



**Wellington Waterfront Limited**

**QUARTERLY REPORT**

**to the**

**Council Controlled Organisations Performance**

**Subcommittee**

**Wellington City Council**

**the Quarter ended 31 March 2008**

***Wellington Waterfront Limited***  
***May 2008***

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### Appendix:

Appendix A - Financial Statements and KPI's

## 1. EXECUTIVE SUMMARY

Wellington Waterfront Limited (WWL) is pleased to present its report for the quarter ending 31<sup>st</sup> March 2008 outlining progress of the Wellington Waterfront Project and the Company.

### 1.1 *The Wellington Waterfront Project*

Key events during the quarter include:

- The winning designs for sites 8, 9 and 10 were publicly announced and received positive press coverage.
- Mojo Coffee commenced trading in the Meridian building on 14 January 2008
- Dominion Funds Limited paid its second (and final) payment for Site 7
- During the quarter, the Kumutoto public space was nominated for a bi-annual New Zealand Institute of Landscape Architect award and on 5 April 2008 won the George Malcolm Supreme Award for Landscape Design – Urban Design. Waitangi Park received the Sustainability Award of Excellence at the same ceremony.
- The NZ Olympic Committee established a presence within the northern end of the TSB Arena and will be developing a museum of Olympic memorabilia
- Frank Kitts Park – the Wellington Chinese Garden Society endorsed the concept design of the Chinese Garden component of the park enabling them to commence fund raising coinciding with Chinese New Year
- Waitangi Park bond monies were recovered from the bondsman, Contractors Bonding Limited. We have now received 5/6 of the outstanding monies with the balance due by April 2008
- Environment Court overturned the resource consent granted to Waterfront Investments Limited to develop a Hilton Hotel on the Outer T of Queens Wharf
- Resource consent application hearing for the Overseas Passenger Terminal redevelopment was held during the quarter. Agreement was reached with marina representatives on a number of issues, including providing a permanent solution for berth holders car parking

- A new art installation, Solace in the Wind, was placed on the waterfront in front of Te Papa. This is a temporary piece and is on loan for one year.

## **1.2 *The Company - Wellington Waterfront Limited***

The Board and Management continue to actively pursue the implementation of the strategies and work plans required to ensure that the design, consultation, funding and planning requirements of the waterfront development are completed effectively and according to the Framework.

The quarter saw the commencement of a new project manager.

## **2. THE WELLINGTON WATERFRONT PROJECT**

### **2.1 *Work Plan Implementation***

Progress on implementing the work plan is reported below.

#### **Kumutoto**

##### Site 7

We concluded negotiations with the final three occupiers for the ground floor tenancies of the Meridian building: EON Design Centre, Wagamama, and the ticketing office for the Dominion Post ferry.

Mojo Coffee commenced trading in January and has been trading successfully since.

##### Public Space

Stages 1 and 2 of the Kumutoto public space were completed in early December and the public has gathered in this new area in large numbers.

During the quarter, the Kumutoto public space was nominated for a bi-annual New Zealand Institute of Landscape Architect award and on 5 April 2008 won the George Malcolm Supreme Award for Landscape Design – Urban Design.

Work continued on stage 3 of the Kumutoto public space, involving the re-alignment of the northern exit from the Queens Wharf car park and the opening of the Brandon Street gates to traffic, and is forecast for completion in May 2008.

### Sites 8-10

Athfield Architects was selected as the design competition winner for sites 8, 9 and 10 in late 2007 with public notification to that effect in early 2008.

The consultant team is being assembled and preliminary site investigations are currently being completed.

### Shed 13

With the seismic strengthening and exterior refurbishment of Shed 13 completed, the project team is investigating options / uses for this space.

A Use Strategy Report into the long term use of Shed 13 was completed by an independent reviewer

## **Queens Wharf**

### Hilton Hotel

The Environment Court hearing for the Hilton Hotel resource consent appeal commenced on 30 July 2007.

On 14 March 2008 notice was received that the appeals against the grant of consent had been upheld. The developer, Waterfront Investments Limited, chose not to appeal this decision.

WWL will be conducting a concept competition in 2008/09.

## **Frank Kitts Park**

### Frank Kitts Park

In late December 2007 Council approved WWL's redevelopment proposal for Frank Kitts Park. Presentation details of the Chinese Garden component were prepared allowing the Wellington Chinese Garden Society to plan and commence fundraising to coincide with Chinese New Year in February 2008.

