

WAIPU COVE RESERVE(S) BOARD

Minutes Monday 23rd February 2015
7.00pm All Weather Room Camp Waipu Cove

ALL WELCOME

Queries to Angus McCulloch ph. 09 432 0541 or 027 493 1774

PUBLIC FORUM: Justin Nops

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

APOLOGIES:

ATTENDING: L. Trist, A. Trist, K. Baker, J. Nops

MINUTES OF THE LAST MEETING:

26th January 2015 A. McCulloch/P. Baker Carried

MATTERS ARISING: Justin Nops attending the meeting to answer any queries the Board may have regarding his letter. J. Henderson understands that it is all public access land & that it is to be managed to ensure the best utilisation of the all. Justin: There are boundaries set out by DOC for the camp and the other part of the Reserve is public access. It is against the camp ground regulations that this area is used for camping, it can be used for other activities but not actual camp sites. These areas are supposed to be for the general public to utilise, it does not fall within the camp ground boundaries. Justin is supportive of the work the board does. However he was involved with pegging out the survey plan with the dimensions and limitations with where the camp should be as it is defined in the 1996 plan. R. King: Over the years the camp ground has dramatically tidied this area up from the neglected, dump site, state that it had been previously left. The board has not been able to find the information regarding boundaries until this point. J. Henderson: The board needs to look into it further. It hasn't encouraged people onto this area due to dune preservation and the fact that it may attract unfavourable activities such as late night parties and youth gathering. Justin: The fence makes it seem unavailable for people to use. Angus explained the fence is a part of dune preservation. Roger highlighted the extra public recreational areas which have been added and improved at the other end of the camp. Angus: public access is maintained to the public in all areas at all times. P. Baker: Many of the public regularly use the facilities over peak periods. Justin said thank you for the Board's consideration and all the voluntary work that everyone puts in. He returned to the meeting with his historic plans and the Board said we need to look into and discuss with Sue Reid DOC to verify if these boundaries are still in place. We need to seek approval for 3 sites placed on the land.

CORRESPONDENCE:

Inwards:

29/1/15 Kate Jackson – Reservation request

2/2/15 Pauline Murray – Enquiry about meeting date

11/2/15 WCSLSC – Junior Surf Achievement Awards

11/2/15 WCSLSC – Summer Newsletter

12/2/15 Dana Roberts – ASH Leisure Built Regulations form

16/2/15 Anton Trist - Letter to the board from Justin Nops

16/2/15 WCSLSC – February Northern News

16/2/15 Brett Van Zyl – Letter of appreciation for the way local officials dealt with theft

Late correspondence: 23/2/15 Jan Campi Urgent letter regarding WDC plan to spray main drain running through our Camp and the Cove with glyphosate (Roundup). Dredged 4-5 years ago with a promise that the council would maintain it. To date this has not happened. Roger King: we should not be supporting spraying Roundup, as it would be going into the waterways; something we would want to be very careful about. P. Baker suggested Jan is already doing all the hard work and we need to offer our support. Apparently the council has responded that it is not within the current budget to dredge again. R. King recommends we get DOC's opinion of what is the best thing to do. Spraying is due to take place in the next 3 weeks so a decision needs to be made before this. Residents have been told in the past due to building on a flood zone there is not a lot you can do about it. Angus: If they spray it would just stay and become foliage it would not actually clear it out. R. King we should write a letter to Andrew Carvell Waste & Drainage Mgr at WDC expressing concern regarding this intended course of action and we would like to know the Council's view. Board agreed to do so with copy to Jan Campi. P. Baker said the last time it flooded it was low tide so not due to the tides. R. King the dredging was successful in the past. And the harmful chemicals in round up are becoming a huge worldwide issue and we should give it some serious consideration and diversify away from using it at the camp ground also. Dr. Don Huber the leading GMO expert in the world is currently in NZ presenting on

the issue. Roger has looked into alternatives, which are difficult and expensive but thinks the Managers should have a look into this further. And request that the council dredge the drain again to stop the flooding. At present glyphosate is used to maintain the Campgrounds.

Letter from Patrick: A tree dying from a previous storm, it has been looked at is not completely dead and need to be monitored. A response to letter to inform him.

