

WAIPU COVE RESERVE(S) BOARD

Monday 26th January 2015

7.00pm All Weather Room Camp Waipu Cove

ALL WELCOME

AGENDA (E & OE) Queries to Angus McCulloch ph. 09 432 0541 or 027 493 1774

PUBLIC FORUM:

PRESENT: A. McCulloch (Secretary), P. Baker, R. Pullan, J. Henderson, E. Cook, R. King, E. Harrington (Minutes Secretary)

APOLOGIES:

MINUTES OF THE LAST MEETING: 1st December 2014 P Baker asked for the attendees to be corrected. A. McCulloch/ J. Henderson (with amendment) **Carried**

MATTERS ARISING:

- **Fees report:** Report in hand to which we need to consider for setting the fees. Report to be discussed in fees workshop. P Baker has noted some discrepancies in the report - 2012 premium rates used instead of standard. Peter will ask for this to be corrected. Provisional workshop date: Wednesday 11th February, 7pm, All Purpose Room.

CORRESPONDENCE:

Inwards:

29/12/2014 WCSLSC - CLUB DAY- Saturday 3rd January

6/1/2015 WCSLSC - Family Event at Waipu Cove

9/1/2015 WCSLSC - Junior Surf Carnivals

13/1/2015 WCSLSC - Uniform for Junior Surf Carnival

15/1/2015 Angela Stolwerk – Picnic in the Park update

15/1/2015 WCSLSC - Waipu Junior Surf Carnival - Saturday 17th January

17/1/2015 Angela Stolwerk - Many thanks for allowing us to host the Picnic in the Park event – Very successful event. It would be good to encourage similar events in the future. Rick highlighted that it was very successful as it tied in with the Surf Club Carnival.

Outwards Nil

MOVED inwards correspondence received

A. McCulloch/R. Pullen **Carried**

REPORTS:

- **Management report (attached)** Issues with broadband connection. IAC put a vdsl line in last year and it has improved. It's to do with the exchange in Waipu being overloaded with the high use over the peak holiday period. A McCulloch suggested that after travelling it is very much the norm for WIFI to be included. Anton said it is difficult to make it free to everyone as the system is so easily overloaded. Currently in a contract with IAC which would need to be reviewed to offer free internet as it would cut their revenue. There is one year remaining on the current IAC contract. Top 10 gives all guest 2 hours free upon check in. Lucy & Anton to investigate options for the future. J. Henderson suggested looking into Uber. All agreed that other options be explored and that it is built into the fees. A. McCulloch/R. King **Carried**
- **Financial report (attached)** Bad weather in December was a set back but the figures still match to previous year overall. J. Henderson move/A. McCulloch **Carried**
- **WCSLSC Report:** R Stolwerk gave verbal report: It has been one of the best years for many. The weather has been great and the road has been full with parked cars every day. There have been no incidents with difficult people throughout the season. Having the Surf Club, the Ambassador & Surf School, the visible presence of 'official' people in uniforms is a good deterrent for negative behaviour. There have been many rescues this year. WCSLSC was involved with the two drownings in the area which was traumatic. There has been a drowning every 60 hours in NZ over the summer. The conditions have been challenging. The Carnival was huge success. It was postponed by a week, although Orewa still came the previous week. The club is going to apply for the NZ IRB champs again this year, it is fantastic to get so many different groups up here. In 2 weeks the regionals are at Ruakaka and then the club is heading to the Nationals 2 weeks after. 200 juniors currently registered. Strong team of 40 competitors for nationals this year, 20 last year which is great growth. Nationally a lot of parents are coming through and becoming life guards or retraining. It has been a fantastic combination of factors to make it a great season. A. McCulloch commented on the incredible impact

Rick has had through to his involvement and dedication to the area, along with the team involved at Ruakaka.

