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16 February 2019

**Omaha Beach Community Inc. Submission to Auckland Council.
Re: Proposed Freedom Camping in Vehicles Bylaw**

1. Introduction

This document is submitted to you by the Omaha Beach Community Inc. ('OBC') (<https://omahabeach.co.nz/>), believed to be one of New Zealand's largest funded ratepayer associations, with circa 90% plus of all eligible ratepayers in Omaha Beach as financial members. We currently have some 1,200 paid up members, who are property owners in Omaha Beach.

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We can reasonably claim that **the views and opinions expressed in this submission are reflective of the overwhelming majority of residents and ratepayers of Omaha Beach.**

Since we first became aware of Council's proposals towards the end of last year, we have undertaken a significant amount of research, and been in regular dialogue with the Local Board, Council, planners and lawyers.

We believe we now have a much greater understanding of the Council's proposals and the implications for Omaha Beach.

The OBC is making this submission to Council, **opposing the bylaw as proposed, and requesting a total prohibition of freedom camping in Omaha Beach.** This view is based on what we have learned regarding the proposed bylaw, and its potential impact on Omaha Beach; the views expressed by our members at the OBC's AGM held 20 January 2019, and also from the responses to an online survey undertaken on our members, where **83% of survey respondents were against freedom camping in Omaha Beach.** The survey results form part of this submission, and are included as Appendix 10.

Key reasons for us opposing the Council's Freedom Camping in Vehicles bylaw, as proposed, include:

- We are extremely concerned about the implications of Part 1, Clause 6 of the Freedom Camping Act 2011 ('the 'Freedom Camping Act'), where the local authority area for the Council includes areas of land controlled or managed by Auckland Transport ('AT'); the roads - and the numerous parking bays around Omaha Beach - and with the default position under the Freedom Camping Act and the proposed bylaw essentially being that ... if a site is not restricted or prohibited under another enactment, and is 'not scheduled' in the bylaw, then freedom camping is permitted. It is our understanding we could therefore see, under the proposed bylaw, freedom campers parking and setting up 'camp' outside and beside people's homes, essentially in any vehicles they like – which would be totally unacceptable!
 - We believe that the 'not scheduled' areas must have general rules like other councils have used, including not parking outside a private house or business (as seen in Tauranga city) and limits on vehicle type and time periods.
 - Freedom Camping is currently prohibited under the Rodney legacy bylaws.
 - Our view is that the Freedom Camping Act does not prevent freedom camping being prohibited in some of Auckland Council's areas – such as Omaha Beach.
 - The Council proposed sites for freedom camping in Omaha Beach are all currently protected from camping under the Reserves Act 1977 ('the Reserves Act'), but Council proposes using a delegated authority from the Minister of Conservation to overturn this prohibition, and allowing freedom camping – which we object to, and question.
 - Those property owners with properties adjacent to the proposed Reserve sites bought there having the comfort of the Reserves Act to prohibit camping.
 - Omaha Beach is a residential settlement, and we do not believe the Freedom Camping Act ever envisaged freedom camping in such areas.
 - The Reserves sites proposed by Council, and noted below, even as 'restricted' sites, are totally unsuitable for freedom camping and are strongly objected to:
 - Pukemateko Reserve, 177 Mangatawhiri Rd,
 - 160 Omaha Drive (overflow boat trailer parking),
 - William Fraser Reserve, 37 Broadlands Drive
- These Reserves are adjacent to residential properties; they are already heavily utilised; there will be a severe reduction of car parks for use by resident ratepayers and visitors if camping sized vehicles are allocated spaces; none of the sites can comfortably accommodate the safe movement of 2-4 berth campervans without significant ground works being undertaken; and they have very limited, or no, public toilet facilities or drinking water available.
- The proposed restrictions on the sites are not realistic and are, we believe, unenforceable.

Whilst strongly opposing freedom camping in Omaha Beach, we have also given careful consideration of other, local, more suitable sites, and comment on these is contained in Section 18. of this submission.

2. Executive Summary

- Omaha Beach ratepayers are overwhelmingly opposed to the Freedom Camping Bylaw, as proposed, and to allowing freedom camping in Omaha Beach.
- Freedom Camping is currently prohibited in Omaha Beach under the Rodney legacy bylaws, and this prohibition must continue, due to the unique combination of factors that would otherwise result in a significant negative impact on the access, amenity and safety for all residents and visitors to Omaha Beach.
- The Freedom Camping Act does not prevent freedom camping being prohibited in some of Auckland Council's ('Council') areas – such as Omaha Beach.
- The Freedom Camping Act ensures the ongoing protection of the Omaha Beach Reserves through the Reserves Act.
- We are also extremely concerned about the proposed revoking of Rodney District Council General Bylaw 1988: Chapter 8 Public Places, and the implications of losing the no-camping protection in our residential streets and carparks.
- We object to the proposed bylaw with no 'general rules' for the areas classified as 'not scheduled'. Included in these areas are land controlled or managed by AT. We believe including nearly every kerbside and cul-de-sac carpark in our residential streets in the 'not scheduled' category results in unenforceable and unrestricted camping in any vehicle for an unlimited time period. This has significant and extraordinarily wide reaching negative impacts on the amenity, access and safety for the residents and ratepayers of Omaha Beach and the many visitors to the area.
- The impact of freedom camping will be magnified in Omaha Beach due to its immense popularity and accessibility from Auckland, together with the proposed widespread promotion as a freedom camping spot by Council, and also social media.
- The impact and loss of amenity and access will not just be limited to our Reserves but, also our residential streets by having freedom camping right outside our houses across nearly all of Omaha Beach.
- We already experience issues with freedom campers – even though it is prohibited (but Council may not be aware of these issues, as we believe they haven't been reported).
- We need ongoing protection of our Reserves and limiting damage and illegal activity in these Reserves, and the streets and cul-de-sacs, across Omaha Beach.
- Omaha Beach is a residential area, and we do not believe it was ever the intention of the Freedom Camping Act to actively promote freedom camping in such areas.
- The Reserves were vested in Council for protection of residents, and it was never contemplated that such a use as camping would ever be permitted on them.
- Those property owners adjacent to the proposed Reserve sites bought there having the comfort of the Reserves Act to prohibit camping.
- All the proposed sites are in built up residential areas, within metres of the nearest houses. The Reserves are all in viewing channels and noise zones of surrounding residential properties.
- We recognise that the two sites in Omaha Beach designated as prohibited in the proposed bylaw are also Reserves where camping is prohibited by the Reserves Act. However we agree that those two Reserves must have their prohibited status continued under any new bylaw and highlighted with signage to this effect. The sites are
 - 223 Omaha Drive (Omaha Beach Boat Launching Ramp and Wharf);
 - 15 North West Anchorage (Omaha Reserve).
- The Council proposed sites for restricted freedom camping in Omaha Beach are all currently protected from camping under the Reserves Act. We do not support Council using the delegated Ministerial authority to overturn the prohibition of camping in these Reserves, and allowing freedom camping.
- The Reserves proposed by Council, noted below, even as 'restricted' sites, are totally unsuitable for freedom camping and are strongly objected to:

- Pukemateko Reserve, 177 Mangatawhiri Rd,
 - 160 Omaha Drive (Rita Way, Excelsior Way, Lagoon Way),
 - William Fraser Reserve, 37 Broadlands Drive
- These restricted Reserves are already heavily utilised and frequently the traffic overflows through to the surrounding streets.
- There will be a severe reduction of car parks for the use of resident ratepayers and visitors if camping sized vehicles are allocated spaces and access in those car parks, and we maintain that none of the proposed restricted reserves can accommodate the safe movement of 2-4 berth campervans without significant ground works being undertaken.
- The proposed sites have very limited, or no, public toilet facilities or drinking water in the proposed restricted reserves, with no sites having 24/7 water or toilet facilities, and are considered unsuitable even for certified self-contained vehicles.
- None of the proposed Reserves meet any of the criteria set by Council that mitigates the known harms from freedom camping.
- We request the appointment of Insite Security Ltd as a local 'enforcement officer' for Omaha Beach, as is permitted under the Freedom Camping Act.
- We note the obligations on Council to use the special consultative procedure set out in Section 83 of the Local Government Act 2002 ('LGA') for the proposed bylaw. We are of the view that Council have not fully met their obligations under the special consultative procedure.
- Council's consultation process required us to make numerous further enquiries of Council to obtain a full understanding of the proposal, and its implications – particularly regarding the significant implications on the access, amenity and safety of the people of Omaha Beach in relation to the inclusion of the AT areas in the 'not scheduled' areas of the proposed bylaw.
- We are also disappointed that, whilst we were made aware of Council's a 'Have Your Say' drop-in session in Warkworth, it was held on 16th February 2019, giving us only 2 days to finalise our submission before the close of the consultation process – which we believe to be inadequate.
- We do not believe the primary harms, noted by Council in relation to freedom camping, will in fact be adequately managed with the proposed bylaw and will in fact magnify beyond all proportion in the Omaha Beach area the recognised primary harms of freedom camping.
- Whilst acknowledging that a bylaw may be a way of addressing the perceived problems, we maintain that the desirability of Omaha Beach to campers means that **prohibition of freedom camping in Omaha Beach is the most appropriate and proportionate response.**

Spot the difference between these 2 pictures ... They are both freedom camping sites ... although the one at the bottom is of one of the proposed sites in Omaha Beach.
Note close proximity to residents, no running water, no toilets facilities
Surely this was never the intention when the Freedom Camping Act was enacted?



3. Omaha Beach – Unique conservation area already under pressure from visitors

Omaha Beach is located just an hour's drive north of Auckland and 15 minutes east of Warkworth. It is effectively a sand spit, reached by way of a causeway and bridge over the Whangateau Harbour. It has one of the best white sandy beaches, and a popular spot for surfing, within an hour's drive of Auckland city.

The area is considered a sensitive coastal environment, with the residential area protected by dunes, a kahikatea forest/wetland vested in the Crown as reserve, and areas vested as neighbourhood Reserves, with pedestrian access and walkways to the beach carefully planned to protect the sensitive dunes environment.

Omaha Beach is also home to the Omaha Shorebird Sanctuary, managed by the Omaha Shorebird Protection Trust ('OSPT') (<http://www.omashorebirds.co.nz/>). The Omaha Spit forms a barrier between the open sea and Whangateau Harbour, a relatively unspoilt tidal estuary. The area is important for a range of native shorebirds, which feed on the estuary at low tide. Some of them, such as the threatened New Zealand Dotterel and the Variable Oystercatcher, nest on Omaha Spit in significant numbers. With the formation of the OSPT in 2009, the community has taken the lead in protecting Omaha's shorebirds and the successes have been very heartening for the community. See also letter from OSPT at Appendix 9.

While Omaha Beach started as a holiday location, it is now very much a residential area, with a fast growing permanent resident population. However, Omaha Beach is also a vital and popular seaside area for tens of thousands of visitors annually within the greater Auckland region and beyond. At times its carparks, boat trailer parking and grass verges are full with the overflow of vehicles to accommodate the visitors. With the numbers of residents, and visitors, swelling dramatically at weekends, holidays, and over the summer period in particular, the facilities and infrastructure of Omaha Beach comes under extreme pressure from under-resourced facilities – as is evidenced by the need for the OBC to arrange twice weekly residential rubbish collections by Northland Waste, and weekly recycling collections by Council's contractor (with the OBC and its resident ratepayers contributing to the cost of these additional collections). At the main beach Reserve (William Fraser Reserve) the only public toilets are inside the surf club building, which are locked at night, and are totally inadequate for the visitor numbers. There is no drinking water for visitors as Omaha Beach is on individual tank water. *See Appendix 1- for photos of overflowing car parks in our designated Reserves.*

Omaha Beach was first developed in the early 1970's, in northern Omaha. Work on the southern end (under the control of the Omaha Beach Residents Society (<http://www.obrs.co.nz/homepage>) – but under the overall umbrella of the OBC) commenced in the late 1990s.

Over the years the Omaha Beach community has funded and improved many of the services and facilities it has today – such as the golf course, tennis courts, boat ramp, community centre, sewerage disposal system, and surf lifesaving clubrooms.

We do not support placing additional pressure on the already stretched facilities at Omaha Beach by opening up and promoting the additional provision of freedom camping. While the current Reserve sites are unsuitable, as detailed in the following sections, the very nature of Omaha Beach's visitor numbers would see a significantly magnified and negative impact from the recognised 'primary harms' with the inclusion and overflow of freedom campers. The overflow would be parked in the surrounding streets in the immediate vicinity of the proposed freedom camping Reserves. As these streets would be classified as 'not scheduled' they would be open for unrestricted, unenforceable, and unlimited freedom camping in any vehicle. It is basically opening up the whole of Omaha Beach, a popular and at times overflowing residential beach side area that has little if any available toilet or fresh water facilities, into an unrestricted, unenforceable and unlimited freedom camping hub only an hour from NZ's largest city. This is strongly objected to by the residents and ratepayers of Omaha Beach.

4. NO to freedom camping from the residents and businesses of Omaha Beach Public meetings and Survey of Omaha Beach residents on the proposed bylaw

Omaha Beach ratepayers are opposed to freedom camping in Omaha Beach.

We undertook an online survey of our members (those for whom email addresses were held), during a period of one month, from 16th January 2019, with a 59% response rate. The survey results show 83% of respondents are against freedom camping in Omaha Beach. In relation to the sites proposed for freedom camping by Council, between 84% - 88% of respondents were against permitting freedom camping there. Full survey results are contained as an Appendix 10

In relation to the survey question "Do you support Council permitting freedom camping at Omaha Beach? **83% of respondents said "No – I do not support Council permitting freedom camping at Omaha Beach, even with restrictions on the use of sites."**

In relation to the proposed restrictions on freedom camping sites, there was basically no confidence in these being at all effective, or abided by.

95% of respondents answered "No – I do not believe freedom campers will abide by all restrictions."

At the OBC AGM held on 20th January 2019, the topic of freedom camping attracted the largest turn out to an AGM in many years. A motion was passed such that the OBC seek a continuation of the current prohibition of freedom camping in Omaha Beach as currently stands under the Rodney legacy bylaws, and the protection given to the proposed sites under the Reserves Act.

A statement from the OSPT has also been obtained. *See Appendix 9* The reasons given are pressure and tension between users already being experienced in the Reserves, lack of basic facilities like toilets and running and drinkable water in the Reserves, issues already being experienced with freedom camping and the negative effect on local business and income, and impact on the conservation areas, if this bylaw went ahead as proposed.

5. Evidence of the damage being experienced at Omaha Beach from freedom campers.

The Omaha Beach residents have collected significant evidence as examples of the issues experienced with illegal freedom camping at Omaha Beach, including evidence of human excrement left from campers, fires in conservation reserves, disturbances in the Omaha Beach protected bird sanctuary, parking across multiple car parks restricting other user access, noise, and alcohol. *Appendix 2 shows pictures of this evidence collected over only 2-3 weeks pre this submission.*

Whilst we have experienced issues with freedom campers in Omaha Beach, we are aware that these may not in fact have been reported to Council – due to Insite Security's current patrols and the frustration by residents in having ineffective enforcement of other bylaws, and frustration with trying to phone Council.

However, we believe the issues experienced in the past will pale into insignificance if the Freedom Camping in Vehicles Bylaw is enacted as proposed.

There is sufficient evidence from other popular areas in NZ through other Council's meeting minutes, press reports and industry body reports, to give us serious cause for concern on the impact of promoted and advertised freedom camping at Omaha Beach.

6. Representation and interpretation of the Freedom Camping Act and the proposed Freedom Camping in Vehicles bylaw

We have noted a view by Council (Agenda of the Regulatory Committee meeting 10 August 2017; para 19) stating that ...

"The Freedom Camping Act 2011 allows freedom camping to occur on any local authority area or conservation land, unless prohibited by another enactment. The council may not 'absolutely prohibit freedom camping in its area or district'."

We note that what has actually been quoted in the Council papers is the heading of Section 12 ... whereas the Act (Section 12) actually states the following ...

"(1) A local authority may not make bylaws under section 11 that have the effect of prohibiting freedom camping in all the local authority areas in its district.

(2) This section is for the avoidance of doubt."

The OBC is of the view that the wording of Part 2 Section 12 of the Act, means that, whilst prohibiting Council from making a bylaw that has the effect of prohibiting freedom camping in all the Council areas, banning it in some is not actually excluded by the Act.

Omaha Beach is a residential area, but with unique factors of close location to the centre of Auckland, conservation zones alongside built up residential zoning, and is experiencing pressures from ever-increasing visitor numbers. There is evidence based proof that show the damage and pressure that illegal freedom campaign is doing now to the area and also the learnings as documented in the Council's 'primary harms'.

We do not believe it was ever the intention of the Freedom Camping Act to promote freedom camping in such residential areas as Omaha Beach, and contend that the Freedom Camping Act does allow for prohibition in some areas that require protection. The Freedom Camping Act gives Council the ability to provide a proportionate response to the issues seen. We maintain that a proportionate response to Omaha Beach's unique factors is the prohibition of all freedom camping at Omaha Beach to protect the amenity, access and health and safety of all Omaha Beach residents and visitors to Omaha Beach.

7. Protections under the Reserves Act and the Freedom Camping Act

All Reserves in Omaha Beach are protected from Camping under the Reserves Act. These protections are also recognised in the Freedom Camping Act (clause 10b). We note that Council also hold this view as they state they require Ministerial Consent to overturn these protections before freedom camping can proceed in these current Reserve sites.

We note the comment in the consultation documents that delegated authority is held by Council, from the Minister of Conservation. We have obtained a copy of this document ('Reserves Act Instrument of Delegation for Territorial Authorities' dated 8 July 2013). The document was only received by us a couple of days ago, and we haven't yet had the opportunity to fully study it, and obtain a legal view. However, we do question the Council's use of this delegated authority for the proposed purpose, noting the 'general purpose' of the Reserves Act talks of *the preservation of the sites for the public of NZ, and protection of the Reserves from unnecessary subdivision and development*.

