SEAVIEW MARINA LIMITED

ANNUAL REPORT

FOR THE YEAR ENDED

30 JUNE 2011

CHAIRMAN'S REPORT
FOR THE YEAR ENDED 30 JUNE 2011

The 2010/2011 financial year has been one of consolidation for Seaview Marina Limited. With the economic conditions showing little sign of growth the marina business has been flat over the year.

Into this environment the new sea centre was opened in August 2010, as at 30 June 2011 the occupancy was at 80%. Despite the flat market all tenants have been enthusiastic about the facility and they report positive business trends.

The new hardstand and travel lift have complimented the 'marine hub' facility. The facilities are attracting boats from all around the Wellington Region for repairs and maintenance. With one of our units providing the only fully equipped undercover boat painting facility in the Wellington Region, more and more vessels are being attracted.

The economic environment has seen a drop of in demand for marina berths and trailer parks. For the first time in eight years the occupancy rates of both have been in the low 90 percentiles. This has had a big impact on the revenue and subsequently profits were lower than expected. The other factor that reduced the surplus was the requirement to expense legal fees for the sea centre, as they were budgeted to be capitalised.

Some key metrics for the financial year:

	Target	**Achieved**
Berth Occupancy	93%	92%
Trailer Park Occupancy	100%	95%
Total Revenue	$1,714,422	$1,531,803
Surplus (after depreciation)	$318,737	$102,858
Rate of return	6.50%	2.5%

While the year has not proved as profitable as we budgeted the marina is in excellent heart. Incomes were down for boat storage categories due to the lower than budgeted occupancy rates. A cost which impacted on the overall profit was the higher than anticipated legal costs associated with securing tenancy agreements for the Sea Centre.

With the boat storage capacity available and the sea centre and hardstand functioning well we are ready to take advantage of the expected improvement in business activity in the 2011/2012 financial year.

I would like to finish by thanking my fellow Directors, Arthur Stewart, Chris Milne and Ross Jamieson for their significant contributions. Thanks also go to John Anderson, whose term on the Board ended in December 2010. Also thanks go to the Manager, Alan McLellan and his dedicated staff and our Shareholder, Hutt City Council for their support.

Bryan Jackson

Chairman

Independent Auditor's Report

To the readers of
Seaview Marina Limited's
financial statements and statement of service performance
for the year ended 30 June 2011

The Auditor-General is the auditor of Seaview Marina Limited (the company). The Auditor-General has appointed me, John O'Connell, using the staff and resources of Audit New Zealand, to carry out the audit of the financial statements and statement of service performance of the company on her behalf.

We have audited:

- the financial statements of the company on pages 5 to 22, that comprise the statement of financial position as at 30 June 2011, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year ended on that date and the notes to the financial statements that include accounting policies and other explanatory information; and
- the statement of service performance of the company on pages 23 and 24.

Opinion on the financial statements and the statement of service performance

In our opinion:

- the financial statements of the company on pages 5 to 22:
  - comply with generally accepted accounting practice in New Zealand; and
  - give a true and fair view of the company's:
    - financial position as at 30 June 2011; and
    - financial performance and cash flows for the year ended on that date; and
- the statement of service performance of the company on pages 23 and 24:
  - complies with generally accepted accounting practice in New Zealand; and
  - gives a true and fair view of the company's service performance achievements measured against the performance targets adopted for the year ended 30 June 2011.

Opinion on other legal requirements

In accordance with the Financial Reporting Act 1993 we report that, in our opinion, proper accounting records have been kept by the company as far as appears from an examination of those records.

Our audit was completed on 30 September 2011. This is the date at which our opinion is expressed.

The basis of our opinion is explained below. In addition, we outline the responsibilities of the Board of Directors and our responsibilities, and explain our independence.

Basis of opinion

We carried out our audit in accordance with the Auditor-General's Auditing Standards, which incorporate the International Standards on Auditing (New Zealand). Those standards require that we comply with ethical requirements and plan and carry out our audit to obtain reasonable assurance about whether the financial statements and statement of service performance are free from material misstatement.

Material misstatements are differences or omissions of amounts and disclosures that would affect a reader's overall understanding of the financial statements and statement of service performance. If we had found material misstatements that were not corrected, we would have referred to them in our opinion.

An audit involves carrying out procedures to obtain audit evidence about the amounts and disclosures in the financial statements and statement of service performance. The procedures selected depend on our judgement, including our assessment of risks of material misstatement of the financial statements and statement of service performance whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the company's preparation of the financial statements and statement of service performance that give a true and fair view of the matters to which they relate. We consider internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.

An audit also involves evaluating:

- the appropriateness of accounting policies used and whether they have been consistently applied;
- the reasonableness of the significant accounting estimates and judgements made by the Board of Directors;
- the adequacy of all disclosures in the financial statements and statement of service performance; and
- the overall presentation of the financial statements and statement of service performance.

We did not examine every transaction, nor do we guarantee complete accuracy of the financial statements and statement of service performance. In accordance with the Financial Reporting Act 1993, we report that we have obtained all the information and explanations we have required. We believe we have obtained sufficient and appropriate audit evidence to provide a basis for our audit opinion.

Responsibilities of the Board of Directors

The Board of Directors is responsible for preparing financial statements and a statement of service performance that:

- comply with generally accepted accounting practice in New Zealand;
- give a true and fair view of the company's financial position, financial performance and cash flows; and
- give a true and fair view of its service performance.

The Board of Directors is also responsible for such internal control as it determines is necessary to enable the preparation of financial statements and a statement of service performance that are free from material misstatement, whether due to fraud or error.

The Board of Directors' responsibilities arise from the Local Government Act 2002 and the Financial Reporting Act 1993.

Responsibilities of the Auditor

We are responsible for expressing an independent opinion on the financial statements and statement of service performance and reporting that opinion to you based on our audit. Our responsibility arises from section 15 of the Public Audit Act 2001 and section 69 of the Local Government Act 2002.

Independence

When carrying out the audit, we followed the independence requirements of the Auditor-General, which incorporate the independence requirements of the New Zealand Institute of Chartered Accountants.

Other than the audit, we have no relationship with or interests in the company.

