

Port Hedland International Airport long-term lease engagement program

- Background:
 - Town instigated expert review of the way in which it currently manages and finances the operation of the airport
 - A detailed study by The Airport Group recommended that the airport offered for long-term lease by commercial operators
 - The complex nature of this kind of arrangement means the proposal needs to be explained to the community
 - The Town needs to ensure that there is an informed discussion based on facts rather than on misinformation
- Objectives:
 - Ensure community gets to hear the facts about the proposed new governance arrangement for Port Hedland International Airport.
 - Communicate in a way that minimises the opportunity for misinformation to dominate the community discussion
- Strategic approach
 - Empower the community with information that clearly explains the merits of the change to the governance of the airport.
 - Proactively anticipate any potential concerns and ensure there is clear explanation
 - Provide simple to understand explanations for the more complex elements of the process that will follow any decision by council to proceed with the recommendation of the airport review
- Tactics:
 - Create a narrative
 - Provide evidence
 - Local newspaper
 - Radio
 - Social media
 - Information booth/display
 - Community forum

OUR AIRPORT, OUR FUTURE



“ A modern and well-serviced airport is as essential for attracting new industries and tourism as it is for servicing our local community and making Port Hedland a great place to live ”

Our airport is important for our community – it is as essential for attracting new industries and tourism as it is for servicing our local community and making Port Hedland a great place to live.

We know the Port Hedland International Airport is in need of considerable improvements to bring it to its full potential. These include terminal redevelopment and upgrades to essential services, airside infrastructure and car park and traffic arrangements.

The Town of Port Hedland has been reviewing how we operate and fund the airport. We have engaged one of Australia's leading experts The Airport Group to see if there is a more efficient operating model available – one that would provide better economic development opportunities, improve financial returns, reduce operational risks and allow better access to private investment.

The Airport Group's recommendation is that we offer the airport for long-term lease by a private operator, an option which is the most beneficial for the community.

What would a long-term lease mean?

This proposed new arrangement does NOT mean the sale of the airport. Instead, the airport would be run by commercial operators while the Town of Port Hedland retains ownership of it and continues to influence strategic decisions.

What this proposal does mean is great financial benefit for ratepayers. Instead of the Council borrowing funds to upgrade the airport, these would be sourced by the private operator. Lease revenue would also provide opportunities for other valuable community projects to be funded.

Long term lease arrangements have proven to be successful for a number of local government owned airports on the east coast, bringing ongoing benefits to their local communities.

We believe this is the best option for the future of our town and our airport. However, this decision has not been made and will not be made in a hurry, nor without community input.

Have your say

This proposal is open to public comment until 28 May 2015. To find out more or to have your say, visit the Town of Port Hedland's website or phone us.



TRANSFORMING PORT HEDLAND INTERNATIONAL AIRPORT



“ The redevelopment program will transform the airport into a modern and well-served gateway to the North West ”

Our airport will play a crucial role in the economic future of our town and region. What we have right now has served us well but unprecedented growth in passenger numbers is putting increasing pressure on the airport's current facilities. Passenger numbers in 2005 were 110,000 but had grown to more than 515,000 in 2013.

In addition to the pressure of increasing passenger numbers, the Town of Port Hedland, together with expert advisers, The Airport Group has identified significant opportunities for economic growth in the future but these will require a substantial upgrade to our current airport facilities.

- A redeveloped airport will welcome travellers to the Pilbara and open opportunities in for new export based industries in Port Hedland.
- Plans include renovating and expanding the 40 year old passenger terminal to better manage busy times and give all travellers a more comfortable wait. The terminal could feature a mezzanine level, indoor and outdoor lounges, places for the kids to play and covered walkways.
- Logistics operations would be more efficient with the development of a new freight and logistics zone, which has direct airside access and expanded service roads. Airside operations would also be upgraded, including improvements to the runway, aircraft parking bays and control tower.

- Getting to the airport and parking would be made easier for everyone with the carpark upgraded to include shared zones, a separate bus parking area and a larger short-term car park.
- Visitors to Port Hedland would also have a taste of the town's unique culture, which would be reflected in the upgraded airport's architecture and artworks.
- To transform the airport into a modern and well-served gateway to the North West we would need to invest over \$60 million in the next five years, or \$80 million over the next ten years.
- Under the current governance structure the \$80 million required for the project would either need to be sourced by from Town of Port Hedland funds – taking away from other community projects. That is why we are considering leasing the airport to a private operator who would be required to fund the upgrade. It is important to note that the Town of Port Hedland would retain ownership of the airport.

Have your say

A public consultation period is open until 8 June 2015 regarding the changes to airport's governance structure. To find out more, contact the Town of Port Hedland.



Like us at [facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)



Call us 9158 9300 or visit our website www.porthedland.wa.gov.au

OUR AIRPORT, OUR FUTURE



Come and talk to the experts about the proposed long-term lease of the Port Hedland International Airport.

