



# Baby boomers dropping anchor put wind in marina sales

**MAURICE  
DUNLEVY**



**P**ARKING the superyacht could soon mean double-parking the mobility scooter, as ageing baby boomers spur the rise of the marina retirement estate.

Marina retirement villages are an American concept still mostly on the drawing board in Australia, but not on South Australia's south coast where one will be built at Hindmarsh Island, just inside the mouth of the Murray River.

The \$50 million retirement estate will be part of the existing Marina Hindmarsh Island development and is a likely forerunner to a wave of waterfront retirement havens.

It's a trend driven not only by the sea change phenomenon, but yachties and boaties who can afford to tie up at the front door.

It's also an idea that appeals to demographer Bernard Salt, who believes the concept of retirement villages being connected with some other activity is the way of the future for the baby boomers.

Salt regards retirement for retirement's sake as a boring and obsolete model, and predicts retirement villages will increasingly be attached to a form of passive recreation, whether it be a

golf course, bowling green, swimming pool or bushwalking area, or a combination of all of the above.

"Waiting around till you die belongs to the 20th century," Salt told *The Australian*. "The 21st century is time to develop physical and social skills and engage with the community ... and living at a marina, for those who can afford it, is showing the way."

Marina Hindmarsh Island, about 80km from Adelaide, is the southern hemisphere's largest freshwater marina, with 40ha of freshwater lagoons.

When complete, it will have 2000 residents living in 1100 new homes with the same number of marina berths, plus shops, a four-star resort, yacht club and helipad.

The actual retirement estate will have 117 dwellings spread across almost 5ha, with facilities that include an indoor pool, library, hairdressing and beauty salon, a business centre and bar and dining facilities.

It's the brainchild of the Chapman family, who during the 1990s attracted national attention with their court battles to build a bridge to Hindmarsh Island, against the wishes of local Aboriginal people.

The Chapmans were also back in the news this week with plans to build a

\$250 million marina project at Port Wakefield, at the very top of South Australia's Gulf St Vincent, about 100km north of Adelaide.

At this stage, the Hindmarsh Island retirement village is only being pitched to developers invited to register their interest.

CB Richard Ellis is the sole marketing agent and, according to state managing director Phillip Rundle, it's an opportunity for developers to start construction almost immediately because approvals are in place.

Rundle regards Hindmarsh Island as the right location for the development, with Australian Bureau of Statistics population projections forecasting that people aged 55 and over will represent 55 per cent of the total Victor Harbour and south coast district population by 2022.

"The Southern Fleurieu Peninsula continues to be among the fastest-growing seaside destinations for retirees, and this development will cater for the increased demand," he said.

Frontages offered to builders will range from 160m to 613m, with concept plans already prepared for a variety of two and three-bedroom units ranging in size from 141sq m to 190sq m.