



Kangaroo Island Council

**Camping and Day Visitor
Strategy**

15 September 2008

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Summary

Shannon Architects and Corporate Ascent developed a Camping and Day Visitor Strategy for Kangaroo Island Council Camping and Day Visitor sites. Kangaroo Island Council has reviewed this document and has developed this strategy to accurately direct Council direction in the future.

Council has set a number of strategic objectives which direct upgrade and management across Council reserves and a number of site specific objectives.

Following is the strategic objectives set for the Kangaroo Island Council Camping and Day Visitor Sites on Kangaroo Island-

- A. The development of Caravan Parks be the responsibility of the private sector.**
- B. DEH and Council adopt the Camping Area Classification System to assist in future management.**
- C. Council Camping Fees change on 1 April each year in accordance with the Tourism Industry standard**
- D. Council continue with the existing Day Visitor Facilities.**
- E. Where Day Visitor Facilities are in close proximity, consideration to grouping facilities and control of traffic should be considered when upgrading infrastructure.**
- F. Council recognise that Commercial Tour Operators are using Council facilities at no cost to the operator.**
- G. Council liaise with DEH to include Council sites on the DEH Commercial Tour Operator Permit**
- H. Council determine a Commercial Tour Operator usage fee equivalent to the DEH fee.**
- I. Council recognise that Council managed camping areas will not be financially sustainable and the primary purpose of these facilities is service provision.**
- J. Council assist and support private interests in establishing Caravan and Camping Areas in the North, South and East Zones.**
- K. Council cease to provide powered caravan sites on Kangaroo Island as sites are upgraded.**
- L. Council adopt a standard "Camp Site Node" at Campervan size for all campgrounds.**
- M. Dump Points be located in Penneshaw, American River, Kingscote, Parndana, Vivonne Bay and Western KI Caravan Park and any large Caravan and Camping Area established as part of Recommendation G/.**
- N. Council, DEH and TKI develop a list of sites for motor homes and promote this in "Kangaroo Island Visitor Guide" as the only places to overnight stay.**
- O. Upgrades of Council facilities in the Northern Zone focus on Day Visitor experience with limited camping opportunities provided at Stokes Bay and Western River.**
- P. Upgrades of Council facilities in the Southern Zone focus on Day Visitor experience with limited camping opportunities provided at the Vivonne Bay site.**
- Q. Upgrades of American River Camping Area to include delineated camping as an ongoing requirement.**
- R. Development Plans for the Browns Beach Camping Area to include expanding camping requirements.**
- S. Council request the Crown Lease for the toilet be cancelled on this property**
- T. Upgrades of Hanson Bay to focus on Day Visitor requirements.**
- U. Council adopts the DEH KI design guidelines for Camping and Day Visitor Areas.**
- V. Council and DEH develop joint management approaches to Camping and Day Visitor sites irrespective of land tenure.**
- W. Appropriate Council Officers and DEH staff be cross authorised where appropriate.**
- X. Council adopts the DEH camping fee structure as a policy.**
- Y. Council installs "Iron Rangers" in the Council camping areas include appropriate signage and reviewed camping permit system**

Z. Council provide for a 5 day camping pass, to any Council Camping Area, equivalent to 4 times the Category C per day permit on a pre paid basis only.

AA. DEH, TKI and Council work towards the establishment of a "Kangaroo Island Camping Pass" where visitors can camping in either DEH and/or Council sites with the pass.

BB. Council adopts the following Camping Area Code-

- Leave your pets at home however restrained pets are permitted
- Use appropriate rubbish bins provided- separate your garbage from recyclables
- Camp fires be permitted in accordance with CFS restrictions and only in designated locations.
- Use liquid fuel or gas stoves whenever possible
- Generators permitted between 7:00am and 10:00pm
- Only camp in designated camping areas
- Respect geological and heritage sites
- Keep our wildlife wild- do not feed or disturb animals or remove native plants
- Keep to defined vehicle and walking tracks
- Be considerate to other Camping Area users
- Chainsaws are prohibited

CC. Council adopts the following Guidelines for Council Facilities-

- Treated Timber to be avoided
- Painting to be avoided
- Water to be provided to facilities, particularly toilets and showers, ONLY where mains water is supplied.
- Hand washing water to be made available via the roof catchment and tanks
- Waterless urinals to be installed
- All showers to have timers
- Metal to be stainless steel
- Electric BBQ's be preferable to gas BBQ's
- Design minimise cleaning requirements where possible
- Only commence a project when all funds are available
- Compliance with appropriate standards

The remainder of the document expands on Council's commitment to this direction using the Camping and Day Visitor Strategy Report prepared by Shannon Architects and Corporate Ascent as a basis.

