YORKE PENINSULA COUNCIL

RECREATIONAL VEHICLE STRATEGY



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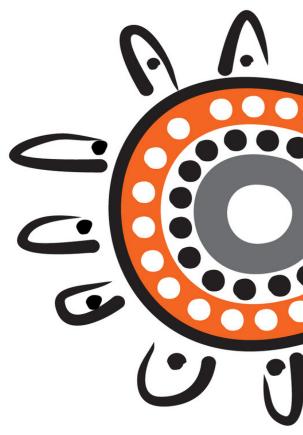
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1. ACKNOWLEGEMENT OF COUNTRY

The Yorke Peninsula Council acknowledges the Narungga (traditionally spelt Nharangga) people, the traditional owners of this land, and pay respect to their Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Narungga people living here today





2. GLOSSARY

CIAA

CMCA

Council

CRVA

RV

RVFT

The RV Strategy

YPT

YPC

Caravan Industry Association of Australia

Campervan & Motorhome Club of Australia Ltd

Yorke Peninsula Council

Caravan, RV & Accommodation Industry of Australia

Recreational Vehicle RV Friendly Town

Yorke Peninsula Council Recreational Vehicle Strategy

Yorke Peninsula Tourism Region

Yorke Peninsula Council



3. THE REGION

Yorke Peninsula is known for its rich agricultural history and agriculture will remain for quite some time as the largest source of employment and economic output on the Peninsula.

However, tourism is emerging as an industry that must grow in order to ensure a sustainable future for all.

The Yorke Peninsula is a major tourist destination within South Australia, with figures supplied from the Regional Tourism Profile December 2015 December 2017 highlighting that there were 518,000 trips, or 1.8 million site night visits to the Peninsula (figures are for the whole Peninsula).

These figures represent a continual increase each year.

The Yorke Peninsula Council (the Council) covers an area of 5,900 square kilometres, has a distance of approximately 175 kilometres between its northern and southern boundaries and, being a Peninsula, has a varying width East to West averaging approximately 30 kilometres.

The Council shares its northern boundary with the Copper Coast, Barunga West and the Wakefield

Regional Councils.

It is unique in comparison to other Local Government Authorities in that it is bordered by sea on three sides and as such has 485 kilometres of coastline. Yorke Peninsula is the traditional home of the Narungga (traditionally spelt Nharangga) people who have occupied the area for around 40,000 years.

The Council's population is estimated at 11,374 which is less than 1% of the total South Australian population. Of that base population, Yorke Peninsula has one of the oldest age profiles of any region within Australia.

The ABS Census data records the Yorke Peninsula's median age is 55 years old, compared to the Australian average of 38 years.

The area contains 12 larger towns and 33 smaller townships and holiday settlement zones, the latter being predominately located along the vast coast-line.

The 2016 Census of Population and Housing indicated that there were 9,722 private dwellings in the Council area.



4. RATIONALE OF STRATEGY

RV tourism is a fast-growing sector of the tourist market in Australia. Visitors making trips in RVs in Australia are estimated to have increased by approximately 78% over the last 10 years, from approximately 6 million visitors in 2009 to over 10.5 million visitors in 2019.

With tourism visitation escalating and the surge of people purchasing Recreational Vehicles (RV) and choosing to spend holidays in South Australia due to the COVID-19 pandemic, demand for suitable locations for RVs has soared.

Accordingly, community organisations and Caravan Parks have approached Council to enquire whether they can accommodate overnight RV stays in various locations.

A presentation was made at the Yorke Peninsula Council Elected Members Information and Briefing session on 3 November 2021 and Council resolved

to proceed with the development of an RV Strategy, including consultation with stakeholders, to be compiled by Council Officers.

The Strategy provides an integral and coordinated approach to managing and providing services and facilities to meet the needs and requirements of the RV traveller market while ensuring that other businesses, in particular commercial Caravan Parks, are not disadvantaged.

This strategy will be used to inform and formulate Council's new RV Policy as PO185 Council Policy Community Welcomes Recreational Vehicles Programs was not adopted at the Ordinary Meeting of Council on 9 June 2021.

At that same meeting, Elected Members also voted that the matter lie on the table until the RV Strategy was completed.

- 1. https:/profile.id.com.au/rda-yorke-mid-north/about?WebID=200#:~:text=The%202021%20Estimated%20Resident%20Population,1.91%20persons%20per%20square%20km.
- 2. Tourism Research Australia, 2019 https://www.tra.gov.au/data-and-research





5. EXECUTIVE SUMMARY

Recreational Vehicle ("RV") Tourism is a fast growing sector and a contributor to the economy of the Yorke Peninsula Council ("Council").

The Yorke Peninsula Council Recreational Vehicle Strategy ("The RV Strategy") has been developed to provide a strategic and coordinated approach to managing and providing services and facilities to meet the needs and requirements of the RV traveller market while ensuring that other businesses, in particular commercial Caravan Parks, are not disadvantaged.

The RV Strategy defines an RV, explores the different options for accommodation of RVs and summarises the existing options available in the Yorke Peninsula Council region.

The economic benefits of attracting RVs need to be counterbalanced with the considerable costs

and human resources demands that will need to be borne by Council.

It is also important to ensure regulations are understood and adhered to.

Extensive consultation and research have led to five recommendations to apply to new sites and developments::

- Recommendation One: Peak Period Provisions
- Recommendation Two: New Caravan Parks and expansion of existing facilities at Caravan Parks
- Recommendation Three: Compliance for existing facilities
- Recommendation Four: RV overnight facilities
- Recommendation Five: A new Council Policy and Procedure

6. CONTEXT

Regional tourism contributes 42% to the tourism economy in SA, and more than one million visitors come to the Yorke Peninsula annually.

The beautiful coastline, great fishing, many jetties and boat ramps, as well as the growing food and beverage offerings all add to the growing success of tourism across the region. As of 2019, the region contributed \$205m per annum to the State's visitor economy.

The negative effects of the pandemic slightly affected the tourism industry in the Yorke Peninsula in 2020, as shown in the tables on page 9, albeit to a lesser degree than other destinations.

By 2021 the market had spectacularly recovered and the Yorke

Peninsula region now commands an important market share of the tourism in South Australia.

Discussions with camping and caravanning accommodation providers across the Peninsula indicate that most Caravan Parks and campgrounds are close to full capacity from mid-December to May each year.

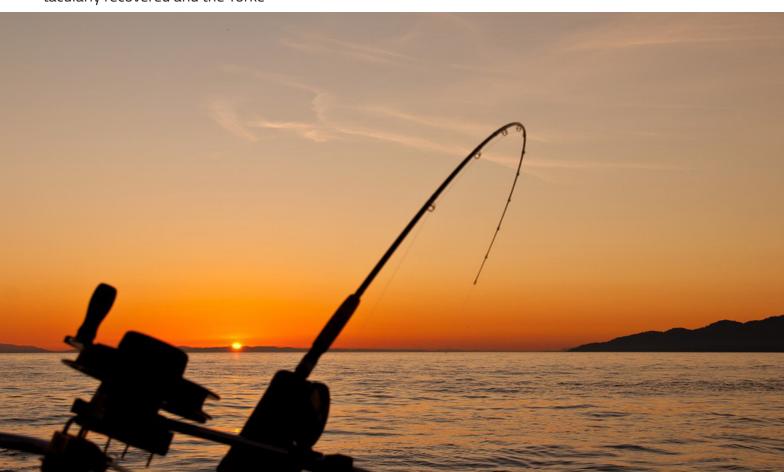
This pattern is also reflected in Council managed Bush Camps, where the online booking system shows a vast influx of visitors at short notice particularly during the Christmas and Easter seasons and long weekends.

In these times, there is a shortage of RV and camping/caravanning accommodation across the region.

The current supply of sites does not allow an opportunity for the market to grow during these peak months.

To increase visitation numbers, increase the length of stay and therefore increase the spending of RV and camping visitors, additional spaces need to be created.

However, during the off-peak season Caravan Parks have low patronage and it could be argued that increasing commercial and non-commercial RV and caravanning spots may further lower the patronage of existing commercial businesses during the times when they have vacancies.



CONTEXT CONT.

VISITOR SPEND (\$M)

	2019	2020	2021
YPC	91	93	133
YPT	171	161	236
SA	5,211	3,098	4,488
Market share YPC/ YPT	53.2%	57.8%	56.4%
Market share YPT/SA	3.3%	5.2%	5.3%

VISITORS (THOUSAND)

	2019	2020	2021
YPC	303	301	367
YPT	586	554	620
SA	8,094	5,473	6,067
Market share YPC/ YPT	51.7%	54.3%	59.2%
Market share YPT/SA	7.2%	10.1%	10.2%

NIGHTS (MILLION)

	2019	2020	2021
YPC	1.0	1.0	1.3
YPT	1.8	1.8	2.1
South Australia	27.9	20.0	22.6
Market share YPC/YPT	57.6%	56.7%	64.3%
Market share YPT/SA	6.4%	9.2%	9.1%

SPEND PER DAY (\$)

	2019	2020	2021
YPC	89.1	88.7	100.2
YPC	96.4	87.1	114.3
SA	186.9	154.9	198.6

^{3.} Yorke Peninsula Tourism

^{4.} Tourism Research Australia, 2022 (NVS and IVS surveys)

7. PROJECT SCOPE

Council aims to grow the number of visitors, including RV travellers, to the region and support local business, while considering the needs of its communities.