A.McCulloch /J.Henderson **Carried**

GENERAL BUSINESS:

- **Dune and Beach Monitoring: Seaweed and beach grooming, algal bloom:** R King gave a overview of what had occurred: A group of campers trying to help put the seaweed into piles above the high tide line. A citizen removed the piles of seaweed which required resource consent to do so. It would become a financial issue to groom the beach. It is naturally occurring, part of the beach biosystem and it is best to leave it alone. J Henderson asked what should be done differently next time. Anton handled it really well and got the resource consent and organized it to be removed. Anton suggested we have A-frame signs to inform people when it occurs the correct protocol. P Baker passed on others comments made by campers regarding difficulty and danger in swimming in the high levels of seaweed. R King responded that you can not remove it from the water it just has to be accepted. A McCulloch stood in a pile which had a long line attached which would be very hazardous, which also shows the need for the signs to inform of the dangers, and to avoid it. P Baker suggested that when it was removed it did seem to also clear in the water. This year it was only for a few days and moved on quite quickly. J Henderson asked what the life guards are informed to do. R Stolwerk said the flags are moved, it is dependent on environmental conditions and it is the best it has been in the last 3 years. The seaweed is not the main problem it is the algal growth. R King said there was a council article with 2 suggested causes the amount of nitrates for the dairy farms in the area, and global warming. The creek is covered by consent if it was to go up there again. The reserve is responsible to the high tide line. The council has very strong feelings and does not approve of the seaweed being removed. P Baker suggested if it is a result of man made substances would this not make it more acceptable if it was to occur as badly again to have consent to remove it. A McCulloch suggested when people understand the process they would hopefully not interfere and pile it up again. The resource consent is to keep the channel open rather than removing the algal bloom. J Henderson suggested he would prefer the reserve did not have to become involved, once the A-frames are erected and suggested R King discuss a A-frame with the NRC to use their logo.
- **Dog complaints:** Anton said the dog ranger had visited several times but had not had to issue any offence notices. The ambassador had played a key role in keeping people informed of the dog rules. There had however been quite a few fines given at Langs Beach.
- **Waipu Cove Ambassador update:** Lucy said the beach ambassador has been very successful and helpful. J Henderson suggested writing a letter to thank them from the board after Lucy & Anton have had a de brief with them at the end of the season. P Baker commented that there appeared to be a number freedom campers, however it was agreed a level of flexibility needed to be maintained and that they were not too much of an issue.
- **Leisure built regulations:** P Baker has put together a set of rules & guidelines as he believes there are several points that need to be addressed promptly. Peter suggested full interior and exterior inspections be carried out on all sites before final sign off by the board. A McCulloch agreed that clear guidelines are great. A McCulloch suggested adopting the guidelines as written and in the annual agreement there is a section about complying with camp regulation, where a reference to these guidelines could be added. J Henderson suggested a signature line that the site holder must acknowledge that they have read and agreed and if they violate the guidelines it is grounds for termination. Rules to be emailed to all Annual Site Holders and a signed copy must be received before an agreement is offered for 2015/2016. J Henderson stated that if they are not fully compliant they must inform management. Amend to include deck dimensions first to leave provision to park a vehicle. P Baker and Anton will investigate and make a recommendation re site coverage to the board.

P.Baker/A.McCulloch (regulations with modifications) **Carried**

Upcoming events on the reserve and local area

- **Art n Tartan Expressions of Interest Meeting** – 4th February 7pm Waipu Fire Station
- **Waipu Saturday Market:** First Saturday of the Month in Presbyterian Church Hall 9-1pm
- **Waipu Boutique Sunday Market & Café:** 2nd Sunday of the Month, Waipu Coronation Hall 9-1pm
- **Waipu Street Market** - Saturdays of long weekends 9-1pm

- **Waipu Antiques and Collectables Fair** – Sunday of Long weekends 9-4pm

Upcoming Surf Life Saving Events Waipu Cove SLSC

Voluntary Patrols, weekends only 11.00–4.00pm March /April–11.00 - 5.00 January/February

Future Meetings – March 2nd, April 27th, May 25th, June 29th.

Meeting Closed at 8:15pm

Managers Report – January 2015

January has been a very busy month as it generally is, with fantastic summer weather and the camp at full capacity until the end of Auckland Anniversary weekend. Peak season has so far run very smoothly with minimal maintenance or other issues, making for generally very happy campers.

New picnic tables were installed down on the reserve in December which have proved very popular (along with the new BBQ's that were added a couple of months back) as the reserve has been very well used. There was a successful event "Picnic in Paradise" on 16th of January, plus the Surf Carnival on the 18th of January – both of which utilised the reserve and beach, so these extra additions are appreciated.

