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Oke Bay Lodge

COMMENTS

from guests who have stayed at "Oke Bay Lodge", with their star rating out of five.



We stayed here for 13 nights and it was the most wonderful holiday ever!



Our 4 children (ages range from 1-8) loved Oke Bay with it's gentle waves great for learning to boogie board, but with no worry of rip or tow. It is a popular beach judging by the amount of people that would walk up the track next to the property, but it was nice knowing we were the closest house to the beach and could go there anytime. The beach out in front of the house (the one you get a view of from the small front deck) was a short walk to the soft sand and kids enjoyed swimming, jumping off the pontoon, swinging on the tree swing, exploring the rock pools and building sand castles there also. We loved being able to moor the boat straight out in front of the property and see it from the front deck. The kids loved standing carefully on the front deck watching the fishermen return and call out to them as they were mooring the boat to see what fish they had landed.

We saw dolphins, penguins, a large sea turtle, and tonnes of king fish, snapper, squid, scollops and other impressive aquatic life. The water is so clear and warm at Oke Bay. We had a boat so went exploring. There are many great beaches around the Bay of Islands and they are all so different! We would highly recommend a trip out to Urupukapuka Island for a simple bite to eat at Otehei Bay and a walk around the island. The views are spectacular.

"The Lodge" at Oke Bay was great for us. We had 2 other families come to join us while we were there and there was plenty of room for all 15 of us. Because the kids ages were 1-8 we could relax knowing we were staying in a house that was being restored, and wasn't too ornate. It is beautiful. We found Julian excellent to deal with. He is very thorough and generous. We loved cooking on the new Weber BBQ, and enjoyed a lot of fresh seafood. The grounds are lovely and we can't wait to visit again and see how all the beautiful tropical palms have grown. The kitchen is well equipped for cooking and baking and we were short of nothing. The lounge is small, but most of the time we just relaxed outside. There is great fridge and freezer space which was important as the supermarket is 35 minutes away! We can't wait to return!



*Chris and Elaine Moore,
Wellington, NZ*



What a delightful place !!!!!!! You have breathtaking views lying on your bed which are priceless. We had a lovely stay, so if you are planning on booking this Lodge, please go ahead. There is nothing to regret ☺



*Paola Bellino and family
from Argentina.*



Stayed February



What a great place to unwind - total peace and utterly beautiful location.

It was a long drive from Auckland, but I felt my blood pressure slowly drop as soon as we arrived and realised what a lovely place we were staying in. Watched the sun set over the water from the front deck. Waking to the sound of waves gently lapping the shoreline was lovely. Then the next morning we walked up behind the property and were stunned by the beauty of the white sands and blue waters of Oke Bay. As there is no road access, we had the beach completely to ourselves for most of the morning.

The house is clean and well organised, and the kitchen and bathrooms are pristinely new. It's a real pleasure to see a lovely historic building restored. The outdoor decks are fantastic for outdoor dining, and there are lots of facilities for outdoor cooking.

We'll be back for a week next time, 2 nights wasn't long enough.



Jennifer Youard, Auckland
Cardiac Physiologist | Dept Cardiac Physiology



Stayed May



Wow! 15 of us walked the Cape Brett track and stayed at the Lodge. We had such a nice weekend and everyone was so happy with everything!

Thank you very much for all the information and help.

Most of all, the Lodge is such a delight. We loved playing on the Kayaks. Thank you very much again and I will definitely recommend the Lodge, the walk, the Cape Brett, and the whole experience to my friends.



Yi Ping Ge
Partner, Gilligan Sheppard Chartered Accountants, Auckland.



Stayed April



Hi Julian, we had an absolutely wonderful time! The house was fantastic even with 4 families sharing. We ended up having 6 of the kids outside in a tent which made things really easy inside. We were very lucky with the weather which even stayed away to allow us to pack everything up before hitting us.

Having the open fire outside was great too! Everyone ended up sitting around it each night and we told stories, laughed and sang songs, we don't get enough chances to have so many families together like that and just be together.

