

Proposal

CMCA RV PARK Northern Midlands Municipality

Location: King St Oval

Campbell Town

Tasmania

June 2017

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1. OVERVIEW

The Campervan & Motorhome Club of Australia Ltd (CMCA) is undertaking the development of a national network of member-only recreational vehicle (RV) parks, specifically targeted to self-contained RVs that meet the club's self-contained vehicle policy. The development of these RV parks will provide a clear and exclusive member benefit that will differentiate CMCA from all other RV clubs in Australia and make club membership desirable for any self-contained RV owner of a motorhome, campervan, caravan or the like.

State governments are changing policies to support the development of basic camping options and to meet the needs of self-contained RVs. These policy changes are in turn freeing up local government to explore new opportunities to develop RV tourism. CMCA seeks to partner with local government and local organisations to develop CMCA RV parks that will provide low-cost accommodation for self-contained CMCA member vehicles.

CMCA seeks to operate a network of RV Parks as a means of bringing the CMCA community to regional communities across Australia including the Northern Midlands Municipality in this network and to assist the Northern Midlands Council in maximising the benefit of RV tourism to the region. In this way CMCA will deliver triple bottom line benefits to the Northern Midlands Municipality through the spending power of environmentally aware tourists who may from time to time provide volunteer support for actions and activities within the communities they visit.

CMCA Goals

- To include the Northern Midlands Municipality in an Australia-wide network of member-only CMCA RV parks that deliver an integrated network of world-class RV accommodation facilities to meet the needs of CMCA members with self-contained RVs.
- To develop key RV tourism infrastructure in the Northern Midlands Municipality through which CMCA can promote their region as an RV tourism destination through its own resources in partnership with state and regional tourism organisations.
- Maximise the number of members with self-contained vehicles visiting the Municipality by encouraging all CMCA members to meet the requirements of the CMCA self-contained vehicle policy and be eligible to access the CMCA RV Park within the Municipality – preferred location (Southern end of Municipality – Campbell Town – King St Oval – adjacent to Dump Point).
- To work with businesses in the Municipality and to maximise their economic value of CMCA members visiting the region.

2. OUR PROPOSAL

Overview

CMCA proposes to lease the council land area known as the “King Street Oval”. CMCA proposes to establish a CMCA RV Park as a private, members' only, low-cost camping ground providing environmentally friendly, sustainable accommodation for self-contained RVs.

These are vehicles with on-board fresh water tanks and grey and black water containment facilities that meet the requirements of the CMCA Self Contained Vehicle Policy.

The proposed CMCA RV Park will be operated along commercial principles but in keeping with the CMCA status as a not-for-profit club.

Any RV owner, no matter what their vehicle type, can join CMCA and RV owners who meet the CMCA Self-Contained Vehicle Policy requirements can enjoy access to all CMCA RV Parks. These parks will eventually provide Australia-wide coverage and a first class RV accommodation experience. Currently, the annual membership subscription for CMCA membership is \$44.00, inclusive of GST plus an initial \$16.00 administration fee.

CMCA seeks to enter into a long term lease agreement with the Northern Midlands Council for the proposed site with the lease to be negotiated to terms agreeable to both parties.

CMCA points to the CMCA RV Park Ingham, Qld, & the CMCA RV Park at Railton Tasmania as examples of operating CMCA RV Parks and to support our claim as an effective developer and operator of low-cost camping for RV tourists.

RV Park Attributes

To establish an RV Park, CMCA has set the following criteria:

a) Required (essential) attributes

1. In a safe and sustainable location
2. Provides ease of access for all vehicles including large motorhomes and fifth wheelers
3. Access to potable water
4. Acceptably flat land of approximately 10,000m² (approx. 40-60 vehicles)
5. Likely to receive all necessary consents and approvals
6. Adjacent to or within easy access of major roads or highways
7. Able to install a dump point at or within 100 m of the location
8. Fits with the long-term objective of an integrated national RV accommodation network

b) Preferred (non-essential) attributes:

3. Away from residential neighbourhoods
4. Provide a tranquil and scenic setting
5. Adequate fencing
6. Reticulated sewerage
7. Water and electricity
8. Reasonable proximity to tourist and recreational attractions
9. Within reasonable walking distance of retail outlets

Once the CMCA has inspected proposed sites (with the support of Council) and all the essential attributes required by CMCA and most preferred attributes have been proven up, CMCA acknowledges that some development will be needed to bring the site up to acceptable standard for an RV Park including:

- Providing fresh water taps (x4)
- Some fencing of the site (may be required)
- Installing a BBQ shelter /emergency assembly point (EAP)
- Connecting electricity (custodians site only)

CMCA estimates the site can accommodate up to 50 RVs, depending on size and type, allowing approximately one vehicle per 80m² (maximum) - excluding access areas.

Costs

CMCA will undertake development of the RV Park and will meet all costs associated with the following:

1. Provision of potable water
2. Fencing the site in a manner that meets Council's requirements
3. Provision of one powered site to meet the needs of the CMCA custodian
4. On-site management through a CMCA volunteer custodian supported by the CMCA RV Park Management and Maintenance team
5. Provision of a BBQ shelter/assembly point (EAP)

CMCA would aim to have the site operational as soon as practical, as an example within 6 months from an approved DA.

The Northern Midlands Council area and local economy should benefit from this occurrence.

CMCA will meet all ongoing maintenance and management costs for the RV Park.