Have your say at a community forum being held at:

- 6.30pm, Wednesday 20 May 2015
- Council Chambers, Civic Centre

The future prosperity of Port Hedland is linked to the extent which we can develop our airport. This means providing existing and new industries with access to a modern, technologically advanced airport facility for exporting goods and services.

Port Hedland has exciting opportunities to expand and diversify its economic base but risks missing out unless we have the infrastructure and capacity to cater for future growth and exporters' needs.

A long-term lease is proposed for Port Hedland International Airport to support these plans and will allow for private funding of ongoing improvements to enable airport facilities and services to grow. This includes a \$100 million redevelopment program that is necessary to bring our airport to its full potential.

Where else has benefited from private investment?

A number of regional and metropolitan economies across Australia have benefited from private operation and funding of their airports over recent decades such as:

- Alice Springs
- Mt Isa
- Launceston
- Melbourne
- Brisbane

These leased airports have benefited from the involvement of the private sector with unprecedented increases in capital investment and business development growth. These benefits have flowed onto the local and state economies through increased economic activity and stimulation.

Since Brisbane Airport Corporation (BAC) acquired a 50 year lease of Brisbane Airport in 1997, it has funded significant ongoing upgrades, including the construction of a \$1.3 billion parallel runway to ensure that the Queensland economy would continue to meet its economic growth targets.

References:

- www.brisbanemarketing.com.au
- www.tno.com.au
- Australia's Trade by State and Territory, Department of Foreign Affairs and Trade, 2012
- ABS 5220.0, State Accounts 2011-12, November 2012

The Queensland economy has enjoyed strong growth rates over this time and benefits from its diversified economic base. In particular, energy and resources, agriculture and services have been recording exceptional growth in the value of state exports. To continue to support future growth, BAC has a \$3.6 billion investment program in the pipeline for the upcoming decade.

Studies of the nation's major airports by Australian Competition & Consumer Commission (ACCC) also show Brisbane Airport consistently receiving the highest 'overall average ratings of quality of service' over the past 11 years. Ratings of the airports airside facilities and services have also increased in this time.

Overall capital investment in Federal Government leased Airports is at record levels since the operational responsibility of these airports was handed over to the private sector.

Cumulative investments over the last 15 years at Australian capital city airports have been:

- Adelaide \$1.2 Billion
- Brisbane \$2.2 Billion
- Canberra \$300 Million
- Hobart \$100 Million
- Melbourne \$1.25 Billion
- Perth \$1 Billion
- Sydney \$1.5 Billion

These investments are more than double the investment made by government over the same period when the airports were under government control.

To find out more about what is proposed and to have your say before 6 June 2015, contact the Town of Port Hedland or visit our website.



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Call us 9168 0300 or visit our website www.porthedland.wa.gov.au

AIRPORT UPGRADES TO SUPPORT TOURISM



Come and talk to the experts about the proposed long-term lease of the Port Hedland International Airport.

Have your say at a community forum being held at:

- 6.30pm, Wednesday 20 May 2015
- Council Chambers, Civic Centre

As the gateway to Australia's North West, Port Hedland has great tourism prospects for the future. In recent years a relatively small proportion of visitors to Port Hedland have been from overseas but, with the proposed open skies policy for Northern Australia a potential drawcard for visitors from China and south-east Asia, this could be expanded.

A well serviced airport with modern facilities is an essential part of a strong tourism industry. While Port Hedland International Airport's facilities cater for current passenger numbers, important upgrades are now needed to bring it up to date and to allow for increased visitors.

Greater amenities within the terminal such as indoor and outdoor lounges are part of these upgrades, contributing to a better experience for all travellers. Visitors will also get a taste of Port Hedland culture when they arrive at the airport through unique architecture and artworks.

The proposed long term lease of the airport is key to its redevelopment, providing access to private investment without the need to rely on debt or rate raises. Privately leased airports around Australia benefit from ongoing capital investment, supporting increases in passenger numbers and driving tourism. The following case study shows how this has been effective in Launceston, Tasmania.

To find out more about what is proposed and to have your say before 8 June 2015, contact the Town of Port Hedland or visit our website.

LAUNCESTON AIRPORT

Australia Pacific Airports Corporation (APAC), together with the Launceston City Council, have leased Launceston Airport since May 1998. Over the years, APAC has continued to invest in airport redevelopments with the aim of making Launceston the port of choice for visitors to Tasmania.



Some 90 per cent of people travelling to Tasmania do so by air, so up to date infrastructure at key airports is critical to the state's tourism industry and economic development. Launceston Airport was recognised in the 2014 Tasmanian Tourism Awards for Specialised Tourism Services, reflecting the important role the airport plays in supporting tourism state wide.

The airport has seen steady increases in passenger numbers, with three per cent growth in 2014. Strong tourism results have a positive flow-on effect to the region and to greater Tasmania, with visitors spending more than \$1.7 billion last year, up 11 per cent from 2013.

