



South Australia

Introducing
North Haven



Capital
Wealth Managers

www.capitalwealth.net.au

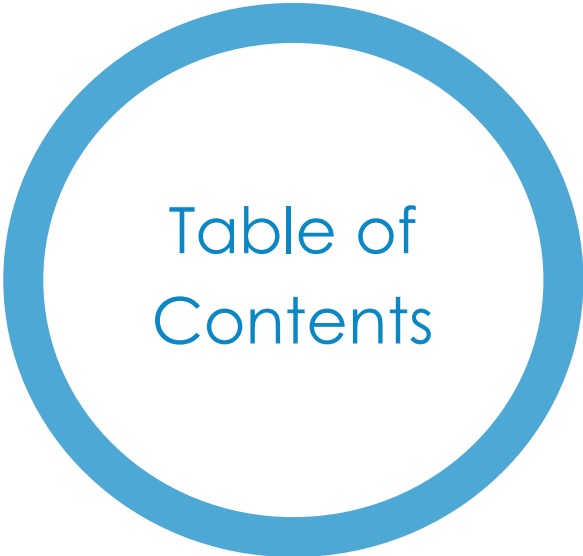
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Table of Contents

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Welcome to North Haven –

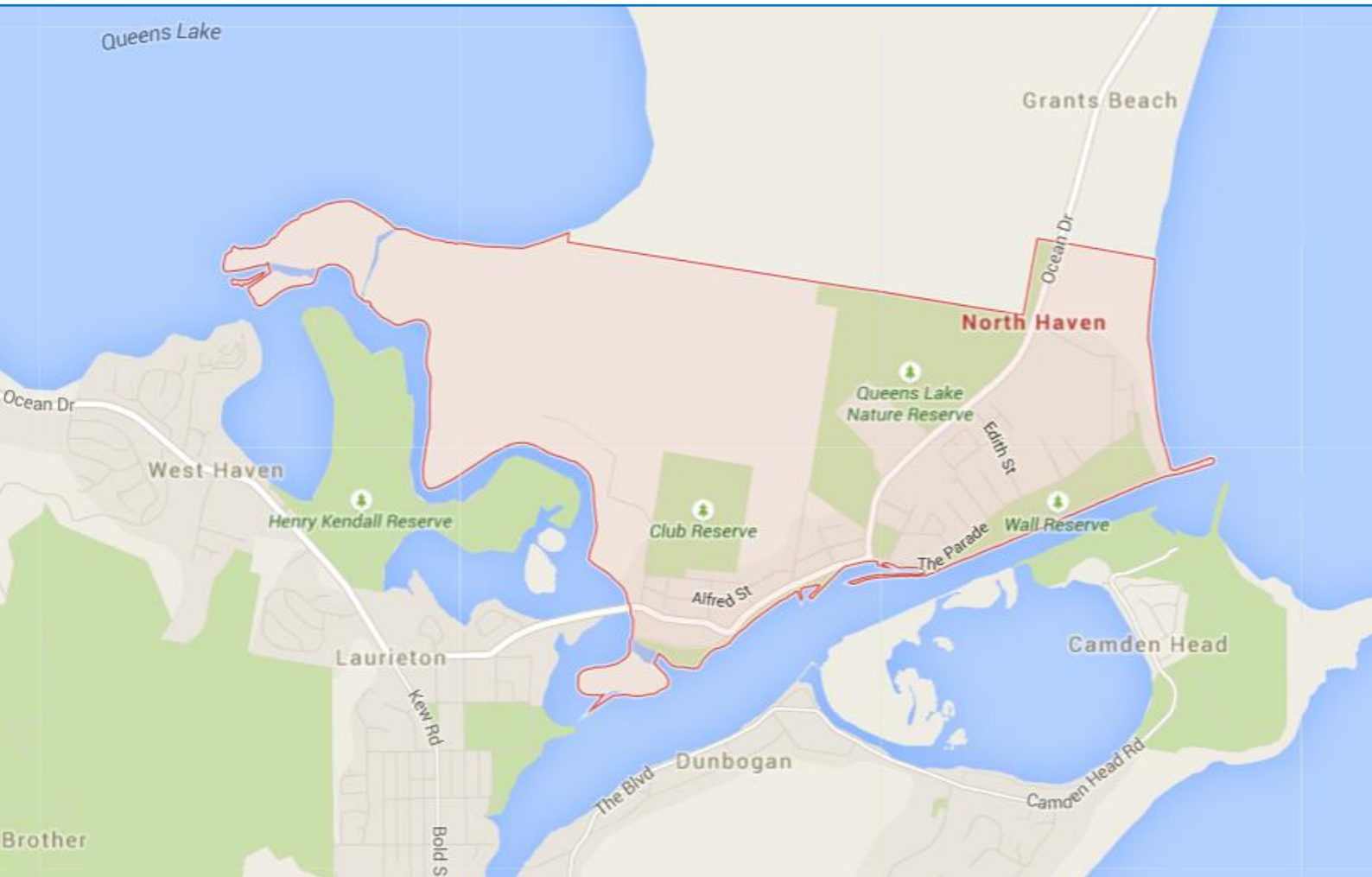
you will feel you are on holidays every day!

