

# Development Brief

May 2006

## From the Chief Executive Officer



**Warwick Welsh**  
Chief Executive Officer

Welcome to another edition of the Yorke Regional Development Board's newsletter *Development Brief*.

Since our last edition at the beginning of the year, the most significant development proposal in our region has been Chapman's Port Wakefield marina which was unveiled to the public in April. This is an exciting development that will contribute immensely to the region's economy - particularly in the Adelaide Plains.

Andrew Chapman, Managing Director of the project, will be guest speaker at the Board's Commerce Dinner at the end of this month. He will most certainly be an entertaining and topical guest, given the commitment his business is showing to our region.

I trust that this edition will, as always, be informative for you as an update on the activities of the Board and the developments occurring in our region.

## Port Wakefield Marina proposal

**Warwick Welsh**  
Chief Executive Officer

On Monday, 17th April Developer Andrew Chapman announced his company's plans to build a Marina at Port Wakefield with up to 2,000 new home allotments at a cost of almost \$250 million.



**Wakefield RC CEO Phil Barry, Andrew Chapman and YRDB CEO Warwick Welsh**

Gulf Harbour Pty Ltd, owned by the Chapman family, has already purchased land for the development and is hoping to have the first stage commencing within 18 months depending on State Government approval and local community support.

This proposed development comes at a time when the Adelaide Plains in particular is experiencing very critical housing shortages. The Board is very excited by the proposal, and along with the Wakefield Regional Council will be working closely with Gulf Harbour Pty Ltd to see that the project comes to fruition.

This is certainly the most significant housing development that has been proposed in our region for some time.



## Marion Bay desalination plant is on the way!

**Peter Stockings**  
**Economic Development Officer**

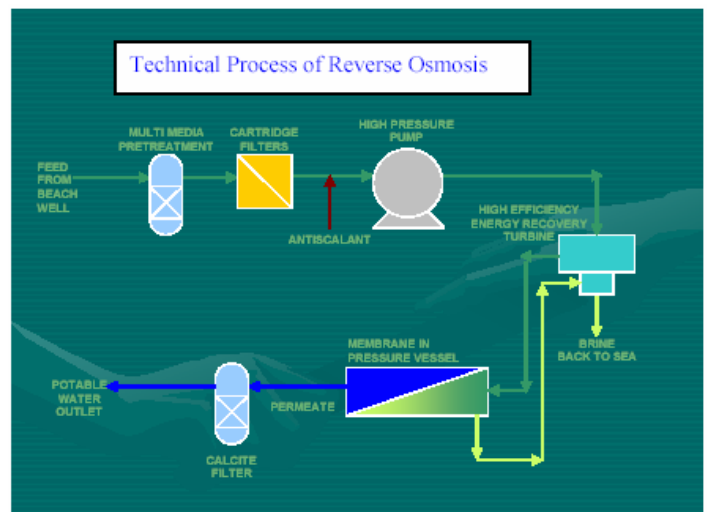
The Marion Bay desalination plant has received Council approval and funding. This project is now set to commence to provide desalinated water to the Marion Bay community.

Osmoflo will be engaged to assist with the installation of a new Desalination plant. Osmoflo is a company with international experiences in reverse osmosis sea water desalination. Osmoflo will undertake a training program to up-skill District Council Officers to undertake monitoring, maintenance and overall running of the plant. Development approval has been sought for the Desalination Plant. An EPA license is required for the plant as it may exceed production of 50 kilolitres of discharge salt water per day at some stage in the future. All other EPA triggers on discharge are not exceeded.

Currently, water is derived from an underground basin, which is deteriorating in both quality and quantity. Continuing to use this resource is not sustainable from an economic or environmental perspective. Rainwater is the other available source and is insufficient to meet the current and projected demand. Water provided by a local contractor costs \$250 for 18 kilolitres; (ie \$13.90 per kilolitre), which is not economically sustainable for the local community and associated businesses. No future expansion of the community or other facilities can continue without better water. This has a significant opportunity cost to local businesses unable to capitalise on the significant tourist visitation of the region. The nearest SA Water connected site is 50 kilometres away and the cost to pipe this water to Marion Bay is prohibitive. This project aligns to the FRACC Strategic Regional

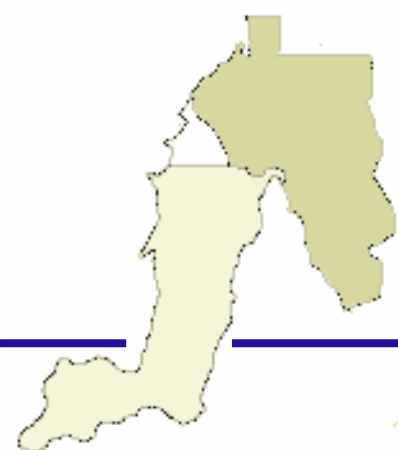
Plan in the areas of business development and environmental protection. PPK Water report indicated that to bring water from another underground basin with no better quality would cost \$1.8 million.