A workshop with key stakeholders has taken place and the design work is being completed.

### **Taranaki Street Wharf**

#### Taranaki Street Wharf West

Discussions continued with the Wellington Tenth Trust over plans for the construction of a wharewaka.

### **Waitangi Precinct**

#### Chaffers Dock

Herd Street Brasserie re-opened its doors during the quarter under new management.

#### Overseas Passenger Terminal and Clyde Quay Wharf

Resource consent was lodged in September 2007. Two applications have been lodged, the first for the building with Willis Bond the sole applicant and the second for the wharf perimeter as a joint application with WWL. The resource consent hearing commenced on 18 February 2008 and concluded on 4 March 2008. The decision is expected in May.

#### Waitangi Park

During the quarter Waitangi Park was nominated for a bi-annual New Zealand Institute of Landscape Architect award and on 5 April 2008 won the Sustainability Award of Excellence.

Agreement was reached for the recovery of Waitangi Park bond monies from the bondsman, Contractors Bonding Limited. By the end of the March quarter we received 5 of the 6 equal installments with the balance due in April 2008.

## Chaffers Marina

Meetings continued with marina representatives to progress towards a resolution on issues, primarily car parking, once the redevelopment of the Overseas Passenger Terminal and Clyde Quay Wharf proceeds. Agreement was reached with marina representatives in February 2008.

## **2.2 General Operations**

### **Property Management**

As well as routine maintenance, a number of projects have been completed, or nearly completed over recent months. These include:

- New timber screen on Taranaki Street Wharf near the rowing clubs
- Refurbished northern pontoons by Shed 5
- Tidy up of car park area on sites 8 & 9
- Refurbished bollards on TSW breastworks

### **Community Relations**

During the quarter WWL undertook the following community relations activities:

- Published three issues of the 'On the Waterfront' newsletter
- Commissioned UMR Research to undertake two separate surveys - one a public opinion survey about the waterfront and the other a survey of waterfront businesses regarding their perceptions of Wellington Waterfront Limited
- Issued precinct specific communiqués regarding possible development or event impacts upon individual business operations
- Hosted a wide range of stakeholders at New Zealand International Arts Festival events
- Continued a series of waterfront business liaison meetings

- Provided presentations about the waterfront to a range of organisations
- Undertook regular updates to WWL's web site to ensure project information and business listings were current
- Updated displays in the Waterfront Project Information Centre
- Responded to media and public enquiries.

## **2.3 Financial Performance**

### **Statement of Financial Performance**

The YTD net operating deficit of \$2.718m compares against a budgeted deficit of \$4.419m. Greater than budgeted revenue (\$974k) and the lower than budgeted expenditure (\$727k) has contributed to this favourable variance of \$1.701m.

Included in the revenue is the recovery of the Waitangi Park bond monies from the bondsman, Contractors Bonding Limited (\$789k).

### **Statement of Financial Position**

The net assets / equity position of the Project remains strong. The major capital expenditure item in the quarter was the Kumutoto public space upgrade and the refurbishment work on the TSB Arena.

### **Liquidity**

The Project's bank balance at 31 March 2008 totals \$1.673m. This balance is higher than budgeted due to the unbudgeted Waitangi Park bond monies being received and the delays in the receipt of invoices for contractual obligations.

Current Assets and Current Liabilities totalled \$2.430m and \$1.990m respectively with a working capital ratio of 1.22:1.

## **Forecast**

We are continually reviewing our forecast cash requirements and as at 31 March 2008 we had drawn down and received the final \$3.750m of the Framework approved \$15.000m.

In June 2007, due to delays in receipt of commercial proceeds, Council agreed short-term funding for the three years covered by the company's Strategic Plan. As at 31 March 2008 we have borrowed \$1.450m from Council. This borrowing is lower than anticipated.

## **Future Outlook**

Construction of stage 3 of the Kumutoto public space continues throughout the financial year.

Construction work is continuing on the interior of the TSB Arena until May 2008 and includes toilet / changing room upgrades, replacement of glazed sections on the west elevation and improving air-conditioning for the western, northern and eastern seating areas. This work is managed and separately funded by Council.

