

**'THE COVE CARAVAN PARK'  
LOT 259 MACLEOD ST  
POINT SAMSON**



Our project is a proposed First Class Caravan Park that we are in the process of developing in Point Samson. Stages 1 and 2 are under construction at the moment and will include 47 bays, (including tent area) Office/Administration, Shop facility, public amenities block, laundry, Campers kitchen, BBQ area, children's playground, storage facilities and a Managers residence. Once stages 1 & 2 are up and running, we propose to use profits to develop Stages 3,4 & 5, as the demand requires.

The block was purchased with a Partner, 5 years ago (2000) in the hope we could develop the park as a joint venture. However, due to the current lease restrictions, development conditions and the high costs involved in setting up the Park (in particular the Water Treatment plant - approx \$330,000) we had a lot of difficulties in obtaining the required amount of finance through the normal channels. This, along with a change in our partner's financial position, put a lot of obstacles in the way and we were unable to proceed as planned. We tried on-selling the lease, but found that all of the interested purchasers came across the same problems trying to attain finance that we had experienced. The only way we could proceed from that point was to sell all our personal assets accumulated over our lifetime and put everything into this development.

It wasn't until we were in contact with the Pilbara ACC (Cameron Simkins) who informed us that there was funding available through various channels and he felt that our project would be well worth putting forth an 'Expression of Interest' that may enable us to be eligible for funding. The ACC also agreed that a Caravan Park was desperately needed in Samson and that it could be a wonderful asset to a community that is trying to become the 'tourist destination' for the Western Pilbara region. The ACC and in particular Cameron's advice, help and encouragement went a long way in our persisting with the grant process and hence enabling us to proceed with this project.

We felt our project was a much-needed development for Point Samson and the surrounding Pilbara area, as there is very limited accommodation available during the "Tourist season" (April - September). The small park across the road tells us they turn away approximately 40 caravans a week due to the limited availability of caravan bays. The development of the park will not only encourage more tourists to the immediate area, but will also provide an opportunity for future Tourism enhancement. It opens opportunities for other businesses to develop and consolidate (such as Fishing/Snorkelling outlets, Boat Hire, Beach-wear

outlets, Coffee Shops, Fish & Chips, Culture centres, etc) It will increase revenue to existing businesses in Samson and surrounds and not only provide employment both during the construction and operating stages of the Caravan Park, but the increase in visitors to the area would create new jobs for the community. Also once developed and landscaped, the park gardens and new surrounding businesses will add to and enhance the natural beauty of the area. The construction of the Water Treatment Plant within the Park will also go a long way to easing the load on the demand for town water.

The funding we received from Regional Partnerships has helped us enormously to get the construction of the park under way and has enabled us to Bitumize the roadways in and around the park and assisted with the steel framing and concrete construction of the building and caravan bays.

The Park is still in the construction stage at present and we are a few months behind schedule, but that has been due mainly to lengthy delays in delivery of materials and the heavy workload in the Pilbara area, which has caused the unavailability of skilled tradesmen at this time. However, it is still moving forward each day, albeit a little slower than originally anticipated and even though we are not going to be ready for this Tourist Season, we can now focus on having a First Class Tourist Destination ready for 2006.