



RV Park - Mossman Survey Results

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Executive Summary

A total of 383 people responded to the RV Park survey and support for an RV Park was overwhelming.

- 94% of respondents agreed an RV Park would be good for the Mossman economy
- 70% of respondents preferred 50 sites over 20 sites.
- 72 businesses responded to the survey. 71 agreed an RV Park would be good for the Mossman economy. One was neutral.
- 237 residents responded.
 - 93% agreed an RV Park would be good for the Mossman economy.
 - 3% were neutral
 - 4% disagreed or strongly disagreed

All five of the 13 caravan park owners in the shire strongly objected to Council creating an RV Park in Mossman, or indeed anywhere in the Shire.

Apart from being good for the economy to result in a more prosperous and sustainable Mossman and surrounds, respondents were excited about the opportunity for Mossman and used words such as flourishing businesses and gateway to Cape York. Respondents identified several other benefits:

- Additional visitors will add vibrancy to the town – make it a destination, not an afterthought.
- Additional visitors will assist with cash flow.
- New visitors will boost the profile of Mossman – put it on the RV map, help Mossman become known nationwide.
- It will encourage visitors to explore beyond Port Douglas, particularly increased opportunity for sustained exposure to Mossman's wonderful aboriginal culture and histories.
- Tap into a market being missed by reducing the number of RV Travellers who simply drive through the town without stopping.
- Reduce Illegal camping
- The additional income to local businesses and attractions and could provide new services and industry to cater for the RVs.

Of the respondents who did not support an RV Park in Mossman, the main disadvantages mentioned were as follows:

- Increased traffic was the most mentioned disadvantage
- Potential to negatively impact revenue for existing caravan parks was second most mentioned disadvantage
- More waste to manage – rubbish and sewage
- Although unknown at this stage, some perceived it would be a cost to ratepayers
- Increased pressure on health services making it even harder to see a doctor
- Scepticism by some as to anticipated spend in the community with a few believing Woolworths would be the sole beneficiary.

This report will be published and will also be used to prepare a Business Case which will identify ways to eliminate or alleviate perceived disadvantages. Further consultation will be done directly with the existing caravan park operators to further understand their concerns particularly around loss of business if it goes ahead.

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Introduction

A leaflet was prepared to update the community on the potential economic benefits an RV Park could bring for Mossman. The leaflet included a survey which was also available online. This provided an opportunity for people to have initial input into the idea and to say whether they supported the concept.

Refer [Appendix One](#) for copy of leaflet and survey.

Distribution of Survey

The leaflet was letter box dropped to businesses in Front Street, emailed to Mossman businesses, Douglas Ratepayers Association, Douglas Chamber of Commerce, and an alert put on Facebook.

Leaflets were left at Temptations Café and Mossman Golf Club.

An email was sent to all 13 caravan park operators in the Shire.

The initial letterbox drop generated a dozen responses over a week. The Facebook post, which was shared by Councillors, boosted the response rate from 12 responses to 192 overnight.

Sample Size and Characteristics

A total of 383 people responded to the survey. Just over 60% were residents.

Response	No.	%
Resident	238	62%
Business Owner Elsewhere in the Shire	50	13%
Business Owner - Mossman	22	6%
Visitor	31	8%
RV Owner	24	6%
Other	6	2%
No Response	7	2%
Caravan Park Owner	5	1%
Total	383	100%

Note this is not a random sample where each person has an equal probability of being chosen, hence it is not an unbiased representation of the total population.

Results

Total Sample

When asked whether people agreed an RV Park would be good for the Mossman economy, the response was an overwhelming **YES** with **94** per cent of respondents agree or strongly agreeing.

Response	No.	%	
Strongly Agree	294	77%	Strongly Agree or Agree 94%
Agree	66	17%	
Neither Agree nor Disagree	8	2%	Neither Agree nor Disagree 2%
Disagree	3	1%	Strongly Disagree or Disagree 4%
Strongly Disagree	12	3%	
Total	383	100%	

Residents Only

Looking at **the 238 residents**, 93 per cent agreed or strongly agreed an RV Park would be good for the Mossman economy.

Response	No.	%	
Strongly Agree	179	77%	Strongly Agree or Agree 93%
Agree	42	17%	
Neither Agree nor Disagree	7	2%	Neither Agree nor Disagree 3%
Disagree	3	1%	Strongly Disagree or Disagree 4%
Strongly Disagree	7	3%	
Total	383	100%	

Businesses

A total of 72 businesses responded to the survey. 71 agreed an RV Park would be good for the Mossman economy. One was neutral.

Caravan Park Operators

Five of the 13 caravan park owners in the shire responded to the survey. All five strongly objected to Council creating an RV Park in Mossman, or indeed anywhere in the Shire. No caravan park owners/operators agreed with an RV Park in Mossman.

