

WAIKATO REGIONAL AIRPORT LIMITED

# Hamilton Airport



## GROUP STATEMENT OF INTENT 2020/2021

(June 2020)

# INTRODUCTION

This statement is presented by the Directors in accordance with s.64 (1) of the Local Government Act 2002 and sets out the Board's intentions for the Company and Group for the year ending 30 June 2021 and succeeding two financial years.

## COVID-19 and the WRAL Group

The COVID-19 pandemic resulted in world-wide crises: from health, to social and economic devastation. The impact on the WRAL Group was significant, as the business is primarily aviation and hospitality-focused with strong links to tourism and therefore projected revenues have dropped substantially. This has necessitated a conservative, yet cautiously optimistic outlook for recovery over the next three years for the Group.

Fortunately, the Group's 10-year strategy has a focus on non-aeronautical income diversification activities which will continue to be critical to our future. Our property initiatives served us well through the initial COVID-19 crisis period and the anticipated recovery through 2021. In the short to medium term, we expect property initiatives will continue to provide a level of support to the Group, minimising future economic volatility, whilst aviation, hospitality and tourism begin to recover to at least self-supporting levels.

## STRATEGIC INTENT

*The Group has identified its core purpose and key objectives that recognise the strategic intent of the business:*

### CORE PURPOSE

- 1) Enabler of air services to the region.
- 2) Operate a first class, safe and compliant airport.
- 3) Strategic positioning of the business to enhance capital value.

### WRAL: KEY OBJECTIVES

- 1) Operate an efficient, compliant and resilient airport.
- 2) Enhance the traveller experience.
- 3) Maintain a viable aeronautical business.
- 4) Maximise revenue diversification through non-aeronautical business opportunities.



## KEY OBJECTIVES OF THE GROUP:

The Group incorporates Titanium Park Limited, Hamilton & Waikato Tourism Limited and Waikato Regional Airport Hotel Limited.

- 1) Operate an efficient, compliant and resilient airport.
- 2) Enhance the traveller experience.
- 3) Maintain a viable aeronautical business.
- 4) Maximise revenue diversification through non-aeronautical business opportunities.
- 5) Develop and optimise the land holdings of the Group to generate a long-term property income from a diversified property portfolio.
- 6) Operate the airport hotel to recover from the effects of COVID-19 and achieve revised financial targets. Maintain pre-COVID customer satisfaction targets.
- 7) Marketing the Hamilton & Waikato region as a visitor destination to domestic visitors.
- 8) Grow the visitor economy through tourism development and destination management.

## Nature and scope of activities to be undertaken:

- 1) **Operate an efficient and compliant airport.**  
Operate a safe, secure and compliant airport by providing for essential projects, together with any compliance expenditure warranted.
- 2) **Enhance the traveller experience.**  
Maximise traveller satisfaction and airport experience.
- 3) **Maintain a viable aeronautical business.**  
The COVID-19 pandemic has painted a very different canvas for the aviation sector over the next few years. We will:  
  
Assist Air NZ to identify opportunities to recover flight schedules and passenger numbers.  
  
Promote the recovery of the general aviation sector.  
  
Develop and implement a five year plan to give effect to, or seek renewal of the runway extension designation.  
  
Position and protect the airport as an efficient, cost-effective international port of arrival for private, corporate and medical aircraft.  
  
Investigate opportunities to open up Hamilton Airport again to international air services, however the emergence of COVID-19 may impact consultation and timing.

- Remain collaborative with local authorities and government agencies for joint infrastructure and transport initiatives.
- 4) **Maximise revenue diversification through non-aeronautical business opportunities**  
Support the development of land within the bounds of a sound strategic approach to long-term planning for the airport precinct by its subsidiary Titanium Park Limited (TPL).

TPL will continue marketing for sale, development and optimised investment, all available surplus airport-owned land in a planned and co-ordinated approach.

Land sales and property development are always subject to volatility dependent on regional and national economic conditions. Therefore, as demonstrated by the COVID-19 pandemic, this presents a degree of risk for the Group that will be carefully managed through the staged precinct developments of Titanium Park.

In conjunction with the hotel manager, maximise the recovery plan and earnings of the recently acquired and upgraded airport hotel business.

- 5) **Ensure appropriate internal and external resource to enable a commercially driven and high performing organisation**  
Knowledgeable and capable, high performing and appropriately resourced management team to ensure sound reporting and accountability, and delivery of the strategic plan.

## 6) Key capital and investment projects and initiatives for the year ending 30 June 2021.

Having now finalised a masterplan for Titanium Park's proposed Northern Precinct development (current site of the WRAL farm), prepare a private plan change submission to Waipa District Council to future-proof development options.