John O'Connell
Audit New Zealand
On behalf of the Auditor-General
Wellington, New Zealand

Matters relating to the electronic presentation of the audited financial statements and statement of service performance

This audit report relates to the financial statements and statement of service performance of Seaview Marina Limited for the year ended 30 June 2011 included on the Seaview Marina Limited's website. The Seaview Marina Limited's board is responsible for the maintenance and integrity of the Seaview Marina Limited's website. We have not been engaged to report on the integrity of the Seaview Marina Limited's website. We accept no responsibility for any changes that may have occurred to the financial statements and statement of service performance since they were initially presented on the website.

The audit report refers only to the financial statements and statement of service performance named above. It does not provide an opinion on any other information which may have been hyperlinked to or from the financial statements and statement of service performance. If readers of this report are concerned with the inherent risks arising from electronic data communication they should refer to the published hard copy of the audited financial statements and statement of service performance and the related audit report dated 30 September 2011 to confirm the information included in the audited financial statements and statement of service performance presented on this website.

Legislation in New Zealand governing the preparation and dissemination of financial information may differ from legislation in other jurisdictions.

STATEMENT OF COMPLIANCE

Statement of Compliance and Responsibility

The Board and management of Seaview Marina Limited confirm that all statutory requirements in relation to the annual report, as outlined in the Local Government Act 2002, have been complied with.

Bryan Jackson	**Arthur Stewart**
Chairman	**Director**
30 September 2011	

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2011

	Note	Actual 2011	Budget 2011	Actual 2010
INCOME				
Net revenue from diesel sales		11,907	15,000	8,959
Rentals	*2*	1,458,288	1,642,922	1,150,384
Finance revenue	*3*	-	5,000	510
Other user charges		48,342	51,500	51,567
Other revenue		13,266	-	14,206
Total revenue		**1,531,803**	**1,714,422**	**1,225,626**
EXPENDITURE				
Employee costs	*4*	273,962	282,998	274,632
Operating costs	*5*	634,730	576,124	520,367
Finance costs	*3*	181,143	217,230	39,040
Depreciation and amortisation	*10 & 11*	339,110	319,333	222,907
Total expenditure		**1,428,945**	**1,395,685**	**1,056,946**
Surplus before tax		**102,858**	**318,737**	**168,680**
Income tax expense	*6*	-	-	-
SURPLUS AFTER TAX		**102,858**	**318,737**	**168,680**
OTHER COMPREHENSIVE INCOME		-	-	-
TOTAL COMPREHENSIVE INCOME		**102,858**	**318,737**	**168,680**

Explanation of the Marina's surplus after tax

The Marina made a surplus after tax of $102,858 compared with a budgeted surplus after tax of $318,737. The operating result was $215,879 less than budget. Explanations of major variances against budget are detailed in note 27.

The accompanying notes form an integral part of these financial statements.

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2011

	Actual 2011	Budget 2011	Actual 2010
Balance at 1 July	4,083,252	4,083,252	3,914,572
Total comprehensive income previously reported	102,858	318,737	168,680
Effect on accumulated funds of restatement	-	-	-
Total comprehensive income as restated	102,858	318,737	168,680
Balance at 30 June	**4,186,110**	**4,401,989**	**4,083,252**

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2011

	Note	Actual 2011	Actual 2010
EQUITY			
Accumulated funds	*16*	(17,095,793)	(17,198,651)
Share capital		21,281,903	21,281,903
TOTAL EQUITY		**4,186,110**	**4,083,252**
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	*7*	1,688	35,908
Debtors and other receivables	*8*	635,722	586,722
Inventories	*9*	3,971	3,717
Non-current assets held for sale*		-	40,000
Prepayments		6,076	1,193
Total current assets		**647,457**	**667,540**
NON-CURRENT ASSETS			
Property, plant and equipment	*10*	7,737,863	4,095,442
Intangible assets	*11*	4,107	5,685
Assets under construction		13,017	3,197,246
Total non-current assets		**7,754,987**	**7,298,373**
TOTAL ASSETS		**8,402,444**	**7,965,913**
CURRENT LIABILITIES			
Borrowings	*13*	-	-
Creditors and other payables	*12*	618,426	1,008,535
Employee entitlements	*14*	23,816	23,352
Other liabilities	*15*	74,092	
Total current liabilities		**716,334**	**1,031,887**
NON-CURRENT LIABILITIES			
Borrowings	*13*	3,500,000	2,850,774
Total non-current liabilities		**3,500,000**	**2,850,774**
TOTAL LIABILITIES		**4,216,334**	**3,882,661**
NET ASSETS	*16*	**4,186,110**	**4,083,252**

* Non-current assets held for sale relate to the old travel lift prior year

The accompanying notes form an integral part of these financial statements.

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2011

	Note	Actual 2011	Actual 2010
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash was provided from:			
Receipts from rentals		1,445,873	1,201,283
Receipts from user charges and other income		73,515	54,356
Interest received		-	-
		1,519,388	**1,255,639**
Cash was applied to:			
Payments to employees		(273,498)	(258,913)
Payments to suppliers		(690,747)	(550,114)
Interest paid		(181,143)	(39,040)
		(1,145,388)	**(848,067)**
Net cash flows from operating activities	*17*	**374,000**	**407,572**
CASH FLOWS FROM INVESTING ACTIVITIES			
Cash was provided from:			
Foreign exchange gain		**-**	**510**
Sale of assets held for sale		40,000	-
		40,000	**510**
Cash was applied to:			
Purchase of property, plant and equipment		(1,158,521)	(669,028)
Purchase of intangible assets		-	(2,718)
Purchase assets under construction		(13,017)	(2,425,878)
		(1,171,538)	**(3,097,624)**
Net cash flows from investing activities		**(1,131,538)**	**(3,097,114)**
CASH FLOWS FROM FINANCING ACTIVITIES			
Cash was provided from:			
Proceeds from borrowings - Hutt City Council		723,318	2,693,653
Repayment of borrwoings - Hutt City Council		-	-
Cash was applied to:			
Loan to HCC		-	-
Net cash flows from financing activities		**723,318**	**2,693,653**
Net increase/(decrease) in cash, cash equivalents and bank overdrafts		(34,220)	4,111
Cash, cash equivalents and bank overdrafts at the beginning of the year		35,908	31,797
CASH, CASH EQUIVALENTS AND BANK OVERDRAFTS AT THE END OF THE YEAR		**1,688**	**35,908**
Cash balance at end of the year comprises:			
Cash and on call deposits		1,688	35,908
CASH, CASH EQUIVALENTS AND BANK OVERDRAFTS AT THE END OF THE YEAR		**1,688**	**35,908**

The accompanying notes form an integral part of these financial statements.