The rubbish truck has undergone rust removal and full service in December, with all vehicles (including mowers) getting a full service to keep them in good condition.

The public carpark (on the reserve) and main entrance street lines were repainted in December also.

A new VDSL line has been run for camp office internet, as service from IAC was poor and unreliable. This is now running much better.

We've had good feedback from reserve users on the Ambassador role. This has gone very well - and helped with reducing the usual parking and boat ramp access issues, in particular. We've purchased a good quality sign-written gazebo to use as base for the ambassador, which has been very necessary given how hot the weather has been. It's also given a more professional impression.

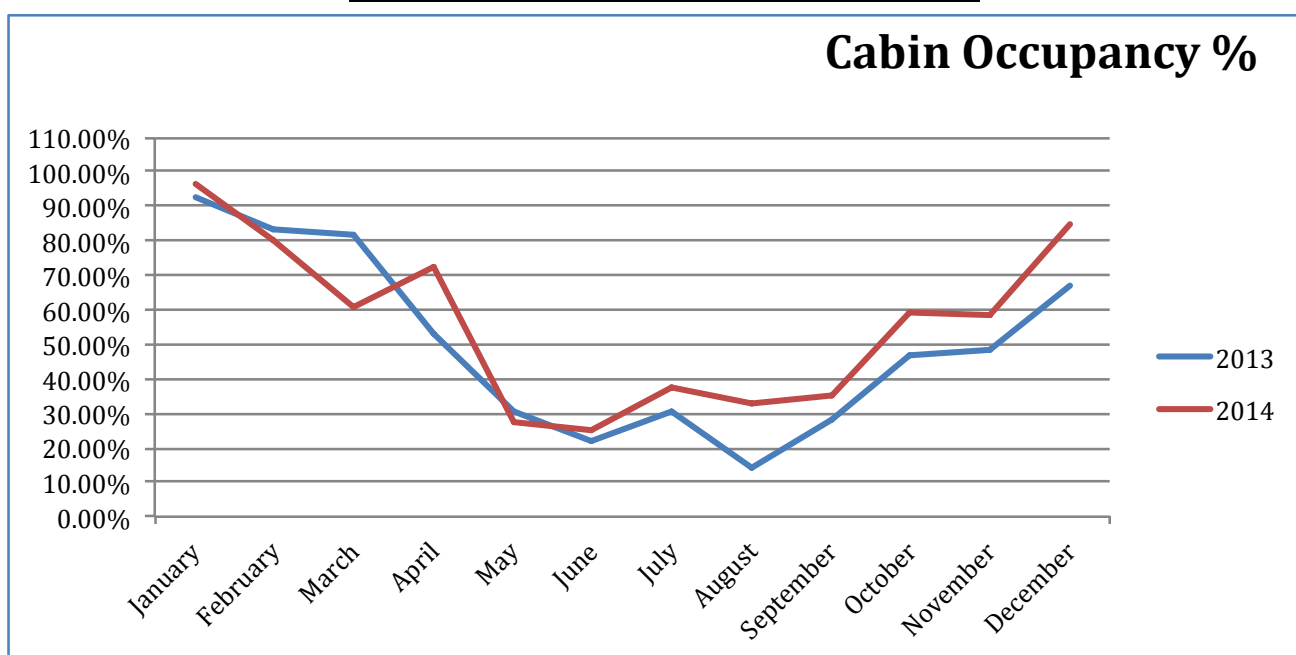
More clotheslines have been installed around camp ground, which have been well received by campers.

David Bergin has forwarded the completed landscape plan which has been distributed to the board for review.