Our view is that permitting 'camping', and the opening up of the reserves to freedom camping as is proposed, especially under the currently documented 'primary and secondary harms' as published by Council, is considered 'development' in this sense, and not is adhering to the 'preservation' and 'protection' of these Reserves.

We object to the proposal to overturn these protections and to permit 'camping' on these Reserve sites and thus create parks for freedom campers.

8. Rights of current residents and the vesting in Council of Omaha Beach Reserves for ongoing protection

We believe it was never contemplated that a use, such as 'camping', would ever be permitted on the Reserves when they were created as part of the Omaha Beach development - with homes adjacent to the proposed sites. These reserves were paid for from the developers - and therefore, effectively, the residents of Omaha Beach and vested with Council for protection. We believe it is a huge breach of trust that Council are now proposing to overturn these protections in some of Omaha Reserves.

Those property owners with properties adjacent to the proposed Reserve sites bought there having the comfort of the Reserves Act to prohibit camping, and it would be totally wrong for Council to change this status for the purpose now intended under the proposed bylaw.

9. The magnified impact on Omaha Beach of the 'not scheduled' areas in the proposed bylaw.

We are extremely concerned about the proposed revoking of the Rodney District Council General Bylaw 1998: Chapter 8 Public Places. The proposed new Freedom Camping in Vehicles bylaw has almost all of the Omaha Beach residential streets and local resident car parking being classified as 'not scheduled' in the bylaw. There are no general rules given or proposed in these 'not scheduled' areas. We understand consideration had been given by Council to including 'general provisions' in the proposed bylaw, to apply to camping on residential streets, but these were voted down by the Council's Regulatory Committee.

With the non-inclusion of general rules for all other areas of Omaha Beach residential streets and car parking bays and areas, the impact on Omaha Beach is potentially catastrophic, unacceptable, and entirely unmanageable.

As already stated, Omaha Beach has unique factors with its location close to Auckland, and the airport, as well as the hugely popular beach side amenity that is at times overrun with pressures on existing infrastructure. The opening up and promotion of freedom camping at such a renowned and popular beach will result in the overcrowding of any freedom camping space allowances. This will then result in the spilling out across all of Omaha Beach, into its streets and carparks for unlimited, unrestricted, unenforceable freedom camping in any vehicle. The setting up 'camp' outside and beside people's homes is totally unacceptable and, again, we believe was never the intention under the Freedom Camping Act.

Following enquiry to Council, we have been advised that *"AT controlled land can be included in the bylaw if there is evidence that a restriction or prohibition is required based on one of the three criteria specified in the Act. If there are specific roads or parking areas that ... (we) has evidence for the need for a restriction on then ... (we) should include this in ... (our) submission and the hearings panel will consider this."*

Our argument is that it is unrealistic to specify every street, parking bay and area, for inclusion in the bylaw ... but that freedom camping should be prohibited in all of Omaha Beach.

10. Learnings from other cities

All of the other NZ cities include general rules for areas like the 'not scheduled' areas that Council are proposing.

Tauranga, for example, appears to be leading the way in balancing the needs of its people with the requirements of the Freedom Camping Act, and has general rules that allow the protection of access and amenity, and the health and safety of their residents. They state:

Self-contained vehicles only (non self-contained must go to a campground)

You can **not** camp in front of a private residence or business

Maximum 2 nights stay

Wellington, Christchurch and Dunedin have also self-contained requirements.

Auckland, as NZ's largest and most populated city, needs to prioritise the needs of its ratepayers and residents.

11. Omaha Beach meets the standards of being a HIGH /HIGH on the Council's matrix rating - requiring PROHIBITION

The unique factors of Omaha Beach classify it in the Council matrix utilised to determine freedom camping restrictions - as Level of Protection needed HIGH, and Desirability to campers HIGH. On this basis Omaha Beach and its residential streets and car parking bays and areas MUST have the protection required from freedom camping to protect the amenity, accessibility, and health and safety of its visitors, its residents, its ratepayers and its conservation environment.

The Council are within its rights under the Freedom Camping Act to put in place prohibition to areas that require protection of the amenity, accessibility and health and safety of the people and the area. All evidence presented here, both written and photographic, clearly states and shows the required prohibitions on freedom camping is needed for Omaha Beach.

12. Sites selected and proposed as prohibited are supported by Omaha Residents

We recognise that the two sites in Omaha Beach designated by Council as prohibited in the bylaw proposal are reserves where camping is currently prohibited as covered in the Reserves Act. We agree that those two Reserves must have their prohibited status continued under any new bylaw and highlighted with signage to this effect. The sites are 223 Omaha Drive (Omaha Beach Boat Launching Ramp and Wharf); and 15 North West Anchorage (Omaha Reserve).

13. Unsuitability of the proposed 'restricted' sites designated by Council for Omaha Beach

The sites selected and proposed by Council as 'restricted' sites' are all currently protected under the Reserves Act and remain protected under clause 10.b in the Freedom Camping Act. These sites being opened to freedom camping are objected to by the residents of Omaha Beach and we request that the current protection from camping in these Reserves remains in place. We suggest that appropriate and proper signage be erected to notify of the no-camping status of these protected Reserves – as well as at the entry to Omaha Beach itself. These Reserves are already stretched at peak periods and do not have the infrastructure to handle current usage now, before the addition of over-night freedom camping – even if it was restricted to certified self-contained vehicles only. The

Council commissioned report 'Rodney Public Toilet Provisions March 2018' stated "*The public toilet provision in Omaha is insufficient to meet the demand from both locals and tourists*".

The Reserves proposed by Council as restricted freedom camping sites are:

- Pukemateko Reserve, 177 Mangatawhiri Rd
- 160 Omaha Drive (Rita Way, Excelsior Way, Lagoon Way
- William Fraser Reserve, 37 Broadlands Drive

Pukemateko Reserve, 177 Mangatawhiri Rd

Proposed by Council as a 'restricted' site. This site is not supported by the local residents and businesses of Omaha. *Note please see Appendix 4 for photo evidence of the following points*

Reasons being:

- This Reserve is surrounded by residential properties fronting onto the Reserve, who will be severely impacted by the proposed change in status from the current prohibition of camping that remains in place.
- It is immediately adjacent and in full view and sound zone of a fully built up residential area. (See Appendix 4).
- This site has NO running water, NO public toilet facilities, and is a busy and at times overflowing public car park for day visitors and locals (see Exhibit 3)
- There is only one rubbish bin
- The protected Reserve is also a popular and safe children's playground. *Appendix 4*
- The car parking area is popular for 'surfers' who often surf at the southern end of the beach.
- The current experience from illegal camping in this reserve is that because parking and turning is tight and set for cars, illegal campers park horizontally across multiple parks taking significantly greater space than one carpark. See *Appendix 4*
- The site is a busy residential car park and is not large enough to allow the safe entry, exit and manoeuvrability required for a standard 2 berth camper van and would require substantial earthworks to accommodate these. As shown in an independent review *Appendix 3*
- The suggestion is 3 freedom camping parks; certified self-contained vehicles only, Although 3 parks are proposed, with no active Council funded enforcement, this will not prevent greater numbers using the area and setting up camp, as recognised in "primary harms" in Council's own documents. It is considered highly unlikely freedom campers will vacate the sites during the daytime.
- The overflow from this site will have no barriers to moving into the adjacent residential streets that will be classified as 'not scheduled' and will result in unenforceable, unlimited and unrestricted freedom camping for an indefinite period in these streets.
- **Prohibition is required to protect access to this area.**

Our survey asked for views on the Council's 3 proposed sites for freedom camping. In relation to this site, **84% of respondents answered "No – I do not support Council's proposal to have (restricted) freedom camping in the car park at Pukemateko Reserve, 177 Mangatawhiri Rd, Omaha South."** See Appendix 10- OBC Survey Results

160 Omaha Drive (Rita Way, Excelsior Way, Lagoon Way)

Proposed by Council as a 'restricted' site. This site is not supported by the local residents and businesses of Omaha. *Note please see appendix 5 for photo evidence of the following points*

Reasons being:

- This site is the location of the overflow boat trailer parking, and is utilised heavily throughout summer - not just by the residents of Omaha Beach, but also the surrounding areas. *Appendix 5*
- This site is also surrounded by residential properties, who will be severely impacted by a proposed reversal of the current prohibition of camping as covered in the Reserves Act with this prohibition remaining in place under 10.b of the Freedom Camping Act.
- There is no running water, no toilets and 1 rubbish bin.
- The site is a small car park utilised for overflow boat ramp parking and does not have a large enough hard stand area to allow the safe entry, exit and manoeuvrability required for a standard 2 berth camper van and would require substantial earthworks to accommodate these. As shown in an independent review *Appendix 3*
- It is proposed by Council as 'restricted', with 2 freedom camping parks; certified self-contained vehicles only.
- With no additional funding being proposed by Council to enforce the rules, as recognised in the "primary harms", it is we believe it is unlikely freedom campers will vacate the site during the daytime and leave the area free for use by the boating residents and visitors, and for the use it was established and intended.
- 2 parks are proposed and any overflow will be able to move to immediately surrounding residential streets and resident carparks as these are classified as 'not scheduled'. Campers will be permitted to set up camp overnight in their non-self-contained vehicles indefinitely in "not scheduled" areas.
- Prohibition and signage is required to protect access to this area.

In relation to this site in our survey, **88% of respondents answered "No - I do not support Council's proposal to permit restricted freedom camping at 160 Omaha Drive ..."**

William Fraser Reserve, 37 Broadlands Drive

Proposed by Council as a 'restricted' site. This site is not supported by the local residents and businesses of Omaha. *Note please see Appendix 6 for photo evidence of the following points*

Reasons being:

- Currently proposed by Council as a 'restricted' site, with 5 freedom camping parks, but with 'non self-contained' vehicles permitted.
- This is the main Reserve and car parking area in Omaha Beach, located adjacent to commercial premises and the Surf Life Saving Club, and the main access to the beach itself.
- This Reserve is prohibited for camping under the Reserves Act
- The Reserve is also surrounded by established residential houses.
- There are only very limited toilet facilities, and an outside shower, all as **part** of the Surf Life Saving Club building. These facilities are already under immense pressure. *Appendix 6*
- There is no potable water supply - it being from a bore. There is a question mark over the continued availability of these facilities to the public, due to the impact it is having on the Surf Life Saving Club itself, with the public just expecting to also use the facilities in their clubrooms, and theft of property from the premises.
- These facilities are locked at night due to prior issues from night time disturbances.

- The car park currently cannot enable safe manoeuvring of campervans (2-4berth) and would require substantial earthworks. The resulting loss of parks is estimated at over 16. This assessment work was completed for the OBC by an independent planner. Losing multiple car parks to larger camping vehicles has an impact on reducing already insufficient parking in this area see – *Appendix 3*
- The public car park area is already bursting and overflowing during busy times – *Appendix 6*
- With advertised and promoted freedom camping it is logical to anticipate a significant over-subscription of night time campers. The overflow would go into the nearby residential streets and car parks which are classified as “not scheduled” and lose the protections under the Rodney Bylaw 8 when revoked. This will create unrestricted, unenforceable, unlimited freedom camping in non-self-contained vehicles being permitted in Omaha Beach streets.
- The overflow into ‘not scheduled’ areas creates a disproportionate impact on the health, safety, amenity and access to Omaha, its residents and its visitors.
- The proposed restriction to permit non self-contained vehicles at this site is entirely inappropriate – it would have needed to be certified self-contained vehicles only due to the non-access and unsuitability of the toilet and water facilities nearby.
- We also believe other restrictions should also have been imposed, such as times to arrive at, and vacate the site by, for campers in vehicles.
- However, our lack of confidence in freedom campers adhering to any such restrictions and our current experiences of freedom camping harms already experienced at Omaha, together with the lack of Council funds designated for adequate enforcement, would make the restrictions totally ineffective.
- Prohibition is required to protect access to this area

In relation to this site, **84% of the survey respondents answered “No – I do not support Council’s proposals to permit restricted freedom camping in the car park at William Fraser Reserve, 37 Broadlands Drive.”**

14. Ignoring Health and Safety standards impacting safety of all users in areas allocated for Freedom Camping

We are of the view that there is also health and safety issue with vans being parked, occupied overnight, and too close together with cooking inside with gas bottles. We have noted that the Camping-Ground Regulations require a minimum level of separation ... *“No temporary living place shall be erected or placed on any camp site within 3 metres of any other temporary living place, or within 1.5 metres of any camp site boundary, as the case may be”*.

Wouldn’t this health and safety requirement apply also to gas cooking within vans? We find it unusual that Council would suggest (as noted in Meeting Minutes of 13 September 2018), that the safety of those people utilising the carparks with freedom campers and for those freedom campers themselves, would be allowed at a lower level of safety than that applied to camping grounds. We cannot understand why the health and safety of those people would be protected in any less of a way than that covered in camp grounds. By applying the health and safety requirements for the safety of ALL users of the carpark, this would require the significant over taking of multiple more carparks than proposed, in what is already limited carparks in the designated freedom camping carparks in Omaha Beach.

We note from Council papers (Regulatory Committee meeting 13 September 2018 – para 64) that Council are aware of this issue, and where it was stated ... *“Feedback from local boards and community stakeholders included that campers should be at least three metres apart to align with the regulations imposed on commercial campgrounds. While this is a relevant consideration for fire*

safety, it is impractical to implement within existing infrastructure and will reduce the number of camping areas on a site.” ...

Of some considerable concern to us, Council would appear to have chosen to just ignore this issue ...and place people at risk!

The location of Omaha Beach, being on the east coast is, unfortunately, at risk in the event of a Tsunami. Whilst we are able to (and do) educate Omaha Beach property owners of the risks and actions to take in the event of a warning or the sirens sounding, we are unable to do the same for freedom campers – potentially putting them at a greater risk.

In relation to the proposed parking spaces for freedom campers at the ‘restricted’ Reserve sites, the currently marked parking spaces are designed primarily for cars. Camper vans these days are of a size such that they cannot be accommodated in one of these marked parks. We have seen evidence of vans actually parking sideways across 5 car parks! – see photos in *Appendix 2*. To evidence this issue, and the pressure the proposed bylaw will place on the limited number of parking spaces we currently have, we have had a plan / theoretical layout of the sites drawn up, allowing the minimum distances, etc between vehicles, and showing the car park modifications that would be required to accommodate the length of an RV camper van. See *Appendix 3*. This would therefore see a considerable number of the existing marked car parks taken over to provide a small number of freedom camping parks – at additional cost to Council (and its ratepayers).

15. Evidence shows restrictions are broken and Council do not adequately resource enforcement

In terms of the ‘restrictions’ on the sites proposed – these provide little or no comfort. The results of our survey show that Omaha Beach ratepayers have overwhelmingly expressed the view that not all freedom campers will abide by restrictions placed on sites (95% of respondents do not believe freedom campers will abide by restrictions). Evidence at Omaha Beach shows this is already the case. Although the number of freedom camping parking spaces proposed is limited, which we acknowledge, we fail to see how this can be managed to ensure only those numbers are used, and that they will only be used only at night and be vacated during the day. We fail to see how length of stay can possibly be managed, unless sites are inspected daily. If required to vacate parking spaces during the day, where is it anticipated the vans will move to – the ‘not scheduled’ areas of Omaha Beach? There also appears to be no mention of a time of day that vans can park there to commence their overnight stay.

In relation to our survey, we asked about their confidence in Council being able to adequately enforce any restrictions. **94% of respondents answered “No – I don’t believe Council will be able to adequately enforce any non-compliance with the restrictions.”**

Enforcement of the ‘restrictions’ is also an issue as reflected in the Council’s ‘primary and secondary harms’ document. From our survey, the residents of Omaha Beach strongly expressed the view that any restrictions will not be adequately enforced by Council (94% of respondents do not believe Council will be able to adequately enforce non-compliance with restrictions) – hence our request for the appointment of Insite Security as an ‘enforcement officer’ for Omaha Beach. See Section 17; and Appendix 8

16. Council breaking their own guidelines on how to minimise primary and secondary harms in Omaha Beach

We maintain that the sites selected at Omaha Beach contravene the Council's own guidelines for mitigating primary harms.

Council have selected sites that are the most popular and already under intense pressure by locals and visitors.

Council have chosen sites that are the most convenient and attractive.

Council have chosen sites adjacent to residential properties, and right in the middle of view shafts and adjacent to children playgrounds.

We note from Council Regulatory Committee meeting agenda and minutes (10 August 2017), that the intent of the bylaw is to address the harms from freedom camping ...

"Managing primary harms:

30. The problems associated with freedom camping can be divided into two problem types.

31. The first type is managing direct impacts or primary harms. These are intrinsic to the activity of freedom camping. They are generally unavoidable, though they can be mitigated to reduce their impact. Primary harms can be summarised as:

- *loss of visual amenity due to presence of campers*
- *noise and other emanations, e.g. cooking smells*
- *conflict between other users including local residents*
- *blocked views*
- *privatisation of public space.*

Table 1. Summary of complaints according to harm and approach available to respond

Level of harm	Impacts	Management	Approach
Primary	Conflict of use between users and freedom campers.		Placing designated parking spaces away from the most convenient or attractive locations is an effective mitigation strategy. Restricting the length of time that campers can stay may also help reduce harms.
Primary	Privatisation of a public space.		The location and design of future designated sites could assist in managing this.
Primary	Amenity impacts, such as a loss of privacy or obstructed views.		Locating campers away from prime spots and residential view shafts is an effective way of avoiding these problems.

However, we do not believe these primary harms have in fact been adequately addressed, and nor will they be adequately managed in Omaha Beach, with the Council's proposed bylaw.