1. STATEMENT OF ACCOUNTING POLICIES

REPORTING ENTITY

Seaview Marina Limited (Marina) is a council controlled organisation 100 percent owned by the Hutt City Council.

The primary objective of the Marina is the operation of a marina which benefits the community of Hutt City. Marina is designated a public benefit entity for the purposes of New Zealand Equivalents to International Financial Reporting Standards (NZ IFRS).

The financial statements of the Marina are for the year ended 30 June 2011. The financial statements were authorised for issue by the Board of Directors on the 30 September 2011.

BASIS OF PREPARATION

Statement of compliance
These financial statements have been prepared in accordance with the requirements of the Local Government Act 2002, which includes the requirement to comply with generally accepted accounting practice in New Zealand (NZ GAAP).

These financial statements have been prepared in accordance with NZ GAAP. They comply with NZIFRS, and other applicable financial reporting standards, as appropriate for public benefit entities that apply for differential reporting concessions.

Measurement base
The financial statements have been prepared on a historical cost basis.

Functional and presentation currency
The financial statements are presented in New Zealand dollars and all values have been rounded to the nearest dollar. The functional currency of Marina is New Zealand dollars.

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions are recognised in the Statement of Financial Performance.

The Company qualifies for differential reporting exemptions as they are not publicly accountable and there is no separation between the owners and the governing body. The Company has taken advantage of all available differential reporting exemptions except for:

- the exemption under NZIAS 7 Cash flow Statements for preparing a cashflow statement; and
- certain disclosure exemptions.

Changes in accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

Seaview Marina has adopted the following revisions to accounting standards during the financial year, which have had only a presentation or disclosure effect:

- NZ IFRS 7 *Financial Instruments: Disclosures – The effect of early adopting these amendments is the following information is no longer disclosed:*
    - The carrying amount of financial assets that would otherwise be past due or impaired whose terms have been renegotiated: and
    - The maximum exposure to credit risk by class of financial instrument if the maximum credit risk exposure is best represented by their carrying amount.
- NZ IAS 24 *Related Party Disclosures (Revised 2009)* – The early adoption of NZ IAS 24 has had no effect on related party disclosures.

SIGNIFICANT ACCOUNTING POLICES

Revenue

Revenue is measured at the fair value of consideration received.

Revenue from the rendering of services is recognised by reference to the stage of completion of the transaction at balance date, based on the actual service provided as a percentage of the total services to be provided.

Sales of goods are recognised when a product is sold to the customer. The recorded revenue is the gross amount of the sale, including credit card fees payable for the transaction. Such fees are included in other expenses.

Interest income is recognised using the effective interest method.

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with banks, other short term highly liquid investments with original maturities of three months or less, and bank overdrafts.

Trade debtors and other receivables

Trade debtors and other receivables are initially measured at fair value and subsequently measured at amortised cost using the effective interest method, less any provision for impairment.

Inventory

Inventory is recorded at cost on a first in – first out basis and at the lower of cost or lower of cost or net realisable value.

Property, plant and equipment

Additions: Expenditure of a capital nature of $500 or more has been capitalised. Expenditure of less than $500 has been charged to operating expenditure. The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits or service potential associated with the item will flow to the Marina and the cost of the item can be measured reliably.

Disposals: Gains and losses on disposals are determined by comparing the proceeds with the carrying amount of the asset. Gains and losses on disposals are recognised in the Statement of Comprehensive Income.

Subsequent costs: Costs incurred subsequent to initial acquisition are capitalised only when it is probable that future economic benefits or service potential associated with the item will flow to the Marina and the cost of the item can be measured reliably.

All assets are valued at historical cost, adjusted for accumulated depreciation.

Depreciation is provided on a straight-line basis on all property, plant and equipment at rates that will write off the cost of the assets to their estimated residual values over their useful lives. The straight-line depreciation rates are as follows:

Estimated economic lives	Years	Rate
Buildings	33.3 - 75	1.33% - 3%
Sundry site improvements	15.4 - 66.7	1.5% - 6.5%
Piers and marina berths	25	4.0%
Travel lift	18.2	5.5%
Boat racks and cradles	33.3 – 66.7	3.0% - 6.5%
Other equipment	4.2 – 12.5	8.0% - 24.0%
Vehicles	5	20%

The residual value and useful life of an asset is reviewed and adjusted if applicable at each financial year end.

Intangible assets

Software acquisition and development: Acquired computer software licenses are capitalised on the basis of the costs incurred to acquire and bring to use the specific software. Costs associated with maintaining computer software are recognised as an expense when incurred. Costs that are directly associated with the development of software for internal use by the Marina, are recognised as an intangible asset.

Amortisation: The carrying value of an intangible asset with a finite life is amortised on a straight-line basis over its useful life. Amortisation begins when the asset is available for use and ceases at the date that the asset is derecognised. The amortisation charge for each period is recognised in the Statement of Comprehensive Income.

The useful lives and associated amortisation rates of major classes of intangible assets have been estimated as follows:

Estimated economic lives	Years	Rate
Computer software	2.8	36.0%

Impairment of non financial assets

Assets with a finite useful life are reviewed for impairment when ever events or changes in circumstances indicate that the carrying amount may not be recoverable. If an asset's carrying amount exceeds its recoverable amount, the asset is impaired and the carrying amount is written down to the recoverable amount. The total impairment loss is recognised in the Statement of Comprehensive Income.

Goods and services Tax

All items in the financial statements are stated exclusive of GST. Where GST is not recoverable as input tax then it is recognised as part of the related asset or expense.

The net amount of GST recoverable from, or payable to, the Inland Revenue Department (IRD) is included as part of receivables or payables in the Statement of Financial Position.

Commitments and contingencies are disclosed exclusive of GST.