The RV Strategy has been developed by Council to provide a strategic and coordinated approach to managing and providing services and facilities to meet the needs and requirements of the RV traveller market, while ensuring that other businesses, in particular commercial Caravan Parks, are not disadvantaged.

RV Tourism is a complex and often emotive topic, and a variety of stakeholders have diverse views on the issue.

The primary objective of the RV Strategy is to provide a future direction which will encourage RV travellers to visit this region while also managing Council's assets safely and sustainably.

This will contribute towards increasing visitor ex-

perience, visitor expenditure and length of stay through catering to RV visitor requirements, while also taking into consideration the interests of stakeholders, in particular accommodation providers.

Council's Strategic Management Plan identifies "Improve visitor experiences, including tourism infrastructure, signage, information and support" as a strategy to achieve an Economically Prosperous Peninsula (Goal 1).

7.1. AIMS

- Develop recommendations adopted by Council on how to best deal with requests for RV
 Friendly programs and RV rest areas in order for the municipality to best benefit from the RV market
- Give business and community groups clear guidelines that are consistent and can be applied by all Council staff and stakeholders
- Ensure Council complies with all regulations and legislation



8. DEFINITIONS

8.1. TYPES OF RECREATIONAL VEHICLES

Recreational Vehicles built and sold in Australia are classified into several categories, according to the Caravan Industry Association of Australia ("CIAA"). The most common are:



TENT TRAILERS

Tent trailers typically comprise a box trailer, used to store cooking and camping equipment, plus a lift-out tent for sleeping and living space.



CARAVANS

Caravans vary greatly in size and format, and can be anything up to 10 metres long with up to three axles. They are often equipped with two berths, but can have six or more berths.



CAMPERVANS/CLASS B MOTORHOMES

Compact fit-out in a high roof or pop-top van. They can be driven with a car licence and used as a passenger vehicle. Equipment usually includes kitchen, eating and sleeping, with ensuites in larger models.



CLASS A MOTORHOMES

Top-end RVs, 7-12 metres long and 7-14 tonnes, with custom bodywork on a specialised RV chassis or adapted truck chassis. Usually fitted with all luxury amenities, they can cost more than half a million dollars.

8.2. DEFINITION OF A SELF-CONTAINED VEHICLE

Campervan & Motorhome Club of Australia Ltd (CMCA) considers a self-contained recreational vehicle as a vehicle specifically built for the purpose that along with built in sink, on-board cooking and sleeping facilities, carries a supply of fresh water and can retain all grey and black wastewater.

Not all campervans, motorhomes and caravans are self-contained. ABS data shows 67% of registered caravans are under 1.5 tonnes and have very little holding capacity for waste water.

There were 741,443 combined caravan and campervan/motorhomes registrations in Australia at 31

January 2020.

Campervan/motorhome and caravan registrations to 31 January 2020 from 31 January 2019 show an increase of 30,106 or 4.2%.

Campervans/motorhomes registered in Australia at 31 January 2020 totalled 72,034 compared to 69,693 in 2019. This equates to a 3.4% increase.

Caravans registered in Australia at 31 January 2020 were 669,409 compared to 641,644 in 2019, an increase of 4.3%.

8.3. RV PROGRAMS

THE COMMUNITY WELCOMES RVS PROGRAM

The Community Welcomes RVs program is administered by CIAA. Council endorsed this program as its preferred program on 14 December 2016.

The program provides a consistent message of welcome to RV travellers across Australia and aims to identify the towns where there is no free camping but where a commercial caravan park is available. It includes:

- National Signage Program where welcome signage is placed at entry roads to the participating town
- Free signage supplied to participating towns / councils
- Towns are featured on national website which

features all participating towns

- Regular town features in Let's Go e-newslett
- Branding in SA Caravan & Camping Guide
- Branding in other state Caravan & Camping Guides
- Branding and links from SA Parks website

Community Welcomes RVs towns provide amenities conducive with the requirements of RV travellers, such as short term, long bay parking near shopping areas.

In Yorke Peninsula Council, Port Vincent, Pine Point, Coobowie, Port Clinton, Butlers Beach and Edithburgh are participating towns.



INITIATIVES OF THE CAMPERVAN AND MOTORHOME CLUB OF AUSTRALIA ("CMCA")

RV FRIENDLY TOWN® (RVFT)

The RV Friendly Town™ Scheme is a CMCA initiative aimed at assisting RV tourists. This includes motorhomes, campervans, caravans and 4WDs.

An RV Friendly Town™ is one that has met a set of guidelines to ensure it provides a certain amount of amenities, and a level of services for these travellers

Before any town can be appointed to the scheme, a set of criteria must be met, including:

ESSENTIAL

- Provision of appropriate parking within town centre with access to a general shopping area with groceries & fresh produce
- Provision of short term (24/48/72+ hour) parking within reasonable distance to CBD
- Provision of long term parking, to be at a reasonable rate commensurate with the requirements of self-contained vehicles
- Access to medical facilities or an applicable evacuation plan
- Access to a pharmacy or a procedure to obtain pharmaceutical products
- Access to potable water
- Access to a Dump Point, if not in town, within a distance of up to 50 kilometres from town
- RV Friendly Town™ signs to be erected within the town precinct

DESIRABLE

- A service centre able to provide basic vehicle repairs
- Visitor Information Centre (VIC) with appropriate parking facilities within a reasonable distance
- VIC to provide a town map showing essential facilities such as hospital, medical services, fuel, shopping area, dump point, fresh water etc

There are a large number of RVFT in Australia. Port Victoria and Ardrossan are classed as RVFT in the Yorke Peninsula Council.

CMCA PARKS

CMCA RV Parks provide low-cost accommodation for CMCA members and non-members whose vehicles meet the requirements of the CMCA Self Contained Vehicle Policy.

The initiative involves the development of a network of specialised RV parks across Australia for self-contained RVs.

Sites can be booked for up to 14 nights (in any 21-day period) for only \$3.00 per site per night and an additional fee of \$2.00 per person per night (members) or \$15.00 per site per night (non-members).

Each park provides a safe parking area for all RV sizes, within walking distance to shops, potable water, dump point and a happy hour shelter.

In South Australia there are CMCA Parks at Port Pirie and Penola.

DOLLAR WISE PARKS

There are no set criteria for each Caravan Park to be a Dollar Wise Park, other than a maximum cost per site per night of \$15 (per vehicle per night rate is valid for up to 2 adults unless otherwise stated). The Caravan Park determines what is included in this rate; it may simply be a place to park, with no power or use of facilities included.

The Park may also determine the conditions that best suit the business, such as minimum or maximum stays, black-out periods, additional fees for use of facilities, etc.

There are eight Dollar Wise Parks in South Australia, mainly in unsupervised smaller parks with no on-site managers.

Feedback from a Council Officer at the Coorong District Council indicated that the Dollar Wise program did not attract any subsidies and they have changed their business model at the Coonalpyn Caravan Park to no fees but "pay as you use" showers and "pay as you use" power.

9. YORKE PENINSULA COUNCIL CURRENT SITUATION

As previously mentioned, a large number of RVs currently visit the Yorke Peninsula.

They stay overnight in a variety of settings as described below, but due to personal choices or established facilities being fully occupied, many presently camp on roadsides or in areas where camping overnight is not permitted.

9.1. WHERE RV TRAVELLERS CURRENTLY STAY

ESTABLISHED BY COUNCIL

ARDROSSAN RV CAMPING GROUNDS

Council established one RV Camping Ground at Ardrossan.

It has three designated camping bays, a dump point and a toilet block.

The maximum stay is 48 hours.

There is no charge but donations can be made to assist with the upkeep of the site.

Council determined that the area is designated for RV Camping under the following conditions:

- No person shall camp at the designated place for more than two consecutive nights
- Every person camping at the designated place must camp in a self-contained recreational vehicle (either towed or self-propelled) that has its own toilet, shower, water tank, and black and grey water collection tanks
- Every self-contained recreational vehicle must be parked within a designated camping bay
- This was authorised at the Council Meeting on 11 November 2020, Resolution 257/2020 (11/11/2020)





WHERE RV TRAVELLERS CURRENTLY STAY CONT.

ESTABLISHED BY COMMUNITY ORGANISATIONS

PORT VICTORIA RV OVERNIGHT PARKING

Port Victoria Progress Association established RV Overnight parking for a maximum concurrent stay of four nights at the oval complex at 1 Kuhn Terrace, Port Victoria.