North Haven is a north-western suburb of Adelaide, 20 km from the CBD, in the state of South Australia, and falls under the City of Port Adelaide Enfield. It is adjacent to Osborne and Outer Harbor.

North Haven has everything for you and for your family. The suburb is served with numerous schools, great restaurants and parks. It is the best spot to exercise in open air: you can enjoy a walk along the beach or stroll around the marina.

The marina, lined with exclusive and desirable houses, is protected by two artificial breakwaters. Attached to that is the Cruising Yacht Club of South Australia, one of Adelaide's largest yacht clubs, whilst around the entrance to the Port River lies the Royal South Australian Yacht Squadron.

There is also a retirement village on Lady Gowrie Road, and a small shopping Centre on Osborne Road. It is impossible not to love North Haven!





Demographics

Key Facts:

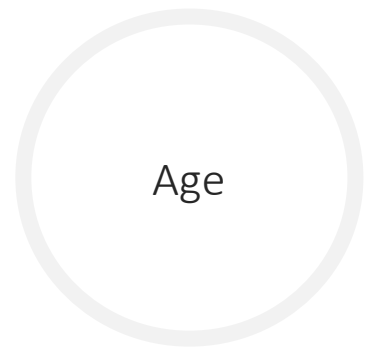
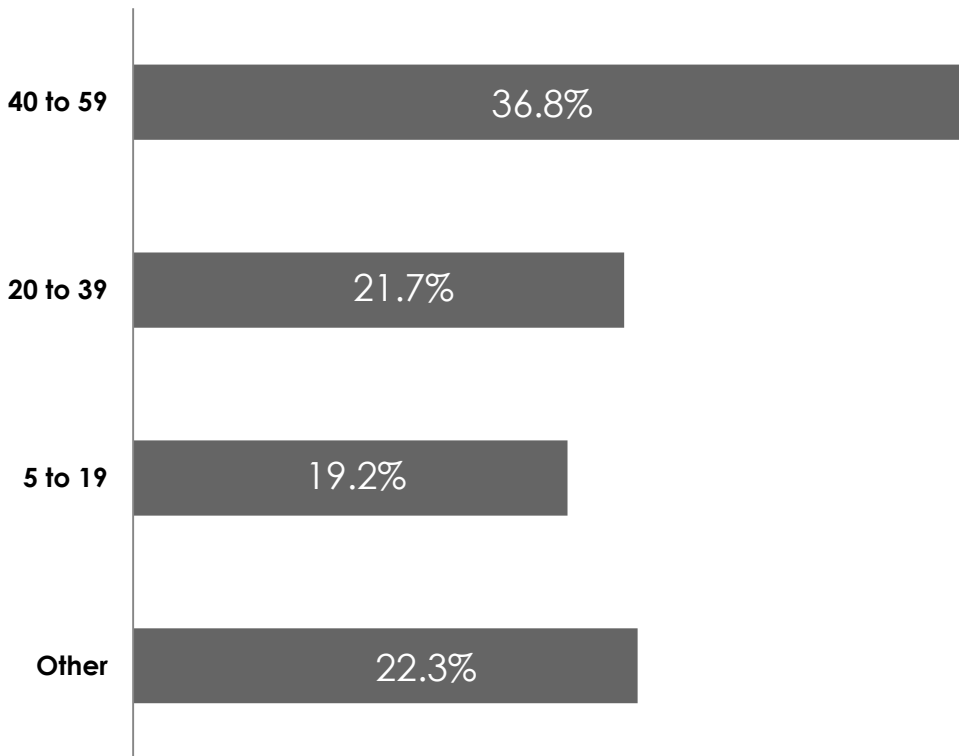
- In the 2011 Census, there were 14,058 people in North Haven (Statistical Area Level 2) of these 48.7% were male and 51.3% were female. Aboriginal and Torres Strait Islander people made up 2.8% of the population.
- The median age of people in North Haven (Statistical Area Level 2) was 43 years. Children aged 0 - 14 years made up 16.4% of the population and people aged 65 years and over made up 17.1% of the population.
- 39.3% of the families were couple families with children, 39.4% were couple families without children and 19.5% were one parent families.
- The most common occupations included Clerical and Administrative Workers 17.8%, Technicians and Trades Workers 15.9%, Professionals 14.3%, Community and Personal Service Workers 11.5%, and Labourers 11.1%
- Public Transport: the 330 bus services both Lady Gowrie and Osborne Roads and Osborne and Victoria Roads. The Outer Harbor railway line terminates at Outer Harbor railway station, which is actually in North Haven. The suburb is serviced by two more train stations, North Haven railway station and Osborne railway station.

