

# Appendix N Economic Impacts Worksheets

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**PORT OF AIRLIE MARINA DEVELOPMENT**

Element	Description	Site Area	Size	Units	Assumptions				Estimates			
					Costs	Workers	Revenue	Res/Visit	Costs	Workers	Revenue	Res/Visit
					\$	#	\$	#	\$m	#	\$m	#
A	Town Square	4,705			200	0	0	0.0	0.9	0	0.0	0
B	Food Court	-	0		0	0	0	0.0	0.0	0	0.0	0
C	Retail	-	2,200	m2	1,300	0.030	6,000	0.0	2.9	66	13.2	0
D	Transport Terminal & Offices	18,989	1,200	m2	1,000	0.050	4,000	0.0	1.2	60	4.8	0
E	Hotel	9,594	150	rooms	180,000	0.900	55,000	1.2	27.0	135	8.3	180
F	Public Boat Ramp	5,712	2	lanes	50,000	0	0	0.0	0.1	0	0.0	0
G	Hardstand	7,376	1		100	4	200,000	0.0	0.7	4	0.2	0
HA	Serviced Apartments	9,061	110	units	170,000	0.700	45,000	1.5	18.7	77	5.0	165
HB	Retail	-	1,500	m2	1,500	0.030	5,000	0.0	2.3	45	7.5	0
I	Apartments	6,784	40	units	200,000	0	0	2.0	8.0	0	0.0	80
J	Ferry Docks	-	6	berths	25,000	8	1,000,000	0.0	0.2	48	6.0	0
K	Marine Academy	2,392	650	m2	1,100	0.015	1,500	0.0	0.7	10	1.0	0
L	Beach Bungalows	7,940	12	units	200,000	0	0	2.0	2.4	0	0.0	24
M	Ocean View Apartments	-	32	units	180,000	0	0	2.2	5.8	0	0.0	70
N	Public Park	11,669	10,000	m2	50	0	0	0.0	0.6	0	0.0	0
O	Residential	15,991	16	dwelling	250,000	0	0	2.4	4.0	0	0.0	38
P	Lookout	-				0	0	0.0	0.0	0	0.0	0
Q	Fuel Jetty	-	1		70,000	2	500,000	0.0	0.1	2	0.5	0
R	Existing Sailing Club	-	28	berths	14,000	0	4,000	0.0	0.4	0	0.1	0
S	Marina	-	200	berths	12,000	0.040	6,000	0.2	2.4	8	1.2	40
T	Visiting Yachts	-	12	berths	14,000	0	5,000	1.6	0.2	0	0.1	19
	Site Works	-	1		20,000,000	0	0	0.0	20.0	0	0.0	0
	Total	100,213							98.4	455	47.7	617
									100.0	300		

PORT OF AIRLIE MARINA DEVELOPMENT

Port of Airlie Project: Cost/Benefit Analysis

Benefits	Years																						
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
GST	4,545	4,545	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	
Land Tax	0	0	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	
Payroll Tax	0	0	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	
Rates	0	0	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	
Public Boat Ramp	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Additional Tourism to Region	0	0	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	
Improved Accessibility to Jetty	0	0	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	
Safety Benefits from Marina	0	0	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
Safety Benefits from Jetty	0	0	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
Infrastructure Contributions	?	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Sub-Total</b>	<b>4,545</b>	<b>4,595</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	<b>6,645</b>	
<b>Costs</b>																							
Local Infrastructure Provision	?	?	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	
Lost Shire Revenue from Shute Harbour	0	0	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	
State Services	0	0	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	
<b>Sub-Total</b>	<b>0</b>	<b>0</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>	
<b>Net Benefits</b>	<b>4,545</b>	<b>4,595</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	<b>5,045</b>	
<b>Discount Factors</b>	<b>6.00%</b>	<b>1.0600</b>	<b>1.0000</b>	<b>0.9434</b>	<b>0.8900</b>	<b>0.8396</b>	<b>0.7921</b>	<b>0.7473</b>	<b>0.7050</b>	<b>0.6651</b>	<b>0.6274</b>	<b>0.5919</b>	<b>0.5584</b>	<b>0.5268</b>	<b>0.4970</b>	<b>0.4688</b>	<b>0.4423</b>	<b>0.4173</b>	<b>0.3936</b>	<b>0.3714</b>	<b>0.3503</b>	<b>0.3305</b>	<b>0.3118</b>
<b>Net Present Value of Benefits</b>	<b>4,818</b>	<b>4,595</b>	<b>4,759</b>	<b>4,490</b>	<b>4,236</b>	<b>3,996</b>	<b>3,770</b>	<b>3,557</b>	<b>3,355</b>	<b>3,165</b>	<b>2,986</b>	<b>2,817</b>	<b>2,658</b>	<b>2,507</b>	<b>2,365</b>	<b>2,231</b>	<b>2,105</b>	<b>1,986</b>	<b>1,874</b>	<b>1,767</b>	<b>1,667</b>	<b>1,573</b>	
<b>Total Net Present Value of Benefits</b>	<b>67,278</b>																						