

12 July 2024

Long River Investments Corporation Limited
C/- Gulf Harbour Country Club

PO Box 

Attention: Errol Bailey / Greg Olliver

Dear Errol/ Greg

Gulf Harbour Golf Course - encumbrance

1. I am writing to you in your capacity as director or shareholder of the company Long River Investments Corporation Limited that owns property at 180 Gulf Harbour Drive, Hobbs Bay, which is subject to an encumbrance dated 30 March 2006.
2. You will be aware of the significant public discussion and concerns over the future of the property and, as part of that future, the role of the encumbrance. As you will be aware, the encumbrance is in favour of Auckland Council and requires the Land marked A on the plan attached to the encumbrance to be used in its entirety solely as a golf course and Country Club.
3. At this stage, Auckland Council has not received any request from you to remove or amend the encumbrance, either in whole or in part. However, the community are certainly of the opinion that such a request is likely to be made to the Council and, in general terms, are strongly of the view that Council should vigorously resist any changes that would diminish the current arrangements.
4. If a request to remove or amend the encumbrance is made, Council will of course follow due process in its consideration wearing our regulatory hat. But I also need to be clear that the purpose for which the encumbrance was entered into will be relevant, as will the interests of the broader community including the community's expectations that the encumbrance would remain in place for 999 years. My existing obligation and dare say the ongoing political direction of Council to me as Chief Executive, will be to ensure the encumbrance is honoured.
5. Given the fact of many complaints being received by the Council in relation to your property, I would like to remind you of your obligations under the encumbrance, particularly regarding the required maintenance of the property. It is also a matter of simply being a good neighbour. In addition, I would ask that you ensure compliance with all relevant bylaws and that all activities undertaken at the property have any necessary consents required under the Auckland Unitary Plan. Recent fire damage, lack of maintenance and now long term freedom camping on the property are all of serious concern.

135 Albert Street | Private Bag 92300, Auckland 1 142 aucklandcouncil.govt.nz | Ph 09 301 0101

6. Regarding the fires and for your reference, Council had to meet costs in excess of \$200,000.00 for engineering, demolition, disposal and security purposes. We will require to be reimbursed in full for these and an invoice will be with you shortly.
7. I can understand the community's interest in the property and the lack of certainty around its future does create a natural vacuum for others to fill. It is in both our interests to provide clarity to the community and to that end, I would welcome an opportunity for myself and/or senior staff to meet with you to understand your intentions and next steps. If you need advice as to issues like removal of freedom campers, or any planning and development matters, my staff can assist.
8. I look forward to hearing from you at your earliest convenience.

Yours faithfully



Phil Wilson
Tumu Whakarae Chief Executive