Employee entitlements

Short-term entitlements: Employee benefits that the Marina expects to be settled within 12 months of balance date are measured at nominal values based on accrued entitlements at current rates of pay. These include salaries and wages accrued up to balance date, annual leave earned to, but not yet taken at balance date, retiring and long service leave entitlements expected to be settled within 12 months, and sick leave.

The Marina recognises a liability for sick leave to the extent that absences in the coming year are expected to be greater than the sick leave entitlements earned in the coming year. The amount is calculated based on the unused sick leave entitlement that can be carried forward at balance date, to the extent that the Marina anticipates it will be used by staff to cover those future absences.

The Marina recognises a liability and an expense for bonuses where contractually obliged or where there is a past practice that has created a constructive obligation.

Provisions

The Marina recognises a provision for future expenditure of uncertain amount or timing when there is a present obligation (either legal or constructive) as a result of a past event, it is probable that expenditures will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Provisions are not recognised for future operating losses.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as an interest expense.

Borrowings

Borrowings are initially recognised at their fair value. After initial recognition, all borrowings are measured at amortised cost using the effective interest method.

Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred.

Income tax

Income tax for the period is calculated by reference to the amount of income taxes payable or recoverable in respect of the taxable profit or tax loss for the period. It is calculated using tax rates and tax laws that have been enacted or substantively enacted by the reporting date. Current tax for current and prior periods is recognised as a liability (or asset) to the extent that it is unpaid (or refundable).

Leases

Operating leases: An operating lease is a lease that does not transfer substantially all the risks and rewards incidental to ownership of an asset. Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term.

Finance leases: The Company has not entered into any material finance leases.

Financial instruments

The Company is party to financial instrument arrangements as part of its normal operation. Revenue and expenses in relation to all financial instruments are recognised in the Statement of Comprehensive Income.

All financial instruments are recognised in the Statement of Financial Position on the basis of the Company's accounting policies. All financial instruments disclosed on the Statement of Financial Position are recorded at fair value other than those specifically identified in the Notes to the financial statements.

Budget figures

The budget figures are those approved by the Board at the beginning of the year. The budget figures have been prepared in accordance with NZ IFRS, using accounting policies that are consistent with those adopted by the Board for the preparation of the financial statements.

Critical accounting estimates and assumptions

In preparing these financial statements the Marina has made estimates and assumptions concerning the future. These estimates and assumptions may differ from the subsequent actual results. Estimates and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the reporting period in which the revision is made and in any future periods that will be affected by those provisions. Assumptions have been made for the useful lives of property, plant and equipment and intangible assets as noted above and in note 10 and 11.

There have been no critical judgements made.

2. RENTAL INCOME

	2011	2010
Berth and trailer park rentals	1,051,537	991,976
Boat lifts and hard stand	172,537	140,542
SeaCentre rentals	213,810	-
Other rentals	20,404	17,866
Total rental income	**1,458,288**	**1,150,384**

3. FINANCE REVENUE AND FINANCE COSTS

Finance revenue	2011	2010
Interest revenue		
- related party deposits	-	-
Foreign exchange gain	-	510
Total finance revenue	**-**	**510**
Finance costs		
Interest expense		
- call and term loans	5,394	-
- related party loans	175,749	39,040
Total finance cost	**181,143**	**39,040**
Net finance revenue/(costs)	**(181,143)**	**(38,530)**

4. EMPLOYEE COSTS

	2011	2010
Salaries and wages	243,900	238,064
Employer contributions to defined contribution plans	4,139	1,812
Training	4,506	2,533
Other employee costs	20,953	16,504
Increase/(decrease) in employee entitlements/liabilities	464	15,719
Total employee costs	**273,962**	**274,632**

Employer contributions to defined contribution plans are the contributions to KiwiSaver.

5. OPERATING COSTS

	2011	2010
Auditors' fees for the audit of the financial statements	11,000	13,380
Impairment of receivables	(17)	(522)
Bad Debts Written Off	4,501	364
Directors' fees	47,396	43,750
Donations	200	1,390
Electricity	14,226	59,213
Equipment purchases	5,823	4,822
Insurance expenses	50,076	40,017
Maintenance	30,212	17,414
Legal services	31,290	10,780
Other specialist services	63,784	26,629
Printing and stationery	12,751	8,773
Professional services charges - Hutt City Council	4,000	4,000
Promotion expenses	21,556	15,989
Operational contracts	172,266	113,410
Vehicle costs	14,889	14,069
Rates and water charges - Hutt City Council	80,690	84,300
Loss on disposal of assets	13,910	-
Impairment of assets held for sale	-	18,308
Other expenses	56,177	44,281
TOTAL EXPENDITURE	**634,730**	**520,367**

6. TAXATION	2011	2010
Net surplus/(deficit) before tax	102,858	168,680
Tax at 30%	30,857	50,604
Non-deductable expenditure	(8,884)	(941)
Prior year adjustment	7,500	4,172
Tax losses not recognised	(29,473)	(53,835)
Tax expense	-	-
Current tax	-	-

Tax losses of $12,625,056 (2010: $12,698,302) are available to carry forward and offset against future taxable income. There are no imputation credits available for use.

7. CASH AND CASH EQUIVALENTS	2011	2010
Cash at bank and on hand	1,688	35,908
Term deposits with maturities less than three months	-	-
CASH AND CASH EQUIVALENTS	**1,688**	**35,908**

The carrying value of cash at bank and term deposits with maturities less than three months approximate their fair value.

Cash, cash equivalent and bank overdrafts include the following for the purposes of the statement of cash flows.

	2011	2010
Cash at bank and on hand	1,688	35,908
Term deposits with maturities less than three months	-	-
Bank overdrafts	-	-
Total	**1,688**	**35,908**

8. DEBTORS AND OTHER RECEIVABLES	2011	2010
Rental receivable	640,183	591,200
Other receivables:		
- Other receivables	-	-
Gross debtors and other receivables	640,183	591,200
Less provision for impairment	(4,461)	(4,478)
TOTAL DEBTORS AND OTHER RECEIVABLES	**635,722**	**586,722**

Fair value

Debtors and other receivables are non-interest bearing and receipts is normally on 30-day terms, therefore the carrying value of debtors and other receivables approximates their fair value.

