

WAIPU COVE RESERVE(S) BOARD

23rd January 2017, 7pm.

Waipu Cove Surf Lifesaving Club.

ALL WELCOME

AGENDA (E & OE)

PRESENT: J. Henderson, B. Hopkins (minutes secretary), R. King, P. Baker, R. Pullan, E. Cook, A. Trist, L. Trist, M. Sale, A. Sale, C. Scullin, D. Scullin, B. Stewart, K. Stewart, G. French, B. Pitman A. McCulloch, J. Melsop.

APOLOGIES:

MINUTES OF THE LAST MEETING: Approved

CARRIED P. Baker, E. Cook

MATTERS ARISING:

CORRESPONDENCE:

Inwards:

- 21/11/2016 – Chris Scullin – Request for drainage improvements at north-west camp area
- 1/12/2016 - Jenny Pamplin & Bob Hornburg – Request for information Re. New ASH unit
- 9/12/2016 - David Jacobsen – Request to commence work on new awning roof
- 31/12/2016 - Angus McCulloch – Copy of email sent to NRC re. Beach conditions
- 6/1/2017 - Gary Sandford via Camp managers – Thank you for sponsorship of camper's bowls day.
- 6/1/2017 - Bream Bay News – Request for comment on proposed news article
- 8/1/2017 – Angus McCulloch – Request for algae removal from beach
- 8/1/2017 – Angus McCulloch – Response to manager
- 10/1/2017 – Ricky Eyre – Approval of operational management plan for algae removal
- 10/1/2017 – Juliane Chetham (Patuharakeke Te Iwi Trust Board) – Thank you to board for keeping them up to date.
- 15/1/2017 – Chris Scullin - Proposal regarding alternatives to a new access road and development of a new greenwaste site. Request to speak at meeting.
- 15/1/2017 – Marinko Sale – Request to speak at meeting.

Outwards:

- 28/11/2016 – Chris Scullin – Response to request for drainage improvements
- 7/1/2017 – Bream Bay News – Response/comment on proposed article
- 8/1/2017 – Angus McCulloch – Response re. algae removal (via managers)
- 9/1/2017 – Angus McCulloch – Response to request for algae removal
- 10/1/2017 – Ricky Eyre – Request to trigger resource consent to remove algae from beach
- 10/1/2017 – Ricky Eyre – Thanks for advice and support
- 16/1/2017 – Chris Scullin – Confirmation of receipt of proposal and speaking rights granted for board meeting 23/1/2017.
- 16/1/2017 – Marinko Sale – Speaking rights granted for board meeting 23/1/2017.

REPORTS:

- **Management report**
- **Financial report** **R. King, R. Pullan CARRIED**
- **WCSLSC Report** – Note on Thundercat event. They are usually responsible for themselves but Gordon is available to help if necessary. Peter has advised that it will be high tide around the time the competitors and organisers will be leaving the beach, this will mean that they will have very little beach to use so it is recommended that boats be launched and removed at the boat ramp to work with conditions and prevent vehicles driving on the beach in front of the surf club potentially endangering or at least creating a nuisance to other beach users. Gordon will liaise with the event organisers to make sure this is clear.
John thanked Gordon, as representative of the surf club, for letting us use the club house for this meeting.

GENERAL BUSINESS:

John welcomed everyone to the first meeting of 2017 and recognised the excellent work of Anton and Lucy and their team over the very busy Xmas/NY holiday period while also effectively dealing with stakeholder and media pressures re. the beach algae problem. The removal operation was well planned and managed.

- **Chris Scullin to address board re. new access road and proposed green waste site**

Chris Scullin – Proposal from Chris included at end.

John thanked Chris for a well-researched proposal. Peter pointed out there is no plan in place yet, just a general discussion around several possible scenarios. It is very positive to have this information provided from interested ASH and it presents more ideas to consider. The board would like to have another look at the area before making any decisions. The current landscape plan will need to be considered when making any decisions.

- **Marinko and Alex Sale to address board re. proposed green waste site**

Alex Sale – Comments from Alex included at end.