The overnight stay area situated at the oval has a dump point and potable water source and can cater for RVs exceeding 11 metres in length.

An overnight fee per van is charged.

ARTHURTON

Water and free parking are available behind the Hall – toilets are located on site.

CURRAMULKA

Overnight camping is available near the dump point behind the Community Tennis Courts on Main Street.

MAITLAND

Free overnight parking is available opposite the hospital with space for four sites, maximum length 11 metres, while low cost camping, including access to power, suitable for larger vehicles is available at the showground for a small amount per night.

Council employees have observed that some campers at Maitland seem to stay for an extended amount of time and may be using the facility as semi-permanent to permanent accommodation.

WAROOKA

Parking is available at the Camp and Caravan Ground at the Football Oval.

9.2. CARAVAN PARKS

There are 21 Caravan Parks in the YPC area. Six are directly managed by Council, four are privately owned, three are leased by Council to private operators for a fixed rent and eight are leased by Council to Progress Associations for a percentage of the turnover or a "peppercorn lease". These parks are commercial ventures and the revenue raised benefits the community at large in the case of Council and Progress Association managed Parks.

9.3. BUSH CAMPS

Council offers 19 Bush Camping locations, spread across its coastline, from The Gap near Council's north-western boundary, around the bottom end and up to Parrara near Ardrossan.

The vast majority of bush camping spots are on the western and southern boundaries, and the most popular include Daly Head, Gleesons Landing, Burners Beach, Wauraltee Beach and The Gap.

Bush campers purchase a permit which allows them to visit any/every Bush Camp in the Council region.

Campers enjoy the freedom this provides, although it makes it difficult for Council to track the true popularity of each spot.

Yorke Peninsula Bush Camping has exploded in popularity since the start of COVID-19, as more people have looked to holiday within South Australia.

The benefits and challenges of this increase are

well understood and Council is working on finding solutions to the issues associated with this popularity such as overcrowding, rubbish removal, dune protection and undesirable behaviour.

Bush Camps are subsidised by Council, not run at a profit.

Bush Camps were established to encourage tourists to the region and generate business for the local area, without impacting currently established accommodation providers like Caravan Parks.

The amount charged per vehicle does not entirely cover the cost of bin collection, rangers' hours, road maintenance, fencing, signage, cleaning of facilities, new toilets or amenities maintenance.

Additional Bush Camps have been considered but few, if any, sites would be suitable without compromising the offering of beach facilities for day visitors, and the additional expense to build and maintain such facilities needs to be carefully considered





Yorke Peninsula Bush Camping

Three ways to purchase a permit

Online at https://yorke.sar.gov.au/bush-camping-permit/

Phone the free call number 1800 202 445

Visit a Council office, located in Maitland, Mintaton and Yorketown or from the many Visitor Information Outlets across the Peninsula.



9.4. UNREGISTERED CAMPS

Private or community run unregistered bush camps, campgrounds and Caravan Parks are also present in YPC area, primarily on private farmland and some ovals or showgrounds.

These unregistered camps and RV facilities are a concern from a regulatory and safety perspective.

As they are unregistered with Council, hygiene and safety standards are not monitored, in particular fire safety standards.

People also camp on roadsides, parking bays and

near jetties or boat ramps.

Council does not have the resources to deploy enough Rangers to adequately monitor and issue infringement notices.

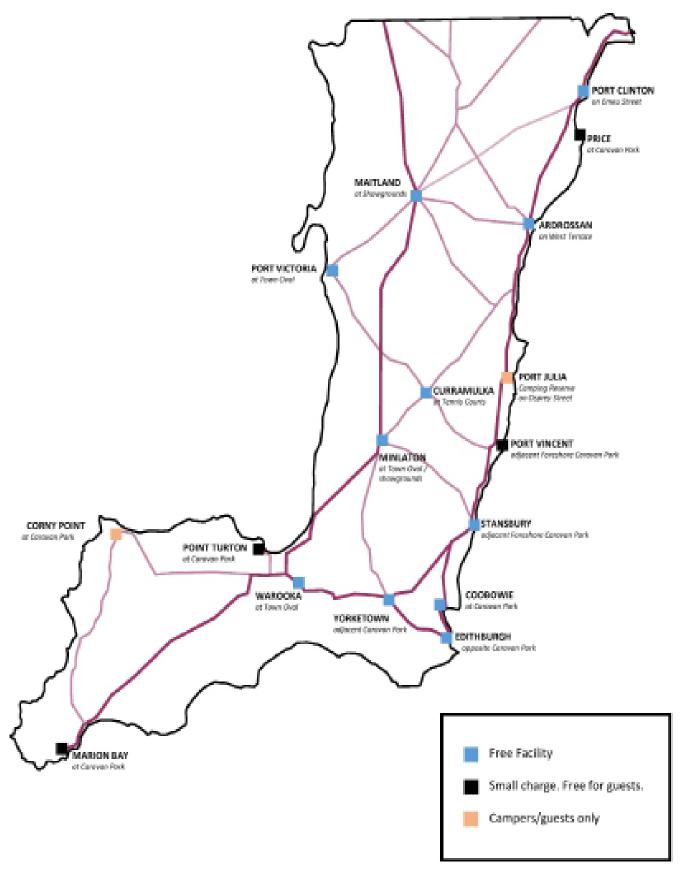
Illegal camping in unmanaged localities typically results in many issues such as illegal campfires, toilet waste, litter and damage to high value environmental areas such as sand dunes.

It also occasionally results in inconvenience to nearby residents with antisocial behaviour and noise.



9.5. DUMP POINTS

Fifteen dump points are accessible to the general public for free or a small fee. These dump points are by large managed by Council.



10. SUMMARY OF AVAILABLE OVERNIGHT RV FACILITIES ON YP

ТУРЕ	TOTAL NUMBER OF SITES	COMMENTS/NOTES
Caravan Park	946	Stay not to exceed 45 consecutive days
Bush Camp	700	Stay not to exceed 6 consecutive weeks
RV overnight	70 (estimated)	Varies from one night to seven
TOTAL	1716	



11. CONSULTATION

11.1. COMMUNITY CONSULTATION

In accordance with Council's Community Engagement policy, a Level Two Community Consultation was conducted to assist with the formulation of this Strategy.

Council invited submissions based on the following factors:

- Economic benefits for Yorke Peninsula
- Social benefits for Yorke Peninsula
- Cost of establishing facilities
- Adherence to regulations
- Capacity of existing facilities

Nine submissions were received.

Four were from individuals, one from a Caravan Park, two from Progress Associations, one from a sporting organisation and one from a group of businesses.

One submission was strongly opposed to the introduction of RV free or low costs overnight stay whereas the remainder of the submissions were moderately to strongly supportive.

The submissions can be found at Appendix 1.

11.2. MEETING WITH THE COPPER COAST COUNCIL

In February 2022, Council employees met with Copper Coast Council employees responsible for managing Caravan Parks and RV facilities to be informed of regulations and practical solutions applied by this neighbouring Council in order to apply a level of uniformity across the Yorke Peninsula.

Both Councils agreed visitors are not aware that two distinct Local Government entities are present in the Peninsula and that a level of seamless regulations and practices need to be achieved.

The Copper Coast Council has different issues compared to the Yorke Peninsula Council.

With a far more compact Council area, illegal camping is less common and easier to control.

Copper Coast has tried to broker a deal with the Moonta National Trust to establish a RV overnight stay.

The project is presently halted due to administrative difficulties.

The site is however operating through Council and is popular.

It is interesting to note that despite the sign indicating "Camping with self-contained vehicles only", a number of the vehicles observed were clearly not self-contained.

Copper Coast Council also indicated that, albeit to a lesser extend compared with Yorke Peninsula Council, it experienced difficulties linked to unruly and littering behaviour of some free camping holiday makers.

Both Councils resolved to keep communication channels open to ensure that there is consistency on how the RV visitors are welcomed in the region.



11.3. CARAVAN PARKS

The Caravan Parks consulted were, perhaps not surprisingly, vehemently against the concept of free or low cost nights for RVs and cited the following reasons:

- There is an array of bush camps and low cost camping in the Yorke Peninsula already competing with the Caravan Parks
- Caravan Parks are established local businesses spending their money locally and supporting the local economy
- Caravan Parks pay Council lease fees and rates and obey to regulations

• Caravan Parks provide local employment and engage local contractors and suppliers

While some larger Parks in prominent coastal positions are relatively protected from competition from low cost or free RV accommodation as there is no shortage of people willing to pay Caravan Parks for the privilege of good facilities and beautiful coastal views, smaller parks with no coastal vista and more basic facilities were certain the establishment of low cost or free RV accommodation would be highly detrimental to their business.



12. REGULATIONS

12.1. COMPETITIVE NEUTRALITY

The broad intent of competitive neutrality is to ensure that where governments and local governments provide goods and services in a competitive market, these business activities do not have an unfair advantage over private sector businesses by virtue of their government or local government ownership.

