



Minutes

of the

Thames-Coromandel District Council

Draft Freedom Camping Bylaw Hearing

Date 26 August 2014
Venue Council Chamber
515 Mackay Street
Thames

Present

GF Leach JP (Mayor)

HD Bartley
DR Connors
PL French
JT Wells

PA Brljevich
LA Fox
MK McLean JP

In Attendance

Community Board Chairs

Paul Kelly, Bob Renton.

Staff

David Hammond, Ariana Wickliffe, Christine Tye, Marion Smith, Steve Hart, Paul Davies, Lurna White

Meeting commenced 26 August 2014 at 10:15 am

Adjournment

His Worship

Start

12:23

Finish

13:08

Reason

Lunch

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1 Meeting conduct

1.1 Apologies

Resolved

That the Thames-Coromandel District Council:

1. Receives apologies from the following attendees for 26 August 2014:

Name	Reason	From	To
Councillor Goudie	Non-attendance	10:20	13:39
Board Chair Johnston	Non-attendance	10:20	13:39
Board Chair Peters	Non-attendance	10:20	13:39
Board Chair Walker	Non-attendance	10:20	13:39

Moved/Seconded by: McLean/Bartley

1.2 Conflict of interest

Receives no conflict of interests.

2 Hearing of Submissions to Draft Freedom Camping Bylaw

Late submissions were received from Colin Daly and Patricia Hishon and accepted by Council.

The following is a summary of the oral submissions received over the day.

Thames	26 August 2014
<p>James Imlach -New Zealand Motor Caravan Association INC Submission: 24</p>	<ul style="list-style-type: none"> • Advised the Association was in support of revoking the current bylaw that was in place but stated that the assertion of permissive areas still provided unreasonable restrictions. • Recommended several changes to be included in the bylaw: maps with defined boundaries and designated sites; to provide more clarity to freedom campers; the use of the maps should include both restrictive and permissive areas; installation of signage. • Noted that some of the community has formed the view that the district was anti-freedom camping. • Highlighted that the Motorhome industry was significant to the district economy and contributing to local businesses, and jobs. Commented the current bylaw has discouraged campers to the Coromandel district. • Advised the Association would like to work with Council in regards to the bylaw and proposed areas. • Council asked what view the association has to non-self-contained vehicles. Mr Imlach stated that the association advocated for certified vehicles. They encouraged and assisted members to have their vehicles warranted to self-contained.
<p>Tairua-Pauanui Community Board Submission: 27</p>	<ul style="list-style-type: none"> • Board Chair Renton spoke to the submission. • Advised that Gallagher Park Lane car park was not an appropriate area for camping and should be added to prohibited area. The reason for the proposed restriction was to protect the access to the area. • Pauanui Waterways should contain limited amount of parks, a maximum of four car parks should be used for freedom campers. Urged Council to support this submission point.
<p>Mercury Bay Community Board Submission: 46</p>	<ul style="list-style-type: none"> • Board Chair Kelly spoke to the submission. • Identified geographical areas that needed to be amended and/or removed. Pull over area at Quarry point boat ramp, Kuaotunu currently read as east area, needs to be changed to west. • 42 Albert St be removed from permissive areas it was noted this is part of town centre upgrade. • Brophies Beach Reserve pull-over area by the public convenience to be removed from permissive area. • Mercury Bay office carpark five park restrictions to the

	<p>eastern side this to allow for staff parks to remain vacant.</p> <ul style="list-style-type: none"> • Advised that areas on the maps and signage need to be spelt correct to avoid any confusion for public. • Preferred the date to be removed in regards to summer restriction but advised they will be consistent and remain status quo if the district prefers the option to insert dates. • Members asked Board Chair Kelly under what purpose could Council restrict the Brophies Beach by the toilet block. He suggested protecting the access to the area. • Furthermore Board Chair Kelly advised the correction of the boat ramp at Kuaotunu was to avoid the traffic congestion which occurs with the boats and trailers.
<p>Peter Smale: Submission: 42</p>	<ul style="list-style-type: none"> • Supported the draft bylaw and Council's commitment to be more permissive, however advises that this must be restricted to self-contained and motorhomes. • Advocated for adequate public amenities, and marked bollards to define the designated areas. Suggested a maximum of three nights at any location. • Indicated areas for freedom camping including Purangi boat ramp and Central reserve bordering the toilets. • Indicated areas that should be prohibited Flaxmill Bay, Cemetery and Ferry's Landing car-park • Only endorsed self-contained vehicles.
<p>Warren Doel: Submission: 55</p>	<ul style="list-style-type: none"> • Advised that Council's current bylaw was perceived as anti-freedom camping. • Described the reasons for prohibiting and restricting campers as unnecessary including the grounds of an area prone to erosion. • Advised Council should be encouraging the visitors and welcome the business opportunities for the district. • Time restriction of stay overs is unfair and advised that certified motorhomes and vehicles have the capacity to contain waste for a minimum of three days. • Advised that self-contained units are not the problem and supported this camping choice. • Members asked the why the submitter felt the reasoning behind the grounds of the prohibition to an area that may be prone to erosion is trivial. Mr Doel explained this type of event occurs naturally whether or not freedom camping/campers occupied the area.
<p>Susan Peploe: Submission: 83</p>	<ul style="list-style-type: none"> • The submitter was unable to attend the hearing due to illness additional information was tabled on her behalf.
<p>Graeme Webb: Submission: 48</p>	<ul style="list-style-type: none"> • Advised that Beach road reserve opposite be included in schedule one and noted this is a roosting ground for shorebirds namely the endangered New Zealand Dotterel. • Advised that Otahu Point also be included in schedule one and noted this site carried a Waahi Tapu status. • Highlighted the additional endorsement letter provided by