The work you have done on the house is really good and will be stunning when finished. We had 3 boats down with us which we managed to park down on the road with no problem at all, one very small niggle with the property is not having the ability to quickly flush the engines out after being in the salt water, this could be solved by either a extra long hose that will reach from the house or locating a tap down the drive way somewhere, I am conscious of the water conservation but just a quick flush thru is all that is needed, washing the boats was easier using salt water at the boat ramp at the end of each day and they can be washed properly when we get back home.

Thank you so much for allowing us to stay and we will definitely be back again (if we can find a space that the house isn't booked out!)



Steven Heald, Auckland





Stayed January



"My family and I have just had an amazing holiday at the Lodge.

I rate it as one of the best family holidays ever, better than Fiji last year! We spent the majority of the time on the front deck enjoying the spectacular views of the Bay of Islands, swimming in the gorgeous Oke Bay beach with the Lodge being the closest house to the entry at less than 20 metres and simply relaxing.

It was a stunning holiday and the water is definitely warmer up North!"



Catherine,
Auckland



Stayed December



We have just had the most amazing weekend at "The Lodge" at Oke Bay, what a fantastic place to stay.

The Lodge is a beautiful old renovated house, with great views. This is an ideal place to stay for anyone wanting to do the Cape Brett lighthouse walk, stay at the lodge on Friday, walk and stay at the DOC hut on Saturday and the best thing is getting back to the "The Lodge" at Oke Bay and having an extra day to relax on Sunday.

I would highly recommend staying here



Annie Fortune,
Auckland



Stayed December



We had the best time at "The Lodge" at Oke Bay, what a gorgeous spot.

The front and back decks got lots of use, we weren't lucky enough to see dolphins, but it certainly is the perfect spot to see them if they do come into the bay. The walk to Cape Brett starts from the lodge, it was great to set off from our "home base" on the Saturday morning and boy it is a stunning walk, definitely put it on your bucket list.

We will definitely stay at "The Lodge" at Oke Bay again (and again and again...) It is a special piece of NZ paradise.



Sharon O'Brian,
Auckland



Stayed April



This is a perfect house for a large family or group, sleeping up to 19 people.

It is ideally located if you want to tackle the Cape Brett Track, yet perfect for just chilling on one of the large decks if you just want some down time.

The recently renovated kitchen is modern and offers everything you need to cater for family meals.

This property offers million dollar views across the Bay of Islands. A very comfortable stay



Sharon Hailstone,
Auckland



Stayed April



We had the most amazing time, the batch was beautiful and views were amazing. I'm glad to say we went up as boyfriend and girlfriend and came back engaged! Our mates were so amazed with the place they want to go back.

Love the new decks and we will never forget the time that we spent there. So close to both beaches, I couldn't have picked a more awesome place to get engaged! Thanks for allowing us to use the batch for a memory we shall never forget! Highly recommended!!!!!! :)

We all cant wait to come back!!



Stacey Hunt,
Auckland



Stayed April



If your thinking about staying at the "The Lodge" at Oke Bay, just do it!

What an amazing spot. Highly recommended!



Luke Hurn
Auckland



Stayed March



What an unreal place!! Beautiful old kauri place with an unbelievable setting. Great views particularly from the stop bedrooms. Best thing is you can step literally out of the back door and on to the start of the Cape Brett track. Thanks Julian...keep up the good work



Johnnie B
Auckland



Stayed December



This place is fantastic, absolutely loved it! Perfect for families, comfortable, clean, plenty of room and has everything you need for an awesome relaxing break away. Oke Bay is stunning, squeaky clean sand, clear sparkling water, it really is breath taking! We spent the whole day here playing in the sand and water and exploring the rock pools with the kids. We had the whole Bay to ourselves it was just awesome. Fishing off the rocks, seeing dolphins and stingray up close was a real highlight for all of us. We'll definitely be back, we highly recommend a breakaway to "The Lodge" at Oke Bay, you wont regret it!



Laela
Auckland



Stayed December



There's nothing much else to say about this place, except that all of what has been said already is true!
One of the best places we have stayed at, perfect location, especially if you have a boat, heaps of things to do and great views for doing nothing!
Nice meeting and dealing with you Julian, we are looking forward to coming back one day and see what you all have done with the place! Would be great to have kayaks there too, but I hear that is part of the plan... Thanks again for having us!