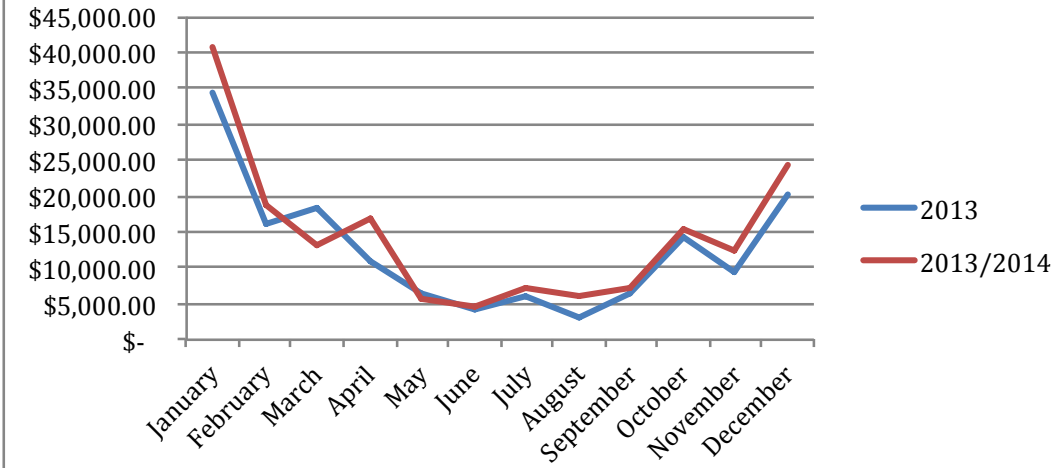
The all-weather room has been very well used over the summer and we've received a number of positive comments from campers. We've had no issues or complaints in relation to it at all. We have security camera coverage of the all-weather room which we think would probably deter most issues in the first place.

The heat pump that has been installed in reception has done a fantastic job of keeping staff and customers cool throughout the hot summer days. A number of campers have commented on it, and it seems to be a welcome relief when people arrive hot and bothered after a long car trip