Impairment

The carrying amount of receivables that would otherwise be past due or impaired, whose terms have been renegotiated is $nil (2010: $nil)

The status of receivables as at 30 June are detailed below:

	2011			2010		
	Gross	**Impairment**	**Net**	**Gross**	**Impairment**	**Net**
Not past due	555,162	-	555,162	522,411	-	522,411
Past due 1-30 days	24,761	(1,940)	22,821	18,434	-	18,434
Past due 31-60 days	5,484	-	5,484	3,865	-	3,865
Past due >60 days	54,776	(2,521)	52,255	46,490	(4,478)	42,012
Total	**640,183**	**(4,461)**	**635,722**	**591,200**	**(4,478)**	**586,722**

The impairment provision has been calculated based on expected losses for the Marina's pool of debtors. Expected losses have been determined based on an analysis of the Marina's losses in previous periods, and review of specific debtors as detailed below:

	2011	2010
Individual impairment	4,461	-
Collective impairment	-	4,478
Total provision for impairment	**4,461**	**4,478**

Movements in the provisions for impairment of receivables are as follows:

	2011	2010
At 1 July	(4,478)	(5,000)
Additional provisions made during the year	(8,962)	(4,842)
Provisions reversed during the year	4,478	5,000
Receivables written-off during the period	4,501	364
At 30 June	**(4,461)**	**(4,478)**

At 30 June the Marina held one boat as collatoral with a reserve value $2,500, this boat was subsequent sold for $3,000 less costs to recover outstanding debts. No other collateral as security or other credit enhancements over receivables that are either

9. INVENTORIES

Commercial inventories held for sale:	2011	2010
Diesel	3,971	3,717
Other items	-	-
	3,971	**3,717**

No inventories are pledged as security for liabilities (2010: $nil).

Commercial inventories

Are valued at cost, as there are no impairments of the inventories.

10. PROPERTY, PLANT AND EQUIPMENT

Movements for each class of property, plant and equipment are as follows:

2011	Opening			Movements during the year							Closing		
	Cost/ valuation	Accumulated depreciation and impairment charges	Carrying amount	Additions	Disposals	Category Adjustments to cost	Impairment charges	Depreciation	Depreciation on disposals	Category Adjustments to Depreciation	Cost/ valuation	Accumulated depreciation and impairment charges	Carrying amount
Operational assets													
Land	447,158	-	447,158	-	-	-	-	-	-	-	447,158	-	447,158
Site improvements	-	-	-	283,572	-	279,676	-	(27,050)	-	(70,079)	563,248	(97,129)	466,119
Buildings	333,343	(45,833)	287,510	4,119	-	-	-	(10,616)	-	-	337,462	(56,449)	281,013
Service Centre	-	-	-	3,622,577	-	-	-	(89,433)	-	-	3,622,577	(89,433)	3,533,144
Plant and equipment	1,553,767	(457,201)	1,096,566	43,777	(19,076)	(296,465)	-	(89,105)	9,790	97,142	1,282,003	(439,374)	842,629
Vehicle	-	-	-	13,958	(10,022)	10,022	-	(3,635)	8,587	(7,853)	13,958	(2,901)	11,057
Piers and Berths	2,822,635	(558,427)	2,264,208	25,859	(4,763)	6,767	-	(117,692)	1,574	(19,210)	2,850,498	(693,755)	2,156,743
Total operational assets	***5,156,903***	***(1,061,461)***	***4,095,442***	***3,993,862***	***(33,861)***	***-***	***-***	***(337,531)***	***19,951***	***-***	***9,116,904***	***(1,379,041)***	***7,737,863***

2010													
Operational assets													
Land	447,158	-	447,158	-	-	-	-	-	-	-	447,158	-	447,158
Buildings	333,343	(35,833)	297,510	-	-	-	-	(10,000)	-	-	333,343	(45,833)	287,510
Plant and equipment	1,214,061	(384,170)	829,891	449,044	(109,338)	-	-	(124,061)	51,030	-	1,553,767	(457,201)	1,096,566
Piers and Berths	2,602,652	(471,583)	2,131,069	219,983	-	-	-	(86,844)	-	-	2,822,635	(558,427)	2,264,208
Total operational assets	***4,597,214***	***(891,586)***	***3,705,628***	***669,027***	***(109,338)***	***-***	***-***	***(220,905)***	***51,030***	***-***	***5,156,903***	***(1,061,461)***	***4,095,442***

VALUATION

Assets held by Seaview Marina are recorded at deemed cost or actual cost and are not revalued.

11. INTANGIBLE ASSETS

2011	Opening			Movements during the year					Closing		
	Cost/ valuation	Accumulated depreciation and impairment charges	Carrying amount	Additions	Disposals	Impairment charges	Depreciation	Depreciation on disposals	Cost/ valuation	Accumulated depreciation and impairment charges	Carrying amount
Intangibles											
Software	47,722	(42,037)	5,685	-	-	-	(1,578)	-	47,722	(43,615)	4,107

2010											
Intangibles											
Software	45,004	(40,035)	4,969	2,718	-	-	(2,002)	-	47,722	(42,037)	5,685

12. TRADE AND OTHER PAYABLES

	2011	2010
Deposits and bonds	1,770	2,210
Accrued expenses	20,491	451,686
Rentals in advance	596,165	554,639
	618,426	**1,008,535**

Creditors and other payables are non-interest bearing and are normally settled on 30 day terms, therefore the carrying value of creditors and other payables approximate their fair value.

13. BORROWINGS

	2011	2010
LONG TERM		
Loans from related parties	3,500,000	2,850,774
TOTAL LONG TERM BORROWINGS	**3,500,000**	**2,850,774**

Borrowings from Hutt City Council are issued at the 3 month BKBM FRA Rate plus a margin of 200 basis points. The maximum amount to be advanced at any time during the term of loan shall not exceed $3,500,000.

Seaview Marina has a $300,000 (2010: $nil) revolving overdraft facility agreement, no security is held for this facility. At balance date the amount drawn from this facility was $nil.

