



Policy on Short Stay Accommodations

Prepared by the:

Strategic Planning Section
Regulatory Services Department of NCDC
P. O. Box 7270, Boroko, NCD

Ph: 325 4711

Fax: 323 1182

Email: kennetha@ncdc.gov.pg

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Policy on Short Stay Accommodations

National Capital District Physical Planning Board

Policy on Short Stay Accommodations

1.0 Background

- 1.1 Short Stay Accommodations provide an alternative to Hotels and Motels. They provide accommodation at lower rates with easy access to local centres and attractions.
- 1.2 Most of the Short Stay Accommodation developments are within residential areas in NCD and have been converted from detached or multiple residences. Some Short Stay Accommodations provide acceptable amenities within their allotments however others have been found to be too intense, bulky and out of character with the adjacent allotment and locality with inadequate facilities.
- 1.3 Some Short Stay Accommodation developments in residential areas have resulted in intrusion of privacy of adjacent allotments, generation of traffic on local streets and nuisance by patrons.
- 1.4 There are some that carry on unauthorized activities within their premises.

2.0 Reason for the Policy

- 2.1 The National Capital District Physical Planning Board (NCD PPB) has been receiving applications for Short Stay Accommodations, especially within Residential Zones. The Board sees a need for some guide to ensure the Short Stay Accommodation and developments of similar nature are of acceptable standard and protect the interest of the surrounding developments as well as the patrons.

3.0 Policy Objectives:

- 3.1 To provide guidance to the NCD PPB in considering application for development of Short Stay Accommodations in NCD.
- 3.2 To establish clear guidelines for staff of the NCD Planning Office in assessing development proposals for Short Stay Accommodations in NCD.



- 3.3 To ensure that Short Stay Accommodations occur within appropriate locations to reduce existing or future land use conflicts and maintain visual, environmental and residential amenity.
- 3.4 To ensure that Short Stay Accommodations are in accordance with relevant legislations, regulations and guidelines.

4.0 Desired Outcomes

- 4.1 Short Stay Accommodations are appropriately located.
- 4.2 Short Stay Accommodations are of appropriate size, bulk and form.
- 4.3 Building Design and site layout is compatible with the existing and future character of the locality, enhances resident and community safety and discourages crime and anti-social behavior.
- 4.4 Landscaping assists in the integration of buildings into the streetscape and enhances the attractiveness of the site
- 4.5 Buildings and structures are designed to prevent overlooking and loss of privacy to any adjacent residential land uses.

5.0 Definition:

- 5.1 Short stay accommodation is defined as:

“The use of a single house, grouped dwelling or multiple dwelling for the purposes of providing temporary accommodation to any person or persons; for the purpose of the definition of “short stay accommodation”, temporary accommodation excludes any period of accommodation which exceeds a continuous period of 3 months.”

This does not include Hotels, Motels or Hostels.

Dwellings under this category within the jurisdiction of this policy may be allowed under Residential Zones¹.

¹ Hotels and Motels are categorized under the COMMERCIAL – HOTEL ZONE in the Physical Planning Regulation (revised)

Hotels are categorized under GENERAL RESIDENTIAL ZONE in Physical Planning Regulation (revised).



6.0 Scope:

- 6.1 This policy covers the whole of the gazetted boundary of the National Capital District which is declared as a physical planning area for which the NCD Physical Planning Board has the authority to make decision on matters pertaining to planning.
- 6.2 Where there exists a Local Development Plan within which boundary a short stay accommodation is being proposed, the policies in the Local Development Plan takes precedence over this policy.
- 6.3 In areas where a Local Development Plan does not exist the policy shall serve as an interim policy for proposals categorized as short term accommodation.

7.0 NCD Urban Development Plan

The Vision of the NCD Urban Development Plan is **“To make the NCD a vibrant, attractive, sustainable and liveable city for all.”**

- Vibrant means to thrive, through commerce, education and exchange of information necessary for integral development
- Attractive means to be appreciated through both its visual appearance and its setting
- Sustainable means to support human existence with an acceptable quality of life both for the present and future generations; and
- Liveable means to live in a safe, healthy and secure environment.



8.0 Legal Basis:

- 8.1 Section 5 of the Physical Planning Act 1989 gives the basis for the formulation of this policy.
- 8.2 Where consideration is being given to a physical planning matter under this Act, the appropriate authority shall take into account such of the following matters as are relevant to the matter under consideration.

Section 5:

- (b) The impact on the environment and, where harm to the environment is likely to be caused, any means that may be employed to protect the environment or to reduce that harm
- (d) The character, location, bulk, scale, size, height and density of any development
- (e) The social and economic aspect of that matter.
- (f) The size and shape of the land which is proposed to be developed, the siting of any building or works thereon, and the area to be occupied by any development
- (h) The relationship of any development to any development on adjoining or on other land in the locality
- (i) Whether the proposed means of entrance to and exit from any development, and from the land on which any development is to take place and adequate provision has been made for loading, unloading, maneuvering and parking of vehicles within any development of on the land.
- (l) Whether public transport services are available and adequate
- (m) The landscaping of the land on which development is proposed and whether trees on that land should be preserved.



9.0 Policy Guidelines

Design Principle	Suggested Requirements
Appropriate Dimensions to accommodate buildings and ancillary uses, open space vehicle access and parking areas	Minimum area 450m ² but should not exceed 1000m ² At least 3m frontage. 1.5m from the side boundaries Gross floor area of all buildings does not exceed 85% of the area of the site. Car parking: 1 space for every 3 bedrooms
The site is accessible to intended users. It should not put unreasonable demand on lower order roads.	The site is adjacent or at least 400m from a collector road The site is located within or not more than 1 km from a business area or tourist facility.
Residential density is consistent with the environmental characteristics, character and infrastructure provision in the locality, taking account of the likely average occupancy rates of the short stay accommodation	Residential density should not exceed 30% where there is an approved densities requirement.
Building Design to be of good quality and standard	Building Design to comply with Building Design Checklist Policy (Policy 01/2006)
The development is integrated into the desired streetscape character	Fencing to comply with Fencing Policy (Policy 02/2006)
Occupants are provided with convenient on site services and facilities that do not detract from the streetscape	At least a communal laundry is provided with screened clothes drying area.