Future plans for upgrading Launceston Airport facilities are in support of ambitious state tourism targets to achieve 1.5 million visitors each year by 2020. A record capital investment program for Launceston Airport is currently underway, including updated roads, new undercover car parking and improved airfield safety. Greater terminal facilities will also offer visitors more shopping and dining options.



UNLOCKING OUR AIRPORT'S FULL POTENTIAL



Over the past two years, the Town of Port Hedland and Australia's leading experts the Airport Group have been investigating the best way to manage Port Hedland International Airport so it provides the best value for our community. They have been working together to determine an arrangement that delivers the greatest financial returns from the airport for ratepayers while also shifting operational risks away from the Town and freeing up resources for other valuable community projects.

A lease to a private operator was identified as the most beneficial model for the future of both the airport and Port Hedland.

So, how would this actually work?

The airport would NOT be sold and would remain a council owned asset. Any commercial arrangement entered into with a private lessor would ensure that the Town also continues to have input into strategic decisions relating to the airport.

The terms of the lease would require the private operator to meet a number of obligations including spending on airport improvements, regular maintenance and keeping the community informed about what's planned for their airport. Detailed

annual audits by a council appointed expert would ensure these obligations are fulfilled.

A transition plan would also be considered, in which the Town appoints airport management experts to have oversight over the lease in its first five years. The purpose of this would be to ensure that the private operators' interests align with those of the airport and the airport continues to be run to benefit the Port Hedland community.

The closest example of the model proposed is Alice Springs Airport. Airport Development Group (ADG), the parent company of Alice Springs Airport Pty Ltd, acquired a 50 year lease for the airport from the Federal Government in 1998.

Through its management of the airport, the group is committed to ongoing airport improvements, growing passenger numbers and contributing to the local community and Northern Territory economic growth. Last year, Alice Springs Airport was named Major Airport of the Year in the Australian Airport Association Industry Awards, based on its innovative solar energy project.

Contact the Town of Port Hedland or visit the website to find out more about what is proposed for our airport. Have your say by 8 June 2015.

What are the financial benefits?

To bring the airport to its full potential, it is currently in need of a minimum \$62 million improvement program, of which the Town is committed to spending \$22 million on water, sewerage and electrical infrastructure. The remaining \$40 million is for important terminal upgrades and improvements to airside services. Within the lease arrangement, this responsibility is shifted to the private operator, who would be required to complete the works within the first five years. A key advantage of this approach is that it removes the need for debt and rate rises to fund the redevelopment program.

The lease arrangement not only provides access to private investment but also to financial management expertise, ensuring the greatest returns from the airport are achieved. Lease payments – whether a one off payment, annual payments or a combination of both – will also become a source of funds available to benefit the community through other initiatives.



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OUR AIRPORT, OUR FUTURE

Our airport is essential to the future prosperity of Port Hedland and is part of what makes our town a great place to live. Following considerable review of how Port Hedland International Airport is operated and funded, a long-term lease to a private operator is proposed as the best direction for the future of our airport.

Both regional and metropolitan airports across Australia have seen great success from similar operating models. The potential benefits of a privately run airport range from driving tourism growth and supporting economic diversification to delivering greater financial benefits to the local communities in which they operate.



It will enable transformation of airport facilities

A significant redevelopment program has been identified to bring our airport to its full potential and continue to meet Port Hedland's needs into the future. The program includes terminal redevelopment and upgrades to essential services, airside infrastructure and car park and traffic arrangements.

The proposed long-term lease of the airport is critical to its redevelopment, providing access to private investment without the need to rely on debt or significantly higher rate increases.

It will support tourism

A strong local tourism industry requires a modern and well serviced airport. Our airport facilities serve us well now but, if passenger numbers are to grow in the future, ongoing investment is needed to support this. Private investment into our airport will allow it to be transformed into a welcoming gateway to Australia's north-west which offers a better experience for all visitors to our town.

Ongoing capital expenditure will be part of the lease arrangements, which will ensure our airport can support increases in passenger numbers and drive tourism.

It will support future economic growth

Port Hedland has exciting opportunities to expand and diversify its economic base by attracting new export-based industries into the region. However, if we do not have the infrastructure and capacity to support exporters' needs, we will not be able to take advantage of such opportunities.

Our airport will be upgraded and managed to provide both existing and new industries with access to technologically advanced facilities for exporting goods and services.

It will deliver financial benefits to our community

A long-term lease has been identified as the best way to manage our airport so it provides the greatest value for ratepayers. Ongoing capital expenditure will be funded by the lessor without the need for increased council debt or rate rises.

A private lease shifts operational risks away from the Town, while also freeing up resources and providing a revenue stream for other valuable community projects.

A long-term lease to a private operator means that the airport remains a council owned asset, while delivering the greatest value and benefits to the community.



