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**ORDINARY MEETING**

**OF**

**ALLOWING CAMPING AT HAPPY VALLEY PARK  
SUBCOMMITTEE**

**SUPPLEMENTARY AGENDA**

Time: 10:30 am  
Date: Thursday, 12 November 2015  
Venue: Committee Room 1  
Ground Floor, Council Offices  
101 Wakefield Street  
Wellington

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## 2. General Business

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# REPORT BACK ON SUBMISSIONS ON: ALLOWING CAMPING AS A MANAGED ACTIVITY ON PART OF HAPPY VALLEY PARK

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Item 2.1

### Purpose

1. To report back to the Subcommittee on consultation on the proposed amendment to the Suburban Reserves Management Plan to permit a camp ground on part of Happy Valley Park.

### Summary

2. In August 2015, Officers reported to Environment Committee on progress with investigations to find a low cost motorhome and camping park in Wellington.
3. It was agreed by the Environment Committee to consult on a proposed amendment to the Suburban Reserve Management Plan to allowing camping at Happy Valley Park, and to seek public feedback on how the proposed camp ground should be managed.
4. The four week consultation period on the proposed amendment ran from 14 September to 12 October.
5. The Council received 128 written submissions and the subcommittee heard ten oral submissions on Wednesday 4 November 2015. Of the 128 submissions, 73% were from the southern ward, 59% oppose the amendment, 37% gave their support and 4% neither opposed nor supported it.
6. Major concerns expressed from submitters include; unsuitable site conditions, health and safety issues especially risk to school children behavioural and security issues, increase in traffic and parking problems, damage to the stream, noise and rubbish concerns, negative impact on existing users, no benefit to the local community and the campground is not viable.
7. The key reasons why submitters supported the amendment included; high demand, good location and site, local benefits, good for tourism and will help manage freedom camping.
8. In regards to how the camp ground should be managed 57 submitters answered this question with 23 selecting self-service management option, 31 selecting the onsite management option and 3 selecting other management options.
9. The management of the camp ground is a key issue in considering the cost benefit of the proposal.
10. Due to the pressure on current restricted Freedom Camping sites and general freedom camping pressure over last summer, Officers were endeavouring to provide an additional location for people to camp responsibly for the upcoming summer. One scenario was that if the management plan amendment was approved, freedom camping might be possible at the Happy Valley Park car park. Given the level of concern locals have expressed over camping in this locality, freedom camping is not recommended here. This means that for the coming summer, options for people to camp are still limited. However, it also means that there are no longer the same time

constraints over the decision-making so long as the focus is to provide for camping for Summer 2016/17.

11. There are four options available to the subcommittee and these include
- Option 1. Approve amendment (subject to obtaining resource consent) based on self-service type management option
  - Option 2. Approve the amendment (subject to obtaining resource consent) based on onsite management option.
  - Option 3. Decline the amendment
  - Option 4. Delay decision on the amendment until early 2016, to explore other site options and undertake further market research over summer 2015/16.

Officers recommend Option 4, to delay the decision on the amendment to allow for a review of the model and options. What has been clear through this consultation process is that for a location such as Happy Valley Park, there is a high expectation of full time on-site management. The size of the proposed area is limited, and so cost-benefit is poor. There may be a better alternative for a fully managed larger campground elsewhere and Officers would like to continue to investigate this over this summer period.

## Recommendations

That the Allowing Camping at Happy Valley Park Subcommittee:

1. Receive the information.
2. Agree to recommend to the Environment Committee to delay the decision on the amendment to the Suburban Reserves Management Plan 2015.
3. Note that Officers will explore other site options and undertake further market research over summer 2015/16.