Outwards

2/2/15 Pauline Murray – Response to enquiry about meeting date

MOVED inwards correspondence received outwards approved

A.McCulloch/R.King **Carried**

REPORTS:

- **Management report (attached)**
- **Financial report (attached)**
- **WCSLSC Report (attach on receipt)**

A.McCulloch/R.Pullan **Carried**

A.McCulloch/R.Pullan **Carried**

GENERAL BUSINESS:

- **Dune and Beach Monitoring** - Beach Ambassador: Lucy met with both a week ago and went through the season. Overall it was very positive. Especially with the issue of dogs, there was not one ticket issued over the summer. The ambassadors informed people in a positive rather than growly way. The managers would like to go through with this again as it had a positive impact for the community and DOC. The overall cost came in under budget. It worked well that it coincided with the dog ban hours. The Board is supportive for this to go ahead again. The uniform was a deterrent for bad behavior. The ambassadors suggested a water fountain on the reserve would be good. Angus pointed out the communication between DOC & Reserve is very positive. A letter of gratitude to be written to both ambassadors.
- **Roading Plan:** Anton – for around 300m of road to be completed would be around \$42,000 including GST. This is over existing road to be improved. Anton will put proposal together and submit to board. This is included in the budget. It would not be able to go ahead until the camp becomes quieter so there is less inconvenience for campers. Perhaps June after Queens Birthday weekend. The Board would like the managers to go ahead as soon as they can. John pointed out Anton needs to get 2 more quotes for comparison. J.Henderson/Angus budget approved **Carried**
- **Kids club programme for Easter 2015:** the current organisers that come are free but it is only for a limited time. In the proposed programme the children will pay a per day fee of \$25 for 4 hours, Anton suggests that the camp would subsidise this by \$10 per child. The parents can book online and complete all the health & safety etc. Active Attitude will come out and do a risk assessment prior to commencement. It can be open to the public but not subsidized by the camp. The benefit is to provide another service, which would benefit the campers. R.King/P.Baker **Carried**
- **Ballot for Annual Site Holdings:** In the light of the desire to make all camp sites available to the public Angus believes we need to find a way to make the annual sites accessible to others. Peter said the annual sites do not have as great a monopoly as the re-booking casual site holders who re-book every year and some have done so for up to 30 years on the same site over the peak period. Angus believes this is not the same league as one group of people having 100% access to their areas. Peter Baker pointed out ASH are only allowed to come 75 days. Angus disagrees. P.Baker: From 7 February onwards sites are available. Rowan pointed out there is a difference between an annual site holder and casual as they are able to set up a home, rather than pack holiday every time. Peter agrees this is a luxury that they have but they pay market rates for this privilege and it does not close accessibility of others to the camp. J.Henderson: we need Angus to clarify the issue he is raising. Angus: All ASH should in some form be balloted. Perhaps on a three year cycle to give the opportunity for new people to come in. Angus would like the boards thoughts, is there a fair and even systems that would be useful. R.King suggests it is a topic that requires some considerable consideration, which would be best that the board went away to do so and discuss further at a later date. P.Baker is aware of 5 perhaps up to 10 annual sites going this year, and believes that we should first look at the sites becoming available and look at balloting those sites first. As the fees go up and it becomes unaffordable for some they will drop out. We will know who is not renewing by 1 May when the contracts are due to be renewed. J.Henderson: We wait till then to discuss again.
- **2015/2016 ASH fees Motion to approve fee increase for ASH to \$4400 effective May 2015** (Board fees workshop on 11 Feb 15) Angus raises a point of order that Peter needs to withdraw due to a conflict of interest. J.Henderson as a personal opinion rather than the Chair view is that conflict

of interests are only really dangerous if not declared. Peter is not withdrawing himself. Angus: there is a conflict of interest as in the past if a person is going to financially benefit they have withdrawn. Evan & Roger agree there is a conflict, Rowan: Also agrees although the conflict of interest is clear and it is not a hidden agenda. P.Baker questioned whether this will be setting a president with votes for ASH members on the board when it comes to fees. Peter has shown he is not biased because he supports the motion to increase ASH fees. Roger points out it is not personal but any person who is going to get some financial gain or benefit from a vote should not vote. John in his role as Chair asks Peter not to vote due to 3 Members being opposed. Peter disagrees but accepts. Angus believes the figures used for comparison especially Ruakaka Camp should be removed from the average calculation, as should our own figure. The average of the remaining sites with these removed is \$4639. Angus would like to get the fee to \$5000 but he would suggest an increase to \$4500.