A business activity is where there:

- Are goods and services produced for sale
- Is a commercial or profit-making focus
- Are user charges for goods and/or services
- The activity is not funded from rate or grant revenue
- The Council submits a tender in competition with the private sector

Therefore activities such as free camping with a donation are not falling under the competitive neutrality umbrella.

Compulsory low cost charging however is likely to be challengeable under the competitive neutrality terms of reference.

In 2010-11, the Office of the Tasmanian Economic Regulator received four complaints from private Caravan Park owners in Tasmania about local governments that were providing free or low-priced overnight RV camping services in line with the RV Friendly services.

The premise of the complaint in each case was that the pricing (or lack of pricing) for these council-provided services was in breach of competitive neutrality principles under the National Competition Policy all government organisations are required to follow.

Each of these complaints was ultimately upheld by the Economic Regulator.

It was found that Council must adhere to the principles of competitive neutrality and should apply a "full cost attribution model" approach when operating these services.

The Regulator found each council-owned service in Tasmania is likely to be competing with a privately-owned Caravan Park, either within its own municipality or in surrounding municipalities, and needs to price its services to reflect the costs of providing the service.

The Caravan Parks argued that local governments expending ratepayer funds (including those rates paid by said Caravan Parks) to create competition to the Caravan Parks' services breach the principles of competitive neutrality that local governments nationally are obliged to uphold.

To comply with the national legislation, local governments are obliged to price the delivery of any service in accordance with the cost of providing those services.

Responding to this conflict, the Premier's Department in Tasmania released the Statewide Directions Paper – Review of Council Recreational Vehicle Overnight Camping Services

It is to be noted that, although only these four cases have been won by commercial Caravan Parks against councils, it is possible that complaints will be lodged by commercial parks should an RV overnight stay be established in the same town as a commercial park.

12.2. SA PLANNING

The Planning and Design Code determines the land use Zone in accordance with the Planning, Development and Infrastructure Act, 2016.

Planning regulations are complex and each proposal for development needs to be assessed individually.

It is therefore impossible to determine whether a proposal will be deemed suitable without undertaking the full assessment process.

Most proposed RV overnight facilities are likely to trigger a "Change of Use" and a Development Application will need to be lodged with Council for assessment.

Although all proposals need to be treated individu-

ally, some zones may lend themselves better than others to accommodate RV facilities.

Although still triggering a change of use, zoning such as Caravan and Tourist Park Zone would be easier to obtain development consent for, compared to Conservation Zone or Rural Zone where a much stronger case would need to be developed, often necessitating the engagement of specialised consultants and the production of a formal business plan.

In addition, some applications will require a community consultation process. Community organisations or commercial operations intending on establishing RV facilities need to be aware the process may be more expensive and longer than imagined.

12.3. COMMUNITY LAND

Proposals to use Council land (Community land) must be carefully considered to ensure that the use is consistent with the purpose for which the land is held.

Community land is land that is owned by Council or under Council's care, control and management.

Pursuant to section 196 – Management Plans of the Local Government Act of SA 1999, a Council must prepare and adopt a management plan for its Community land if –

- a) The land falls within the ambit of section 194(1)(b) or (c); or
- b) The land is, or is to be, occupied under a lease or licence; or

c) The land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

A Management Plan states the purpose for which the land is held, objectives, policies (if any) and proposals for the management of the land.

Crown Land that is in Council's care, control and management through Crown dedication must also be consistent with the proposed use, for example camping and caravan park purposes.

Should the proposed use differ from the Crown dedication, then approvals must be sought from the Department for Environment and Water.

6. https://www.treasury.tas.gov.au/Documents/20190103%20Policy%20Statement%20for%20the%20application%20of%20Competitive%20Neutrality%20 Principles%20to%20public%20camping.PDF



13. ECONOMIC BENEFITS

A report conducted by BDO and commissioned by the Caravan, RV & Accommodation Industry of Australia (CRVA) argues that the economic stimulus created by non-commercial campers is significantly less than the benefit created by tourists staying in commercial Caravan Parks.

Regardless of whether tourists are camping in free or subsidised designated areas provided by Council, or simply pulling off to the side of the road, the report states:

- Excluding accommodation costs, commercial campers spend more than 2.7 times more at each location than non-commercial campers
- Non-commercial campers spend 29% of their time in commercial Caravan Parks
- Commercial campers spend less than 15% of their time in non-commercial camping areas
- Commercial campers on average spend more nights at each location than non-commercial campers
- Commercial campers have a much higher propensity to spend than non-commercial campers on complementary goods and services offered at their chosen destination; commercial campers spend more each day in 8 out of 9 categories surveyed, the only exception being souvenirs

However, this data and analysis is disputed by other organisations and lobby groups.

According to the CMCA, there are about 620,000 RVs in Australia and RV owners on average spend around \$770 a week in the towns they visit.

There is a strong lobbying element in both commercial and non-commercial campers' organisations with diametrically opposed views.

Claims and counterclaims abound on the advantages and shortcomings of each category and the

CMCA and the CIAA have conflicting views on the establishment of free or low-cost RV spaces, with the CMCA strongly advocating for them and the CIAA vehemently against them.

It is not the purpose of this Strategy to decipher who is in the right.

It is evident though that both the commercial and non-commercial campers do bring a boost to the regional economy.

Caravan Parks also have a significant effect on the local economy as they employ a number of local people, mainly in cleaning and maintenance roles.

They also use local tradespeople and buy supplies locally.

This has a large effect on the economic health of the community.

It is therefore important to consider potential risks to the local economy should Caravan Parks falter and lose revenue.

Especially in small and isolated towns, the presence of a well maintained and prosperous park not only brings visitors to the town but provides a focal point for the community, often doubling as the only shop or takeaway business available and providing services and entertainment.

A neglected or under-resourced park can lower the reputation of a small town.

Undermining the viability of a commercial Caravan Park by introducing free or cheaper camping or caravanning alternatives can have consequences for the general economic health of the township and adjoining localities.

8. Economic Benefit Report - Spending Patterns of Commercial Campers & Non-Commercial Campers - May 2013, BDO https://www.caravanwa.com.au/wp-content/uploads/2013/05/Spending-Patterns-Commercial-Non-Commercial-Campers.pdf

13.1. COST OF ESTABLISHING AN OVERNIGHT RV FACILITY

MAINTENANCE

Each potential site is different but at the very minimum, increased rubbish removal, ranger compliance visits and site maintenance will be costs to Council to be taken into account.

WORKS	COST	DETAILS
Site design	\$8000	Includes traffic management plan, approved access and signage
Planning permit/compliance	\$1000	Includes removal of native vegetation permit if needed
Vegetation removal	\$5000	If needed
Construct access and sites	\$172,000	Including suitable driveway and appropriate parking on sites
Dump point	\$6000	Can be more if needing a septic tank
Total	\$192,000	



14. RECOMMENDATIONS

With the abovementioned factors in mind, Yorke Peninsula Council Officers propose the following recommendations.

These recommendations apply to new sites and developments and do not affect existing RV sites established by Council or community organisations. Sites established without Council's express consent however, will fall under the premises of these recommendations.

In formulating these recommendations, it has been taken into account that unlike many tourism areas that need to cater for the RV market and cheaper accommodation, Yorke Peninsula offers 19 Bush Camp sites at \$10 for daily permits at the time of writing.

Some of the sites are easily accessible by RVs, including large rigs.

Therefore the need to provide low cost accommodation is reduced.

All of the following recommendations are subject to Council and State Government regulations.

Permission for new or expanded sites, for Caravan Parks or RV-specific facilities, must be sought and approval granted by Council prior to the commencement of any works.

Council will consider all applications on a case-bycase basis in accordance with applicable legislation, and in consultation with the wishes of the wider community.

14.1. RECOMMENDATION ONE: PEAK PERIOD PROVISIONS

Allow some areas to be utilised for RVs during peak periods when commercial sites are fully booked.

Based on feedback and finding it is recommended to allow some areas to be utilised for RVs, camping and caravanning during peak times only, when commercial sites are fully booked, to enable a greater number of travellers to stay in the region.

OBJECTIVE:

Offer an alternative to camping in a rest area by

providing a safe camping environment for visitors while protecting the viability of existing commercial or community managed facilities.

ACTIONS:

- Identify suitable land
- Consult with commercial accommodation operators
- Consult with the community
- Priority for managing the sites to be given to be given to commercial Caravan Park operators or community groups
- Monitor regularly for compliance

14.2. RECOMMENDATION TWO: NEW CARAVAN PARKS AND EX-PANSION OF EXISTING FACILITIES AT CARAVAN PARKS

Encourage new or expanded Caravan Parks.

The establishment of new Parks, or the expansion of existing Parks, will create significant additional sites to cater for the growing market and would benefit economic development.

OBJECTIVE:

Encourage investment by private or community operators to create new or expanding businesses to cater for the market, create economic benefits and create extra employment.

