



Part 7 Codes

Division 2 Specific Development Codes

Chapter 15 Ecotourism Facility

1.0 Purpose

This code seeks to protect and enhance those parts of the City with significant nature conservation or landscape values, whilst providing for the further promotion and diversification of the tourism industry. It is also intended to facilitate tourist and educational access to ecologically significant areas by providing well designed and managed nature based Ecotourism Facilities that are sympathetic to the natural environment.

2.0 Application

2.1 This code applies to development for the purposes of an Ecotourism Facility development indicated as code assessable or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) in which the Ecotourism Facility is proposed.

2.2 Performance Criteria PC1-PC10 apply to all development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Building Setback	
<p>PC1 All buildings must provide for setbacks from the street frontage and the side and rear boundaries of the site, which are appropriate for:</p> <ul style="list-style-type: none"> a) the efficient use of the site; b) the nature of the ecotourism experience; c) the separation from neighbouring properties and from frontages to roads. 	<p>AS1 The building is set back not less than ten metres from the principal road frontage, and is not less than six metres from any other boundary of the site.</p>
Site Coverage	
<p>PC2 The site coverage of all buildings must not result in a built form that is bulky and visually intrusive.</p>	<p>AS2 The site coverage is not greater than 5%.</p>
Site Area	
<p>PC3 Where located in non-urban areas, the site must be of a sufficient size to accommodate the function of an Ecotourism Facility, while retaining a predominantly natural character.</p>	<p>AS3.1.1 The minimum site area is 20 hectares. OR AS3.1.2 The site area is less than 20 hectares and is located in an area designated for a smaller lot size on Overlay Map OM1 – Rural Subdivision.</p>
Building Appearance	
<p>PC4 Building design must be sympathetic to the landscape character of the local area, and must use natural materials and colours sympathetic to the landscape.</p>	<p>AS4 The building materials and colours are complementary to the natural site conditions.</p>



Performance Criteria	Acceptable Solutions
Site Attributes	
<p>PC5 The site must demonstrate that it contains one or more of the following attributes:</p> <ul style="list-style-type: none"> a) ecologically significant areas; b) areas of outstanding topographical or landscape features; c) areas adjacent to a national park or forest reserve; d) areas adjacent to RAMSAR wetlands. 	<p>AS5 No acceptable solution provided.</p>
Function of the Use	
<p>PC6 The Ecotourism Facility must have:</p> <ul style="list-style-type: none"> a) an educational focus which includes the promotion of environmental awareness; b) promotion of local community involvement; c) support for conservation activity; d) a nature based focus. 	<p>AS6 No acceptable solution provided.</p>
<p>PC7 The Ecotourism Facility places an emphasis on passive recreation, providing limited active recreation facilities for the use of guests.</p>	<p>AS7 The nature and scale of recreational facilities are complementary to the intent of an Ecotourism Facility.</p>
Operational Management	
<p>PC8 The development must have minimal impact on the local environment, and must ensure that the ecological values of the site are not adversely affected.</p>	<p>AS8.1 The operators of the Ecotourism Facility are accredited with a reputable national ecotourism accreditation program, and operate with regard to the principals of Ecologically Sustainable Development.</p> <p>AS8.2 A plan of development for the facility and its local ecosystem is prepared by a competent person which:</p> <ul style="list-style-type: none"> a) demonstrates that the Ecotourism Facility has minimal impact on the environment; b) integrates all other management plans that have been required by the relevant codes listed within the domains or LAPs in which the Ecotourism Facility is proposed; c) has been approved by Council; d) implements the recommendations on-site during the construction and operation of the use. <p>AS8.3 The management plan may make provision for the use of the premises for accommodation, recreational, educational or scientific purposes, where these activities can be shown to be undertaken consistent with Ecologically Sustainable Development principles.</p>
Waste Management	
<p>PC9 Disposal of effluent generated by the use must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AS9 An effluent disposal report which has been undertaken by a competent person determines the most appropriate form of effluent disposal to be implemented on-site, prior to the commencement of use.</p>
<p>PC10 Disposal of solid waste generated by the use must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AS10 All solid waste is disposed of off-site.</p>