14. EMPLOYEE ENTITLEMENTS

	2011	2010
Current portion		
Annual leave	23,816	23,352
Total Current portion	23,816	23,352
Non-current portion		
Total Non-current portion	-	-
TOTAL EMPLOYEE ENTITLEMENTS	**23,816**	**23,352**

15. OTHER LIABILITIES

OTHER LIABILITIES - CURRENT PORTION	2011	2010
Due to related parties (refer to note 22)	74,092	-
Total other liabilities - current portion	74,092	-
TOTAL OTHER LIABILITIES	**74,092**	**-**

16. EQUITY

ACCUMULATED FUNDS	2011	2010
Balance at beginning of the year	(17,198,651)	(17,367,331)
Net surplus/(deficit) after tax	102,858	168,680
BALANCE AT END OF THE YEAR	**(17,095,793)**	**(17,198,651)**
TOTAL EQUITY		
Balance at beginning of the year	4,083,252	3,914,572
Movements during the year	102,858	168,680
BALANCE AT END OF THE YEAR	**4,186,110**	**4,083,252**

17. RECONCILIATION OF SURPLUS AFTER TAX WITH CASH FLOWS FROM OPERATING ACTIVITIES

	2011	2010
SURPLUS AFTER TAX	**102,858**	**168,680**
Add/(less) non-cash items:		
Depreciation	339,110	222,907
Bad debts	4,501	-
Impairment of assets held for sale	-	18,308
Foreign exchange (gains)/losses	-	(510)
Loss on sale of assets	13,910	-
Add/(less) movements in working capital:		
Increase/(decrease) in accounts receivable and other assets	(58,384)	(62,365)
Increase/(decrease) in creditors	(28,205)	46,401
Increase/(decrease) in provisions and other liabilities	464	15,719
Increase/(decrease) in inventory	(254)	(1,568)
NET CASH FLOWS FROM OPERATING ACTIVITIES	**374,000**	**407,572**

18. CATEGORIES OF FINANCIAL INSTRUMENTS

FINANCIAL ASSETS	**2011**	**2010**
Loans and receivables		
Cash and cash equivalents	1,688	35,908
Debtors and other receivables	635,722	586,722
Other financial assets:		
- loans to related parties	-	-
Total financial assets	**637,410**	**622,630**
FINANCIAL LIABILITIES		
Financial liabilities at amortised cost		
Trade and other payables	618,426	1,008,535
Total financial liabilities at amortised cost	**618,426**	**1,008,535**

19. FINANCIAL INSTRUMENTS RISKS

The Marina has a series of policies to manage the risks associated with financial instruments. The Marina is risk averse and seeks to minimise exposures from its treasury activities. The Marina has established Marina approved Liability Management and Investment policies. These policies do not allow any transactions that are speculative in nature to be entered into.

MARKET RISK

Price risk

Price risk is the risk the fair value or future cash flows of a financial instrument will fluctuate as a result of changes in market prices. The Marina is exposed to equity securities price risk on its investments, which are classified as financial assets held at fair value through equity. This price risk arises due to market movements in listed securities. The price risk is managed by diversification of the Marina's investment portfolio in accordance with the limits set out in the Marina's Investment Policy.

Currency risk

Currency risk is the risk that the fair value or future cash flows of the financial instruments will fluctuate due to changes in foreign exchange rates. As at 30 June 2011 (2010: $nil) the Marina does not have any foreign currency risk.

Fair value interest rate risk

Fair value interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates. Borrowings and investments issued at fixed rates of interest expose the Marina to fair value interest rate risk.

Cash flow interest rate risk

Cash flow interest rate risk is the risk that the cash flows of a financial instrument will fluctuate because of changes in market interest rates. Borrowing and investments issued at variable interest rates expose the Marina to cash flow interest rate risk.

CREDIT RISK

Credit risk is the risk that a third party will default on its obligation to the Marina, causing the Marina to incur a loss. Due to the timing of its cash flows and outflows, the Marina at times invests surplus cash into bank and term deposits which gives rise to credit risk.

The Marina investment policy limits the amount of credit exposure to any one financial institution or organisation. The Group only invest funds with entities that have a Standard and Poor's credit rating of at least A- for short term and A- for long-term investments.

The Marina has no collateral or other credit enhancements for financial instruments the give rise to credit risk.

Financial instruments which potentially subject the Group to credit risk principally consist of cash and/or cash equivalents, trade and other receivables.

The maximum exposure to credit risk:	**2011**	**2010**
Cash, cash equivalents and term loans	1,688	35,908
Debtors and other receivables	635,722	586,722
Other assets	-	-
Total credit risk	637,410	622,630

The maximum exposures shown above are net of any recognised provisions for losses on these financial instruments.

Credit quality of financial assets

The credit quality of financial assets that are neither past due nor impaired can be assessed by reference to Standard and Poor's credit ratings (if available) or to historical information about counterparty default rates:

COUNTERPARTIES WITH CREDIT RATINGS

Cash at bank and term loans	**2011**	**2010**
AA	1,688	35,908
Total cash at bank and term loans	**1,688**	**35,908**

Debtors and other receivables mainly arise from the Marina's main rental functions. The Marina has no significant concentrations of credit risk in relation to debtors and other receivables.

LIQUIDITY RISK

Management of liquidity risk

Liquidity risk is the risk that the Marina will encounter difficulty raising liquid funds to meet commitments as they fall due. Prudent liquidity risk management implies maintaining sufficient cash, and the availability of committed funding to meet day to day needs.

Contractual maturity analysis of financial liabilities

The table below analyses the Marinas financial liabilities into the relevant maturity groupings based on the remaining period at the balance date to the contractual maturity date. Future interest payments on floating rate debt is based in the floating rate on the instrument at balance date. The amounts disclosed are contractual undiscounted cash flows. Financial guarantees are included in the time band containing the earliest date they can be called upon.

	Carrying amount	Contractual cash flows	Less than 1 year	Between 1-3 years	Between 3-5 years	Greater than 5 years
2011						
Creditors and other payables	618,426	-	618,426	-	-	-
Other liabilities	74,092	-	-	-	-	-
Bank overdraft	-	-	-	-	-	-
Secured loans	-	-	-	-	-	-
Loan from HCC	3,500,000	3,500,000	-	3,500,000	-	-
Total	**4,192,518**	**3,500,000**	**618,426**	**3,500,000**	**-**	**-**
2010						
Creditors and other payables	1,008,535	1,008,535	1,008,535	-	-	-
Other liabilities	-	-	-	-	-	-
Bank overdraft	-	-	-	-	-	-
Secured loans	-	-	-	-	-	-
Loan from HCC	2,850,774	2,850,774	-	2,850,774	-	-
Total	**3,859,309**	**3,859,309**	**1,008,535**	**2,850,774**	-	-

Contractual maturity analysis of financial assets

The table below analyses the Marinas financial assets into the relevant maturity groupings based on the remaining period at the balance date to the contractual maturity date.