17. Requirement for an enforcement officer at Omaha Beach

We also request the appointment of an 'enforcement officer' for Omaha Beach, in terms of Subpart 3. Section 32 of the Freedom Camping Act, to be given powers to enforce a prohibition, and any restrictions, in relation to freedom camping in Omaha Beach (which is an area easily defined). Our request for a local warrant to be granted results from the community's belief that not all freedom campers will comply with a prohibition, or restrictions; and Council officers will not be able to adequately enforce a prohibition or restrictions. To support this request, and based on our experience locally with the lack of enforcement of existing bylaws (such as Set Netting; Liquor bans; and the hours dogs are permitted on the beach); and we fail to see how, as noted in Council papers, the enforcement can possibly be improved – to address the primary harms noted above - when, in those same Council papers, it is stated that *"Resourcing to enforce the bylaw will therefore be met from existing baselines"*.

The OBC has, for a number of years now, contracted with Insite Security Ltd to provide security patrols in Omaha Beach – particularly over the peak holiday periods when the number of properties occupied increases, and the number of visitors and day trippers (and issues) swells significantly. In patrolling Omaha Beach, including the beach itself, they have been able to suppress potential problems and 'hot spots' – including breaches of the various bans and bylaws in place at Omaha Beach. These bans and bylaws include the hours dogs are permitted on the beach; the set netting ban; and alcohol bans – where we have found the Council officers unable to effectively manage and enforce these bans and bylaws. Issues discretely dealt with by Insite Security to protect people and property, and the natural environment, include fires on the beach; cleaning rubbish from the beach; gatherings on the beach with alcohol, in breach of the alcohol ban; noisy parties and traffic offences etc. In handling these situations, Insite Security also deal closely with the appropriate government and Council authorities.

It is therefore considered appropriate, and necessary, for Insite Security to be appointed as an 'enforcement officer' to ensure the prohibitions and restrictions in relation to freedom camping at Omaha Beach are adequately enforced.

Details for Insite Security form part of this submission – See Appendix 8

18. Alternative options and sites for ALL camping in the area

In requiring the prohibition of freedom camping in Omaha Beach, we would note that there is an abundance of alternative camping facilities nearby. Some require stayers to pay, what appears to be a nominal amount, and certainly a nominal amount for the location and facilities provided:

1. Whangateau Holiday Park <https://www.whangateauholidaypark.co.nz/> . The most obvious of locations for this area – and operated by Auckland Council! Situated on Whangateau Harbour, east of Warkworth and near Leigh in the Matakana Coast area, with sites right on the waterfront.
2. Martins Bay Holiday Park <https://www.martinsbayholidaypark.co.nz/> . Again, operated by Auckland Council!
Why not encourage greater use of the Council operated facilities nearby, and increase income, rather than make ratepayers pay for the cost of putting in place new freedom camping parks at locations where those same ratepayers don't want them?
3. Sandspit Holiday Park <https://www.sandspitholidaypark.co.nz/> .
4. Scandrett Regional Park <https://www.aucklandcouncil.govt.nz/parks-recreation/stay-at-park/Pages/accommodation-details.aspx?itemID=65>
5. Tawharunui Regional Park <https://www.newzealand.com/int/feature/tawharanui-regional-park/>
6. Goat Island Camping and Accommodation <https://www.goatiscamping.co.nz/>
7. Happy Dayz Backpackers <https://www.facebook.com/Happy-Dayz-Backpackers-103021149774083/>

8. Snells Beach- current provision in two reserves for freedom camping
9. Mathesons Bay –current provision for freedom camping
10. Warkworth camp ground
11. We also learnt at the ‘drop in session’ in Warkworth, on 16 February, that the Council owns what we believe to be a 2 acre site at Baddeleys Beach – of which no mention appears to have been made in the Council consultation papers. Unfortunately, with this ‘drop in session’ being so close the closing date for submissions, we have not had sufficient time to fully investigate this site further. However, we understand it is the perfect freedom camping site for the area – originally having been purchased by Council for a camping ground. Council should therefore investigate this site further, and seriously consider it as a suitable alternative to the other proposed sites in the immediate area.

In our survey, we also sought feedback regarding possible alternative sites considered suitable for freedom camping. Examples of responses were: *Appendix 10*

“No. The prohibition on freedom camping in Omaha must continue. This is a residential area!”

“We consider the best spot for freedom campers in the area to be the Warkworth Showgrounds where there is ample room, public toilets and rubbish facilities, no near residents. They can commute to the beaches and surrounding regional parks just like the local rate paying public have to.”

“It is there now - 50 per cent occupancy rate, just upgraded in line with Council requirements - this is where FCs stay!” We believe this comment was referring to ‘Happy Dayz Backpackers’ on Omaha Flats Rd – see Section 17.

“No - the residential nature of omaha does not suit freedom camping . There are no suitable sites with at least 200 metres to closest residential property and parking facilities are already stretched to the max .”

“Self contained vehicles only on spare land next to cafe on Omaha Flats Road before you drive over causeway into Omaha. Must pay \$10.00 per person per night, maximum 2 nights and a code will be released once payment is made. Just like ARP.”

With Council operated holiday parks in the area it seems inconsistent that Council would be pushing the freedom camping angle so hard, underpinning the viability of ratepayers businesses and privately owned businesses. Surely you would want to encourage greater use of your own facilities first – to partially offset the costs that will be incurred with the proposed freedom camping sites. These holiday parks are also in scenic spots – and not in a residential areas.

We note it is also inconsistent that Council have prohibited freedom camping near or alongside its own managed camping facilities where management and negating of primary and secondary harms could be easily handled by council staff. Instead of this option they have pushed freedom camping into the heart of residential areas and areas under significant pressure with no plan nor additional resources to enforce or manage these sites.

We also note that we have had very preliminary, informal, discussions with a party who has expressed interest in providing an attractive site for freedom campers close by Whangateau Harbour

19. Final statement

We acknowledge that, in terms of Section 11 of the Freedom Camping Act, the bylaw must be the most appropriate and proportionate way of addressing the perceived problems in the area and, based on this submission, we maintain that the desirability of Omaha Beach to campers together with the unsuitability of the sites means that prohibition of freedom camping in Omaha Beach is the most appropriate and proportionate response.

Omaha Beach Community Inc.

Appendices to Submission re Proposed Freedom Camping in Vehicles Bylaw

Appendices -Omaha Beach Community- Freedom Camping bylaw

Appendix 1 - Photo evidence of overflowing visitor parking flowing on the streets around Omaha Beach as of today.

Appendix 2 - Damage already experienced in Omaha Beach by freedom campers, plus parking over multiple car parks

Appendix 3 - Maps of proposed “restricted” sites and independent design report

Appendix 4 - Pukemateko Reserve, 177 Mangatawhiri Road –unsuitability of the site and illegal parking by freedom campers currently

Appendix 5 - 160 Omaha Drive – unsuitability of site, already heavily used as overflow boat trailer parking

Appendix 6 - William Fraser Reserve - crowded parking, lack of turning, overflow parking, multiple uses of site currently

Appendix 7 - Whangateau carpark - a site to be considered for self-contained vehicles

Appendix 8 - Letter from In Site Security

Appendix 9 - Omaha Shorebirds Protection Trust submission

Appendix 10 - Omaha Beach Community Inc. Survey results

Appendix 1: Omaha Beach car parks already overflowing.

- Over flows into the streets that will be designated 'not scheduled' showing where freedom campers will go when the designated spots in car parks are full.



Appendix 2: Damage already experienced from freedom campers in Omaha Beach



**Human
Faeces**



Used condoms

Appendix 3: Independent Report and Maps of Car Parks and Council proposed sites – confirming unsuitability.

Omaha parking Assessment

14 February 2019

Introduction

Hale Design Limited (HDL) has been engaged to assess the current carpark designs in three locations to accommodate freedom camping vehicles.

Parking sites assessed are located at;

- ☐ Omaha Surf club, 57 Broadlands Drive, Omaha.
- ☐ 160 Omaha Drive,
- ☐ 177 Mangatawhiri Drive

While the by law proposes accommodating 6 vehicles (including self-contained and non-self-contained) this assessment has looked at accommodating only 2 motorhomes due to the high overall loss of carpark spaces and the extent of civil works required to allow for vehicle manoeuvring.

Overview

The Freedom camping act refers to a tent or other temporary structure, a caravan, a car, campervan, house truck or other motor vehicle.

While most public parking demand is for light vehicles and can be met by standard sized parking spaces when accommodating parking by campervans a dedicate parking area and turning / manoeuvring areas are required to suit the vehicle type and design.

A standard 90° carpark size in New Zealand allows for an overall width 1.870m x overall length of 4.910m and a turning circle of 6.28m minimum radius to the outer wheel. Minimum NZ dimensions for a carpark is 2.3m wide x 4.5m long.

Proposed parking details

For this assessment HDL has used the standard size of a kea motorhome of 2m wide x 7.0m long for a 2-person up to a 2.25m wide x 7.1m long for a 4-person, this size vehicle has a turning circle of 9m minimum radius to the outer wheel. Taking into account the campsite regulations stating No temporary living space shall be erected or placed on any camp site within 3 metres of any other temporary living place and including area for a standard kea awning the parking dimension indicated reflect the width and accommodate the length associated with the standard sized motorhomes. Cars towing caravans are not reflected in the proposed plans as the overall length of the vehicle including a caravan length increases to 11.5m.

Assessment findings

57 Broadlands Drive (Omaha Surf club)

This existing parking site services the reserve, surf club and beach with an existing number of Carparks totalling 151. The current one-way carpark layout, parking dimensions and circulation width cannot accommodate the standard camper van supplier and hired by leading NZ camper van hire company Kea. Current carpark layout would need substantial ground, garden and tarmac works to redesign the carpark to ensure safe and legal movement of the standard camper van.

If no civil works are undertaken a camper cannot navigate the existing s-bend road design and with the one-way traffic flow would in most instances drive straight into the wrong traffic flow and have to reverse out of the carpark. If they did try to navigate the existing s-bend design they will have to drive up kerbs, over gardens and potentially collide with other parked vehicles. There is no way to indicate at the entry of the carpark if the 2 allocated areas are available and the campers would need to drive through the entire carpark before exiting.

In most cases the drivers will try and reverse out back onto the road. As per the regulations Reversing movements to public roads shall be prohibited wherever possible.

To allow the inclusion of 2 camper van sites significant civil works to increase the s-bend corner design and improve the road layout within the carpark is required to ensure movement of camper vans around the carpark, clear one-way traffic marking would be imperative to ensure correct direction of travel as there is no room to complete a U-turn within the parking footprint if the carpark is full. The proposed layouts would result in the reduction of between 13-16 carparks to allow for the inclusion of 2 camper sites.

Site Summary

This existing parking site services the reserve, surf club and beach with an existing number of Carparks totalling 151.

- Option A New number of carparks 135 & 2 dedicated motorhome sites
 - Total loss of carparks Option A = 16
- Option B New number of carparks 138 & 2 dedicated motorhome sites
 - Total loss of carparks Option B = 13

160 Omaha Drive

The existing site is currently used as an overflow parking area for the boat ramp and the majority of trailers park on the grass.

If no civil works are undertaken a camper can enter the site but would need to travel outside the existing footprint of the parking area on the grass to complete a full U-turn to allow for safe exit forward out onto the road. This manoeuvre could be undertaken if the carpark was empty but if there were a couple of cars with trailers located on the site this manoeuvre would be impossible and the camper would have to reverse out of the carpark onto the road. As per the regulations Reversing movements to public roads shall be prohibited wherever possible.

In the current footprint to allow for the campers to enter the dedicated site then reverse and manoeuvre out of the site before exiting the parking area and travelling forward onto the road results in the majority of the site designated as No parking/turning area.

To allow for the inclusion of 2 camper sites once carpark civil works have been completed to ensure movement of camper vans around carpark would result in the reduction of 11 carparks to allow for the inclusion of 2 camper sites, leaving parking for only 3 vehicles.

Site Summary

This existing parking site services vehicle & boat trailer parking

- Existing number of Car/trailer parks 14
 - Proposed number of car/trailer parks 3 & 2 dedicated motorhome sites
 - Total loss of carparks = 11
 - New parking area requires 160sq.m of additional grass reserve to be sealed.

177 Mangatawhiri Drive

This existing parking site services the reserve and beach with an existing number of Carparks totalling 42.

The current carpark layout, parking dimensions and circulation width cannot accommodate the standard camper van supplier and hired by leading NZ camper van hire company Kea. Current carpark layout would need substantial ground, garden and tarmac works to redesign the carpark to ensure safe and legal movement of the standard camper van.

If no civil works are undertaken a camper can enter the site (only if there is no vehicle exiting at the same time) but once inside the existing footprint has no space to manoeuvre and would need to reverse back onto the road if there were cars located within the parking site.

Any camper would need to travel outside the existing footprint of the parking area on the sand / grass to complete a full U-turn to allow for safe exit driving forward out onto the road. This manoeuvre onto the sand / grass could be undertaken (depending on ground conditions in wet months) if the carpark was almost empty but if the carpark was more than 50% full this manoeuvre would be impossible and the camper would have to reverse out of the carpark onto the road. As per the regulations Reversing movements to public roads shall be prohibited wherever possible. The site is designed for two-way standard light vehicle traffic and is not wide enough to allow for the longer vehicles and major works to the site will be required to accommodate the length and width of a camper.

After civil works to increase the entry to the parking, relocation/removal of existing carparks and extending the parking area to allow for the parking and manoeuvring of the campers to allow for safe forward exit to the street the inclusion of 2 camper van sites would result in the reduction of between 11-14 carparks.

Site Summary

This existing parking site services the reserve and beach

- Existing number of Carparks 42
- Concept A New number of carparks 32 & 2 dedicated motorhome sites
 - Total loss of carparks Concept A = 10
 - New parking area requires 318sq.m of additional grass reserve to be sealed.
- Concept B New number of carparks 28 & 2 dedicated motorhome sites
 - Total loss of carparks Concept B = 14
 - New parking area requires 295sq.m of additional grass reserve to be sealed.

Conclusion

All of the existing parking sites assessed are not suitable for camper parking within the existing footprint and significant civil works and extensions are required to allow for the manoeuvring of larger vehicles (7.0-7.1m) within the sites all resulting in a loss of existing parking spaces.

Assessment prepared by



Rebecca Hale Dip.Des
Director
Hale Design Limited

References:

- NZ Transport Agency – Light rigid vehicle Factsheet
- NZ Transport Agency – Vehicle dimension and mass
- NZ Transport Agency – Parking Controls
- NZ Transport Agency – On road tracking curves
- Australia/New Zealand Standard – AS/NZS Parking facilities
- NZ Camping Ground Regulations
- Freedom camping act

177 Mangatawhiri Rd –Camper vans can not safety manoeuvre on current site- significant earthworks required, 14 car parks lost



Existing Layout
 scale 1:500 A3
 05/02/2019

177 Mangatawhiri Road
 Concept 1 - Existing Carpark
 Original number of carpark 42
 New number of carpark 28
 New Motorhome Sites 3
 Total loss of Carpark 14
 New carpark area required 318sq.m (grass area to be reduced)

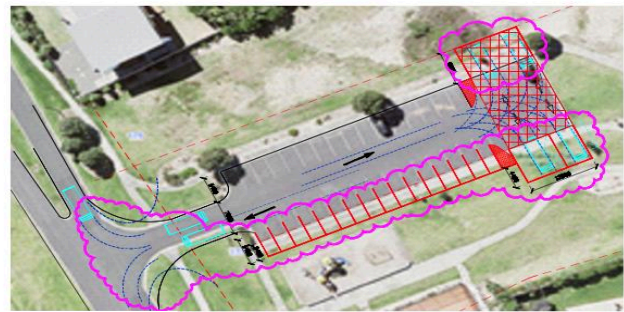
Concept 2 - Existing Carpark
 Original number of carpark 42
 New number of carpark 28
 New Motorhome Sites 3
 Total loss of Carpark 14
 New carpark area required 318 sq.m (grass area to be reduced)

To allow for the manoeuvring of a motorhome (2/4 person)
 Motorhome 2.8-3.25m wide, 7.0-7.1m long, the radius turning arc

Civil works required
 Curbing realignment
 New Carpark marking

No Parking - Turning area

Complete remodeling required to
 safely accommodate campervans
 scale 1:500 A3
 05/02/2019



cd/1 Complete remodeling required to safely accommodate campervans
 scale 1:500 A3
 04/02/2019



160 Omaha Drive- campers can not manoeuvre, 11 car parks would be lost, significant earth works required.



Existing Layout
 scale 1:500 A3
 05/02/2019

160 Omaha Drive - Concept 1

Car/Trailer overflow carpark

Original number of overflow Car/trailer park 14

New number of overflow Car/trailer park 3

New Motorhome Sites 2

Total loss of Carpark 11

To allow for the manoeuvring of a motorhome (2/4 person)