Source: Australian Bureau of Statistics, 2011 census



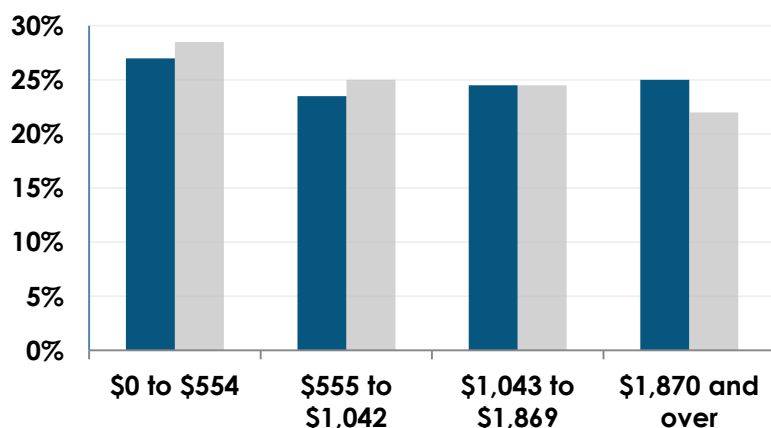
The City of Port Adelaide Enfield, where North Haven is located, has a Gross Regional Product estimated at \$7.63 billion – which represents 8.2% of the state's GSP (Gross State Product). Its largest industry is manufacturing. The city also has 71,005 local jobs and 7,873 local businesses.

Data from 2014 –
Source: Economic
Profile Lite,
economy.id.com.au)



Source: Domain Suburb Profile, retrieved in 2015

North Haven
Port Adelaide Enfield



Gross Weekly Household Income (2011)

People and employment

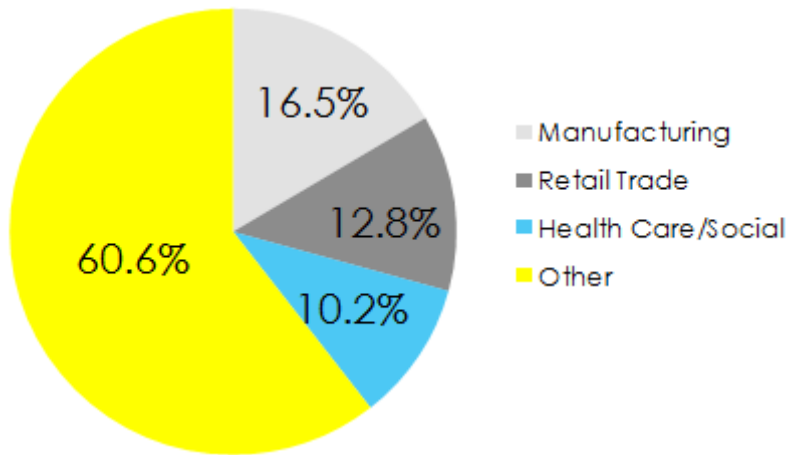
- There were 6,926 people who reported being in the labour force in the week before Census night (2011) in North Haven (Statistical Area Level 2). Of these 59.8% were employed full time, 28.7% were employed part-time and 5.7% were unemployed.

Source: Australian Bureau of Statistics

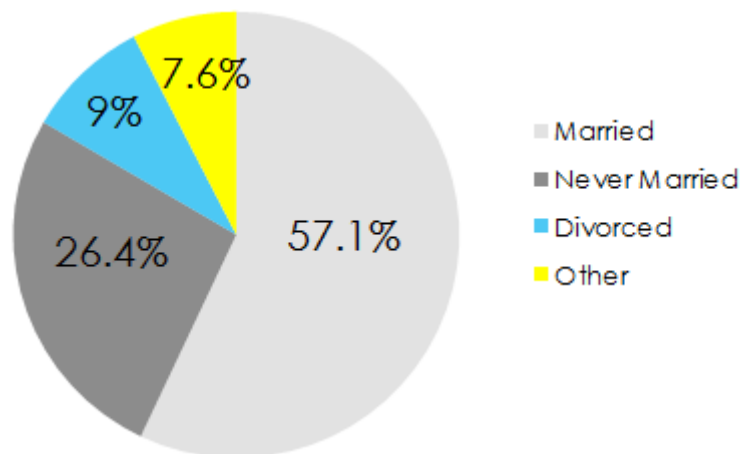
Employment	North Haven	%	South Australia	%	Australia	%
People who reported being in the labour force, aged 15 years and over (2011)						
Worked full time	4,141	59.8	445,076	56.7	6,367,554	59.7
Worked part-time	1,985	28.7	247,601	31.6	3,062,976	28.7
Away from work	406	5.9	46,683	6	627,797	5.9
Unemployed	394	5.7	44,968	5.7	600,133	5.6