Preferred Size

When asked what size RV Park people preferred, 70 percent opted for 50 sites, which was the larger of the two options put forward.

Response	No.	%
Up to 20 Sites	85	22%
Up to 50 Sites	269	70%
> 50 sites	4	1%
Up to 30 sites	1	0%
One site	1	0%
No Response	6	2%
No Preference	1	0%
Do not want an RV Park in the Shire	16	4%
Total	383	100%

Benefits

Apart from being good for the economy to result in a more prosperous and sustainable Mossman and surrounds, respondents were excited about the opportunity for Mossman and used words such as flourishing businesses, vibrancy, and Gateway to Cape York.

There's a desire expressed to

Respondents identified several other benefits:

- Additional visitors will add vibrancy to the town – make it a destination, not an afterthought.
- Additional visitors will assist with cash flow.
- New visitors will boost the profile of Mossman – put it on the RV map, help Mossman become known nationwide.
- It will encourage visitors to explore beyond Port Douglas, particularly increased opportunity for sustained exposure to Mossman's wonderful aboriginal culture and histories.
- Tap into a market being missed by reducing the number of RV Travellers who simply drive through the town without stopping.
- Reduce Illegal camping
- The additional income to local businesses and attractions and could provide new services and a new service industry to cater for the RVs.
- Types of businesses mentioned were restaurants, cafés, bakery, mechanics, grocery stores, markets, swimming pool, tour attractions, hotels, fuel outlets, health providers, car wash facilities and tyre retailers.

People who stay in free camps/donation camps will not stay in a caravan park and will go elsewhere. We have just got back from three weeks in central Queensland and every single RV camp site in every town was packed. Longreach, Winton, Barcaldine, Blackall, all so busy. While we chase these valuable \$ away from our shire with great big "you're not welcome", "no camping" signs. Winton for example was absolutely heaving with people dining at the pub, buying from the bakery, doing tours.

A full list of the comments received when asked about any benefits is shown in **Appendix Three**.

Disadvantages

- Increased traffic was the most mentioned disadvantage
- Potential to negatively impact revenue for existing caravan parks was second most mentioned.
- More waste to manage – rubbish and sewage
- Cost to ratepayers

A full list of disadvantages listed by respondents is shown in [Appendix Three](#).

Caravan Park Operators

The survey was emailed to all 13 caravan park operators in the shire. Refer to list in [Appendix Four](#).

Five responded and all five strongly disagreed with the idea of an RV Park in Mossman, primarily because it will create additional competition and result in low occupancy and therefore less income. Their comments in full are:

- #1 Added cost to ratepayers, reduced occupancy rates in existing Caravan Parks.
- #2 All campgrounds and caravan parks will be negatively affected.
- #3 Already established caravan parks in shire paying a lot of rates/fees to exist, just a burden on ratepayers
- #4 Caravan parks in the shire that pay fees for permits and extremely high rates would lose business to RV parks. Caravan parks are not booked out now so there is no need to add more. It would lose business for the caravan parks around.
- #5 Taking income from other caravan parks

In addition, two operators sent in emails which are shown below.

Operator #1

Thanks for letting us know about this discussion. I would like to ask questions and make a few points towards this discussion. Can you please put them forward for discussion?

Question: Is it proposed to be free camping? How much are you proposing to charge? Have all the Douglas Shire van parks said that they cannot accommodate RVs? Who pays for infrastructure, maintenance, and security?

As a van park owner in Diwan I need to express my concern over the negative financial impact on our business that creates such a large amount of competition.

If the RV sites are being provided for free, then we strongly disagree. I would prefer Council not create more competition for the existing van parks in the shire who are still getting back on their feet from last year's problems for tourism.

Personally, I would suggest Council focussed more on providing services instead of offering accommodation in direct competition to existing operators.

The services required are free dump points, free water and free waste disposal, and safe walking paths. The fact that these services are not available north of the river needs to be well advertised.

I would also like to ask the Council to get serious about enforcing NO CAMPING policy in areas other than designated campgrounds. Each year we go through the same problem and this year it will be worse than ever because of sheer numbers. The problem is that large numbers of free campers are destroying the roadsides, beaches, carparks, private driveways and parklands with their toilet waste and rubbish. Then they trespass onto facilities like my campground to use our shower and toilets and rubbish bins. As you know those rubbish bins cost a lot of money to empty, and I don't want to provide our facilities to disrespectful freeloaders.

I believe it is the RV manufacturers who are pushing this free camping barrow, obviously to increase their sales. Tourists think free camping is right and they mostly abuse the local communities, while claiming that they contribute. I think if you are bowing to the pressure of the RV owners for free camping, you are putting unnecessary pressure on the caravan park owners, who pay big rates and big fees and big insurance and get very little support from the council.

It's time to support the existing businesses, not bring them down. Please keep me informed about this conversation.