Motorhome 2.8-3.25m wide, 7.0-7.1m long, the radius turning arc

Civil works required

Curbing realignment

New Carpark marking

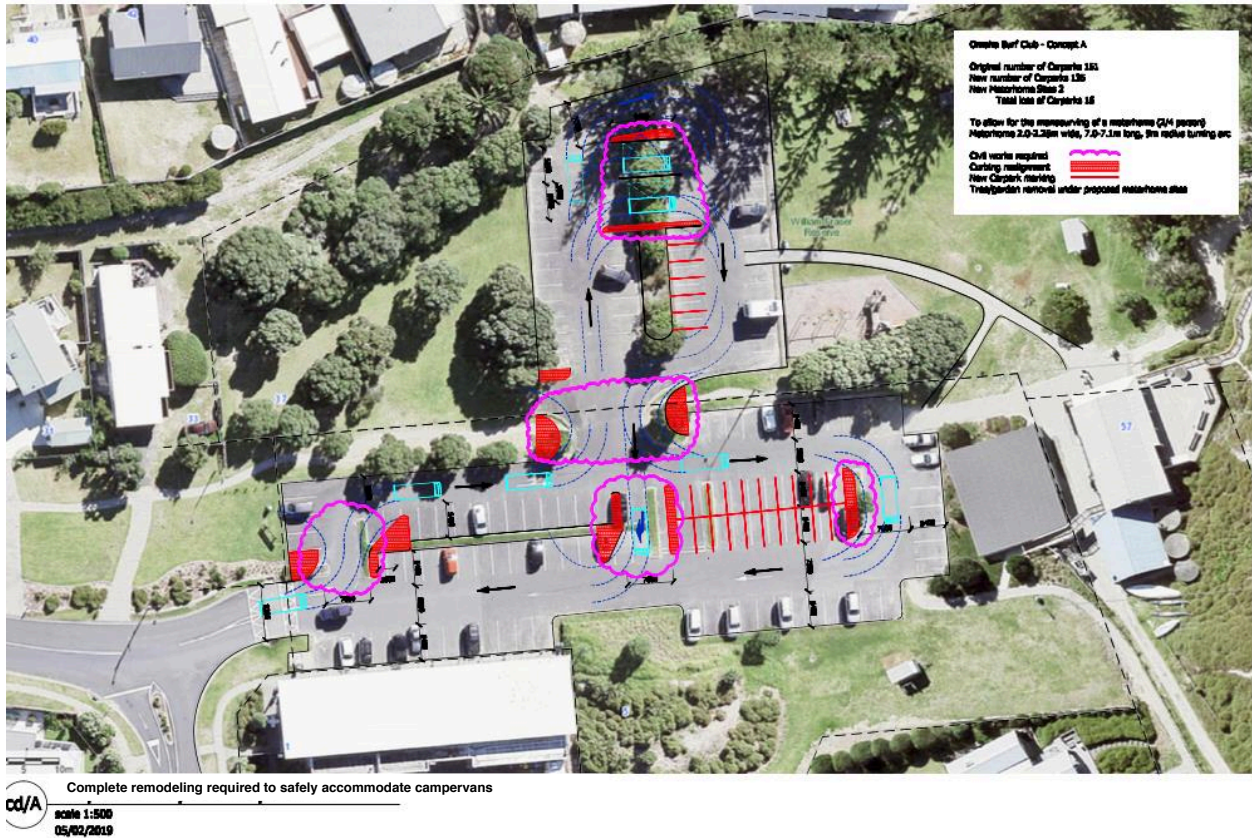
New carpark area required 168sq.m (grass area to be reduced)

No Parking - Turning area



cd/1 Complete remodeling required to safely accommodate campervans
 scale 1:500 A3
 05/02/2019

William Fraser Reserve –Impossible for campers to manoeuvre safely on current site, narrow one way system, huge earthworks required, 16 parks lost.



Appendix 4: Pukemateko Reserve, 177 Mangatawhiri Rd –

Unsuitability of the site, and illegal parking by freedom campers currently as site not large enough to manoeuvre a camper van

**Pukemateko Reserve - 177 Mangatawhiri Rd-
Busy carpark, immediately adjacent residential area, no room for safe manoeuvring of
designated camper vans, no toilets, no running water.**



Appendix 5: 160 Omaha Drive

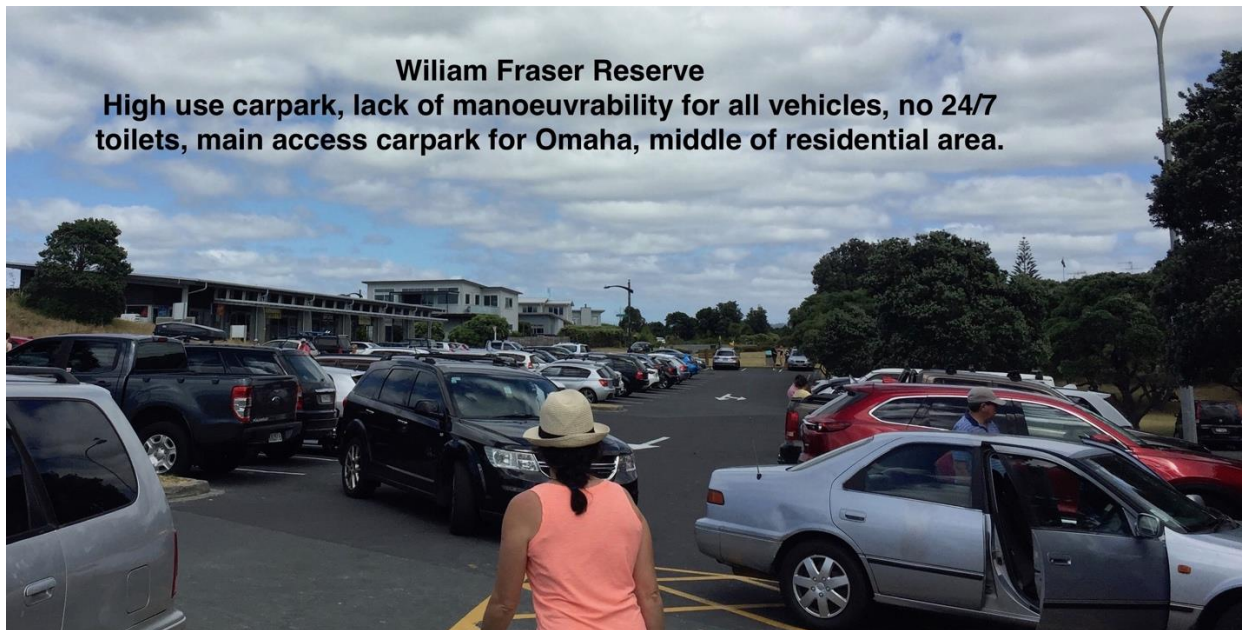
Full car park and overflow boat parking already sprawling onto street outside of car park



Small car park for boat trailers and visitors, access to grass overflow boat parking area has to remain open all day, no camper vans could park across this area



Appendix 6: William Fraser Reserve - crowded parking, lack of turning, overflow parking into streets, multiple users of site currently



Appendix 7: Whangateau car park - a site to be considered for self contained vehicles



Appendix 8: Letter from Insite Security – in support of the request from OBC for their appointment as an ‘enforcement officer’



To: Murray Beatson

Cc: OBC Committee

From: Chris Martin

Re: Insite Security by-law enforcement & related Patrol duties

Dear Murray,

Feb 14 2019

Further to our recent discussions I can confirm that Insite Security has been engaged by the Omaha Community (and Rodney Council in earlier years) to carry out active Patrol duties in the Omaha Beach area over the past 13 years.

These Patrol duties mainly involve;

1. Active Patrol work on the Beach and Omaha streets to ensure the peace and safety of Residents and visitors to Omaha
2. Liaison with Police and Auckland Council regarding criminal activity & by-law breaches
3. Identification and evidence gathering against persons involved in Boy Racer activity
4. Identification and evidence gathering against persons involved in illegal Set Net activities
5. Active promotion of Council by-laws with respect to Alcohol Ban timings, Dog Control, Freedom Camper activities, Litter and other Community support duties.

Insite Security Ltd. PO Box 487 Warkworth. Ph 09-425-7113, Fax 09-422-2-327, e-mail enquiry@insitesecurity.co.nz

www.insitesecurity.co.nz

Council Warrants

Under the Rodney Council tenure all of our Omaha Patrol staff were Warranted to enforce the following by-laws;

- ✦ Noise
- ✦ Dogs
- ✦ Resource Management
- ✦ Parking

Presently all Insite staff are only Warranted for Council Noise Control duties

Auckland Regional Parks – Patrol duties

As part of our ongoing Contract with ARC our Patrol staff here in Warkworth & Mangawhai are responsible for the A/H's management/enforcement duties at Regional Parks (Tawharanui, Mahurangi West, Te Arai & Forest Rd) as well as 'other' Regional Parks on an 'as needs' basis.

These duties involve the enforcement of Park bylaws with respect to; Freedom Camping, Liquor Bans, Fires and any other anti-social activities deemed to be inappropriate or in breach of ARC Park regulations.

We liaise directly with Council and Parks Management and carry our Weekly Reporting of any matters dealt with by our Patrol staff.

NZ Police background

I was qualified to Detective Sergeant rank in the NZ Police and we have 2 other full-m staff members who have something like 35 years combined NZ Police experience.

Due to the nature of our duties we work in closely with Warkworth, Wellsford and Mangawhai Police and I feel that our ongoing relationships here are excellent

In 2013 Insite Security were presented with a Police Area Commanders Award for our Services to the Community

Insite Security Ltd. PO Box 487 Warkworth. Ph 09-425-7113, Fax 09-422-2-327, e-mail enquiry@insitesecurity.co.nz

www.insitesecurity.co.nz

Omaha Beach Community Inc.

Appendices to Submission re Proposed Freedom Camping in Vehicles Bylaw

Murray thank you for your enquiry. If you have any queries please do not hesitate to call me?

Kind Regards

A handwritten signature in blue ink, appearing to read 'Chris Martin', is positioned above the printed name.

Chris Martin

General Manager

09-425-7113

0274-349-303

www.insitesecurity.co.nz

Appendix 9: Omaha Shorebird Protection Trust Submission



Omaha Beach Community Inc
PO Box 123 Matakana
Auckland 0948

6th Feb. 2019

To whom it concerns:

Re: Proposed freedom camping sites at Omaha

I am writing on behalf of Omaha Shorebirds Protection Trust (OSPT) regarding the proposed Freedom Camping sites in Conservation Zone areas at Omaha.

The Omaha Shorebird Protection Trust was established in 2009 to protect shorebirds that breed and flock at Omaha Spit at North Omaha Reserve, and other native species that are unique to our coastal habitat. Although our group focuses on protection of North Omaha Reserve, Omaha has a number of other conservation areas of ecological importance that must also be protected, including Taniko Reserve, Omaha South Quarry Reserve, the dunes and foreshores.

OSPT therefore oppose the establishment of freedom camping sites in Conservation Zone areas at Omaha for the following reasons:

- (i) There has been a large increase in visitors to Omaha over the last two summers, with more people using North Omaha Reserve for swimming and beach recreation. This is having a negative impact on the breeding success of Northern NZ dotterels and variable oyster catchers as people on the beach prevent the chicks from accessing the edge of the tide to feed. Establishing freedom camping sites at Omaha will mean more people on the beaches inside the bird sanctuary for longer.
- (ii) We have already observed an increase in rubbish (food packaging, bottles/cans, & toilet paper) left lying about where people have camped. This is not only unappealing for locals that live nearby, but also attracts predators that threaten our shorebirds.
- (iii) Many campers take their pets with them. One cat escaping from a campervan overnight could wreak havoc with wild life. Although we have a predator fence in place to protect the shorebirds, the ends of the fence are "leaky", providing easy access for roaming cats and dogs. Our shorebirds nest on the ground, and are therefore easy prey for cats and dogs.
- (iv) Finally, we are not confident that any freedom camping rules and regulations would be rigidly enforced. Our experience with Auckland Council regarding dog control at Omaha suggests freedom camping would fast become "free-for-all" camping.

Yours sincerely,
Marie Ward
OSPT Trustee & Chair.

Appendix 10: Omaha Beach Community Inc. Survey Results

Summary Survey Results

The OBC undertook an online survey of its members (those for whom email addresses were held) for a month from 16th January 2019.

In total 901 emails inviting participation were sent (this excludes those where the emails 'bounced' or they had previously 'opted out' of such emails).

We received a total of 533 responses – a response rate of 59% - to the survey (although it is not unreasonable to deduce that this represents up to twice that number when individuals and multiple owners of properties are taken account of).

The full survey results are attached, and reference to them has been made throughout this submission.

The survey invited (at the end of it) respondents to make any other, general comments, they would like to in relation to Freedom Camping at Omaha Beach. These comments are an example of the vast majority of sentiments expressed.

"Omaha is a fully built up residential area, visitors to Omaha should be limited to day visits only. There is no reason why visitors should be able to camp in their vehicles overnight when there are designated camp areas close by with full facilities."

"as ratepayers we would be ultimately paying for Freedom Campers. The existing facilities cannot cope as it is. Toilet blocks are already inadequate and rubbish bins are overflowing a day prior to rubbish collections. All car parks are too close to homes and would therefore be noisy with opening and closing doors, conversation and music."

"Visitors are welcome to enjoy Omaha during the day however I do object to using our ratepayer money to police and provide facilities to people who do not contribute in any meaningful way to the community. Freedom camping will not improve the investment residents have made in owning property especially in close proximity to any proposed sites. Let them go away at end of day to a purpose built camping ground and come back tomorrow if they so wish - seems logical and a lot less work for locals like myself"

"I am not apposed to Freedom Camping per se but feel there are enough issues to deal with in Omaha already i.e. dogs, rubbish, speeding traffic, set nets and alcohol consumption, with very little enforcement being applied."

"There are no appropriate sites here at Omaha. The Council's recommended sites would all have negative effects on the surrounding neighbours. As it is the infrastructure here struggles to cope with the seasonal influx of residents. Any freedom camping would further impact on that"

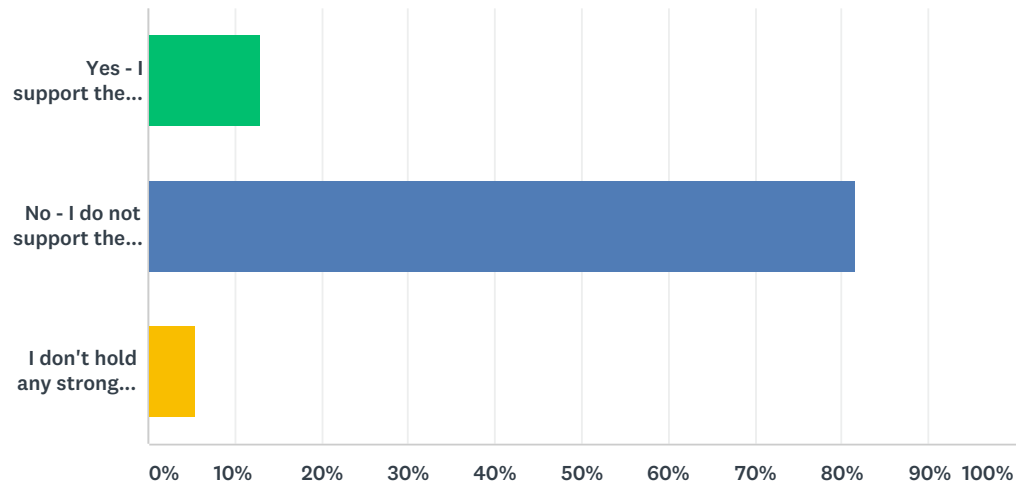
"Omaha is not appropriate for freedom camping which should be in rural less populated areas where there is more room and less population- not in the middle of what is essentially urban living areas which will cause many problems for existing residents and very likely with no effective enforcement whatsoever."

Omaha Beach Community Inc.

Appendices to Submission re Proposed Freedom Camping in Vehicles Bylaw

Q1 Do you support the concept of 'freedom camping', with sites made available for accommodation, with no charge, and with rules or restrictions monitored and enforced, by Council - the cost of which is ultimately paid for by Ratepayers?

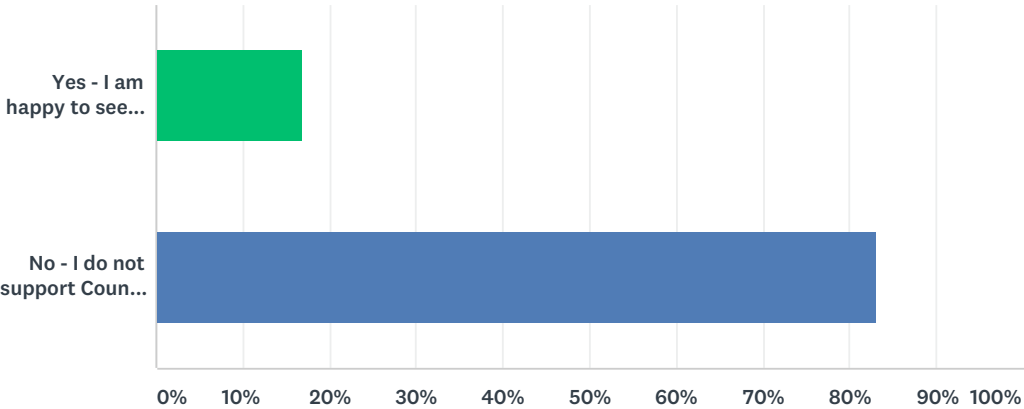
Answered: 533 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes - I support the concept of 'freedom camping', even if it is ultimately paid for by Ratepayers.	12.95%	69
No - I do not support the concept of 'freedom camping', the cost of which is paid for by Ratepayers.	81.61%	435
I don't hold any strong views, one way or another.	5.44%	29
TOTAL		533

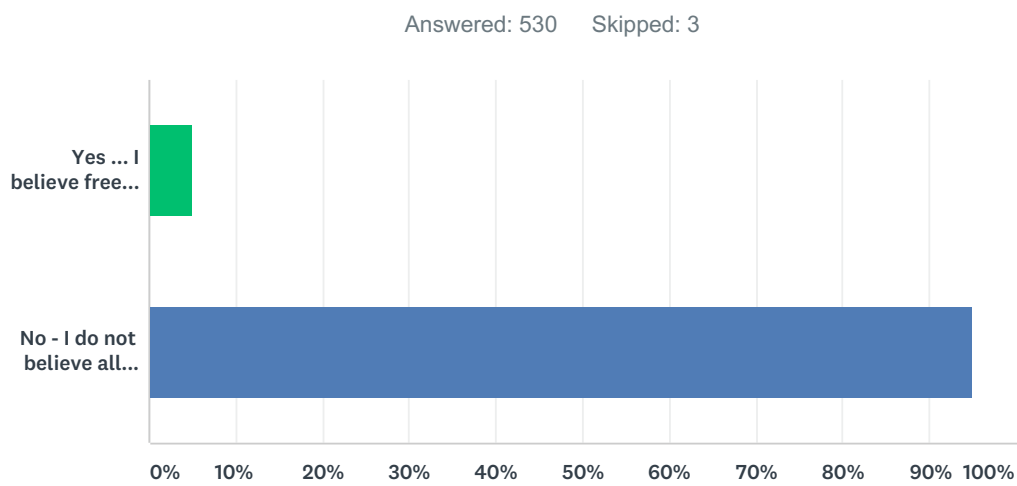
Q2 Do you support Council permitting freedom camping at Omaha Beach?

