

Ocean Dunes share vision



The Ocean Dunes King Island trio of Graeme Grant, Bernie McMahon and Peter Dawson, had their public meeting audience enraptured as they shared their vision for the golf course's

future.

Central to the evening was the investment component.

Mr Dawson said the public meeting was an opportunity for King Islanders to shape and share in their vision of a world class golf course.



Ocean Dunes King Island representatives enraptured their public meeting audience as they shared their vision for the golf course's future.

Left: Peter Dawson (centre) said we're selling King Island as a destination, with everything the island has to offer, from pheasants to friendliness, we want golfers to bring their partners and stay.

"Ocean Dunes is looking for 15 investment opportunities of \$400,000 each," said Peter Dawson.

"We have five blocks of \$400,000 invested to date and with the principal investors this totals

\$3 million. "Each block of \$400,000 represents a 4% ownership of all Ocean Dunes assets on a unit trust basis with an estimated 14% return. We need eight to start construction on the golf

course. We are working on a tight timeframe, planning on having the investment in by 30 June and the clubhouse finished by November 2014.

"When Ocean Dunes is operational, we plan to

employ around 12 people, with our focus on full time employees to foster a family approach.

"And we're selling King Island as a destination, with everything the island has to offer, from pheasants to friendliness, we want golfers to bring their partners and stay.

"We have unashamedly modelled Ocean Dunes on Barn-

boogle and share information with them. We are budgeting on attracting 8,000 people per year and Barnboogle began with 12,000, they're now getting 20,000 people per year.

"A conservative estimate we have used is 8,000 people spending \$150 per day means a

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Ocean Dunes share vision



Designer and director of Ocean Dunes, Graeme Grant said "Being able to play golf along 2kms of coastline in a classic links layout, is sensational. It ticks all the links boxes, ocean, water supply, dunes and destination.

I'm convinced it will be a world standard links course."

LETTER TO THE EDITOR

Lion write down best news

Letter to the Editor
We have seen a lot about the wind farms over the past few weeks, but to me, "the answers my friend is blow'n in the wind" to quote Bob Dylan.

The community doesn't seem to have picked up on the statements from Lion Dairy and Drinks and the response from Troy Smith, on behalf of the King Island Dairy Farmers Collective Bargaining Group (refer KICourier 13 and 20 February editions).

For me the best news is the write down on the National Food purchase price by \$2.2 billion since 2008. In my eyes, the sale price of the King Island Dairy product name has been overvalued, since the State Government took over from Bill Kirk.

The problem with paying too much for a branded product name is establishing a return on investment.

Due to our high cost production environment, ie: power, shipping etc, the only way to get a return on investment is to minimise the payment to the farmer and rely on the brand name without a marketing budget.

As a small business owner on King Island, I also invested heavily with contracting equipment to support the Autumn milk demand requested under previous King Island Dairy management.

I have, like many other small and medium sized businesses on King Island,

gone out of our way to support the local dairy farmers as they have struggled to stay afloat.

But I have been burnt too often to start jumping for joy at the promise of better times to come. At the moment banks own two large dairy properties on King Island that they don't seem to be able to find buyers for, both with irrigation systems, but with limited or no milk contracts.

How can existing or potential dairy farmers secure funds to expand or establish, when the banks have been burnt and the local capacity to carry established dairy farmers has been exhausted?

—GREG MORRIS, KING ISLAND

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possible \$22,000 into the King Island economy in the first year alone."

Peter Dawson explained the new Ocean Dunes logo of flowing wind blown golden brown bull kelp and for the plans of a clubhouse and restaurant where everyone will be welcome.

"With an unsurpassed vista, our four star stay and play clubhouse has been designed to be sympathetic with the landscape and rather than over capitalise, we are taking a budget conscious approach, so it's deliberately designed to be added onto to at a later date," Mr Dawson said.

Designer and director of Ocean Dunes, Graeme Grant explained his delight at finding the property previously known as 'Cloverlea'.

"Being able to play golf

along 2kms of coastline in a classic links layout, is sensational. It ticks all the links boxes, ocean, water supply, dunes and destination. I'm convinced it will be a world standard links course."

"I have designed the fairways wide enough to accommodate the wind, which we see as a strength not a weakness of King Island."

Asked about the TasWind proposal Mr Grant said he needed to be diplomatic before adding, "Wind turbines make it impossible by diminishing the unspoilt vistas."

Asked what King Island can do to assist Ocean Dunes, Bernie McMahon answered candidly "Don't change a thing, be yourselves, it's wonderful. We love the island and everything about it."

—KICourier

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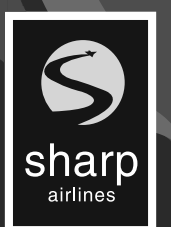
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