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PUBLIC CONSULTATION REPORT

REQUEST FOR EXTENSION OF LEASE – MINLATON CARAVAN PARK

BACKGROUND

A business sale transaction was settled on 18 October 2019 with Warrington and Son Pty Ltd selling their business, operating as the Minlaton Caravan Park, to new Council approved licensees, Lennerth and Zeuner Pty Ltd.

The licence purchased by the new licensee's expires on 31 October 2020 and has an exercisable right of renewal for a further five (5) years from that date.

The owners of Lennerth and Zeuner Pty Ltd have now, as they advised to Council at a workshop on 12 June 2019, formally requested an extension of that licence to enable them to carry out their business plan for, and development of, the Minlaton Caravan Park business as a long term licensee.

DISCUSSION

The new licensees of the Minlaton Caravan Park business, Lennerth and Zeuner Pty Ltd, have advised they intend to proceed with new reception facilities and camp kitchens etc. as previously outlined in their proposal to Council, but only if their request for an extension of the licence period is approved by Council.

The proposed business plan reviewed by Council also includes plans for a new manager's residence and updates to key areas such as the Camp Kitchen and the possible development of "Big Rig" drive through caravan sites within the park.

Understandably, the new licensees are reluctant to invest to this extent without an extension to the current licence period which would enable them to economically justify these projects.

If Council were to grant such an extension this would involve the surrender of the current licence and the preparation of new lease documentation for the agreed period.

The new licensees have advised they are requesting four (4) rights of renewal of five (5) years each to be added to the existing five (5) year right of renewal effectively resulting in a twenty five (25) year new lease term from the expiry of the current licence on 31 October 2020.

Lennerth and Zeuner Pty Ltd have also indicated they may request a further extension in the future once they can provide evidence of the growth of the business as detailed in their business plan which was presented to Council during the negotiations for the purchase of the business. The maximum lease term that can be granted by Council is forty two (42) years.

Should any lease of greater than five (5) years be considered by Council then public consultation is required pursuant to the Local Government Act 1999, section 202 – Alienation of Community Land by Lease or Licence prior to such an extension.

The public consultation period, approved by Council at its November meeting, commenced on 18 November 2019 and was to close on 16 December 2019. A technical issue has seen this review period extended to 31 Jan 2020 to ensure Council complies with its Community Engagement Policy and that all members of the community who wish to provide consultation feedback have the opportunity to do so.

Results of this consultation will be presented to Council at its meeting on 12 February 2020 along with the request for the extension of the licence/lease as requested by Lennerth and Zeuner Pty Ltd for consideration and endorsement by Council.

Should the request for extension be endorsed by Council, Lennerth and Zeuner Pty Ltd will submit development plans in the normal manner via Council's Planning and Development for approval ahead of any such development taking place.

CONTACT

Further information can be obtained by contacting Sue Beech, Property Tenure Officer, at Yorke Peninsula Council on 08 8832 0000 or via email to admin@yorke.sa.gov.au

Should interested parties wish to clarify plans for developments within the park in to the future they should, in the first instance, contact the Minlaton Caravan Park.

Contact details are as below:

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