Operator #2

Re Mossman RV Park

I write as the owner of Pandanus Tourist Park in Port Douglas and I would like to make the following points regarding the proposed investigation of a RV Park in Mossman. Firstly, I understand competition is good, our first problem in town (Port Douglas) is Tropical Breeze being a leasehold business he keeps his prices low in the Peak season and we can't advertise above him which results in Tropical Breeze filling up before us. We are pretty much at the end of the line for many travellers so we need to be a bit careful on price as many of our guests are long term (I will get to that a little bit more later) but we are restricted on how much we can charge. Our other main Competitor at Glengarry has the benefit of a large overflow area (of which I don't know if he has a permit or not) but he just keeps finding spots during the busy 3 months each year, we don't have that advantage.

As of 2020 the caravan sales and service industry went into overdrive as we know and there are going to be more vans on the road over the next few years in Australia so I can understand some concerns to accommodate more Vans throughout Australia and I'm sure this year you will see RV's and Vans parked on the side of the road and it will stimulate calls for free RV parking, but please put it into prospective if you have RV's and Vans parked on the side of the road outside of the busy season then it's worth a review but a few parked around for the next 3 months is not enough reason to set up a free camping site. But can I make a suggestion and a strong suggesting that if the RV park was to be considered it would only be opened for 3 month of the year, Why because we only have 3 months of the year where we are near full capacity and with international travel not coming back to its pre covid strengths for maybe the next 10 years then it's going to be a struggle to get any park that has provision for small vans and tent sites to get back to 100% occupancy during the busy months, like Pandanus. Our Van and RV spots are full for the next 3 months, but we have many other spots that will be empty, and we need to be 100% full for these 3 months to be profitable unlike many other van parks throughout Australia that are 60% full all the time, Our annual occupancy last year was 33.47% (happy to share the figures with you). And I would suggest that with the permit conditions that were applied to the Recreational park permit at Captain Cook HWY Port Douglas it just wasn't feasible to build that park as it would of lost money as a business hence why it was put on the market weeks after a permit was issued and hence why I think additional accommodation in the area is not warranted.

In your summary you suggest your profile traveller spends \$160k on a RV, I think that's a stretch to think the average person spends that much, I'm would suggest you have your figures wrong on that profile, if they have that much to spend, they will book into a park with amenities. Regarding your information that each RV guest that stays in a free camping spot spend \$284.24, I think you will find travellers who have long term stays or plan to stay in FNQ for a long period of time will not spend any were near that, our long-term customers rarely eat out for dinner in an effort to save money and stay longer in FNQ.

In regard to Free camping around Australia, when travellers are heading to a destination then they stay a night or a few nights but I would suggest if you went ahead you would have many, many customers who would want to stay for 4-8 weeks and again those customers are there for a reason (because its free) and I don't suspect they will put much money into the community except Woolworths.

I really think you should talk to the 4-5 Tourist park operators in the area and make that part of your due diligence, because if you take the profit from the local operators and they fail in business then that's not good for anyone.

I welcome your contact at any stage.

Respondents

There were 17 respondents who mentioned existing caravan parks may be impacted:

- It may take business from other Van Parks in the Shire.
- It might take away from local caravan park and swimming pool, but I think the number of travellers would fill both
- Less in Caravan parks, put one at Golf Club as planned
- Local caravan park effected
- May affect the caravan parks profits.
- Maybe the caravan parks may miss out
- More cost to rate payers; We already have a caravan park - how would an RV park be funded? Cost to rate payers is not justified
- Other caravan parks lose business
- People who want super cheap accommodation are people like this are people who don't spend much in the region anyway. None. There is already plenty of caravan parks which can cater to RVs in the shire which are not full so why would it bring more benefits to shire. There are local caravan parks which struggle to fill up for majority of the year. It's not fair for council to set up a cheaper option which would hurt them
- Possibly less business for existing caravan parks
- Reduced business for existing caravan parks
- Take away from commercial business. If they are all full maybe as an overflow and that is all. Extensive engagement was undertaken in about 2017/18. Commercial operations did not support a free RV park. The planning scheme was amended to allow private landowners to have people stay for short periods.
- Takes away possible income from others like birdsong that allowed RVs during covid as they had no other income
- Taking away business from other establishments
- Taking business from caravan parks
- Taking business off existing van parks
- There are caravan parks in the shire which can cater to RV parks. The local caravan parks are only busy a few months of the year and need every person they can get to make up for the fact they are empty the rest of the year. Council should not be making things harder for local businesses.
- Would the caravan parks suffer?

Design Suggestions

This survey was done solely to seek out the level of support for an RV Park in Mossman. If it wasn't supported by the community, the concept would not be developed any further. For this reason, the survey did not ask about design ideas, but some respondents did offer suggestions, and these have been captured in this report.

