



Proposal for an Approved RV Site on Council land adjoining Heritage Park, Geeveston



**Discussion Paper for Consultation
February 2018**

THIS DISCUSSION PAPER

The purpose of this Discussion Paper is to consult with community and stakeholders to determine their level of support for an approved Recreational Vehicle Park to be developed and integrated into a section of Council land at Heritage Park, Geeveston.

This Discussion Paper sets out the Background and History as to why an approved RV Site is being considered for the land. Without a decision for an approved site the current informal use by RVs of Heritage Park would have to be discontinued due to the following restrictions that guide this Discussion Paper:

- The Council must comply with the Federal Government's National Competition Policy and apply competitive neutrality principles. This means that the Council cannot use public money or resources to develop, run or subsidise a business activity which is carried on by the private sector.
- As a result any RV site would have to apply fees and charges necessary to cover all costs of operation of the site including management and oversight, site staff costs, maintenance and cleaning, power, water and sewerage, rubbish removal, accounting and other costs normally incurred by a business. The Council cannot cover these costs or provide those services without being paid the full cost of doing so.
- An RV site would also be required to pay costs normal businesses must pay such as commercial lease rental, land tax and general rates equivalent.
- The Council does not have a current budget to develop or run an RV Site and considers that these business activities are appropriately provided by the private sector. As such this would be the responsibility of a third party chosen as a result of an Expression of Interest process following this consultation.
- Any use of the site for RVs will be required to obtain necessary planning and building approval. Without doing so, use of the site for RVs will be discontinued.
- Council recognises that this land is important to the Geeveston community and wants to ensure that the best return and economic development opportunity can be delivered as a result. The Council is not proposing to sell the land and wishes to retain it in Council ownership. A long term lease may however be necessary depending upon the investment made by the operator on the model proposed.

CONSULTATION

This is an open consultation.

The Council has not made any final decision as to whether or not the land can and will be used as an RV site or the model upon which a site is to be developed.

The Council is therefore seeking your views as to whether or not the site should be used for RVs and if so what type of RV site the community would like to see on the site.

It would then be the Council's intention to publicly seek expressions of interest to allow development of the site to occur.

All views are welcome and encouraged to consider this important opportunity for approved visitation and accommodation within the Town and the benefits that it may bring if desired.

On conclusion of the Consultation a Report will be prepared for Council presenting the outcomes of the feedback from the community. The outcomes of the Consultation and Council Report will be available on the Council's website.

If supported, a proposal will be developed in line with that feedback for the purposes of seeking Expressions of Interest to develop the site for RVs.

BACKGROUND

From the mid 1990s the Huon Valley Council saw the opportunity to purchase former orchard land adjoining Heritage Park in Geeveston for expansion for public use. The immediate adjoining title which now contains the Toilet and Dog Exercise area was purchased in 1997.

Council subsequently purchased the remaining land between that and the Kermadie River in 2000 following recommendations from the Geeveston Streetscape Reference Group: on the following conditions:

- That the land be available to encourage a development which would offer economic benefit to the Geeveston Township.
- That any development to take place on the land should have either a tourism or educational focus.
- That any development on the land must reflect and be complementary to the Forest Town theme which has been identified for Geeveston.
- That in the event of the sale of the land the proceeds from that sale are returned for the utilisation of the Geeveston Streetscape Reference Group.

The land is generally shown outlined in red on the below plan.



The total land area in Certificates of title 1254253/1 and 64488/ is 1.0319ha however the area which contains the walkway and strip alongside Kermadie River is not considered as part of this proposal.

