

6. SOUTH BRIGHTON MOTOR CAMP - PROPOSED INCREASE IN CAMP CHARGES



General Manager responsible:	General Manager Community Services
Officer responsible:	Community and Recreation Manager
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PURPOSE OF REPORT

- The purpose of this report is to enable the Board to make a recommendation to Council to approve, on behalf of the Lessee of the South Brighton Motor Camp, Dominic Brownin and Lyn Pilling, 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.

EXECUTIVE SUMMARY

- Proposed changes to current fees are as follows:

South Brighton Motor Camp

Proposed Charge Schedule

Camp Sites	Proposed Rate	Proposed Rate	Current Rate	Current Rate
	<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	\$15.00	\$14.00	\$14.00	\$13.00
Two Adults	\$25.00	\$22.00	\$22.00	\$21.00
Each extra adult	No change	No change	\$10.00*	\$10.00*
Children	No change	No change	\$6.00	\$6.00
Family Rates (2 Adults and 2 Children)	\$35.00	\$30.00	\$30.00	\$29.00

The charges were last increased on September 2004 and the proposed increase represents a fee increase of between 5% and 15% on current fees.

* Note that the Extra Adult charge approved in September 2004 was \$11.00 but this increase has not been applied.

The following is a comparison with other similar camp facilities:

	South Brighton Motor Camp	Spencer Beach Holiday Park	Meadow Park	All Seasons Holiday Park
	New Fees	Inc 1 July 04	Inc Sept 05	Inc Sept 05
Power sites (2 persons)	\$25.00	\$22.00	\$33.00	\$25.00
Extra Adult	\$10.00	\$11.00	\$16.50	\$14.00
Children - under 15	\$6.00	\$5.00	\$8.50	\$6.00

Fixed costs in particular have risen significantly since the last increase of September 2004, with increases in electricity, rates, insurances, rent and in particular diesel fuel which is used for hot water heating. There are also likely increased electricity charges coming into force before the coming winter. The camp has recently had a change of lessee and the new lessees have indicated a willingness to undertake a number of improvements to the facility.

The current lease has only a further seven years to operate and it is important that the viability of the camp is maintained during this period to ensure that the facilities are well maintained and utilised. The camp is used more by out of town visitors than by residents. This is the opposite of Spencer Park Holiday Park, which is heavily utilised by Christchurch and Canterbury residents.

FINANCIAL AND LEGAL CONSIDERATIONS

3. 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 Domain is held by Council as a recreation reserve, subject to the provisions of the Reserves Act 1977 with the lease issued under section 54 (1)(a) of that act.

STAFF RECOMMENDATION

It is recommended that the Board seek Council approval to the proposed increased accommodation charges for the South Brighton Motor Camp to apply from 1 March 2006.

CHAIRPERSON’S RECOMMENDATION

That the abovementioned recommendation be adopted.