Answered: 533 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes - I am happy to see Council permitting freedom camping at Omaha Beach, at selected sites, with appropriate restrictions.	16.89%	90
No - I do not support Council permitting freedom camping at Omaha Beach, even with restrictions on the use of the sites.	83.11%	443
TOTAL		533

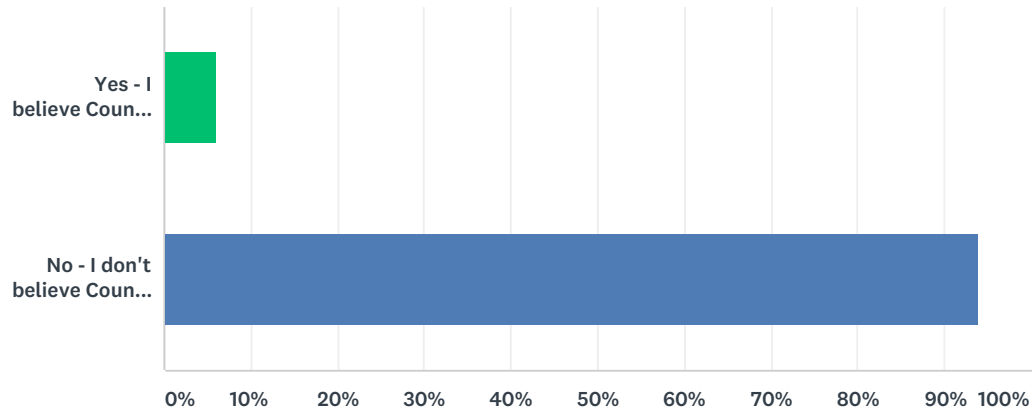
Q3 The Council is proposing to limit the impact of freedom campers, by applying certain restrictions (instead of prohibiting freedom camping at sites). These restrictions can include the number of parking spaces available for freedom campers; hours of use by freedom campers, and the time they must vacate by; and allowing non self-contained vehicles (ie. no toilet or washing facilities in the vehicles), or only 'certified self-contained' vehicles etc.Do you think that freedom campers will comply with all restrictions?



ANSWER CHOICES	RESPONSES	
Yes ... I believe freedom campers will comply with all restrictions	5.09%	27
No - I do not believe all freedom campers will abide by all restrictions	94.91%	503
TOTAL		530

Q4 Do you think that Council will be able to adequately enforce any non-compliance with the restrictions?

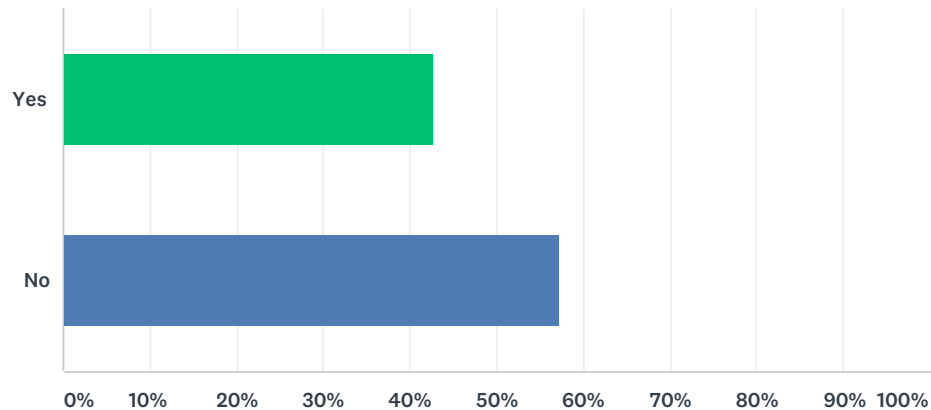
Answered: 529 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes - I believe Council will be able to adequately enforce any non-compliance with the restrictions	6.05%	32
No - I don't believe Council will be able to adequately enforce any non-compliance with the restrictions	93.95%	497
TOTAL		529

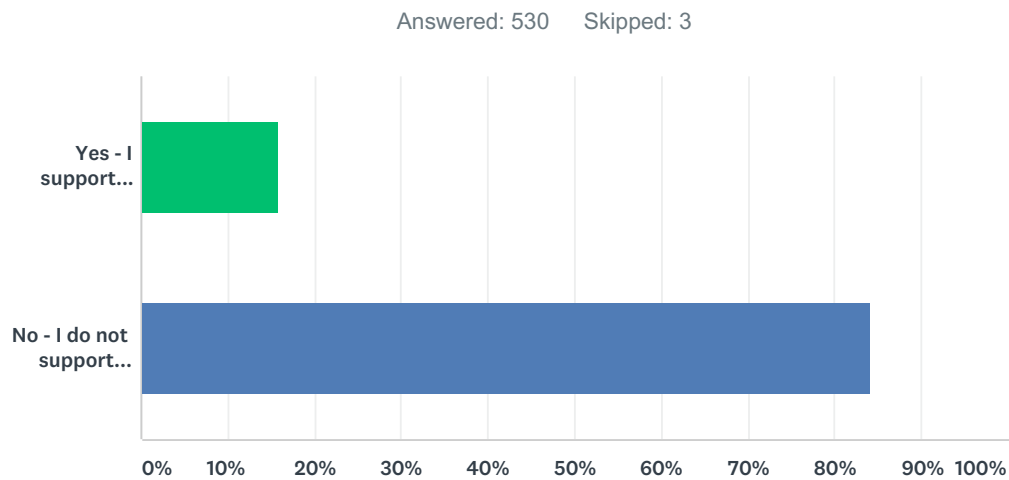
Q5 Would you be more likely to support freedom camping if there was a warrant held locally to enforce where there is non-compliance with the restrictions? (the Act allows for the appointment of 'enforcement officers' by a local authority)

Answered: 526 Skipped: 7



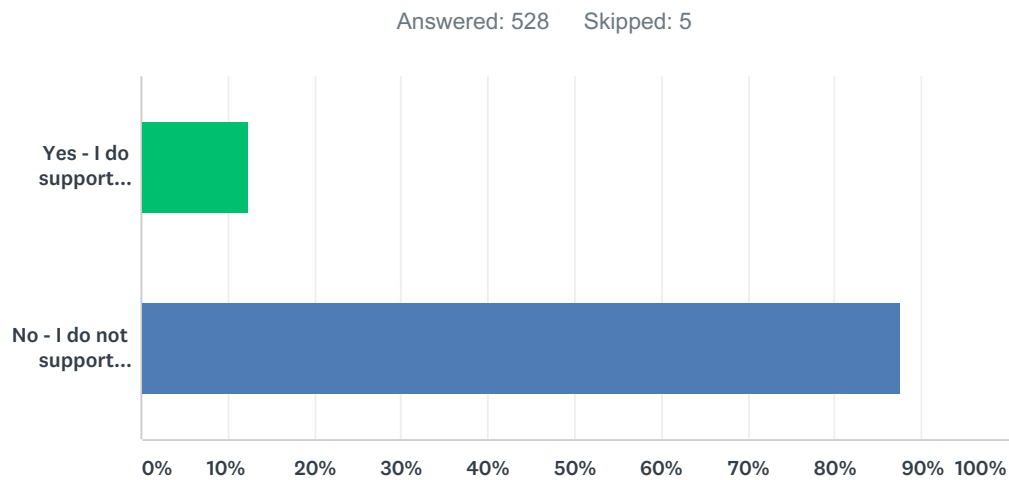
ANSWER CHOICES		RESPONSES	
Yes		42.78%	225
No		57.22%	301
TOTAL			526

Q6 Do you support Council's proposals to permit freedom camping at:Pukemateko Reserve Car Park, 177 Mangatawhiri Rd, Omaha South? (click here to view site)Currently proposed as 'restricted' – 3 parks; self-contained vehicles only.



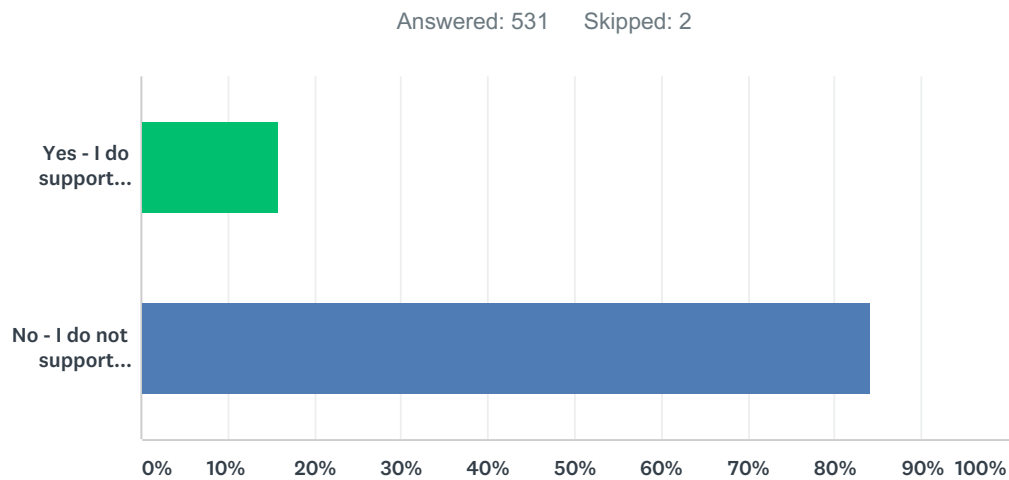
ANSWER CHOICES		RESPONSES	
Yes - I support Council's proposal to have (restricted) freedom camping in the car park at Pukemateko Reserve, 177 Mangatawhiri Rd, Omaha South.		15.85%	84
No - I do not support Council's proposal to have (restricted) freedom camping in the car park at Pukemateko Reserve, 177 Mangatawhiri Rd, Omaha South.		84.15%	446
TOTAL			530

Q7 Do you support Council's proposals to permit freedom camping at:160 Omaha Drive (location of the secondary/overflow boat trailer parking)? (Click here to view site)Currently proposed by Council as 'restricted' – 2 parks; certified self-contained vehicles only.



ANSWER CHOICES		RESPONSES	
Yes - I do support Council's proposals to permit restricted freedom camping at 160 Omaha Drive (location of the secondary/overflow boat trailer parking)		12.31%	65
No - I do not support Council's proposals to permit restricted freedom camping at 160 Omaha Drive (location of the secondary/overflow boat trailer parking)		87.69%	463
TOTAL			528

Q8 Do you support Council's proposals to permit freedom camping at:William Fraser Reserve Car Park, 37 Broadlands Drive (main car park by Surf Club)? (Click here to view site)Currently proposed as ‘restricted’ – 5 parks; ‘non self-contained’ vehicles permitted.



ANSWER CHOICES	RESPONSES	
Yes - I do support Council's proposals to permit restricted freedom camping in the car park at William Fraser Reserve, 37 Broadlands Drive	15.82%	84
No - I do not support Council's proposals to permit restricted freedom camping in the car park at William Fraser Reserve, 37 Broadlands Drive	84.18%	447
TOTAL		531

Q9 Is there any site in Omaha that you would consider suitable for freedom camping? ... If so, please specify.

Answered: 302 Skipped: 231

#	RESPONSES	DATE
1	We consider the best spot for freedom campers in the area to be the Warkworth Showgrounds where there is ample room, public toilets and rubbish facilities, no near residents. They can commute to the beaches and surrounding regional parks just like the local ratepaying public have to.	2/12/2019 3:38 PM
2	No. There is sufficient camping grounds in the immediate area.	2/11/2019 8:09 PM
3	No	2/11/2019 2:00 PM
4	No	2/10/2019 12:08 AM
5	No	2/9/2019 7:27 PM
6	No	2/9/2019 6:41 PM
7	No there are absolutely suitable sites for freedom campers	2/9/2019 6:14 PM
8	Not really	2/7/2019 6:48 PM
9	Not until more toilets are built.	2/5/2019 1:24 PM
10	No, all areas could cause problems to local residents and property owners	2/4/2019 10:35 AM
11	No	2/4/2019 9:55 AM
12	NO	2/4/2019 9:43 AM
13	None	2/3/2019 8:58 PM
14	No	2/3/2019 8:07 PM
15	Possibly close to surf club - but would require 24 hour access to ablution facilities and more refuse bins that are emptied daily at peak times.	2/3/2019 7:36 PM
16	No	2/3/2019 7:29 PM
17	No	2/3/2019 1:56 PM
18	Absolutely not.	2/3/2019 11:27 AM
19	No	2/3/2019 11:08 AM
20	Yes - at the surf club site, but only if the appropriate, facilities have been upgraded to handle the extra pressure.	2/3/2019 8:51 AM
21	no	2/3/2019 8:08 AM
22	I don't believe there is any site suitable. There is limited facilities and only tank water available.	2/3/2019 8:02 AM
23	No. The prohibition on freedom camping in Omaha must continue. This is a residential area!	2/3/2019 7:45 AM
24	No	2/3/2019 7:36 AM
25	no	2/3/2019 7:33 AM
26	NO	2/2/2019 1:27 PM
27	No. There are not adequate facilities to cope with the demand. There are many beautiful non built up areas around this region.	1/31/2019 7:58 PM
28	NO	1/31/2019 10:56 AM
29	NO	1/31/2019 10:55 AM
30	No, to do this there needs to be a special area setup with the facilities required for this purpose	1/31/2019 9:44 AM

31	The only suitable site might be where there are toilets at the surf club	1/31/2019 8:28 AM
32	It is there now - 50 per cent occupancy rate, just upgraded in line with Council requirements - this is where FCs stay!	1/31/2019 8:25 AM
33	No	1/31/2019 7:40 AM
34	No	1/31/2019 5:53 AM
35	Estuary parking prior to the causeway bridge	1/30/2019 9:28 PM
36	Not really but if they did it would have to be somewhere with toilets and rubbish bins.	1/30/2019 6:38 PM
37	No.	1/30/2019 6:30 PM
38	no	1/30/2019 2:00 PM
39	No	1/30/2019 1:29 PM
40	If there had to be somewhere for them Possibly the car park by the shops where there are toilet and shower facilities. Also more rubbish bins available. But really not in support of any camping in Omaha. I understand there is an upgraded camp site nearby which the owner has spent considerable money bringing up to a high standard. It is also not expensive for people to have full facilities of the camping ground as I understand it's only @\$20 a night.	1/30/2019 1:01 PM
41	No - the residential nature of omaha does not suit freedom camping . There are no suitable sites with at least 200 metres to closest residential property and parking facilities are already stretched to the max .	1/30/2019 12:42 PM
42	possibly create a car-park at the Eastern end of the causeway, where a lot of people park any way when board sailing and with small children. This is well away from all housing	1/30/2019 12:07 PM
43	NO	1/30/2019 11:59 AM
44	No. It is not a camping destination	1/30/2019 11:44 AM
45	A licenced camping ground.	1/30/2019 11:06 AM
46	Self contained vehicles only on spare land next to cafe on Omaha Flats Road before you drive over causeway into Omaha. Must pay \$10.00 per person per night, maximum 2 nights and a code will be released once payment is made. Just like ARP.	1/30/2019 9:50 AM
47	No	1/30/2019 9:17 AM
48	No I do not believe that freedom camping should be allowed anywhere in Auckland. There are plenty of camping grounds for them to use	1/30/2019 9:12 AM
49	No	1/30/2019 8:37 AM
50	No	1/30/2019 7:19 AM
51	No	1/30/2019 7:18 AM
52	Yes.. before the causeway	1/29/2019 6:31 AM
53	no	1/28/2019 7:14 PM
54	NO suggestion as In principal I disagree with Freedom Camping	1/28/2019 11:20 AM
55	Definitely not	1/27/2019 2:40 PM
56	No	1/26/2019 7:28 PM
57	No, there are numerous other places in the region already - Tawharanui, Pakiri both far less populated	1/25/2019 7:27 AM
58	None	1/24/2019 10:21 PM
59	As there are no sites with suitable toilet or rubbish removal my answer must be NO!	1/24/2019 9:11 PM
60	None	1/24/2019 8:46 PM
61	No Others	1/24/2019 5:16 PM
62	Use of adjacent camping grounds should be encouraged	1/24/2019 4:41 PM