J.Henderson called the question 4 in favour, 1 opposed, 1 abstained **Carried**

- **Booking of extra sites by families with teenagers:** Camp managers to manage this themselves with out amending child rates as discussed in the past.
- **Casual Camper Rates:** Need to make a higher price difference between power and non-powered site.
- **Angus informed the Board of his resignation from the Board,** due to the decision on the ASH fees. John reluctantly accepts his resignation on behalf of the Board and thanks him for all his hard work over many years. John and Angus to work through a transition plan for secretarial duties.

8:10 - 8:30 pm In committee (closed to the public) Employment matter

Upcoming events on the reserve and local area:

- **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 9-1p
- **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 – April 27th, May 25th, June 29th.

Meeting Closed at 9:10pm

Managers Report – February 2015

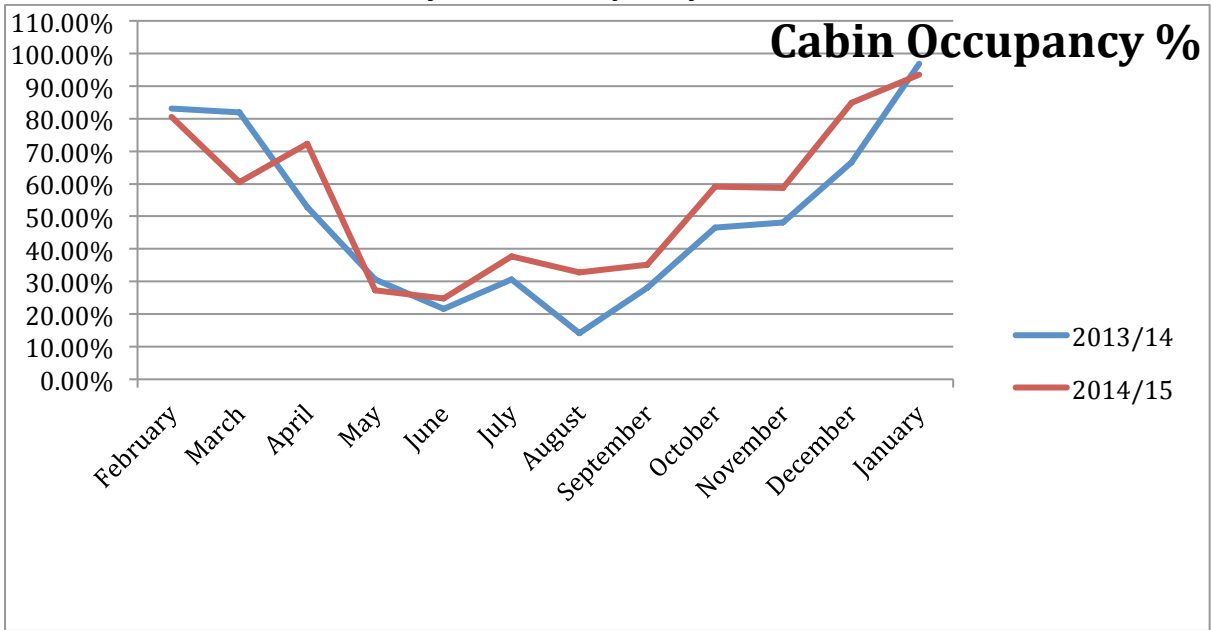
February has been a very busy month, starting with a full camp over Waitangi weekend, and good occupancy levels for both sites and cabins ever since. This February, there will be twice the number of school camps as the previous February. We've also noticed a lot of last minute bookings or "walk-ins" from casual campers taking advantage of the great weather.

We've just had the first of four school camps that will take place over the next four weeks – one school per week. Our first school was Belmont School in Auckland. They had three groups set up dotted around the camp, with a total of 150 children plus adults. Bigfoot Adventures organise the camp for the school and take activities on site and off site. Belmont school had never camped here before, but enjoyed it so much they have already rebooked for next year. Over the next three weeks we have Kristin School, then another Belmont School group (both through Bigfoot) and De La Salle College. All are large groups, and utilise both Surf Club and camp facilities.

