

# SOUTH WAIRARAPA DISTRICT COUNCIL

12 DECEMBER 2012

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## AGENDA ITEM C6

### UPGRADE OF COUNCIL'S CARAVAN DUMP STATIONS – INFRASTRUCTURE & SERVICES

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#### **Purpose of Report**

To inform councillors of the proposal from the New Zealand Motor Caravan Association (NZMCA) to assist in the upgrading of Council's caravan dump stations and recommendations for further works.

#### **Recommendations**

Officers recommend that the Council:

1. *Receive the information.*
2. *Accept the offer of assistance in the upgrading of the Martinborough dump station with Council accepting construction costs.*
3. *Limit the use of the Greytown dump station to vehicles of a suitable length due to the turning area and provide an added water supply for potable water.*
4. *Ensure accurate facilities advice is published to the NZMCA.*
5. *Considers the longer term implications of the provision of both an upgraded Dump station facility in Greytown and a Park over Property site.*

#### **1. Executive Summary**

The New Zealand Motor Caravan Association (NZMCA) has requested upgrading council's facilities in Martinborough and Greytown. Council officers have reviewed the sites and agree that the Martinborough site be a priority due to several factors some of which were the existing access and the distances to the un-serviced areas such as the coastal region.

Greytown current dump station is inconvenient to larger vehicles and those with trailers and could pose some safety concerns. Limiting the use of this site resolves these concerns and the provision of an added water supply increases the sites attractiveness for the medium to smaller vehicles.

As the NZMCA members have an excellent guide and are supplied with supplements 3 monthly it allows them to plan their journeys well knowing the capacity of their own systems. Having the Featherston Park Over

Property (POP) highlighted well as well as the dump station the need for one 9 minutes (12.2km) away is questioned, especially in light of the other dump station 8 minutes (8.6 km) away in Carterton.

Furthermore the provision of a park over property site raises consenting and conflict of interest issues that need to be investigated before and formal decisions can be made.

## **2. Background**

An LTP submission was made for the 2011-12 annual plan with a determination to write to the NZMCA seeking to extend this offer to the to the 2012-22 long term plan. This offer as attached is continuing these discussions.

The Featherston dumpsite is viewed as an excellent facility and in combination with the dedicated parking on property provided acts as a first-rate gateway to the Wairarapa.

Carterton has recently upgraded their facilities to a first class dump station with easy access to and from the State Highway.

While it is accepted that a park over area and easy access, first class, dump station is preferred in every town by the NZMCA council has to look at the distances, logistics and areas for access as a council/regional wide service.

## **3. Discussion**

Following earlier submissions to Annual Plan processes and subsequent reporting and discussions with the Association officers advise:

### **3.1 Martinborough Dump Station**

Requested modifications to achieve an equivalent standard to the Featherston facility can be provided with Association providing at no cost a precast dump unit. Council would need to fund the civil works associated with modified facility i.e. extend the apron in concrete and provided an additional potable water connection. Based on Featherston costs this is expected to cost in the vicinity of \$7000.

### **3.2 Greytown**

#### **3.2.1. Dumpsite**

The Association draws Council's attention to traffic safety issues for larger caravan accessing and exiting the existing dump point at Arbour Reserve, Main Street.

This site has been investigated by officers and caravan owners spoken to. Officers have concluded that for larger vehicles or vehicles with trailers access is more limited and could cause safety concerns.

Alternative sites have been considered including:

- Kuratawhiti Street at or near the Council's camp ground.

- Road Reserve (unformed) at the southern end of East street adjacent to Kuranui College

Another other option is to line mark the dumpsite to prevent any park patrons from preventing access and limiting the size of vehicle entering the area.

### **3.2.2. Park over property (POP)**

The Association has offered to buy the Council section fronting West Street behind the Arbour Reserve creating improved access for motor caravans and in addition creating a dedicated overnight POP facility for Association membership.

A POP proposal in a residential zone will require resource consent (discretionary activity) and would in addition be seen as a competitor to Councils owned camping facility in Kuratawhiti Street.

A dump point at or near Council's owned caravan park would not likely attract the freedom camping fraternity, who seek the freedom away from caravan parks, preferring to park for free at sites like that constructed in Featherston.

For these reasons a new site altogether should be investigated in Greytown provided that Council accepts some responsibility for providing facilities for the freedom camping motor caravan community.

Note that in the case of Featherston such an overnight facility has been provided but Featherston does not offer an alternative.

Officers recommend that an alternative site is investigated in Greytown and that consideration is given to limiting the existing facility at Arbour reserve of traffic safety grounds in the interim period.

### **3.3 Consultation**

Discussions were held with onsite patrons and meetings with the NZMCA .

### **3.4 Legal**

Should Council consider the construction of a POP or the sale of land for the provision of one that associated consents and consultation would be required.

### **3.5 Financial Considerations**

The provision of and estimated \$7,000 to construct the Martinborough Dump station and a further \$1000 to upgrade and limit the Greytown facility.

For Martinborough, if required, this cost could be covered by the capital allocation for waste water but officers recommend that should the works be granted a separate allocation be made from a civic amenity cost centre or be an item for the new annual plan for the 2013-14 year.

The additional works for Greytown can be funded via operational expenditure.

## **4. Supporting Information**

### **4.1 LTP/Annual Plan**

An application was submitted in the 2011/12 Annual plan and officers sought to review this in the following year. The community outcomes are based around economic cultural, and community development through the increased amenity provided to tourists and visitors to the region.

### **4.2 Existing Policy**

Council does not have a freedom camping bylaw at present.