- A place they can fit their vans and then run around and spend money in our shire instead of driving straight through.
- I don't think a ton of concrete and bitumen within eye view of major roads is going to enhance the town. Look at how nice the one in Mt Molloy is. Not very much bitumen there and its very popular and looks good. I'm disappointed with upgrading of the Craiglie park. So much bitumen. Why do you have put bitumen everywhere? It is so ugly.
- It would need to be in an area that won't impact residents. And it would need to be accessible by bicycle and or smaller vehicles i.e., scooters. Many RVs use bikes and scooters to get around when parked, so the RV Park would need to be in an area with safe access to shops etc via bikes/scooters.
- It's important that there is a fee- no free camping
- Keep it natural

Location

- Needs to be at a beach.... Closer to Port
- Please Do not put it near the park, and markets we don't need them there, let's hope the botanic gardens go in very soon!

Time Limit on Stays

- Income for town, jobs to maintain, more grey nomads passing through. Needs a time limit for max 2 days
- Shopping and tourist attractions will hugely benefit from the grey nomads, as long as the sites are managed and limited to under 5 days max every month
- Consider a maximum stay of 24 or 48 hours.

Next steps

Results of the survey will be published and will be invited to provide any feedback they think has been missed.

Given the strong community support, Council is likely to prepare a Business Case. The business case will identify ways eliminate or mitigate perceived disadvantages.

Further consultation will be done directly with the existing caravan park operators to further understand their concerns particularly around loss of business if it goes ahead.

Appendix One – Survey



Introduction

Over the past 12 months, Council has been approached numerous times by RV associations to develop an RV Park in Mossman. The associations report unprecedented demand from their members and the continued growth in the self-drive tourism sector supports the approach.

At its workshop held on Tuesday 8 June, Douglas Shire Councillors decided to continue to investigate an RV Park in Mossman and staff are in the process of preparing a business case and cost-benefit analysis.

This leaflet is designed to update the community on the potential economic benefits an RV Park could bring for Mossman. It also provides an opportunity for people to have initial input into the idea and to tell us whether they support the concept.

RV Park Attributes

What is needed for an RV Park?

- an area of land between one and two hectares is ideal. This could accommodate between 20 and 50 recreational Vehicles
- Water
- Dump point
- Site needs to be near local shops, restaurants and pubs.

What's not required is an amenities block as the park will only be open to RVs fitted with toilet and shower - no Wicked Vans, Jucy vans, car sleepers.

Profile of Typical RV Traveller

Bob and Karen are semi-retired and have spent \$160,000 on their RV which is totally self-contained. They don't go to caravan parks because they have spent a significant amount of money to be self-sufficient.

They go on tours, they eat at the clubs and cafes, they visit the Doctor and sometimes get into the hairdresser. They are quiet, tucked up inside their mobile home by 9.30pm usually and want to enjoy the quiet nature of the area they are visiting. Bob and Karen would not have visited unless there was an RV park, they don't go to caravan parks.

Economic Benefit

Based on research done by the Caravan and Motor Home Association Australia (which has in excess of 70,000 members), economic benefit comes from travellers spending in the local shops, pubs, restaurants and tourist attractions. Research shows that travellers spend on average \$284.24 per night. The economic boost in the community could be between \$1.02 million and \$2.5 million, depending on the capacity of the RV Park.

Feedback Invited

Douglas Shire Council is keen to keep moving with the project and over the coming months plans to short list a few sites in Mossman and research management models. Please tell us whether you agree or disagree with the proposed RV Park, whether you have any ideas you would like Council to consider, or whether you have any concerns. You may

- do the survey over the page, or
- do the survey online here's the link:
<https://www.surveymonkey.com/r/Q3CQP3F>
- or send an email to
gaye.scott@douglas.qld.gov.au

Feedback is requested by 2 July 2021.

Enquiries

If you have any questions, or require further information, please contact Council's Community Liaison Officer, Gaye Scott on 4099 9414 or 0418 793 009 or email Gaye at gaye.scott@douglas.qld.gov.au.

Q1. Do you agree an RV Park would be good for the Mossman economy?

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

Q2. Please tell us what size RV Park you prefer

- ☐ Up to 20 sites
 - ☐ Up to 50 sites
 - ☐ Do not want an RV Park in the Shire
- Other (please specify)

Q3. What if any, benefits do you think would flow from having an in RV Park Mossman?