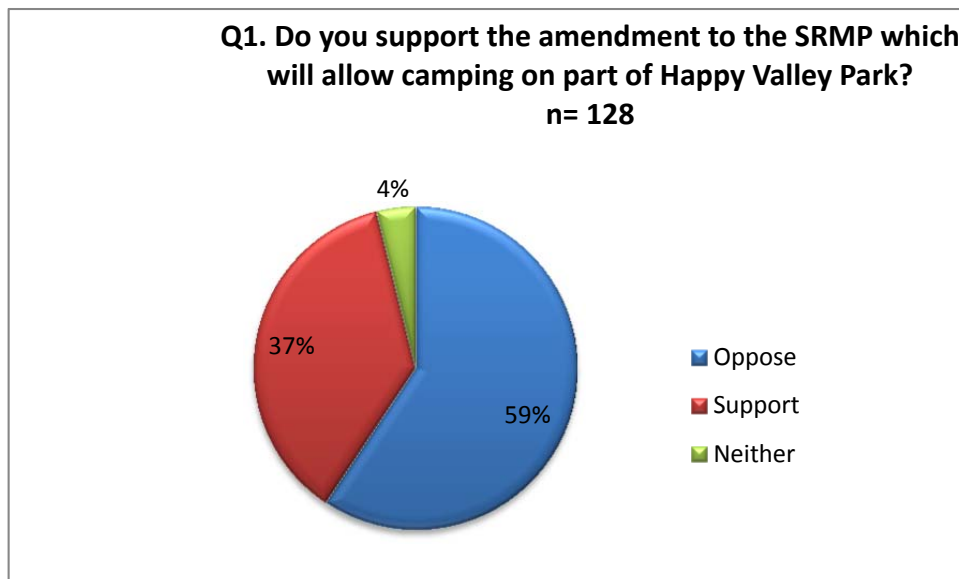
## Background

12. Wellington is a popular destination for campervans and 'self-drive tourists'. Although Freedom Camping Bylaws have been reviewed and are permissive, current demand for appropriate areas for people to stay outweighs supply, particularly for non-self-contained camping. In August 2015, Officers reported to Environment Committee on progress with investigations to find a low cost motorhome and camping park in Wellington.
13. Of the sites potentially available within the popular central, southern and eastern suburbs of Wellington, the recommended site was the carpark area at Happy Valley Park. This site was recommended because it provided for the minimal displacement of existing users, is zoned Open Space A and managed as a sport and recreation area, relatively easy to find and on route to the popular south coast, has potential to enhance amenity values through landscape development and has good access to services (water, power, dump station).
14. To allow camping at Happy Valley Park, an amendment to the Suburban Reserves Management Plan is required, and the four week consultation period on this amendment ran from 14 September until 12 October 2015. Development of the campground would still be subject to resource consent and funding (for consideration through the 2016/17 Annual Plan).

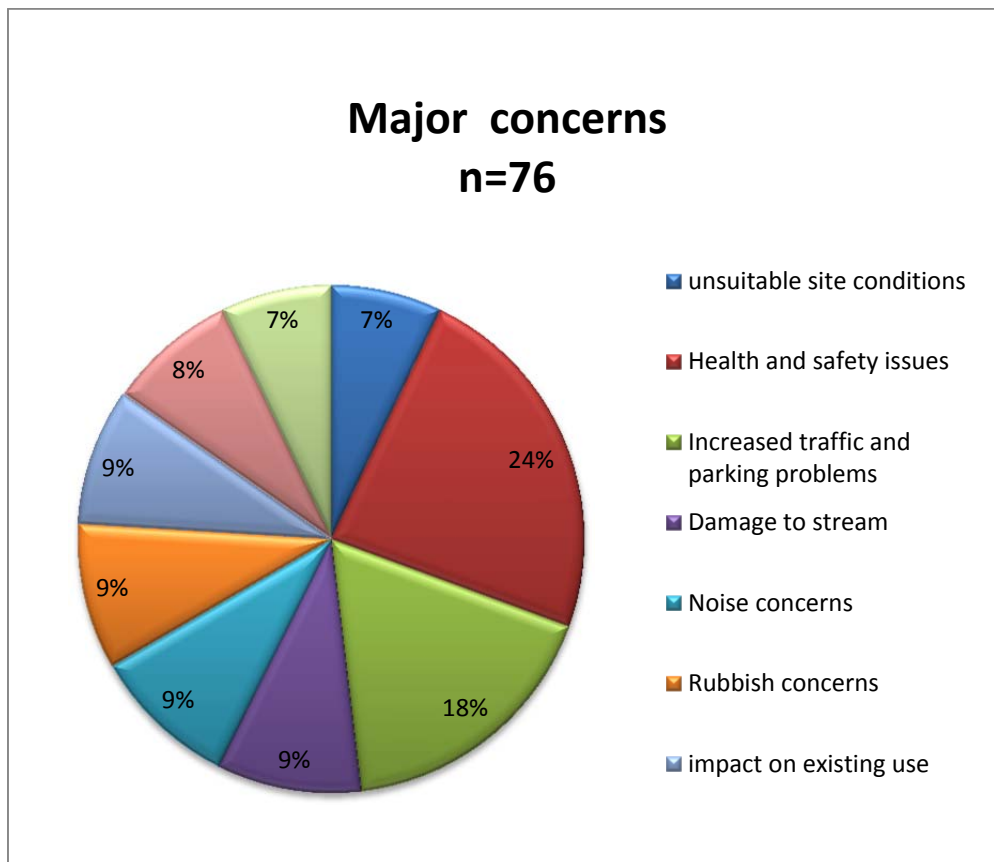
## Discussion

### Results and analysis of the public consultation

15. The Council received 128 written submissions from a range of individuals and organisations. 73% of the submitters live in the southern ward.
16. 76 (59%) submitters oppose the proposed amendment while 47 (37%) gave their support and 5 (4%) submitters neither support nor opposed it.



17. Major concerns expressed by those that opposed the proposal are outlined in the following table along with officer's response. An analysis of submissions is attached in appendix A.



