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MARC Insights

Shaping Goa's Future: Impact of Marina Development

August 2024

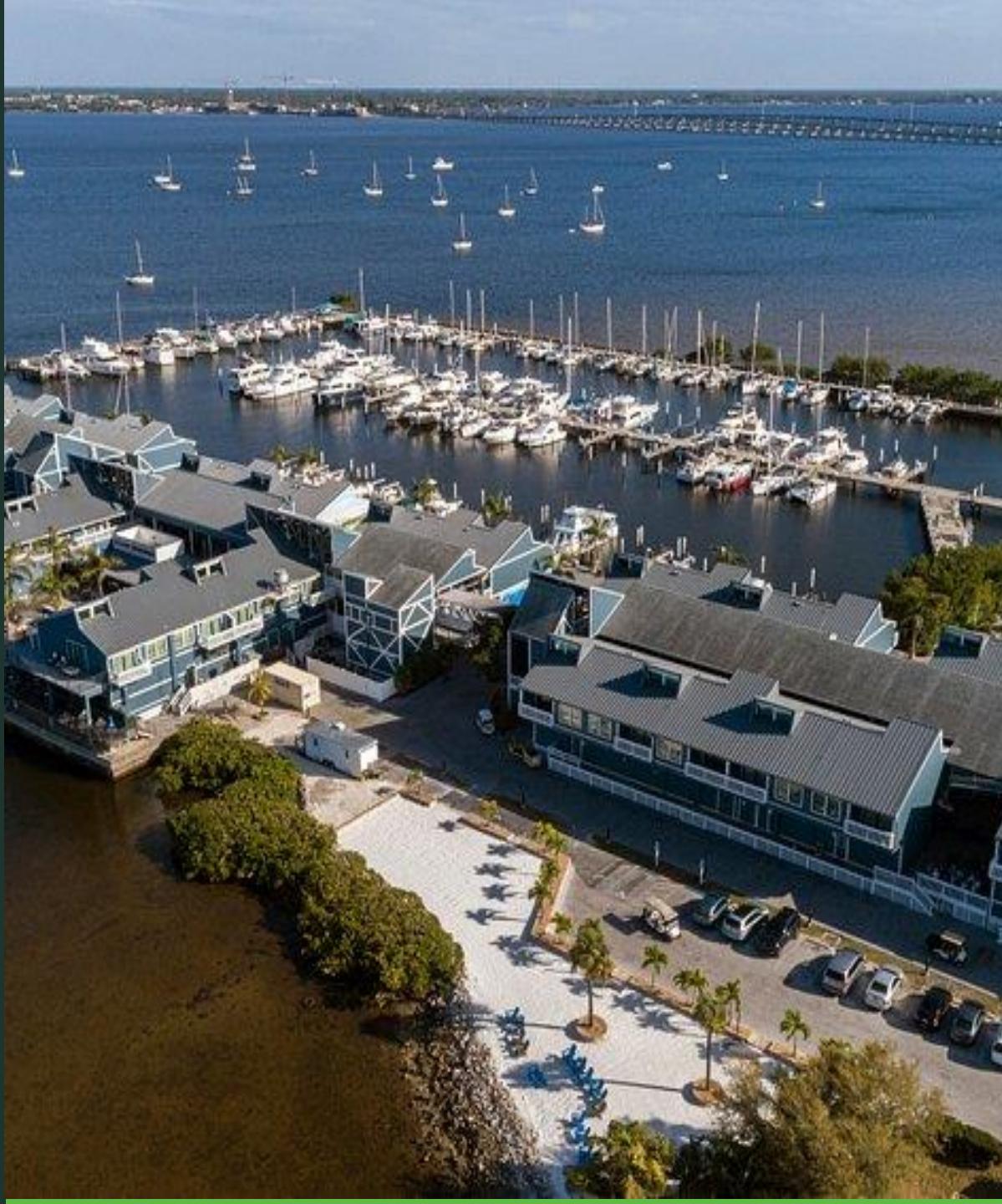


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Overview of Marinas

A Marina is a waterside area offering docking, storing, refueling, repair, maintenance, rental, and other services for yachts and small boats. Marinas often house several small luxury yachts.