### **3. THE COMPANY – Wellington Waterfront Limited**

#### **3.1 *Comment on Progress***

The Board continues its focus on ensuring the design, consultation, funding, and planning requirements of the waterfront development are completed effectively and according to the Framework by WWL management.

#### **3.2 *Financial Performance***

The net year to date surplus (before tax) of \$221k for the quarter ended 31 March 2008 is better than the budgeted surplus of \$123k. This variance has arisen largely as a result of interest revenue being greater than budget and Personnel and Information Technology costs lower than budget.

For the Board of:  
Wellington Waterfront Limited



.....  
Ian Pike  
Chief Executive Officer

16 May 2008

# WELLINGTON'S WATERFRONT

WELLINGTON WATERFRONT PROJECT

and

WELLINGTON WATERFRONT LIMITED

## FINANCIAL STATEMENTS

for the quarter ending 31st March 2008

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**Note:**

The Wellington Harbour Board and Wellington City Council Vesting and Empowering Act 1987 requires the Wellington City Council to cause to be prepared financial statements for the Lambton Harbour Development Project (as defined in the Act).

The term "Wellington Waterfront Project" as used in these financial statements is synonymous with "Lambton Harbour Development Project".

**WELLINGTON WATERFRONT PROJECT**  
**STATEMENT OF FINANCIAL PERFORMANCE**  
for the quarter ending 31st March 2008

Third quarter				Year to Date			Full Year
<i>Actual</i>	<i>Budget</i>	<i>Variance</i>		<i>Actual</i>	<i>Budget</i>	<i>Variance</i>	<i>Budget</i>
\$000's	\$000's	\$000's		\$000's	\$000's	\$000's	\$000's
<b>REVENUE</b>							
620	521	99	Lease revenue	1,734	1,605	129	2,082
482	-	482	Sundry income	805	-	805	-
2	4	(2)	Venue hire/Sponsorship	5	16	(11)	21
59	64		Operating recoveries	230	193	37	258
20	21	(1)	Interest income	61	48	13	65
<b>1,183</b>	<b>610</b>	<b>573</b>	<b>TOTAL REVENUE</b>	<b>2,835</b>	<b>1,862</b>	<b>973</b>	<b>2,426</b>
<b>EXPENSES</b>							
1,026	1,060	34	Property Costs	3,046	3,026	(20)	5,172
324	367	43	Public and Commercial Planning	659	1,215	556	1,703
67	179	112	Community Relations/Sponsorship	415	562	147	781
549	492	(57)	Administration	1,434	1,478	44	2,056
<b>1,966</b>	<b>2,099</b>	<b>133</b>	<b>TOTAL EXPENSES</b>	<b>5,554</b>	<b>6,281</b>	<b>727</b>	<b>9,712</b>
<b>(783)</b>	<b>(1,489)</b>	<b>706</b>	<b>NET OPERATING SURPLUS / (DEFICIT)</b>	<b>(2,718)</b>	<b>(4,419)</b>	<b>1,701</b>	<b>(7,286)</b>

**WELLINGTON WATERFRONT PROJECT**  
**STATEMENT OF MOVEMENTS IN EQUITY**  
for the quarter ending 31st March 2008

Third quarter				Year to Date			Full Year
<i>Actual</i>	<i>Budget</i>	<i>Variance</i>		<i>Actual</i>	<i>Budget</i>	<i>Variance</i>	<i>Budget</i>
\$000's	\$000's	\$000's		\$000's	\$000's	\$000's	\$000's
153,579	155,799	(2,220)	<b>OPENING EQUITY</b>	147,354	147,354	-	130,231
(783)	(1,489)	706	Net deficit attributable to WCC	(2,718)	(4,419)	1,701	(7,286)
-	3,300		Proceeds from Commercial Developments	600	3,800	(3,200)	7,150
412	412	-	Contribution from WCC - Management fee	1,237	1,237	-	1,650
(1,350)	(2,250)	900	Contribution from WCC - Public Space	5,200	7,200	(2,000)	8,350
733	600	133	Contribution from WCC - TSB Bank Arena	918	1,200	(282)	1,800
<b>152,591</b>	<b>156,372</b>	<b>(3,781)</b>	<b>CLOSING EQUITY</b>	<b>152,591</b>	<b>156,372</b>	<b>(3,781)</b>	<b>141,895</b>