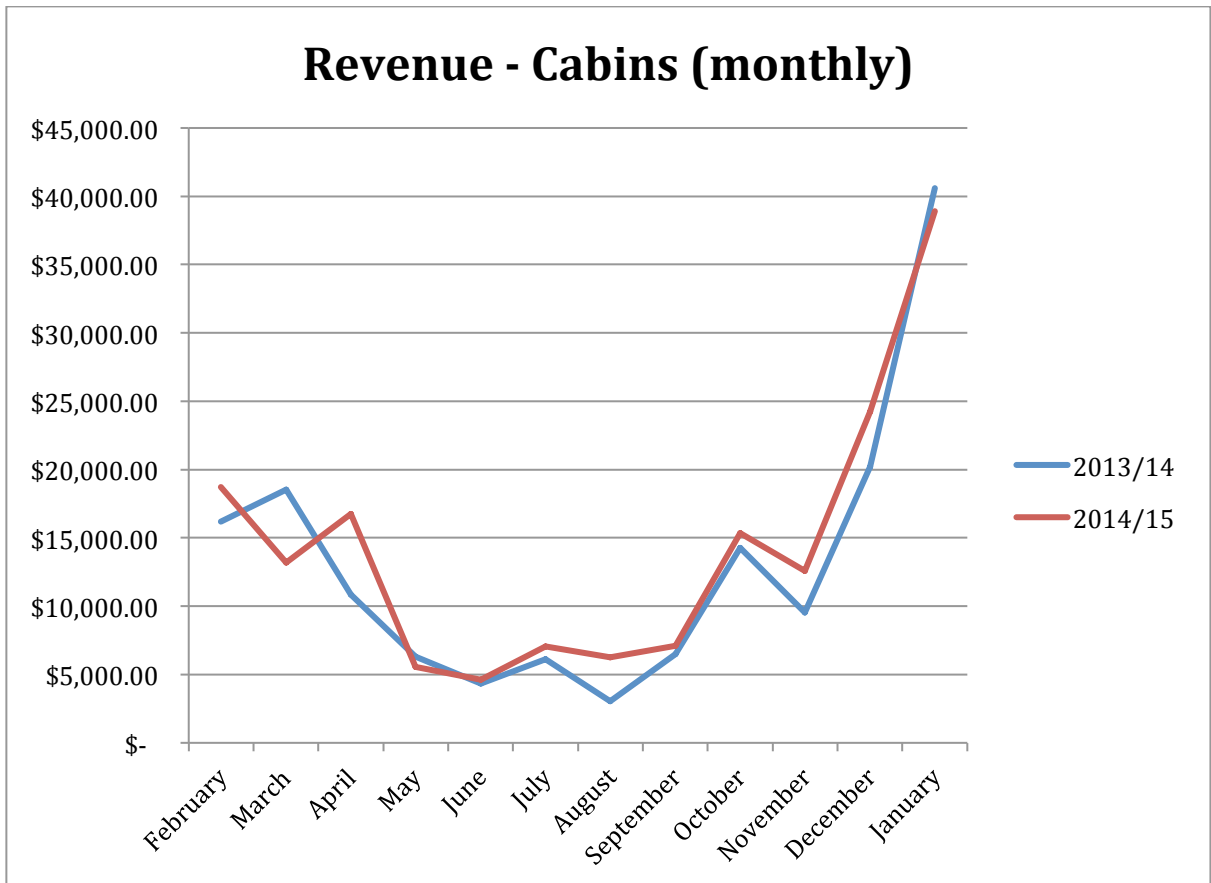
We are training a new casual receptionist this month, Victoria Martin. She will replace Richard Browning who leaves us to go to university in Melbourne. Richard had been working for Camp Waipu Cove on and off for the past 3 years.

