

## WAIPU COVE RESERVE(S) BOARD

Monday 30<sup>th</sup> October 2017, 7pm.  
Camp Waipu Cove all-weather room.  
**ALL WELCOME**

### AGENDA (E & OE)

**PRESENT:** John Henderson, Evan Cook, Roger King, Peter Baker, Rowan Pullan, Belinda Hopkins (minutes secretary), Anton Trist, Lucy Trist, Rick Stolwerk, Gordon French, Ellen Snelling, Grae Snelling, Andre LaBonte (7:22pm)

### APOLOGIES:

### MINUTES OF THE LAST MEETING:

### MATTERS ARISING:

### CORRESPONDENCE:

#### Inwards:

10/09/2017 – via managers – Application for new ASH caravan

13/09/2017 – Ellen Snelling – Introduction from new owners of Learn to Surf Waipu Cove

24/10/2017 – Johnny Egdell – Request for beach access, offer of donation

27/10/2017 – ASH (via managers) – Inquiry regarding site screening

#### Outwards:

12/09/2017 – via managers – Response to application for new ASH caravan

16/09/2017 – Ellen Snelling – Invitation to speak at next Board meeting

25/10/2017 – Johnny Egdell – Response to request for beach access

27/10/2017 – ASH (via John Henderson) – Response regarding site screening

**Carried R. Pullan/R. King**

### REPORTS:

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

There is a carnival this week on Sat 4<sup>th</sup> – The first northern region carnival. The organiser (Simone) has specified to competitors that there are to be no vehicles on the beach. Ian Godfrey will be taking the canoes and boats on and off the beach so as to avoid any potential issues. This should take an hour or so at each end of the day. There will be approx. 300-600 competitors dependant on Friday's forecast. This will be a chance for the team to test themselves out at the beginning of the season. Camp security are probably not necessary for this event. Emergency vehicles will have access through the camp while the boat ramp gate is locked. North island IRBs will be held in Feb 2018. There will be no patrols for next 3 weeks as the beach is still very quiet however there will be people at the club in case of emergency. The surf club are still open to keeping a back-up boat within the camp during the off-season.

**Carried E. Cook/P. Baker**

### GENERAL BUSINESS:

- **Ellen & Grae Snelling – New owners of Learn to Surf Waipu Cove**

Ellen and Grae attended the meeting to introduce themselves as the new owners of Learn to Surf Waipu Cove. They have taken over from Daniel and Emma Harrington. Ellen is a school teacher who worked for Emma and Daniel for 2 years and has 10 years coaching experience and Grae is a carpenter. They held their first event (a ladies weekend) over Labour day weekend which was very successful. They are excited going into the new season and are planning a lot more events. They intend to set up more programs so there are ongoing activities for kids and adults. They will also continue to be involved with the school camps that stay at campground/surfclub. The Board wish Ellen and Grae every success with their new business and are keen to continue the great relationship they have always had with the surf school.

Grae brought to the Board's attention that there is a broken Pohutakawa tree at the south end of the car park after a vehicle drove into it. It is a potential health and safety issue to the council have been informed and Evan and the camp managers will provide support in ensuring the issue is resolved.

- **Purchase of additional golf buggy for servicing of new cabins and increased cleaner usage**

With increased cabin numbers (and therefore multiple cleaners per shift) it is a challenge for cleaning staff to clean all cabins and blocks with just one golf buggy for transporting cleaning apparatus. The current buggy is battery powered and the managers propose to get another in similar style. They have obtained a quote of

\$13900+GST for a new buggy or \$6000+GST for a second-hand one (as-new condition, with brand new batteries supplied). The Board support the purchase of the additional, second-hand golf buggy.

After meeting update: The 2<sup>nd</sup> hand buggy was sold to another party. Board has approved a new one at \$7,386+ GST.