John reiterated that planning for the multi-purpose court project has triggered discussion about where to re-locate the green waste and that the possibility to move it to the Northwest area was just a concept, not a proposal. This is the right time to consider ASH concerns in and it is very beneficial to have their input. The Board is looking at the feasibility of eliminating green waste storage on site at the Camp by removing it to the Urititi re-cycling facility.

Marinko Sale – Northland waste do 9m cubic skip bins that may be appropriate for the camp. Many places with full time gardeners use the green skips. Investing in chipper could be beneficial to camp and would provide mulch for beds around the camp. Ride on lawn mowers can be adapted with a removable kit to mulch lawn clippings into ground. Hopefully the board will have had a look at the area that is being discussed. The potential area for the new dump site is just metres from bird reserve which does not seem like a good idea.

Peter Baker – For last few years, green waste has been well managed within the camp, turned regularly etc. There have not been negative comments in the past relating to the current green waste site.

Alex Sale – There have been comments amongst annual site holders relating to existing green waste but these have not been put forward to the management or WCRB. (Comment supported by Chris Scullin).

John Henderson – Reassurance that nothing will be done without thorough consultation and planning. No decisions will be made for a while yet.

- **Tennis court development pricing**

IN COMMITTEE:

Exclusion of the public

That the public be excluded from the following part of the proceedings of this meeting on the following grounds – Agenda items: Correspondence The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 (1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows: General subject matter: Price quotes. Reason for resolution: Commercially sensitive information. Ground(s) under s 48 (1) for passing resolution: 48 (1) (d) and 48 (2) This resolution is made in reliance on section 48 (1) (a) of the LGOIMA 1987 and the particular interests protected by section 6 or section 7 of that Act or section 6 or section 7 or section (9) of the OIA 1982 as the case may require, which would be

prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: s.7.(2) (a) protect privacy of natural persons.

- **Poor drainage at the north-western quarter of the camp**
- **Offer of sponsorship from Cove cafe owners for public reserve and dune areas**

Cove café owners are aware that the business can have an impact on local area so the owners are keen to make sponsorship of approx. \$3,000 towards dune restoration. Roger suggested using the funds to remove lumps of rubble further down and have sand reintroduces and planted up. As in the past, there may be a possible problem with children who like to play on the dunes in this area. The input of the Café owners would be welcomed in deciding how to allocate the funds. Anton and Lucy will follow up with Cove Café owners and liase with Laura at WDC. Previous work has been very successful. Planting would need to take place in winter. Peter pointed out that the area from boat ramp down is currently vulnerable and may need re-stabilising in case of another storm such as Cyclone Lusi. This would be done with planting. That area used to be a river bed so there is limited work that can take place as it would be ruined by any flooding. The work in this area would be primarily cosmetic.
- **Stream update** – The recent rain has flushed out the stream. Fiona and Andrew from WDC have met with Anton, John & the La Bontes re. the stream. The bridge/dam idea is not feasible. Levelling seems like a promising idea but the stream will still need clearing out first. There is discussion of fabric sand bags that could be removed if there was potential flooding. A physical barrier seems like the only way the weed can be prevented from going up the stream. Surveyors will assess sand levels. The council is considering Andre and Robin LaBonte's proposal to make stream shallower.

IN COMMITTEE: (7.47pm)

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Board came out of committee at (8.45pm)

MOTION: To approve multi-purpose court at \$188,524.00 + GST (fixed price contract)

CARRIED All in favour

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 9-1pm
- **Waipu Street Market** - Saturdays of long weekends 9-1pm
- **Waipu Antiques and Collectables Fair** – Sunday of Long weekends 9-4pm
- **Thundercat racing** – Waipu Cove, Waitangi weekend.

Upcoming Surf Life Saving Events Waipu Cove SLSC

Future Meetings – Monday 13th February 2017

Meeting Closed at 8.55pm

MANAGERS' REPORT DECEMBER 2016/JANUARY 2017

It's been a busy summer so far, with the camp fully booked over the Christmas/New Year period and heavy bookings throughout January. The weather has been nice and settled, with everything running smoothly. The only issue has been the appearance of the red algae, which first appeared Christmas Eve. The volume washed in has been far less than last January, but it has still proved to be a nuisance.