ACTIONS:

- Identify funding opportunities
- Provide financial incentives through Council or State Government initiatives
- Provide assistance to navigate permits and regulations for commercial enterprises to create new Parks or expand existing Caravan Parks
- Promote the creation of low cost facilities in existing Parks

14.3. RECOMMENDATION THREE: RV OVERNIGHT FACILITIES

New RV overnight facilities must be 10km radius from a commercial Caravan Park, unless approved by the Park/s.

To minimise the negative effect of free or low cost camping on commercial Caravan Parks, SA Parks in its Policy Paper recommends that free/low cost camping should only be established at distances of more than 20km from existing commercial facilities.

The Victorian Caravan Park Association advocates that no free camping sites be set up and approved within a 50km distance from a commercial Caravan Park.

In contrast, CMCA argues that a large proportion of its members are not interested in staying in Caravan Parks and that not embracing free/low cost camping reduces the economic benefits for a locality.

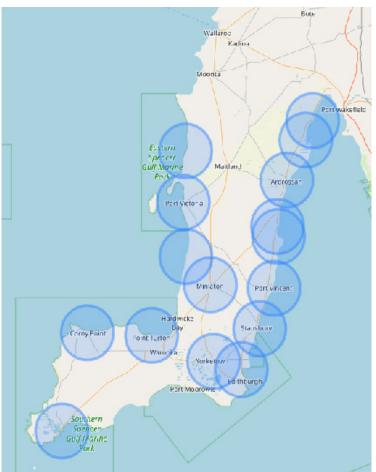
Due to the geographical configuration of the Yorke Peninsula and the proximity of the towns, it is recommended to look at a 10kms radius (shown below).

OBJECTIVE:

In order to ensure that other businesses, in particular commercial Caravan Parks, are not disadvantaged, the approval of overnight RV facilities need to carefully considered and looked at on a case by case basis.

ACTIONS

- Allow the establishment of overnight facilities with a specified number of nights allowed in areas at least 10km radius away from existing commercial Caravan Parks unless approved by the Caravan Park
- Give priority for management to Progress Associations or other sporting and community groups. Council will need to establish a Memorandum of Agreement with the community organisation to ensure facilities are maintained.
- In negotiation with the management group, agree on a minimum donation amount that would not severely disadvantage the neighbouring commercial or existing community facilities and a maximum stay that should not exceed three nights



14.4. RECOMMENDATION FOUR: COMPLIANCE FOR EXISTING FACILITIES

Ensure existing facilities meet compliance standards.

Unregulated camping/caravanning sites can impact the environment and degrade public land.

Public safety, public liability risks and environmental quality can be compromised.

Unregistered facilities are not monitored by Council to ensure proper hygiene and safety, in particular fire prevention, and pose a risk to visitors and residents.

OBJECTIVE:

Identify and render compliant existing unregistered facilities to encourage campgrounds currently running "under the radar" to abide by current regulations.

ACTIONS:

- Identify unregistered sites through Council Officers' findings and by encouraging community members to report unregistered facilities
- Facilitate registration and compliance
- Issue expiation notices if the identified site fails to cooperate towards registration and compliance

14.5. RECOMMENDATION FIVE: A NEW POLICY AND PROCEDURE

Create a new Yorke Peninsula Council RV Policy in line with the findings and recommendations of the Yorke Peninsula Council Recreational Vehicles Strategy.

This strategy was designed to provide a framework to inform and guide Council to develop a new RV Policy and Procedure, in line with the wishes of the community and to deliver the best economic outcomes for the Municipality.

OBJECTIVE:

To develop a policy that is consistent, fair and balanced.

ACTIONS:

- Council to ratify the RV Strategy
- Council Officers to draft a RV Policy and Procedure for Council to endorse
- Council Officers to develop an Implementation Plan with specific recommendations and actions
- Council to devolve human and financial resources to allow for the Implementation Plan to be achieved

^{9.} https://www.sa-parks.com.au/sites/saparks/media/pdf/roadsidecampingpolicy.pdf

^{10.} https://www.pc.gov.au/inquiries/completed/regulation-benchmarking-local-government/submissions/sub032.pdf

^{11.} https://globaleco.com.au/archive/2019/2019-12-04-0930-gary-rebgetz-cmca-sustainable-rv-park-network.pdf

15. APPENDIX A COMMUNITY CONSULTATION

Submissions were received from the following groups and individuals:

- Minlaton Caravan Park
- Bruce Cook
- Edithburgh Sporting and Community Club
- Minlaton and District Progress Association
- Roger Hogben
- Edithburgh Businesses
- Edithburgh Progress Association





15.02.2022

Yorke Peninsula Council
COMMUNITY INPUT RECREATIONAL VEHICLES STRATEGY

as the owners of the Minlaton Caravan Park this has been ongoing since we took ownership of the caravan park in October 2019, with additional pressuring from Minlaton District Progress Association

we pride our business and ourselves and are actively involved in the Minlaton District Business Group, Minlaton District Progress Association, Port Rickaby Progress Association, Minlaton CFS and other various local groups

as the owners of an established commercial caravan park in Minlaton, we are greatly against the idea of free short to medium term overnight facilities for self-contained RV travellers' in Minlaton

in collaboration with Bron Scholes we presented to Miniaton District Progress Association and more recently to Muriel Scholz what we titled 'what impact the decision to apply for "RV Friendly" status for the Miniaton township will have on your local Caravan Park'

In December 2016 – YP Council endorsed the Community Welcomes RV Traveller program and rejected a proposal

from the CMCA to establish low cost RV parks. This decision was based on the following factors;

- there are currently 20 Registered Caravan parks throughout Yorke Peninsula
- there are currently 19 Bush Camping Facilities throughout Yorke Peninsula

some of the key factors that were taken into consideration include;

financial implications

- development costs, such as internal roads, access, fencing, signage etc
- ongoing rubbish disposal and removal.
- installation of dump points and water
- ongoing water usage costs
- ongoing maintenance of the dump point and repair following miss-use
- ongoing plumbing issues associated with waste disposal (septic pumping etc)
- ongoing monitoring



- clean-up following mis-use or vandalism
- impact on commercial caravan park

facilities which are established today are going to have ongoing costs into the future, within minimal revenue to support them

risks.

- regulatory authority council provided facilities should meet regulatory requirements
- need to be fit for purpose and legally compliant
- competitive neutrality
- ongoing costs will increase
- mis-use or vandalism
- damage to the environment due to lack of control
- increase in insurance premiums
- the perception that facilities provided by council imply that they are regulatory compliant

the increased pressure on businesses, especially during the COVID pandemic, we're already struggling and offering 'free short to medium term overnight facilities for self-contained RV travellers' in Miniaton would be greatly felt

commercial caravan parks have a responsibility to maintain and provide to a diverse range of guests an experience and facilities that meet standards

we pay lease fees and see little put back in return to upgrading council's existing facilities

for thought

- 90% of all caravan and camping visitor activity in Australia occurs in regional areas thriving commercial caravan parks are vital to local towns
- tourists staying in commercial caravan parks spend more that campers staying at non-commercial locations
- people staying in commercial caravan parks stay longer in a location than people using non-commercial sites
- for every \$1 lost to a caravan park by the establishment of a non-commercial site \$1.28 of economic benefit is lost to the local community
- research reveals that local government supported non-commercial sites in townships where commercial caravan parks operate can undermine the viability of commercial caravan parks
- caravan parks can cater for all types of recreational vehicles including big rigs
- commercial caravan parks must comply with many regulations to ensure they provide secure and well
 managed environments. Regulation and compliance ensures a better visitor experience and enhances



opinion of the town or location. This leads to repeat visitation and positive word of mouth promotion for the town

- caravan operators are personally promoting the attractions of the district encouraging visitors to see more and spend more
- caravan parks employ local people, use local trades and suppliers
- restrictions on the growth and development of commercial caravan parks restricts the growth and development of a destinations tourism economy
- collaboration between local government and commercial caravan parks will bring greater economic return and benefits to the town and other local businesses

Thanks

Miniaton Caravan Park

Muriel Scholz

From: Sent:

Saturday, 22 January 2022 5:41 PM

To:

Corporate Email Address

Subject:

RV Strategy

To whom it may concern

Thank you for the opportunity to provide input re Council's RV Strategy

I am a resident of Minlaton, involved with the Minlaton Progress Association, other community groups and a RV user myself.

I firmly believe making Minlaton an RV Friendly town would be of great benefit to the town. Having a site where RV's can stop for 1 or 2 nights would benefit the town's businesses.

A large number of RV's stop anyway in a variety of spots and in an uncoordinated way. Having a designated site would allow more control. I consider Minlaton's showgrounds would be an ideal site.

The usual argument against such a move is that it would be to the detriment of the local caravan park. As a caravanner myself I would strongly disagree with that sentiment.

The people that look for RV Friendly sites don't regularly stop in caravan sites and if they can't stop here they will move somewhere else. Caravans already come to Minlaton's showgrounds to use the dump point and fill up with water.