The project is to install a Sea Water Desalination plant to supply water to the Marion Bay Caravan Park and secondary water to the Community of Marion Bay and Innes National Park. The area is within the District Council of



Yorke Peninsula which has some 16 communities that do not have any reticulated water. No future expansion of the community or other facilities can continue without better safe water.

Once the system is online, the opportunity will exist for further development in the region with a reliable water supply into the future.





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## State Strategic Plan Consultation Day

**James Stevens**  
Project Officer

On Thursday, 1st June a forum will be held at the Maitland Golf Club to discuss and provide feedback for the SA Strategic Plan.

Mr Jeff Tryens, the Executive Director of the State Strategic Plan's Community Connection initiative will facilitate the day's proceedings. Mr Tryens is a former director of the U.S State of Oregon's strategic plan, with an extensive background in public policy and administration in the United States.

All interested members of the community are being encouraged to attend so as to provide the most thorough and helpful feedback that will be taken directly to the

Department of Premier and Cabinet for consideration in further reviews of the State Plan.

It is critically important that our region provides our own perspective on the challenges that we face and how the State Government can best deal with these challenges and work towards a stronger economy and community throughout the Yorke Peninsula and Adelaide Plains, particularly given this Plan is taken to account when determining infrastructure funding and other Government resource allocations.

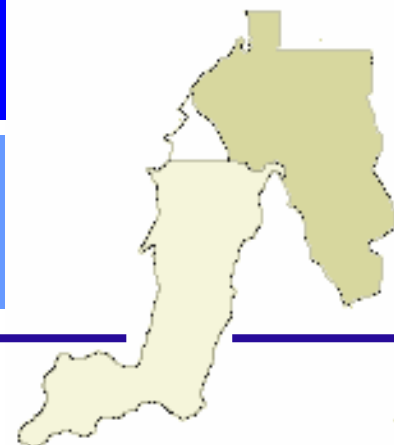
For those interested in attending, RSVP is essential. To register, please contact the Yorke Regional Development Board on 08 8832 2600.



## Yorke Regional Development Board Commerce Dinner

At the Ventnor Hotel  
Port Vincent  
Commencing at 6:30pm for 7pm  
Wednesday, 31st May 2006

Guest Speaker:  
Mr. Andrew Chapman



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## Murray Darling Association

**James Stevens**  
Project Officer

Region 8 of the Murray Darling Association has now established itself and is about to hold its third meeting in Quorn on May 12.

Chairman Rodney Button has attended meeting of the national executive and in April, representatives from the region met with other regional representatives in Cambrai to discuss reforms to the organisation and the establishment of a Statewide body overarching the four regions.

At our recent meeting in Burra, Peter Stockings reported on the Marion Bay Desalination project covered on page two of this newsletter.

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## Local Food Tourism Initiatives

**Bridget Sara**  
Food Industry Development Officer

Local food from the Adelaide Plains was on show in Virginia on Friday 3<sup>rd</sup> March at the Taste the Adelaide Plains event at the Virginia Oval. The event, sponsored by the PIRSA, the YRDB, Virginia Horticulture Centre and Balco, expanded on last year's event at Mallala and was attended by 400 people. 14 businesses offered product tastings and sales and regional meals including the Adelaide Plains Chicken Salad, rabbit sausages, spicy rabbit fillets in pita bread, Chinese dishes and assorted cakes and chocolates. Attendees were kept entertained with live music and children were kept entertained on free kids rides.



At the Adelaide Plains Cup Race day at Balaklava on Sunday 5<sup>th</sup> March local food businesses from the Adelaide Plains and the Yorke Peninsula offered tastings and sales of their products in the local tasting marquee at the entrance of the race course. The hot weather reduced the number of people through the gate but the day was a great opportunity for local food businesses to present their products to the general public and also network with other food businesses.