In December our new defibrillator arrived courtesy of St John, with training for staff on how to use it. The defibrillator is kept in reception, and will be available for anyone in the local community to use should they need it.

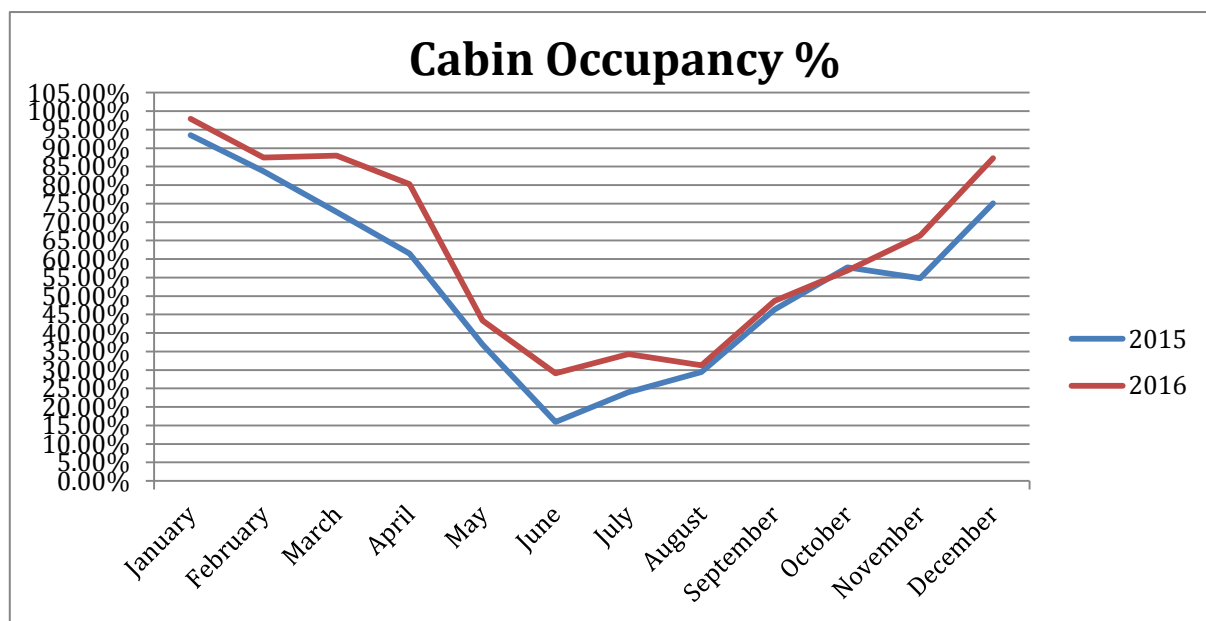
We also sponsored Waipu Primary School's end of year beach day for the first time on the 14th December. This included providing sausages for a BBQ, bottled water, and lollies for a lolly scramble and beach dig. This was a fun day for all involved and was a great success. We are keen to sponsor this event every year from now on and develop it further.