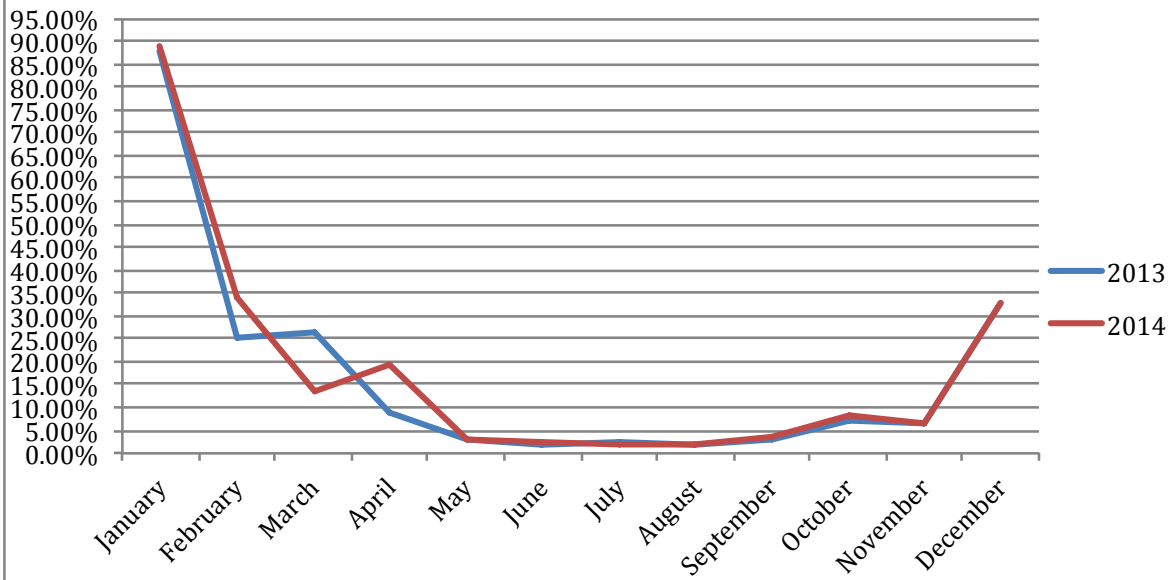
December 2014 Occupancy and Revenue

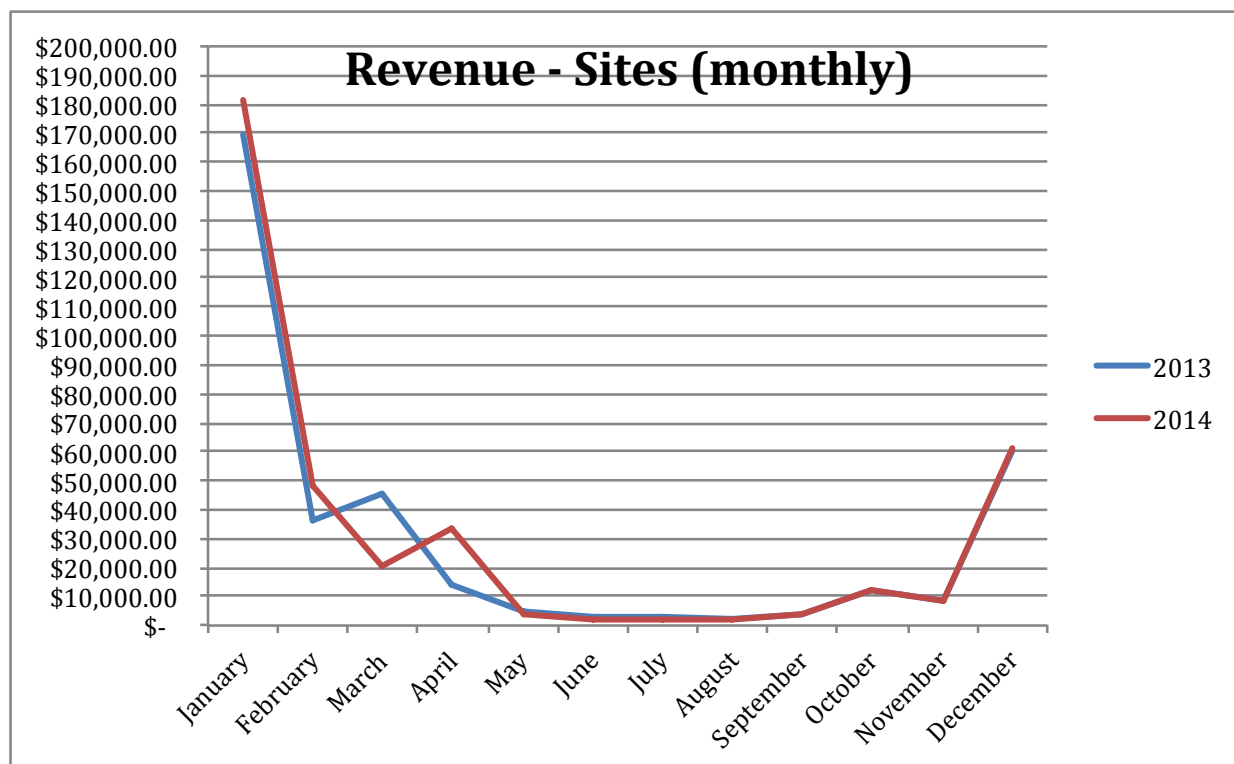


Revenue - Cabins (monthly)



Site Occupancy %





Cabin occupancy and revenue for December have increased when compared (YOY) with December 2013. Although we had many sites booked up well before Christmas (which was not the case the previous year) we were down on bookings for early to mid-December due to bad weather. Therefore the site occupancy levels and revenue have remained very similar to the previous December

Financial report

	December 2014	December 2013	Year end 2014 Actual	Year-end 2015 forecast	Comments
Revenue	\$ 155,357	\$153,163	\$ 1,036,608	\$ 1,056,448	Up 1% on December LY
Payroll	\$ 28,075	\$ 29,562	\$ 335,082	\$ 331,289	This December includes wages for new Ambassador role
Expenses	\$ 82,607	\$ 87,322	\$ 838,314	\$ 846,929	Down 5% on last December
Surplus/deficit	\$ 72,750	\$ 65,842	\$ 198,294	\$ 209,520	Up \$7k on LY

Financial report December 2014

A good financial result for December considering the bad weather leading up to Xmas, forecasting end of year revenue up \$20k on LY and surplus up \$11k on LY.

Revenue month

Revenue slightly up on last December, combined cabin revenue up \$20k YTD compared to LY.

Expenses month

All expenses in line just a few timing differences compared to LY. Expenses down \$2.5k on LY, YTD.