1.0 Situation Analysis - Kangaroo Island Tourism Region

Following is a list of the current Camping and Day Visitor Sites on Kangaroo Island-

Site	Type of site	Toilet	BBO	Gas Fires Only	Playground	Camping	Walking	Lookout	Beach	Car parking	Caravan Accessible	Power Sites	Laundry	On site Cabin	Fresh Water	Shower	Public Phone	
IDENTIFIED COUNCIL SITES																		
Browns Beach	C D	Y	Y			Y	Y	Y	Y	Y								
Pennington Bay	D						Y	Y	Y	Y								
Prospect Hill	D						Y	Y		Y	Y							
Emu Bay	D	Y	Y		Y		Y		Y	Y	Y							
Snellings Beach	D	Y	Y				Y		Y	Y	Y							
Stokes Bay	C D V	Y	Y			Y	Y		Y	Y	Y	Y						
Western River Cove	C D	Y	Y			Y	Y	Y	Y	Y								
Vivonne Bay	C D V	Y	Y		Y	Y	Y		Y	Y	Y	Y						
American River	C D	Y	Y		Y	Y	Y		Y	Y	Y					Y	Y	
Penneshaw (Foreshore)	D	Y	Y		Y	Y	Y	Y	Y	Y	Y				Y		Y	
Hanson Bay	D	Y					Y		Y	Y	Y							
Duck Lagoon	D	Y					Y			Y	Y							
Parndana (Lions Park)	D	Y	Y		Y		Y			Y	Y							
Baudin Beach (Foreshore)	D	Y					Y	Y	Y	Y	Y							
Kingscote (Foreshore)	D	Y	Y		Y		Y	Y	Y	Y	Y		Y					Y
IDENTIFIED PRIVATE SITES																		
Nepean Bay (Kingscote)	C V	Y	Y			Y			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Western KI Caravan Park	C V	Y	Y			Y	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y
Flour Cask Sanctuary	C					Y	Y	Y			Y							
Little Sahara	D					Y				Y								
DEH CAMPING SITES																		
FC- Rocky River	C D	Y	Y	Y		Y	Y			Y	Y				Y	Y	Y	
FC- Snake Lagoon	C D	Y		Y		Y	Y			Y								
FC- West Bay	C D	Y		Y		Y	Y	Y	Y	Y								
FC - Harvey's Return	C D	Y		Y		Y	Y	Y	Y	Y	Y							
CG - Murray Lagoon	C D	Y		Y		Y	Y			Y	Y							
CG - D'Estrees Bay	C D	Y		Y		Y	Y	Y	Y	Y	Y							
Antechamber Bay	C D	Y	Y			Y	Y	Y	Y	Y	Y							

Codes: D=Day Visitor Site; C=Camping; V=Caravan (Power); FC = Flinders Chase; CG = Cape Gantheaume

1.1. Caravan Sites

The development of Caravan Sites is expensive and should be the responsibility of the private sector. Council will however encourage the development of highly managed site by the private sector by reducing the service provided by Council in areas where these sites are developed.

Recommendations-

- A. The development of Caravan Parks be the responsibility of the private sector.**

1.2. Camping Areas

1.2.1. Classification Scheme

Kangaroo Island Council has adopted a Camping Area Classification Scheme that was originally developed for the Department for Environment and Heritage. Council camping fees are set in accordance with this classification system and consistent with the DEH fee schedule.

The classification system has another benefit, planning can be undertaken by management to move or improve various campgrounds to increase the classification. This can also be used as motivator for staff in the field to maintain or improve facilities under their control.

Points are allocated, totalled and then used to classify sites into different categories. In this case, for simplicity, the report has adopted categories A to D. Again. The classification and associated points for each category is outlined below:

Category A	21 points or more
Category B	Between 15 and 20
Category C	Between 7 and 14
Category D	6 points or less

Point Allocation for Council Camping Areas.