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Public notice

West Australian 24 April

TOWN OF PORT HEDLAND

Business Plan under s3.59 of the Local Government Act 1995

The Town of Port Hedland is seeking comment and feedback on the Business Plan for the proposed major land transaction via Request for Proposal on portions of Lots 15, 16, 29, 436, 9000, 9001, 9002 and 9003 as shown indicatively on Deposited Plan 402661 (version 2), which comprises the Port Hedland International Airport precinct.

The proposed transaction involves the Town granting a long term lease to a private sector party for fair value via a tender process.

Copies of the Business Plan for the proposed major land transaction via Request for Proposal are available on the Town's website. Hard copies can be obtained from the following Town facilities:

- Civic Centre, McGregor Street, Port Hedland
- South Hedland Library, Leake Street, South Hedland
- Port Hedland Library, Dempster Street, Port Hedland.

Submissions are invited for Council consideration on the proposed transaction. All submissions must be addressed to the Chief Executive Officer, Town of Port Hedland PO Box 41, McGregor Street, Port Hedland, WA 6721, and received before 2:30pm on Monday 8 June 2015.

Expressions of Interest 03/15 Long Term Lease Port Hedland International Airport

The Town of Port Hedland is seeking submissions from suitably experienced organisations to provide proposals for the long-term

leasing of the Port Hedland International Airport.

The deadline for submissions is 2:30pm WST on Thursday, 14 May 2015.

Expression of Interest documents and information on how to respond is available on the Town's Tenderlink Portal at <https://www.tenderlink.com/porthedland/>.

The Town accepts electronic submissions only made through Tenderlink by the closing time and date. All or any submissions are not necessarily accepted. Canvassing of Elected Members and staff will disqualify bidders from further consideration.

For further information contact Brett Reiss, Program Director Airport Redevelopment, on pdar@porthedland.wa.gov.au.

M. J. (Mal) Osborne
Chief Executive Officer

MFE C7408

Town of
Port Hedland



Public notice – North West Telegraph 29 April



HEDLAND HIGHLIGHTS

TURN HEDLAND PINK



A wave of pink will be the order of the day as the popular Mother's Day Classic event returns to Civic Centre Gardens on Sunday 10 May. Register online by 6 May to receive a number and timing chip on the day. Full details on the available on porthedland.wa.gov.au

RATING STRATEGY PUBLIC FORUM

Members of the community are invited to attend a public session on the Town of Port Hedland's proposed rating strategy for the coming financial year 2015/16. The forum provides all residents, businesses and industry members within the Town of Port Hedland with an opportunity to discuss the proposed rates strategy. The Community Conversation session will take place at Council Chambers at 5.30pm on Monday 11 May. All community members are encouraged to attend. Please RSVP to council@porthedland.wa.gov.au by 8 May 2015. Light refreshments will be provided.

EXPRESSIONS OF INTEREST SOUGHT

The Town of Port Hedland is seeking submissions from suitably experienced organisations to provide proposals for the long term leasing of the Port Hedland International Airport. The deadline for submissions is 2:00pm WST on Thursday 14 May 2015. Expression of Interest documents and information on how to respond is available on the Town's Tenderlink Portal at www.tenderlink.com/porthedland.



For further information contact Brett Reiss, Program Director Airport Redevelopment, on pbrett@porthedland.wa.gov.au

WHAT'S ON

PHCCI Business Breakfast with Premier Colin Barnett MLC MLA

- Thursday 30 April, 7.45am - 9.30am, Jumbiebar Room, Wangara Stadium, Hamilton Road, South Hedland. Email info@phcci.com.au or call 9173 1737 for tickets and information.

Transformation Day

- Aspiration Mapping, group fitness and wellness stalls, Saturday 2 May, 8am - 3pm, Wangara Stadium, South Hedland

WOW Week 2015

- A week of free fun events for all women, 4-10 May, Hedland West Women's Centre, 25 Leslie Street, South Hedland

The SLAM

- Thursday 7 May, 5pm - 8pm, JD Harle Youth Zone, Cotter Drive, South Hedland

Community Conversations

- Informal public info session on rating strategy 2015/16, Monday 11 May, 5.30pm - 7pm, Council Chambers, Civic Centre