	Carrying amount	Contractual cash flows	Less than 1 year	Between 1-3 years	Between 3-5 years	Greater than 5 years
2011						
Cash and cash equivalents	1,688	-	1,688	-	-	-
Debtors and other receivables	635,722	-	635,722	-	-	-
Total	**637,410**	**-**	**637,410**	**-**	**-**	**-**
2010						
Cash and cash equivalents	35,908	-	35,908	-	-	-
Debtors and other receivables	586,722	586,722	586,722	-	-	-
Total	**622,630**	**586,722**	**622,630**	**-**	**-**	**-**

Sensitivity analysis

The tables below illustrate the potential profit and loss and equity (excluding retained earnings) impact for reasonably possible market movements, with all other variables held constant, based on the Marina's financial instrument exposure at balance date.

Note		**2011**			**2010**		
		-100bps		**+100bps**		**-100bps**	
		Other		**Other**		**Other**	
INTEREST RATE RISK	**Profit**	**Equity**	**Profit**	**Equity**	**Profit**	**Equity**	**Profit**
Financial Assets							
Cash and cash equivalents	(17)	-	17	-	(359)	-	359
Financial liabilities							
Borrowing:							
- Loan from HCC	(35,000)	-	35,000	-	(28,508)	-	28,508
Total sensitivity to interest	**(35,017)**	-	**35,017**	-	**(28,867)**	-	**28,867**

Explanation of sensitivity analysis

A movement in interest rates of plus or minus 1% has an effect of $35,017 (2010: $28,867) on the investment income earned by the cash and cash equivalents during the period.

20. REMUNERATION

	2011				2010		
	Salary	Short term benefits	Post employment benefits	**Total Remuneration**	Salary	Short term benefits	Post employment benefits
Marina Manager	103,473	8,121	4,139	**115,733**	102,176	8,024	1,812

Key management personnel compensation

Key management personnel consist of the Marina Manager and Board members.

	2011	**2010**
Salaries	154,333	145,926
Short term benefits	8,121	8,024
Post employment benefits	4,139	1,812
Total Remuneration	**166,593**	**155,762**

Remuneration of Board Members	**2011**	**2010**
B Jackson (Chairman)	18,701	18,750
A Stewart	12,500	12,500
J Anderson (to Jan 2011)	7,672	12,500
C Milne (from Jan 2011)	5,994	-
R Jamieson (from Jan 2011)	5,994	-
Total	**50,860**	**43,750**

Employee Remuneration

Total remuneration paid or payable	**2011**	**2010**
$110,000 - $119,999	1	1
Total employees	**1**	**1**

Severance Payments

There were no severance payments made by the Marina during the year (2010: $nil).

21. INTEREST REGISTER

Bryan Jackson	Board member, New Zealand Transport Agency
	Board member, Preston investments Limited
	Chairman, Jaclan Holdings Limited
	Chairman, Jaclan Investments Limited
	Chairman, Seaview Marina Limited
	Chairman, Urban Plus Limited
	Chairman, Vehicle Testing Group Limited
	Director, Beveridge Locksmith Services Limited
	Director, ING NZ Pty Limited
	Director, Nees Hardware and Building Supplies Limited
	Director, NZ Railways Corporation
Arthur Stewart	Contractor to DTZ Limited
	Director, Arthur Stewart Limited
	Director, Stewart Properties Limited
	Director, Urban Plus Limited
John Anderson	Chairman, CenrePac Limited
	Director, Anderson and Flowers Limited
	Director, Target Logistics Limited
	Director, Conpac (Wellington) Limited
	Director, Wai-iti Trust Limited
	Director, Jamaica Properties
	Councillor, Hutt City Council
	Director, Business Builders Ltd
	Partner, Arcadia Associates
Ross Jamieson	Charter Boat Owner, Sunsail
	Councillor, Hutt City Council
	Principal, Jamieson Partners

22. RELATED PARTIES DISCLOSURES

The Marina had the following material transactions:

Related party transactions with parent company and with associates.

For the year ended 30 June 2011, the Council charged Seaview Marina Limited accountancy fees $4,000 (2010: $4,000), legal fees $4,000 (2010: $4,000), building and resource consents $4,705 (2010: $17,020) and rates and water $89,433 (2010: $84,300).

Total advances from Hutt City Council to the Marina outstanding at 30 June 2011 amounted to $3,576,634 (2010: $2,850,774). Borrowings from Hutt City Council are issued at the 3 month BKBM FRA Rate plus a margin of 200 basis points. The maximum amount to be advanced at any time during the term of loan shall not exceed $3,500,000.

Bryan Jackson is a director of Nees Mitre 10, during the year the Marina purchased goods to the value of $1,743 (2010: $428) from Nees Mitre 10.

23. CAPITAL COMMITMENTS AND OPERATING LEASES

CAPITAL COMMITMENTS

The Marina had $65,400 (2010: $629,227 for the Sea Centre) commitments for capital expenditure, for a vehicle, contracted but not provided for as at 30 June 2011.

OPERATING LEASES AS LESSEE

The Marina leases equipment in the normal course of its business. The majority of these leases have a non-cancellable term of 36 months. The future aggregate minimum lease payments payable under non-cancellable leases are as follows:

	2011	2010
Not later than one year	1,800	40,937
Later than one year and not later than five years	2,510	-
Later than five years	-	-
TOTAL NON-CANCELLABLE OPERATING LEASES	**4,310**	**40,937**

The total minimum future sublease payments expected to be received under non-cancellable subleases at balance date is $nil (2010: $nil).

Leases can be renewed at the Marina's option, with rents set by reference to current market rates for items of equivalent age and condition. The Marina does not have the option to purchase the asset at the end of the lease term.

There are no restrictions placed on the Marina by any of the leasing arrangements.