Katrina and family
dairy farmers, Waikato





Stayed March 2012



My stay at “The Lodge” at Oke Bay will be etched in my memory forever! I have never been a ‘beachy’ person, however, this character holiday home with it’s breathtaking surroundings has been a catalyst in my life and ticked all the boxes for me. From the moment I stepped inside “The Lodge” at Oke Bay, I felt totally at home and was able to relax & unwind from the fast pace of city life. The home has a unique charm already so one can readily imagine what it was like in its original glory. The home is welcoming, comfortable and well appointed for holiday requirements with heaps of room & beds to accommodate friends & family for the ultimate getaway experience. The kitchen is modernized and has everything one needs to cater well for the hungry. Pots & pans galore & all kitchen utensils an aspiring cook would need to put a good meal together for all. The stove works well - I even baked a superb banana cake

while there! Plus 2 fridges and a stand alone freezer.

The views of the ocean from upstairs bedrooms are magnificent! Summer evenings were spent on the deck at night over dinner with friends to watch the sun setting on the water. Awesome! We were treated to watch the fan tails fluttering around us and all sorts of other wild life in their natural unspoiled habitat.

We spotted stingrays & octopus basking in the rock pools at Oke Bay inlet which is just a short walk up the track from the Lodge. This is where you will find white sand, crystal clear waters & sheltered coves.

I will definitely be booking “The Lodge” at Oke Bay for my next holiday away



Lorraine Wilson,
Auckland, NZ



Stayed March 2012



4 couples travelled from Auckland to “The Lodge” at Oke Bay, not really knowing what to expect or what we were going to find. I mean, the pictures on this web site were great, and they were what attracted us in the first place, but one doesn’t REALLY know what a place is like until one experiences it first hand.

When we arrived, the only word to describe what we found was “Wow!” Yes, it exceeded our expectations.

As the web site ad states, the unique feature of this Lodge is that there is a beach on both sides. At meals times we sat on the deck overlooking the water at Hauai Bay (so close to the water you could cast a line from the deck into the sea!) and on the other side, the incredible Oke Bay. It’s just a magical, unbelievable, one in a million spot, the nicest beach I have ever been to. Get this - on Saturday morning a pod of dolphins swam into Oke Bay and we were able to swim with them. I mean - eh, hello, people come from all over the world to experience such things and this was happening right on our backdoor step! As if that wasn’t enough, we dived and fished and snorkelled to our hearts delight. Oke Bay is not just famous for dolphin visits but also for it’s crystal clear waters. Literally everyone in our party commented on the clarity and

purity of the water - it’s like nothing we’d ever seen before!

There was no shortage of things to do - as well as all the things I have just mentioned, there were tracks to walk and run on, native bush to explore. Personally, us girls just enjoyed lying in the sun on the sand so white it squeaked when we walked on it. And one more thing - Oke Bay is just so private - even over Easter weekend, it felt like we were the only people there. Privacy, sun, sand, dolphins, diving, a boat ramp, fishing (we caught heaps of snapper!), walking, running, exploring - it’s just incredible. We even moored our boat right in front of the Lodge!