**Table 1. Major concerns raised by submitters**

#	Major concerns	Response
1.	<b>Unsuitable site</b> The site is unsuitable for a camp ground given its distance from the CBD, it's exposed and windswept, has limited sun, is unattractive with no views. It is also located next to the City's landfill.	The site would be developed and enhanced through good landscape design and planting. Additional planting and mounding would be considered in the detailed design stage to provide wind protection.  Feedback from NZMCA states that members will stay in a campground at the site.  The City's southern landfill is located off Happy Valley Road but would have no effects on the campground.
	<b>Health and safety</b> The campground is too close to Owhiro Bay School & Kindergarten. More strangers in the area could potentially put children at risk and in danger, especially those walking to school and playing on the sports field	The site is approximately 500m away from the School and Kindergarten.  Feedback from the Holiday Accommodation Parks Association is that Holiday Parks provided 6.8 million guest nights last year and the core business is families. During the peak season (February) there were almost equal proportions of domestic and international visitors (51% to

		<p>49%) and gender split is relatively even. Middle aged visitors dominate the domestic market, in contrast a large proportion of international visitors are aged under 35 (53%). Visitors from 37 countries were represented, but most commonly international guests were from Australia, Germany or the UK. Problems experienced are typically around locals breaking into holiday parks to steal from guests or from the parks themselves.</p> <p>Dangerous behavior by visitors has not been experienced at the local camping areas (paid and free).</p> <p>Having an onsite manager present at the camp ground especially during school start and finishing times would help mitigate some of the community's concerns regarding safety.</p>
3.	<p><b>Health and safety</b> Inappropriate behaviour from campers such as drinking, partying, roaming around private property. (Including vandalising the school). Residents feeling unsafe and worried about security.</p>	<p>In addition to the above comments, any potential behavioural issues would be mitigated through onsite management and security visits at night. Camp ground rules and responsibilities would be established.</p> <p>The school is private property. There is no evidence suggesting that campers will cause vandalism to private property.</p>
4.	<p><b>Traffic safety</b> Increase in traffic on an already busy and dangerous road. No pedestrian crossing for school children</p>	<p>Based on the recent traffic counts along Happy Valley Road an extra 33 vehicle per day equates to an increase of 1.2 %.</p> <p>The Council is consulting on lowering the speed limit to 50km along this part of Happy Valley Road.</p> <p>Detailed traffic and parking assessment and effects would be considered through the Resource Management Act (RMA) consent process.</p>
5.	<p><b>Parking problems</b> Concerned about sport field users parking along Happy Valley Road causing congestion.</p>	<p>Feedback from the sporting codes indicated that many sport field users already park along the road and that the car park area is not critical for them.</p> <p>Sports field utilization statistics show relatively low numbers of hours between January 2014 and December 2014. The park was not booked during January – March. The highest month was November (75 hours) the lowest October (4 Hours). The park was used for college and junior cricket and football.</p> <p>A detailed parking assessment and effects would be considered through the RMA consent</p>

**ALLOWING CAMPING AT HAPPY VALLEY  
PARK SUBCOMMITTEE  
12 NOVEMBER 2015**

Item 2.1

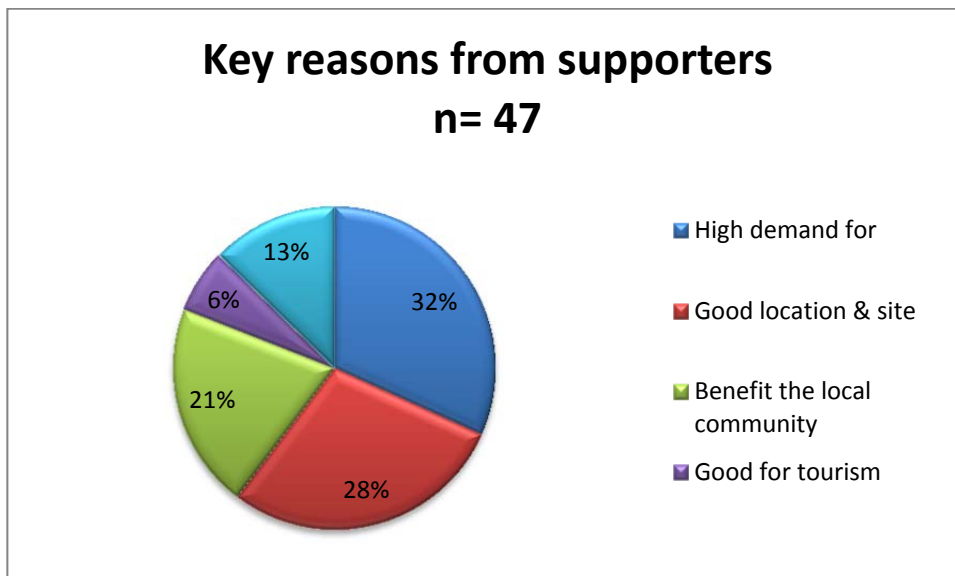
		process.
6.	<b>Environmental Impact</b> Concerned about damage to the stream from campers bathing, toileting and polluting the stream.	<p>The Council recognises the ecological and amenity importance of the stream so its protection in association with any site development would be very important. Shower, toilet and rubbish facilities would be provided at the site.</p> <p>Through the detailed design stage a low barrier fence would be considered to define the boundaries of the camp ground and manage stream access.</p> <p>Given the community concerns, Freedom Camping at the site this summer is not recommended.</p> <p>Illegal dumping is an existing problem at the site, having additional presence at the site is likely to reduce the illegal dumping issue.</p>
7.	<b>Noise</b>	<p>Noise assessment and effects would be considered through the RMA consent process.</p> <p>The Council cannot guarantee no noise issues would occur but would manage noise through; nightly security visits, existing noise compliant process, camp rules and responsibilities.</p>
8.	<b>Rubbish</b>	<p>Rubbish facilities would be provided onsite, suitable for windy conditions. Regular (daily or twice daily) collection would occur depending on occupation levels.</p> <p>Onsite management would help mitigate any rubbish management issues.</p>
9.	<b>Impact on existing use</b>	<p>Statistics from the Council's sport fields booking system the sports fields have low utilisation rates. Low hours between January 2014 – December 2014. The park was not booked during January –March. The highest used month was November with 75 hours.</p> <p>The proposed camp ground is going to be within the footprint of the existing car park area so other users would still be able to use the sports fields for informal recreational use.</p> <p>Onsite management would mitigate some of the local community concerns regarding safety.</p> <p>The existing toilets and changing sheds will remain for sport field users and a new ablution block would be developed for the campers.</p>
10.	<b>No local benefit</b>	<p>Given the objectives and requirements of a camp ground provision in Wellington, the benefits of providing a low cost camp ground in Happy</p>