Library Information Week

- Week-long activities at both Port & South Hedland Libraries, 25 - 31 May

PUBLIC NOTICES

- Spinflex Spree applications have opened and expressions of interest to participate at the 2015 are sought. Spinflex Spree will take place Friday 24 July - Saturday 25th July 2015. Online applications forms are available at porthedland.wa.gov.au or email ec@porthedland.wa.gov.au
- Stallholder applications for the Welcome to Hedland 2015 event on Friday 22 May are sought from community groups, local arts and crafts, sporting associations, local businesses and services. Application forms are available online at porthedland.wa.gov.au or email ec@porthedland.wa.gov.au
- Port Hedland Library will be closed on Wednesday 13 and Thursday 14 May to allow for the installation of automatic doors. The after-hours drop off box will also not be accessible on these days. South Hedland Library will remain open and items due on these days can be returned to South Hedland Library.
- We are currently reviewing non-statutory fees and charges including those for the airport, landfill and community facilities and services. Council is committed to capping increases in fees and charges to 3% with the exception of waste management fees. A copy of the proposed changes to charges is available on porthedland.wa.gov.au. We are seeking comments on the current level of fees and charges and invite submissions to be sent to regaff@porthedland.wa.gov.au or addressed to the Chief Executive Officer, Town of Port Hedland, PO Box 41, Port Hedland WA 6721. The closing date for submissions is 4.00pm Thursday 30 April 2015.
- The Town of Port Hedland invites submissions for the construction of concrete footpaths. The deadline for submissions is 2:30pm (WST) Thursday 14 May 2015. Tender documents and information on how to respond is available at www.tenderlink.com/porthedland or by calling Anthony Williams - Project Development Officer on 9168 9672 or pdoeng@porthedland.wa.gov.au.
- Wise Tenise One Way trial closing date for feedback and comment is Sunday 3 May. Share your feedback by emailing council@porthedland.wa.gov.au

#NWF2015

Stay tuned for upcoming exciting North West Festival 2015 announcements in the coming weeks! Follow us on Facebook www.facebook.com/townofporthedland and visit www.northwestfestival.com.au for news and updates.



WORK WITH US

Our vision is to create a nationally significant, friendly city that people are proud to call home. Our organisation is built around the values of quality, unity and integrity. We have the following vacancies - for more information visit our website at porthedland.wa.gov.au/employment

- Manager Financial Services (\$140,000) closes Monday 4 May
- Asset Officer Finance (\$84,429.21) closes Wednesday 8 May
- Senior Events Officer (\$84,429.21 - \$91,035.09) closes Wednesday 13 May
- Casual Events Assistants (hourly rate from \$19.60 - \$31.37) - ongoing
- Casual Plant Operator/Labourers (\$31.37 - \$33.98) - ongoing



Matt Dann Theatre & Cinema



FOCUS (movie)
Fri 1 May - 7.30pm
Rated MA15+

In the midst of villainous con man Nicky's latest scheme, a woman from his past - now an accomplished femme fatale - shows up and thwarts his plans for a flop.

Ticket prices:
Adult - \$19, Matt Mates & Concession - \$16



THE SPONGEBOB MOVIE: SPONGE OUT OF WATER (movie)
Sat 2 May - 1.30pm
Rated PG

When a diabolical pirate above the sea steals the secret Krabby Patty formula, SpongeBob and his nemesis Plankton must team up in order to get it back.

Ticket prices:
Adult - \$19, Matt Mates & Concession - \$16



HOME (movie)
Sun 3 May - 3.30pm
Rated PG

Oh, an alien on the run from his own people, lands on Earth and makes friends with the adventurous Tip, who is on a quest of her own.

Ticket prices:
Adult - \$15, Matt Mates & Concession - \$12

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Call us 9158 9300

For more information visit our website www.porthedland.wa.gov.au

Public notice – North West Telegraph 5 May



EXPRESSIONS OF INTEREST SOUGHT

The Town of Port Hedland is seeking submissions from suitably experienced organisations to provide proposals for the long-term leasing of the Port Hedland International Airport. The deadline for submissions is 2:30pm WST on Thursday 14 May 2015. Expression of Interest documents and information on how to respond



is available on the Town's Tenderlink Portal at www.tenderlink.com/porthedland.

For further information contact Brett Reiss, Program Director Airport Redevelopment, on pdar@porthedland.wa.gov.au

NORTH WEST FESTIVAL ANNOUNCED

Exciting news this week the dates of the Pibara's original music festival are confirmed for 21, 22 & 23 August! A range of ticket types will be on offer as well as camping options. Stay tuned for more announcements coming soon www.northwestfestival.com.au



GRATWICK GYM 24-HOUR OPERATION

Gym users at Gratwick Aquatic Centre will be soon able to access round-the-clock gymnasium facilities in Port Hedland. A swipe-card mechanism has been installed so that the gym can be accessed without staff being on the premises. We are currently trialling the access system for a period of time before 24 hour access is possible. Initially the hours of operation will be 5am – 8pm daily. For more information contact the YMCA on 0140 400 or email gratwick@ymca.org.au

WHAT'S ON

The SLAM

- Thursday 7 May, 5:00pm - 8:00pm, JD Hardie Youth Zone, Cottler Drive, South Hedland

West End Movies - Behind the Candelabra (rated M)