**WELLINGTON WATERFRONT PROJECT**  
**STATEMENT OF FINANCIAL POSITION**  
as at 31st March 2008

	<i>Actual</i> <i>Mar-08</i> \$000's	<i>Actual</i> <i>Dec-07</i> \$000's	<i>Actual</i> <i>Jun-07</i> \$000's
<b>CURRENT ASSETS</b>			
Deposits/bank	1,673	809	946
Operating receivables	241	3,356	3,210
Marina receivables - current portion	11	11	37
Prepayments	32	167	502
Intercompany	(12)	(11)	-
Properties intended for sale	485	485	485
<b>TOTAL CURRENT ASSETS</b>	<b>2,430</b>	<b>4,817</b>	<b>5,180</b>
<b>NON CURRENT ASSETS</b>			
Fixed assets	150,746	149,250	143,830
Shares in Chaffers Marina Holdings Ltd	1,379	1,379	1,379
Option asset	26	26	26
<b>TOTAL NON CURRENT ASSETS</b>	<b>152,151</b>	<b>150,655</b>	<b>145,235</b>
<b>TOTAL ASSETS</b>	<b>154,581</b>	<b>155,472</b>	<b>150,415</b>
<b>CURRENT LIABILITIES</b>			
Accounts payable	838	755	1,704
Retentions and bonds	255	214	442
Deferred income	897	924	915
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,990</b>	<b>1,893</b>	<b>3,061</b>
<b>NON CURRENT LIABILITIES</b>			
Advance from associate company	1	1	1
<b>TOTAL NON CURRENT LIABILITIES</b>	<b>1</b>	<b>1</b>	<b>1</b>
<b>EQUITY</b>			
Wellington City Council	152,538	153,526	147,301
Asset revaluation reserves	52	52	52
<b>TOTAL EQUITY</b>	<b>152,590</b>	<b>153,578</b>	<b>147,353</b>
<b>TOTAL FUNDS EMPLOYED</b>	<b>154,581</b>	<b>155,472</b>	<b>150,415</b>

**WELLINGTON WATERFRONT PROJECT**  
**STATEMENT OF CASHFLOWS**  
for the quarter ending 31st March 2008

Third quarter			Year to date			Full year	
<i>Actual</i>	<i>Budget</i>	<i>Variance</i>	<i>Actual</i>	<i>Budget</i>	<i>Variance</i>	<i>Budget</i>	
<i>\$000's</i>	<i>\$000's</i>	<i>\$000's</i>	<i>\$000's</i>	<i>\$000's</i>	<i>\$000's</i>	<i>\$000's</i>	
<b>OPERATIONS</b>							
2,514	1,434	1,080	Cash In	4,091	3,512	579	4,076
(2,212)	(1,941)	(271)	Cash Out	(3,957)	(5,700)	1,743	(8,694)
302	(507)	809	<b>Net Operation Cash Flows</b>	134	(2,188)	2,322	(4,618)
<b>INVESTMENT</b>							
2,385	1,650	735	Cash In	9,744	12,200	(2,456)	17,300
(1,823)	(1,167)	(656)	Cash Out	(9,150)	(10,347)	1,197	(12,697)
562	483	79	<b>Net Investment Cash Flows</b>	594	1,853	(1,259)	4,603
<b>FINANCING</b>							
-	-	-	Cash In	-	-	-	-
-	-	-	Cash Out	-	-	-	-
-	-	-	<b>Net Financing Cash Flows</b>	-	-	-	-
864	(24)	888	<b>NET MOVEMENT IN CASH FLOWS</b>	729	(335)	1,064	(15)
809	335	474	<b>Opening Balance</b>	944	646	298	646
<b>1,673</b>	<b>311</b>	<b>1,362</b>	<b>Closing Balance</b>	<b>1,673</b>	<b>311</b>	<b>1,362</b>	<b>631</b>

**REPRESENTED BY:**

-	-	-	Cash	-	-	-	-
1,673	-	-	Bank Deposits	1,673	-	-	-
<b>1,673</b>	<b>311</b>	<b>1,362</b>	<b>Total Cash</b>	<b>1,673</b>	<b>311</b>	<b>1,362</b>	<b>631</b>