	Points available	Browns Beach	American River	Western River Cove	Stokes Bay	Vivonne Bay
SITE						
Camping area						
(Choose 1 of the following)						
- unrestricted camping	1	1	1	1	1	1
- organised camp sites	2					
- structured campsites with restricted access	3					
- structured campsites with restricted access caravan sites	4					
Condition (Good - 3, Fair - 2, Poor -1)		1	1	1	1	1
Toilets (Choose 2 of the following)						
- long drop	1	1		1		
- septic/flushing	3		3		3	3
- male/female	1	1	1	1	1	1
Condition (Good - 3, Fair - 2, Poor -1)		2	3	2	1	1
Shower (Choose up to 2 of the following)						
- unisex showers	1					
- male/female showers	2		2			
- Hot water	3		3			
Condition (Good - 3, Fair - 2, Poor -1)			2			
Facilities/Amenities (Choose any of the following)						
- rain water	1					
- Emergency Phone	1		1		1	
- shelter	1	1	1	1	1	1
- barbecue	1	1	1	1	1	1
- powered sites	1				1	1
- public phone	1					
- campfires permitted	1	1	1	1	1	1
- rubbish collection	1	1	1	1	1	1
Access (Choose 1 of the following)						
- Walking	1					
- 4WD access	2					
- 2WD access	3	3		3	3	3
- disabled	4		4			
Booking Availability (Choose 1 of the following)						
Unrestricted	1	1	1	1	1	1
Booked	2					
Booking & Controlled	3					
Booking & Exclusive	4					
TOTAL		14	26	14	17	16

Point Allocation for DEH Camping Areas.

SITE	Points available	Rocky River	Snake Lagoon	West Bay	Harvies Return	Murray Lagoon	D'Estree Bay	Antechamber Bay
Camping area								
(Choose 1 of the following)								
- unrestricted camping	1					1	1	1
- organised camp sites	2	2	2	2	2			
- structured campsites with restricted access	3							
- structured campsites with restricted access caravan sites	4							
Condition (Good - 3, Fair - 2, Poor -1)		3	2	2	2	1	2	2
Toilets (Choose 2 of the following)								
- long drop	1		1	1	1		1	
- septic/flushing	3	3				3	3	3
- male/female	1	1					1	1
Condition (Good - 3, Fair - 2, Poor -1)		3	2	2	2	1	3	2
Shower (Choose up to 2 of the following)								
- unisex showers	1							
- male/female showers	2	2						
_Hot water	3	3						
Condition (Good - 3, Fair - 2, Poor -1)		3						
Facilities/Amenities (Choose any of the following)								
- rain water	1	1						
_Emergency Phone	1	1						
- shelter	1	1						1
- barbecue	1	1						1
- powered sites	1							
- public phone	1	1						
- campfires permitted	1							
- rubbish collection	1	1						1
Access (Choose 1 of the following)								
- Walking	1							
- 4WD access	2							
- 2WD access	3		3	3	3	3	3	3
- disabled	4	4						
Booking Availability (Choose 1 of the following)								
Unrestricted	1					1	1	1
Booked	2							
Booking & Controlled	3		3	3	3			
Booking & Exclusive	4	4						
TOTAL		35	13	13	13	10	15	16

Summary

Site	Points	Category
<i>Council Camping Sites</i>		
Browns Beach	14	C
American River	26	A
Western River Cove	14	C
Stokes Bay	17	B
Vivonne Bay	16	B
<i>DEH Camping Sites</i>		
Rocky River	35	A
Snake Lagoon	13	C
West Bay	13	C
Harvies Return	13	C
Murray Lagoon	10	C
DEstree Bay	15	B
Antechamber Bay	16	B

What these ratings show is that there is a good variety of camping experiences offered on Kangaroo Island by DEH and Kangaroo Island Council. The ratings do not reflect the quality of the infrastructure and experience provided. Council sites are characterised by low quality, high maintenance, poor design and aged facilities

Recommendations-

- B. DEH and Council adopt the Camping Area Classification System to assist in future management.**
- C. Council Camping Fees change on 1 April each year in accordance with the Tourism Industry standard**

1.3. Day Visitor Facilities

Many of the Council day visitor facilities clash with camping areas which detracted from both the camping and day visitor experience. Any future site planning will need to consider this conflict as an issue to be resolved.

