



*Agriculturally rich-Naturally beautiful*

## COMMUNITY ENGAGEMENT REPORT

### PORT VICTORIA (GULFHAVEN) CARAVAN PARK

#### AMENDMENT TO LICENCE



July 2017  
YORKE PENINSULA COUNCIL

**COMMUNITY ENGAGEMENT REPORT**

This Consultation Report is for –

- amending the licence term of the Port Victoria (Gulfhaven) Caravan Park to allow for a five year lease with four, five year rights of renewal resulting in an overall licence term of twenty five years.

4 Victoria Terrace, Port Victoria, Section 269 Crown Record Volume 5757 Folio 276

The caravan park is on dedicated Crown land under the care and management of Council.

The report has been prepared and made available to the public as part of Council's requirements, pursuant to Section 194 (2) (a) of the Local Government Act 1999.

**The Proposal**

The current licence over the property expires 31 August 2020 with one right of renewal of five years.

To amend the licence to allow for a five year licence with four, five year rights of renewal resulting in an overall licence term of twenty five years.

**Background**

The Port Victoria Caravan Park (the Park) is situated over two sections of land, being Section 269 and Allotment 200.

Section 269 CR 5757/276 is currently under licence from Council for a five year term with one five year right of renewal.

Allotment 200 CT 5988/962 is owned freehold.

**The Purpose**

The licensee intends to sell the leasehold over Section 269. While he will still retain ownership of Allotment 200, he intends to lease this freehold property in conjunction with Section 269.

The licensee has appointed a Caravan Park Broker. The Broker has indicated that the current five year plus one five year renewal lease term will deter a possible sale of the licence and has therefore requested on behalf of the licensee, that Council consider offering the five year licence with four, five year rights of renewal to attract a quality operator for the Park.

There has been an interested party contemplating extensive improvements over a period of years which includes but not limited to, new cabins and laundry, swimming pool, ensuite sites and improved powerheads and sullage.

With the additional rights of renewal, a potential licensee would be prepared to invest in the Park knowing that they will see a return on their investment, in the long term.



## Community Engagement

The community engagement process will include a public notice advertised in the Yorke Peninsula Country Times and on Council's website, describing the matter under consideration, with an invitation for interested persons to make submissions to Council within 21 days.

Persons may also make a written submission to appear before Council. An information report will be available at all Council Offices and on Council's website.

Council must consider all submissions made in response to this community engagement process prior to making a decision.

The public can formally participate in the consultation process in two ways:

1. Provide a written submission which is to be received no later than

**5:00 pm on Monday 8<sup>th</sup> August 2017.**

Please forward submission to:

Port Victoria (Gulfhaven) Caravan Park

Yorke Peninsula Council

PO Box 57

Maitland SA 5573

2. Include in the written submission, a request to appear in person before Council when the matter is considered.

All questions regarding the consultation process can be directed to

Sue Beech, Property Tenure Officer on (08) 8832 0000.

Andrew Cameron

Chief Executive Officer