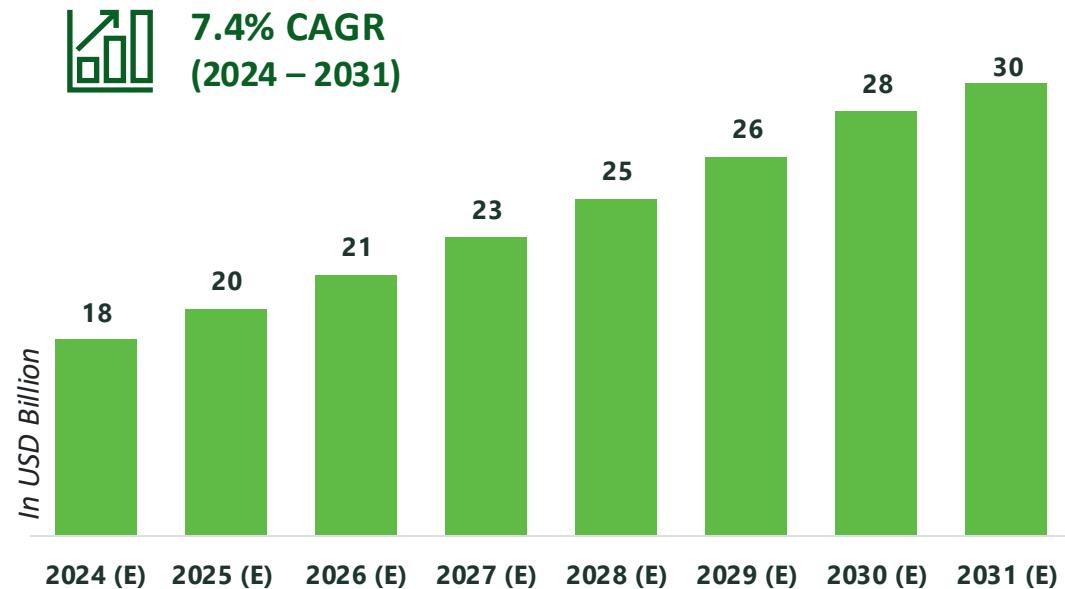
Segmentation of Marinas

Marinas can be segmented by:

- 1 By Type – Coastal, Lake and River Marina.
- 2 By Infrastructure – Fixed marinas & floating Marinas.
- 3 By Application – Recreational, Commercial, and Government Activities.

Global Marina Industry Market size

The Global Marina Market is estimated to be **USD 18 Bn** in **2024** and is expected to reach **USD 30 Bn** by **2031**, growing at a **CAGR of 7.4%**.



Source: IBEF, Growth Markets Report, Marc Analysis, Segments

E - Estimated

Benefits and Drawbacks

Advantages



Boost tourism by **attracting high-end tourists**.



Generate revenue from **maintenance, service fees, and spares** and engine sales.



2-8 people can be employed per yacht opening job opportunities.



Position Goa as a **potential global cruise destination**.

Disadvantages



Water toxicity, increased pollutants, erosion, and habitat destruction are **impacting sensitive ecosystems**.



Strong local opposition as **marinas threaten fish breeding, biodiversity, and fishing livelihoods**.



Focus on high-end tourism risks economic disparities and **disrupting existing tourism infrastructure** in Goa.

“India has had several proposals for marinas, but a fully operational marina is yet to be established.”

Source: [EPA](#), [YPI Crew Land Conflict Watch](#), [The Goan](#), [Gomantak Times](#)

Marinas Overseas



Sri Lanka

Number of Marinas

1 – The Port City Marina, Colombo

Berth Capacity

200-220 luxury yacht boats

Area

Marina Basin 5.8 hectares, Precinct* 15 hectares

Amenities & Services

Marina Promontory, Park, Village And Sunset Bar.

Thailand

7 International Standard Marinas

Around 1,500 wet berths*

Royal Phuket Marina 30 hectares

24-hour access, accommodates superyachts of 100+ meters, freshwater connections

*Precinct - The area within the walls or perceived boundaries of a building / place

*Wet Berth - A designated parking spot for boats in the water.

Source: [Sri Lanka Embassy](#), [Economy Next](#), [Thai Marine Guide](#), [Asia Marine](#), [Port city Colombo](#), [Luxe Phuket](#)

Economic Influence of Marinas on Thailand

Thailand, with **7 international standard marinas**, is the world's **3rd most popular destination** for superyacht charters behind Mediterranean and the Caribbean region.