Overall the number and distribution of Council Day Visitor facilities is appropriate however a number of facilities are located within a short distance of each other. This provides an opportunity to group some facilities together and control traffic flows.

Recommendations-

- D. Council continue with the existing Day Visitor Facilities.**
- E. Where Day Visitor Facilities are in close proximity, consideration to grouping facilities and control of traffic should be considered when upgrading infrastructure.**

1.4. Commercial Tour Operators

A number of Commercial Tour Operators use Council facilities as part of their tour package. Tour companies camping in Council campgrounds pay the appropriate camping fees which entitles them to use the associated infrastructure such as BBQ's etc.

A number of tour companies use Council facilities for preparation of meals and for the enjoyment of their customers. This usage of the facilities places a high demand on gas or electricity, water consumables, such as toilet requirements, and maintenance of the facility.

It is appropriate that these operators should contribute to the management of the facility however it is difficult for Council to determine who accesses the facility and what usage each operator uses the facility.

DEH have a comprehensive Commercial Tour Operator Permit System which ensures all Commercial Tour Operators accessing DEH reserves have a permit and pay the appropriate fees.

This system captures almost 100% of the Commercial Tour Operators accessing Kangaroo Island and as a result all operators that access Council sites. It is therefore recommended that the following process be followed for Council to Permit Commercial Tour Operators accessing Council sites-

- Council sites be included on the Permit issued by DEH.
 - In the first instance no fee will be attributed to accessing Council sites.
 - DEH to report usage of Council sites to Council
 - DEH to keep annual permit fee and site usage fees
- Council set an appropriate fee for Commercial Tour Operators to access Council sites.
 - The fee be equivalent to the DEH "reserve without site fee" amount
 - DEH to keep annual permit fee and DEH site usage fees
 - DEH pass the fees received for Council sites to Council
 - The permit be administered as though all sites are managed by the same organisation

Recommendations-

- F. Council recognise that Commercial Tour Operators are using Council facilities at no cost to the operator.**
- G. Council liaise with DEH to include Council sites on the DEH Commercial Tour Operator Permit**
- H. Council determine a Commercial Tour Operator usage fee equivalent to the DEH fee.**

1.5. Supply and Demand

The supply and demand for camping areas on Kangaroo Island is relatively low and as a result Council will not be able to obtain a significant financial return on any investment.

Recommendations-

- I. Council recognise that Council managed camping areas will not be financially sustainable and the primary purpose of these facilities is service provision.**

2.0 Gaps, Overlaps, Modifications and Upgrades

2.1. Across Kangaroo Island

Kangaroo Island Council Camping Areas are small and cannot cope with peak periods resulting in inappropriate camping near these sites. The Council camping areas are advertised as areas to camp and as a result if no camping site is available visitors will become frustrated as they have generally planned their camping experience around the site.

Upgrades of Council Camping Areas therefore should primarily focus on the Day Visitor experience with the provision of simple camping requirements. A standard camp site size be established to cater for all types of camping- suggest Campervan (ie Britz/Maui vans).

Recommendations-

- J. Council assist and support private interests in establishing Caravan and Camping Areas in the North, South and East Zones.**
- K. Council cease to provide powered caravan sites on Kangaroo Island as sites are upgraded.**
- L. Council adopt a standard "Camp Site Node" at Campervan size for all campgrounds.**
- M. Dump Points be located in Penneshaw, American River, Kingscote, Parndana, Vivonne Bay and Western KI Caravan Park and any large Caravan and Camping Area established as part of Recommendation G/.**
- N. Council, DEH and TKI develop a list of sites for motor homes and promote this in "Kangaroo Island Visitor Guide" as the only places to overnight stay.**

2.2. Northern

The northern zone encapsulates the following Council sites:

- Emu Bay
- Stokes Bay
- Western River Cove
- Snellings Beach
- Duck Lagoon

Council can assist the development of a large Caravan and Camping Area in the Northern Zone. Following is a number of possible ways this could be achieved-