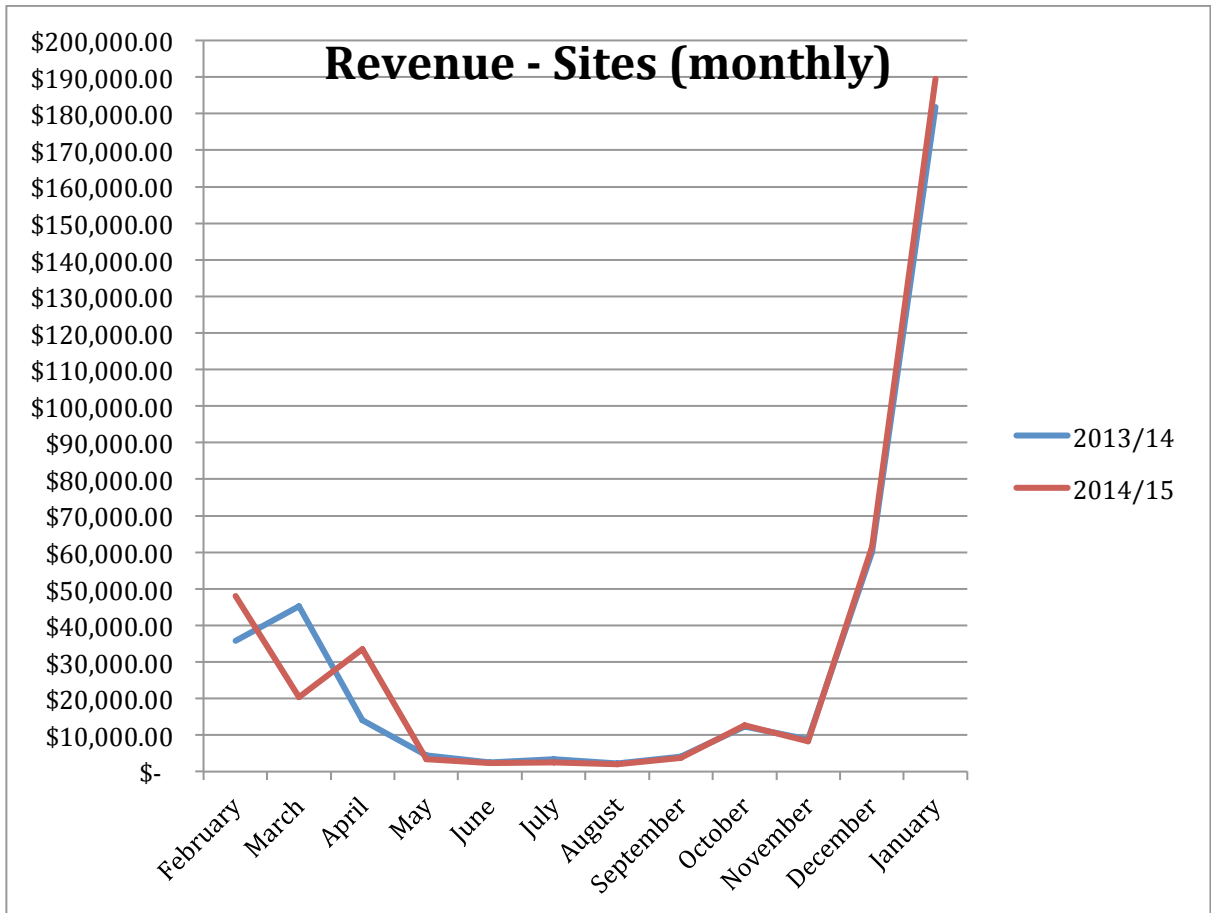
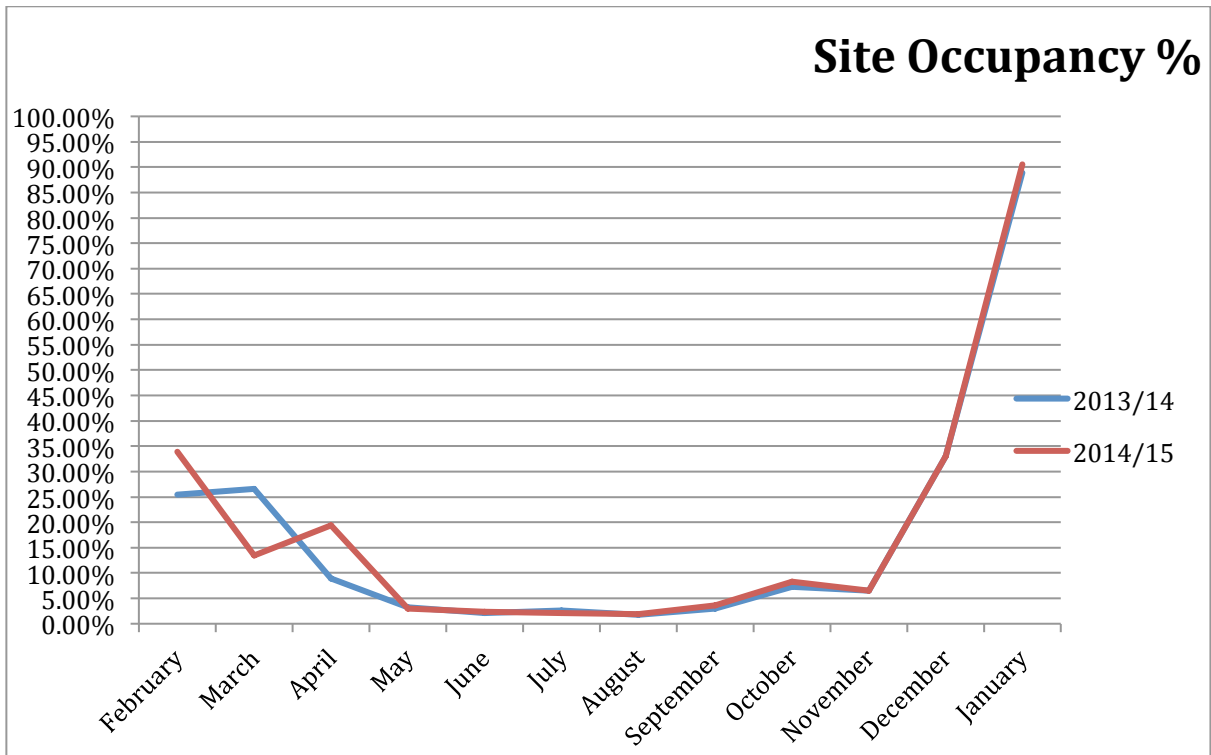
WDC have questioned our cabin consents as the proposed cabins fall in the Coastal Hazard 1 Area and Flood Zone. Section 72 is required to issue building consent Richardson Stevens Consulting Engineers have been instructed to carry out the required work.

