



Waipu Cove Reserve Board

c/o 869 Cove Road, Waipu Cove, 0582

www.waipucoverserve.co.nz email: waipucoverserveboard@gmail.com

WAIPŪ COVE RESERVE(S) BOARD
Tuesday 11th February 2025, 7pm
Camp Waipu Cove all-weather room.
ALL WELCOME

OPENING KARAKIA

AGENDA (E & OE)

PRESENT

APOLOGIES:

MINUTES OF THE LAST MEETING: Motion to pass

CONFLICT OF INTEREST:

CORRESPONDENCE:

Inwards:

30/11/2024 – M. Kapa - Te Parawhau representation

04/12/2024 – J. Tapper (The Wairahi Tracks Charitable Trust) – Thank you for donation

05/12/2024 – A. Stolwerk (Waipū Walkway/Cycleway) – Thank you for donation

08/12/2024 – M. Bell – Request for meeting minutes

15/12/2024 – M. Kapa – How are the public beyond Waipū informed about the Waipū Cove camp?

31/12/2024 – M. Cunningham – The Cove Fish Fry

09/01/2025 – E. Hart – Sand Mining opposition group

10/01/2024 – S. Good – Noise complaint

Outwards:

03/12/2024 – M. McPherson - Request for Board Feedback on Cancellation Policy

09/12/2024 – M. Bell – Meeting minutes

02/01/2025 – M. Cunningham – The Cove Fish Fry

13/01/2025 – E. Hart – Sand Mining opposition group

15/01/2025 – M. Cunningham – The Cove Fish Fry

30/01/2025 – E. Hart – Meeting details

Motion to Accept-

REPORTS:

- **Management report**
- **Financial report**
- **WCSLSC Report (verbal)**

GENERAL BUSINESS

- **E-Hart – No Sandmining presentation**
- **Backup generator for North block and Lock block**
- **EOI in Board portfolios**
- **Board roles - board members defining their roles and responsibilities on the WCRB**
- **Future Management Plan**
Begin discussions and planning for the next WCRB Management Plan.
- **Audit NZ**



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We were pleased to receive confirmation from Audit NZ that:

Financial years 2013-2021 are to be closed off. Final documents will be signed once received from Audit NZ.

Financial years 2022 & 2023 are nearing completion, and we await final recommendations from Audit NZ.

2024 Audit will recommence once the peak season at CWC is complete.

Audit NZ has committed to ensuring regular annual audits for CWC moving forward.

- **Term Deposit**

Jan 2025- A new term deposit for \$500,000 was established for 90 days.

CLOSING KARAKIA

Upcoming events on the reserve and local area

- **Waipū Boutique Sunday Market**: 2nd Sunday of the Month, Waipū Coronation Hall 9-1pm
- **Waipū Street Market** – Saturday or Sunday on Long weekends 9-1pm
- **Waipū Antiques and Collectables Fair** – Sunday of Long weekends 9-4pm

Meeting ended:

Next meeting: TBC

1st of February 2025

Manager's Report February 2025

Anton & Lucy Trist



GENERAL

As we write our manager's report, January is coming to a close. We've had a full camp once again over Auckland Anniversary weekend and will have a week's reprieve before Waitangi Day and another big influx of campers.

The peak period has so far run smoothly, without too many issues, aside from strong winds and thunderstorms over Auckland Anniversary weekend which saw a number of early departures and broken tents. The generator kicked in quickly when power was lost and certainly helped the camp remain operational until it was restored mid-morning. That weekend we also had a couple of medical emergencies in the camp. The rest of the summer was otherwise mostly dry and settled up until this point. Mangawhai came off a lot worse than Waipu Cove so for that we are thankful!



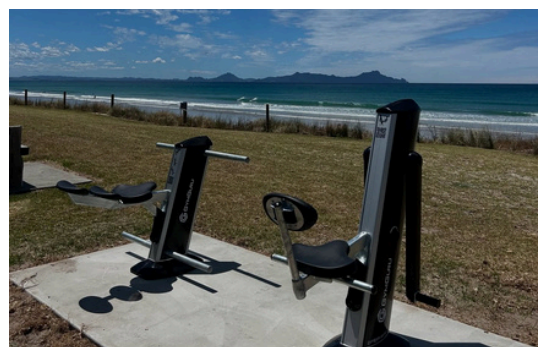
Camp summer events all went well with high participation rates this year. We had our usual yoga, campers bowls day, club day, and surf club quiz night which were all well received by the campers. We've trialed several new events and activities this summer and due to their success we will likely continue with them next summer. Firstly, the Kid's Games days (pictured above, showing the tug of war) on the 30th

and 9th of January were a big hit with kids young and old. Sophia Baker (one of our amazing receptionists) ran these with the help of other staff. Good old-fashioned activities were the order of the day such as sack races, egg and spoon races, and a tug of war. Plenty of lollies and drinks were given away to participants.



