

WHAT IS AN RV

A recreational vehicle, often abbreviated as RV, is a motor vehicle or trailer which includes living quarters designed for accommodation. Types of RVs include motorhomes, campervans, caravans (also known as travel trailers and camper trailers), fifth-wheel trailers, popup campers, and truck campers.

INFORMATION

At the District Council Meeting held 8 June 2021, a report was presented by Mr. Colin Pitman, Works & Water Manger in reference to Recreational Vehicle Parks.

The purpose of the report was to review the available Recreational Vehicle (RV) Caravan Parks and their capacity, the legislative controls, and the strategy for suggesting changes to the development code to control the number, service conditions and location of RV parks. The report was prompted by concerns expressed in the community about the number, form, operation, and economic impact of RV caravan parks and this subject is of considerable public interest with valid arguments presented both for and against. Third party concerns which have been brought to Council's notice have related to the competitive effect that developments have on the economic viability of their existing businesses. Third party submissions on proposed developments lodged for approval under the "new code" cannot take into account the economic impact caused by the proposed development.

At the council meeting held 8 June 2021 a recommendation was made that Council undertake formal consultation to seek the community's views on this matter.

No. 153 Resolution 8 June 2021 states that the matter be deferred so that a future report could be brought back with options (including the pros and cons of each option) to consult on.

At the District Council Meeting held 29 June 2021 the issue of recreational vehicle camping which was deferred from the Council meeting held 8 June 2021 was revisited.

Third party concerns which have been brought to Council's attention have related to the competitive effect that new developments have on the economic viability of their own business. Third party submissions on a proposed developments lodged for approval under the new code cannot take into account the economic impact caused by proposed developments.

PLANNING AND DEVELOPMENT CODE INFORMATION

Previous to the new Planning and Development Code, Council referred to the Planning & Development Act 2016 which formed the basis of Council's consideration of development applications. The "new" planning system underpinned by the Planning, Development and Infrastructure Act 2016 replaces the Development Act 1993. Under the new Act council development plans have now been replaced by the Planning and Design Code (the Code) which came into effect 19 March 2021 for urban areas, 31 July 2020 for rural areas, and 1 July 2019 for outback areas. The Development Plan up until its revision was silent on the provision of caravan parks and RV parks in the various zones but was generally controlled by the principles and objectives of the zone. Under the new Planning and Development Code, applications can be considered on the basis of their "performance within the zone" and the determination of its variation whether minor or major from the principal use in the zone. This change has to some extent freed up the considerations that the Development Manager must give to an application and the extent to which third party consultation is sought. The process for amending the Planning and Development Code involves the preparation of a submission to the Minister of Planning and Local Government detailing the proposed changes, the suggested basis for the changes, and the inclusion of submissions from the community.

In order for Council to decide whether a review of the Planning and Development Code is warranted, Council would like to formally consult with the community.