

IN-CONFIDENCE REPORT – 10 APRIL 2013 COUNCIL MEETING

Item No	21.2
Report Title	Development Services Department - Golf Course Proposal Information Report
Council Meeting Date	10 April 2013
Author	Aaron Wilksch
Title	Development Services Manager
Senior Manager	Chief Executive Officer
Department	Development Services
Attachments	Nil.
Hours to compile	1.0
Strategic Plan Reference	Refer discussion section below
Purpose	To provide Council with a briefing of key matters affecting the Development Services department.
Executive Summary	Interest has been shown in establishment of a high profile Golf Course and Lodge on Kangaroo Island. International Golf Course Designer, Michael Wolveridge and Partner Andrew Purchase, have visited Kangaroo Island and in a formal capacity met with Council's Development Services Manager, and inspected a likely site for the proposed development in early March. Further detail regarding the layout of the development is now pending the securing of the subject land.
Recommendation 1	That the Report be received for information.
Recommendation 2	That Council approves: a. That all documentation relating to the above matter be kept confidential, pursuant to Section 91 (7) (b) of the said Act. b. Further, that pursuant to Section 91 (9) (a) of the said Act, that part "a" of this resolution shall cease from 30 June 2013.

Discussion

In late February a preliminary approach was made to Council's Development Services department by Mr. Michael Wolveridge, regarding potential establishment of a new high class Golf Course and Clubhouse / Lodge intending to cater for mid- to-high end market golf / tourism.

On Monday 4 March, a scheduled Monday meeting was made for Mr. Wolveridge to engage in discussions about a potential site for which he had developed some interest, being on the south coast, adjacent to Pelican Lagoon, roughly south of YMCA corner (and coincidentally in an area which has been identified in the Rural Living Development Plan Amendment (DPA) for consideration of re-zoning).

On Thursday 7 March, upon an invite from Mr. Wolveridge (*Wolveridge Design Consultants, formerly Thomson Wolveridge Perrett*) and business partner Andrew Purchase (*Turnpoint Pty Ltd*), the Development Services Manager accompanied the proponents via commercial helicopter to inspect the sections of land identified for the proposed development and its adjacent coastal interface and natural features.

We are of the understanding that at this time, the applicants are seeking to secure the land by contract and / or purchase and pending securing of land tenure, the applicants will proceed with preliminary investigations including survey and draft design work (for the course itself) prior to lodgement. Also foreshadowed is liaison with SA Coast Protection, SA Tourism Commission prior to developing a formal application.

As the subject land parcels have been identified within the Rural Living DPA, liaison with Council on a strategic planning level is expected once the DPA is authorised by Minister Rau for public exhibition & consultation. The development of a golf course would be considered somewhat divergent from either current Primary Production, or proposed Rural Living zoning, though shows potential for low environmental impact land use, which also supports the tourism component of Kangaroo Island's economy.

Available evidence provides that Mr Wolveridge's golf course architecture companies (also formerly working with Professional golfer – 5 x British Open winner turned designer, Peter Thompson), have been responsible for more than 180 golf courses worldwide since the 1980's – Recently including Barnbougale Dunes – Bridport Tasmania which is ranked Australia's #1st public course, world #7th ranking for public courses and #35th ranked course in the world, and is working currently on a new coastal links at King Island, Bass Strait.