**WELLINGTON WATERFRONT PROJECT**  
**CAPITAL EXPENDITURE - CURRENT YEAR**  
**as at 31st March 2008**

			Year To Date			Year end
	Actual	Remaining costs	Total	Budget	Variance	Plan
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>PUBLIC SPACE</b>						
<i>Taranaki Wharf Project</i>						
Taranaki Wharf West	12	-	12	-	(12)	-
<b>Total Taranaki Wharf</b>	<b>12</b>	<b>-</b>	<b>12</b>	<b>-</b>	<b>(12)</b>	<b>-</b>
<i>Wharewaka/Wharenui</i>						
Wharewaka	-	-	-	-	-	-
Wharenui	-	-	-	-	-	-
<b>Total Wharewaka/Wharenui</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Waitangi Park Area 2,3</i>						
Waitangi Park Area 3	(77)	-	(77)	265	342	265
<b>Total Waitangi Park Area 2,3</b>	<b>(77)</b>	<b>-</b>	<b>(77)</b>	<b>265</b>	<b>342</b>	<b>265</b>
<i>Kumutoto NQW</i>						
Kumutoto Public Space	6,275	965	7,240	7,160	(80)	7,160
<b>Total Kumutoto NQW</b>	<b>6,275</b>	<b>965</b>	<b>7,240</b>	<b>7,160</b>	<b>(80)</b>	<b>7,160</b>
<i>Other Projects</i>						
Shed 13 Public Space	332	-	332	905	573	905
Shed 11	12	-	12	-	(12)	-
Outer T / Hilton hotel tunnel / piles	52	-	52	-	(52)	1,000
Chaffers Dock	18	-	18	-	(18)	-
Services - Sites 7 - 10	23	-	23	-	(23)	-
TSB Bank Arena - WWL CAPEX	65	-	65	67	2	67
TSB Bank Arena - WCC	1,289	-	1,289	1,200	(89)	1,800
<b>Total Other Projects</b>	<b>1,791</b>	<b>-</b>	<b>1,791</b>	<b>2,172</b>	<b>381</b>	<b>3,772</b>
<i>Minor Works</i>						
Other	34	-	34	250	216	500
Chaffers Marina maintenance	18	-	18	500	482	500
Traffic Control System	13	-	13	-	(13)	500
<b>Total Minor Works</b>	<b>65</b>	<b>-</b>	<b>65</b>	<b>750</b>	<b>685</b>	<b>1,500</b>
<b>TOTAL PUBLIC SPACE</b>	<b>8,066</b>	<b>965</b>	<b>9,031</b>	<b>10,347</b>	<b>1,316</b>	<b>12,697</b>
<b>TOTAL CAPITAL EXPENDITURE</b>	<b>8,066</b>	<b>965</b>	<b>9,031</b>	<b>10,347</b>	<b>1,316</b>	<b>12,697</b>

**WELLINGTON WATERFRONT LIMITED**  
**STATEMENT OF FINANCIAL PERFORMANCE**  
for the quarter ending 31st March 2008

Third quarter			Year to Date			Full Year
<i>Actual</i>	<i>Budget</i>	<i>Variance</i>	<i>Actual</i>	<i>Budget</i>	<i>Variance</i>	<i>Budget</i>
<i>\$000's</i>	<i>\$000's</i>	<i>\$000's</i>	<i>\$000's</i>	<i>\$000's</i>	<i>\$000's</i>	<i>\$000's</i>
<b>REVENUE</b>						
412	412	-	1,237	1,237	-	1,650
7	3	4	26	8	18	10
419	415	4	1,263	1,245	18	1,660
<b>EXPENSE</b>						
207	249	42	717	745	28	1,159
57	58	1	170	173	3	230
39	68	29	155	204	49	271
303	376	73	1,042	1,122	80	1,660
116	39	77	221	123	98	
85	-	(85)	85	-	(85)	-
31	39	76	136	123	13	-