24. CONTINGENT LIABILITIES AND ASSETS

Contingent Assets

As at 30 June 2010 the Marina had no contingent assets (2010: $nil).

Contingent liabilities

As at 30 June 2011 the Marina's only contingent liability is a MasterCard credit facility for $10,000 (2010: $10,000).

25. CAPITAL MANAGEMENT

The Marina's capital is it's equity, which comprises share capital and retained surpluses. Equity is represented by net assets.

The statement of intent requires the Board of Directors to manage revenues, expenses, assets , liabilities, investments and general financial dealings prudently. The Marina's equity is largely managed as a by-product of managing revenues, expenses, assets , liabilities and general financial dealings.

The objective of managing the Marina's equity is to ensure it effectively achieves its objectives and purpose whilst remaining a going concern.

26. CHANGES IN BUSINESS OF COMPANY

During the year ended 30 June 2011 there were no changes in the nature of business of the company which includes the provision marina services.

27. MAJOR BUDGET VARIATIONS

Explanations for major variations from Marina's budgeted figures are as follows:

STATEMENT OF COMPREHENSIVE INCOME

The surplus after tax was $102,858 (2010: $168,680) for the year ended 30 June 2011. This was $215,879 (2010: $76,923) below budget.

Operating revenue: lower than budget with lower occupancy rates with berth, trailer park rentals. Lease revenue lower than budget due to delay in timing of lease commencement.

Operating costs: there has been an increase from budget of $58,606 and $114,363 on prior year relating to an increase in operating contracts of $58,856 mainly relating to increased security monitoring, increased maintenance as per programme, increases in legal costs $20,510 and in other specialists services of $37,155 for non-capital costs associated with the leases of the Sea Centre.

Finance costs: Increased by $142,103 on prior year with the development of the Sea Centre funded from borrowing.

28. EVENTS AFTER THE BALANCE SHEET DATE

The Boat held as collateral by the Marina was sold in July 2011 and proceeds used to substantially clear an outstanding debt. There have been no other significant events after balance date.

REPORTING AGAINST TARGETS FOR 2010/2011 FINANCIAL YEAR

Sections 4 and 9 cover the criteria for the targets set by the Board for the 2010/2011 financial year. There is some repetition and these are combined in measuring the performance of Seaview Marina Limited during the year.

1. Provision of services

The 2010/2011 financial year has seen a slowdown in some marine related activities. While the marina is less impacted than many service industries there has been a distinct drop in both mooring and trailer boat storage occupancy. The projected levels for both types of storage were not achieved.

Countering this trend was the higher level of activity on the hardstand and the better than expected tenancy figures for the new Sea Centre. The boat hoist lift was close to target and the fact that the Sea Centre was still being completed in the first two months meant a slower than expected boat hoist activity.

With the latest tenancy being let, the Sail Loft, the occupancy rate of the Sea Centre is now 92%. Only one area is yet to be let, unit 6, which is the specialist facility designed for a rigger.

Target	Achievement
Floating berth occupancy rate of 93%	Average occupancy rate of 92%
Trailer park occupancy rate of 100%	Average occupancy rate of 95%
Sea Centre occupancy of 80%	Occupancy rate at year end was 80%
Boat hoist capacity 600 lifts per year	Total lifts per year 595
Lease of cradles on hardstand 5500 cradle days	There were 6806 cradle days achieved

2. Maintenance

Achieved

Maintenance schedules have been developed for all SML assets and these are now being incorporated in our Asset Management Plan. All the marina's maintenance schedules, which are paper based, are now being loaded into a computer driven Asset Management Plan.

A major focus for the next five years will be on the marina's floating piers. During the 2010/2011 year upgrading activities of in water structures were begun. A funded program for the next five years has been established.

3. Monitoring

Water Quality - Achieved

All water quality testing done by ESL were within the limits set by the HCC.

Monitoring of water quality in the marina and trade wastes quality has been completed during the year. The new development of the hardstand and Sea Centre has allowed the marina to control runoff of rainwater and effluent effectively. The testing has shown that the marina is operating within specified tolerances.

Client Survey – Not Achieved

A client service survey was developed at the end of the 2010/2011 year. This has taken time to develop and while we would have liked to send it out in the current year it was held off until the 2011/2012 financial year. It is hoped to have results available by December 2011.

4. Management

Achieved

The ability to run a client focused, profitable and forward thinking operation with such a small staff is a reflection of the type of management used at Seaview Marina. All staff is encouraged to ‘buy into’ the Board and Managers philosophy.

5. Development

Achieved – Strategic plan completed in February 2011

A strategic plan was developed during the year and a 5 year program set out. The developments outlined in the strategic plan will be reviewed as business cases over the first half of 2011/2012. Once this has been done priorities will be determined. The overlying focus will be to increase income generation, maintain a consistency of design in all developments and improve the facility for general public use.

6. Public Access

Partly Achieved – Planning facilities was the key element

A public access way has been established between the Eastern Bays Walkway and the Hutt River Walkway. It is proposed this will be provided with other facilities, such as seating, over the next 12 months.

The latest 5 year strategic plan has a key element which is to attract and support the public use of Seaview Marina are being worked on. An update of the landscape plan for the marina is being commissioned. Additional seating for recreation users of the marina have been promised by the Lower Hutt Rotary and additional facilities will be funded by the Marina.

The Board began the investigation of establishment of a café on site.

7. Manage marina services within existing staffing structure

Achieved

There are three permanent staff and two part time staff. All hardstand staff is trained to cover all types of external work. Ongoing training on the Marina Management System has up skilled all staff in using the system for managing activities and billing on the marina. Having two part time staff has allowed critical jobs, such as operating the travel lift, to be covered seven days per week.

8. Return on Investment

Not Achieved **-** 2.5% against a target of 6.5%

The impact of difficult economic conditions saw budgeted income not achieved. On top of this the impact of a number of costs for the Sea Centre development, which had been budgeted to be capitalised, had to be expensed. This increased the marinas total expenses.

9. Comply with financial, technical and regulatory standards

Achieved

The marina has complied with all technical and regulatory standards, and there are no outstanding issues. The marina operates within its Seabed License, which is valid until 2027. All developments have been done within approved resource consents, except for the landscaping of the Sea Centre. A variation to the original plan has been approved.