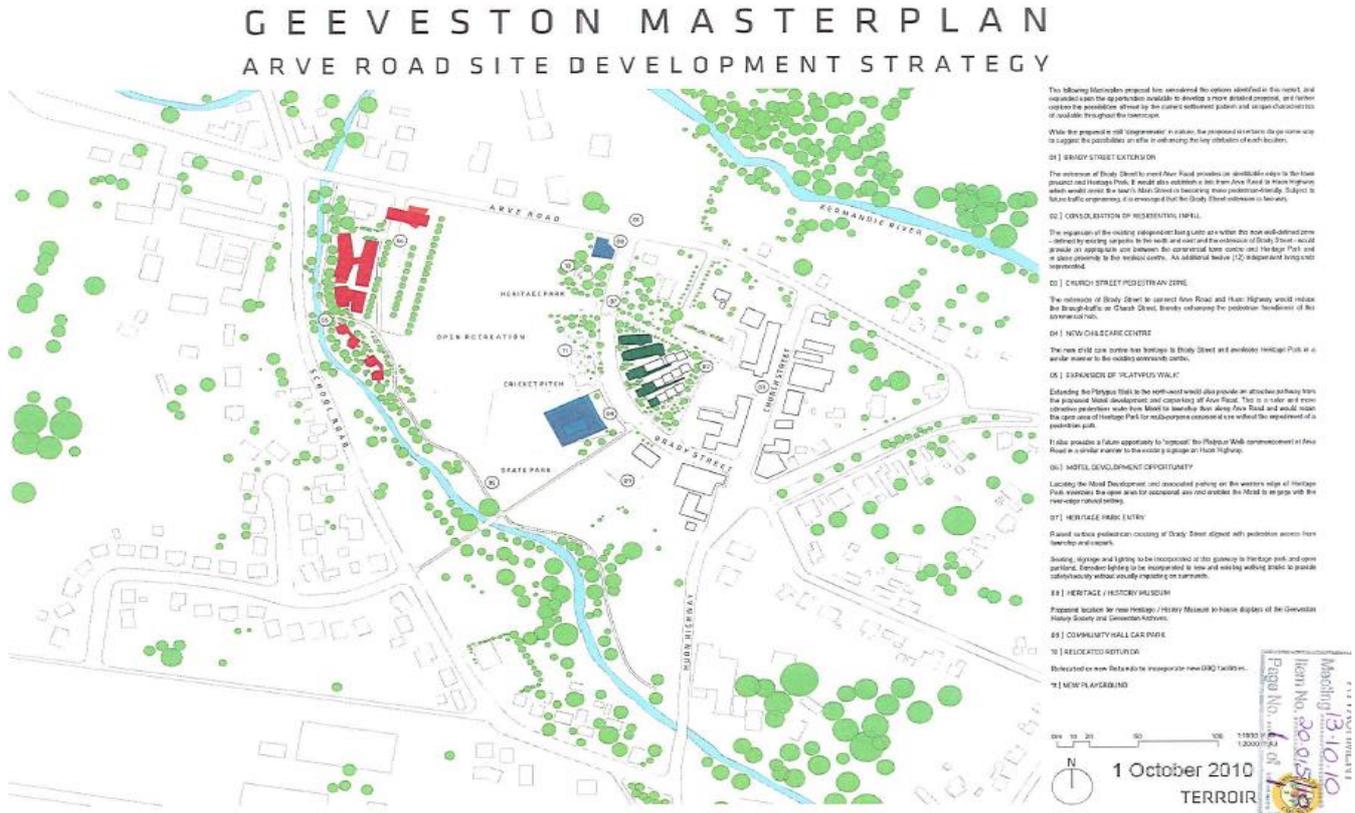
HERITAGE PARK PLANS

Heritage Park and surrounding Council land has been subject to some planning by the Council. This land has been considered as follows:

Geeveston Master Plan - Arve Road Site Development Strategy (2010)

The land was identified as a Motel Development Opportunity.

“Locating the Motel Development and associated parking on the Western edge of Heritage Park maintains the open area for occasional use and enables the motel to engage with the river’s edge setting.”



As a consequence of this Plan the land was identified in the Council's *Huon Valley Accommodation Prospectus* which has been made available to State Growth and investors to encourage tourism accommodation investment into the Huon Valley.

A Motel Accommodation Feasibility study was also undertaken to support the Prospectus. The Prospectus was also translated into Mandarin to assist Chinese Investors.

No interest has been shown in the motel proposal despite a feasibility study and marketing of the proposal.

Heritage Park, Geeveston, Site Development Plan, February 2015

The Council undertook a revision of the original site plan in conjunction with the community.

The Plan did not include any specific motel or other visitor accommodation on the land however there was community feedback supporting the establishment of an RV site on the land and this was noted for future consideration.

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CURRENT USE

The land remains vacant and is undeveloped.

The land is used from time to time for events which include Wheels in the Park.

The land is also informally used throughout the year for RVs and Caravans with the Dump Point nearby and the RV friendly town status for Geeveston.

This use does not however have any planning approval nor does it have any approval from the Council to occur on the site.

Council is responsible for ensuring that it enforces compliance with its planning scheme and Council cannot undertake activities which are in competition with those of private industry with use of public monies.

The ongoing use of Heritage Park for RVs and Caravans therefore cannot continue unless it is addressed.