4. What if any, disadvantages would flow from having an RV Park in Mossman?

5. Do you have any further comments you would like to make?

6. Please select which one best describes you

- ☐ Business operator in Mossman
- ☐ Business operator elsewhere in the Shire
- ☐ Resident
- ☐ Caravan Park Operator
- ☐ Other - please specify _____

Appendix Two – Benefits

Mossman

- A boost to the area's profile. Travellers would explore beyond Port Douglas
- A huge increase to all businesses if allowed to stay 48 to 72hrs. As a caravanner we would usually just drive right through Mossman, but this would be a welcome change.
- A more prosperous and sustainable Mossman and surrounds
- Additional tourism dollars for Mossman businesses
- Be great for Mossman businesses
- Boost the economy bring people to Mossman and share the love with Port Douglas
- Bring more business to Mossman
- Bring more people to Mossman. Good idea.
- Bring more retail trade to Mossman
- Bring more retail trade to Mossman and prevent illegal beach camping especially in Port Douglas. It would also provide accommodation for seasonal staff or short-term staff.
- Economic especially for Mossman
- Economic especially for Mossman and less illegal parking
- Extra housing and business in Mossman
- Financial benefits are foremost. Probation Mossman no longer listed as a unfriendly town as it now is on listed on most RV website's. Show that Mossman is a great place to permanently retire to
- General business into Mossman and surrounds
- Good for small businesses in Mossman
- Good for tourism to the are & also for the Mossman Far North economy
- Good inflow of cash into the economy and takes the pressure of Port Douglas
- Great for local businesses as increased length of stay within Mossman local area
- Help businesses in Mossman
- I think the cafés and restaurants would get more custom. It would be nice to see more tourists in Mossman hopefully it would become more viable to have a shop there.
- Income for Mossman businesses
- Increase for local businesses and the town of Mossman in general.
- Increase in customers and sales. A nice place to stop and fill the overflow and full caravan parks of Port Douglas
- Increase in retail spending in all businesses of Mossman
- Increase Mossman profile, create jobs
- Increased revenue for Mossman cafes and shops.
- Increased visitors beyond Port Douglas... longer stops increased business activity in Mossman township as well as surrounding tourist attractions. Increased opportunity for sustained exposure to Mossman's wonderful aboriginal culture and histories.
- It will be good for Mossman businesses and may take some pressure away from Port
- It will benefit the whole area not just Mossman. It will bring extra people into the area and they aren't frightened of spending money.
- Less vans around Port and some money comes into Mossman
- Local business would benefit and the Gorge Centre
- Local shops could survive and open, would help Mossman to be more know nationwide
- Local shops would benefit. It would also take the pressure off Port Douglas help minimize illegal camping
- Make Mossman a destination rather than an afterthought
- Money spent in Mossman and surrounding areas would be very good.
- More money in the community and tourism in Mossman instead of putting more pressure on Port Douglas.
- More money in the community and tourism in Mossman instead of putting more pressure on Port Douglas
- More money into the Mossman community
- More people in Mossman, boost tourism
- More people visit and spend money in Mossman
- More tourists spending money in Mossman
- More travellers stopping in Mossman itself instead of doing day trips from Cairns.

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- Mossman business improvement and general uplift to the area and community and CB post COVID recovery
 - Mossman is the gateway to Cape York... business for locals. \$
 - People visiting Mossman rather than Port Douglas and spending money in the town
 - RV park would bring people into Mossman passing through that would stay go to the gorge over the Daintree and explore our beautiful region. Having such a RV park would encourage these people to stay a little longer.
 - RV park would bring people into Mossman passing through that would stay go to the gorge over the Daintree and explore our beautiful region. Having such a RV park would encourage these people to stay a little longer.
 - Some people will stop in Mossman rather than going elsewhere.
 - Spending in Mossman
 - Support local shops, cafes, gives a good alternative to Port Douglas or Cairns.
 - To bring tourists to Mossman more regularly
 - Tourist dollars for Mossman
 - Would assist the Mossman township economy but also the whole shire because if people stay longer, they spend more
 - Would assist the Mossman township economy but also the whole shire because if people stay longer, they spend more.

Add Vibrancy to Mossman

- A bit of life brought into town. Now it is Dead and lifeless
- Economic benefit plus flow on effects such as more vibrancy within town.
- I think the cafes and restaurants would get more custom. It would be nice to see more tourists in Mossman hopefully it would become more viable to have a shop there.
- Increased visitors beyond Port Douglas... longer stops increased business activity in Mossman township as well as surrounding tourist attractions. Increased opportunity for sustained exposure to Mossman's wonderful aboriginal culture and histories.
- Make Mossman a destination rather than an afterthought
- More tourists, more dollars. Maybe we could make Mossman look nice?
- Mossman business improvement and general uplift to the area and community and CB post COVID recovery
- Mossman is the gateway to Cape York... business for locals. \$
- Other than the obvious, it may also be a good litmus test to discover any shortcomings in Mossman. What does it lack? Does it need a tidy up? Etc.
- People walking into town. Spending money. Increasing the vibe and atmosphere of the place.

