

3. SPENCER BEACH HOLIDAY PARK – PROPOSED INCREASE IN CAMP CHARGES

Officer responsible Community and Recreation Manager	Author Lyll Matchett, DDI 941-8293
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The purpose of this report is to submit on behalf of the lessee for the Spencer Beach Holiday Park, Christchurch Holiday Parks Limited, an application for an increase in the charges for tent and caravan sites and for the separate accommodation facilities provided.

The lease agreement states that the tenant shall supply the landlord with a copy of its current rules and charges. Any change to the rules and charges by the tenant shall require the prior written consent of the landlord, such consent not to be unreasonably withheld. The rules and charges shall be in conformity with the rules and charges of similar camping grounds.

Spencer Beach Holiday Park Proposed Charge Schedule

	Proposed Rate Per Day	Current Rate Per Day	Rates as at 1994 CCC run
Camp Sites			
Up to two persons	22.00	20.00	20.00
Each extra adult	11.00	10.00	10.00
Each extra child	5.00	4.50	4.00
Standard Cabins			
Up to two persons	37.00	33.00	27.00
Each extra adult	12.00	11.00	11.00
Each extra child	6.00	5.50	5.00
Linen hire per bed	7.00	6.00	7.00
Tourist Cabins			
Up to two persons	46.00	40.00	35.00
Each extra adult	12.00	11.00	11.00
Each extra child	7.00	6.50	6.00
Linen hire per bed	7.00	6.00	6.50
Ensuite Cabins			
Up to two persons	57.00	47.00	not available
Each extra adult	12.00	11.00	
Each extra child	7.00	6.00	
Linen hire per bed	7.00	6.00	
Tourist Flats			
Up to two persons	60.00	55.00	45.00
Each extra adult	14.00	12.50	12.50
Each extra child	8.00	7.00	6.50
Linen hire per bed	7.00	6.00	7.00
Deluxe Tourist Flats			
Up to two persons	70.00	65.00	not available
Each extra adult	17.00	15.00	
Each extra child	11.00	10.00	
Linen hire per bed	7.00	6.00	

	Proposed Rate Per Day	Current Rate Per Day	Rates as at 1994 CCC run
Lodge			
Adults	11.00	10.00	8.00
Children	6.00	5.50	4.00
Minimum per night	100.00	100.00	80.00
Minimum per weekend	180.00	180.00	155.00
Function hire	180.00	180.00	160.00
Spa Pool			
Adults	5.00	4.00	5.00
Children	3.00	2.00	3.00
Family hire	11.00	10.00	13.00
Minimum hire	7.00	6.00	10.00

As can be seen from the proposed charges there has been very little increase in charges since the camp was leased in 1994. There have been no previous applications for an increase in charges.

The following is a comparison with other similar camp facilities:

	Spencer Park new fees	South Brighton Motor Camp	Meadow Park
Power sites (2 persons)	22.00	24.00	24.00
Children - under 15	5.00	5.00	6.00
Standard cabins	37.00	33.00	40.00
Tourist Flats	60.00	58.00	75.00

Spencer Beach Holiday Park offers a wide range of accommodation options as can be seen from the schedule above. The proposed new charges for camp sites are still below those of other similar camping grounds in the area. The charges for accommodation are similar to other camping grounds and are respective of the standard of the facilities available. Costs have risen significantly in recent years with increases in electricity and basic maintenance and compliance costs. The lessee has also undertaken a programme of upgrading the accommodation facilities over the past few years as previously reported.

Staff

Recommendation: That the proposed accommodation charges for the Spencer Beach Holiday Park be approved to apply from 1 June 2004.

Chairman's

Recommendation: That the above recommendation be adopted.