

trish and mark

From: Cindy Younger [Cindy.Younger@pggwrightson.co.nz]
Sent: Wednesday, 25 July 2018 12:47 p.m.
To: trish and mark
Subject: Fwd: Baylys Beach Holiday Camp

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From: Stephen Soole
Sent: Wednesday, 25 July, 8:36 AM
Subject: Baylys Beach Holiday Camp
To: Cindy Younger

Kia ora Cindy,

Further to our conversation regarding the Baylys Beach Holiday Camp and its being on the market for sale, initial advice has been that the lease matter is one between the Lease holder and administer of that lease. In this case that is between the section owner, lease holder (whoever that is at the time of it expiring in 2029) and Kaipara District Council the administer.

While the land in question is DOC reserve it is administered on behalf of DOC by Kaipara District Council, the current commercial lease arrangement having been developed and currently administered by the Kaipara District Council(KDC).

Regards

Stephen Soole

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Hi Cindy,

Here's a letter a Stephen which we hope covers the points. – mark

Feel free to make changes or improve the way it reads.

Dear Stephen,

We the owners of Baylys Beach Holiday Park, Mark and Trish Rolfe, are wanting to sell our business, Baylys Beach Holiday Park. We took over the camp at Baylys Beach in 2007. We have four freehold sections and the lease of the 1.1ha doc reserve at 22 Sea View Road. The current commercial lease was drawn up in 1999, with a 15 year right of renewal for a further 15 years.

Enquiries have come to our agent, Cindy Younger at PGG and the recurring question has been concerning what will happen when the lease expires on 31st Oct. 2029.

We the current owners have maintained fencing and appearance, improved the drainage and improved effluent/sewage treatment to a much higher level ecologically. We have demonstrated a long term commitment to both tourism in our area and use of the reserve for holiday makers, school groups, workers and others. We have records to prove we receive more than 7000 guests per year and so we support the flow of tourists in our area and this spins off to other businesses. We are also employers of part time cleaners and gardeners.

We are to speak at the next KDC meeting 26th July, where we will ask KDC for a new lease. This would remove the problem which Cindy has faced time and again from interested buyers.

The 1.1 ha Doc reserve we lease has been used for camping ground for more than fifty years and existed some thirty years prior to the current lease which commenced in 1999. Why would this current use of the doc reserve for a camp ground not continue, especially as assets for that use have been added to over time, such as ablutions/kitchen block, powered sites, cabins, eco effluent treatment system.

That said, Members of Council for Kaipara will be present at the meeting 26th July and will ask if there is DOC approval for a new lease to replace the existing lease.

Therefore we request of DOC, approval for a new lease of thirty years to replace the current lease which although it has 11 years to run, offers insufficient security of tenure and stands in the way for us to sell for a fair price.

We have been confronted with this problem for a protracted time and we wish to move on and secure this asset for our Kaipara region.

Sincerely,

Mark and Trish Rolfe,
Baylys Beach Holiday Park,
14/07/18.