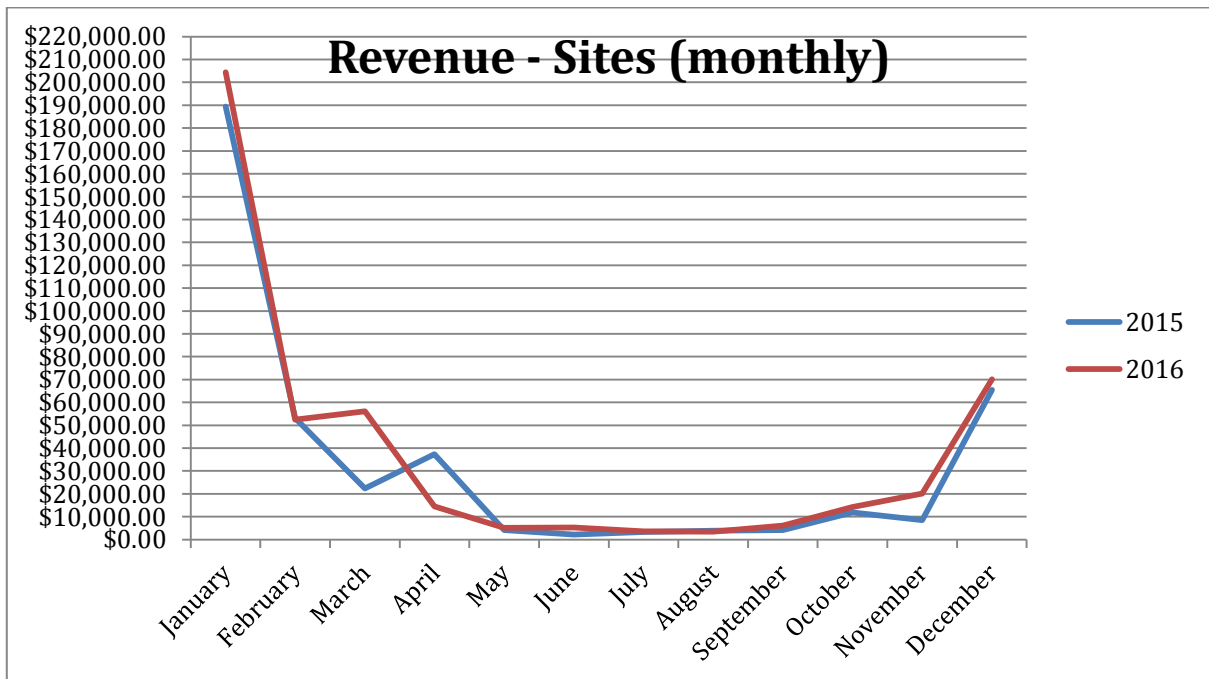
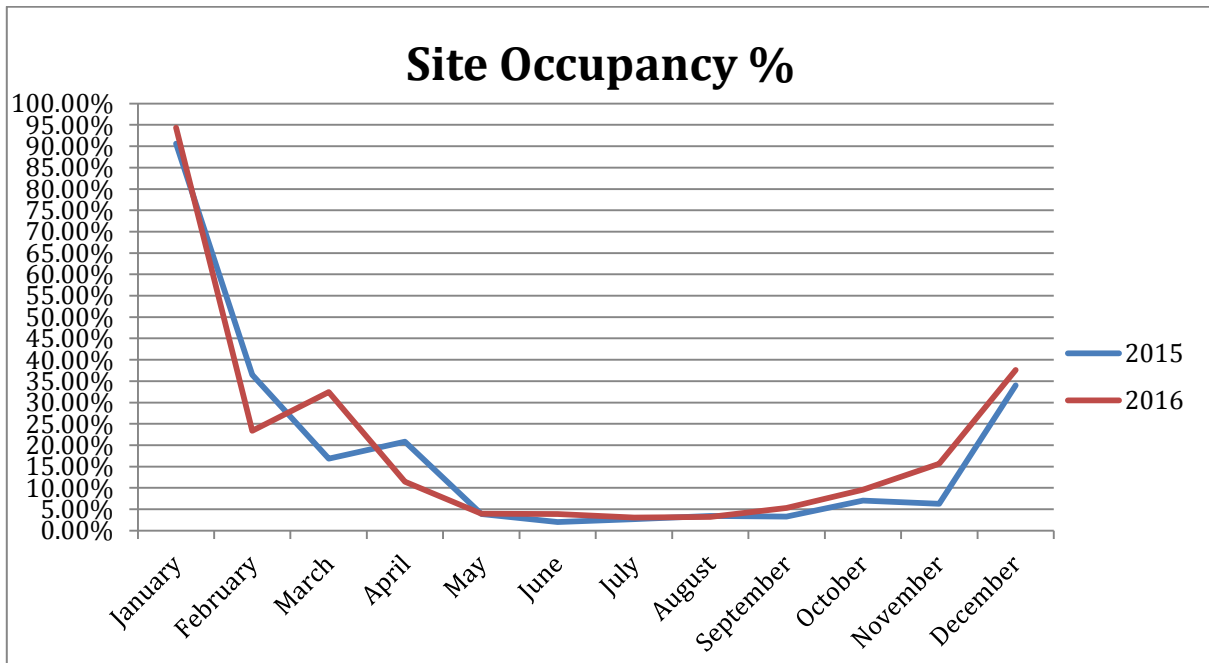
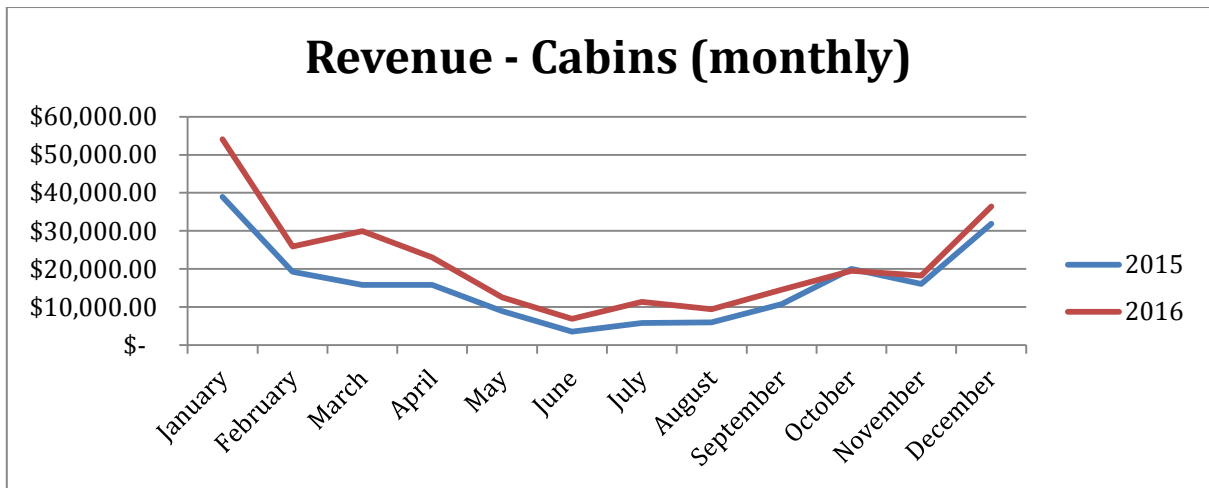
The Auckland Blues Rugby team stayed at the camp on the 18th of December for a pre-season team building camp. The players camped, while team management were accommodated in the cabins. The group used the surf club for an evening BBQ, after trying their luck Contiki fishing on the beach – assisted by Anton and some willing locals. The following day the team had an open training at the Waipu Rugby Club. Team and management enjoyed their visit and indicated success they may be back again in the future.

