

20 June 2016

Matthew Rhodes
 New Zealand Taxpayers Union Inc.

By email to: matthew@taxpayers.org.nz

Dear Matthew

Thank you for your emailed information request, received on 31 May 2016, for information related to the Wellington Waterfront Motorhome Park.

Please find the Council response to your questions as follows –

- 1. What were the total costs incurred by the Council in setting up the Waterfront Motorhome Park? Please provide a breakdown of these costs.**

\$674,575 + GST broken down as follows: -

Items	Cost	Estimated re-use, re-sale or salvage value *1
Main Contract Works (trenching, underground services, connections, foundations, plinths, aesthetic timber screening around Portacom ablutions, planting and general landscaping)	\$312,480	\$30,000
Fencing (refurbishment/re-use of existing)	\$30,874	\$10,000
Portacoms (incl plumbing/drainage connections)	\$98,092	\$30,000
Lighting, electrical cabling, fittings, etc	\$116,551	\$20,000
Ticket vending kiosk, IT and website development	\$47,500	\$10,000
Other misc costs	\$26,456	
Professional and consent fees	\$42,622	
Total	\$674,575 + GST	\$100,000
*1 Please note that we incurred a greater than normal cost in trenching and bringing a larger than required water main to the site to 'future-proof' it for later development. Please also note that many items have a re-use, re-sale or salvage value - for example Portacoms, fencing, lighting, etc.		

- 2. What were the total operating and maintenance costs incurred by the Council since the Park's opening, including any promotional costs? Please provide a breakdown of these costs**
- 3. What revenue has been gained from the operation of the Motorhome Park? Please provide a breakdown of this revenue, by financial year.**

The following is a breakdown of 8 months actual income and expenses for the period 1 July 2015 to 29 February 2016, providing a typical profile of revenue and costs. Information prior to this is difficult to retrieve due to the transition from Wellington Waterfront Ltd (the Council controlled organisation which established the facility) to WCC in 2014.

Basically the site was operated solely as a motorhome park in the high season (November – March inclusive). Other months it was a combined public carpark and motorhome park to optimise/maximise the site's income and defray costs. The motorhome park opened in March 2010 and closed April 2016 when the site was required for redevelopment. Prior to being a motorhome park the site was a commuter carpark. It was always intended that the site would be redeveloped when the prevailing market conditions were favourable for redevelopment. The site was identified as a future development site in the Wellington Waterfront Framework back in 2001.

Motorhome Park Income	Carpark Income	Total (8 months)	Annualised Amount
\$281,655	\$177,392	\$459,046	\$688,570
Expenses			
Services incl IT support		\$13,931	\$20,849
Security		\$1,243	\$1,865
Rates		\$36,139	\$54,209
Building/infrastructure maintenance		\$571	\$856
Wages, leave, overtime, ACC, superannuation		\$69,084	\$103,628
Power		\$7,332	\$10,998
Cleaning		\$2,464	\$3,696
Phones		\$902	\$1,352
Promotion		\$235	\$352
Bank and credit card fees		\$9,170	\$13,755
Depreciation		\$13,333	\$20,000
Total		\$154,404	\$231,607
Net Income		\$304,642	\$456,963

This eight month 'snapshot' of income and expenditure approximates the general pattern of financial performance over the six years of operation. Gradually improving occupancy rates of the motorhome park coupled with increased commuter carparking tariffs saw moderate increases in annual net income from 2010 to 2016.

4. Does the Council expect the Park to continue operating in the future? If not, what is the anticipated future use of the site, and does the Council expect to sell the land?

The Wellington Waterfront Motorhome Park permanently closed mid-April 2016 to enable the site to be re-developed with a high quality five level commercial office building to be known as the Price Waterhouse Centre. The development is being undertaken by Willis Bond. WCC entered into a 125 year lease of the site with Willis Bond following formal approval to the development by Council and the Environment Court.

The closure of the motorhome park coincided with the low season (winter) demand for motorhome park spaces. WCC is currently investigating/evaluating possible alternative options to potentially develop a motorhome park elsewhere in Wellington. In the meantime, there are spaces available on in adjacent carpark for fully self-contained motorhomes to park overnight but there are no motorhome park facilities.

Please contact me if you have any questions.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Brown', written in a cursive style.

Chris Brown
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