63	I don't believe there are any sites which have (a) toilet facilities (b) no close neighbours (c) ability to police restrictions placed on number, type of camper van etc. Omaha has had to pay for and take responsibility for its own security in the absence of any police presence e.g. cctv	1/24/2019 2:46 PM
64	there are no sites with reasonable access to the beach that i would consider suitable for freedom camping	1/24/2019 9:44 AM
65	No	1/24/2019 1:21 AM
66	No.	1/24/2019 12:33 AM
67	At the camp ground	1/23/2019 10:07 PM
68	No	1/23/2019 9:28 PM
69	No suitable site at Omaha	1/23/2019 7:48 PM
70	Area adjacent to shoreline west side of causeway. Self contained only and limit number.	1/23/2019 5:20 PM
71	No. There is no reserve big enough for them to house, or facilities in place to accommodate them in any way shape or form. In the local area there is already plenty of camp grounds for them to use for low cost.	1/23/2019 3:07 PM
72	No none	1/23/2019 1:43 PM
73	No !!!	1/23/2019 1:38 PM
74	Most unlikely. Perhaps across the causeway on Rathe's property adjacent to the 'Farmers Daughter Cafe' but campers would need to pay the property owner for the privilege	1/23/2019 1:25 PM
75	No - there are plenty of camping areas surrounding Omaha that are suffice. Starting up freedom camping in an area like Omaha where it would be difficult to police and where there are many permanent residences would not be ideal.	1/23/2019 1:14 PM
76	None	1/23/2019 1:04 PM
77	No	1/23/2019 11:29 AM
78	No.	1/23/2019 11:11 AM
79	On the open space northern end or near the wetland area.	1/23/2019 10:06 AM
80	no	1/23/2019 9:50 AM
81	I would not consider any freedom camping in Omaha unless the warrant is held locally AND only certified self contained vehicles are permitted.	1/23/2019 9:43 AM
82	No	1/23/2019 9:31 AM
83	No. There are many places near Omaha that are not as populated or residential which may be suitable, but not Omaha.	1/23/2019 8:29 AM
84	No	1/23/2019 8:24 AM
85	None	1/23/2019 8:15 AM
86	Maybe Freedom Camping Golfers. Big Golf tournies already have Freedom Camping Motor homes parked up at the road reserve outside the Bowling Club.	1/23/2019 8:15 AM
87	No	1/23/2019 8:13 AM
88	Not really. We pay a great deal in rates to own a holiday home at Omaha and should not have to subsidise people to stay for free	1/23/2019 7:58 AM
89	There are no suitable areas for freedom camping that would not affect local residence in some way or form.	1/23/2019 7:55 AM
90	NO. It will get out of hand and I do not trust the Council to monitor it at all.	1/23/2019 7:53 AM
91	No	1/23/2019 6:36 AM
92	No	1/23/2019 6:22 AM
93	None	1/23/2019 2:23 AM
94	No	1/23/2019 1:21 AM

95	Absolutely not	1/22/2019 10:59 PM
96	On south side of road Before bridge on grass reserve beside water left side	1/22/2019 10:12 PM
97	None	1/22/2019 9:20 PM
98	No	1/22/2019 9:16 PM
99	No	1/22/2019 9:04 PM
100	Non	1/22/2019 9:00 PM
101	Frankly, no!	1/22/2019 8:53 PM
102	no	1/22/2019 8:27 PM
103	I am not keen on the whole idea of it. It will add to congestion in peak months	1/22/2019 8:17 PM
104	Surf club car park. But better toilets needed and more rubbish bins and we need local monitoring.	1/22/2019 8:13 PM
105	No freedom camping at any site in Omaha	1/22/2019 8:04 PM
106	No - none	1/22/2019 8:02 PM
107	No, there is a perfectly good camping site not far from Omaha that has recently been upgraded that campers can use. Omaha does not have the infrastructure to cope with freedom camping and I do not believe that all campers will adhere with the regulations and I fail to see how the council will enforce these when they can't even get the days right for picking up the local's rubbish over Xmas.	1/22/2019 7:53 PM
108	No	1/22/2019 7:52 PM
109	No	1/22/2019 7:40 PM
110	No	1/22/2019 7:36 PM
111	No	1/22/2019 7:32 PM
112	No	1/22/2019 7:32 PM
113	Only in council member's streets or driveways.	1/22/2019 7:13 PM
114	No, there is no site in Omaha suitable for freedom camping.	1/22/2019 7:07 PM
115	No	1/22/2019 7:01 PM
116	No	1/22/2019 6:43 PM
117	No	1/22/2019 6:37 PM
118	Nowhere else	1/22/2019 6:31 PM
119	No	1/22/2019 6:31 PM
120	No	1/22/2019 6:30 PM
121	None	1/22/2019 6:25 PM
122	I don't support freedom camping at any site as I don't believe there are any appropriate sites and I don't believe the restrictions would be enforced	1/22/2019 6:03 PM
123	None	1/22/2019 6:02 PM
124	No - I think "freedom campers" can pay and use proper camp grounds like the rest of us do !!!	1/22/2019 5:59 PM
125	no	1/22/2019 5:57 PM
126	no	1/22/2019 3:44 PM
127	None. There are plenty of campgrounds in the region	1/22/2019 1:58 PM
128	The foreshore in front of the farmers daughter for self contained campers	1/22/2019 11:19 AM
129	No. Omaha's carparks and reserves are not suitable for freedom campers.	1/22/2019 7:46 AM
130	No	1/21/2019 3:36 PM
131	No - please see earlier notes re. concerns about freedom camping.	1/21/2019 12:35 PM

132	No- freedom camping should be out in more rural wilderness areas not in the middle of an already busy area.	1/21/2019 10:14 AM
133	No	1/20/2019 10:42 PM
134	No	1/20/2019 5:44 PM
135	No	1/20/2019 11:10 AM
136	The obvious one is on land by Farmers Daughters cafe at western end of causeway	1/20/2019 10:51 AM
137	It's time to repeal John Keys 2011 Rugby World Cup law on Freedom Camping! Do it NOW. We should not be wasting rate payer \$ on giving tourists free accommodation, I don't expect that when I travel abroad! We Kiwis must be crazy.	1/20/2019 9:54 AM
138	Seems sad that only bach owners and renters can stay at Omaha but concerned re the effects of it if freedom camping allowed... ok as long as monitored rigorously I guess	1/20/2019 8:39 AM
139	No	1/19/2019 5:33 PM
140	There should be a ban on freedom camping. NZ switched to a user pay society some years ago so why aren't campers going to camp grounds and paying to use facilities.	1/19/2019 3:54 PM
141	No.	1/18/2019 10:26 PM
142	No sites suitable.	1/18/2019 7:00 PM
143	No	1/18/2019 4:36 PM
144	No I do not believe there are any other suitable freedom camping sites in Omaha, and I strongly disagree with OBC's suggestion in the recent newsletter that 198 Mangatawhiri Rd be considered as a suitable alternative. I believe 198 Mangaawhiri Rd should be scheduled as a prohibited site.	1/18/2019 3:00 PM
145	Infrastructure already exists at Whangateau. Potential for further investment at Tawharanui. Both sites would be more compelling for a tourist than an urban Omaha setting.	1/18/2019 2:24 PM
146	No, I do not believe there are any other suitable freedom camping sites in Omaha, and I strongly disagree with OBC's suggestion in the recent newsletter and online that 198 Mangatawhiri Rd be considered as a suitable alternative. I believe 198 Mangatawhiri Rd should be scheduled as a prohibited site. There are no toilet facilities, and the mess already resulting from illegal camping here is not acceptable.	1/18/2019 1:06 PM
147	176 Mangatawhiri Road	1/18/2019 12:06 PM
148	Southern end of Mangatawhiri rd car park beside golf course	1/18/2019 7:53 AM
149	No.I am not in favour of any sites in Omaha being made available for freedom camping. I also strongly oppose the suggestion from OBC offering 198 Mangatawhiri Rd as a suitable site. This should be scheduled as a prohibited site.	1/17/2019 9:06 PM
150	A site no adjacent to any houses - possibly end of Mangatawhiri Rd on western side.	1/17/2019 9:00 PM
151	No sites that I am aware of.	1/17/2019 8:06 PM
152	None,. I do not support freedom camping in any form. An attraction when buying at Omaha was that there was no camping ground let alone the ability to freedom camp.	1/17/2019 7:19 PM
153	No.	1/17/2019 7:01 PM
154	Already we see 'campers" parked along golf course / and at times in our own street. As the council doesn't even attend adequately to mowing and taking care of the walkways I doubt they can attend to monitoring freedom campers.	1/17/2019 6:45 PM
155	No. Omaha has no sites suitable for freedom camping	1/17/2019 5:45 PM
156	Nowhere in Omaha is suitable for Freedom Camping The Country Park in Omaha Flats road could be a possibility	1/17/2019 5:26 PM
157	No Omaha is residential- there are more appropriate camping facilities on surrounding farms and beaches.	1/17/2019 4:53 PM
158	NOOOOOO	1/17/2019 2:55 PM
159	NO	1/17/2019 2:08 PM

160	Main car park by the surf club as long as the plans for a new toilet block are approved and refuse services are increased.	1/17/2019 2:01 PM
161	No	1/17/2019 12:00 PM
162	The facilities at Omaha are all at capacity now.	1/17/2019 11:32 AM
163	No, see comment above. Freedom camping is funded by residents - money would be better spent on local amenity to benefit all, rather than a few visitors who are unwilling to fund their own holidays.	1/17/2019 9:50 AM
164	no will the council be accountable for what happens on the site. NO they don't have the resources and they take over 2 years to even look at the protected sand dunes being effected. so why would you support them if they cannot do their job now. the sand dune problem has children falling off their bikes and stops mobility scooters. at present the house owners clean the problem up so why would you support the council.	1/17/2019 8:56 AM
165	I don't see that it's necessary. Go to a local camping ground and come to Omaha for the day!	1/17/2019 8:43 AM
166	No I do not believe there are any other suitable freedom camping sites in Omaha, and I strongly disagree with OBC's suggestion in the recent newsletter and online that 198 Mangatawhiri Rd be considered as a suitable alternative. I believe 198 Mangaawhiri Rd should be scheduled as a prohibited site.	1/17/2019 8:38 AM
167	No	1/17/2019 8:10 AM
168	No	1/17/2019 7:39 AM
169	None	1/17/2019 5:10 AM
170	No. We do not support this activity. campers should pay for facilities. There is no freedom for rate payers from their obligations. It should be the same for freedom campers	1/16/2019 9:49 PM
171	No	1/16/2019 9:34 PM
172	NO!	1/16/2019 9:32 PM
173	No - none at all - let them pay for sites at camping grounds	1/16/2019 8:49 PM
174	No. There are simple camping facilities at Tawharanui that Freedom Campers should use.	1/16/2019 8:36 PM
175	No	1/16/2019 8:34 PM
176	No	1/16/2019 8:31 PM
177	No	1/16/2019 8:18 PM
178	Absolutely NO	1/16/2019 7:56 PM
179	No . Omaha is residential.	1/16/2019 7:30 PM
180	Matakana would be better	1/16/2019 7:26 PM
181	I strongly object to OBC's suggestion of utilising the carpark at 198 Mangatawhiri Road, once again this is within residential homes, alongside the reserve where the Dotterills inhabit. There is plenty of photographic evidence that this site has already been abused by freedom campers in the past. My understanding is that it is not even a carpark, but is deemed a flood zone.	1/16/2019 6:09 PM
182	No	1/16/2019 6:03 PM
183	NO	1/16/2019 5:38 PM
184	main boat ramp	1/16/2019 5:24 PM
185	No. Omaha is already heavily subscribed by visitors, especially during Summer. Introducing freedom campers brings only potential trouble and rubbish that already regularly overflows available rubbish bins.	1/16/2019 5:21 PM
186	No	1/16/2019 5:06 PM
187	No I don't believe there are any other suitable freedoms camping sites in Omaha, and I strongly disagree with OBC's suggestion in the recent newsletter and online that 198 Mangatawhiri Rd be considered as a suitable alternative. I believe 198 Mangatawhiri Rd should be scheduled as a prohibited site.	1/16/2019 5:01 PM
188	NO	1/16/2019 4:55 PM

189	None in Omaha itself. Maybe consider the grass area on pt wells side of the causeway?	1/16/2019 4:41 PM
190	No	1/16/2019 4:17 PM
191	Three sites proposed.	1/16/2019 4:16 PM
192	By the estuary off Omaha Flast Road and Broadlands Drive.	1/16/2019 4:16 PM
193	Perhaps the car park below the old quarry south end - self contained only.	1/16/2019 3:51 PM
194	No there is not.	1/16/2019 3:36 PM
195	No	1/16/2019 3:24 PM
196	Grass berm by golf course	1/16/2019 3:13 PM
197	None - freedom camping in a residential area is unnecessary - there is an existing site st rd1 that campers can use	1/16/2019 3:11 PM
198	No I do not believe there are any other suitable freedom camping sites in Omaha, and I strongly disagree with OBC's suggestion in the recent newsletter and online that 198 Mangatawhiri Rd be considered as a suitable alternative. I believe 198 Mangaawhiri Rd should be scheduled as a prohibited site.	1/16/2019 3:08 PM
199	None	1/16/2019 2:54 PM
200	William Fraser Reserve is the best option. It is central and there are car parks by the surf club but only if restrictions were monitored strictly	1/16/2019 2:48 PM
201	200 meters offshore !	1/16/2019 2:46 PM
202	Omaha is a residential zone	1/16/2019 2:46 PM
203	As above comment	1/16/2019 2:35 PM
204	No	1/16/2019 2:26 PM
205	No	1/16/2019 2:25 PM
206	No	1/16/2019 2:16 PM
207	No	1/16/2019 2:11 PM
208	Omaha is a populated area, I cannot quite see how it can be suitable for freedom camping.	1/16/2019 2:05 PM
209	No I do not believe there are any other suitable freedom camping sites in Omaha, and I strongly disagree with OBC's suggestion in the recent newsletter and online that 198 Mangatawhiri Rd be considered as a suitable alternative. I believe 198 Mangatawhiri Rd should be scheduled as a prohibited site.	1/16/2019 1:51 PM
210	No, like so many others campers can visit Omaha by day and enjoy it as they are many parking options Perhaps a site in the country park area off omaha flats road would be better	1/16/2019 1:49 PM
211	No.....the is a campground nearby at Whangateau.	1/16/2019 1:49 PM
212	on the estuary before the causeway if suitable facilities put in place	1/16/2019 1:34 PM
213	None	1/16/2019 1:31 PM
214	No	1/16/2019 1:13 PM
215	None whatsoever.	1/16/2019 1:11 PM
216	Only carpark near the surf club	1/16/2019 1:03 PM
217	NO	1/16/2019 12:57 PM
218	No	1/16/2019 12:57 PM
219	Absolutely none. Omaha should not allow freedom camping, there is no benefit and facilities/space are already stretched. Not to mention the mess and waste that is left behind.	1/16/2019 12:45 PM
220	No	1/16/2019 12:36 PM
221	None we pay a lot for our properties and high rates. Council maintenance is abysmal already without adding freeloaders If people want to stay in Omaha rent a house or buy one	1/16/2019 12:02 PM
222	Only Fraser park	1/16/2019 11:55 AM

Freedom Camping in Omaha Beach ... Have Your Say!

SurveyMonkey

223	No.	1/16/2019 11:53 AM
224	No	1/16/2019 11:47 AM
225	No. Our rates are exorbitant already without the extra costs involved in cleaning up after Freedom Campers. The council needs to provide more available campgrounds with facilities.	1/16/2019 11:41 AM
226	As discussed above there is only one possible site that minimises impact on the residents of Omaha. As the committee charges with representing the views of its members I would expect you would take a very strong position on this issue. I further understand that 198 Mangaawhiri Rd has been proposed (missing from list above) this is totally unsuitable for reasons outlined above.	1/16/2019 11:41 AM
227	No!	1/16/2019 11:37 AM
228	NO	1/16/2019 11:30 AM
229	No site should be available and if spending Ratepayers money then get footpaths along Omaha Drive first.	1/16/2019 11:28 AM
230	no	1/16/2019 11:10 AM
231	By the surf club only for self contained units.	1/16/2019 10:57 AM
232	No, as described above	1/16/2019 10:55 AM
233	Right next door to Rob Zubielevitch's place	1/16/2019 10:53 AM
234	No	1/16/2019 10:47 AM
235	no	1/16/2019 10:38 AM
236	No we can't cope with the visitors we have now no foot paths northern end no parking boat ramp so congested that boat trailers are parked everywhere blocking driveways and forcing people to have to walk on the road	1/16/2019 10:36 AM
237	No	1/16/2019 10:34 AM
238	No	1/16/2019 10:24 AM
239	Can't think of anywhere. Making space to squeeze a couple here and there is nonsense - disjointed, hard to monitor and a jumble Omaha can do without	1/16/2019 10:19 AM
240	No	1/16/2019 10:17 AM
241	The boat ramp. Anywhere by the side of the road. Matakana. Tawharanui	1/16/2019 10:10 AM
242	No	1/16/2019 10:10 AM
243	no	1/16/2019 10:05 AM
244	No. I do not support freedom camping anywhere.	1/16/2019 10:02 AM
245	None	1/16/2019 10:02 AM
246	What about land across causeway	1/16/2019 10:00 AM
247	No	1/16/2019 9:57 AM
248	No do n	1/16/2019 9:56 AM
249	Second parking site for boat park	1/16/2019 9:56 AM
250	I can't think of any suitable sites for freedom campers in Omaha. My suggestion would be to direct them to Tawharanui.	1/16/2019 9:54 AM
251	I am aware of no site suitable	1/16/2019 9:53 AM
252	No- but perhaps an area before entering the causeway into omaha, prior to the bridge.	1/16/2019 9:48 AM
253	Not keen on the whole idea but if a site must be chosen then it is essential that there are toilets, water at the site . This is a public health issue	1/16/2019 9:47 AM
254	No. If the council wants to provide free camping then give the campers prepaid vouchers to go to a properly operated camping ground	1/16/2019 9:47 AM
255	No	1/16/2019 9:46 AM

