



Memorandum

Date 29 September 2025

To Chief Executive: Shayne Harris
General Manager Community: Lyn Daly

From Strategic Community Property Adviser: Angela Cousins

Subject Himatangi Beach Holiday Park – Admission Charges – 2025

Background

By way of background, a Deed of Lease ('Lease') was entered into between Council ('Lessor') and Himatangi Holiday Park (2015) Limited ('Lessee') for the Himatangi Beach Holiday Park under Section 54(1)(a) of the Reserves Act 1977.

This Lease (dated 28 April 2025) commenced on the 1st October 2015 for a term of thirty (30) years.

Admission Charges

The Lessee has advised of their current admission charges. The admission charges continue to change over the years for both 'site holders' and 'casual guest' rates to reflect the investment and improvements to the Himatangi Beach Holiday park over the last few years.

In summary the key admission charges are:

Category	Current Price Range 2025/2026
Annual Site per annum	\$4200 - \$5600
Powered Site per night	\$29 - \$85
Budget Room per night	\$55 - \$96
Kitchen Cabin per night	\$90 - \$216
Studio Ensuite per night	\$120 - \$250
Self Contained Cabin per night	\$170 - \$350

Reserves Act 1977

Schedule 1 of the Reserves Act 1977 included provisions that must be included in leases for 'recreation' reserves. Schedule 1 gives the Minister powers to determine the specifics of some of these basic provisions (e.g the amount of rent due under the Lease, admission charges, erection of buildings etc).

Section 54 (1A) provides an exception to the need for prior consent of the Minister, where the lease is provided for and contemplated in an approved Management Plan. In this instance, the approved management plan is the Coastal Reserve Management Plan, and the 'Himatangi Beach Holiday Park' has been classified as 'Recreation Reserve',

The Chief Executive has delegated administering body powers to sign and approve the current admission charges.

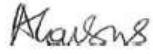
It should be noted that historically changes to admission charges for both Tangimoana Beach Motor Camp and Himatangi Beach Holiday Park have not been reported back to Council for consideration.

And that a memo was provided to the Chief Executive and executed by the Chief Executive under delegated authority for changes to the admission charges historically and for other regional campgrounds.

As part of this memo, MDC would also like to record that the Lessor and Lessee agree to waive the requirement under clause 21 of the Lease for prior approval of admission fees insofar as that relates to admission fees charged by the lessee to date. Subject to this approval of admission charges, MDC will expect to continue approving admission charges from time to time as per the legislative requirements under the Reserves Act.

Recommendation

That the Chief Executive approves the Admission Charges proposed by the Lessee of the Himatangi Holiday Park for 2025 shown this memo.



Angela Cousins
Strategic Community Property Adviser

_____ **29 September 2025** _____
Date



Lyn Daly
General Manager – Community

30 Sept 2025

Date

APPROVED / ~~DECLINED~~



Shayne Harris
Chief Executive

02 October 2025
Date