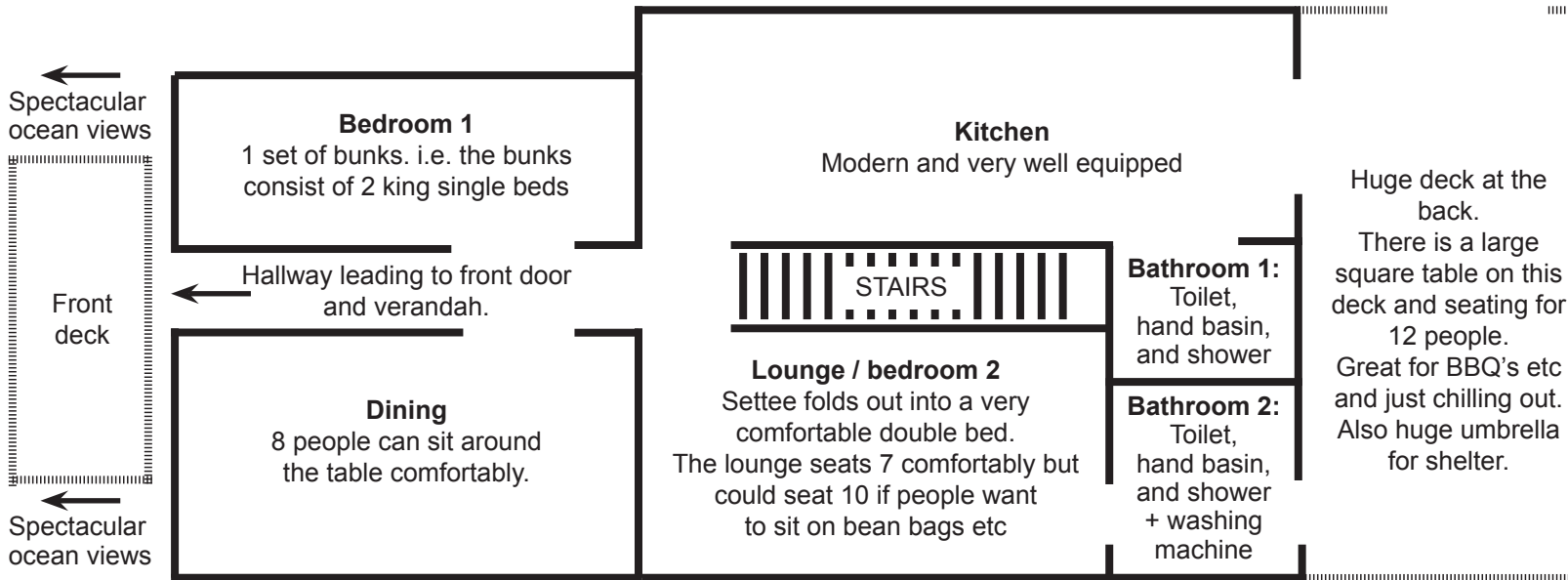
It didn’t matter to us that the Lodge (which is quaint and full of character and charm) was being restored - it was lovely, especially the views from the top rooms looking over Hauai Bay. And having no neighbours either side, and sitting in a pocket of private native bush, was just lovely.

To top it all off, at night we marvelled at the clarity of the sky, the stars, and the galaxies - just so different from ANYTHING you’ll experience in a city or anywhere near a city. Truly, this is one incredible place to have a holiday. I can’t recommend it highly enough. You just have to get there to experience it. Get ready to be wowed!