Our inaugural Camp vs Surf Club beach cricket match was held on the 11th of January and proved to be another popular event. The surf club was the winner this time, claiming bragging rights until the rematch takes place next summer. We also had Bream Bay St Johns onsite running sessions of their "3 steps for life" program on the 30th, 6th, and 11th of January. All three sessions were at capacity which was good to see.

The new Gym Guru exercise equipment arrived on site just before Christmas and was quickly installed prior to peak season. The new equipment has proved popular with campers and locals alike.



This summer several new staff have joined the team. Matthew Spragg has replaced Robert Dalebrook as our new Facilities and Grounds Supervisor, and we've employed casual cleaners and a part-time receptionist. Matthew is doing well, quickly coming up to speed in the role. Alex Kite is going to be with us throughout the year as a part-time receptionist and will replace Lucy Manning who is leaving us as she's off to university (but will be back in her holidays to work). Alex has worked casually at the camp for the past couple of years (grounds work and cleaning) so already has a good knowledge of camp operations. All our new cleaners have been great this summer, with everything running smoothly.

The new dairy owners have completed a revamp of the dairy, and it is looking great. Ash (pictured below) and his wife Nihaa will be an asset to the local community. They have a new takeaway menu that has proved very popular with campers.



As the June departure deadline looms, all remaining ASH have their leisurebuilts and caravans up for sale. We have a list in the office with details so we can assist if we receive an enquiry from the public.

Unfortunately this summer due to repeated noise complaints we have issued final warnings to two camp sites. Other than this, behaviour around the camp has been very good overall.

We have had to put a hold on audit work over peak season, for the 2024 financial year. Audit NZ began in November, and work will resume once peak has finished and we have time once again.

To end our report on a positive note, once again we have made the list of finalists in The NZ Herald's Top 10 Best Beach in New Zealand, as voted by NZ Herald readers. This year we are finalists in 3 out of 5 categories including best surf beach, camping beach, and family beach. The winners will be announced on the 2nd of February.



Recent Guest Reviews

Anton and the team at Camp Waipu Cove continue to create an awesome experience for family focused and fun camping. We have been returning here for the last 6 summers and always look forward to what the camp has developed between visits. Awesome spot and will be back again with the family in 2026

Alistair W, January 2025

Camp Waipu Cove is a top spot in Northland, offering well-equipped facilities like tennis court, ping pong table, and TV room. The spacious, family-friendly tent sites are a highlight, along with the beautiful beachfront location.