**WELLINGTON WATERFRONT LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
as at 31st March 2008

	<i>Actual</i> <i>Mar-08</i> \$000's	<i>Actual</i> <i>Dec-07</i> \$000's	<i>Actual</i> <i>Jun-07</i> \$000's
<b>CURRENT ASSETS</b>			
Deposits/Bank	192	166	437
Accounts Receivable	36	40	24
Prepayments	23	7	18
	<b>251</b>	<b>213</b>	<b>479</b>
<b>NON CURRENT ASSETS</b>			
Office Equipment	25	26	27
Computer Equipment	27	31	12
Motor Vehicle	1	2	2
	<b>53</b>	<b>59</b>	<b>41</b>
<b>TOTAL ASSETS</b>	<b>304</b>	<b>272</b>	<b>520</b>
<b>CURRENT LIABILITIES</b>			
Accounts Payable / Accruals	106	105	223
Management Fee in advance	-	-	-
	<b>106</b>	<b>105</b>	<b>223</b>
<b>EQUITY</b>			
Wellington City Council	1	1	1
Retained Earnings	197	166	296
<b>TOTAL EQUITY</b>	<b>198</b>	<b>167</b>	<b>297</b>
<b>TOTAL FUNDS EMPLOYED</b>	<b>304</b>	<b>272</b>	<b>520</b>

**WELLINGTON WATERFRONT LIMITED**  
**STATEMENT OF CASHFLOWS**  
for the quarter ending 31st March 2008

Third quarter			Year to Date			Full year
<i>Actual</i>	<i>Budget</i>	<i>Variance</i>	<i>Actual</i>	<i>Budget</i>	<i>Variance</i>	<i>Budget</i>
\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
<b>OPERATIONS</b>						
419	415	4	1,032	1,245	(213)	1,660
(393)	(415)	22	(1,276)	(1,245)	(31)	(1,660)
26	-	26	(244)	-	(244)	-
<b>Net Operation Cash Flows</b>						
26	-	26	(244)	-	(244)	-
<b>NET MOVEMENT IN CASH FLOWS</b>						
166	436	(270)	436	436	-	436
<b>Opening Balance</b>						
192	436	(244)	192	436	(244)	436
<b>Closing Balance</b>						
<b>REPRESENTED BY:</b>						
192	436		192	436		436
<b>Cash</b>						
192	436		192	436		436
<b>Total Cash</b>						

**WELLINGTON WATERFRONT LIMITED**  
**KEY PERFORMANCE INDICATORS**  
For Year ending 30<sup>th</sup> June 2008

Measure	Frequency of measure	Target 2007/08	Quarter 3 2007/08
<b>Non-financial</b>			
% of residents visiting the waterfront	Annual (March/April 2008)	95%	n/a
Wellington Waterfront is a more interesting and exciting place to visit	Annual (March/April 2008)	90%	n/a
<b>Financial</b>			
Capital expenditure	Quarterly	\$ 12.697m	\$1.871m
Commercial proceeds	Quarterly	\$ 7.150m	\$3.000m

**Project timeliness (% of project milestones achieved)**

Project milestones are the major steps involved in implementing waterfront development and construction projects. The milestones being measured comprise the sum total of concept design completion, gaining of resource consents (after appeals or appeal period), completion of detailed design, commencement of construction and project practical completion.

The % achieved is measured against the planned number of these project milestones in Wellington Waterfront's approved project plan for each quarter and year to date.

The key performance indicators for each of the main projects are summarised in the table below.

**Project KPIs for the year ending 30 June 2008**

Project	Target	Quality	Target 2007/08 \$000 Cost / (Sale)	Quarter 3 2007/08 \$000 Cost / (Sale)
Site 7 (Meridian building)	Q2 Completion	Achieved	n/a	n/a
Site 7	Lease agreements for ground floor tenants secured in Q2	Not applicable	n/a	n/a
Kumutoto Public Space	Q3 Completion	TAG sign-off	7,160	792
Overseas Terminal Redevelopment *	Resource consent lodged	Not applicable	*	Achieved
Shed 13	Q2 Completion of the interior	TAG sign-off	625	Delayed due to usage still to be determined
Outer T Hotel *	Title issued in Q3 after Environment Court hearing (in August / September / October 2007)	Not applicable	*	n/a
Sites 8, 9, and 10	Resource consent lodged	Not applicable	*	n/a

\* Costs borne by Developers

WWL will complete a Technical Advisory Group (TAG) assessment for all projects. This is an independent assessment confirming whether a project has met the objectives for the quality of design as defined in the Wellington Waterfront Framework.

The completion rate is influenced both by Wellington Waterfront Limited's responses to the property development and construction markets although some matters can be outside of Wellington Waterfront Limited's control. These are:

- the performance and capacity of property developers and construction companies;
- ability in the prevailing market to achieve satisfactory commercial terms;
- the timing of resource consent process (including appeals);
- Council planning and approval processes.