



KEMPSEY
Shire Council

DIRECTOR CORPORATE SERVICES SUPPLEMENTARY REPORT

15th November 2005

DCS5 HAT HEAD HOLIDAY PARK
FILE: * SJR

SUMMARY:

Reporting on correspondence from the Hat Heat Community Group Inc, in relation to placement of cabins on the Hat Head Holiday Park.



Council has had numerous interactions with the Hat Head Community Group Inc in relation to the Hat Head Holiday Park. These interactions relate to various issues with the main focus on the placement of additional relocatable cabins. Recent correspondences are attached at [\(Appendix D\)](#)

In November 2004 Mr and Mrs Bourn, members of the Hat Head Community Group sought approval to sit in on a meeting of Councils Caravan Park Committee when the Committee were discussing finalisation of the 4 Shore Holiday Parks Plans of Management. The Committee had not previously accepted residents as observers on this Committee but following discussions with Council's General Manager and the Mayor as Chair of this Committee it was agreed to accede to this request and accordingly Mr and Mrs Bourn were permitted to observe the discussions of the Committee meeting on the 7th December 2005. The recommendation from the Committee, which was subsequently adopted by Council at the General Meeting of 8 March 2005, was to adopt the Management Plans as tabled.

It is worth noting that the public consultation process for the review of these Management Plans commenced in February 2004 whereby concept plans were placed on public exhibition both at the Holiday Park and the Civic Centre with public submissions invited. As part of the consultative process an open public meeting was advertised and held at the Hat Head Surf Club on 13 February 2004. The meeting was attended by local residents, park users and other interested parties.

Feedback and comment gleaned from the consultative process was considered by the Caravan Park Committee throughout the process and given due heed in the deliberations to recommend to Council that the Management Plans be adopted.

Several months after Council adopted the recommendation of the Committee to adopt the Management Plans the Hat Head Community Group requested a meeting with delegates from Council to discuss some issues relating to the future management of the Holiday Park. A meeting was held with the Community Group on 3 June 2005 to discuss their concerns. Representatives from Council included the Mayor, Steve Read, Manager Properties and Marketing and Jenny Kelly as contract manager of 4 Shore Holiday Parks. The key topics discussed at the meeting were to seek reassurance of the retention of day use facilities in the adoption process of the Management Plans.

Subsequent to the meeting with the Hat Head Community Group Executive a public meeting was held on 29 June 2005. This meeting was an open meeting and was well attended by the community with attendance numbering approximately 40. Those present queried how Council could install two additional cabins when a moratorium had been placed on subdivision of lots in Hat Head because of ongoing problems with sewage collection and treatment.

REPORT IMPLICATIONS:

- ***Environmental***

The sewerage system was designed to cater for 300 sites in the caravan park, which is currently licensed for 278 sites. Provision of relocatable cabins will not add to the load of the system. Common sense would indicate that following the provision of toilet and shower facilities in the proposed relocatable cabins that these occupants would not have a need to use the toilet more frequently than another occupants on a camp site, nor would they have a requirement to shower more frequently than an occupant on a camp site, the load on the sewerage system would not increase.

- ***Social***

The village of Hat Head has a right to state their views and following the consultative process which began in early 2004 it is believed that their input has been melded into decisions made by Council as trustees of the Holiday Park.

- ***Economic (Financial)***

There are no financial implications from the following recommendation

- *Policy or Statutory*

Statutory regulations state that all designated short-term holiday sites within approved caravan parks can be equipped with relocatable cabins or moveable dwellings.

The 5 year improvement program embodied in the Caravan Parks Management Plan provides for 2 cabins to be installed in 2005/06 and a further 2 cabins in 2006/07. No other cabins are proposed within the 5 Year program.

- *Directors Review*

The consultation process undertaken by Council has been thorough and taken into consideration input from community representations. Council has previously resolved to adopt the Management Plans for the Holiday Park.

RECOMMENDATION:

That the Hat Head Community Group Inc. be advised that Council adheres to its previous resolution of 8th March 2005 adopting the Management Plan for Hat Head Holiday Park.

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G B Snape
DIRECTOR CORPORATE SERVICES