

Quarterly Review – Wellington Waterfront Limited

Wellington Waterfront Limited has presented its report for the quarter ended 30 September 2005 for review. A summary of key findings is presented below and the full report is attached.

Highlights: achievements

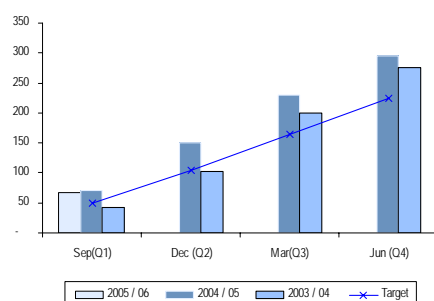
- Wellington Waterfront Limited advises that Waitangi Park is on schedule to meet the revised completion date of February 2006.
- Resource consent for the development of the Kumutoto public space and Site 7 was granted.
- Len Lye 'Water Whirler' construction was let to Fletcher Construction and will commence in early October 2005.

Activities during the quarter

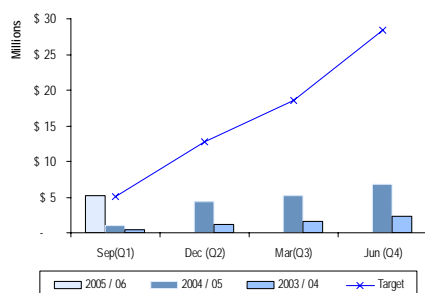
- The design competition for the four proposed buildings within the Waitangi Park Precinct closed in September. Five submissions were received and put on public display.
- Chaffers Marina – still 19 unsold berths; Overseas Passenger Terminal - preferred developer due diligence completion date has been extended; Chaffers Dock - additional work has resulted in programme completion being pushed back to late 2006

Performance

Number of events on the Waterfront
(cumulative)



Public space development expenditure
(cumulative)



Macro Key Performance Indicators

The following KPI's have been reported by the company

Measure	Annual Target	Quarter Target	Quarter Actual
% residents visiting waterfront	95%	-	-
# waterfront events	225	50	68
# project milestones achieved	75%	-	-
Capital expenditure (\$'000)	28,350	5,080	5,283
Commercial proceeds (\$'000)	6,930	-	-

The survey of residents is an annual measure. Work continues on setting out an agreed schedule of milestones. Timing differences have occurred with commercial proceeds receipts.

Financial Commentary

- Net deficit for quarter of \$546K is better than budgeted deficit of \$860K.
- Net capital expenditure is \$246K over budget for the quarter.

Statement of Financial Performance

For the quarter ended 30 September 2005

\$'000	Q1 Actual	Q1 Budget	YTD Actual	YTD Budget	FY Budget
Income	994	857	994	857	5,323
Expenditure	1,540	1,717	1,540	1,717	7,476
Operating surplus	(546)	(860)	(546)	(860)	(2,153)

Statement of Financial Position

As at 30 September 2005

\$'000	YTD Actual	2004/05 Actual	FY Budget
Current assets	8,443	12,504	4,862
Non-current assets	111,310	105,655	103,786
Current liabilities	3,439	2,094	501
Non-current liabilities	1	1	-
Equity	116,313	116,064	108,147
Current ratio	2.5 : 1	6 : 1	9.7 : 1
Equity ratio	97%	98%	100%

Statement of Cash Flows

As at 30 September 2005

\$'000	YTD Actual	2004/05 Actual	FY Budget
Operating	510	(218)	238
Investing	(4,424)	1,043	(9,222)
Financing	-	-	-
Net	3,914	825	(8,984)
Closing balance	6,762	10,676	3,877

Note: FY Budgets are as approved in the Business Plan.

Contact officer:

Ian Clements

Profile - Wellington Waterfront Limited

Wellington Waterfront Limited (WWL) is a wholly owned subsidiary of the Council.

The Company is proprietor of approximately 20 hectares of land as bare trustee for the Council. The land – on the seaward side of the road – stretches from Wellington Railway Station to the Overseas Passenger Terminal. It also includes 12 hectares of harbour bed.



WWL manages the Lambton Harbour Development Project (the Project). From 1987 this was a joint venture between the Council and the Wellington Harbour Board. In 1989 the Harbour Board was dissolved, and its interests transferred to the Council. The waterfront has progressively been transformed from a working industrial port to one of the city's key recreational areas. Development is guided by the Wellington Waterfront Framework, which covers issues relating to the character of the waterfront.

WWL is letting contracts for commercial developments, generally for long term leases. This commercial income contributes significant funding to the public space developments. The balance is funded by the Council.

The Project is scheduled for completion by 2007 at a cost to Council of not more than \$15 million, plus the annual management fee.



Entity Data

Established	28 September 1987		
Board	 Fran Wilde (Chair)  Cr Ray Ahipene-Mercer David Kernohan Stephen Kos Mark Petersen David Pritchard Alison Timms	<i>Term expires:</i> 31 Dec 05 Oct 2007 31 Dec 06 31 Dec 07 31 Dec 05 31 Dec 07 31 Dec 06	
CEO	<i>vacant</i>		
Balance date	30 June		
Number of FTE staff	14		
Website	www.wellingtonwaterfront.co.nz		
Type of entity	Company		
LGA designation	CCTO		
By reason of	Board control: all Directors appointed by Council		
Council interest	\$1,000 (book value)		
Type of interest	100% Shareholding		