Holly and Friends,
Auckland, NZ

Downstairs

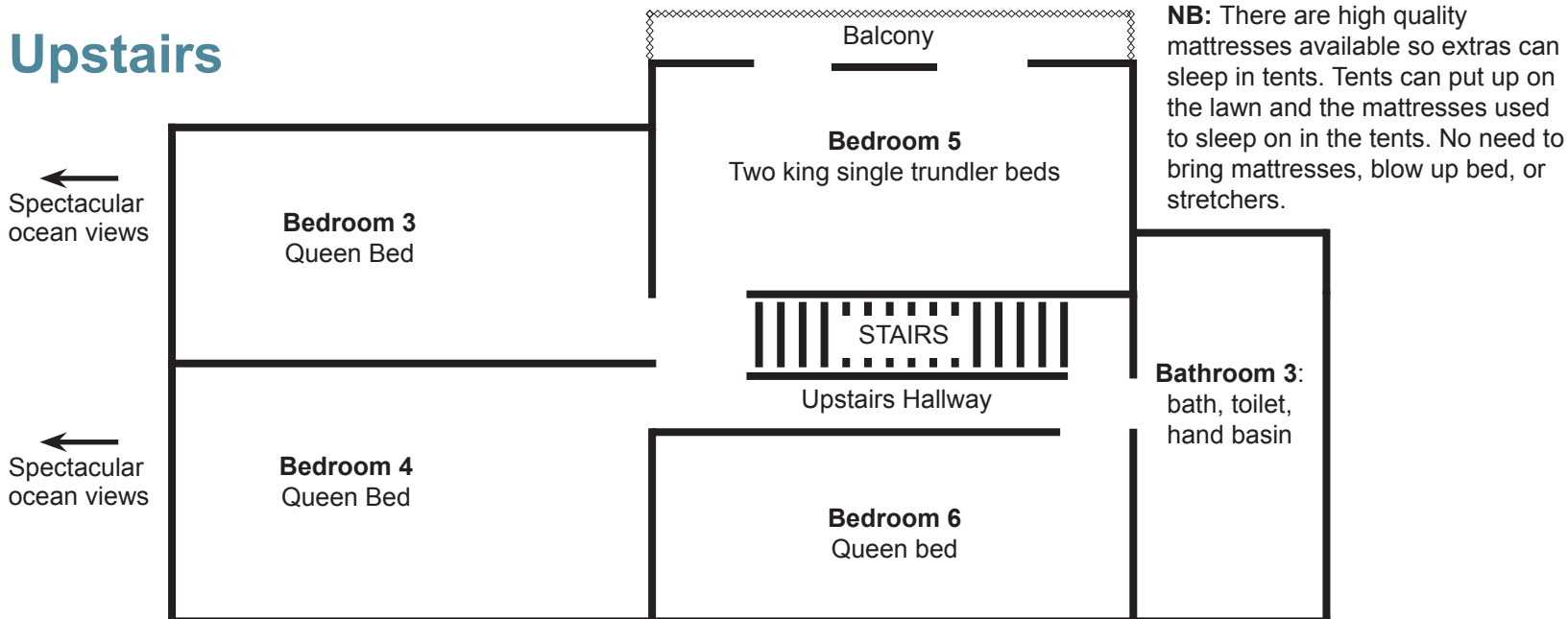


HOUSE LAYOUT



Huge deck at the back.
There is a large square table on this deck and seating for 12 people.
Great for BBQ's etc and just chilling out.
Also huge umbrella for shelter.

Upstairs



NB: There are high quality mattresses available so extras can sleep in tents. Tents can put up on the lawn and the mattresses used to sleep on in the tents. No need to bring mattresses, blow up bed, or stretchers.

HOW DID WE SET THE PRICE OF ACCOMMODATION AT OKE BAY LODGE?



HOW DID WE SET THE PRICE OF ACCOMMODATION AT Oke Bay Lodge?

We considered three factors: **COST**, **LOCATION**, and **FACILITIES**

COST

First, we researched what other accommodation **COSTS** are for travellers in NZ.

TYPICAL PRICES AT A NZ BACKPACKERS' HOSTEL

A dorm bed in an NZ backpackers' hostel will generally cost you around NZD \$24-\$35 per night, whilst a double room is approximately NZD\$60/night (\$30 per person). As many of you will know, when you are in a dorm, you are sleeping in the same room with 10+ people and you are sharing the same bathroom - not for the faint hearted.

TYPICAL PRICES OF MOTELS AND HOTELS IN NZ

According to Lonely Planet, to stay in a hotel or motel is as follows: Double room in a midrange hotel/motel: \$100-200 ; Double room in a top-end hotel from \$200-\$500 per night.

Our lowest price per person is \$75 per night which is in line with a bunk room in a backpackers. That is to say, when a large tramping group (e.g. 22+ people) comes to stay at Oke Bay Lodge, at least half the party sleep on mattresses in tents on the front lawn. That's why the price is \$75. But sleeping like this at "The Lodge" at Oke Bay is different from sleeping in a bunk room at a youth hostel because at least at "The Lodge" at Oke Bay you've carefully chosen the people with whom you are sleeping! :) They are likely to be your best friends, or family members. Not so in a youth hostel.

LOCATION

Next, we compared the **LOCATION** of "The Lodge" at Oke Bay with backpackers, motels and hotels. With a beach on both sides, and elevated sea views, set in native NZ bush, with rich bird and sea life, we reckon the location is superior in every way to every backpacker, motel and hotel in NZ. It's world class. Just read the feedback.