Source: Profile id, retrieved in 2015

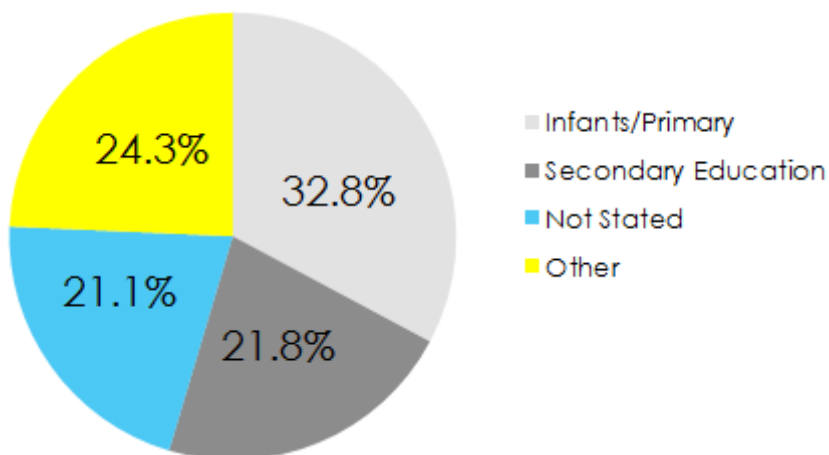
Occupation



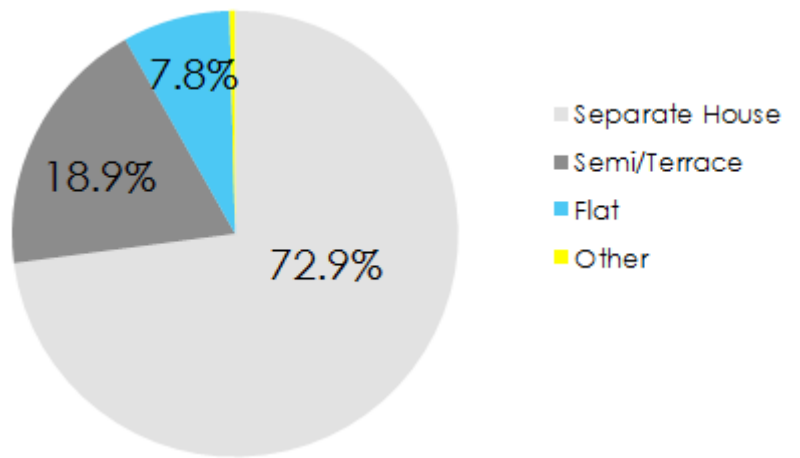
Marital Status



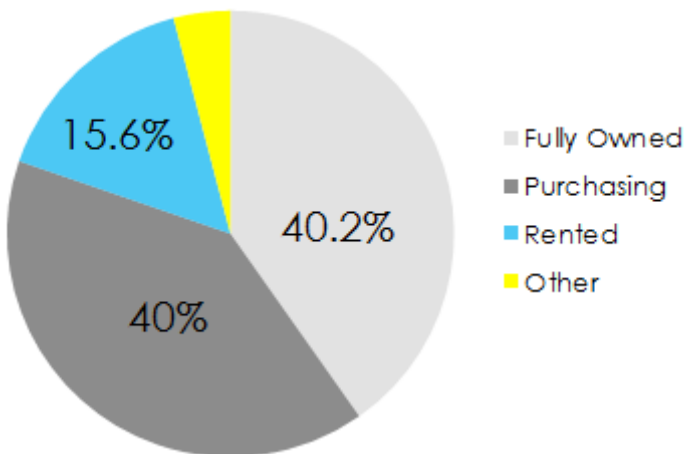
Education



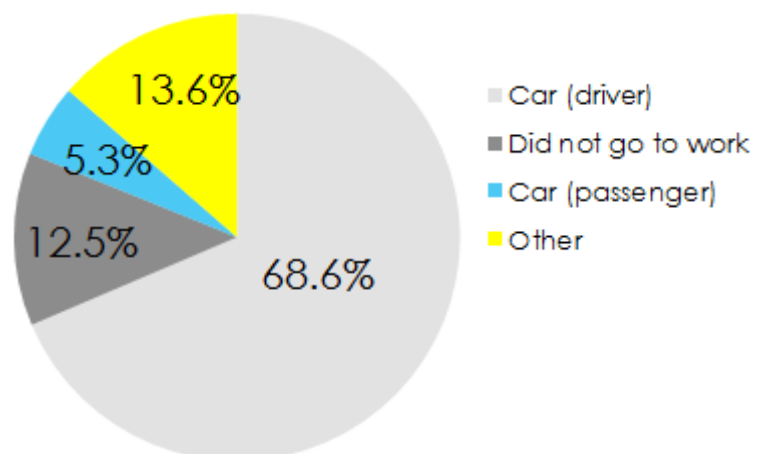
Nature of Occupancy



Dwelling Structure



Transport to work



Source: Domain Suburb Profile, retrieved in 2015



Growth

North Haven has a historic of high Individual Income statistics, which are an indicator of socio-economic status. Overall, 8.4% of the population earned a high income, and 39.2% earned a low income, compared with 7.1% and 41.0% respectively for the City of Port Adelaide Enfield. In property market, comparing the year of 2015 with 2010, the median house sales price for houses increased 8.5% which equates to a compound annual growth rate of 1.6%.

(Data from 2014)

Source: Economic Profile Lite, economy.id.com.au.





Infrastructure

Taperoo Park



Port Adelaide Enfield Council is planning a \$3.5 million upgrade of a Taperoo park. Artwork: SUPPLIED

In October 2014, Council started a project to develop soccer facilities and a community facility on the site of the former Taperoo Primary School. Council acting technical services director Robert Tiggemann said the entire project could take four years to complete, subject to money.

The project includes heavy involvement with the Port Adelaide Lions Soccer Club, and aims to provide more facilities on the Lefevre Peninsula for a sport with high levels of participation in the local community.

Taperoo Park will include two dog parks — one each for small and large breeds — carpark, picnic area, playground and grassed areas. There will also be gym equipment, basketball

and tennis courts and self-cleaning public toilets.

The council has included only \$300,000 in its 2014-15 budget — enough to complete paths linking the park with the foreshore, as well as new plants, seats and lights.

The final designs came after the council surveyed residents online and in person on what they wanted at the park.

Ray White Port Adelaide principal Nick Psarros said North Haven and Taperoo were already popular with families and the park would be a boost for the area. He said he had sold dozens of homes in the past two years to young families.

Stage 1

- \$1 million committed to project
- Conceptual design
- Council seeking additional funding opportunities

Background

- Council identified need for increased open space in Taperoo as part of Councils Open Space Plan 2006-10
