Community facility	RU5, all R zones, all B zones, SP3, RE2, E3, E4, W2, W3
Information and education facility	RU5, all R zones, all B zones, SP3, E2–E4, W1-W3, visitor information centres where this use is consistent with mandatory zone objectives in the following: RU1, RU2, RU4, IN zones, RE1, RE2
ENVIRONMENTAL FACILITY	
Environmental facility	RU1, RU2, RU4, RU5, R1, R2, R5, SP3, RE1, RE2, E2–E4, W1–W3
TRANSPORT FACILITIES	
Passenger transport facility	RU5, R1-R4, B2-B4, SP3, W2, W3