Why not offer them the ability to stop a night or two for a small charge.

A great alternative would be if the Minlaton Caravan Park could offer unpowered, unwatered sites away from the main park for a small charge.

I have spoken to the Secretary of the Ardrossan Progress Association who run their town's caravan park and they are very supportive of Ardrossan's RV Friendly status, in fact they would love to be able to have more sites.

Regards

B.L. Cook

Bruce Cook

Muriel Scholz/Sue Beech

Yorke Peninsula Council

Via: admin@yorke.sa.gov.au

COMMUNITY INPUT RECREATIONAL VEHICLES STRATEGY SUBMISSION

On behalf of the Edithburgh Sporting and Community Club we the committee would like to thank the Council for asking community organisations, businesses and individuals from the Yorke Peninsula Council area for their input and opinions regarding this RV strategy.

The Edithburgh Sporting and Community Club Committee have already had correspondence with Sue Beech recently as to our request to be able to offer short term "free camping" on the surrounds of our Oval for RV's and self-sufficient campers that have no intentions of staying in Caravan Parks within the town. We have discovered that the Council run "Camp Sites" are not always suitable for the big RV's and are not close in proximity to our township at present therefore towns losing any money while they are within our district. In the past there have often been vans, Caravans and even the odd tent and swag stay along the foreshore in Edithburgh, where it is prohibited and we understand that this is hard for Council to police, but we believe we can offer an alternative to this, in a safe, sanctioned and permitted area.

Economic benefits for the Yorke Peninsula Municipality

Edithburgh has a great local community that benefits and thrives in many ways by the tourists that visit and stay in our town. This was made clearer during the recent Christmas period when we did have some short-term visitors stay at our Oval that could not stay at our Caravan Park for reasons such as; the park was full, some were too big for a site, and some simply didn't want to be amongst a large crowd or use shared facilities during the Covid19 pandemic. They simply wanted somewhere just to "pull-up" for a few nights – not needing power, water or toilet facilities. (Please see correspondence some left attached).

Unfortunately, the Edithburgh Progress Association made a formal complaint to Council about the facilities we were offering as they saw this as direct competition to the Caravan Park for which they have the lease. This resulted in us being shut down quite abruptly as you can tell in the correspondence attached, even though we were given 7 days to cease offering "free camping" at the Oval by Sue Beech. We are in discussions with Sue Beech to implement the correct process so that we can offer these facilities in the future. These people were not charged, some chose to make some small donations to the Edithburgh Sporting and Community Club out of gratitude and to help with future maintenance of the oval/ infrastructure which was much appreciated. As you can see in the correspondence attached visitors contributed economically to our entire community whilst staying. We know some chose to attend Bingo at the Bowling club due to its close proximity, they bought fuel, food, ice, bait, etc. One group made a point of purchasing lunch at the Deli, drinks at the Hotel and Dinner at the Location Café thus contributing to a large part of the community which would have been lost had we not provided this service.

Social benefits for the Yorke Peninsula Municipality

Whilst we had people stay at the Oval our President, Vice-President and Grounds Maintenance Manager all visited the oval regularly to keep an eye on things, cleaned the outside toilets which we had offered for use and had several conversations about the community, facilities available, tourist attractions, advice on coastal areas the campers were moving too and shared many laughs and stories. In fact, some of the campers were past business owners in Edithburgh over 30 years ago and provided some history to us as well. Several attended the Bowls club as they had a regular Bingo night on and we had many positive comments from members of the community saying "isn't it great to see all the facilities in the town being used".

Cost of establishing facilities

Depending upon whether there are more regulations and requirements that we are not aware of yet that will need to be met, I am sure that most towns like Edithburgh already have some facilities available that can be used without incurring enormous costs. The Edithburgh Sporting and Community Club have recently been successful in being awarded a grant from the federal governments "Black Summer Bushfire Grants" with our greater vision to make a "Community Hub" that will enhance our town even more, bringing in new and existing visitors back to the district. Not just for Cricket or Football but for the entire community to use. With these funds we plan to further develop and improve these facilities for the entire community of Edithburgh and the tourists that we thrive on. We believe we can offer great RV and free camp facilities without incurring many establishment costs and without it impacting on our local Caravan Park.

Adherence to regulations

Like the Lease of the Oval, regulations that Council set would have to be adhered to. In light of our recent breach of Oval Lease conditions, although we were not aware we had breached them as our lease does state for Sports and Recreational Use, which we thought some short-term camping would permit. But as soon as we were requested to shut it down and seek the correct permissions we did. This new project would certainly only be undertaken once new regulations were put in place.

Capacity of existing facilities

The Oval can offer the surrounds of the Oval for the majority of the year (excluding June/July/August), obviously trying to avoid use during the few months where there are home football games for the Southern Eagles Football and Netball club as this already offers an enormous impact socially and financially to our community and is our primary use. The facilities that the Oval offers are complimented by the Dump Point facility already established in Edithburgh. We believe the capacity our existing facilities could offer would make it very manageable. We don't want to create a RV city, just help to offer facilities to every type of tourist in our area.

The Committee of the Edithburgh Sporting and Community Club believe that if Council adopt an R	Ų.
Strategy we could work harmoniously in providing suitable facilities in Edithburgh.	

Yours Sincerely

Edithburgh Sporting and Community Club



SUBMISSION TO YP COUNCIL'S RV CONSULTATION

- Minlaton & District Progress Association recognises the significant economic benefit RV travellers contribute to our town and district
- Progress is fully supportive of Glen and Amy, managers of the Minlaton Caravan Park. We admire their continual upgrade of the park.
- We believe there are two distinct categories of RV travellers: 1. Those who mostly use dedicated caravan
 parks with full facilities and 2. Those with fully self-contained vehicles who mostly prefer free or low-cost
 sites
- Most of the self-contained vehicles either bypass towns without dedicated RV Friendly sites or camp in various un-approved sites in and around towns.
- We believe a dedicated RV Friendly site at Miniaton would provide economic benefit to our town
- Further, we don't believe such a site would harm the Minlaton Caravan Park.
- Progress would be pleased to work with Council in establishing such a site and would be prepared to play a
 part in the management of same.

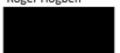
Yorke Peninsula Council RV Strategy Submission 2022

The strategy will make recommendations based on the following factors:

- Economic benefits for the Yorke Peninsula Municipality
- 2 Social benefits for the Yorke Peninsula Municipality
- Cost of establishing facilities
- 2 Adherence to regulations
- Capacity of existing facilities

Yorke Peninsula Council RV Strategy Submission 2022

27 February 2022 Roger Hogben



Firstly, congratulations to the Yorke Peninsula Council on the development of an RV strategy. As the Council is aware I have had an ongoing interest in RV travellers for many years and having lived in a large self-contained motor home for 8.5 years prior to buying our home here, have an experience based understanding of these travellers.

The previous Council developed a unique Bush Camping experience for travellers to the peninsula which I believe has been good value on the first two points. I have not been able to find the financials for these camps but the original plans for this project included installing 4 Toilets. There are now 6 toilets installed with plans for more which leads me to conclude that these campsites are both economically and socially viable.

The Toilet blocks initially costing Council in excess of \$40,000.00 each indicates a large investment in infrastructure by the council which is aimed at a group of visitors who spend money on the peninsula. From my experience camping at places such as Port Arthur and Minlacowie, while in the motorhome, we spent money on the peninsula purchasing things such as fuel, food (supermarket, bakery, butcher, etc) Coffees and takeaways, Mechanical repairs and numerous others.

We also spent a lot of time Camping at Caravan Parks (Minlaton, Coobowie, Edithburgh, Port Victoria and others). Our time camping on the peninsula each year was about 2 to 3 months with caravan parks accounting for 2/3rd of that time and the other 1/3rd spent off road in locals recommended camp sites (prior to "Bush Camping").

Point 4 refers to adherence to regulations and on this point council's compliance people have done what I would consider a Brilliant job with their 'carrot and stick' approach that has resulted in very few expiation notices being issued as a percentage of compliance.

The final point is about capacity. Many caravan parks and Bush Camping sites are full to capacity during spring, summer and autumn school holiday periods and I noticed that overflow? Campers (motorhomes and caravans) were accommodated in the Edithburgh oval, well done. On several occasions on trips to Ardrossan or Adelaide we counted in excess of 15 vans/campers at Parara. This, the first 'Bush Camping' site coming on to peninsula from Port Wakefield, is so well known that it must be putting pressure on the facility.

Suggestions

I have attached a letter from John Edwards, Jan Bitossi and myself sent to Councillor Bittner in February 2021. In that letter we suggested that new campsites could be included at McKechans Beach and Berry Bay with our reasoning for these. To those sites I would now add,

Port Arthur; This site often has campers here and some remain for several days with no rules in place and no control of waste.