	<p>Department of Conservation that was included in his submission.</p> <ul style="list-style-type: none"> • Provided alternative areas for freedom camping including the extension to Marina car park.
<p>Andrew Bridge Submission: 122</p>	<ul style="list-style-type: none"> • Suggested suitable parking and installation of disposal bins be made available in the permissive areas being considered. • Advised the time restrictions be reviewed especially areas that were beyond the town centres. • Defended the rights of freedom-camping and disagreed to the notion of poor freedom camping practices as stated in the section11 analysis. • Supported freedom camping of self-contained units.
<p>Jane Beck Submission: 84</p>	<ul style="list-style-type: none"> • Advised that the proposed bylaw requires more relaxing and remains restrictive. • Described that tourism and encouraging more visitors to the area was an integral part of this district. Explained wider freedom camping areas can provide this. • Disagreed that non-self-contained should be excluded and offered suitable wording to include this type of camping. Suggested that it be allowed where public toilets are accessible.
<p>Geoff Hawthorn Submission: 28</p>	<ul style="list-style-type: none"> • Understood that the legislation was motivated by central government and appreciated that Council was challenged with this. • Advised issues from a holiday park owner perspective, and suggested that consideration be given to the commercial accommodation owners. • Stated that freedom camping was costly for his business and was creating a loss of revenue. Issues identified with freedom camping included: the use of the submitter's facilities and amenities; trespassing on his property; consuming his water for showers; and dumping of rubbish. • Highlighted concerns to the setup of camping at Danby field. Stated that enforcement is needed as the area restrictions are constantly exploited. Offered alternative permissive areas, including Council and library car parks. • Described Kuranui Bay as a popular site for the local community especially during the summer period. Has suggested that Council reconsider this site in the proposed bylaw. • Elected members asked the submitter how Council should enforce freedom campers from trespassing and stealing. Submitter suggested that policing this would be appropriate.
<p>John Fryer Submission: 18</p>	<ul style="list-style-type: none"> • Noted difficulty with understanding the bylaw and suggested some changes: commented that the southern end of Pauanui beach does not have adequate parking

	<p>spaces available; Pleasant point reserve should have shared use of reserves.</p> <ul style="list-style-type: none"> • Highlighted that vehicles such as boats, trailers, and trucks park on the reserves. Suggested that same rights be given to motor home vehicles. • Does not support the summer prohibition especially during the peak times as most holiday-makers are present during this time of the year. • Expressed confusion to the restrictive times of 8am clearance and would like Council to reconsider this. • Stated the summer survey was not adequate in addressing the appropriate needs, with limited factual information provided. • Specified the maps were too complicated and open to interpretation. Suggested that they should provide coordinates for those motor homes that contain global positioning system.
<p>Martin Little on behalf of Pauanui Community Office (Ratepayers Association) Submission: 6</p>	<ul style="list-style-type: none"> • Opposed all areas in schedule two specific to Pauanui. Advised that the Association had concerns to a number of issues related to freedom campers including pollution, destruction and safety. • Highlighted the loss of revenue for other accommodation providers. • Offered an alternative solution where Council designs a defined area for freedom campers to make use of.
	<p>Lunch</p>
<p>Keith Vernon Submission: 2</p>	<ul style="list-style-type: none"> • Highlighted areas which should be identified in schedule one of the bylaw. • Advised Front Beach Ferry Landing between the Purangi Road and Flaxmill Bay intersections be prohibited to protect endangered species in the area. • Asked why there was a restriction on Hahei but not Ferry Landing settlement when the reserves are similar and suggested that consistency throughout the area be applied to the schedules. • Noted that details in the bylaw be clearly defined to avoid confusion. Requested that more work be made to describe restrictions and conditions.
<p>Peter McEntyre on behalf of Seabreeze Holiday Park Submission: 37</p>	<ul style="list-style-type: none"> • Expressed concerns to freedom camping in all purposes. • Identified frustration to camping being made available in the front of paying resident's view. Submitter explained that he finds this to be unfair and unreasonable. • Advised that Council should only accept vehicles that are self-contained into permissive areas.

<p>Caron Steffert Submission: 87</p>	<ul style="list-style-type: none">• Wished for Council to reconsider the proposed twelve sites in the Coromandel Town. Offered the alternative of four sites in town with the rest pushed to the outside fringes.• Described the direct competition with other accommodation providers as unfair and will have implications on small businesses.• Agreed that freedom camping does provide healthy tourism and economic benefits but requested that Council rethink the placement of permissive areas.• Opportunity exists to display better signage for those self-contained to encourage them to stay. As well as supporting information, creating a shift to bring non-self-contained vehicles into the holiday parks.• Requested that if bylaw gets passed that it be enforced in due course.• Explained visitor spend for holiday parks and camping grounds for the year 2013/14 has resulted in around \$63 million.• Members asked the submitter if she had inspected the Danby Field signage. Submitter answered with no, Council invited the member to view this and give feedback to the Thames Community board.
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Resolved

That the Thames-Coromandel District Council:

1. Receives the report.
2. Receives the submissions made to the draft Freedom Camping Bylaw 2014.
3. Agrees to accept the two late submissions of Colin Daly and Patricia Hishon to the draft Freedom Camping Bylaw 2014 (received after 4pm on Friday, 01 August 2014).

Moved/Seconded by: Leach/Brljevich

Meeting closed at 26 August 2014 13:39

The foregoing Minutes were certified as being a true and correct record of the meeting of the Thames-Coromandel District Councils Draft Freedom Camping Bylaw 2014 Hearings held 2014.

Chairperson _____ **Date** _____