- Saturday 9 May - 6:00pm, Courthouse Gallery Gardens, Port Hedland

Mother Day Classic

- Sunday 10 May - 3:30pm, Civic Centre Gardens, Port Hedland

Forum Week - Come have your say

- Proposed Rating Strategy 2015/16, Monday 11 May - 5:30pm, Council Chambers, Civic Centre
- Special Council Meeting on rates model and strategy 2015/16, Tuesday 12 May - 6:30pm, Council Chambers, Civic Centre
- Special Council Meeting on proposed waterfront development, Wednesday 13 May - 5:30pm, Council Chambers, Civic Centre
- Police Community Forum, Thursday 14 May - 5:30pm, Daylesford Park, Daylesford Close, South Hedland

PUBLIC NOTICES

- Spiriflex Spree applications have opened and expressions of interest to participate at the 2015 are sought. Spiriflex Spree will take place Friday 24 July - Saturday 25th July 2015. Online applications forms are available at porthedland.wa.gov.au or email ec@porthedland.wa.gov.au
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- A public consultation period is open until 8 June 2015 regarding the changes to airport's governance structure. Visit porthedland.wa.gov.au to have your say.

THE BOOK CUBBY INTERACTIVE EXHIBITION

The Book Cubby is coming to South Hedland Library for four weeks, starting from Monday 4 May! Part of the Better Beginnings Creating Books in Communities program, children and families are encouraged to engage with books and stories by creating their own. The Book Cubby will be available during normal library opening hours and Schools, Child Care Centres and Playgroups can also book sessions. Contact South Hedland Library on 0158 9373 for details.



WISE TERRACE ONE WAY TRAFFIC

Current one-way traffic arrangements will remain on Wise Terrace in place for an extended trial period. It is anticipated that a long term solution will be decided upon by 30 June and a redesign of the road at South Hedland Town Square will follow. Don't forget to submit your feedback on the one-way trial at porthedland.wa.gov.au

WORK WITH US

Our vision is to create a nationally significant, friendly city that people are proud to call home. Our organisation is built around the values of quality, unity and integrity. We have the following vacancies - for more information visit our website at porthedland.wa.gov.au/employment

- Asset Officer Finance (\$84,420.21) closes Wednesday 6 May
- Labourer Passive Mowing Crew (\$67,518.03) closes Friday 8 May
- Senior Events Officer (\$84,420.21 - \$01,035.00) closes Wednesday 13 May
- Coordinator Works (\$96,587.56) closes Thursday 14 May
- Manager Engineering and Projects (\$140,000) closes Thursday 14 May
- Casual Events Assistants (hourly rate from \$19.60 - \$31.37) - ongoing
- Casual Plant Operator Labourers (\$31.37 - \$33.96) - ongoing

Matt Dann Theatre & Cinema



FAST AND FURIOUS 7

(movie)

Fri 8 May - 7:30pm

Sat 10 May - 7:30pm

Rated PG

Douglas Shaw seeks revenge against Dominic Toretto and his crew for the death of his brother

Ticket prices:
Adult - \$19, Matt Mates & Concession - \$16



CINDERELLA (movie)

Sat 9 May - 1:30pm

Cheap Tues 12 May - 7pm

Rated G

When her father unexpectedly passes away, young Ella finds herself at the mercy of her cruel stepmother and her daughters. Now, one to give up hope, Ella's fortunes begin to change after meeting a dashing stranger.

Ticket prices:
Adult - \$19, Matt Mates & Concession - \$16



GET HARD (movie)

Sat 9 May - 7:30pm

Rated MA15+

When millionaire James King is jailed for fraud and bound for San Quentin, he turns to Darnell Lewis to prep him to go behind bars.

Ticket prices:
Adult - \$19, Matt Mates & Concession - \$16

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For more information visit our website
www.porthedland.wa.gov.au



Shopping centre display – 30 May



OUR AIRPORT, OUR FUTURE

Come and talk to the experts about the proposed long-term lease of the Port Hedland International Airport.

Have your say at a community forum being held at:

- 5.30pm, Tuesday 28 July, His styles, Port Hedland

YOUR QUESTIONS ANSWERED

What is proposed for the airport?

A long-term lease to a private operator is proposed as the best direction for the future of Port Hedland International Airport.

A long-term lease does NOT mean the airport would be sold.

The potential benefits of a privately run airport range from driving tourism growth and supporting economic diversification to delivering greater financial benefits to the local communities in which they operate.

Isn't the airport already making money - why fix what isn't broken?

This proposal is about unlocking our airport's full potential and ensuring it continues to meet Port Hedland's needs into the future while providing the best value for our community.

Current modelling indicates that the Town would need to spend \$90M over the next 8 years on capital requirements. In the past three years the annual dividend to the Town has been less than \$3M. Based on forecasts, the airport will be a fiscal drain on the Town in the coming years due to the forecasted capital expenditure program to upgrade.

The lease arrangement not only provides access to private investment but also to financial management expertise, maximising the financial returns from the airport to the community.

Who is looking at leasing the airport?