Port Clinton; Since Port Clinton installed a publicly accessable dump point there has been an increase in passing trade in the town (anacdotal after speaking to locals in the area.) but there is no overnight or short term camping area in or close to the town when the caravan park is full or for large vans that cannot get into the park. A 'Bush Camping' site developed somwhere near here with the support of the Progress Association should work well for the local community and would also relieve the pressure on Parara.

Finally I would recommend that Progress Associations that wish to support 'RV Friendly Towns' or 'Welcomes Recreational Travellers' be heartily supported by Council as they are best placed to listen to their local businesses and populations

Thank you for the opportunity to have an input

Regards

Roger Hogben

Yorke Peninsula Council

Via: admin@vorke.sa.gov.au

Attention: Muriel Scholz/Sue Beech

RECREATIONAL VEHICLES STRATEGY SUBMISSION - LOCAL

BUSINESS OWNERS INPUT - Edithburgh

Recently, the Managers/Owners of the Edithburgh Deli & Newsagency, Troubridge Hotel, Edithburgh Hotel and The Location Café have got together and met several times to discuss business in our town as we have needed. We would like to contribute to the request from Yorke Peninsula Council for input and opinions regarding the RV Strategy.

We all have many tourists and visitors to our town call in to our businesses and apart from their patronage which we all need to survive are asked about accommodation, facilities and tourist information. Some of these people are looking for Caravan Parks, Motels, etc but there is certainly a growing trend of self-sufficient travellers that don't want to keep the costs down and want more privacy than you get staying in a Caravan Park. There are always a few moving in and out of the town, it is never an enormous amount all at once. Having a dedicated area in the town would be advantageous as you won't have vans pulling up for the night in Car Parks, etc. Many of the Council sites along the coast are too far away from the actual township of Edithburgh for it to be advantageous to our businesses.

Economic benefits for the Yorke Peninsula Municipality

At the moment, most of the RV's and self-sufficient travellers, whether it be in big RV's or small vans like to stop just for 1 or 2 nights close to a township to restock on supplies, petrol, and mingle a little with the locals, find out places to go, and attend to any mail or business they need to. Allowing these travellers a reasonable location close to the township of Edithburgh increases the economic benefit to our businesses and we often recommend other places they can stay and what others towns have to offer that they are going to come across in their journey. Most of these travellers are never going to pay to stay in a Caravan Park so we do not see this as competition to them.

Social benefits for the Yorke Peninsula Municipality

We have a great community that likes to stop and chat and share stories with these travellers, it is great when they stop and visit our Museum and often call into the Bowls Club or Footy depending what time of year they are visiting. Fishing is a big attraction in our town and there is often a yarn shared on the jetty, so having these people from many different places and backgrounds is good for our community.

Cost of establishing facilities

We can't imagine there would be many costs in establishing a good area for people to be able to stay in a dedicated place in Edithburgh, as we know the town Oval was happy to do this over Christmas when our Caravan Park was full. They have just been successful in gaining a grant to build the SYP Multi Purpose Community Centre to be used in future emergency/evacuation situations which demonstrates they are there for the community and want to help the Edithburgh Community as much as possible

Adherence to regulations

Obviously some regulations would have to be put in place to be followed which would have to be communicated to whomever is going to manage this.

Capacity of existing facilities

The surrounds of the Oval are ample to accommodate these travellers, it is not something that we would envisage a huge amount of vehicles at any given time more a steady turnover as they should only be wanting to stay for approx. 1-3 nights we would think.

We as a group of Businesses would therefore like to notify Council that we are in support of Council developing an RV Strategy to allow these travellers to stay amongst our community.

From.

Businesses of Edithburgh represented by this Submission:

Troubridge Hotel

Edithburgh Hotel

Location Café

Edithburgh Deli & Newsagency – Lesley Tilbrook, I was nominated by these businesses to speak on everyone's behalf to The Edithburgh Progress Association and to prepare this correspondence on their behalf.

RECREATIONAL VEHICLES STRATEGY SUBMISSION EDITHBURGH PROGRESS ASSOCIATION

The Edithburgh Caravan Park provides a range of cabins and powered and unpowered sites to accommodate tourists and business people. There are caravan parks at Coobowie (5km) and Yorketown (16km) away, plus at least two Yorke Peninsula Council free camping sites within close proximity of the town providing competition.

The Edithburgh Progress Association (EPA) leases the park from the Yorke Peninsula Council and pays a percentage of earnings to the council. Many measures have been put in place in recent times to increase the customer experience and improve the business model resulting in increasing revenue for the park. Cabins have been upgraded, grounds improved and activities for patrons expanded. Future improvements include a storage and staff amenities area, expanded camp kitchen and new amenities block. With support of the Park Managers some inefficient practices and inconsistent application of expectations have been addressed resulting in a well-run business.

Initial discussion has begun to use some of the Council owned area across from the park to cater for the overflow of patrons when the park is fully booked. The long-term plan is to move the permanent and semi-permanent residents across to this area allowing further expansion for tourists on the existing park site. 'Free camping' is also being considered for this area depending on public demand. The EPA is willing to work with Council to develop an appropriate accommodation mix for this underutilised site.

All these measures are to cater for visitor needs and to increase park revenue. The profit from the park provides revenue to Council, the upgrading of park facilities and supports a variety of community individuals and groups and the upgrade and improvement of town amenities, facilities and attractions. The park promotes local businesses and aims to increase patronage to the town to support these businesses.

The Edithburgh Progress Association believes that the plans proposed or in place will cater for the needs of all travellers, current and future, visiting the town and there is no creditable case for additional recreational vehicle facilities in Edithburgh.

Mick O'Connell (Caravan Park Working Party) Peter Bartram (Caravan Working Party) Stan Szczpiorski (Chairperson)

22 February 2022

16. APPENDIX B CAMPING ON COUNCIL LAND POLICY



COUNCIL POLICY

CAMPING ON COUNCIL LAND

Agriculturally rich-Naturally bountiful

Policy Number:	PO157		
Strategic Plan Objective	Goal 5 - Responsible Governance 5.3 Meet all legislative requirements and compliance with Council's internal controls		
Policy Owner:	Director Development Services File Number		17/4949[v2]
Responsible Officer:	Senior Compliance Minute Reference:		014/2020[15/01/2020]
Date Adopted:	15/01/2020	Next Review Date:	February 2021

1. POLICY OBJECTIVES

The aim of this Policy is to provide a consistent, integrated approach for the management of camping on council land so as to enhance the quality of the visitor's experience and improve public safety without impacting on the natural and cultural environment. The Policy will encourage 'competitive neutrality' and does not aim to compete with commercial operations.

2. SCOPE

This policy applies to:

- (a) All land owned by the Yorke Peninsula Council ("the Council")
- (b) All land over which the Council has care and control and management
- (c) All roads within the Council area

3. DEFINITIONS

Authorised Person	A person appointed by a Council as an authorised person under Chapter 12 Part 3.
Camp	Includes setting up a camp, or causing a tent, caravan or motor home to remain on land for the purpose of staying overnight, whether or not any person is in attendance or sleeps on the land.
Competitive Neutrality	Principles designed to neutralise any net competitive advantage that a [State] government or local government agency engaged in significant business activities would otherwise have, by virtue of its control by the [State] government or local government, over private business operating in the same market.
Effective Control	A person is exercising effective control of a dog either— (i) by means of physical restraint (a chain, cord or leash that does not exceed 2 metres in length restraining the dog, a cage, vehicle or other object or structure); or

Printed copies are considered uncontrolled. Before using a printed copy, verify that it is the current version.

Updated 22/01/20

PO*** - Policy Name

Foreshore	(ii) by command, the dog being in close proximity to the person and the person being able to see the dog at all times. Means land extending from the edge of any navigable waterway or body of water in Council's area to the nearest road or section boundary or for a distance of 50 metres (whichever is the lesser).
Formal Designated Camp Site	Land so designated by resolution of Council pursuant to Council's Local Government Land By-Law 2 of 2013 part 9:14.
Local Government Land	Means all land owned by the Council or under Council's care and control and management, including the foreshore (but not roads).
Non-approved Camp Site	Land and/or a road that has not been designated as a Formal Designated Camp Site by resolution of Council.
Road	A public or private street, road or thoroughfare to which public access is available on a continuous or substantially continuous basis to vehicles or pedestrians or both and includes— (a) a bridge, viaduct or subway; or (b) an alley, laneway or walkway.

4. POLICY STATEMENT

The footprint of formal designated camp sites and non-approved camp sites have expanded into adjacent areas in many cases, causing significant damage to sand dunes and vegetation. For this reason, camping will only be permitted in Formal Designated Camp Sites as indicated by "Permitted Camping" signs. Council will, at some locations where camping is not permitted, place "No Camping" signs. In the absence of either sign, camping is not permitted.

Camping is not permitted unless first obtaining an on-line Bush Camping Permit via:

- (a) Council's website
- (b) Yorke Peninsula Visitor Information Centre website
- (c) Any Council office, in person or by phone
- (d) Yorke Peninsula Visitor Information Service by phone.