- **Andre LaBonte – Update on upstream algae problem**

WDC has proposed building a concrete weir but it does not seem that it would be practical to move on short notice (in the event of a storm) so the idea has been put on hold for this year at least. The back-up plan, as originally proposed by Andre, is to fill in low i.e. deep spots in the stream where the algae usually collects. The current consent granted by the council allows for algae removal from a limited area – not further up the stream. Variances on the existing consent would cost approx. \$500 or a new consent would cost \$879+. Last year Andre had a topographical survey done of stream. The flat area of the stream (exposed at low tide) is where algae sets out at summer. This was area it has been proposed to fill. Andre's concept is to fill in the low/deep areas to average elevation of 2m so that when the tide drops algae in these areas, a bobcat can dig it out. It has been suggested that these areas are filled with gravel and then potentially topped up with sand. Sand from the adjacent grassy area could be used and additional sand obtained from John Keith. If there is a big flood it will probably wash the sand out but Andre's feeling is that is worth a shot. 100mm gravel could be used which is the rough size of that already in bottom of stream. A smaller size could be used underneath. There will be a certain element of trial and error involved.

Rick suggested that the proposal to use metal should be clarified with council.

Andre needs to discuss further whether we can shift sand as a permitted activity or current consent should be altered or a new consent developed. Consents would need to permit ongoing activity of replacing sand and removing algae. John felt that Pauaharakeke were supportive of Andre's idea. It was queried whether the proposed funding for the weir could be available for this alternative idea? Council could potentially pay for initially putting the sand in place but the Board may have to pay to replace it as/when necessary. Andre will take his proposal back to the council and stress that this needs to take place within the next month as algae has been known to arrive in early December. Rick feels that this is a realistic timeframe.

Andrea will go back to council and push to get quick consent and funding. After the initial deposit of sand, future operations would probably only entail moving the sand back, rather than adding more. The vehicle hire for an operation such as this is estimated at \$2,000-300

Richard Griffiths Marine Research Specialist, Regulatory Services Northland Regional Council, Roger and Angus will be doing local monitoring and there is currently a camera set up to take a photo every 4 minutes. Niwa will test the algae and have taken samples this week. The stream is the responsibility of the District Council with the beach the responsibility of the Regional Council. Monitoring to try to determine: what is happening and why. Rick explained his theory that the algae occurrence is historical & cyclical. We have altered the environment. If it had gone up the river 200 years ago it would have made the area uninhabitable to the people of the time as it would have stopped their livelihood. Rick suggests an excavation on the headland to look for evidence of algae.

An excavation would make an excellent story for the area and could potentially prove Rick's theory. If it were proved and accepted as a natural phenomenon people may be more accepting. Rick is going to apply to NZ Heritage.

Roger pointed out that the local rivers look heavily polluted and this is all going out to sea however Rick suggests that 70-80% of farms are following the guidelines necessary. Rick will supply Roger with facts on farms and the overflow from their ponds. Rick suggests 70-80% of farms are fine. It would potentially be good to sample up-stream as well as at the bottom to compare samples.

There is ongoing discussion as to the cause of the algae problem. The community is trying to look at the big picture of cause as well as solution. The camp managers have requested information from Richie that can be handed out to the public over the summer. Research into the cause of the problem could take years and be very expensive.

- **ASH site application**

Approved – management to advise

- **Concept plans for new cabins**

(Site viewed at beginning of meeting to agree that cabin will fit in designated space).

Concept drawings have been provided but working drawings are yet to be drawn up. It has been agreed that an expert should go through any potential contracts with builders. It is too late to build new cabins next year. It may be worth spending more on the project to alleviate any problems that could potentially arise during the process. It was mentioned that the most recent cabins are potentially over-detailed for a campground so future cabins could be pared back slightly. To be further discussed at next meeting.

- **Management Plan**

There are a few last small, final adjustments to be made and then the managers will print and bind and send to DoC. It was agreed that the pre-draft submissions should be included in the plan. Rowan will advise Willy Coenradi of this. The Board really appreciates all of Rowan's efforts to deliver the new plan!

### 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
- **SLSNR Carnival** – 4<sup>th</sup> November, Waipu Cove

### Upcoming Surf Life Saving Events Waipu Cove SLSC

#### **Future Meetings – Monday 27<sup>th</sup> November**

Meeting Closed at 8:50pm

## **Manager's Report October 2017**

October has seen the weather slowly but surely improving, bringing more campers along with it. We have spent this month starting to prepare for the summer season as this is fast approaching, with Labour Weekend marking the start of the season. School holidays were reasonably busy as usual, with the cabins booked out and a few groups camping.