Recent Developments



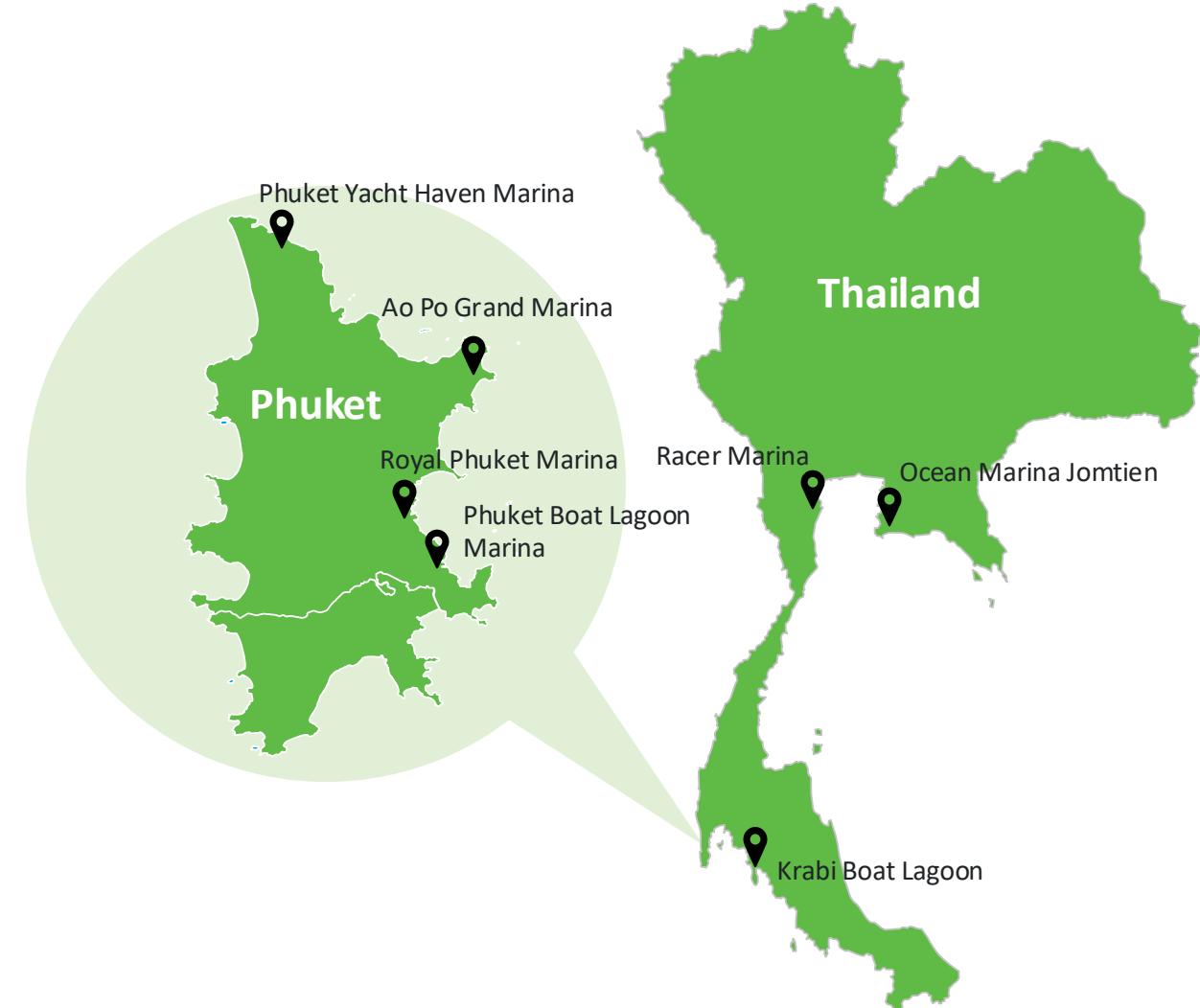
The **Thailand International Boat Show 2024 (TIBS)** took place at Royal Phuket Marina (RPM) and attracted over **6000 visitors** and more than **100 exhibitors**.



Ocean Marina invests over **USD 280 Lakhs** (10 million baht) annually to host the **Pattaya Boat Show**, a major driver of regional business and tourism.



In **2022**, Thailand imported **USD 53.3 Mn** in Recreational Boats, becoming the **43rd largest importer of Recreational Boats in the world**.



Source – Aldhaenmarine, OEC

Domestic Marinas

	Kochi International Marina [East Coast of Bolgatty Island, Kerala]	AHOY Marina Project [Nauxim Bay, Goa]	Princess Dock Mumbai
Year of Establishment/ Proposed	Established in 2010	Proposed in the year 2010	Proposed in the year 2019
Owner & Operator	Kerela Tourism Department Corporation (KTDC)	Kargwal Constructions Private Limited, Mormugao Port Authority (MPA)	Mumbai Port Authority
Capacity	36 Yachts	500 Yachts	300 Yachts
Current Status	90% non-operational due to inadequate maintenance; on the verge of shutdown.	Proposal has passed the preliminary approval stage.	As of 2023, bids are invited for the INR 575 crore project.

Source: *The Times of India*, KTDC, Land Conflict Watch, Herald, International Boat Industry, Kochin Marina, AHOY Marina, Kitco.in

Potential Impact on the Economy

MARC believes that, “India’s 7,600 km coastline, warm climate, and growing affluent population, coupled with its strategic location, create a promising environment for the leisure boating industry, underscoring significant potential for Marinas”.