		<p>Valley Park are more heightened at a city and community level than a local level. The key benefits include;</p> <ul style="list-style-type: none"> <li>• Environmental benefits; protecting our more scenic and ecologically sensitive open space areas from inappropriate camping activity. Reducing overcrowding of campers in restricted camping sites.</li> <li>• Economic benefits; providing more accommodation options for visitors means they can stay and spend in our city, which may also provide opportunities for new businesses to establish. The peak season Holiday Park Visitors survey (April 2015) commissioned by the Holiday Parks Association of New Zealand found that excluding accommodation, holiday park guests spent \$119 on average day, most commonly on activities, snacks/groceries and fuel. Generally expenditure on accommodation, fuel, snacks/groceries, and activities/attractions has increased since 2012/13.</li> <li>• Recreation benefits; protect public access to high use and popular areas especially around the south coast. Reduces conflicts between existing users and campers by having a site where displacing of existing users are low. Provides an opportunity for visitors to experience and use our open space and park network.</li> <li>• Social and community benefits; Strengthen Wellington’s reputation as a positive and safe place to stay. Fulfils a growing need in the self-drive camping holiday market. Helps provide a solution in managing freedom camping by offering visitors an alternative place to stay. May strengthen community safety and surveillance by having more people in the area, more activity reduces antisocial behaviour.</li> </ul>
11.	<p><b>Viability of the campground.</b> The camp ground will get bad reviews, no one will use it. The space/size and potential revenue doesn’t warrant or support on site management. The development and</p>	<p>Based on our financial and management scenarios, the camp ground is likely to be cost neutral under the self-service type management. It would require additional Council operational funding under the on-site management option. The objective is to provide a low cost camping</p>

	<p>maintenance cost will be high which means higher user pay costs for a substandard location Costs outweigh the benefits. Ratepayers will subsidise it.</p>	<p>option in the city so keeping the accommodation costs would be a priority.</p>
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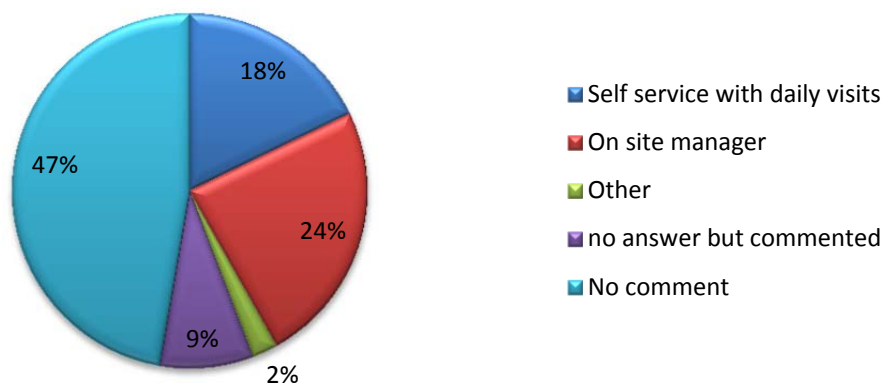
18. The key reasons why submitters supported the proposal included;
- High demand and need for a camp ground
  - Good location and site
  - Benefit for the local community
  - Good for tourism
  - Help manage freedom camping



19. 57 submitters provided an answer to question 2. If you support camping as an activity in this area, do you have an opinion on how the camp ground should be managed?  
The results included;
- 23 selected self-service with daily visits
  - 31 selected an onsite manager
  - 3 selected other options
  - 11 provided comments but no answer
  - 61 did not answer the question.