- In 2010 Council purchased land from State Government
- In early 2014 Council secured \$500K grant, and provided an additional \$500K towards the project
- In Late 2014 Council developed Preliminary site plan and undertook community consultation

Source: City of Port Adelaide Enfield -
<https://www.portenf.sa.gov.au/page.aspx?u=2447>
and [Adelaidenow.com.au](http://www.adelaidenow.com.au)-
<http://www.adelaidenow.com.au/messenger/west-beaches/a-planned-35-million-overhaul-of-a-taperoo-park-by-port-adelaide-enfield-includes-a-giant-chess-board-and-fitness-circuit/story-fni9llx9-1227030579015>

North Haven Beach



North Haven beach is the product of a major redevelopment of the northern part of the Adelaide coast. In the 1980's North Haven Marina development excavated a large marine behind the beach, with two breakwaters to protect the entrance.

The North Haven Beach is now located between the northern breakwater and the older breakwater for Adelaide's Outer Harbour.

- **Swimming:** This is the safest beach on the Adelaide coast, with usually low wave to calm conditions and no rip currents.
- **Surfing:** None, except during a huge ocean swell which can penetrate up the gulf as far as North Haven, where it arrives as a low, 0.5m swell.
- **Fishing:** The boundary breakwaters offer the best locations.
- **General:** A relatively newly developed beach, with good access and parking, plus the surf club, in a low energy setting.
- **Parking:** Formal parking area with 100 spaces.

The 1.2 km long beach is wedged between the two breakwaters and has been slowly building seaward. Residential development backs the beach, with the North Haven Surf Life Saving Club, a large car park and dunes occupying the beachfront.

The beach faces southwest, and is composed of fine sand, which together with the low waves, usually less than 0.5 m, produced a wide, flat firm beach, and wide shallow bar attached to the beach.

Source: Beachsafe - <http://beachsafe.org.au/beach/sa0233>

Aveo The Haven Retirement Village



Amenities Include:

- Billiard / Snooker Table
- Community Centre
- Dining/Dining Room
- Emergency Call System
- Hair and Beauty Salon
- Indoor Social/Recreation
 - Library
- Outdoor Social/Recreation
 - Pet Friendly*

Aveo The Haven is a well-established retirement village perfectly situated less than one kilometre from the sparkling Gulf St Vincent in Adelaide's north.

