



Park Planning

Introduction

Caravan Park usage has changed since the first parks were built as holiday accommodation for families and travelers. With ever increasing housing prices Caravan Parks have become a more popular form of affordable housing for many people. They are seen as an alternative for permanent residence for age groups ranging from young families to pensioners.



Social and Economic Issues and Related Design Factors

Caravan parks are now used for varied purposes. But we see the majority fit into two major groups of tenants. The first being the casual occupants, both short-term and long-term and permanent residents is the second.

Casual occupants can be further separated into sub-groups. Short-term residents that stay for periods of time ranging from overnight up to a few weeks, and long-term casual occupants who lease a site on an annual basis, own their own van which remains on the site during the term of the lease. Many of these long-term sites become well established and are seen more as a holiday house rather than as a mobile caravan.

Permanent residency is largely made up of retirees, middle aged lifestyle and other people looking for a more affordable form of housing, these can further be separated into two other aspects, privately owner caravans and privately owned Park homes.

The important factor in Caravan Park planning is the mixing of these two very different groups is the positioning of the tenant groups. The permanent residential section should be situated in a separate part of the park to the short-term and long-term casual occupants also a segregation of the privately owned vans and park homes. This will ensure the privacy and living conditions that the permanent residents will demand.

Planning and Design

The planning and design details involved in the construction or reshaping of a caravan park are more involved today than in years past. It is a complex issue when considering designing a park for today's users and involves specific design and understanding of issues such as socio economic areas where the park is situated, which in itself adds many more varied considerations.

Modern caravan parks can be likened to suburban subdivisions and the planning takes in many similar conditions. These include site area, lot size, floor space to lot area ratios, setbacks, road design, utilities and services, storm water design, vegetation, solar access, audio and visual privacy, building materials, flood liable land and bush fire hazards.

Caravan Park Design

Over the years, Caravan Parks have evolved in their growth and as such have seen a varied shape within parks and now park owners are experiencing problems such as.....

- Not enough power available (Larger current demanded by users)
- Bigger Vans (RV's etc)
- Larger sites required
- What does the future hold



Larger RV's need to be considered

The key factor of any design is to provide a high quality of living and to create an enjoyable environment for both permanent and casual occupants. This was achieved by.....

Reviewing the current park layout

Reviewing the current operation of the parks

- Turnover
- Profit Controls
- Management
- Maintenance
- Expenses

Reviewing the need of tourism & permanent accommodation for the area

The plan will look at all Green issues and cutting costs in relation to....

- Maintenance of Parks
- Remote Parks
- Flora/Fauna
- Sola v Gas/Electricity
- Govt Rebates
- Type of plant & equipment

As we mention above, most caravan parks evolve through time rather than planned with future changes being considered. A planned site will offer greater asset value for the park owners.

First considerations when Park Australia commence Park Planning include....

- A review of the current Park layout
- A review of the current operation of the Park including
 - Turnover
 - Profit Centres
 - Management
 - Maintenance
 - Expenses
- A review of the needs of Tourism and Permanent Accommodation for the area

The Plan will then look at all the green issues & cost services

- Flora/ Fauna
- Sola v Gas/Electricity
- Government Rebates
- Type of Plant & Equipment

Example:

The use of caravan parks has changed substantially since their origination as holiday destinations. In recent years there has been a shift in the pattern of use of caravan parks with an increase in the proportion of permanent residents. This changing pattern in tenants and use has created new planning issues in the design of caravan parks. As the demands on caravan parks continue to change the planning and design methods will need to evolve also.

The park designed in this example was suited to a specific site in an area that required a mixture of holiday and permanent accommodation.

Waikerie Caravan Park, Waikerie, South Australia.



Waikerie is situated on the banks of the beautiful Murray River, a mere 175 kms from Adelaide.

A town that offers a wide choice of restaurants, accommodation, hospitality and shopping. Waikerie has developed from a lengthy affinity with 'Murray River matters' and the ensuing beauty. For more than a century, travellers have been welcome to use facilities that have now developed into a thriving country town on the Murray.

Broad acre farms, vineyards and citrus groves cover huge areas of agricultural development, sending thousands of tonnes of quality produce to Australian and overseas markets.

Thousands of appreciative visitors annually enjoy a climate that challenges any other in Australia. Waikerie accurately boast more sunshine hours yearly than the famed Queensland Gold Coast!

The park boasts 1 - 2 bedroom, airconditioned ensuite cabins, all with Austar. Large shady powered sites. With features:

- Spa Unit / 2 and 3 bedroom Ensuite cabins
- Murray River Queen Paddle Steamer / River Front
- Airconditioned Ensuite Cabins with Austar
- Shady Drive thru Padded sites, sealed roads
- camp kitchen
- Immaculate amenities & coin op. laundry
- Kiosk / Ice / GAS/ Cafe/ Function Rooms/
- Wireless Internet
- Electric BBQs
- Short walk to river & shopping.

Plans:

Waikerie is a typical site that has evolved over the years, but now the new owners have contracted Park Australia to plan the future development of the site towards a "Lifestyle Village" and up to the minute Caravan Park offering permanent homes, holiday homes, permanent caravan sites and modern sites for the short term visitor.

Stage 1 of this planned growth is to have 11 permanent sites added to the current area which will have sealed access. See graphic below.



Stage One

There will be a choice of 5 different designs and decorating options four of which can be seen here.....



Stages 2 & 3 show further permanent sites spreading throughout the current area....



Stage 2



Stage 3

Other considerations planned for the village are...

- Community Vegetable Gardens
- Community Activity Areas
- Putting Green
- BBQ Area
- Rose Arbor
- Community Gardens.
- Underground Stormwater Tank
- Fencing of surrounds
- New Roads

Landscaping of Park:

All Park Australia designs give strong consideration to landscaping. In the case of Waikerie, the following are some of the planned additions...

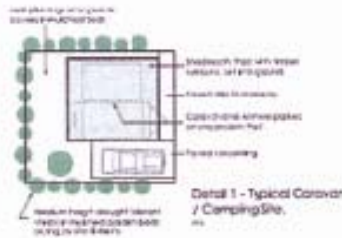
Office & Maintenance Areas: Drought tolerant indigenous plantings & modular paving where required.

Public Open Spaces, BBQ's etc: Drought tolerant indigenous plantings in mulched garden beds. Possible use of grey water in subsurface drippers for irrigation.

Caravan/Camping Sites: Concrete with shadecloth cover on all pads. Mulched garden beds as dividers. (see plan below)

Pool Surrounds: Synthetic lawn and drought tolerant mulched gardens.

Permanent Home Gardens: Maintained by owners (or by site owners for a fee)



Caravan or Camping Pad Plan

The Future:

Growth of the Waikerie Caravan Park and Lifestyle village will include a further acreage from the road to the river which will include all the above improvements but will be aimed at the short term resident market. Attractions such as....

- Cabins (including special disabled access cabins)
- Camp Kitchen
- New ablution Blocks
- BBQ Gazebos
- Childrens Inflatable Jumping pillow
- Clubrooms
- Boat Ramp access to the River Murray

Waikerie Lifestyle Village and Tourist Park will be one of the most up to date parks in Australia and as such will be an attraction for ALL tourist I the Caravan Travel market.

Park Australia can assist you in making your park an attraction for the very large number of people who are now travelling Australia by caravan each year. Just call Dale Wood on 0417 811 035 and he will discuss your needs and how they can be fulfilled through the Park Australia Planning Service.