HUON VALLEY INTERIM PLANNING SCHEME 2015

As a consequence of the Council's decision in purchasing the land and subsequent planning for the site the land is zoned Village under the *Huon Valley Interim Planning Scheme 2015*. Visitor Accommodation and Tourist Operation Use classes are *Discretionary* uses within that zone.

CONSULTATION TO DATE

Council at its November 2016 meeting resolved to endorse a community engagement plan for the Development of Recreational Vehicle site at Geeveston Heritage Park.

Consultation was undertaken in early 2017

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FEBRUARY 2, 2017

WE WOULD LIKE YOUR FEEDBACK...

The Huon Valley Council recognises that Heritage Park has informal camping arrangements particularly over the peak holiday periods.

Council resolved at its November 2016 Ordinary Meeting to undertake community engagement to seek community feedback for the development of a private RV site on what is Council owned public land.

Please provide your feedback [here](#).

For further information please telephone Council's Regional Development Coordinator on 6264 0300 or contact us [here](#).



The consultation raised one simple question:

Do you support a privately run RV site in Heritage Park?

This question was not provided with any supporting or background information. The results were not in support of the question at the time.

Anecdotal feedback on review of the consultation indicated some confusion as to the proposal due to lack of detail and thoughts that camping would occur within the Park area itself as this has been the case over the past years.

The Council has prepared this Discussion Paper to clearly set out the proposal for consultation and community input.

PROPOSAL

The proposal is to establish an approved RV Park on the land.

If the outcome of this consultation is in support of an RV Park on the land then the proposal is that the RV Park would be run by a third party operator.

The Operator would be responsible for:

- Obtaining at their cost any necessary planning and building approval for use and development of site;
- Entering into a Lease with the Council for the site paying a competitive lease rental to the Council along with land tax contribution and general rate equivalent;
- All costs associated with development of the site for the intended purpose;
- All costs associated with the site including but not limited to power, water, sewerage, rubbish collection and disposal, maintenance mowing and cleaning;
- Setting fees and charges applicable to the site, and
- Managing the site.

The Site could be full serviced and provide for not only RVs but also Caravans and Camping (tents).

The Site could be provided with limited services and only for use of RVs and Self Contained Caravans.

The Model that best suits the interests and wishes of the community will be determined as part of this consultation.

The Council would undertake an Expression of Interest Process to select an Operator based upon the following criteria:

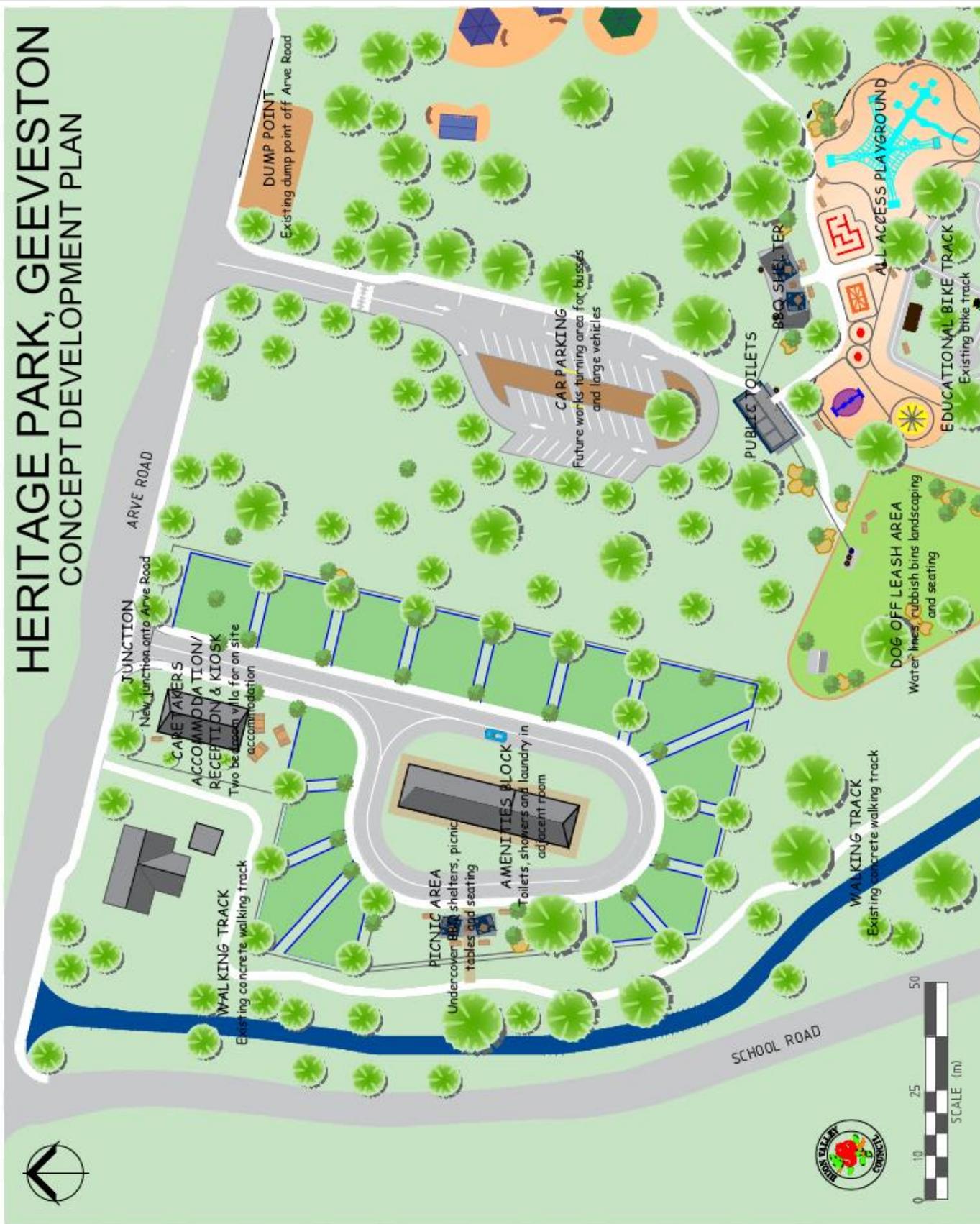
- Establish their Legal identity (private individual, Company, Business, Incorporated Association)
- Provide the Council with a proposal which outlines:
 - Their proposed layout and design including any proposed facilities;
 - A business plan outlining their ability to undertake the use and development and provide ongoing management of the site, and
 - A projected budget outlining projected income and costs and demonstrating the ability to meet the costs associated with the site operation.
- Demonstrate the community and economic benefit from their proposal
- Demonstrate that they have or are able to obtain the necessary insurance for operation of the site.

Concept Plans for what could be approved for the site are set out below. These are for discussion purposes only and do not represent any decided or final layout.

If the outcome of this consultation is not in support of an RV Park on the land then use of the land at any time for RV camping will cease and no longer be permitted as it is in breach of the Council's Planning Scheme.

SERVICED MODEL - OPTION A/B

HERITAGE PARK, GEEVESTON CONCEPT DEVELOPMENT PLAN



UNSERVICED MODEL - OPTION C

HERITAGE PARK, GEEVESTON CONCEPT DEVELOPMENT PLAN



QUESTIONS AND FEEDBACK

To assist the Council to determining a direction for the site we are seeking your feedback on the following:

Please note:

If the outcome of this consultation is in support of an RV Park on the land then a proposed model will be considered.

If the outcome of this consultation is not in support of an RV Park on the land then use of the land at any time for RV camping will cease and no longer be permitted as it is not approved under the Council's Planning Scheme.

1. Do you support an approved and managed RV site in the area proposed on Council land at Heritage Park, Geeveston?

Yes/No

Comments:

2. If there is support from the community for an RV site and for the purposes of determining what model that the Council would consider in an expression of interest what model would you support?

- a) A fully serviced site (including toilet and shower facilities, rubbish removal, powered sites, water, communal areas or BBQ facilities) that caters for RVs and caravans only (permanent residents prohibited); or

Yes/No

Comments:

- b) A fully serviced site (including toilet and shower facilities, rubbish removal, powered sites, water, communal areas or BBQ facilities) that caters for RVs and caravans (permanent residents prohibited) as well as tent camping; or

Yes/No

Comments:

- c) An unserviced site (may provide limited services such as rubbish removal or water) that caters for self- contained RVs and caravans only (permanent residents prohibited); or

Yes/No

Comments:

- d) Any other model? (if so please describe the proposed model and state any reasons why you would support this model and benefits that may be obtained from it.

3. Do you think that the proposed criteria for assessing expressions of interest are sufficient for the Council or are there any other matters which you consider are important for the Council to consider in any expression of interest?

Yes/No

Comments:

4. Is there anything else that you wish the Council to consider?

Comments:

Thank you for completing this survey. We would like to keep up to date with results so please complete you details below.

Name; _____

Postcode; _____

Email; _____