This peak season there have been some new activities on offer for campers - including yoga and circuit classes on the beach for the adults, and face painting and bike safety sessions for the kids. We have continued to offer kids club sessions on certain evenings, with Hawaiian Luau themed discos. The camp has funded all these events and just asked for a gold coin donation towards the Waipu Cycle Way for each guest participating. The activities have been well received by campers, and the fitness/yoga sessions and kids discos have generally been fully booked every time.

On a less positive note, we had to trigger the NRC resource consent for algae removal on the 10th of January. Seaweed levels were nowhere near the volume of summer 2015/2016, but the decision was made to remove what was there, as it was not looking like it was going to be washed out anytime soon. Removal went smoothly and left the beach looking a lot more appealing.

OCCUPANCY AND REVENUE FOR NOVEMBER/DECEMBER 2016





Cabin occupancy/revenue and site occupancy/revenue for November/December 2016 all increased YOY compared with November/December 2015. Notably, cabin occupancy increased from 75% in December 2015 to 88% in December 2016.

December financials:

	Dec 2016	Dec 2015	Comments
Revenue	\$ 187,218	\$ 160,112	Up \$27k
Payroll	\$ 32,429	\$ 33,665	Down \$1k
Expenses	\$ 74,037	\$ 70,735	Up \$4k
Surplus/deficit	\$ 113,765	\$ 89,664	Up \$24k

Financial report December 2016

Current debtors: \$27,357 this is made up of ASH and 3rd party website providers.

