



TWEED
SHIRE COUNCIL

Chairman: Tr K Milne

Trustees: P Allsop
R Byrnes
C Cherry (Deputy Chairman)
R Cooper
J Owen
W Polglase

Agenda

Tweed Coast Holiday Parks Reserve Trust Meeting Thursday 17 August 2017

held at
**Council Chambers, Murwillumbah Civic & Cultural Centre,
Tumbulgum Road, Murwillumbah**
commencing at 5.30pm

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Items for Consideration of the Trust:

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CONFIRMATION OF MINUTES

1 [CONMIN-TCHP] Confirmation of Minutes of Ordinary Tweed Coast Holiday Parks Reserve Trust Meeting held Thursday 20 July 2017

SUBMITTED BY: Corporate Governance

mhm



Making decisions with you
We're in this together

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK:

- 2 Making decisions with you
- 2.2 Engagement
- 2.2.4 Councillor and Civic Business - To provide assistance to Councillors and support for Council to operate within its legal framework.

ROLE: **Leader**

The Minutes of Ordinary Tweed Coast Holiday Parks Reserve Trust Meeting held Thursday 20 July 2017 are attached for information and adoption by Council.

RECOMMENDATION:

That the Minutes of Ordinary Tweed Coast Holiday Parks Reserve Trust Meeting held Thursday 20 July 2017 be adopted as a true and accurate record of proceedings of that meeting.

REPORT:

As per Summary.

COUNCIL IMPLICATIONS:

a. Policy:

Code of Meeting Practice.

b. Budget/Long Term Financial Plan:

Not applicable.

c. Legal:

Not Applicable.

d. Communication/Engagement:

Inform - We will keep you informed.

UNDER SEPARATE COVER/FURTHER INFORMATION:

*To view any "**non confidential**" attachments listed below, access the meetings link on Council's website www.tweed.nsw.gov.au or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

Attachment 1

Minutes of Ordinary Tweed Coast Holiday Parks Reserve Trust Meeting held Thursday 20 July 2017 (ECM 4652746).

REPORTS THROUGH THE EXECUTIVE MANAGER OF THE TRUST

REPORTS FROM DIRECTOR COMMUNITY AND NATURAL RESOURCES

2 [CNR-TCHP] Kingscliff Central Holiday Park Project Update

SUBMITTED BY: Recreation Services/Project Manager

mhm



People, places and moving around
Who we are and how we live

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK:

- 3 People, places and moving around
- 3.2 Places
- 3.2.4 Holiday Parks - To provide safe, attractive and accessible holiday accommodation on public land.

ROLE: **Provider**

SUMMARY OF REPORT:

In 2016 Council entered into a funding agreement with the Australian Government for the Kingscliff Foreshore Revitalisation Project through which Council received \$9,816,600. A significant component of the matching funding (\$7,525,900) was provided from the Tweed Coast Holiday Parks Reserve Trust (the Trust) for the redevelopment of Kingscliff Beach Holiday Park. The purpose of this report is to provide the Trust with a status report on the Holiday Park element of the project.

RECOMMENDATION:

That the Trust receives and notes the update on the Kingscliff Central Holiday Park.

REPORT:

Introduction:

In 2016 Tweed Shire Council entered into a funding agreement for the Kingscliff Foreshore Revitalisation Project which provides funding of \$9,816,600 from the Australian Government. A significant component of the matching funding (\$7,525,900) was from the Tweed Coast Holiday Parks Reserve Trust for the reconstruction of the Kingscliff Beach Holiday Park.

Currents Status

The section of the terminal rock wall fronting the Holiday Park has been completed and tied into the Bowls Club rock wall. Retaining blocks that sit on the park side of the rock wall have been installed, with the cycleway to be constructed on the top of the blocks. Filling of the new Holiday park to the top of the retaining blocks and overall finish levels has commenced, which will be followed by installation of services in preparation for the delivery of the pre-fabricated buildings including cabins, site offices and amenities.

The contract delivery time frame for the pre-fabricated buildings is November, however the site construction works are progressing ahead of this time frame and the site will be ready to receive the buildings in October.

Additional works that are required outside the main contract include construction of a new retaining wall along the Marine Parade edge of the Holiday Park, furnishing of all of the buildings and signage.

At this point in time it is anticipated that the Holiday Park will be open for Easter 2018.

Amenities and caretakers buildings

The old Kingscliff Beach Holiday Park southern amenities and caretaker's buildings were assessed in a Conservation Management Plan as having a high conservation value and hence need to be preserved and reused in such a manner as to preserve the identified heritage values. The requirement to retain and refurbish these buildings was not anticipated in the original project scoping and budget. The proposed reuse of these buildings is as amenities to serve the new Central Park and a Visitor Information Centre (VIC).

As they are old buildings in an exposed coastal environment, the investigation, design and reconstruction costs are significant. As these buildings served the holiday parks exclusively for the life of the park, Tweed Coast Holiday Parks has an obligation to respect their legacy and address the heritage management requirements to a stage that they can be handed over to future generations to serve their new purpose.

Time and efficiency savings realised through the project will allow for the refurbishment of these buildings to be completed within the allocated budget (Table 1).

OPTIONS:

1. That the Trust supports receives and notes this report.
2. That the Trust resolves an alternative proposal.

CONCLUSION:

The construction of the new Kingscliff Central Holiday Park is progressing well and is on time and within budget. The old Kingscliff Beach Holiday Park southern amenities and caretaker's buildings were assessed in a Conservation Management Plan as having a high conservation value and hence need to be preserved and reused in such a manner as to preserve the identified heritage values. As these buildings served the holiday parks exclusively for the life of the park, the Tweed Coast Holiday Park Trust has an obligation to respect their legacy and address the heritage management requirements to a stage they can be handed over to future generations to serve their new purpose.

These works will be undertaken within the allocated project budgets.

COUNCIL IMPLICATIONS:

a. Policy:

Corporate Policy Not Applicable.

b. Budget/Long Term Financial Plan:

No net impact on budget. The Tweed Coast Holiday Parks are contractually bound to provide the committed funding to the Kingscliff Foreshore Revitalisation Project.

Table 1 details the holiday park and community buildings expenditure and income estimates.

HOLIDAY PARK		
Item	Income	Expenditure
Holiday Parks commitment to project funding contract	7,525,000	
Design, approvals, contract management and construction.		3,186,991
Cabin fabrication and installation		2,186,440
Additional works outside construction contract		1,000,000
contingency		318,669
Sub total	7,525,000	6,692,100
Balance		832,900
AMENITIES AND VISITOR INFORMATION CENTRE		
Conservation Management Plan, heritage architect, development approval, heritage advisor, detail design, demolition, asbestos removal, building investigations		227,336
Amenities and visitor information centre construction estimate		504,000
Balance		\$101,564

Table 1: holiday park and amenities buildings expenditure and income estimates.

c. Legal:

Not Applicable.

d. Communication/Engagement:

Consult-We will listen to you, consider your ideas and concerns and keep you informed.

UNDER SEPARATE COVER/FURTHER INFORMATION:

Nil.