Boost Profile

- A boost to the area's profile.
- Also, word of mouth firsthand how beautiful our shire is.
- Financial benefits are foremost. Probation Mossman no longer listed as a unfriendly town as it now is on listed on most RV website's. Show that Mossman is a great place to permanently retire to
- I think this would create a lot more activity from the RV Qld community and lift the status of Douglas in the RV groups.
- Increase Mossman profile, create jobs
- Local shops could survive and open, would help Mossman to be more know nationwide
- More visitors, increase business opportunities, put us on the RV map.
- Not only for tourists but for locals, from Cairns surrounds or tablelands as Port Douglas gets too busy, and Mossman can be a base. And it will put the town on the map

Attract New Businesses to the Shire

- Attracting new business and supporting the community
- Business will flourish, new business may come to Mossman too
- Good for local businesses would help our town maybe more shops would open if we had a steady stream of visitors
- It would create opportunities to develop new business, employment and help stimulate the local economy...
- Provide income to local businesses and attractions and could provide new services and industry to cater for the RVs

Reduce Illegal Camping

- Bring in more tourists, stop RVs camping on the side of the road
- It would also take the pressure off Port Douglas help minimize illegal camping
- Stop RVs camping on the side of the road
- Bring more retail trade to Mossman and prevent illegal beach camping especially in Port Douglas. It would also provide accommodation for seasonal staff or short-term staff.
- Economic especially for Mossman and less illegal parking
- Hopefully stop all the illegal camping that is not controlled by the Council
- It would also take the pressure off Port Douglas help minimize illegal camping
- Probably not much but it would keep them all in the one place rather than 'free camping' at places like Rocky Point and Wonga
- Stop them from staying/pulling up everywhere else
- Stop RVs parking in main Street

Encourage Visitors to Explore Beyond Port Douglas

- Travellers would explore beyond Port Douglas
- people visiting Mossman rather than Port Douglas and spending money in the town

Reduce Number of RV Travellers who Drive Through

- A huge increase to all businesses if allowed to stay 48 to 72hrs. As a caravaner we would usually just drive right through Mossman, but this would be a welcome change.
- A place they can fit their vans and then run around and spend money in our shire instead of driving straight through.
- Brings money into the shire especially RVs that would not stay in a structured caravan park as they enjoy more freedom.

General

- \$
- \$\$\$ to local and wider economy
- All local business would benefit
- All local businesses would benefit which in turn creates more jobs which are needed.
- All retail business will benefit
- All shopfront business. All mechanical and fuel supplies. Tourism. A flow on effect to the rest of the shire.
- All types of businesses would benefit. The list is too big to put down here. Travellers and grey nomads do spend a lot of money.
- Apart from buying food, fuel, parts, visiting attractions it is now an expectation of travelling community that an RV park be provided by council
- Benefits to all types of business
- Bigger spend in town
- Boost local economy. We always use local bakery, coffee shops etc.
- Boost the economy
- Boost to economy and potential education on our local flora and fauna
- Boost to the economy. Return visitors
- Boost to the Town's economy
- Bring a diverse range of tourists to the area, not just the wealthy nomads who go to port Douglas

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- Bring in a moderate increase for some businesses - cafés, local groceries shop, local market, swimming pool, pubs
 - Bring more business to the town
 - Bring more people to town
 - Bring more tourists to pull up and stop and spend money in the town and other places
 - Bring people into the town, and they'll spend money there.
 - Brings dollars into business and community
 - Brings money and jobs into the region
 - Brings more income for our town
 - Brings more visitors to the Shire, where so many van park sites have been lost over the years.
 - Business income benefits
 - Businesses will benefit from extra trade
 - businesses would get a lot of new customers
 - Cafes, restaurants would benefit
 - Caravaners spend money, they like to support.
 - Easier access to all the town has to offer
 - Economic
 - Economic and community development
 - Economic and social
 - Economic as well as environmental - vans can empty waste appropriately etc
 - Economic benefit
 - Economic benefits for retail and tourism
 - Economic benefits from having tourists in town - shopping, meals, fuel and so on
 - Economic benefits to the community
 - Economic boost
 - Economic boost for local small businesses and tourism ventures
 - Economic growth
 - economic overflow
 - economically
 - Economics of cashed up nomads
 - Economy
 - Economy good for the town. It should have happened long ago.
 - Employment, revenue,
 - Encourage tourism within the region
 - Extra income for business, food, fuel, dining out.
 - Extra money and interest in the community
 - Extra people in town
 - Extra people in town
 - Extra trade for local businesses
 - Extra Visitors; more business
 - Financial
 - Financial benefit to the community
 - Financial benefits to the shops, increased tourism.
 - Flow on effect for local business
 - Food, Bev and maybe tours and services
 - Further tourists for the area without the need for a lot of workers onsite who are hard to secure now (i.e., cleaners at resorts)
 - General business into Mossman and surrounds
 - Good for economy
 - Good for local businesses
 - Good for local businesses would help our town maybe more shops would open up if we had a steady stream of visitors
 - Great for our local economy, speaking to traveller through our business, they want to stay and explore but nowhere to park up, so move on.
 - Great for the economy
 - Great for the local area
 - Great for the local economy