January 2015 Occupancy and Revenue



Revenue - Cabins (monthly)





Cabin occupancy and revenue for January have decreased slightly (by 2%) when compared (YOY) with January 2014. This is attributed to Auckland Anniversary Day falling on the 27th of January this year, when the previous year it was the 28th of January. Traditionally we are full until the day after Auckland Anniversary Day, so this year we had one less day in January with full occupancy.

Site occupancy remained virtually the same as the previous January, while site revenue was up slightly due to deposits being paid on departure.

Financial Report – February 2015

	January 2015	January 2014	Year end 2014 Actual	Year-end 2015 forecast	Comments
Revenue	\$ 198,342	\$200,351	\$ 1,036,608	\$ 1,053,104	In line with LY
Payroll	\$ 35,895	\$ 32,573	\$ 335,082	\$ 333,409	Incl \$2,600 for new Ambassador role
Expenses	\$ 87,772	\$69,544	\$ 838,314	\$ 858,428	Increase detailed below
Surplus/deficit	\$ 110,571	\$130,807	\$ 198,294	\$ 194,675	

Financial report January 2015

Slightly down on LY which can be partially attributed to Auckland anniversary weekend being a day earlier so we lost a days revenue as the camp emptied out on the 26th Jan compared to 27th LY and ASH revenue down \$4k

Revenue month

ASH revenue down \$4k, total cabin revenue down \$3.5k, casual site fee's up \$6.7k. Variances due to 1 day less of full capacity and timing of deposits received in.

Expenses month

Up \$18k on LY. Depreciation up \$3k, wages up \$3k (Ambassador \$3.6k), new A/L accrual \$3.6k, security patrol \$4k (timing), cleaning consumables \$1.5k