Tania T, January 2025

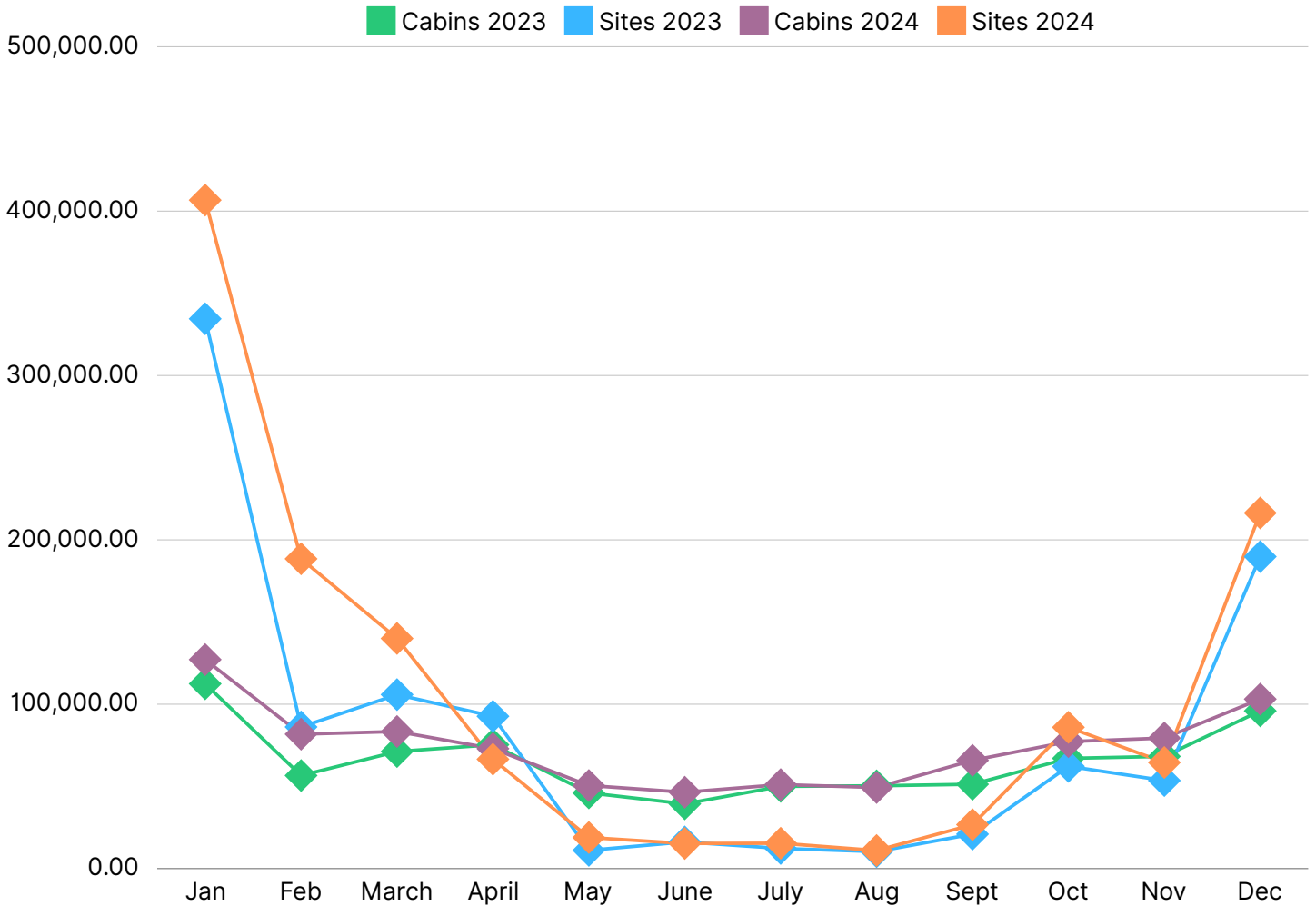
Great stay here. Easy to check in, staff were very friendly and facilities were clean and had everything we needed. Great location with handy store for supplies, takeaways and ice creams within walking distance

Tourist51176389694, January 2025

What a stunning and amazing camp ground .The staff and management are so friendly and helpful. Facilities are excellent we have been coming here for 7 years and we just sit back and relax

JulieB, December 2024

December Revenue 2023 vs 2024



CABIN OCCUPANCY
DEC 2024

98.18%
up from 94.52% in
Dec 2023

SITE OCCUPANCY
DEC 2024

51.32%
up from 49.45% in
Dec 2023

Summary of financial performance

From the 1st of December to 31st of December, 2024

REVENUE

REVENUE PER ASH (22) = **\$529**

REVENUE PER CAMPSITE (204) = **\$936**

REVENUE PER CABIN (16) = **\$5,584**

Revenue was up \$21,368 - mainly casual site fees (up \$23,211) and cabin revenue (up \$5,848).

ASH revenue continued to decline (down \$6,348) but this was offset by increased cabin site fee revenues.

Meter revenue was down slightly (by \$1,128) attributed to the laundry opening in Waipu township.

Total YTD revenue was up \$42,520. Cabin occupancies were especially good, running at 98.18%, with an average room rate of \$212.20 per night. Casual camping sites were at 51.32% occupancy at an average rate of \$69.41 night.

YEAR ON YEAR COMPARISON

	December 2024	December 2023	Comments
Revenue	\$ 295,922	\$ 274,555	Up \$21,368
Payroll	\$ 68,183	\$ 51,095	Up \$17,088
Expenses	\$ 152,087	\$ 118,395	Up \$33,692
Surplus/deficit	\$ 181,951	\$ 186,176	Down \$4226
Other income	\$ 38,116	\$ 30,016	Interest from TD

EXPENSES

EXPENSES = **up \$7,202**

Due to an extra payroll in Oct 2024 (5) vs October 2023 (4)

BANK ACCOUNTS

Actual funds available in all bank accounts as at 24/01/25 = \$2,396,488.00 which includes \$2,248,422.00 on term deposit @ varying interest rates and terms.



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