All of the companies involved in the binding bid round are long term investors (domestic and international pension, superannuation and sovereign wealth fund capital) and are lease owners and operators over largest airports in Australia/overseas and number of regional airports. They are proven responsible and reliable operators and interact with communities they serve and have demonstrated ability and willingness to spend large amounts of capital to develop airport infrastructure and grow airport passenger traffic through route development.

What happens to staff currently employed at the airport?

All Town of Port Hedland staff that are employed at the airport will be guaranteed their jobs if they wish to remain at the airport and transfer to the new operator (should Council resolve to lease the airport).

What about airfares - will these rise?

Airfares are ultimately set by airlines, however over the past 15 years within the leased airports across Australia, average airfares have actually come down in price. It is in a private operator's interests to ensure that passenger numbers continue to increase and increasing costs do not align with this.

What happens to the lease premium?

The Town is taking the proactive steps to investigate how the Lease Premium can be protected for the benefit of the community for the next 50 years. Given the size of the potential lump-sum payment it is prudent for the Town to determine how and where the funds will be used and quarantined. A lease fund working group has been established to determine an appropriate model.

Will this mean that the lessee can build more TWAs?

Council has ultimate control over what development is approved in the Town of Port Hedland. The Town also has a Transit Worker Accommodation (TWA) policy that provides a framework for their development and the airport lessee would be bound by this policy.

What type premium could be received?

Offers have been made are in excess of \$150 million which is well above the intrinsic value of the airport. What this means is:

1. If the current bids hold the Town will receive a cash payment of greater than \$150M, PLUS
2. A commitment to spend an additional \$40M on developing the airport terminal and other facilities over the next five years, PLUS
3. Council will be free to use the proceeds from land sales at the Kingsford Smith Business Park for purposes other than airport capital spending.



OUR AIRPORT, OUR FUTURE

Make sure you are informed of the facts on the proposed lease for Port Hedland International Airport which is currently in final negotiation stages and due to be considered at a Special Council Meeting in August.

YOUR QUESTIONS ANSWERED

What is proposed for the airport?

A long-term lease to a private operator is proposed as the best direction for the future of Port Hedland International Airport.

A long-term lease does NOT mean the airport would be sold.

The potential benefits of a privately run airport range from driving tourism growth and supporting economic diversification to delivering greater financial benefits to the local communities in which they operate.

Who is looking at leasing the airport?

All of the companies involved in the binding bid round are long term investors (domestic and international pension, superannuation and sovereign wealth fund capital) and are lease owners and operators over largest airports in Australia/overseas and number of regional airports. They are proven responsible and reliable operators and interact with communities they serve and have demonstrated ability and willingness to spend large amounts of capital to develop airport infrastructure and grow airport passenger traffic through route development.

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Offers made are in excess of \$150 million which is well above the intrinsic value of the airport. What this means is:

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2. A commitment to spend an additional \$40M on developing the airport terminal and other facilities over the next five years, PLUS
3. Council will be free to use the proceeds from land sales at the Kingsford Smith Business Park for purposes other than airport capital spending.

What happens to the lease premium?

The Town is taking the proactive steps to investigate how the Lease Premium can be protected for the benefit of the community for the next 50 years. Given the size of the potential lump-sum payment it is prudent for the Town to determine how and where the funds will be used and quarantined. A lease fund working group has been established to determine an appropriate model.

Will the lessee continue to invest in our airport?

Yes - The ACCC notes that privately operated airports have spent large sums of money on new facilities since privatisation: "...each airport has invested in aeronautical assets over time... increases have ranged from 21.5 per cent at Sydney Airport to 206.5 per cent at Perth Airport. Each airport also reported a larger level of additions as a proportion of aeronautical assets in 2013-14 than in 2003-04." The Productivity Commission has also affirmed that privately operated airports have delivered improved facilities since deregulation in 2002 and that airports are spending significantly more on new facilities than the airports did when they were publicly owned.

What will service levels be?

Service quality has been surveyed by both the airlines (as reported by ACCC) and by passengers (as reported by Productivity Commission). The Productivity Commission states that compared to overseas airports Australia's privately operated airports have performed very well. Since lease privatisation the major airports have spent billions of dollars in developing improved facilities for passengers raising expectations about what constitutes a good airport experience.

Will airfares be reduced?

Leased airports have consistently encouraged more competition within the airline carrier market, which has directly led to lower airfares. History notes that privately leased operated airports have increased the size of aprons and taxiways, built new bays and gates, built more parking, expanded and built new terminals to provide more capacity for existing airlines and give opportunity for new entrants. This directly leads to price reductions in airfares. Also airports have a strong incentive to keep fares low and increase passenger numbers - unlike airlines airports make other revenue from travellers such as retail and car hire. More travellers leads to greater revenues.

Community members can download the presentations and fact sheets from recent community forums on Town's website at www.porthedland.wa.gov.au/airport-governance-review





The facts on delivering a better airport, and a better future for Port Hedland.

