



PORT VICTORIA GULFHAVEN CARAVAN PARK

LEASE PROPOSAL



The Yorke Peninsula Council is seeking public feedback on a proposal to endorse a new lease for Voysey Holdings Pty Ltd for the operation of the Port Victoria Gulfhaven Caravan Park.

Under the Local Government Act 1999, Council is required to formally undertake community consultation for a lease or licence over community land when the term is greater than five (5) years.

Lease Proposal

Voysey Holdings Pty Ltd have requested a lease term of five (5) years with four (4) by five (5) years right of renewal, resulting in a lease term of twenty five (25) years.

Background

A business sale transaction was scheduled for settlement on 22 November 2021, subject to Council approval, between Nick's Hairdressing Pty Ltd selling their business operating as the Port Victoria Gulfhaven Caravan Park to new Council approved lessees Voysey Holdings Pty Ltd.

A lease term of five (5) years with four (4) by five (5) years right of renewal, resulting in a lease term of twenty five (25) years to run concurrently with the lease period to be granted by the vendor, Nick's Hairdressing Pty Ltd on the northern section of the park.

The potential new owners of Voysey Holdings Pty Ltd formally requested a new lease to enable them to carry out their business plan for, and development of, the Port Victoria Gulfhaven Caravan Park business as a long term lessee at a Council workshop on 22 September 2021.

Discussion

The potential new owners of the Port Victoria Gulfhaven Caravan Park business, Voysey Holdings Pty Ltd, have advised they intend to proceed with immediate and ongoing works to tidy the park including rubbish removal, weeding, extensive earthworks to level all caravan sites, reset uneven paving, repaint and refresh external surfaces, create new and appropriate plantings and regenerate lawn areas.

Comprehensive advertising is to include new logo and name, change of ownership and management, social media, travel auctions and upgrading park signage.

The proposed business plan reviewed by Council also includes future plans to:

- Upgrade and refurbish outside and inside of all cabins
- Upgrade the camp kitchen
- Refurbish and repaint the amenity blocks
- Replace fencing
- Enhance the entrance to the park with plantings and signage
- Install new cabins as and when necessary
- Depending on customer feedback, potential splash pool and jumping pillow

Understandably, the new lessees are reluctant to invest to this extent without the long-term security of a new lease.

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.

HAVE YOUR SAY

The Yorke Peninsula Council welcomes your feedback on the Port Victoria Gulfhaven Caravan Park Proposed Lease.

To provide your feedback:

- By email – admin@yorke.sa.gov.au
- By Post – PO Box 57, Maitland SA 5573

All feedback must be returned by 5pm on Thursday, 17 February 2022.

Please note that your submission may be included as an attachment within a future Council agenda.

Next Step

Following the public consultation period, submissions received may be presented to a meeting of the Council for consideration.

More Information

Got a question about the lease proposal?

Contact Yorke Peninsula Council at admin@yorke.sa.gov.au or Ph: 8832 0000.