North Haven marks the beginning of Adelaide's long stretch of fine bathing beaches and is home to plenty of engaging leisure pursuits.

Although this community is active and just 30 minutes from the centre of Adelaide, North Haven also retains the serenity of a sleepy seaside town.

For afternoons out, residents of Aveo The Haven take leisurely strolls to the marina area which offers a tavern and a variety of restaurants and cafés.

For a change of scenery, close by are the wide, open spaces at Le Fevre Reserve, where picnic, barbeque and sporting areas provide the perfect spot for get-togethers.

The North Haven Shopping Centre is right next door to the village with medical surgeries within walking distance too.

Aveo The Haven is an intimate village with a tranquil, homely feel. It provides the ideal blend of lifestyle choices, allowing residents to live with complete freedom.

Residents keep busy with a range of activities including regular exercise classes, happy hours, film afternoons, card mornings, and craft groups.

Aveo The Haven boasts a range of comfortable one and two bedroom independent living units, as well as several serviced apartments where extra services and support is offered.

Wherever you choose to live at Aveo The Haven, you can be sure that you will live the good life and enjoy everything that is on offer.

Source: <http://www.aveo.com.au/retirement-villages/sa/west-sa/aveo-the-haven/>

Cruising Yacht Club of South Australia



South Australia is the State's premier yacht club and caters for over 1200 members with a diverse range of sporting and social interests. Located on the Le Fevre Peninsula at North Haven, the Club was incorporated in 1973. Just 5 minutes from Semaphore, 10 minutes from increasingly thriving

West Lakes, the CYCSA's location is unreservedly convenient. The Cruising Yacht Club of South Australia covers approximately 36 hectares, which includes water and land from the inner breakwater to the North Haven harbour through to Lady Gowrie Drive.

CYCSA Marine Academy

The overall purpose of the CYCSA Marine Academy is to increase the enjoyment, safety and knowledge of members and non-members for recreational power and sail boating and yacht racing. Our emphasis is on: 'adding value' for current Club members, providing specific courses relevant to the various Associations, developing successful programs and activities and, in time, establishing the CYCSA as "the" place to go to learn how to go boating.

CYCSA Racing Association

The Racing Association oversees all racing activities at the CYCSA. A comprehensive calendar includes Windward/Leeward and Fixed Mark course racing, Offshore, Twilight and Short-handed series, Ladies Helm events and Regattas.

Racing is conducted in Winter and Summer seasons.

Included in the services of CYSA are training courses and beautiful function venues.

Source:
[http://www.cy
csa.com.au/](http://www.cy
csa.com.au/)



In the News

New car maker plans to set up in Port Adelaide and Edinburgh Parks to keep automotive industry alive in SA post- Holden

Eichler, K. Portside Messenger, February 25, 2015



Ethan Automotive spokeswoman Dr Brigid Mahoney says the company wants to invest in the Port and Edinburgh Parks. Picture: Tricia Watkinson. Source: News Limited

An Australian-based company wants to open a head office at Port Adelaide as part of a grand plan to make cars in SA after Holden closes.

Ethan Automotive has plans to open an office for admin, design and engineering at the Port this year and employ 70 people.

The company wants to manufacture its own brand of electric, petrol engine and hybrid cars at a vacant site at Edinburgh Parks in Adelaide's north. More than 300 people would work there once the plant is fully operational by 2018 and the company hopes to provide an employment pathway for some Holden workers.

The company's spokeswoman Dr Brigid Mahoney said Ethan Automotive was in talks with the State Government about finding a site in the heart of the Port.

"You've got the new expressway that goes right up to the northern suburbs from the Port," Dr Mahoney said.

"We like the Port because it's close to the airport for interstate and international auto experts to come in and out and we think there's enough room and capacity there."

The company had originally wanted to take over Holden's soon-to-be-vacated Elizabeth plant but has decided against it.

"Holden, Ford and Toyota run a high volume operation and it's all on a global platform," Dr Mahoney said. "All the equipment isn't going to work for our production models."

The company wants to release the first prototypes by 2017 and the first car to the market in 2018.

Dr Mahoney said the idea was viable because it was smaller than Holden, Toyota and Ford's operations.

"They are making profits from a stable of factories around the world and their main focus isn't the local workers. "We've looked at different aspects of that business and realised high

volume will not work for us.”

Dr Mahoney said private investors were looking to part-fund the project but the company would also seek state and federal government funding.

She would not disclose the identities of financial backers or how many investors were attached to the project.

However News Ltd has previously reported former Holden and Toyota executives are among its backers.

The company wants to sell direct to customers, cutting out dealers and making cars up to 40 per cent cheaper.

Automotive Minister Kyam Maher said he backed “all proposals supporting manufacturing in this state”.

