

Redevelopment at Royal Pavillion Eyed

By Bill White

The first step toward a further major change in the makeup of beachfront property in Pine Knoll Shores was taken in January with the purchase of the Royal Pavillion Resort complex by Fred Bunn, a veteran of the construction and community development industry.

Bunn is the owner of the Realty World First Coast Realty organization headquartered in Atlantic Beach and has been a major investor in Crystal Coast real estate for years. He said the Royal Pavillion, largest taxpayer in PKS, will continue to operate as it has in the past through May, at which time the doors will be closed in anticipation of redevelopment. The former owner, Doug Fleming, is helping with the transition to make it as seamless as possible.

What form redevelopment might take is presently under consideration, Bunn said, with a number of options being explored. He said



the move toward redevelopment came to the fore because hotels in general have not done well, adding that an increase in hotel rooms in the market has not produced a proportionate increase in demand.

Bunn also noted that there has been a good deal of condo construction in the area recently and that that has to be taken into consideration. That fact, he says, brought into the picture consideration of a possible single-family home option and the option of a combination of units.

Bunn has owned the Seahawk Motor

Lodge on the beach for some years and is the developer of the three "Shutters" condominium projects built in the past couple of years, two in Pine Knoll Shores and the third in Atlantic Beach. The owner of a number of enterprises in Wilson, N.C., he is also involved in development of the Cottages at Bay Ridge in Atlantic Beach and in redevelopment of the circle in Atlantic Beach, where he plans

what he describes as a "multi-use town within a town."

The Royal Pavillion started out as the John Yancey Motel, one of a chain operated by a Virginia family by that name. One of the John Yanceys remains in operation in Nags Head, Virginia. Doug Fleming, who owns the Windjammer Inn and makes his home there, bought the John Yancey in 1993 and adopted the new name a year later after completion of a renovation program. A new building housing guest rooms, a pool, a meeting room and an exercise room was added in 1999.

Fly Fishing in South America

By Richard Seale

Fly fisherman the world-over know about the trout and salmon fishing of Patagonian Argentina and Chile. Snowmelt from the Andes provides clean cold water for many rivers and lakes in which trout thrive. The Austral Summer is in full swing in southern South America. Peter Lennon "discovered" this a dozen years ago and started combining fly-fishing trips while on business trips to the region. Peter has "infected" others with this insanity and this January Richard Seale and Gerry Smith again joined Peter. This year the trip consisted of a week of fishing in Argentine Patagonia with Esquel Outfitters and a week in Chilean Patagonia with Estancia de Las Rios Outfitters. The Argentine Chubut and Rivadavia rivers are beautiful fishing rivers and both treated our group to great rainbow and brown trout, dry and wet fly fishing. Other rivers and spring creeks filled out the fishing agenda while travel to these venues had the side shows of rhea (an ostrich like bird) and guanaco (a wild llama) and life on estancias, South American huge ranches of sheep and cattle. Gaucho's herded 4500 sheep over the Chubut River on a swinging cable bridge while we fished below.

Asado barbeque dinners of sheep greeted us when we arrived "home" after fishing until sunset which was at 10 p.m. Our "normal" fishing day started at 7 a.m. and finished after midnight. A five hour drive on a one lane dirt track brought us from Argentina to Chile's Estancia de las Rios a 366,000 hectare operation of sheep and cattle, but also a place of great fishing. We crossed the border late in January and learned we were only the second vehicle to do so in 2006! Fishing at "the estancia" is an annual ritual. It is a first class experience! Accommodations, food, fishing guides and fishing places, the wood fired hot tub, and the asado lamb barbeque are just great. But it is a full week of pretty intense fly- fishing--- so one better like fly-

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