

9. **SPENCER BEACH HOLIDAY CAMP: PROPOSED INCREASE IN CAMP CHARGES**



General Manager responsible:	General Manager Community Services, DDI 941-8534
Officer responsible:	Recreation and Sports Manager
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PURPOSE OF REPORT

- The purpose of this report is request the Council to approve an application for an increase in the charges for camp sites, cabins and lodge at Spencer beach Holiday Park.

EXECUTIVE SUMMARY

- The proposed changes to current fees are as follows:

**Spencer Beach Holiday Park
Proposed Charges Schedule**

	Current Rate <u>Per Day</u>	Proposed New Rate <u>Per Day</u>
Camp Sites		
Adult	11.00	12.00
Child (4 – 14 years)	5.00	6.00
Standard Cabins		
Up to two persons	37.00	42.00
Each extra adult	12.00	12.00
Each extra child	6.00	6.00
Linen hire per bed	7.00	7.00
Kitchen Cabins		
Up to two persons	46.00	52.00
Each extra adult	12.00	13.00
Each extra child	7.00	7.00
Linen hire per bed	7.00	7.00
Ensuite Cabins		
Up to two persons	57.00	60.00
Each extra adult	12.00	14.00
Each extra child	7.00	8.00
Linen hire per bed	7.00	7.00
Tourist Flats (1 – 10)		
Up to two persons	60.00	65.00
Each extra adult	14.00	14.00
Each extra child	8.00	9.00
Linen hire per bed	7.00	7.00
Deluxe Tourist Flats (11 – 16)		
Up to two persons	70.00	80.00
Each extra adult	17.00	17.00
Each extra child	11.00	11.00
Linen hire per bed	7.00	7.00
Lodge (38 Beds)		
Adults	11.00	13.00
Children (1–14 yrs)	6.00	8.00
Minimum per night	100.00	130.00
Function hire	180.00	190.00

Homestead

Up to 2 persons	90.00	90.00
Each extra adult	14.00	14.00
Each extra child	9.00	9.00
Linen hire per bed	7.00	7.00

Spa Pool

Per Person	3.00	3.00
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3. The charges were last increased on 1 June 2004 and the proposed increase represents a fee increase of between 8% and 16% on current fees. The following is a comparison with other similar camp facilities:

	Spencer Beach Holiday Park New Fees	South Brighton Motor Camp Inc 1 March 06	Meadow Park Inc Sept 05	Amber Park
Power sites (2 persons)	\$24.00	\$25.00	\$33.00	\$26.00
Extra Adult	\$12.00	\$10.00	\$16.50	\$13.00
Children - under 15	\$6.00	\$6.00	\$8.50	\$7.00
Standard Cabins	\$42.00	\$35.00	\$50.00	\$55.00
Tourist Flats	\$60.00	\$60.00	\$98.00	\$70.00

4. Fixed costs in particular have risen significantly since the last increase in June 2004, with increases in electricity, rates, insurances, rent and in particular diesel fuel which is used for hot water heating.
5. The current lease runs for a further eight years 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 heavily used by Christchurch and Canterbury residents, especially during traditional holiday periods. The camp is also ideal for large groups and is well used by schools, church groups and sports and other teams.

FINANCIAL AND LEGAL CONSIDERATIONS

6. The lease agreement states that "the lessee will not levy camping ground charges in excess of those approved by the Council. The Council's consent to such charges shall not be unreasonably withheld". Spencer Park is held by the 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 Council approve the proposed increased accommodation charges for the Spencer Beach Holiday Park, to apply from 1 September 2006.