

# Caravan Park Policy PUX/901/102 Version 3

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by Acting Director-General Office of the Director-General

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## Version history

Version	Date	Comments
1	04/12/2007	Implemented to guide decisions on caravan parks
2	12/03/2008	Updated to clarify short term stays
3	20/05/2009	Updated to clarify no caravan park in locality

## Executive summary

Prior to the election in 2006, the following commitment was made:

*"If re-elected, the Beattie Government will move to restrict the loss of caravan parks and the subsequent reduction in economy accommodation stock. We will achieve this by preserving caravan parks and camping grounds sited on State-owned land."*

This is a Policy to support the government commitment to restrict the loss of economy accommodation by preserving caravan parks and camping grounds on State-owned land and identifying unallocated State land suitable for development as caravan parks.

## Purpose | Scope

To provide guidelines to ensure appropriate action is taken to restrict the loss of caravan parks and the subsequent reduction in economy accommodation stock. This will be achieved by preserving caravan parks and camping grounds sited on State-owned land and identifying unallocated State land suitable for development as caravan parks.

## Rationale

Domestic tourism has been identified by the Department of Tourism, Fair Trading and Wine Industry Development as being the "bread and butter" for Queensland's tourism industry. Drive tourism is by far the largest component of domestic tourism, and the so-called "grey nomads" are a significant segment of drive tourism.

For grey nomads and other economy travellers, camping grounds and caravan parks are favoured accommodation. In recent years, a number of caravan parks have closed, for a variety of reasons, reducing the economy accommodation stock for budget travellers.

In addition, caravan parks provide a valuable source of affordable semi-permanent housing and there is a growing need for the State to maintain and facilitate the expansion of existing supplies of this type of housing stock.

As part of the government's election campaign in 2006, a commitment was made that the government would restrict the loss of affordable accommodation by preserving caravan parks and camping grounds on State-owned land, and identifying unallocated State land suitable for development as caravan parks.

A commitment was made that the following 24 caravan parks, which are all located on reserves, will be preserved:

- John Kemp St, Main Beach
- Gold Coast Highway, Miami
- 1795 Gold Coast Highway, Burleigh Heads
- 1521 Gold Coast Highway, Palm Beach
- Jacobs Well Tourist Park, 1161 Pimpama-Jacobs Well Road, Jacobs Well
- Bells Caravan Park, Hornibrook Esplanade, Clontarf
- Donnybrook Caravan Park, 17-19 Alice Street Donnybrook
- Dicky Beach Family Holiday Park, Beerburum Street, Dicky Beach
- Bribie Pines, Cotterill Ave, Bongaree
- Teewah Beach Rd, North Shore
- Esplanade, Tin Can Bay
- 384 Captain Cook Drive, Town of Seventeen Seventy
- Taylor St, Tully Heads
- 24 Davidson St, Port Douglas
- 46 Heatley Pde, Belgian Gardens
- Bruce Pde, Lucinda
- Golf Links Rd, Bowen
- Florence St, Birdsville
- 12-30 Little St, Manunda
- River Ave, Innisfail
- Loudon St, Mareeba
- Etty Bay Rd, Etty Bay
- Elizabeth St, Flying Fish Pt
- Adelaide Street, Yeppoon

A further 70 caravan parks have been identified as being on State land (leasehold and reserve) and this policy is to be applied when dealing with all caravan park sites on State land.

## Policy

Prior to the election in 2006, the following commitment was made:

*"If re-elected, the Beattie Government will move to restrict the loss of caravan parks and the subsequent reduction in economy accommodation stock. We will achieve this by preserving caravan parks and camping grounds sited on State-owned land."*

To achieve this, the department will restrict the loss of affordable accommodation by preserving caravan parks and camping grounds on State-owned land.

The department will also seek to identify unallocated State land suitable for development as caravan parks.

### **EXISTING CARAVAN PARKS/CAMPING GROUNDS:**

The majority of caravan parks in Queensland are on freehold land. However, a number of caravan parks are held under term or perpetual lease tenure or are on reserves, such as reserves for local government, camping or recreation.

Leases and reserves issued for caravan park or camping purposes should be retained for such purposes. If it is found that an even greater community benefit is potentially available from an alternative use, or if retention of the land for caravan park or camping purposes becomes contentious the matter is to be escalated to the Director General.

As the State has little control over the use of land once it passes from State ownership, when assessing an application for conversion to freehold of a term or perpetual lease that is leased for caravan park purposes, the department will ensure that any offer of conversion will be conditioned requiring the lessee to enter into a covenant restricting the use of the land for caravan park purposes.

### **FUTURE CARAVAN PARKS/CAMPING GROUNDS:**

#### **Existing reserves:**

A Reserve for Recreation may be used for camping with the provision of limited facilities. The length of stay is to be restricted to no more than three nights. Local governments wishing to utilise Reserves for Recreation for camping will need to adopt a local law to authorise the activity.

A full scale caravan park with on-site accommodation, kiosk and full amenities is not consistent with a Reserve for Recreation. If a local government wishes to establish more extensive facilities on a Reserve for Recreation, they will need to apply to the department for a term lease for caravan park purposes.

Section 52 of the *Land Act 1994* allows a trustee to apply to use trust land for a purpose inconsistent with the purpose for which the trust land was dedicated. If the department is satisfied the inconsistent action will not diminish the purpose for which the land was dedicated or adversely affect any business in the area surrounding the trust land, the application may be approved. Local governments wishing to utilise this provision will be required to submit a land management plan with their application for approval.

An example of how this provision can be utilised to satisfy the election commitment is for Reserves for Showgrounds and the like in country areas where for the majority of the year the reserve is unused. If there is no caravan park in the locality, or the existing caravan park does not have the capacity to meet the needs of the customer [for example - where park restrictions (size limitations etc) for an existing caravan park would otherwise prevent a customer from using the facility], the showgrounds or other similar reserve may be used for short term stays (no more than 3 nights). However, to promote the interests and safeguards of both tourism and commercial parks, the 3 night stay may be increased to no more than 7 nights with the proviso that stays for any length of time less than 7 nights do not adversely affect local licensed caravan and/or

tourist park owners. The use of reserves in this way should be subject to a reserve management plan and be designed to enhance capacity for tourism only at times when commercial facilities cannot cope with demand.

**Unallocated State land:**

When undertaking planning studies of unallocated State land, the election commitment is to be taken into consideration when assessing most appropriate use, to determine if any of the land may be suitable for either setting aside as a Reserve for Recreation which can be developed for low-key camping, or for being offered as a term lease for caravan park purposes, either in priority to an appropriate lessee or by way of public competition.

## Responsibilities

All officers with appropriate delegations under the *Land Act 1994*, in particular State Land Asset Management officers within regions.

# Legislation

*Land Act 1994*, particularly Section 16 and Section 52