



KEMPSEY
Shire Council

DIRECTOR CORPORATE AND COMMUNITY SERVICES REPORT

11th September 2007

DCCS10	HOLIDAY PARKS SIX MONTHLY REPORT
FILE: 120	SJR {Folio No. *}

SUMMARY:

Reporting on 4 Shore Holiday Parks operations over the past six months

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DESCRIPTION:

Providing an overview for Council of activities relating to the 4 Shore Holiday Parks

UPGRADE AND IMPROVEMENT PROGRAM

Hat Head

The upgrade and improvement program for the current year has been substantially completed including the construction of five new or upgraded roads, new stormwater lines to overcome localised flooding experienced in the powered sites behind the cabin precinct, the removal or replacement of three power poles and the placement of underground power lines in some areas. Two boomgates have been installed and commissioned to enhance security to campers on the northern and southern sides of the main entry roadway to the Holiday Park.

The works provided new water supply lines, drainage, and new powerheads to all powered sites. A koppers log fence was installed from the Bowling Club to the rear of the cabins to delineate the day use playground area from the camping area on the hill in the Western precinct of the park. Bollarding was installed as a barrier to sites on the southern precinct of the park and the final bollard fencing has been installed in the eastern section of the park now that the Creek Ridge cabins have been sited. This final fence ensures the security and integrity of the boomgate system whilst still allowing public pedestrian access for day visitors to the footbridge and the new picnic tables provided earlier at the creekside 'beach' area as it is commonly known as.

Considerable landscaping has been undertaken within the park with planting of hundreds of Lilli Pilli's to form a hedge between bollard fencing. This form of barrier was considered more aesthetically pleasing than 2 metre chain wire fences which have been used in other holiday parks. Several large feature granite boulders are being placed to form landscaped gardens within the holiday parks and are being planted with

locally suited native plantings and feature plants. A herb garden has also been built for the use of park guests.

Powered sites in the area adjacent to the covered public BBQ facilities that have historically suffered from inundation in periods of high rainfall have been filled, graded and turfed which has resulted in a much higher standard of site.



Levelled sites

The three electric BBQ's that were recently installed in the park are proving quite popular and we are receiving favourable comment from clients on the provision of these facilities.

A new entry sign has been sourced to welcome members of the public to the Reserve and denote available facilities.

Crescent Head

The two new covered electric BBQ's installed in the Holiday Park and a 'wave bench seat' in the day area are proving very popular and adding to the amenity for campers and holidaymakers and day visitors.



'Wave bench seat' in day visitor area

Refurbishment of the kiosk has been completed and it now has an appealing look which complements the colour schemes adopted throughout the park and is more pleasing to the eye. The office reception duties are now conducted from within the café and the previous reception area is utilised for day to day clerical and administrative duties, retrieval of email booking enquiries with the capability to be used over holiday periods to assist in 'rush hour' check in and departure services.

As part of the upgrade and improvement program for the Holiday Park and Day Reserve facilities we have installed new stainless steel beach showers adjacent to the footbridge and in front of the Surf Club. These units are of far superior quality to the old units and feature twin timer controlled shower outlets as well as one foot shower. The shower outlets feature two toned aggregate bases with ample box gutters for drainage and turf paving at the extremities.



New beach showers

Crescent Head Holiday Park recently hosted the popular Network Seven program 'Sydney Weekender' and a segment will air on Saturday 8 September 2007. The segment will highlight the range of physical recreational opportunities available in Crescent Head including surfing, golfing, bowls, kayaking and other pursuits as well as showcasing the upgraded Café.

Grassy Head

A new amenities block has been installed adjacent to the main amenities block. The unit contains two self contained disabled toilets, showers and hand basins.

The two cabins replaced from Crescent Head last year have proven very popular and given the park a greater capacity to attract small groups who wish to travel together. The occupancy rates in the park have increased and so too has the financial return to Council.

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The replanting program in the holiday park is progressing well with the planting of over a dozen native tuckeroo trees. These plants are growing at a pleasing rate.

Along the entry road into the park several native trees and bushes have been planted to grow into a hedge to delineate the boundary of the holiday park.

Designs for the drainage and electrical services upgrade throughout the park will soon be underway. Council will have to consider if the upgrades to the park are a viable option due to the parks low operating revenue.

Stuarts Point

The upgrade and improvement program has been substantially completed following the installation of compliant power heads, the provision of sullage lines and the renewal of all underground water supply lines. Powered sites 10-18 were re-sized to ensure conformity of site sizes; this involved dragging concrete slabs to reposition in the appropriate positions and resulted in the loss of one site. Works within the park were broken into 'precincts' to minimise the disruption to the park and guests.

The carwash facility has been relocated and connected to the appropriate sullage connections.

The park has been subject to major underground works and following the recent completion of these works site restoration and re-turfing is currently underway now that the warmer growing months are upon us.



Works undertaken near the amenities block

The entry road to the Holiday Park and reserve has long suffered from destabilisation caused by tree roots. These roots were removed and additional road base and bitumen restored the road to a more useable condition. A defining edge has been placed on the garden and will be planted to make a more attractive entry to the park.



Entry road improvements



Playground improvements

A new edge was placed around the playground in the day area of the Holiday Park and topsoil is being placed for the laying of turf to improve the amenity of the area. At the entry point to the Holiday Park opposite the tennis courts a large garden has been constructed.

OCCUPANCY RATES

An Occupancy Report for the 4 Shore Holiday Parks is attached at [\(Appendix N – Page J62\)](#). Cabin occupancies are at pleasing levels in all parks with annual occupancies higher than the previous year for all parks excepting Hat Head. The installation of two additional cabins at Hat Head did lead to a reduction in occupancy overall of 2% even though there is a substantial increase in total cabin nights provided by the increased availability.

Sites occupancy rates have all retained previous rates except in the case of Crescent Head and Stuarts Point which have recorded pleasing increases.

Full year occupancy for cabins	2007	2006
Crescent Head	76	71
Hat Head	65	67
Stuarts Point	52	52
Grassy Head	59	56

Year to date occupancy for sites	2007	2006
Crescent Head	46	43
Hat Head	24	24
Stuarts Point	32	31
Grassy Head	20	20

PROMOTIONS AND ADVERTISING

A comprehensive report detailing promotional campaigns, advertising schedules and internet promotions undertaken by 4 Shore Holiday Parks will be distributed to Councillors prior to the meeting.

FINANCIAL REPORT

A financial report on operations of the Holiday Parks is attached at [\(Appendix O – Page J64\)](#). The surplus from operations was \$759,557, an increase of \$199,305 or 35.5% over the 2005 / 06 result.

This surplus has been used to fund –

- Goolawah Reserve \$ 17,537
- Horsehoe Bay Reserve \$127,759
- Other Crown Reserves \$210,000
- Capital Expenditure on Tourist Parks \$305,752
- Transfer to Reserve Fund \$ 98,509

REPORT IMPLICATIONS:

- **Environmental**

Nil implications

- **Social**

Nil implications

- **Economic (Financial)**

See above.

- **Policy or Statutory**

Nil implications

- **Director's Review**

This report informs Council in relation to the operation of the 4 Shore Holiday Parks.

RECOMMENDATION:

That the information be noted.

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G B Snape
DIRECTOR CORPORATE & COMMUNITY SERVICES