FACILITIES

Third, we considered the **FACILITIES** at "The Lodge" at Oke Bay. It has a new well equipped kitchen. It has three brand new bathrooms, which include two showers and a slipper bath. It's brisling with character and charm. It has near new beds, 4 kayaks, vege garden, spin bike, a weber BBQ, fast internet, snorkelling equipment, beautiful grounds, privacy, stunning views, a beach on both sides, one of them being world class Oke Bay. We've also recently installed a machine in the kitchen which makes endless ice cold sparkling water!

WHY WE DID WE ADVERTISE THE LODGE AT AS 'from \$170 per night'?

In light of what we have written on the previous pages, the following explains why we put "FROM \$170 per night" on the various web sites.

Please understand, we only rent the Lodge as a whole house. We don't rent out rooms individually.

If we advertised \$350 a night for the Lodge (or any other figure), we would have a lot of single people and couples who want to stay and walk the Cape Brett track who would immediately be put off enquiring because they would think "Oh dear. I am on my own (or we are a couple). I / we can't afford \$350 per night."

So we'd lose their business, and they would miss the experience of staying at the Lodge.

On the other hand, if we advertise \$170 per night, we'd open ourselves up to large groups and families thinking they could all come and stay as a group for \$170 per night e.g. If 10 people stayed, they would only be paying \$17 per night per person which is, well...quite ridiculous. Any reasonable person would agree.

So, as you can see, we had a problem. We were caught between a rock and a hard place.

Book a bach as a web site is absolutely fantastic, but they don't have a solution for us, and we don't expect them to change their web site just for us, so we are stuck. They suggested the sliding scale.

They strongly advise NOT putting POA (Price on Application).

The document you are reading now is given to everyone who enquires. I hope that explains why we put **FROM** \$170 on the web site.

The Sliding Scale

We produced a sliding scale on page 11.

If you rent Oke Bay Lodge, you can be assured you'd have it all to yourselves, no matter how big or small your group.

Examples.

If you were the only person staying in the Lodge, the cost would be \$150 per night.

If 3 people were staying, the cost would be \$155 per night per person, or \$465 for the 3 of you per night. 5 nights for 3 people would cost $\$465 \times 5 = \2325

WHY WE DID WE ADVERTISE THE LODGE AT AS 'FROM \$170 PER NIGHT'?





THE COST OF STAYING AT OKE BAY LODGE.

There are three costs when you stay at Oke Bay Lodge:

1. The cost of accommodation, as per the sliding scale on page 11
2. A \$150 cleaning fee. If you are the only person staying for one night, or even a couple, we usually reduce this fee.
3. A \$500 refundable bond. The bond covers us if there is a problem with breakages or damage.
4. \$50 linen cleaning fee. All the sheets and towels are transported to and from Whangarei for cleaning at a laundromat.

TO BOOK:

- Calculate the cost of your stay using the sliding scale table (page 11)
- Deposit 50% of your calculation (this is non-refundable if you pull out) into bank account number 02 0272 0186101 000. Or phone through your credit card details to Eleanor (+64 7 8461160 or mobile: +64 21 10 10 150).
- You are not booked until your deposit is paid.
- The balance of your accommodation cost + cleaning fee + \$500 refundable bond + purchase of rubbish bags is due the week before you arrive. Rubbish bags are \$4 each. Plus \$50 linen fee.
- Be sure to reference your deposits with your name please.
- Children 4 and under are free.
- If you book for 10 people and only 8 people turn up, you'll be charged for the 10 people. If you book for 10 and 12 people turn up, you'll be charged for 12. See the **NB** note at the bottom of this page.
- If you book for 7 days, and you only end up staying 5, you'll be charged for 7 days.

We are also open to people paying by instalments during the year if that helps.

By all means, if you would like to negotiate the price, tell us, and let's negotiate, but be reasonable.

We are seriously wanting to make it possible for every individual/family/group who needs a holiday/break away/rest/retreat/ time out from their normal life to be able to stay there i.e. we want to negotiate a win-win with everyone who enquires. It's a multi-million dollar piece of real estate. The rates alone are \$7k p.a. We own all the land on either side of "The Lodge" at Oke Bay as well, including all the land over Oke Bay. With no neighbours, your stay will be quite, peaceful, and private.