- Keep the existing Emu Bay Caravan Park site zoned for a caravan park, only, under the PAR process which will result in market forces determining the outcome.
- Council negotiate with the existing owners to facilitate its use for caravans and campers
- Council assist another landholder in the northern zone to establish a caravan and camping park
- Council work with DEH to develop a caravan and camping ground on Section 382 Hundred Menzies
- Expand the Stokes Bay Camping Area

Duck Lagoon has been considered as a facility for caravanning and camping however it was considered that the proximity of the Nepean Bay Caravan Park site could have a detrimental financial effect on the existing business. Duck Lagoon however could be considered for a limited overnight camping experience for campervans.

The Western River Cove site is currently located on a Road Reserve and as a result Council should close the Road Reserve under the Roads Opening and Closing Act and make the area a Council Reserve.

Recommendations-

- O. Upgrades of Council facilities in the Northern Zone focus on Day Visitor experience with limited camping opportunities provided at Stokes Bay and Western River.**

2.3. Southern

The southern zone encapsulates the following Council sites:

- Vivonne Bay
- Parndana

The Strategic Tourism Plan recommends Council develop an upgrade plan for Little Sahara even though it is privately owned.

Recommendations-

- P. Upgrades of Council facilities in the Southern Zone focus on Day Visitor experience with limited camping opportunities provided at the Vivonne Bay site.**

2.4. Eastern

The eastern zone encapsulates the following Council sites:

- Browns Beach
- American River
- Penneshaw
- Baudin Beach
- Prospect Hill/Pennington Bay

At Penneshaw, as at Emu Bay, the KI Council have divested the asset and the current owner has closed it down.

Council can assist in the development of a large Caravan and Camping Area in the Eastern Zone. Following is a number of possible ways this could be achieved-

- Keep the exiting Penneshaw Caravan Park site zoned for a caravan park, only, under the PAR process which will result in market forces determining the outcome.
- Council negotiate with the existing owners to facilitate its use for caravans and campers
- Council assist another landholder in the eastern zone to establish a caravan and camping park
- Council purchase a property in the zone and establish a Caravan and Camping Area

Recommendations-

- Q. Upgrades of American River Camping Area to include delineated camping as an ongoing requirement.**
- R. Development Plans for the Browns Beach Camping Area to include expanding camping requirements.**

2.5. Western

The western zone encapsulates the following site which is owned by DEH but the toilet is leased, under a Crown Lease, to Council:

- Hanson Bay

Council and DEH are working in partnership to manage this site under a joint arrangement which is consistent with section 3 of this strategy.

Recommendations-

- S. Council request the Crown Lease for the toilet be cancelled on this property**
- T. Upgrades of Hanson Bay to focus on Day Visitor requirements.**

3.0 Management Structure

3.1. DEH Council Collaboration

Kangaroo Island Council believes that DEH and Council should collaborate in all areas of Camping and Day Visitor Management across Kangaroo Island. This collaboration will result in efficiencies between both organisations and a consistent visitor product. The visitors to Kangaroo Island do not differentiate between camping area managers.

Recommendations-

- U. Council adopts the DEH KI design guidelines for Camping and Day Visitor Areas.
- V. Council and DEH develop joint management approaches to Camping and Day Visitor sites irrespective of land tenure.
- W. Appropriate Council Officers and DEH staff be cross authorised where appropriate.

3.2. Schedule of fees

The DEH Camping Fee Structure from 1 April 08 to 31 May 2009, per day, is as follows-

Description	Car (\$)	Motorcycle (\$)	Per Person (No Vehicle) \$
Category A	\$21.00	\$13.00	\$6.00
Category B	\$15.00	\$9.00	\$5.00
Category C	\$10.00	\$6.00	\$5.00
Category D	\$5.00	\$3.00	\$3.00

Council adopted the same fee structure and the following fees, per day, are payable for Council Camping Areas (each site reduced by 1 category due to poor quality)-

Site	Car (\$)	Motorcycle (\$)	Per Person (No Vehicle) \$
Browns Beach (D)	\$5.00	\$3.00	\$3.00
American River (B)	\$15.00	\$9.00	\$5.00
Western River Cove (D)	\$5.00	\$3.00	\$3.00
Stokes Bay (C)	\$10.00	\$6.00	\$5.00
Vivonne Bay (C)	\$10.00	\$6.00	\$5.00
* Five Day any Council Site	\$40.00	\$20.00	\$20.00

* Must be prepaid

As visitors to Kangaroo Island do not differentiate between camp ground managers, Tourism Kangaroo Island (TKI) for a long period of time have been suggesting that a "Kangaroo Island Camping Pass" be established where visitors can camp at either Council or DEH sites. TKI, DEH and Council will need to determine appropriate administrative arrangements for this to occur.