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- Great for the town's small businesses
 - Great place for young and old to live
 - Help businesses
 - Help businesses
 - Help local businesses
 - Hopefully it would increase retail income and bring more tourist \$ to our town
 - Hopefully local businesses will reap the benefits
 - Hopefully travellers will support local business
 - Huge benefits for local businesses
 - I believe the Economy would greatly appreciate the money spent in shops & cafes in your Shire
 - I would stay there. I would go and support local shops. Etc.
 - I would visit and spend time and money in your town
 - Improve the economy
 - Income
 - Income for local businesses
 - income for the community
 - Income for the shire
 - Increase in business for locals
 - increase of tourism and economic stimulus
 - Increase tourism
 - Increased patronage to local business. Potential benefits to businesses in the Daintree
 - Increased retail sales
 - Increased spending in the area. Allow for the Aussie tourist (most who hate bus type tours, unlike international)
 - Increased visitors; more money in shire; more exposure to our world heritage
 - Incremental spend to business. Food. Drink. Tourist \$
 - Inject local businesses, provide jobs
 - Injecting money into town especially if staying at RV Park is affordable.
 - It is a revenue gain for every business in town
 - It will bring more people
 - It will draw in visitors and they will spend money in the area
 - It would bring extra money to all businesses
 - It would create opportunities to develop new business, employment and help stimulate the local economy...
 - It would generate our economy. People spend money.
 - it's a no brainer really.. all businesses would benefit. most travels like to park up in a small town where they can relax, shop, & have a drink & meal @ local pubs & clubs.
 - Jobs
 - Less congestion, less fatigued travellers
 - Local business support
 - Local businesses would have increased foot traffic
 - Local businesses would have to benefit from people staying in the region.
 - Local cafes and shops would benefit
 - Local economy
 - Local restaurants, shopping, tourists,
 - Local retailers and suppliers of services likely to benefit
 - Local shops might have some business
 - Local shops would benefit as would local tour operators
 - Local shops would get trade, would allow more evening cafes to operate
 - Local spending and safety for fatigued drivers/passengers.
 - Local support of businesses
 - Locals cafes, market stalls benefits from spending. Local tourism.
 - Longevity of stay which means more tours, shopping in the area
 - Many more tourists coming to the area
 - Massive increase for local businesses
 - Minimal spend from Travelers but it would council more than what they will budget for to run the park

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- Money being spent in town. They buy fuel, dine at the pub, do their grocery shopping. They might even tell people about how nice it is here and more will come on their recommendations
 - Money coming in
 - Money flowing into local businesses
 - Money for the council.
 - Money into businesses
 - Money into local business all through the shire
 - Money into local businesses. Hospitality would benefit greatly and market stalls
 - Money into local community. Not much else around Sydney area.
 - money into the economy of the Douglas Shire. Can't be a bad thing hey
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 - Money staying in the shire
 - Money to businesses and thus town's economy
 - Money to the region
 - Money RV'ers are not poor
 - Money, longer term residents who can't find accommodation in Port Douglas
 - More affordable accommodation for long stayers.
 - More business
 - More business for local businesses
 - More business; more visitors to town
 - More customers for shops, cafes, restaurants, and boats etc
 - more customers for the local businesses
 - More employment
 - more exposure to tourism
 - More families travelling through the area and contributing to our economy
 - More income for local business
 - More influx of tourist good for our small community and the local business
 - More money being spent in the area. More profits for businesses
 - More money being spent in town from basic groceries to meals and clothing. The list is endless and ongoing.
 - More money in the community
 - More money into the town, but depends on where it goes
 - More money into businesses
 - More of the traveling public would stop and shop. Now we see lots just drive through to Mt Molloy or Atherton.
 - More people in town
 - More people in town = more money
 - More people more business
 - More revenue for the local area
 - More RV'ers would have more & longer stay overs to spend more money on sightseeing, tours cafes & so forth.
 - More tourism to boost economy
 - More tourists with extended stay
 - more tourists, more people, more money
 - More tourists. More money; a win-win situation all round
 - More travellers staying means more money spent in the town.
 - More travellers to the district to use local services, shops and tourist experiences can only be good.
 - More visitors able to visit
 - More visitors to the area to help the tourism industry recover
 - more visitors with big pockets-its proven
 - More visitors with RVs would stay
 - Only to the supermarket and fuel stations as most eat in their van or outside their vans some attractions like the Gorge, Daintree ice cream et
 - Open space at caravan park for more local residence
 - Our businesses would benefit. We would appeal to a group of traveller who currently avoid the shire.
 - People