Questions? Please call Julian 0274 76 44 30 or email Julian@esisite.com

Please watch this [2.5 minute video](#) and [this one](#) too!

NB: E.G. If when you first book you book for 6 people, you'll be charged 6 people. This is what we call '**YOUR MINIMUM**'. If more end up coming when the time comes to stay, that's fine. You'll be charged for the extras as well. We give preference to bigger groups who book and reserve the right to do this. So please don't be offended if your booking for a small number of people is not accepted. Some people have tried to beat the system by booking a large number on their initial enquiry so as to secure the booking, but only end up bringing a much smaller number when the time comes to stay. We don't think that's fair. Your deposit will therefore be based on the number of people for whom you originally book. If when you come to stay, your numbers drop below six, you'll still be charged for 6, because this is **your minimum**. I hope this is clear :)

Oke Bay Lodge RENTAL COST SLIDING SCALE TABLE

Number of people staying	Total price per night	Price per person per night	Price drop per person
1	170	170	
2	330	160	5
3	465	155	5
4	600	150	5
5	725	145	5
6	840	140	5
7	945	135	5
8	1040	130	5
9	1125	125	5
10	1200	120	5
11	1265	115	5

Number of people staying	Total price per night	Price per person per night	Price drop per person
12	1320	110	5
13	1365	105	5
14	1400	100	5
15	1425	95	5
16	1440	90	5
17	1445	85	5
18	1440	80	5
19	1501	79	1
20	1560	78	1
21	1596	76	1
22	1650	75	1





THE CLEANING FEE OF \$150:

Our cleaning lady, a local called Kath and her dog pearl (right), prides herself in creating a beautifully clean and tidy home for whoever comes to stay.

We pay her \$25 an hour to clean. She is fast and thorough - brilliant in fact. If to clean the Lodge after your stay takes her longer than 6 hours, we use a portion of your bond to pay whatever is needed over the \$150 cleaning fee. e.g if it takes her eight hours to clean, we'd use the \$150 cleaning fee, and \$50 from your bond.

If there are only 2 or less people staying for less than 3 nights, we usually reduce the cleaning fee.



CHECK OUT AND CHECK IN TIMES:

If another group is coming in on the same day you arrive, check out will be 10am. This gives our cleaner time to clean the Lodge. If no one is coming in after you on the day you leave, you can check out later. Just phone us to make an arrangement. Check in is usually no earlier than 2pm. However, if no one is leaving the Lodge on the day you are scheduled to arrive, you can probably check in earlier. Just phone us to make an arrangement.

KAYAKS:

We have four kayaks and four life jackets.

TWO PERSON INFLATABLE FISHING KAYAK:

There is a two person inflatable fishing kayak at the lodge.

SNORKELLING GEAR:

We have four sets of gear.

POSSIBLE WATER CHARGES:

During the summer months (December to April) you may be charged for water if you use too much of it. We are on tank water, not town supply. You can read more about this [here](#)



SUMMARY:

Your costs to stay at the Lodge will be as follows:

1. Accommodation cost, worked out from the sliding scale. Your deposit is 50% of your total accommodation cost.
2. Plus a refundable bond \$500
3. Plus a cleaning fee \$150.
4. \$50 linen cleaning fee.
5. Purchase of rubbish bags @ \$4 each. We found that guests were wasting them by 1/2 or even 1/4 filling them. So now we ask guests to buy them. They are council bags & the rubbish truck won't pick up other types of bags.
6. Possibly for water if you exceed your limits per day.

If you go ahead and book, you are acknowledging that you have read and understood this document, and agreed to the terms and conditions. Thanks so much.

WORK OUT YOUR COSTS ON THIS TABLE		
	COST	SUB -TOTAL
Accommodation (to work this out, use the sliding scale on page 11). Pay 50% of this figure as your deposit		
Bond	\$500	\$500 (don't pay until a week before you stay)
Cleaning	\$150	\$150
Linen cleaning fee	\$50	\$50
Water (possibly, but we hope not)	5.5 cents per litre	
Rubbish bags @ \$4 each	\$4 per bag	
GRAND TOTAL	