**Question 2. If you support camping as an activity in  
this area, do you have an opinion on how the Camp  
Ground should be managed?**

n = 128



20. Question 3 and 4 of the submission form asked if there were any changes you think should be included and any other comments. In summary;
21. The majority of comments related to changing the location with some submitters suggesting alternative sites such as Shelly Bay, Princess Bay and Red Rocks (Te Kopahou).
22. Some submitters commented on the Freedom camping problems and issues occurring at Te Kopahou and that these problems would be experienced at the proposed site.
23. A few submitters were concerned about the lack of information provided, the timing and process Council was following.
24. Some submitters gave suggestions relating to the design and management of the camp ground such as; improve public transport, install CCTV security cameras, have additional planting and appropriate rubbish bins.
25. Some submitters suggested alternative management options to help manage the freedom camping issues. Suggestions included; provision of facilities in the middle of town with a \$5 night charge, a central management system where campers book their number of nights stay, are provided with rules and responsibilities about camping in wellington, pay, display and park in a variety of places; Council to look at a multiple sites for freedom camping; allow campervans to use carparks next to public toilets; Restricted number of campervans per car park with restricted hours.

### **Financial and Management Considerations**

26. It was stated in the previous Committee report (6 August 2015) that if the amendment was approved then the Happy valley Park site could be accommodate the non-self-contained camper this summer (2015/16) as a freedom camping site with basic facilities provided in the existing sports pavilion. Given the level of opposition,

behavioural and management concerns raised by the local community, it is recommended not to use the site as a freedom camping spot this summer.

27. Indicative capital costs of \$360,000 are required to develop the camp ground at Happy Valley Park car park. Development would include levelling, all weather surfacing and access, camp site layout, signage, lighting, landscape design and planting, provision of ablutions and a basic kitchen.
28. The management of the campground is a key issue in considering the cost-benefit of the proposal. The likely revenue or income is dependent on charge rates and occupancy levels. Officers have completed a number of estimated scenarios and these are summarised in the following table.

Table 2. Estimated revenue/ income

Occupancy levels (yearly average), based on two people per site	Charge rate options		
	\$10 per person (pp)	\$15pp	\$20pp
54%	\$102k	\$153k	\$204k
66%	\$126k	\$188k	\$251k
73%	\$138k	\$209k	\$277k
100%	\$189k	\$284k	\$378k

29. Four management scenarios and associated costs have been identified and are described below. Each includes staff time, cleaning, maintenance, rubbish, utility services, security, and administration costs.
30. Scenario 1. *Self-service management option with daily visits*. Based on 20 hours per week staff time. Estimated operating cost is \$159,000 per annum (including depreciation and interest). At \$15 per person and 54% occupancy across a year, this breaks-even.
31. Scenario 2. *On site management option*. Based on 12 hours per day/84 hours per week staff time. Estimated cost is \$223,000. At \$15 per person and 54% occupancy across a year, this would cost \$69,808 pa to run (break-even would be 79% occupancy).
32. Scenario 3. *Onsite management option with reduced winter hours*. Based on 12 hours per day, for six months (Oct – March), and 7 hours per day for the other six months (April – Sept). Estimated cost is \$205,000. At \$15 per person at 54% occupancy, this would cost \$52,204 pa (break-even would be 73% occupancy).
33. Scenario 4. *Live-in (24/7) manager*. This option is not considered as a commercially viable option for the size of the campground.

### Options

34. **Option 1**. Approve amendment to allow a camp ground on part of Happy Valley Park (subject to obtaining resource consent) and based on self-service type management option. Eighteen percent (18%) of submitters supported this option. The point of difference of this option is that it would be operationally cost neutral, (at \$15pp with a

yearly average occupation level above 54%). The disadvantages include; offers a lower level of service to the visitor experience and reduced mitigation measures to manage potential issues raised by submitters.

35. **Option 2.** Approve amendment to allow a camp ground on part of Happy Valley Park (subject to obtaining resource consent) and based an on-site management option. Thirty-one percent (31%) of submitters supported this option. The additional advantages of this option are that it provides a higher level of service and management which would help alleviate many of the concerns raised by submitters. However, this option would require additional annual operational funding to support its ongoing management and the cost-benefit is poor.
36. **Option 3.** Decline the amendment. Fifty nine percent (59%) of submitters oppose the proposal. As mentioned above many of their concerns relate to the management, level of service and design of the camp ground. The effects of the camping activity would be considered through the Resource Consent process. This option is a consideration based on the business and financial risk to Council as well as the high level of local community opposition.
37. **Option 4.** Delay decision on the amendment until early 2016, to explore other site options and undertake further market research over summer 2015/16. Under this option the Council can further explore an alternative site(s) as well as continue to engage with tourism industry stakeholders. It also allows further market research to be undertaken during the up and coming summer to assess the business risk of the Happy Valley Park site. Delaying the decision until early 2016 would still allow development by summer 2016/17 if approved.
38. **Officer's recommend Option 4;** delay the decision on the amendment to explore other site options and undertake further market research. This is recommended because there may be alternative sites available that were not viable earlier in the year when the initial site analysis was carried out. In addition, the initial proposal to ensure the provision of low cost accommodation did not consider full time management of the campground. Community preference is for full time management in this suburban location, which means that the cost/benefit of this site is poor and presents financial risk to the Council and an ongoing rates contribution.