It is suggest that the following could be an appropriate process for introduction-

- The Council "Five Day Pre-paid Permit" be expanded to include all camping site managed by DEH and Council for a 12 month trial.
 - Appropriate fee be set
 - This may exclude Rocky River Camping Area and Flinders Chase National Park Entrance Fee.
 - Administered via the Council Website, Council "front Counter" via phone only and TKI in the first instance.
 - Council collate numbers sold and income received and DEH collate number used in DEH reserves.
- Develop administrative guidelines including distribution of funds based on the above.
 - Formula for the distribution of funds- ie portion for selling agent, DEH and Council. If DEH sell the permit they receive the selling agent and DEH portion.
 - Determine a body to collate and distribute all income and advise DEH and Council of numbers sold
- Annually review the administrative guidelines based on the previous 12 month figures

Recommendations-

- X. Council adopts the DEH camping fee structure as a policy.**
- Y. Council installs "Iron Rangers" in the Council camping areas include appropriate signage and reviewed camping permit system**
- Z. Council provide for a 5 day camping pass, to any Council Camping Area, equivalent to 4 times the Category C per day permit on a pre paid basis only.**

Note: The above 3 recommendations were implemented in 2007/08.

- AA. DEH, TKI and Council work towards the establishment of a "Kangaroo Island Camping Pass" where visitors can camping in either DEH and/or Council sites with the pass.**

3.3. Camping Area Code

DEH have a detailed park code that regulates what activities can be undertaken with DEH Reserves. Council therefore needs to develop a Park Code to enable visitors to choose the site they wish to camp at based on their needs.

Recommendations-

BB. Council adopts the following Camping Area Code-

- **Leave your pets at home however restrained pets are permitted**
- **Use appropriate rubbish bins provided- separate your garbage from recyclables**
- **Camp fires be permitted in accordance with CFS restrictions and only in designated locations.**
- **Use liquid fuel or gas stoves whenever possible**
- **Generators permitted between 7:00am and 10:00pm**
- **Only camp in designated camping areas**
- **Respect geological and heritage sites**
- **Keep our wildlife wild- do not feed or disturb animals or remove native plants**
- **Keep to defined vehicle and walking tracks**
- **Be considerate to other Camping Area users**
- **Chainsaws are prohibited**

3.4. Facility Guidelines

Issues with Council current facilities include-

- Painting of facilities required constantly
- Carting water to facilities that are not connected to mains water
- Rusting
- Inconsistent consumables
- High maintenance requirements, particularly cleaning
- Facilities not finished
- Facilities not to standard including playgrounds

Recommendations-

CC. Council adopts the following Guidelines for Council Facilities-

- **Treated Timber to be avoided**
- **Painting to be avoided**
- **Water to be provided to facilities, particularly toilets and showers, ONLY where mains water is supplied.**
- **Hand washing water to be made available via the roof catchment and tanks**
- **Waterless urinals to be installed**
- **All showers to have timers**
- **Metal to be stainless steel**
- **Electric BBQ's be preferable to gas BBQ's**
- **Design minimise cleaning requirements where possible**
- **Only commence a project when all funds are available**
- **Compliance with appropriate standards**

4.0 Consultation and Finalisation

Action	Completion
Council Workshop	22 August 2008
Council Meeting	12 September 2008
Comments Close	21 November 2008
Council Consider Comments and make determination	12 December 2008
Finalise Concept Plans	
Prepare Development Plans where required	

5.0 Stakeholder and Community Comments

Stakeholder	Comment Received	Council Response
Eg- DEH, SATC, Progress (Name), Individual (not named)		Eg Incorporated, Not Applicable, Rejected because