

# **New Zealand Motor Caravan Association Inc.**

## **Land Acquisition and Development Strategy 2014/2015**

Approved by the NZMCA Board on: 11 October 2014

### **1. INTRODUCTION**

The NZMCA was established in 1956 to foster and advance the motor caravan movement by providing relevant services<sup>1</sup> and information, promoting fellowship, vehicle safety, road courtesy and protection of the environment. One of the key objectives of the NZMCA is to purchase or lease land to foster motor caravanning in New Zealand<sup>2</sup> and the NZMCA Board has the power to purchase or lease land in pursuit of this objective<sup>3</sup>.

After assessing the latest membership data and growth analysis, the NZMCA projects it must cater for an additional 20,000 members by 2018, bringing the total number of individual members to an estimated 80,000. An increasing number of new members are purchasing caravans as an alternative to self-propelled motorhomes and buses etc. Responding to the diverse and changing recreational needs of a growing membership poses a major challenge for the Association. A key factor in meeting this challenge is the provision of an adequate supply of safe, low-cost and attractive overnight parking options.

To date the NZMCA has preferred to purchase or lease land for the sole benefit of its members travelling in vehicles certified to NZ Standard 5465:2001<sup>4</sup>. Land is only developed into NZMCA overnight parking sites providing basic facilities, e.g. potable water, rubbish and recycling bins and dump stations where appropriate. This strategy upholds the Board's current informal policy direction.

This strategy is specifically designed to focus the Associations finite resources in areas where there is demonstrably high demand for NZMCA Parks, and to discourage the submission and consideration of *ad hoc* property purchases.

The Property Sub-Committee will implement this strategy and prioritise the Associations resources in areas where the Board has agreed to acquire additional land.

Members who wish to submit prospective properties to the Property Sub-Committee must first have approval from the relevant Area Committee and sign off by the Area Chairperson and Secretary.

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<sup>1</sup> This includes providing NZMCA Parks in specific areas that are relevant to where the majority of members have indicated they want to go.

<sup>2</sup> Constitution and By-laws sub-clause 4.1.9

<sup>3</sup> Constitution and By-laws sub-clause 4.2.1

<sup>4</sup> Noting there is nothing in the Constitution or By-laws preventing the NZMCA from acquiring land for full public use, e.g. operating another commercial camping ground.

## 2. ACQUISITION OPPORTUNITIES

### 2.1 Objectives

- Expanding the NZMCA Parks network to meet the present and future recreational needs of the Association's diverse membership.
- To purchase land for long term investment.

### 2.2 Preferred property attributes

When seeking out new land for acquisition the following attributes shall be considered<sup>5</sup>

#### a) *Preferred attributes*

*A prospective property is preferably:*

- *in a safe environment*
- *easily accessible*
- *Flat, dry land of at least ~4000m<sup>2</sup>*
- *likely to receive all necessary consents and approvals*
- *able to provide access for large motor caravans (e.g. buses, 5th wheelers)*

#### b) *Desirable attributes:*

*These may include:*

- *away from residential neighbourhoods*
- *provide a tranquil and scenic setting*
- *adequate fencing*
- *potable water*
- *reticulated sewerage*
- *tourist and recreational attractions*
- *being near a retail precinct*

### 2.3 Property ranking criteria

To better understand membership demand the NZMCA has assessed and compared the current availability of land against the latest evidence, which provides an insight into the membership's recreational needs and travelling habits. As a priority the NZMCA will aim to fill these 'gaps' before committing resources in other non-priority areas.

- Highest priority will be given to properties that are described in **Table 1** and meet the above attributes, or there is a strategic imperative.
- Lower priority will be given to properties located in areas listed in **Table 2** and meet the above attributes.

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<sup>5</sup> As per clause 12.1.3 of the Board's 'Property Acquisition Policy'

- Subject to available funding, the Property Sub-committee may investigate a property in an area not listed in either table 1 or 2 if it has a low purchase price or low rental basis.

**Table 1: Highest priority areas for land acquisition (in no particular order)**

<b>Areas</b>	<b>Preferred locations (if applicable)</b>
Far North/Northland	Karikari Peninsula region, Dargaville and Opononi
Coromandel	East coast of Peninsula, e.g. Whitianga, Whangamata, Pauanui etc.
Waikato	Otorohonga or other similar town
Bay of Plenty	Opotiki/Whakatane and Waihi/Katikati
Wellington	Within 1hrs drive from Wellington ferry terminal
Auckland	Close to SH1 and easy transport to Auckland CBD

**Table 2: Lower priority areas for land acquisition (in no particular order)**

<b>Areas</b>	<b>Preferred locations (if applicable)</b>
Nelson/Tasman	Picton, Blenheim or Nelson
Canterbury	Banks Peninsula
Clutha Valley	Wanaka or Arrowtown
Southland	Te Anau or Manapouri

### **3. LEASE/SALE AND PURCHASE AGREEMENT NEGOTIATIONS**

If the Board agrees to acquire land and approves a development budget, the PSC will appoint a project team to negotiate agreements in line with Board decisions and NZMCA policies (e.g. purchase at or below market valuation); make all reasonable steps to satisfy conditions of such agreements; and develop the park in accordance with Board approved policies, plans, and budget.

### **4. LAND DEVELOPMENT**

#### **4.1 Objectives**

- To develop Parks with a sustainable focus in accordance with the demands of present and future members.
- To develop Parks at a rate and cost equivalent to the needs of present and future members.
- To achieve a net benefit-cost ratio over a 15 year period with a pay-back period of <5 years.

**5. LAND DIVESTMENT**

Park use will be continuously monitored by the Property Sub-Committee. If a Park is underutilised and/or becoming a financial burden then the Association may divest the land and use the funds to purchase land in more desirable locations.

**6. REVIEW**

The Property Sub-Committee shall review this plan at least biennially and/or following new knowledge (e.g. new membership survey data suggests a review is necessary). The Board shall approve any changes to this strategy.