

3. SOUTH BRIGHTON MOTOR CAMP – PROPOSED INCREASE IN CAMP CHARGES

Officer responsible Community and Recreation Manager	Author Lyall Matchett, DDI 941-8293
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The purpose of this report is to submit on behalf of the lessee for the South Brighton Motor Camp, Garry Gaynor and June Barns, an application for an increase in the charges for tent and caravan sites only at the camp. The accommodation provided onsite is owned by the lessee and is not determined by the Council.

The lease agreement states that “the lessee will not levy camping ground charges in excess of those approved by Council. The Council’s consent to such charges shall not be unreasonably withheld”.

South Brighton Motor Camp Proposed Charge Schedule

Camp Sites	<u>Proposed Rate</u>	<u>Proposed Rate</u>	<u>Current Rate</u>	<u>Current Rate</u>
	<u>Per Day</u>	<u>Per Day</u>	<u>Per Day</u>	<u>Per Day</u>
	Powered Sites	Non Powered Sites	Powered Sites	Non Powered Sites
One Adult	14.00	13.00	12.00	11.00
Two Adults	22.00	21.00	20.00	18.00
Each extra adult	11.00	11.00	9.00	9.00
Children	6.00	6.00	5.00	5.00
Family Rates (2 adults and 2 children)	30.00	29.00	26.00	25.00

The charges were last increased on October 1997 and the proposed increase represents a fee increase of between 10% and 20% on the current fees.

The following is a comparison with other similar camp facilities:

	South Brighton Motor Camp New Fees	Spencer Beach Holiday Park Increased 1 July 04	Meadow Park	All Seasons Holiday Park
Power sites (2 persons)	22.00	22.00	24.00	22.00
Extra Adult	11.00	11.00	12.00	10.00
Children - under 15	6.00	5.00	6.00	5.00

The proposed new charges for camp sites are similar to those recently approved for the Spencer Beach Holiday Park and similar to those of comparable camping grounds in the area. Fixed costs especially have risen significantly in recent years with increases in electricity, rates, insurances, rent (24.4% increase in rent within the same period) and basic maintenance and compliance costs. The camp has also had recent periods of inconvenience due to the removal of a large number of trees within and adjacent to the camp.

This proposed increase was recently referred to a combined seminar of the Community and Leisure Committee and the Burwood/Pegasus Community Board which indicated that there was no objection to the level of fees proposed.

Staff

Recommendation: That the proposed accommodation charges for the South Brighton Motor Camp be approved to apply from 1 September 2004.

Chairman’s

Recommendation: That the above recommendation be adopted.