

RAKIURA HAUPUKAPUKA

TENA KOUTOU KATOA

WELCOME AGAIN TO OUR ANNUAL NEWSLETTER

RAKIURA 'DESTINATION' HUI

In October the Trust fulfilled its long term goal of holding the last of their themed hui on Rakiura. The 'Destination' theme was the conclusion of our journey, which started some six years earlier with the vision to one day, be participating in the Rakiura tourism market under the trust's own trading entity of 'Te Manu Adventures'.

The hui was patronised by around 140 owners and guests. The weather gods shone favourably upon us and it would be a brave person to admit they failed to add a few extra kilos from all the kai that was consumed. The trust was once again blessed to secure the services of several top chiefs and hospitality personnel in Mark Gregory (Westin Hotel, Auckland), Bruce Griffin (Cooking with Gas Restaurant, Christchurch) and Quintin Quider of Wild Earth Wines.

Without exception, these gentlemen and their two accompanying apprentice chiefs created some truly magical dishes over the weekend from kai moana and game.

It was gratifying that a good number of owners had the opportunity to walk the Neck using our newly formed track and then to participate in the voyage to the Lord's River. Saturday evening enabled everyone to sing and dance along to music supplied by Simon Gomez and band, Suzanne Lynch and Pio.

On reflection, this hui certainly scored as a major highlight in our calendar year. We are in no doubt that all the Rakiura events held over the past six years, have held special memories for those present and past owners who have attended.



TE MANU ADVENTURES

Having completed our second season, the Trust is continuing the development of its tourism business on the island. This has been challenging for us with tourism in general facing a very tough year through a combination of the slow recovery of the world economic position and the Christchurch quakes. Both have reduced tourism numbers in general.

The focus for our second season has been the continued growth and improvement of our core infrastructure and the progress of our tourism products. Included in this has been the ability to move into and setup our premises on the foreshore at Halfmoon Bay. From this perspective the year has been very successful.

The premises were previously used for Paua Pearl farming with its associated retail operation and restaurant. The building has not been used for some time and a lot of effort was required to bring the building up to scratch and settle our business within it. We have not continued with any of the previous business activities but have been researching the possibility of a Café / Restaurant looking into the future. There is currently a high demand for this area of activity with the Hotel being the only other real provider.

Before



After



We have finished the season with the feeling that we are now starting to establish ourselves. Other island operators are bringing enquiries to us and making visitors aware of our presence. We are starting to get enquiries from mainland tourism suppliers and are now confident that we are being viewed as a serious tourism operator on the island.

A key advantage for us has been the continuity of a core staff member. Nicola is undertaking the administration of our tourism business and to ensure we are able to make full use of the asset; administration work has been slowly shifting to the island from our accountants. This means we are able to keep our tourism preparation going over the winter months when most others take a holiday, plus it will begin to reduce some of the trusts overall administration costs.

During the winter months we will continue our planning and product development with the intention of offering activities with a higher return in the coming season. In addition to these products we have also shifted the administration of the Hunting to the island where we are able to interact directly with our hunters as they pass through. This is allowing us to improve the service to hunters and expand this aspect of our business.

The development of our business is on a five year programme and we go into our third season confident that we are on track and will ultimately deliver the alternative revenue stream essential to the Trusts ability to meet its commitments to its beneficial owners over the long term.

We hope that many of our owners will visit Rakiura and call in to see our business in action. You will all be welcome. If you want to find out more about the tourism business check out the Te Manu Adventures website www.seethebirds.co.nz. Remember to tell your friends and family about the exciting tourism business that is underway on Rakiura. It is important that people everywhere know about us and look to visit and use our services.

RAKIURA BUILDING

Development continues on the initial refurbishment to our Rakiura building. Over summer, both the interior and part of the exterior was extensively painted. New windows and doors were installed after a winter storm broke several panes and it became clear that modern technology was going to be the best insurance cover.

A new office area was added for Te Manu Adventures and an eco pellet fire system installed for winter heating. The building is now looking more respectable but there remains a good deal of mileage to go before the final product is rolled out. While there are many opinions on the best use for the building, apart from being a platform for Te Manu Adventures, the process to reach a final decision is likely to take time and considerable consultation.

The acquisition of the building has certainly been favourable in terms of its current market valuation. Along with the building, the trust acquired the slipway and several resource consents. In time, these assets may prove useful in varying ways.

Before



After



FINANCIALS

Investment returns have remained lower than expected as the financial markets and the overall economy has kept interest rates at moderate levels.

The Trust recently realised their remaining equity investments held with Spicers and have re-invested these in NZ Bonds earning higher interest returns. Global equities had risen sharply since the 2009 recession though performed ordinarily in second half of 2011.

The trust acquired the property 45 Elgin Terrace on the water front of Half Moon Bay Stewart Island. The building is a real show piece for the Trust and an excellent location to launch future business endeavours. The trust also added another hut to their internal assets.

DEER STALKING / HUNTING

The Trust recently decided to shift their administration of this activity to the Rakiura office. The highlight of this year has been the new addition of another ten bunk hut located at the Kaik, which is based on the south side of Port Adventure.

The five huts the trust owns are usually booked February to June. Owners are encouraged to check with the office as to their availability between other months as this may provide a grand adventure for a week away from home to those prepared to rough it a little.