Council's Authorised Person will use their discretion as to the number of vehicles per site, depending on the type and size of the vehicles relative to the space available. Generally three vehicles will be allowed per site.

Council's Roads By-law 3 of 2013, states "no person without the permission of Council can camp or sleep overnight on a road." No permission will be given for persons to camp on roads as they are encouraged to utilize the available caravan parks within townships or the designated bush camping sites.

No person shall camp on a designated camping area for a period in excess of six consecutive weeks. If a person has camped on a designated camping area for six consecutive weeks, that person must not camp on any designated camping area until a further period of four consecutive weeks has expired. A discretionary exemption may be granted by an Authorised Officer, following a written request for an extension of time, if the extension is considered to be of a temporary nature.

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PO*** - Policy Name

Subject to seasonal conditions, small camp fires for cooking and warmth may be permitted unless a Total Fire Ban is in place for the Yorke Peninsula Fire Ban District. No firewood is to be taken from any local government land or road in the Council area unless a standard form SF017 Authorisation to Collect Fallen Timber has been completed, the appropriate fee paid and a permit issued by the Council.

Dogs are permitted within all camping grounds subject to them being under Effective Control.

All designated bush camping sites will be subject to a fee as set out in Council's Fees and Charges Register.

5. COMPLAINTS

Complaints about this policy can be made in writing to the Senior Compliance Officer. All complaints will be managed in accordance with PO147 Council's Complaints Policy.

6. REVIEW

This policy will be reviewed every three (3) years and also as necessary in consideration of any changes to legislation and relevant standards, codes and guidelines.

7. TRAINING

Training needs will be reviewed during induction, annually, during individual performance reviews and as necessary in consideration of any changes to legislation and relevant standards, codes and guidelines.

8. RELATED COUNCIL POLICIES AND DOCUMENTS

PO147 Complaints Policy Fees and Charges Register

9. REFERENCES AND LEGISLATION

Local Government Act 1999 Dog and Cat Management Act 1995 Fire and Emergency Services Act 2005 Council By-laws

10. COUNCIL DELEGATION

Delegate:	CEO
Sub Delegate:	SENIOR COMPLIANCE OFFICER

11. VERSION HISTORY

Archived Policy Name	Policy Number	Date Adopted	Last Reviewed
Camping on Council Land [V1]	PO157	18/01/2017	15/01/2020
Camping on Council Land [V2]	PO157	15/01/2020	

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17. APPENDIX C COMMUNITY WELCOMES RECREATIONAL VEHICLES PROGRAMS (NOT ADOPTED)



COUNCIL POLICY

Community Welcomes Recreation Vehicles (RV) Programs

Policy Number:	PO185		
Strategic Plan Objective:	Community Engaged and Supported		
Policy Owner:	Chief Executive Officer	Record Number:	21/17072
Responsible Officer:	Property Tenure Officer	Minute Reference:	TBA
Date Adopted:	TBA	Next Review Date:	March 2025

1. POLICY OBJECTIVES

To outline Yorke Peninsula Council's (Council) preferred program, Community Welcomes RV Travellers recognition program and;

Council's position for providing in principle support regarding the establishment of a RV Friendly Town or Destination as per the Caravan and Motorhome Club of Australia (CMCA) definition.

SCOPE

This policy applies to all persons undertaking work with respect to administering an application for a township welcoming RV Status.

DEFINITIONS

RV	The CMCA definition of a self contained recreational vehicle is one that has the ability to retain all waste within the confines of the vehicles, including black and grey water.
CMCA	Campervan and Motorhome Club of Australia.
CIAA	Caravan Industry Association of Australia. The Peak national body for the caravanning and camping industry in Australia.
SA Parks	The Caravan Parks Association of South Australia.
	The peak South Australian Industry Association for Commercial Caravan Parks in South Australia.

PO185 - Community Welcomes Recreation Vehicles (RV) Programs Policy

Township, Settlement or group of people who reside in a specific location, or have a
common interest in the area.

4. POLICY STATEMENT

Council aims to find the correct balance between capturing the economic opportunities available through the RV market, and supporting the needs of local businesses in the region including accommodation providers, in particular Caravan Parks.

Council has endorsed the Community Welcomes RV travellers Program as their preferred RV Travelling recognition program, however Council will undertake the following approach when considering RV Friendly Towns and Destination applications in the region:

- Provide support in principle of an application to become RV Friendly Town or Destination as per the CMCA guidelines in communities where there are no commercial tourist and bush camping facilities. This support is subject to the development of a Memorandum of Understanding (MoU), licence or contract clearly stating the management responsibilities of the site.
- In communities with a commercial tourist camping facility, Council will not support the
 development of a RV Friendly Town or Destination, unless it can be demonstrated that
 the development will provide significant economic benefit to the region and will not be
 detrimental to existing commercial operators.
- Be subject to any development approval applications where applicable, including dump point within five kilometres for grey water and effluent disposal, a potable water source and general waste management facilities.
- Undertake public consultation process as outlined in Councils' Community Engagement Policy PO057 with affected business, clubs, organisations and the community. The information from the public consultation process will assist Council in its deliberation to endorse an application for RV Friendly status.

Council will provide in principle support to endorse an application to the CMCA for RV Friendly status only if it meets the above criteria, deems the location suitable and meets the CMCA guidelines.

The CMCA will only consider an application for RV Friendly status if it has the endorsement of Council.

A MoU, licence or contract will be developed between Council and the community group/s or third party managing the RV Friendly site.

Community Welcomes RV Travellers

Community Welcomes RV Travellers program is endorsed by Council as their preferred program. The program provides a consistent message of welcome to RV travellers across Australia. It aims to identify those towns where there is no free camping, but a commercial caravan park is available and the town provides amenities conducive with the requirements of the RV travellers, such as shorter, long bay parking near shopping areas.

Criteria includes:

- easily accessible parking within the town centre for long vehicles.
- directional signage to the local information/visitor centre (if there is one) and;
- where there is a commercial/caravan park in the community, there is no free overnight parking or camping within the town centre or town boundary.

There is no application necessary to be made to Council. Local Progress Associations and Townships are able to make application directly to the SA Parks who will in turn notify

PO185 - Community Welcomes Recreation Vehicles (RV) Programs Policy

Council of an application. SA Parks will provide two signs free of charge to the applicant and Council staff will erect the signs. Additional signs can be obtained for a fee.

COMPLAINTS

All complaints relating to the Township Welcoming RV Programs Policy should be directed to the Property Tenure Officer in the first instance.

REVIEW

The effectiveness of this policy shall be reviewed and evaluated every four (4) years or as deemed necessary to legislation and relevant standards, codes and guidelines.

TRAINING

Training needs in regard to Township Welcoming RV Programs Policy will be reviewed as necessary in consideration of any changes to legislation and relevant standards, codes and guidelines.

8. RECORDS

Records shall be maintained as required by Council's Records Management Policy (PO63) and relevant legislation.

9. RELATED COUNCIL POLICIES/PROCEDURES AND DOCUMENTS

SF194 RV Friendly Town Application

10. REFERENCES AND LEGISLATION

Local Government Act 1999

11. COUNCIL DELEGATION

Details of Delegation:	Chief Executive Officer
Delegate:	Director Development Services

12. VERSION HISTORY

Version No	Issue Date	Description of Change
		Full Revision.

18. APPENDIX D PRESENTATION TO ELECTED MEMBERS INFORMATION AND BRIEFING SESSION 3 NOVEMBER 2021

YORKE PENINSULA COUNCIL



Recreational Vehicle (RV) Strategy

YORKE PENINSULA COUNCIL



The development of an RV Strategy aims to provide direction for Council when providing RV facilities and sites, communication to travellers and the community, and an understanding of Council's legal and regulatory responsibilities.

Local Government Legislation-Legal Basis for Camping in SA -Competitive Neutrality



It is important to recognise that RV Tourism is a variable and complex topic, with a variety of stakeholders with diverse views on the issue.



Progress Associations Crown land
Commercial Caravan Park
Tourism Operators SA Parks By Laws

THE COMMUNITY Bush Camping
RV Travellers Community land
LOCAL BUSINESS Campervan

and Motorhome Club of Australia



The RV Strategy is to provide a future direction which will encourage RV Travellers to visit this region while also managing Council's assets safely and sustainably.

This will contribute towards increasing visitor experience, visitor expenditure and length of stay through catering to RV visitor requirements, whilst also taking into consideration the interest of stakeholders.







The RV Strategy aims to:

- Develop a consistent approach to RV travellers across the Yorke Peninsula region
- Clearly communicate Council's strategic and regulatory responsibilities
- Sustainably protect and manage valued assets across the region
- Support the local business community and encourage tourism growth within the economy
- Encourage RV Travellers to visit the Yorke Peninsula and enhance the visitor experience



Recommendation

To proceed with the development of an RV Strategy, including consultation with stakeholders to be compiled by Council officers:

Muriel Scholz Caravan Parks Coordinator
Sue Beech Property Tenure Officer