Value of future bookings held in our system with expected revenue of \$374,656

Operating profit up \$24k compared to last year

Revenue per ASH: \$499

Revenue per camp site: \$741

Revenue per cabin: \$3,115

Actual funds available in all bank accounts 18/01/2017 = \$588,942 this includes \$200,000 placed on term deposit at 3.30% matures 14th February 2017

Revenue:

Fantastic month with most revenue streams up on LY, 16.8% increase on LY. Self contained cabins up \$2.5k (up 16.6%) and casual site fee's up \$16k (up 19.2%), Year to date revenue is \$641k v \$516k same time last year, up \$125k year to date or equivalent to a 25% increase YTD.

Expenses month

Up \$4k on LY mainly attributed us not receiving our water rates bill LY.

Alexandra Sale - Statement to WCRB Meeting 23 January 2017

I have been camping at Waipu Cove for almost 50 years – the past 28 year with my own family, which now include grandchildren – and this is our first involvement with any of the Waipu Cove Reserve Board over this time.

Marinko and I have always felt that it is a privilege, and not a right, to be an Annual Site Holder at Waipu Cove, and have always supported Camp Management, and abided by the rules and regulations of the Camp.

Camp Waipu Cove website states “Waipu Cove camping ground has been a Northland holiday haven for generations of Kiwi families”, and I can personally vouch for that – it's the reason our family spends our holidays here year after year.

The website goes on to say “it continues to offer one of the best camping environments in New Zealand” ...and I agree... although the proposal to construct a road through the common ground area between our sites – leaving no grassy area for the campers to enjoy recreational activities, and to clear the trees and shrubs to make way for a Greenwaste dump behind our sites seems to conflict with this statement.

We as the Board to consider the impact the dumping of Greenwaste would have on the surrounding environment and conservation site. The proposed roadway through our common ground area is also concerning... we see this as a Health & Safety risk to the families that camp in the area – particularly those with young children or grandchildren – and that is most of us.

We fully support Chris's proposal for the Camp to look at an alternative method of disposing of its Greenwaste rather than dumping in within the camp ground.

Marinko and I acknowledge that over the past few years Camp Management and the Board have made visible improvements throughout the camp which have enhanced the camping experience at Waipu Cove – we trust this will continue.

Alex Sale

Note: Last year we were informed we had to move site to make way for more cabins. We chose the very northern end of the campground for its spaciousness as well as its surrounds – it really appeared to us – it would be a shame to change that.

Chris Scullin - Statement to WCRB Meeting 23 January 2017

WCRB meeting 23.1.17

Drainage proposal , Greenwaste / Roding options : North Camp

I appreciate the opportunity to speak at this meeting. I wont speak for long and I am happy to answer any questions at the end. I will provide a set of notes available for the minutes Secretary.

The Board has a copy of the Drainage , Greenwaste / Roding options for the North Camp :

The proposals are in summary:

1. There are better ways to manage the camps greenwaste which better align with the WCDRB operative management plan. Redirecting and recycling greenwaste are Whangarei District Councils recommended environmental options. They capture greenwaste energy and are sustainable into the future.
2. There is no need for an additional sealed road at the northern end of the camp. Better drainage can be achieved by a less invasive solution. A road significantly reduces the amenity of the existing campers at that end of the camp. The associated Health and Safety and Environmental effects conflict with the stated objectives and policies of the Reserve Development Plan.

We have given some further thought as to how the greenwaste and drainage issues could be addressed.

Greenwaste:

A good alternative to a greenwaste dump is to split the greenwaste into easily managed streams which allow redirection and recycling.

❖ Trees , branches , bush foliage etc:

- This is ongoing and needs to be managed regularly. The plants provide screening and shade but should not overtake the camping areas. A regular contracted maintenance programme where trees are trimmed , mulched and chipped on site is appropriate. This waste product can either be redirected off site or utilised on site. Possibly a 50/50 split would work. Estimate on site use 50m3 pa.

