

Motorhome village concept attracting interest



Interest in a planned motorhome village and POP concept at Pakaraka in the Bay of Islands which featured in *The Motor Caravanner* #284 earlier this year attracted significant interest at a Labour Weekend rally at Mahinepua.

Martin and Diana Visser's Waipuna Parklands Estate Motorhome Village proposal aims to create a location where people can live affordably and securely sharing workshop and storage facilities for motorhomes. The original concept came about as the couple mulled over what they would do with their motorhome if they sold their 6.3ha property.

The Vissers' plans are still on track but with a few changes. It was originally intended that they would donate 5000m² of land to the NZMCA to establish a POP which the NZMCA would run in the future. The POP would have a share in common amenities for which there was a cost involved. In April 2010 after some discussion, the Association decided owning and operating the proposed POP facility was outside its present goals so there has been a rethink of the ownership structure.

New structure for project

The new structure of Waipuna Parklands Motorhome Village comprises 15 freehold lots of an average size of 2000 m². Lots 3 to 15 are vacant lots; Lot 1 has an existing 162 m² workshop/studio to be converted into a dwelling, Lot 2 has an existing homestead and self contained flat with total area 434 m². Each of the 15 lots has a 1/15 share in a single new service lot (Lot 16) being 3.1 hectares of common grounds with an existing large building and services.

The building had previously been a packhouse/coolstore and has extensive communal facilities including a kitchen, shower, toilets, fully enclosed storage areas and outside hardstand areas. These facilities have been used by NZMCA members over the past 18 months and been well received. There will also be a Residents' Association which all owners will be required to join and this will

give them an equal say in all decisions affecting the shared facilities.

Residents' Association

The other big change is in the funding of the remaining development expenses. This includes items such as upgrading the existing roading, additional planting and beautification, payment of council charges and the cost of upgrading the road access. It had been hoped to use bank or finance company funding but given the state of the finance company sector, Martin and Diana believe there is a much more efficient way of covering this cost.

Their intention now is to delay signing any sale agreements until Resource Consent has been issued by council. At that time they intend to enter into sale agreements with a small deposit and then form the Residents' Association. They will arrange fixed price contracts for all remaining work and have the contracts approved by the Residents' Association. Each of the purchasers would then be required to pay an equal share of the remaining development cost into a trust account controlled by the Residents' Association. The remainder of the purchase price would be paid only after completion of all works and the issue of new titles.

Martin and Diana estimate the saving of financing expenses will make a big difference (\$30,000 - \$40,000) to the purchase price and allow many people to consider buying into the motorhome village who would otherwise not have been able to.

The cost of each vacant lot under the collective development proposal is still budgeted to be around \$170,000 (including GST). There is also the option to buy the workshop/studio or the existing homestead and self contained flat which are ideal for B&B or holiday accommodation at a very attractive price.

If you would like more information about this exciting development, phone Martin and Diana at 09 405.9876 or email mdvisser@xtra.co.nz or see www.waipunaparklands.co.nz.