

\$500m marine showcase would be nation's biggest

Nautical nirvana plan for boaties

by Tracey McBean

QUEENSLAND developer Meridien has unveiled a \$500 million plan to transform the Horizon Shores marina near Jacobs Well into Australia's largest marine precinct.

Meridien managing director Russell McCart said the project, to be called Windward Horizon Shores, would create a world-class resort village experience for marina users and visitors.

The plan involves development of a 1350-berth mega-marina, dry-boat storage for 1200 vessels, a marine showroom district and a sprawling boat-building and industrial area.

The resort component of the project includes a 100-room hotel with wet berths, a tavern, day-spa, child-minding facilities, mini movie-theatres, eco-tourism businesses, offices and a retail strip including a mini-supermarket and specialty shops.

"The vision for Windward Horizon Shores is to create a state-of-the-art marina, meeting a resort village," said Mr McCart.

"We are going to transform this area into one of the most sought-after marine hubs in Queensland.

"It won't just be a dock to leave the boat; it will be a destination, be it for a weekend, a week or a month.

"There will be nothing else like it in Australia."

Berths in the huge marina will accommodate vessels from 12m to 24m and start at \$105,000 for a 20-year lease.

The marine showroom quarter will be dedicated to everything maritime, providing a permanent boatshow-like environment.

"It will be like a Bunnings for boaties," said Mr McCart.

Luxury sales offices, known as the Marine Showcase, will have dry and wet berth showrooms to fully exhibit boats to prospective buyers.

Mr McCart, a keen boatie, said later stages of the development would more than triple the industrial area to 15ha, making the marina the largest boat-manufacturing area in the southern hemisphere.

He said there was a waiting list of tenants from marine and associated industries.

"With boat-building comes an assortment of other support services from refrigeration to hydraulics, from engineering to upholsterers, from selling anchors to fishing equipment," he said. "We will have it all in one location."

Mr McCart said Windward's large industrial sector would be environmentally friendly, with all work confined indoors.

After receiving positive feedback from the Gold Coast City Council on the development, Mr McCart said he hoped to have council approvals in place by September to allow a start to the project.

More than 1000 jobs are expected to be created during the five-year construction period.

At present Horizon Shores has 1000 wet and dry berths, 18 marine industry factories and outlets, and about 50ha of



An aerial view of the development at present. The black areas are sites for proposed new berths

undeveloped land. The company paid more than \$30 million for the 93ha site which is minutes from the Jumpinpin Bar and within a 518ha area between Cabbage Tree Point and Jacobs Well designated by the city council as the Gold Coast's northern marine precinct.

Horizon Shores was

sold to Meridien by Arthur Lowe, a long-time Gold Coast development industry figure who acquired the property for \$5.2 million in 1995.

He went on to invest large sums on the development of new berths and the construction of factory facilities for marine industries.

Mr Lowe placed Horizon Shores on the market in April last year as part of a plan to wind back business activities.

Development of Horizon Shores was started in the late 1970s by Don and Vern McLaren.

The marina facility opened in 1980, under the name of McLarens Marina.



Windward Horizon Shores marina sales manager Chris Sage displays a model of part of the \$500 million state-of-the-art marina, marine industrial area and resort near Jacobs Well ● Picture: Jono Searle

Lots for rich and famous

by Daniel Meers

A NEW multimillion-dollar waterfront residential precinct is about to be launched at Sanctuary Cove.

The exclusive Tristania residential precinct will feature allotments valued from \$1.3 million to \$1.5 million.

It is the first release of waterfront land in the exclusive enclave for about two years.

Sixteen allotments will be offered for sale from Saturday and big-budget buyers are expected to swarm on the rare properties.

Sanctuary Cove Realty manager Neil Paton said the land was one of the few remaining vacant waterfront areas on the Gold Coast.

He said interest in the lots was expected from across Australia.

"With the availability of waterfront properties rapidly decreasing on the Gold Coast, there will be strong demand for these allotments," he said.

"There are already a number of long-standing registered interests from prospective purchasers."

The lots, with an average size of 846 square metres, will do no harm to the area's tag as home to the rich and famous.

The properties, which face the east and northeast, are close to boat ramps and the private Pines Golf Course.

Golf star Adam Scott this year announced his plans to build a home at Sanctuary Cove.

Mr Paton said he expected a mixture of buyers from the Gold Coast and interstate.

"That's the beauty of this area - you can attract buyers from all areas," he said.

"We're very fortunate to still have properties of this calibre around."

Builders are eagerly anticipating the homes that will be constructed.

"The properties are worth over a million without a home (now), so you would expect them to be multimillion-dollar properties," said Mr Paton.

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