❖ Ad hoc plant greenwaste from Camp Staff and the day to day trimmings by ASH's from their sites:

- For any ad hoc foliage material from the camp staff or camper tidy ups there could be a bulk 9m3 greenwaste bin sited at the entrance to the camp which is regularly redirected to the Uretiti Resort site. I have attached a photo

(Appendix 1.) showing an option for a secure, screened location for siting a bin with easy access. This would could also provide the additional benefit of an all weather parking at the camp entrance and could be constructed in

conjunction with the new storage shed proposed by the Board.

❖ Grass clippings:

➤ Most grass mowing occurs over the pre summer and post summer / autumn periods. Some mowing occurs on site change over during the peak season. The Development Plan provides for sequential rehabilitation and native planting of the Reserve boundaries. With some thoughtful planning and scheduling the grass clippings could be managed into these rehabilitation zones along with rejuvenated top soil and chipped materials. This would have to be done without the hazards of stockpiling the grass and the associated smell issues. This activity would support the sequential replanting strategy – in a managed way completing smaller projects ; for example 20m x 10m segments over a 3 year period. This would better utilise the grass clippings. In the event of excess grass the balance could be stored next to the greenwaste bin on a contained concrete pad and redirected off site as necessary.

Drainage:

The original November 2016 proposal was to address by way of a small scale trial an improvement to the North Camp drainage. We think there are further options the Board may consider to provide better winter access without extending and building more roads within the camp.

Essentially the last four western rows of the Northern Camp are the lowest lying with least drainage are the worst affected. This is also where there are a higher concentration of ASH's who do access the camp more in winter than the casual campers.

In addition to the November 2016 Drainage proposal we ask the Board to consider the following:

Many Councils struggle with winter sports field management. One method which has proved successful is to “sand rehabilitate” the surface. This involves machine scarifying the surface and introduction of sand layers then regrassing which provides better layered drainage medium. We would recommend that the Board investigates this as an option. Three of the four camp rows in question are very wide and the rehabilitation could be done in sections still allowing access over a couple of years. The end result would be continued greenspace positive enhancement without degrading the amenity for the future campers of the Reserve. (be they ASH's or casual campers). In any event if levels were designed properly the result would be a more useable Reserve for future generations. See New Zealand Sports Turf

Institute : Case Study Whangarei Town Basin Sculpture park turf areas for reference.

Appendix 2.

We further consider that the above combined recommendations align with the following:

1. The Boards stated Reserve priorities
 - a. Conservation
 - b. Camping
 - c. Day visitor use
 - d. Boat launching

2. Development Plan

3.2.1

2. *“The ecological values of the Reserve will be preserved and protected and appropriately enhanced”*
3. *“ Use of the the Reserve will be monitored and actions initiated to mitigate or prevent any detrimental damage on the adjoining outstanding estuarine dune lands”*

3.2.3 Sec 1

(a) *“ Revegetation amenity planting and landscape improvements along the Northern Boundary, species selection by DOC - plant material to be Eco - Sourced from the local area”*

4.3 Future Improvement

“Landscaping of \$4000 pa to provide in particular an appropriate buffer zone planting between the wildlife refuge and the Reserve”

We ask the Board to consider this discussion and the two previous proposals before authorising the proposed new greenwaste and the new access road developments.

Appendix 1. Site for greenwaste bin and greenwaste storage adjacent to new shed.



Appendix 2. NZ Sports Turf Institute drainage options.



Project: Whangarei Town Basin Sculpture Park

Construction & Development

A section of Whangarei's city riverfront was to be re-developed to house five public artworks/sculptures chosen from 54 designs. The site had extremely poor drainage and the brief was to design and construct a well drained durable turf sward to provide a canvas for the sculptures.

To complicate things construction had to take place during the winter of 2011 to allow the park to be completed and opened prior to the RWC September 2011.

NZSTI provided design of a soil based rootzone with underlying drainage that would provide year round free draining surface so that pedestrian access to the grassed areas was never restricted due to muddy conditions. In addition, we specified a grass type and method of establishment that would ensure the work would be completed on time but more importantly provide a landscape that would compliment the sculptures and cope with the level of traffic that was envisaged.