The CMCA RV Park within the Northern Midlands Municipality will operate at no cost to the community or the Council.

CMCA proposes to charge members \$3 per person or \$6 per vehicle administration fee per night to cover costs incurred in the management and administration of the RV Park.

Lease

CMCA expects to contribute to Council revenue through the payment of rates and any other required fees.

The CMCA expects to pay non-commercial lease fees to the Northern Midlands Council but expects these fees will be in keeping with the overall operational model of the RV Park as a not-for-profit, community-based facility operating on a breakeven basis.

CMCA seeks a non-commercial lease on the area and is prepared to negotiate the terms of this lease to ensure RV Park activities are not detrimental to other users of the area or any Northern Midlands Municipal residents.

3. RV PARK MANAGEMENT

Custodians

CMCA will manage the site through an on-site CMCA Custodian, a volunteer, whose role is to oversee activities on the site, ensuring only CMCA members with self-contained vehicles access the

site and reporting any issues to the CMCA or the appropriate authorities. Park Custodians are appointed by the CEO with the approval of the CMCA Board.

All CMCA RV Park Custodians must have completed the CMCA in-house Park Custodian training package, including conflict management, and be issued with a CMCA RV Park Operations Manual.

CMCA custodians will be guided by a RV Park Management Plan and associated Emergency Management Plan that would require the approval of the Northern Midlands Council and operate within Council guidelines.

Authority, duties and responsibilities of Park Custodians are to:

1. Wear their personal Park Custodian Identity Tag when in the Park area.
 - Ensure that members abide by General Rules of Use of CMCA RV Parks and any specific rules particular to that RV Park
 - Ensure the Park operates in a manner that provides a safe, enjoyable and positive experience for all members using the Park
 - Ensure all members visiting the Park are aware of emergency procedures and the park's Emergency Management Plan.
 - Identify any maintenance issues and advise the CEO
 - Oversee any park maintenance activities undertaken by external contractors
 - Request/check the identification of a member's current financial status
 - Ensure park bookings are managed and monitored (as applicable)
 - Request any member (or guest of member) behaving contrary to the requirements of the General Rules of Use or specific park rules to stop that particular behaviour and, if necessary, advise that continuing this behaviour will lead to them being asked to vacate the Park
 - Call police for assistance if a CMCA member or member of the public refuses to leave the park when requested and notify CMCA NHQ of the incident, or the appropriate local representative.
 - Ensure that rules concerning pets are adhered to.
 - Certify member vehicles as compliant with the CMCA Containment Policy.
 - Liaise with the local and regional tourism authorities to gain detailed knowledge and understanding of tourist attractions and events in the region and promote these to CMCA members staying in the RV Park.
 - Liaise with Council and community groups to identify possible volunteering opportunities for CMCA members and pass this information on to the CMCA NHQ.

Park conduct

All CMCA members are required to understand the General Rules of Use of CMCA RV Parks and any specific rules to a particular RV Park on arrival at a park, and abide with these conditions at all times.

The following conduct is expected of CMCA members using club RV Parks:

1. **Financial membership** - Only financial members may stay at the CMCA RV Parks.
 - Self-Containment** - Members must demonstrate their vehicle's ability to meet CMCA Self-Containment Policy to contain ALL black and grey water and dispose of this in the dump point provided.

Maximum permitted night's stay - A member may not exceed the maximum consecutive permitted nights' stay. (5)

Member misconduct – The Park Custodian has the authority to request or obtain a member's removal from a Park if the member's conduct is contrary to the General Rules of Use of CMCA RV Parks and any specific rules particular to that RV Park.

Parking - A minimum 1 metre space with a maximum of 2 meters, is to be left between motor homes/caravans. If a vehicle is large, or towing another vehicle a member is not permitted to park along a boundary fence, as this may prevent another member arriving late from being able to find a park. A driver should 'rear end' a large vehicle into the fence line when possible. Sites will be basically marked out and numbered to assist with this aspect.

Generator use - In some Parks, generator use is prohibited by Council local laws and conditions for that Park. In Parks where use of a generator is permitted, generators must not be operated between 4 pm and 8am, and for no longer than two hours at any one time. A maximum of one 2-hour period operating a generator is permitted in any one day. The exhaust outlet is to be placed away from other park users.

Washing - Clotheslines are to be used where provided. Washing is not to be hung on fences, bushes or external temporary lines. Should an attendee at the RV Park require to dry washing, the only acceptable "line" will be under the attendee's awning.

Fires - No camp fires or open fires are permitted on the site - however a "small controlled fire pot" may be used at the discretion of the custodian, and when fire permits, permit it. Wood is to be supplied by CMCA Member(s). Damage to site trees not permitted.

Rubbish - Rubbish is to be disposed of in bins provided, if there are any. Otherwise it is to be taken away from the park.

Pets - Owners must:

- Keep pets on a lead no more than 3 meters long at all times, whether stationary or walking the pet.
- Clean up pet excrement
- Not take pets to a communal gathering, i.e. morning or afternoon teas, or 'happy' hours

Park Custodians - Members are expected to treat Park Custodians with respect, as they are volunteers working for the benefit of all members.

Other

CMCA aims to be a contributing and valued partner of the Northern Midlands community and the Northern Midlands Council, to support local business and other community stakeholders in the RV Park through the input of our club and the support of our members.

CMCA would want to place signage at the main designated entrance (POE) informing members it is an official CMCA RV Park and outlining RV Park regulations.

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