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- People and economy
 - People stay longer in district
 - People staying in town and using the shops and tourist things. We recently visited in a hired campervan but stayed in a fancy hotel in Port Douglas as there was no free camping in the area. We went to Noah Beach afterward and camped there. We did shop on the way through in Mossman but would have stayed a couple of nights in Port Douglas if there was a legal spot to camp
 - People staying in town instead of just passing through which would be great for local businesses.
 - People will spend money in town.
 - People will stop. Good for everyone.
 - Positive Economic impacts
 - Ppl will spend money in town if they have a relatively cheap place to stay. We don't need all the bells & whistles of a caravan park. Just power & water hook up & a place to safely leave the van to explore the town & surrounds
 - Quite a lot of money for district. Helps local economy
 - Recognizing the trends in mobility of our tourists
 - Relieve pressure on van parks for people who don't have an rv. Probably spend money in local businesses.
 - Retail and hospitality businesses would benefit
 - Retail only would benefit
 - RV traveller spending time & money in the shire
 - Safer parking for all vehicles.
 - Service industries would benefit from additional consumers.
 - Shopping, cafes and tourism tours
 - Sky is the limit
 - Some people will stop in Mossman rather than going elsewhere.
 - Somewhere for RVs to park
 - Somewhere safe for travellers to stay bringing people and money into the town.
 - Southern people visiting FNQ
 - Stimulate economy
 - Supporting local small businesses, subsequently creating more local jobs
 - Take the pressure off Wonga Beach
 - The caravan parks are always full and more and more people are travelling Oz
 - The economy will increase dramatically for the shire and business owners
 - The economy would benefit greatly
 - The same POSITIVE results as every other town in Australia that is RV friendly \$\$\$\$\$\$\$
 - They have always known to be a benefit to a small town
 - To bring tourists to Mossman more regularly
 - Too many to name. Great idea, long overdue.
 - Tourism
 - Tourism business
 - Tourism, money spent in our community
 - Tourism, shops, markets
 - Tourism. Money
 - Tourist economy, money for local businesses
 - Tourist dollars spent in our town!
 - Tourists eat and they visit in all directions.
 - Tourists on area
 - Travellers will stay and look around whilst they keep travelling through the town.
 - While they are here they will use all the local shops and facilities we offer., this has to benefit our small town
 - Will generate business for the local economy
 - would benefit particularly the food shops coffee shops restaurants which may employ more staff.
 - Would bring more money to the region, helping all businesses
 - Would help every business in town.

Appendix Three - Disadvantages

Increased Traffic

- Congestion, traffic; No benefits - they will shop at Woolworths
- Even worse congestion on the roads
- Increased larger vehicle traffic?
- Increased traffic / More traffic / Traffic Congestion / Attract more traffic [11]
- Maybe our Main Street would not cope with the extra traffic
- Minimal - maybe traffic
- More stupid drivers.
- More traffic on roads
- More traffic and road congestion.
- Nothing maybe more traffic, toilets used more
- Potential issues with traffic
- They are shocking drivers in the main. Traffic flow would be worse and the pressure on a health suppliers would make seeing a doctor even harder
- traffic and water problems; not many, Woolworths would benefit most
- The traffic in Mossman is too much and no seems to know that the speed limit is 60, not enough signs.
- Traffic at Woollies car park and other main intersections on front street
- local caravan parks effected
- Traffic congestion in front of hardware store. Even now it's an accident waiting to happen
- Traffic flow
- Traffic flow issues depending on location
- Traffic, Parking could be problem.
- Vehicle congestion if not managed correctly, park management costs including policing.

Increased Pressure on Health Services

- Increased pressure on health services
- If too long stayers, then 'residents' and too much pressure on facilities, like the hospital.
- Increase pressure on hospital/doctor system
- They are shocking drivers in the main. Traffic flow would be worse and the pressure on a health suppliers would make seeing a doctor even harder

Scepticism Re Economic Benefit

- RVs do not necessarily shop locally, you know. They can bring so much north with them, and apart from that, they all go to Woolworths.
- lower than average spend than other tourist activities.
- No money spent in Mossman as RVs are self-contained and food etc has already been bought.
- People who want super cheap accommodation are people like this are people who don't spend much in the region anyway

Appendix Four – Caravan Parks

1. Big4 Port Douglas – Glengarry Holiday Park
2. Cape Tribulation Camping
3. Daintree Rainforest Village, Diwan
4. Daintree Riverview Lodges & Van Park, Daintree Village
5. Dougies Backpackers, Port Douglas
6. Lync Haven Rainforest Motel, Camping & Wildlife Experience, Diwan
7. Newell Beach Caravan Park and Holiday Units
8. Pandanus Tourist Park, Port Douglas
9. Pinnacle Village, Wonga Beach
10. PK's Jungle Village, Cape Tribulation
11. Safari Lodge & Campgrounds, Cape Tribulation
12. Tropic Breeze Caravan Park, Port Douglas
13. Yindilli Camping Ground, China Camp