### **Next Actions**

39. If the amendment was to be approved, the next stages include; seeking resource consent and camping ground regulation licence, and preparing a business case detailing capital and operational expenditure for consideration as part of the 2016/17 Annual Plan. Key community stakeholders could be invited to be part of the detailed design process prior to resource consent being submitted and any management plan amendment could be subject to resource consent being approved.
40. However, Officers recommend that the next step is the detailed exploration of alternative site options this summer, together with further market research to assess the likelihood of visitors using a campground facility.
41. Report back to the Environment Committee in early 2016 on the outcome of investigation of alternative site(s), market research and recommended next steps.

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**Attachments**

Attachment 1. Analysis of submissions

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Author	Amber Bill, Open Space and Spec Parks Manager
Authoriser	Greg Orchard, Chief Operating Officer

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## **SUPPORTING INFORMATION**

### **Consultation and Engagement**

Public feedback was invited on the proposed amendment to the Suburban Reserves Management Plan to allowing camping on part of Happy Valley Park. Consultation ran from 14 September to 12 October. The Council received 128 written submissions and the subcommittee heard ten oral submissions on Wednesday 4 November 2015. Of the 128 submissions, 73% were from the southern ward, 59% oppose the amendment, 37% gave their support and 4% neither opposed nor supported it.

### **Treaty of Waitangi considerations**

No Treaty of Waitangi implications have been identified at this site, but subject to the Committee decision on this paper, feedback on the draft amendment to the Management Plan will be sought.

### **Financial implications**

If the campground development proceeds there will be cost implications for the Annual Plan with additional and new funding required.

### **Policy and legislative implications**

The proposed amendment to the Suburban Reserves Management Plan and public consultation is being carried out in accordance with the Reserves Act.

### **Risks / legal**

The key risk is ongoing opposition from the local community.

### **Climate Change impact and considerations**

Climate change particularly sea level rise has been considered during the site analysis phase.

### **Communications Plan**

The public consultation process was supported with a communications plan.

<b>Key issue</b>	<b>Submitters</b>	<b>Response</b>
<p>Unsuitable site for camping. Including exposed weather conditions, windswept, limited sunlight, unattractive location, no views and close to the City's landfill.</p>	<p>4,6,7,9,30,34,66,71,81,85.</p>	<p>The site would be developed and enhanced through good landscape design and planting.</p> <p>Additional planting and mounding would be considered in the detailed design to provide protection from the wind.</p> <p>Feedback from the NZMCA states that members will stay in a campground at the site.</p> <p>The Southern landfill is located off Happy Valley Road but would have no effects on the camp ground.</p>
<p>Concerned about the camp ground being in close proximity to Owhiro Bay School and kindergarten .More strangers in the area could potential put school children at risk and in danger, especially those waking to school past the camp ground.</p>	<p>11,12,16,23,34,41,51,55,58,59, 64,65,66,69, 70,73,77,81,82,87,91,93,94,95, 99,102,104, 107,109,110,114,115,116,117, 121,126,128.</p>	<p>The site is approximately 500m away from the school and kindergarten.</p> <p>Feedback from the Holiday Accommodation Parks Association of New Zealand is that Holiday Parks provided 6.8 million guest nights last year and the core business is families. During the peak season (February) there were almost equal proportions of domestic and international visitors (51% to 49%) and gender split is relatively even. Middle aged visitors dominate the domestic market, in contrast a large proportion of international visitors are aged under 35 (53%). Visitors from 37 countries were represented, but most commonly international guests were from Australia, Germany or the UK. Problems experienced are typically around locals breaking into holiday parks to steal from guests or from the parks themselves.</p>



