

Policy TOU5 Hotels, Guest Houses and Tourist Hostels in the Countryside

c) New Build Hotel, Guest House or Tourist Hostel on the periphery of a Settlement

- i. the proposal is firm rather than speculative;
- ii. there is no suitable site within the settlement or other nearby settlement;
- iii. there are no suitable opportunities in the locality to provide a hotel, guest house or tourist hostel either through;
 - the conversion and re-use of a suitable building(s) or
 - the replacement of a suitable building(s); and
- iv. the development is ~~close to~~ on the periphery of the settlement, but will not dominate it, adversely affect landscape setting, or otherwise contribute to urban sprawl.

Where the principle of a new building on the periphery of a settlement is established through meeting the above criteria, Council will apply a sequential locational test, with preference being attributed to sites in the following order:

- land adjacent to the existing settlement limit, subject to amenity and environmental considerations.
- a site on the periphery of the settlement limit which currently contains buildings or where the site is already in a degraded or derelict state and there is an opportunity to improve the environment.
- an undeveloped site ~~close to~~ on the periphery of the settlement where the development could be visually integrated into the landscape.

Any proposed change of use or replacement of a hotel, guest house or tourist hostel approved under this policy to a non tourism use will be resisted, unless it is demonstrated that:

- a) the facility is not viable in the long term, and
- b) there is sufficient alternative provision in the locality to offset the loss of tourism benefit.