## In pursuing its goals, the group will:

- At all times behave in a professional and ethical manner in all its business dealings with its customers and stakeholders.
- Be an employer of choice.
- Ensure a safe and healthy workplace environment that complies with legislation.
- Identify and recognise Shareholders' expectations, within the bounds of corporate prudence.







## PERFORMANCE TARGETS

The following annual performance targets are proposed for the Waikato Regional Airport Limited in relation to its core purpose and key objectives.

Based on Company forecasts	Year ending 30 June		
	2021	2022	2023
EBITDA excluding land sales	(\$0.5m)	\$2.3m	\$2.9m
EBITDA including land sales	\$0.3m	\$2.9m	\$3.7m
Net profit before tax <i>no less than</i>	(\$3.7m)	(\$1.5m)	(\$1.0m)
Net operating cash flow (excl land sales)	(\$1.5m)	\$1.5m	\$2.6m
Total debt, excluding funding for design-build properties <i>not exceeding</i>	\$30.0m	\$30.0m	\$30.0m
Percentage of non-landing charges revenue of at least	60%	60%	60%
Land sales	\$4.0m	\$2.0m	\$3.0m
Interest cover <i>at least</i>	-4.0x	3.0x	3.0x

# NON-FINANCIAL PERFORMANCE TARGETS

	<b>Health, safety and well-being</b>
	Facilitate Health & Safety meetings every two months with representatives from each entity in the Group
	Zero Work Safe notifiable accidents/injuries
	Independently review and audit the Health & Safety system each year
	<b>Operational compliance</b>
	To achieve the Airport Certification Standards as required by the Civil Aviation Authority and as evidenced by Civil Aviation Authority audit reports.
	Ensure airport is operationally available for all scheduled passenger services (except for uncontrollable events)
	Monitor aeronautical noise and facilitate noise management meetings every four months in accordance with the Noise Management Plan.
	<b>Property (Titanium Park Limited)</b>
	Complete construction of the 4 <sup>th</sup> Stage of Titanium Park's Central Precinct and 2 <sup>nd</sup> Stage of Southern Precinct.
	Prepare a private plan change submission to Waipa District Council in relation to the future Northern Precinct Development.
	Complete construction of Titanium Park's first design-build property on Southern Precinct.
	<b>Hotel operation</b>
	Implement a recovery plan to enable a steady return to pre-COVID key metrics such as occupancy, room rates and customer satisfaction in line with the expectations underlying the achievement of a Qualmark 4 Star rating.



## Statement of accounting policies

The accounting policies adopted by the Group for the year ending 30 June 2021 and succeeding two years are those as adopted in the 2019 Annual Report prepared under Tier 2 of the Public Benefit Entity Standards Reduced Disclosure Regime (PBE Standards RDR). The impact of accounting standards changes is not expected to have a material impact on the Group's financial statements or their comparability with previous results.

## Dividend policy

The Directors propose that no dividend be paid during the three year period ending 30 June 2021 given the impact of the COVID-19 pandemic.

## Information to be provided to Shareholders

The Annual Report of the Company and Group.

An interim Report circulated to Shareholders each half-year including a Chair's Report, Consolidated Income Statement, Consolidated Balance Sheet and progress against Financial Performance Targets.

Shareholder Briefings held at least twice annually.

## Future investment proposals

If the Group wishes to subscribe for, purchase, or otherwise acquire shares in any other company or any other organisation, it can do so only after first obtaining approval from the majority of shareholders at either a General Meeting or at a Special Meeting convened for that purpose.

## Commercial value of the Shareholders' investment

No valuation of shares has been completed.

The consolidated balance sheet of WRAL as at 30 June 2019 shows shareholder equity of \$97m based on recent independent valuations of the Group's property, plant and equipment and investment properties.

## Compensation from Local Authorities

There are no known activities of the Company or Group for which the Directors would seek compensation from any local authority.

## Major transactions

Shareholders approve major transactions via a special resolution. A major transaction for WRAL is defined as:

- (a) the acquisition of, or an agreement to acquire (whether contingent or not), assets the value of which is more than 10% of the value of the Company's assets before the acquisition; or

- (b) the disposal of, or an agreement to dispose of (whether contingent or not), assets the value of which is more than 10% of the value of the Company's assets before the acquisition; or

- (c) a transaction which has or is likely to have the effect of the Company acquiring rights or interests or incurring obligations or liabilities, the value of which is more than 10% of the value of the company's assets before the transaction;

## Health & Safety and Wellbeing

The Board and Management will ensure that all requirements to the Health & Safety at Work Act 2015 are maintained. This will be achieved by the engagement of an independent consultant and audit processes to ensure the organisation and its subsidiary companies are maintaining compliant and best practice processes. At all times the Group will continue to monitor and review health and safety requirements via monthly reporting.



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