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		<p>Dangerous behavior by visitors has not been experienced at the local camping areas (paid and free).</p> <p>Having an onsite manager present at the camp ground especially during school starting and finishing hours would mitigate some of the local community concerns regarding safety.</p>
<p>Inappropriate behaviour from the campers. Such as drinking, end of peacefulness, strangers roaming around, and residents feeling unsafe and worried about security. Vandalism to private property including the school.</p> <p>Homeless people will come and stay.</p>	20,40,74,73,79,70,85,117,99	<p>In addition to the above comments, any potential behavioural issues would be mitigated through on site management and security visits at night. Camp ground rules &amp; responsibilities would be established.</p> <p>The school is private property. There is no evidence suggesting that campers would cause vandalism to private property.</p> <p>The camp ground would have a limit on the number of nights stay to avoid permanent residents living on site.</p>
<p>Traffic safety issues especially an increase in traffic and heavy vehicles, already on a busy fast road. Currently a dangerous road with no pedestrian crossing for school children. How is Council going to manage campervans on the wrong side of the road?</p> <p>Dust issues on the road and poor visibility around bend</p>	9,16,25,40,58,64,65,69,74,82,87,99,104,105,107,109,110,115,117,118,121,122,123	<p>Based on recent traffic counts along Happy Valley Road, an extra 33 vehicles per day equates to a 1.2 % increase. The Council is consulting on lowering the speed limit to 50 km along this part of Happy Valley Road. Detailed traffic and parking assessment would be considered through the resource consent process and any effects mitigated.</p>
<p>Concerned about sport field users having to park along the road, causing more congestion.</p>	30,31,52,58,59,61,62,65,63,74,105,118	<p>Feedback from the sporting codes indicates that sport fields users already park along the road and that the car parking area is not critical for them.</p>

**ALLOWING CAMPING AT HAPPY VALLEY PARK SUBCOMMITTEE**  
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**Item 2.1 Attachment 1**

<p>Parked cars blocking the footpath.</p>		<p>The sports fields have low utilisation rates. Low hours between Jan 2014 – Dec 2014. The park was not booked during Jan –Mar. The highest used month was Nov with 75 hours.</p> <p>A detailed parking assessment and the effects would be considered through the resource consent process.</p>
<p>Environment impacts especially on the stream. Including campers bathing, toileting and polluting the stream.</p>	<p>11,12,29,31,32,34,69,70,81,94,95,102,114,116,117,121,122</p>	<p>The Council recognises the ecological and amenity importance of the stream so its protection in association with any site development would be very important.</p> <p>Shower and toilet facilities would be provided in the developed camp ground. Along with rubbish bins.</p> <p>Given the community concerns, Freedom Camping at the site this summer is not recommended.</p> <p>Through the detailed design stage a low barrier fence would be considered to define the boundaries of the camp ground and manage stream access.</p> <p>Illegal dumping is an existing problem at the site, having a camp ground and additional presence would reduce the illegal dumping issue.</p>
<p>Increase noise levels from the camp ground, especially in a semi-rural generally quiet community.</p>	<p>20,31,40,64,65,73,82,85,95,99,109,117,122,123.</p>	<p>The effects of noise would be considered through the resource consent process.</p> <p>The Council cannot guarantee no noise issues would occur but would manage noise through; nightly security visits, existing noise compliant process, camp rules and responsibilities.</p> <p>The Wellington Waterfront Motorhome Park has not</p>

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		experienced noise issues from campers, despite apartments nearby.
Increase in rubbish and litter	12,20,25,29,34,40,41,51,81,82,88,94,99,109,116,117,122	Site appropriate rubbish facilities would be provided on site with regular daily or twice daily collection depending on occupation levels.  On-site manager would be responsible for rubbish management.
The site has no local amenities; shops, cafes, dairy, food outlets, within walking distance. It has an infrequent bus service, with no public transport during weekends, and no local attractions.  Improve the bus service/provide a better bus connection especially during events	6,9,51,74,81,84	The nearest shops are about a 10 minute drive (30 minute walk), and it is about 14 minutes from the city centre (1 ½ hour walk). The ferry is about a 23 minute drive. Judging by the popularity of Te Kopahou Reserve entrance, Owhiro Bay, for Freedom Camping it is expected that this is not a major constraint for campers, but a survey of visitors is being carried out to test this.  This may also create an opportunity for local businesses to establish such as food outlets and transport opportunities.  The site is within 15 minutes walking distance to the beach, and is near to many walking and mountain bike tracks in the area.
Viability of a camp ground; it will get bad reviews,  Low cost means low management The Space and potential revenue doesn't warrant or support on site management.  Development & maintenance cost high, means user pay costs high for a substandard location, no one will use it	4,9,33,34,71,74,78,82,,99,102,120,121,	Based on our financial and management scenarios, the camp ground is likely to be cost neutral under the self-service type management. It would require addition Council operational funding under the on-site management option. The objective is to provide a low cost camping option in the city so keeping the accommodation costs low would be a priority.

**ALLOWING CAMPING AT HAPPY VALLEY PARK SUBCOMMITTEE**  
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Item 2.1 Attachment 1