## **5. Appendices**

Appendix 1 – Example of a modern caravan dump point

Appendix 2 - Copy of submission from the Motor Caravan Association, Wairarapa branch

Appendix 3 – Letter from NZ Motor Caravan Association

Contact Officer: Bill Sloan, Utilities Manager

Reviewed By: Mark Allingham, Group Manager Infrastructure and Services

# **Appendix 1 – Example of a Modern Caravan Dump Point**



**Appendix 2 – Copy of  
Submission from the Motor  
Caravan Association,  
Wairarapa Branch**

# SOUTH WAIRARAPA DISTRICT COUNCIL

## SUBMISSION ON DRAFT 2011/2012 ANNUAL PLAN

To: Annual Plan Submissions

South Wairarapa District Council  
 PO Box 6  
 Martinborough

2 / 341 call



Name of Submitter: (Mr, Mrs, Ms, Miss) Brian Allen NZ Motor Caravan Assoc. Wairarapa Area Secretary  
 Address: 12 Armstrong Ave. Carterton 5713

Phone: (day) 06 379 7422 (evening) 06 379 7422

Email: backoffice@services@xtira.co.nz

Fax No: N/A

**Submission:** (please identify the item and page number from the draft Annual Plan document, state whether you agree or disagree with the proposal, and if you have an alternative suggestion to what has been proposed in the draft Plan. Please print using a black pen, or type your submission - it helps with reading and photocopying. Attach further pages if required.)

Pg No.	Comment
	<p>Recently our organisation NZ Motor Caravan Assoc (NZMCA) has combined with your council to provide a much needed public 24/7 Dump Station sited at Fealston. This facility is working well and is well received by not only our members but the many motel Motorhomes on the road today.</p> <p>We sincerely thank your council for your effort on this facility. The new provider 24/7 Public Dump Station in all three towns in your council area. but as the facilities sited in Martinborough &amp; Greytown have been in use for many years they are both in need of upgrading. To this end our committee has met with your Simon Leary to look over what improvements could be made. We have provided a proposed plan for both site improvements and have indicated that we would contribute a recent concrete Dump Station complete and any additional signage for each site. We would also be prepared to contribute to the site's electricity cost should your council proceed with these upgrades.</p> <p>If your submission involves additional expenditure, how do you suggest it be funded? (please tick):</p> <p><input type="checkbox"/> Increasing Rates</p> <p><input type="checkbox"/> Increasing user charges</p> <p><input type="checkbox"/> Reducing other expenditure</p> <p><input type="checkbox"/> Other</p> <p>Many thanks for your time.</p> <p>BA</p>

**SUBMISSION FORM**

I would/would not (cross out which does not apply) like to discuss my submission with the Council when it meets to hear and deliberate on formal submissions on 14, 15 and 16 June 2011 (reserve day 16 June 2011), commencing at 9.30am each day.

You may deliver your submission  the Council Administration Office,  Kitchner Street, Martinborough, fax it to (06) 306 9373, e-mail it to [annualplan2012@swdc.govt.nz](mailto:annualplan2012@swdc.govt.nz) or post it to the Annual Plan Submissions, South Wairarapa District Council, P.O. Box 6, Martinborough 5741. Please note, submissions close and must be received by 5.00pm, Tuesday, 7 June 2011.



# **Appendix 3 – Letter From NZ Motor Caravan Association**



# New Zealand Motor Caravan Association Inc.

because you'll  
never be alone  
on the road again

30 NOV 2012

**Peter J.L.George**  
**Secretary NZMCA Wairarapa Area**  
**133 Carters Line R.D.2**  
**Carterton 5792**

**28 November 2012**

South Wairarapa District Council  
P.O.Box  
Martinborough

Dear Sir,

Further to our meeting of 21<sup>st</sup> November between Mr Mark Allingham and Mr Bill Sloan of SWDC and 5 of our members namely Bev Knowles Brian Allen Bob Gaulton Richard Tannant and Peter George, the following is a schedule of costs we are prepared to cover to achieve our objectives.

## **1/ Martinborough Public dump station;**

We (the NZMCA Wairarapa area in conjunction with NZMCA Head Office) are prepared to supply a precast dump station to the approved standard. The installation of the station the responsibility of the SWDC.

We would require potable water supply at a close proximity in addition to the washing facility of the station.

We would be prepared to complete the site as per the attached photograph at our cost and provide signage as required.

Note!

This facility can be achieved with little cost on the part of the council, as the roading is already in place and a sewer connection is in the immediate location.

## **2/ Greytown Public Dump Station.;**

We would be prepared to supply a precast dump station the same as Martinborough with the same layout and on the same basis.

This is conditional on ; a / That if the location was to remain the same as at present , this would only be acceptable if there was vehicle access through to West St.

And b /. that any other site shall have suitable access for large vehicles

We are adamant that having a dump station in both towns is essential and is incumbent on councils to provide these facilities, to become in line with the freedom camping legislation, and we would only be prepared to contribute providing both facilities at Martinborough and Greytown are upgraded.

We are extremely active in ensuring that all our members have vans which are certified self contained and require that new members have their vans certified within 3 months of joining the Association. Everything we can do to keep our country in pristine condition is our aim.



New Zealand Motor Caravan Association Inc.

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**3/ Section between the Arbor reserve and West St; Greytown.**

We are very interested in finding out whether this section could be available to lease or purchase by NZMCA.

If so ,the access through to West st could easily be solved .

Yours faithfully,

Peter J L George  
Secretary NZMCA Wairarapa Area.

A handwritten signature in black ink, appearing to be "PJL George", written over the typed name.