Federal Industry Minister Ian MacFarlane’s spokeswoman Kylie Barron said the government

welcomed “innovation and new ideas from Australian businesses”.

Ms Barron said car makers could apply for funding under a number of government programs, including the Growth Fund and the Manufacturing Transition Programme.

“To compete in a changing global economy Australian manufacturers must continue to innovate and play to our strengths,” Ms Barron said. Port Adelaide Enfield Mayor Gary Johanson said the plan was good for local jobs and promising news for the Port.

“The state needs a key

driving area outside of the CBD and the Port is the logical location for that given the important part it’s played in the formation of the state,” Mr Johanson said.

Playford Mayor Glenn Docherty said the announcement was good news for the northern suburbs, but the need to diversify local industries remained.

“It would be a relief for many of those that work in the sector, but there’s a long way to go and obviously it’s also about South Australia diversifying away from auto manufacturing.”

Port Adelaide Enfield Mayor Gary Johanson said the plan was good for local jobs and promising news for the Port. “The state needs a key driving area outside of the CBD and the Port is the logical location for that given the important part it’s played in the formation of the state,” Mr Johanson said.

Source:

<http://www.adelaidenow.com.au/messenger/west-beaches/new-car-marker-plans-to-set-up-in-port-adelaide-and-edinburgh-parks-to-keep-automotive-industry-alive-in-sa-post-holden/story-fni9llx9-1227238463349>

Port Adelaide has been shortlisted as a possible new home for an Adelaide CBD medical devices manufacturer seeking to expand its premises in 2015.

Adelaide Now, Mar 2015

Ellex Medical Lasers, which celebrates its 30th birthday this year, is keen to relocate its head office and manufacturing plant, with 140 staff, from Gilbert St to Port Adelaide after outgrowing its current floor space.

The ophthalmic laser manufacturer is expected to spend about \$3 million on the move and last month reported a half year net profit of \$815,000 on revenue of \$30.7 million.

Port Adelaide is one of several likely new destinations and the move will take place within 12 months of a decision on location.

Ellex chairman Victor Previn said the company was in talks

with the State Government and Port Adelaide Enfield Council about finding a site in the heart of the Port.

"It's such a great place," Mr Previn said.

"We have outgrown our office in the city and we are in the city square mile and moved into that area 10 years ago when rents were very low.

"We've seen the west end of the city transform from being a run-down area to now an area that is growing from new apartments and townhouses.

"So it's time for us to find a bigger premises and one



Ellex Medical Lasers managing director Victor Previn. His company is looking to relocate from the city to Port Adelaide. Source: News Limited

that is fit for purpose."

He said the company was "spoiled for choice" when it came to available sites at the Port but would not pin down an exact location.

"We haven't exactly nailed the site but the government has been very supportive in helping us find buildings," he said.

Port Adelaide Enfield Mayor Gary Johanson said the company was eyeing off an old State Government office tower on St Vincent St

but Mr Previn would not confirm that location.

Mr Johanson said the move was “ideal” for the area and was good news for local jobs.

“This is the sort of company the local community has been longing for in our area,” Mr Johanson said.

“This is the sort of value-adding, non-polluting company that I can see as a beacon of light for the area.

“I’m so excited about the prospect of them moving.”

Ellex Medical Lasers began in 1985 and sells medical equipment to more than 100 countries.

It also has sales offices in America, Japan, France and Germany.

More than 20,000 of their laser systems are in use across the world.

The company would consider moving to another suburb if it

was not able to secure a spot in Port Adelaide.

Australian-based Ethan Automotive last month announced plans to open an office in the Port this year and employ 70 people.

Port Adelaide Enfield Mayor Gary Johanson said the move was “ideal” for the area and was good news for local jobs. “This is the sort of company the local community has been longing for in our area,” Mr Johanson said. “This is the sort of value-adding, non-polluting company that I can see as a beacon of light for the area.

Source:

<http://www.news.com.au/national/south-australia/medical-laser-maker-targets-port-adelaide/story-fnii5yv4-1227258837361>

\$11m plan to keep 'local streets for local traffic'

Eichler, K. *Portside Messenger*. June 12, 2015.

It's tipped it will cost about \$11 million to fix traffic-choked streets across the Port Adelaide Enfield area over the next eight years — and getting traffic off side streets is a priority.

A council report puts the cost of reducing traffic in side streets across Enfield, Kilburn, North Haven, Greenacres, Northfield and Rosewater by 2023 at \$10.6m.

The council plans to spend \$250,000 in the next two financial years to try and slow traffic in Kilburn by using a range of "traffic calming devices" such as speed bumps. It will employ two extra traffic engineers to make it happen.