<p>Cost will far outweigh the benefits.                  Rate payers subsidising campers</p>		
<p>Impact on existing use and open space. The field is well used especially by others users (children). And is safe to use unsupervised.                  It's a designated green space.                  The current toilets and changing rooms are not designed for campers.</p>	<p>41,58,60,61,62,63,65,78,87,117,118,122,</p>	<p>Statistics from the Council's sport fields booking system the sports fields have low utilisation rates. Low hours between Jan 2014 – Dec 2014. The park was not booked during Jan – Mar. The highest used month was Nov with 75 hours.</p> <p>The proposed camp ground is going to be within the footprint of the existing car park area so other users would still be able to use the sports fields' area for informal recreational use.</p> <p>Onsite management would mitigate some of the local community concerns regarding safety.</p> <p>The existing toilets and changing sheds will remain for sport field users and a new ablution block would be developed for the campers.</p>
<p>Visual impact, The camp ground will be an eyesore. Not situated amongst like type activities</p>	<p>12,51,79,81,122</p>	<p>The visual impact assessment will be considered as part of the resource consent process.</p>
<p>Process related issues, such as; Unplanned, Council not prepared to state how it will be managed. Proposal is unclear. No information on revenue, expenses or capital costs Does not say what alternatives have been considered.</p>	<p>79,80,98,120,121,122</p>	<p>Happy Valley Park is managed under the Suburban Reserves Management Plan (SRMP).</p> <p>The first stage of the proposal is to seek an amendment to the SRMP, to allow camping at Happy Valley Park, subject to public consultation.</p> <p>The Council has followed the process outlined in the</p>

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<p>Order and timing, Obtain RMA consent and funding first. Council rushing it through to allow freedom camping this summer.                  Consultation occurred during the school holidays</p>		<p>Reserves Act for amendments to reserves management plans.</p> <p>If the amendment to allow the activity is approved the following stages include applying for resource consent, camping ground licence and funding in 2016/17 Annual plan process.</p> <p>The alternative sites which were considered are outlined in the Environment Committee report 6<sup>th</sup> August 2015. These included; part of Dorrie Leslie Park, Lyall Bay Road Reserve, and Cog Park and Evans Bay marina.</p> <p>It is recommended that if the amendment is approved then it is subject to obtaining Resource Consent.</p>
<p>The camp ground adds no local benefit,</p>	<p>29,30,34,56,70,91,95,99,102, 111,117, 118</p>	<p>Given the objectives and requirements of a camp ground provision in Wellington, the benefits of providing a low cost camp ground in Happy Valley Park are more heightened at a city and community level than a local level. The key benefits include;</p> <ul style="list-style-type: none"> <li>• Environmental benefits; protecting our more scenic and ecologically sensitive open space areas from inappropriate camping activity. Reducing overcrowding of campers in restricted camping sites;</li> <li>• Economic benefits; providing more accommodation options for visitors means they can stay and spend in our city, which may also provide opportunities for new businesses to establish. The peak season Holiday Park Visitors survey (April 2015) commissioned by the Holiday Parks Association of</li> </ul>

		<p>New Zealand found that excluding accommodation, holiday park guests spent \$119 on average day, most commonly on activities, snacks/groceries and fuel. Generally expenditure on accommodation, fuel, snacks/groceries, and activities/attractions has increased since 2012/13.</p> <ul style="list-style-type: none"> <li>• Recreation benefits; protect public access to high use and popular areas especially around the south coast. Reduces conflicts between existing users and campers by having a site where displacing of existing users are low. Provides an opportunity for visitors to experience and use our open space and park network.</li> <li>• Social and community benefits; Strengthen Wellington’s reputation as a positive and safe place to stay. Fulfils a growing need in the self-drive camping holiday market. Helps provide a solution in managing freedom camping by offering visitors an alternative place to stay. May strengthen community safety and surveillance by having more people in the area, more activity reduces antisocial behaviour.</li> </ul>
<p>The camp ground will devalue our properties. Change the amenity/character of our neighbourhood.                  Negative Impact on school role.</p>	<p>65,69,82,102,118</p>	<p>To the best of our knowledge there is no evidence to support this concern.</p>
<p>Concerned about Freedom camping this summer and comparison with Te</p>	<p>12,34,69,70,71,73,78,79,80,81,88,91,95,119,121</p>	<p>Given the concerns raised by the local community it is not recommended to use this site for a freedom camping spot</p>

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<p>Kopahau.                  The freedom camping problems and issues being experienced at Te Kopahou will occur at this site.</p> <p>Suggested other options for managing freedom camping</p>		<p>this coming summer.</p>
<p>This is a residential /urban area and a camp ground is not compatible. It's too close to our housing development.</p>	<p>29,30,34,40,58,66,82,111</p>	<p>Resource consent is required to establish a camp ground on open space zoned land. Happy Valley Park is zoned Open Space A.</p>
<p>Ability to expand the camp site onto Happy Valley Park sports fields.</p>	<p>64,69,80,117,121,122</p>	<p>The current proposal is to keep the camp ground within the existing footprint of the car park area. If the proposed camp ground is successful then expansion onto the sports field could occur at a later date if feasible. It's likely that Council would undertake further public consultation regarding expansion.</p>
<p>No limit on length of stay at the camp ground</p>	<p>110</p>	<p>Camp ground rules and responsibilities would be established if the necessary approvals and consents are obtained. Rules would include a limit on the length of stay.</p>
<p>Issue of free riders taking up residence outside the camp ground and parking in surrounding streets.</p>	<p>117</p>	<p>This could be managed by having a security code system on the camp ground facilities. Those that have paid would receive a code. On site management would also mitigate this issue.</p>