256	No I do not believe there are any other suitable freedom camping sites in Omaha, and I strongly disagree with OBC's suggestion in the recent newsletter and online that 198 Mangatawhiri Rd be considered as a suitable alternative. I believe this site should be scheduled as a prohibited site.	1/16/2019 9:45 AM
257	Land adjacent to the causeway on the left hand side by cafe. Currently used for parking horsefloats.	1/16/2019 9:31 AM
258	No	1/16/2019 9:30 AM
259	No	1/16/2019 9:28 AM
260	No freedom camping please	1/16/2019 9:27 AM
261	No	1/16/2019 9:23 AM
262	No - we're opposed to freedom camping. Use the campgrounds!	1/16/2019 9:20 AM
263	No, I do not believe that this area is suitable for freedom camping.	1/16/2019 9:08 AM
264	No	1/16/2019 9:06 AM
265	Firstly at current freedom camping sites and in the pilot study - there are real problems which would require significant resources from council to mitigate. Until council can show their plan budget and funding of how to mitigate these issues , expanding them to multiple sites at Omaha is incredibly irresponsible. Omaha is a vital beach aea used by tens of thousands of people - why would we impose the known issues of freedom camping on this area with NO mitigation plan, budget or funding .If it is forced upon us then it should be ONE site only first - where there is water and toilets to Mitigate the known issues of waste , and an area that is under camera monitoring and insite security patrol to ensure compliance. That place is the William Fraser carpark by the surf club. One place - 2 spaces - test it - understand the costs before any other further expansion in Omaha is allowed. Omaha being one hour from auckland once it appears on the global freedom camping app will be a 5 star choice and multiple tourists will head this way . Compliance will be vital hence one site carefully monitored is the only option that makes sense . We have current by law protections and these should be maintained.	1/16/2019 9:06 AM
266	none	1/16/2019 9:03 AM
267	No	1/16/2019 9:00 AM
268	No sites in Omaha Beach are suitable for Freedom Campers.	1/16/2019 9:00 AM
269	no the area is too congested already over summer and historically freedom camping has caused issues in some communities . There are camp grounds come to omaha hat could be used by framers that are as good as freedom camping would be in these sites . omaha residents pay hefty rates and should not be looking at money going to service infrastructure to enable this	1/16/2019 8:56 AM
270	No Omaha is not suitable for freedom camping. The car parks are not set up for it	1/16/2019 8:55 AM
271	No. Why allow freedom campers to occupy prime land in an area that others pay a premium to stay in? Why not allocate property/a proper campsite outside the main Omaha area that freedom campers can stay in but have to pay for.	1/16/2019 8:55 AM
272	No	1/16/2019 8:54 AM
273	none	1/16/2019 8:54 AM
274	None. I've seen the problems freedom camping has created around Orewa.	1/16/2019 8:48 AM
275	No	1/16/2019 8:47 AM
276	No	1/16/2019 8:46 AM
277	No	1/16/2019 8:45 AM
278	No	1/16/2019 8:41 AM
279	On the other side of the causeway by farmers daughter the council could rent a paddock put in temporary toilets but first they need to rectify the facilities at the surf club .	1/16/2019 8:40 AM
280	no	1/16/2019 8:39 AM
281	No	1/16/2019 8:39 AM
282	no	1/16/2019 8:36 AM

283	no	1/16/2019 8:35 AM
284	No site suitable in my opinion	1/16/2019 8:33 AM
285	No	1/16/2019 8:32 AM
286	Maybe Ruhui Te Kiri reserve parking (private and not really used at the moment)	1/16/2019 8:32 AM
287	No	1/16/2019 8:31 AM
288	None	1/16/2019 8:30 AM
289	No- but there maybe Sites on Land before the Causeway crossing.	1/16/2019 8:25 AM
290	only a couple of spaces in the centrally located car park by the tennis courts off of Mangatawhiri Rd	1/16/2019 8:24 AM
291	No other site, except I understand some neighbours who don't like each other very much on Taiawa Place due to resource consent issues may be happy to volunteer each other's home for public showers.	1/16/2019 8:23 AM
292	No, it's not setup for Freedom camping.	1/16/2019 8:21 AM
293	People that support freedom camping can open up their house / property where there are proper facilities	1/16/2019 8:19 AM
294	No	1/16/2019 8:19 AM
295	none other than proposed	1/16/2019 8:18 AM
296	No. There are plenty of existing accommodation options for travellers along the east coast north of Auckland including camping. Omaha is already becoming extremely crowded in the peak which is having significant negative impact on residents and holiday home owners who actually fund the facilities.	1/16/2019 8:17 AM
297	No	1/16/2019 8:16 AM
298	NO!!!!!! KEEP THEM O U T. WE HAVE ENOUGH ISSUES WITHOUT CREATING MORE!!!	1/16/2019 8:16 AM
299	No	1/16/2019 8:15 AM
300	No	1/16/2019 8:14 AM
301	No	1/16/2019 8:10 AM
302	there is no suitable site at Omaha	1/16/2019 8:09 AM

Q10 Please feel free to add any further comments you would like to make in relation to freedom camping.

Answered: 177 Skipped: 356

#	RESPONSES	DATE
1	There are much more suitable areas for motorised freedom campers to be allowed to park overnight, than the built up residential area of Omaha	2/12/2019 3:38 PM
2	Council forced a local camping ground to spend significant amounts of money to comply with regulations and now wants to allow camping at Omaha with none of those regulations in place.	2/11/2019 8:09 PM
3	All freedom camping should be bat and not allowed in Omaha	2/9/2019 7:27 PM
4	Don't lalow this as you are going to destroy the way things are and devalue properties directly next to any proposed site and all of the Omaha homes ... so if you want to approve freedom campers be prepared to compensate all owners for devaluing there hard earned and very expensive properties.I would never buy a exclusive holiday home anywhere in MZ next to a freedom campers designated area.	2/9/2019 6:41 PM
5	We pay more than our share of rates for our holiday homes and should not have to subsidise freedom campers	2/7/2019 6:48 PM
6	There should be a site which is monitored at Omaha with a charge. Campers can go to Tawharanui.	2/5/2019 9:31 AM
7	Omaha is now largely a built up area and freedom camping could not be adequately accommodated.	2/4/2019 10:35 AM
8	I dislike the idea of freedom camping	2/3/2019 8:07 PM
9	Only fully self contained vehicles should be allowed to freedom camp in what is a largely residential area with no camping facilities.	2/3/2019 7:36 PM
10	Keep freedom camping out of Omaha	2/3/2019 7:29 PM
11	Essentially I am not against it at the right site. Its part of the kiwi experience, but I fear, that not being controlled correctly, this will cause a huge issue for residents and rate payers.	2/3/2019 8:51 AM
12	No	2/3/2019 7:45 AM
13	Omaha is a fully built up residential area, visitors to Omaha should be limited to day visits only. There is no reason why visitors should be able to camp in their vehicles overnight when there are designated camp areas close by with full facilities.	2/3/2019 7:33 AM
14	The idea of freedom camping is great but toilet and shower facilities should be available in the area	2/3/2019 7:21 AM
15	a little due diligence here. Omaha will have exactly the same problems as popular holiday destinations/Wanaka/Queenstown.Regards-Virginia Evans (also ratepayer in Wakatipu Basin)	2/2/2019 1:27 PM
16	as ratepayers we woud be ultimately paying for Freedom Campers. The existing facilities cannot cope as it is. Toilet blocks are already inadequate and rubbish bins are overflowing a day prior to rubbish collections. All car parks are too close to homes and would therefore be noisy with opening and closing doors, conversation and music.	1/31/2019 7:58 PM
17	At age 88 years, I submit that answers would be better given by those who will have to live with the consequences of any decision	1/31/2019 4:21 PM
18	FC was introduced at time of America's Cup. It hasn't worked - we have plenty of accommodation at camp parks. We do not get a free holidays when we travel overseas.	1/31/2019 8:25 AM
19	Have seen to many issues with community's who have freedom camping to have any freedom camping anywhere . I am in favour of the user pays way of doing things, as with most people you give an inch they take a mile.	1/31/2019 7:40 AM

20	Wharf/Boat ramp parking area & overflow areas are fully used by boaties - boat trailers ave been parked all the way up the road as well There is no room for campers nor are they wanted there	1/31/2019 5:53 AM
21	Camping sites only charge minimal fees. Why can't they use them? Freedom camping is putting them out of business	1/30/2019 6:38 PM
22	There are enough regional parks locally that can accommodate freedom camping.	1/30/2019 6:30 PM
23	Omaha beac=h is for residents and day trippers- not Freedom campers. They should be using permitted camping grounds which have all the facilities required for this group of travellers	1/30/2019 1:29 PM
24	Visitors are welcome to enjoy omaha during the day however i do object to using our ratepayer money to police and provide facilities to people who do not contribute in any meaningful way to the community. Freedom camping will not improve the investment residents have made in owning property especially in close proximity to any proposed sites. Let them go away at end of day to a purpose built camping ground and come back tomorrow if they so wish - seems logical and a lot less work for locals like myself	1/30/2019 12:42 PM
25	must have adequate signage with maps at any location that freedom campers are likely o stop showing where approved areas are	1/30/2019 12:07 PM
26	We have all got to live with each other, even though at times there will be something to offend everyone.We must also remember Omaha Beach is not just a place where for most people,it is only a second holiday home.	1/30/2019 9:36 AM
27	There is already a campground nearby at Whangateau. I believe camper vans should use this.	1/30/2019 9:17 AM
28	I am very concerned at the rubbish and mess which is alwAys left behind. You will always get some who would abuse the privilege	1/30/2019 8:12 AM
29	We are totally opposed to any form of freedom camping.	1/27/2019 2:40 PM
30	No freedom camping at all anywhere in Omaha	1/26/2019 7:28 PM
31	There are considerable risks with campers on our narrow roads, as well as the obvious place for them are camping grounds with all the services eg power, toilets, Rubbish collection points and showers for a minimal cost.	1/25/2019 7:27 AM
32	There are campsites nearby, tourists or freedom campers should pay for the use of camp facilities just like e everyone else.	1/24/2019 10:21 PM
33	how can you trust a council that accept a company hiring out electric scooters that travel at up to 30 KPH on the footpath causing an unacceptable number of injuries to regulate freedom camping that will leave the sites designated in clean tidy condition and not be a nuisance to the ratepayers of Omaha. let's show some common sense here.	1/24/2019 9:11 PM
34	Honestly I feel this is the council smoothing the path for sale of camp grounds eg Orewa etc	1/24/2019 8:46 PM
35	I am not apposed to Freedom Camping per se but feel there are enough issues to deal with in Omaha already i.e. dogs, rubbish, speeding traffic, set nets and alcohol consumption, with very little enforcement being applied.	1/24/2019 11:06 AM
36	freedom camping is a delight of past eras. in a user pays world that we now live in - its not appropriate . Hired vans could be charged a fee but others would never contribute .	1/24/2019 9:44 AM
37	Restricting the number of parking spaces available is wise. It is the inclusion of the non-self contained vehicles that is of concern to me.	1/23/2019 5:00 PM
38	With regards to rubbish being left around, there is no rubbish facilities for them here. There waste will encourage rats and other pests, we are nearby to reserves and endangering our native wild life is silly. Instead of freedom camping in Omaha, they can camp at Goat Island, Pakere, Tauwharanui, Martins Bay, etc. These places have the facilities for campers and the resources in place to look after them. Why should the local rate payers have to deal with this when there are reserves and businesses that cater to this demand.	1/23/2019 3:07 PM
39	Use the camping grounds available and pay like everyone else	1/23/2019 1:43 PM
40	Freedom campers are at the bottom of our tourism scale, it will not and cannot be monitored to a satisfactory level, we don't want them !!!	1/23/2019 1:38 PM
41	Taxpayers and ratepayers should not be expected to 'subsidise' freedom camper's holidays!	1/23/2019 1:25 PM
42	there is camping available at Tawharanui	1/23/2019 10:10 AM

43	I think it is fine in designated areas ss long as the vehicles have on board facilities and there is a sewer connection or similar for waste disposal	1/23/2019 10:06 AM
44	With freedom camping apps available this would become an epidemic,and uncontrollable.	1/23/2019 9:50 AM
45	There is already frequent inconsideration for neighbours by those renting properties over summer. Many times I've simply packed up our beach house and gone home as it's no holiday for me when loud music and parties etc by renters are wrecking any sense of relaxation we bought the property for. They are simply there for a 'good time for a short time' -which is fine - if they consider others. I doubt if Freedom Campers would be any different. Possibly there is a site close to, but not in Omaha's residential areas, that could be sought out -ie a paddock providing adequate facilities dedicated for Freedom Camper use .	1/23/2019 9:31 AM
46	Find a wild unpopulated beach and restrict the use to self contained vehicles. Promote DOC camp grounds which are available at minimum charge throughout the country.	1/23/2019 9:13 AM
47	Rate-payer and Resident monitored. Look at what has happened to the Irish Travellers in the last 2 weeks. However NZ residents need to become a whole lot better themselves about how they treat their environment ... eg - just going to the beach for the day & leaving rubbish behind. I regularly walk Omaha Beach & would pick up 1-2 s/market size bags of rubbish. MORE scrutiny & control is required in ALL our public places.	1/23/2019 8:15 AM
48	This will allow more people in peak times when already the boat ramp and other areas are at capacity. More rubbish and the Council will not monitor it daily.	1/23/2019 6:34 AM
49	.	1/23/2019 6:22 AM
50	It is not possible to police and the majority abuse the system See it down south	1/22/2019 9:20 PM
51	Should be user pays.	1/22/2019 9:04 PM
52	Tawharanui has a wonderful camping ground. Omaha is a built up area and each site selected would have a detrimental effect on ratepaying residents.	1/22/2019 8:53 PM
53	The policing of free campers had proven to be a problem where ever it has been allowed.	1/22/2019 8:13 PM
54	Overall would prefer to support camp grounds. If this was to happen. Restrict to surf club car park as its more commercial area, though services need to be upgraded. Though a small minority put freedom camping as a negative, with no monitoring, it will become our problem to manage.	1/22/2019 8:13 PM
55	-Freedom campers take "ownership" of much larger areas than their vehicle site. -The facilities are funded by ratepayers who pay substantial rates in comparison to many Auckland suburbs.	1/22/2019 8:04 PM
56	Not suitable in Omaha.	1/22/2019 7:52 PM
57	I would like to see camping allowed in Omaha but for it to be paid for and supervised.	1/22/2019 7:40 PM
58	Unfortunately poor behaviour of others freedom camping has ruined this for others and there appears to be no commitment to enforcing any rules	1/22/2019 7:11 PM
59	It is no exaggeration to say that freedom camping would absolutely ruin the beautiful beach community at Omaha.	1/22/2019 7:07 PM
60	Do not think it will be monitored properly so better not to start freedom camping in Omaha	1/22/2019 6:58 PM
61	Freedom camping is O.K. if self contained and properly controlled I do not believe Council will be good enough at controlling freedom campers on a daily bases	1/22/2019 6:53 PM
62	Given the density of housing already present I do not feel there is sufficient designated space to facilitate freedom camping in Omaha	1/22/2019 6:43 PM
63	Self Contained safe Freedom Camping where road safety is not an issue. This is far more acceptable than the un controlled dog fouling issue.Omaha is a magnet for irresponsible dog owners and use it as a dog toilet and unfortunately are spoiling it for residence and the minority of responsible owners.Get this under control,self contained vehicles are a minor issue in comparison.Fine,and /or name and shame.Currently Council is totally ineffective in dog control	1/22/2019 6:30 PM
64	Omaha is not really setup to be a camping location	1/22/2019 6:30 PM
65	There are no appropriate sites here at Omaha. The Council's recommended sites would all have negative effects on the surrounding neighbours. As it is the infrastructure here struggles to cope with the seasonal influx of residents. Any freedom camping would further impact on that	1/22/2019 6:03 PM
66	Campers need facilities, not just free parking spots.	1/22/2019 6:02 PM

67	Omaha is a beach community with a community spirit that enables children to play and enjoy life in an open safe kiwi manor. Introducing low value tourists to the area will mean this aspect of Omaha would have to change. Already there are people using Omaha for freedom camping with rubbish and human excrement left next to children playgrounds. To degrade this aspect of traditional kiwi life is not what the council are mandated to do. They are mandated to uphold kiwi values and lifestyle. Not destroy it.	1/22/2019 3:44 PM
68	Freedom camping is for the wilds, not high density housing areas. The lack of facilities and beach access means why would you bother when you could freedom camp at Tawharanui or go to the Whangateau Campsite?	1/22/2019 1:58 PM
69	NO TO FREEDOM CAMPING UNDER ANY CIRCUMSTANCES	1/22/2019 1:00 PM
70	Please do NOT let this happen.	1/21/2019 3:36 PM
71	Omaha is not appropriate for freedom camping which should be in rural less populated areas where there is more room and less population- not in the middle of what is essentially urban living areas which will cause many problems for existing residents and very likely with no effective enforcement whatsoever.	1/21/2019 10:14 AM
72	Freedom camping in the southern end of Omaha would be contrary to the spirit and intent of the arrangements under which the land was given to the Council.	1/20/2019 5:44 PM
73	My concern with freedom camping is that it will be abused by non self contained campers. I have no issue with self contained motor homes.	1/20/2019 12:25 PM
74	Omaha infrastructure is limited now with minimal toilets, car parking and rubbish removal and thats just for day trippers let alone campers.	1/20/2019 11:40 AM
75	it is a big cost to ratepayers, with resources already stretched	1/20/2019 10:42 AM
76	It's time to repeal John Keys 2011 Rugby World Cup law on Freedom Camping! Do it NOW. We should not be wasting rate payer \$ on giving tourists free accommodation, I don't expect that when I travel abroad! We Kiwis must be crazy.	1/20/2019 9:54 AM
77	I do not agree with non self contained campers freedom camping in any circumstances. Omaha is too heavily populated, especially in summer, to allow freedom camping.	1/19/2019 5:33 PM
78	Councils throughout NZ should be banning Freedom Campers and directing them to camp grounds.	1/19/2019 3:54 PM
79	All amenities have to be maintained - even if freedom campers are self-contained, they enjoy the amenities that are maintained by others. The council rates in Omaha are the same as the blue chip suburbs of Auckland and I am not aware of freedom campers overnighing in Remuera, St Mary's Bay or Herne Bay. My opinion is that freedom campers should book into designated campsites (E.g. Sandspit), pay the price and contribute to the local economy.	1/18/2019 10:26 PM
80	Fully equipped sites on private land paid by the campers (user pays) should be enough and I think more suitable like the land and shops area beside Broadlands bridge on the entrance road to the Omaha	1/18/2019 7:00 PM
81	It should be discouraged. Camping should be user pays not rate payer pays. The cost to camp at an appropriately set up camp site are minimal.	1/18/2019 3:00 PM
82	I believe there are already adequate camping areas in the district, and I believe if Omaha is designated as a freedom camping area this will result in unacceptable security and health risks for the whole Omaha Beach area.	1/18/2019 1:06 PM
83	Appointing someone to ensure the campers vacate by a reasonable time each day would minimise the impact on locals.	1/18/2019 12:06 PM
84	Freedom camping is not solely the domain of foreign tourists. A large number of NZ residents also participate. By and large the majority of campers obey the rules. Don't let sensationalist media highlighting a couple of idiots spoil it for everyone else.	1/18/2019 12:06 PM
85	Freedom camping should only be available when there are no campgrounds in the vicinity. The Rodney district extremely is well serviced in this regard.	1/17/2019 9:06 PM
86	The cost of policing it will be very high if it is done properly. Wheel clamps might help with payment of fines.	1/17/2019 9:00 PM
87	No comments.	1/17/2019 8:06 PM