Council staff have also set aside \$225,000 in the 2015/16 draft budget — with the focus on slowing traffic across North Haven, including around Tucker Crescent. The

council is consulting residents on whether traffic management is needed in the suburb.

Mayor Gary Johanson said traffic issues were costly and the council had to carefully examine the flow-on effects of the projects.

"Any sort of traffic issue is very expensive and obviously as soon as you try and stop traffic, move it or slow it down, people will tend to find alternative routes," Mr Johanson said.

"So instead of fixing a problem, you are shifting a problem so roads that could be quiet at the moment could suddenly become major thoroughfares and rat runs."

Acting chief executive Wally Iasiello said the cost was an "estimate" and could change



Road work will be focused on slowing down traffic in side streets in Adelaide's west.

following detailed studies and community consultation. Northfield Ward councillor Mark Basham said traffic was clogging some streets in Greenacres.

"I think a lot of the traffic issues are current now and getting worse, so it's appropriate we fix them up as soon as possible," Cr Basham said.

"Greenacres is becoming full of traffic coming from further afield thanks to a massive increase in traffic along Fosters Rd and Redwood Ave.

"The idea is to keep local streets for local traffic. You don't want people using them as a short cut because the roads aren't designed for that."

North Haven School students have helped design Outer Harbor's newly-opened Kardi Yarta park

Boisvert, E. *Portside Messenger*.
January 02, 2014

Students who helped design a new adventure playground are using the school holidays to check out their handiwork firsthand.

North Haven School students contributed ideas for the park, at the corner of Victoria Rd and Pelican Point Rd in Outer Harbor.

The Kardi Yarta Park was officially opened in early December. Its name means "emu country" in the Kurna language. Abbey, 12, said Michael and Lewis O'Brien came to her school to explain the significance of the area as an emu hunting ground.

"We had some people come in and talk to us



North Haven Primary School students (from left) Lauren Iovino, Ripley Hart, and Abbey Mugford try out the new playground equipment they've helped design. Picture: Roger Wyman.

about the area and what it was used for and then we talked as a group about what we would like where and what types of activities," Abbey said.

"We were given pieces of paper and drew our favourite designs as a group."

School principal Robyn Ravalico said the new playground was welcomed by a community known more as the site of Adelaide's heavy industry and shipping.

"It's like you're exploring nature with the playground equipment integrated into it," Ms Ravalico said.

"It was a swamp at one stage and was used for cars hooning around, but now on the weekends it's jam-packed with people."

Kardi Yarta includes play equipment, barbecues, an amphitheatre, public toilets and bike and walking paths.

The park includes a swing that can be used by children with disabilities.

It is the last of five reserves established as part of the \$5.4 million Northern Lefevre Peninsula Open Space project funded by the State Government.

A spokesman for Renewal SA could not specify how much the Kardi Yarta playground cost.



Education

North Haven has:

- **7** Schools including surrounding suburbs – Taperoo (3)

There are also **3** Kindergarten & Preschools
and **1** Martial Arts School.



Miwio Jiu Jitsu in North Haven

Jiu-Jitsu is a weapon less means of Self Defence, consisting offensive and defensive techniques using all parts of the body to their maximum advantage. The object of true Jiu-Jitsu is perfection of oneself through the perfection of the art.

- 1. fusegi - defence techniques.**
- 2. nage waza - throws using opponent's strength.**
- 3. katame waza - wrestling using devastating locks on joints.**
- 4. randori - free exercise in using the above techniques.**
- 5. kata - stylistic patterns of exercise incorporating techniques taught at specific levels, using bare hands and the Jo-stick.**

Instruction progresses from basics as through repetition, the techniques become spontaneous. Stamina, speed and coordination become natural as the student approaches Black Belt level.

Source: <http://www.jiujitsumiwiostyle.org.au/>





Entertainment



Lefevre Community Stadium

Along with the numerous parks in North Haven, Lefevre Community Stadium is also a choice of entertainment to the whole family!

The Lefevre Community Stadium is located on the corner of Victoria Rd and Marmora Tce, Osborne and conveniently located behind the Osborne Train Station and Bus stop 59. The Community Stadium is set back from Victoria Rd and provides numerous car parks.

The Lefevre Community Stadium is situated in a peaceful parkland setting at Osborne. The two surrounding reserves include skate park, outdoor Netball and tennis courts, bike track, two playgrounds and soccer goals.

The fantastic new stadium caters for the recreational needs of the community while also provides meeting and function hall rooms that are very user friendly to people with disabilities.

In addition to the 2 court recreational stadium, facilities at the Centre include meeting rooms, central kitchen and main hall suitable for childrens birthday parties, small weddings or gatherings.

Plenty of parking is available.

Source:
<https://www.portenf.sa.gov.au/page.aspx?u=2387>



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