A better Kingscliff Beach Holiday Park

Stage 2 of the Kingscliff Foreshore Revitalisation will replace aged infrastructure at Kingscliff Beach Holiday Park, modernising its facilities and services and adjusting its mix of accommodation options to meet modern demands.

Why is Kingscliff Beach Holiday Park being redeveloped?

Answer: Much of the built infrastructure and facilities at Kingscliff Beach Holiday Park are approximately 40 years old and have reached the end of their economic life. This infrastructure must be replaced for the holiday park to remain operational and viable.

The necessary infrastructure replacement is a good time to modernise the holiday park to meet contemporary requirements for these facilities. This includes changing the mix of accommodation options, with more emphasis on larger van sites and onsite cabins. Updated camp sites for tents and camper trailers will also be included. Contemporary visitor demands and preferences for accommodation are generally much different compared to the past. Market knowledge and experience show this will achieve more consistent visitor numbers throughout the year, evening out current peaks and troughs in occupancy rates, and improve the viability of the holiday park.

Existing Kingscliff Beach Holiday Park residents have been informed of the essential infrastructure replacement and park upgrade for a number of years.

How much will Kingscliff Beach Holiday Park change in size?

Answer: The holiday park will be reduced in area by approximately one-third.
The land vacated by this consolidation of the holiday park will be used to create a new community space, Kingscliff Central Park, linking the Kingscliff central business district and the beach. The central park is in response to community feedback that indicates Kingscliff residents would prefer open space that links the Kingscliff CBD with the beach. This supports State Government policy that Crown Land must be available for everyone to enjoy.

**What are the main features of the Kingscliff Beach Holiday Park redevelopment?**

**Answer:** There will be a reduction in the Kingscliff Beach Holiday Park’s footprint to create space for:
- a new community open space, Kingscliff Central Park
- construction of a seawall along the park’s eastern boundary to protect against erosion

There will be an increase in the average size of van sites to:
- meet up-to-date requirements for park operators
- accommodate an increase in the typical size of recreational vehicles (RVs), caravans and the vehicles used to tow them.

Many existing sites at Kingscliff Beach Holiday Park are too small to fit today’s larger vans and vehicles used by many visitors.

There will be a change in the mix of accommodation options at the holiday park, including more onsite accessible cabins and facilities for people with disability.

Each of these improvements will result in a configuration of 61 larger and more functional sites, compared to the current layout of 176 sites. The holiday park changes - including the removal of long-term casual bookings for exclusive use of sites - will also ensure sites are used more frequently and available to all, so a reduction in sites will not be matched by a corresponding decline in visitor numbers.

**Why is the redevelopment happening now?**

**Answer:** The refurbishment and upgrade of Kingscliff Beach Holiday Park could not proceed until a more permanent sea wall was constructed along the Kingscliff foreshore.

Coast management plans for Kingscliff and the Tweed Coast, mapping forecast erosion along the Tweed coastline up to 2050 and 2100, shows protection such as a seawall is needed to protect existing and future facilities on the Kingscliff foreshore from storm event erosion and sea level rises. Considerable government funding was needed for the construction of the seawall. Last December, the Federal Government announced it would provide $9.81 million for the project through Round 2 of the National Stronger Regions Fund (NSRF).

**When will the Kingscliff Foreshore Redevelopment happen?**

**Answer:** The Kingscliff Foreshore Redevelopment is a two-year project expected to start in early 2017 and is scheduled for completion in 2019.

Much of the planning and approvals for early stages of the project are completed, in anticipation of securing funding. The timing of start of Stage 1 is dependent on securing the final approvals for the construction of the seawall.

The wall’s construction will need to be completed before subsequent stages begin. However, the estimated timing of other key milestones include:
- Closure of Kingscliff Beach Holiday Park – 30 January 2017
- Completion of the sea wall – November 2017
- Start construction of Kingscliff Beach Holiday Park upgrade, Kingscliff Central Park – May 2017
**What will happen with long-term casual sites at Kingscliff Beach Holiday Park?**

**Answer:** Long-term casual sites will be discontinued at Kingscliff Beach Holiday Park to allow the redevelopment to proceed. They will not be replaced when the upgraded park reopens.

This is in line with the management objectives of holiday parks on Crown Land throughout NSW, to make this public land accessible for everyone. Long-term casual sites provide exclusive right of occupation to the site holder, denying access to everyone else.

The holiday park upgrade has been planned for a number of years, pending the construction of associated coastline protection and available funding. Long-term casual site holders have been notified throughout this period that their agreements would not be renewed after the holiday park is refurbished.

A number of these clients have enjoyed the benefits of their sites for many years but Crown Land policy and public equity demands this valuable central foreshore land be made available to everyone.

Existing long-term casuals will still be able to book a site at the refurbished holiday park but will no longer have exclusive long-term possession of sites.

Making the sites available to everyone will also help ensure the sites are occupied more regularly throughout the year, improving the viability of the holiday park and generating more consistent patronage for Kingscliff businesses.

**How will the Kingscliff Beach Holiday Park upgrade benefit the wider community?**

**Answer:** The refurbishment will include changes to the configuration of the park and its accommodation options, to encourage more consistent patronage throughout the year.

This will be achieved by providing more modern facilities and accommodation options, such as on-site cabins - that meet the contemporary demands of people visiting the area, and by removing long-term casual bookings so all the sites are available to all visitors.
Stage 2: Holiday Park upgrade continued
Kingscliff Foreshore Revitalisation

More consistent visitor numbers at the park should bring more patronage for local businesses during periods when visitor numbers are typically lower, outside the usual peak holiday times.

Profits from the Tweed Coast Holiday Parks are used for foreshore protection and restoration works, with more than $1 million allocated to projects right along the Tweed coastline each year. Optimising the viability and profitability of Kingscliff Beach Holiday Park, and the other Tweed Coast Holiday Parks, maximises the amount of funds available for foreshore projects, to improve dune and beach health and benefit everyone who uses Tweed beaches, while reducing the burden on ratepayers.

Why will artificial grass be used in sections of the Kingscliff Beach Holiday Park, rather than natural grass?

Answer: Natural grass will be used in much of the upgraded holiday park. However, artificial grass has proven to be a better option in hard wearing areas in other Tweed Coast Holiday Parks. For areas such as tent and van sites, artificial grass is preferable because:

- Natural grass can be significantly damaged – and often dies – after extended periods of tent camping
- Artificial grass is much more cost effective because it;
  o doesn’t need watering, mowing, edge trimming or weed spraying
  o avoids having to replace natural grass that is damaged or killed by prolonged use
  o avoids loss of income because a site is unavailable for use while new turf is established
- Artificial grass is convenient for campers because it can minimise the amount of sand that gets into tents

Holiday park management receives requests from clients who want to be put on sites with artificial grass.

How can I find out more about the Kingscliff Foreshore Revitalisation?
Visit: Kingscliff Matters shopfront
2/98 Marine Parade - 22 February to 30 April 2016
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