The proposal

To lease the Port Hedland International Airport to a specialist private airport operator on a 50-year basis. The airport will not be sold and will remain the property of the Town of Port Hedland.

Why it makes sense

A new private operator would bring expertise, experience and economic opportunities. Plus they would be responsible for funding major upgrades to the terminal, airside assets and the whole precinct.

We've received bids in excess of \$150 million. Some of the money would be used to replace the current income from the airport. The remaining funds, projected to be tens of millions of dollars, would be invested to improve Port Hedland and benefit our community. You will be engaged on how this takes place.

Want to find out more?

Come along to our information session

Where: Council Chambers

When: Monday 17 August

Time: 5.30pm

www.porthedland.wa.gov.au

We miss out if we don't lease the airport

We have the potential to create a fund for our future. A lease means private investment into our airport and our community.

Without it, we would need to look as to how we deliver upgrades and the specialist management it needs. We may need to reduce spending on other essential community items, increase debt, and look to other sources to pay for essential airport upgrades and maintenance.

This has been done before

It's common practice. A similar airport model operates in many towns and cities including Alice Springs, Mount Isa, Launceston, Melbourne and Brisbane.





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Want to find out more?

Come along to our Special Council Meeting

Where: Council Chambers

When: Tuesday 25 August

Time: 7.30pm

www.porthedland.wa.gov.au

We miss out if we don't lease the airport

We have the potential to create a fund for our future. A lease means private investment into our airport and local Port Hedland community.

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This has been done before

It's common practice. A similar airport model operates in many towns and cities including Alice Springs, Mount Isa, Launceston, Melbourne and Brisbane; which has coincided with price reductions of airfares.



Radio advertisements

August 2015

The Town of Port Hedland is considering entering a 50-year lease for the Port Hedland International Airport. A new private operator would bring expertise, experience and economic opportunities.

Initial bids well in excess of 150 million dollars have been received from specialist private airport operators, which means in addition to improving the airport, there will be the prospect of investing money back into the Port Hedland community, as well as creating new opportunities for the town's future.

To find out more, visit www.porthedland.wa.gov.au

Media statements/community notices

- Delivering a better airport for Port Hedland, 16 August
• <http://www.porthedland.wa.gov.au/News/Details.aspx?NewsID=693>
- Airport long-term lease considerations, 31 July
• <http://www.porthedland.wa.gov.au/News/Details.aspx?NewsID=684>
- Airport Community Conversations continue this evening at 5.30pm, 28 July
• <http://www.porthedland.wa.gov.au/News/Details.aspx?NewsID=682>
- Get the facts on potential airport lease, 23 July
• <http://www.porthedland.wa.gov.au/News/Details.aspx?NewsID=678>
- Community invited to get the facts on potential long-term lease of Port Hedland International Airport, 14 July
• <http://www.porthedland.wa.gov.au/News/Details.aspx?NewsID=671>
- Community conversations on future of Port Hedland International Airport, 26 June
• <http://www.porthedland.wa.gov.au/News/Details.aspx?NewsID=662>
- Airport Public Forum discusses lease criteria, new economic markets and potential for additional flight connectivity, 22 May
• <http://www.porthedland.wa.gov.au/News/Details.aspx?NewsID=631>
- Community Conversations to focus on Port Hedland International Airport, 15 May
• <http://www.porthedland.wa.gov.au/News/Details.aspx?NewsID=626>
- Have your say on the future of Port Hedland International Airport, 24 April
• <http://www.porthedland.wa.gov.au/News/Details.aspx?NewsID=616>
- Airport governance structure review progressing to next step, 1 April
• <http://www.porthedland.wa.gov.au/News/Details.aspx?NewsID=598>

Website

Airport governance review x
www.porthedland.wa.gov.au/airport-governance-review.aspx

Town of Port Hedland

Our Town Services Facilities News Forms Employment

Search

The facts on delivering a better Port Hedland airport.

Our airport is important for our community – it is as essential for attracting new industries and tourism as it is for servicing our local community and making Port Hedland a great place to live.

We know the Port Hedland International Airport is in need of considerable improvements to bring it to its full potential. These include terminal redevelopment and upgrades to essential services, airside infrastructure and car park and traffic arrangements.

The Town of Port Hedland has been reviewing how we operate and fund the airport. We have engaged one of Australia's leading experts The Airport Group to see if there is a more efficient operating model available – one that would provide better economic development opportunities, improve financial returns, reduce operational risks and allow better access to private investment.

The Airport Group's recommendation is that we offer the airport for long-term lease by a private operator, an option which is the most beneficial for the community.

Find out more

- Fact sheets/press advertisements:
 - [Our airport, our future](#)
 - [Transforming Port Hedland International Airport](#)
 - [Our airport, our future - funding](#)
 - [Airport upgrades to support tourism](#)
 - [Unlocking our airport's full potential](#)
 - [Our airport, our future - benefits](#)
- Community conversations
 - [potential long term lease - 20 May 2015](#)