Benefits of Marinas

Job Creation

In Sri Lanka, PCC* is expected to create 140,000 job opportunities and contribute \$13.8 billion to the country's annual GDP.

Elevated Property Values

Phuket's real estate market grew by 30% between 2021-2022.



Tourism Attraction

Thailand International Boat Show hosted at RPM attracted over 6,000 visitors.

Tax Revenue Generation

Influx of yachts boost tax collection through docking fees, tourism-related taxes, and property taxes on adjacent real estate.

Renowned yacht owners in India



Mukesh Ambani
Yacht price -\$100 million



Salman Khan
Yacht price -\$0.4 million



Laxmi Mittal
Yacht price -\$125 million



Gautam Singhania
Yacht price -\$15 million

Source – Wikipedia, Curly Tales, British Council, Phuket Report

Marina Development: Catalysts and Consequences

Marina construction and operation, when unsustainably managed, can severely damage natural coastal habitats, causing significant biodiversity loss and degrading marine ecosystems.

Catalyst

Managing Boat Operation and Maintenance

Small oil spills from refueling activities release petroleum hydrocarbons, harming bottom-dwelling organisms and disrupting the marine food chain.



Boat Sewage and Waste

Sewage and waste discharged from boats, especially in busy marinas, degrade water quality and stimulate algae growth, which reduces oxygen levels needed by fish and other organisms.



Siting and Design for Marinas

Poorly planned marinas can disrupt natural water circulation and cause shoreline soil erosion and habitat destruction



Consequences

Marina del Rey, California

The construction caused extensive dredging and filling, resulting in the loss of vital wetlands and mudflats essential for various bird species and wildlife.

The Chesapeake Bay, Virginia

Marinas increased water pollution in the Bay, leading to degraded water quality and damaging aquatic life and local fisheries.

The Port of Miami

Expansion project involved dredging of over 5 million cubic yards of sediment, which resulted in significant damage to nearby coral reefs and seagrass beds

Source – [EPA](#), [California State Portal](#), [Chesapeake Bay Program](#), [Miami Waterkeeper](#)

Sustainable Marina Development in Goa



“After Mopa, this is yet another opportunity to attract high-end tourists.”

- CM Pramod Sawant



“Marinas will create jobs and support local businesses, benefiting the tourism industry and increasing government revenue. The impact on local fishermen will be minimal if standard procedures are followed. The development of multiple marinas on Goa’s rivers will be crucial for long-term success.”

- Expert from the Shipbuilding Industry



Marinas in Goa, especially in Odxel and Nauxim, could harm crucial fish habitats and threaten the income of specialized fishermen. He notes, “These areas are vital for sustainably harvested fish, and some species have already disappeared.” He suggests that a sustainable approach, considering fishermen's livelihoods, could lead to greater community support.

- Environmentalist

MARC believes, “While marinas can boost local economies and tourism, their development must be carefully managed to protect critical fish habitats and the livelihoods of Goa's specialized fishermen, ensuring a sustainable future for the region's rivers.”

Conclusion



Skilled Employment Generation

The Nauxim marina will directly employ **200-300 people** & create indirect jobs in hospitality, transportation, and retail sectors.



Revenue Generation

- Studies show every dollar spent at marinas generates **USD 6.50 - 10** in the community.
- Yacht owners spend **10%** of their yacht's value annually on maintenance, benefiting marinas, local businesses, and the economy.



High-End Tourism

Marinas attract affluent yacht owners who **spend more than average tourists**. This injects more money into the local economy through luxury spending on restaurants, hotels, and other activities.



Intermediate berthing spot

5,000 yachts sail from Europe to Thailand pass by the Indian waters every year. Goa's location on the west coast of India positions it well to be an intermediate berthing spot for these yachts sailing from Europe to Asia.



Ideal Location

Requirements For a Marina: Marinas require protection from wind, waves, and boat traffic. Marinas also require favourable conditions such as favourable tides, currents, accessibility, spaciousness, and good water and land quality.

Regulation & Compliance Needs: The marina's success and sustainability depends on strict adherence to environmental and regulatory compliances such as EIA*, CRZ*, achieving Green Marine certification and more. These must be conducted accurately, transparently and the EIA should include the impact on local livelihoods.

Local Opposition: It is imperative to engage in open dialogue with the local communities throughout the planning and development process.

Positive Impacts: The calm waters inside the marina, created by the breakwater, will provide ideal breeding grounds for various fish species. This increase in fish population will benefit local fishermen. Additionally, the marina's floating pontoon will offer a conducive environment for small fish to breed.

Ideal Location: Nauxim fulfills these requirements, making it an ideal location for a marina.



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