88	Freedom camping should be banned. The compliance issues are huge and impossible to enforce. No one leaves their name on their poo.	1/17/2019 7:19 PM
89	Omaha is not a suitable place for freedom campers. It is largely residential and even the surf club area is set up for day trippers from Auckland and surrounding area to use the beach.	1/17/2019 4:53 PM
90	Freedom camping in Omaha should NOT be approved. People will not comply and we will end up with toilet and effluent dumped everywhere. It is the wrong sort of community for freedom camping	1/17/2019 1:49 PM
91	Freedom campers in NZ should stay at registered campgrounds where they are supervised and there are facilities for water, sewerage and power and pay for those facilities. This is an environmental problem which will only worsen.	1/17/2019 11:32 AM
92	Freedom camping is a great way for travelers to see NZ, however compliance is always going to be a problem. I think if the council wants to allow freedom camping at Omaha beach there is a need to have CCTV monitoring of the sites and potentially a self registration process for the campers so that visitors are tracked.	1/17/2019 9:45 AM
93	look above council cannot do the job now.	1/17/2019 8:56 AM
94	As I've said above, they can stay at local, official campsites and travel to Omaha, which is close by, for the day.	1/17/2019 8:43 AM
95	Rubbish bins need to be supplied and emptied frequently, not just once a week.	1/17/2019 7:24 AM
96	It is possible but difficult to get councils to redesignate areas that were once available to freedom campers.	1/16/2019 9:49 PM
97	No other comment necessary. I am opposed to freedom camping at Omaha Beach.	1/16/2019 9:34 PM
98	It is too hard to control and can bring undesirable behaviour and ruin it for everyone else	1/16/2019 9:32 PM
99	No	1/16/2019 8:49 PM
100	There should be a more honest system in place for authenticating 'self contained' vehicles because the current system is being totally abused.	1/16/2019 8:36 PM
101	Point wells by the boat ramp would be perfect, no one is ever there	1/16/2019 8:31 PM
102	We are a small Peninsula with hi family numbers. We don't need low value tourists being able to stay at Omaha. It's a cost to ratepayers with no value being added	1/16/2019 7:56 PM
103	Uncontrolled so not suitable	1/16/2019 7:26 PM
104	There is a great alternative in Omaha Flats Rd called Happy Dayz Backpackers. I can confirm that they would be happy for more campers to use his facility. He has just put a new sewerage system in or up graded his current system as per Council's requirements which cost \$70,000.00. The ground runs at around 50 % capacity. He charges \$15.00 per head per night which covers showers etc and dumping of rubbish (not sewerage). For stays of 7 days or more the rate is \$12.00 per night per person. Most of his clients are seasonal pickers. Most of the year he is able to accommodate camper vans and has indicated he would like more camper vans . It would be nice for Council to promote this facility rather than freedom camping, it gives a local business a chance to re-coup some expense he has incurred from council, plus not at all expensive for campers .	1/16/2019 6:09 PM
105	Its not needed	1/16/2019 5:38 PM
106	In an area like Omaha already enjoyed by many day trippers, there is no need to add the extra burden of 'freedom camping' on the environment. As a bird reservoir, the threat of more people/rubbish and their uncontrolled pets would be a disaster	1/16/2019 5:21 PM
107	The majority of Freedom Campers know the rules, As long as there is somebody in the local area with compliance authority that locals can contact with concerns then that should be adequate. Don't be NIMBY's.	1/16/2019 4:16 PM
108	The core premise of "freedom" camping is the knock on effect for local business. Omaha does not have that commercial infrastructure. Perhaps restrict it to Matakana.	1/16/2019 3:51 PM
109	Omaha beach is just like any Auckland suburb. Freedom camping should not be allowed anywhere within the suburb	1/16/2019 3:36 PM
110	I've just stomped a hole in my soap box!!	1/16/2019 3:24 PM
111	There aren't the facilities needed for this.	1/16/2019 3:14 PM

112	Any camping should be well away from residential and recreational areas that locals homeowners have paid for in purchasing in Omaha and pay considerable rates for the quiet enjoyment of their area.	1/16/2019 3:13 PM
113	Freedom camping is for the wilds of the west coast of the South Island - not cities like AUCKLAND	1/16/2019 3:11 PM
114	No I do not believe there are any other suitable freedom camping sites in Omaha, and I strongly disagree with OBC's suggestion in the recent newsletter and online that 198 Mangatawhiri Rd be considered as a suitable alternative. I believe 198 Mungaawhiri Rd should be scheduled as a prohibited site.	1/16/2019 3:08 PM
115	They have wheels...let them travel to the beaches daily and stay at purpose-built grounds ,not under existing ratepayers noses !	1/16/2019 2:46 PM
116	My responses above are clear!	1/16/2019 2:11 PM
117	I am a house owner at Omaha and it would be very easy to say no to all freedom camping. This would seem to be unfair as I did indulge in freedom camping myself when I was much younger, so why shouldn't others also be allowed to do so. They just need to have respect for the rules and there needs to be a prompt way if dealing with the minority who will be problematic.	1/16/2019 1:53 PM
118	There are plenty of cheap motor camps in the region for use, as well as the council campground at Tawharenu. There is simply no need or justification for cramming freedom campers into carparks in a suburban area.	1/16/2019 1:51 PM
119	Camping grounds only. Freedom camping is not an option.	1/16/2019 1:11 PM
120	A lot of freedom campers are older NZ's that have and may still pay taxes so should be allowed to stay a day or 2 at Omaha in the main carpark	1/16/2019 1:03 PM
121	I do not believe freedom campers will act responsibly to protect our beach and scenic coastal land or respect our fish and game or bird protection laws either because of ignorance of just not caring. More rubbish endangers more than just people	1/16/2019 12:57 PM
122	I could not freedom camp in the UK,France,Italy to name a few.I prefer there model of commercial camping sites and Omaha is not one of them	1/16/2019 12:36 PM
123	The area is now too built up for this kind of activity Omaha is a housing settlement not a camp ground	1/16/2019 12:02 PM
124	Omaha beach was designed as a safe young family orientated beach community The rates paid by the community are already high and the benefit is minimal. Allowing freedom campers multiple access and the cost and lack of ability to enforce any restriction puts even more burden on the rate payers	1/16/2019 11:55 AM
125	Freedom campers should be limited to purpose built facilities away from residential areas that are under staffed supervision and campers should be required to pay an appropriate amount for the running and upkeep of such areas.	1/16/2019 11:53 AM
126	I have over the years witnessed with travelling around NZ the effects of freedom campers who abuse the system. There will always be abusers. To me the key is, we now live in a user pays society. So just ban Freedom Camping.	1/16/2019 11:47 AM
127	We have traveled extensively throughout NZ and Europe and the problems with Freedom Campers is worldwide. The mess left behind and total disregard for the local environment is disgusting and the costs will fall into the Rate-payers.	1/16/2019 11:41 AM
128	I was alarmed to "be advised" that the committee had made recommendations to council without full consultation with members. This is likely to be a contentious issue thus it is in the best interest of the committee to ensure it truly reflects the views of the members. Thankyou for the opportunity to provide my views.	1/16/2019 11:41 AM
129	If Council consents then Council (at no additional cost to the Omaha ratepayers) should be required to attend the freedom sites at the beginning of each day and clear away any mess and require the campers to move on until the site is next allowed to be used (assuming single use overnight camoing is allowed).	1/16/2019 11:30 AM
130	Allowing freedom camping would be a disaster for local amenity.	1/16/2019 11:30 AM
131	As above.	1/16/2019 10:57 AM

132	Freedom camping on a small scale could be much worse than large scale freedom camping especially in what is really a residential area. This is not the same as Freedom camping in remote locations in the South Island. I am unaware of any demand analysis that justifies any expenditure or time being spent on freedom camping in Omaha either	1/16/2019 10:55 AM
133	Although I own a property in Omaha we also have a campervan and have travelled around. I've noticed that other people like us are always respectful of where we stay and do not leave rubbish. We also ask property owners if they mind us parking in front of their property for a few hours during the day if they are beachfront. A few bad apples ruin it for the many who are mostly respectful adults.	1/16/2019 10:52 AM
134	why don't council fix our streets first, then worry about freedom campers	1/16/2019 10:38 AM
135	I am a freedom camper and I can speak from experience Omaha would be the last place I would park it just can't cope sure it's appealing and if it had adequate space and facilities Freedom Campers would love it but it doesn't	1/16/2019 10:36 AM
136	As rate payers I don't believe we should have to subsidise freeloaders. If tourists can afford to fly here they can afford to pay \$20 or so for a proper camp ground	1/16/2019 10:34 AM
137	It is a shame that responsible campers get penalised by the few louts who disregard local restrictions. People have the right to park in most places during the day and at night the proposed areas would have very few cars in them.	1/16/2019 10:33 AM
138	Tourists are always going to come, I see more and more every summer. We cannot just hope for tourists who are willing to pay for the cost of a bach rental, tourists come in all forms if they come and we need to accept that and set up suitable services to ensure those who are freedom camping are not making a negative impact on the sand spit.	1/16/2019 10:19 AM
139	Omaha was not planned for this type of thing - trying to make it work for freedom camping is not going to work! There is no space, no appropriate dedicated area and it's busy enough in summer/holiday period	1/16/2019 10:19 AM
140	OMAHA IS A RESEDENTIAL SUBURBAN AREA THERE IS NO INFRASTRUCTURE TO SUPPORT THIS CONCEPT. TOILETS NOR WATER. COUNCIL SUPPORT & SERVICES IS VIRTUALLY NON EXISTENT FOR OMAHA WE DO NOT NEED ADDITIONAL CHALLENGES TO WHICH NO PLANNING HAS TAKEN PLACE. WE DO NOT NEED FREEDOM CAMPERS. LET THEM GO TO EXISTING DESIGNATED CAMPING SITES & PAY LIKE EVERY ONE ELSE.	1/16/2019 10:17 AM
141	Restriction on time permitted to stay. Think one night Ok	1/16/2019 10:06 AM
142	There are too many freedom campers that abuse the privilege by littering. There are very few public toilets at Omaha and it's disgusting what some of the freedom campers think is acceptable.	1/16/2019 10:05 AM
143	Freedom campers do pay any fees to the local community. The risk of public disturbance, litter and cost of policing these people & places is paid for by the residents. I pay very high rates, I pay a mortgage all to have pleasure of being in Omaha. Freedom campers add no value to the local community.	1/16/2019 10:02 AM
144	No camping at Omaha	1/16/2019 9:56 AM
145	We don't want a repeat of the current Irish family debacle.	1/16/2019 9:54 AM
146	My wife and I own a property at Omaha, she forwarded this email onto me. We are of the same mind, freedom camping is not an option, we require more camping sites where they can go and pay and be monitored by the owner/s	1/16/2019 9:53 AM
147	Freedom campers do not comply with 'rules' such as 'must be self-contained'. This is against the ethos of what freedom camping is about and I believe that so-called limits, rules cannot be enforced and won't be. Therefore freedom camping permissible spots MUST be next to toilets	1/16/2019 9:47 AM
148	Freedom camping should not be allowed anywhere in the greater Auckland City. If campers can hire a vehicle and pay for petrol etc they can afford to pay to go to a public camping ground.	1/16/2019 9:47 AM
149	I prefer Omaha the way it is	1/16/2019 9:28 AM
150	If permitted there should be a limited time of stay	1/16/2019 9:27 AM
151	If freedom camping is to occur then campers should take advantage of wilderness areas away from residential areas. I do not believe in the concept as I don't believe that all freedom campers respect their environment and as such leave their waste behind.	1/16/2019 9:08 AM
152	I feel Omaha is a too densely packed suburban area to allow for Freedom Camping	1/16/2019 9:06 AM

153	In the world of trip advisor and alike a place like Omaha one hour from Auckland will become a 5 star freedom camping spot - there is no doubt in that . Opening multiple sites is totally irresponsible . If this is forced upon us then one site - 2 spaces, self contained vehicles , and with toilets and water , monitored by Insite , paid for by Council is the only workable option	1/16/2019 9:06 AM
154	I categorically do not want Freedom Campers in any residential areas in NZ. Freedom Camping Act should be revisited and revised by government to assess the full impact of how this activity affects the economy cost benefit, and learn from the past 8 years of disruption and eroding of amenities how best to mitigate behaviours of ignorant low cost visitors	1/16/2019 9:03 AM
155	Freedom camping is all OK in theory. In practice, often they do not follow the rules and the residents have to put up with the consequences and costs. Campers should only be allowed in proper "camping sites" which provide all the necessary facilities (albeit at a cost to the camper).	1/16/2019 9:00 AM
156	After seeing the problems the rest of the country is having with freedom campers the council will need to have more services, facilities and control for it to go ahead. They obviously don't visit the area in the busy season to see the chaos at the boat ramp. Perhaps a disability parking at the boat ramp would be handy instead	1/16/2019 8:58 AM
157	as above and concerns re greater numbers of people / increase litter , holiday houses often uninhabited and at risk	1/16/2019 8:56 AM
158	Anyone wanting accommodation must be required to pay for it. Over the holiday period there was an old bus parked in the carpark bay outside our property at 189 Mangatawhiri Rd (for just one night thankfully). In an area where people care for their property and who pay premium rates for property, it is not acceptable to have an old, ugly bus parked in the street, notwithstanding the issue of litter and hygiene.	1/16/2019 8:55 AM
159	Proper camping facilities could be provided outside Omaha. For example the Country Park. Its been well demonstrated how badly freedom camping is often abused and it has no place in populated areas like Omaha	1/16/2019 8:54 AM
160	it is a ludicrous concept.	1/16/2019 8:54 AM
161	There are plenty of reasonably priced camping areas in the Omaha/Warkworth/Leigh/Mahurangi area. Freedom campers are simply freeloading off ratepayers and they are not even good guests with the mess they create in public spaces and public toilet facilities.	1/16/2019 8:48 AM
162	I believe the public facilities at Omaha are already under significant pressure as the population and popularity of Omaha steadily increases. Rather than trying to cram this in to an existing structure that did not anticipate freedom camping the council needs to consider other alternatives with proper facilities that do not adversely impact on residents and other users.	1/16/2019 8:46 AM
163	I am not totally opposed to freedom camping, but there is a need to clearly define a freedom camper and not a homeless individual/s.	1/16/2019 8:45 AM
164	Not in Omaha	1/16/2019 8:41 AM
165	While I am generally in favour of allowing limited freedom camper vehicles (no tents) in approved areas it will only work if there is local enforcement on site. Without this it will be abused. On that basis if there cannot be local authority for inspection/enforcement I would be opposed.	1/16/2019 8:41 AM
166	Have a public meeting at the community centre	1/16/2019 8:40 AM
167	Omaha is congested enough without freedom camping	1/16/2019 8:39 AM
168	Freedom/Freeloader campers should have to pay like everyone else has to. There is no such thing as a free lunch.	1/16/2019 8:39 AM
169	Omaha not suited to be used as camping area for anyone except friends on private property	1/16/2019 8:33 AM
170	Omaha is an exclusive seaside community and not a public area for camping of any kind.	1/16/2019 8:33 AM
171	I often see freedom campers at the parking area just past 265 Omaha Drive on the left, facing the estuary.....I don't feel this is appropriate	1/16/2019 8:31 AM
172	I think freedom camping is bluffing - why should Omaha residents provide facilities for those who are too cheap to pay to camp in camp grounds. I would support the development of a council funded campground that charged campers fees and provided toilets, showers etc.	1/16/2019 8:30 AM
173	No	1/16/2019 8:29 AM

174	No- In General Freedom Campers have little regard for protecting Omaha environment, I am constantly picking up Litter off the Beach left by inconsiderate Individuals.	1/16/2019 8:25 AM
175	It's not really appropriate for Omaha. Pt Wells, Leigh and Matakana are better placed, but they may not be keen either.	1/16/2019 8:23 AM
176	It's s rediculous notion. But our nanny state likes freeloaders. BOOK A CAMPING SITE!!! Like a normal person!	1/16/2019 8:16 AM
177	Plenty of cheap overnight Camp facilities already available in Rodney	1/16/2019 8:15 AM