This month, most camp staff undertook training of some description in preparation for summer. Ecolab chemical training took place in early October for all our cleaning staff. This ensures they are using the chemical cleaning products correctly and safely. Robert Dalebrook completed his Haztec Hazardous Substances Approved Handler training. All camp staff attended the Kiwi Host Service Excellence course, with the aim of brushing up on their customer service skills, this course took place in our all-weather room.

Earlier in the month we met with Richard Griffith of NRC regarding monitoring of the red algae that is washing up on the beach during the summer. He is intending on setting up cameras to monitor algae movement, so this can be studied, and possible patterns established. Roger King and Angus McCullough will be keeping a diary of this algae movement. We also met with Fiona Pratt from WDC to discuss a plan to prevent algae getting washed up stream, and decomposing leaving a foul smell. WDC want to erect a concrete weir that Fiona says can be removed before storm events and then put back afterwards. It will trap algae before it gets pushed up stream. They have lodged a Resource Consent with Public Notification and we will await the outcome of this. This process will not be complete until next year. We discussed with Fiona an alternative idea to transfer sand from just below the estuary up the stream to fill in the deepest sections of the stream that trap rotting algae. This discussion is ongoing, and if approved, the sand solution could be put in place before the start of the summer season.

Dan Mills has completed a mural themed on the Waipu Cove Surf Lifesaving Club on the exterior of the Lock Block. This completes the series of murals on all our ablutions blocks. It looks fantastic and we've had lots of positive comments about it.

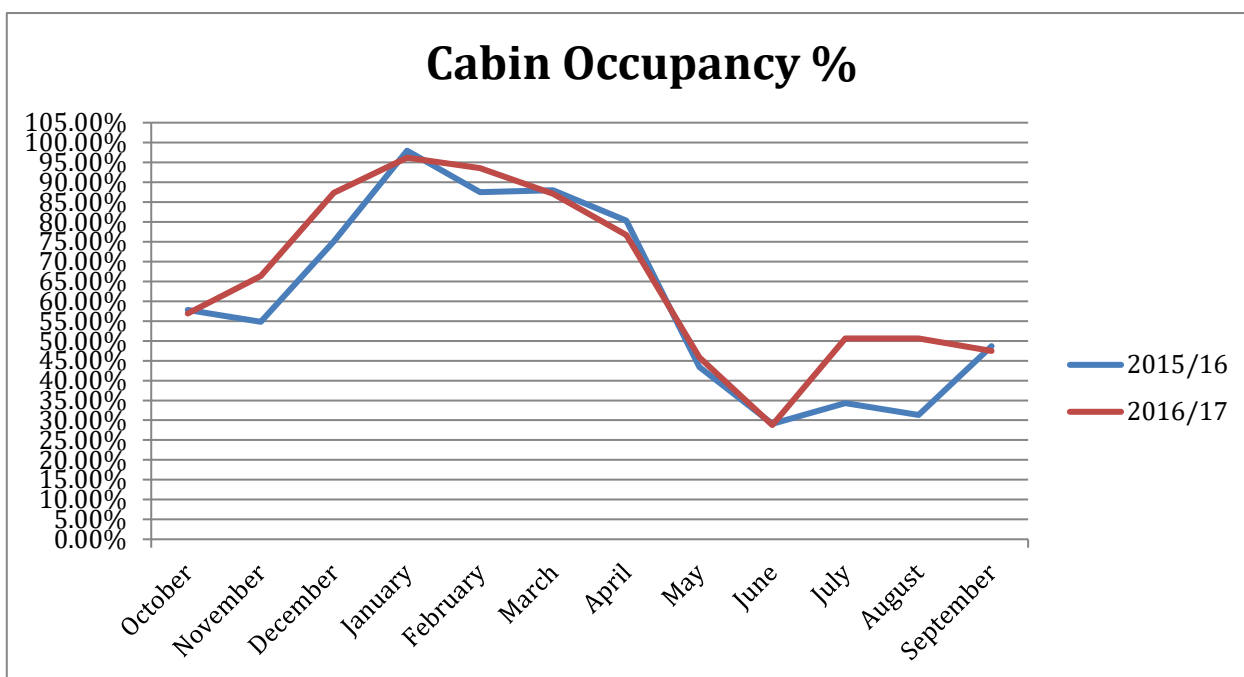
The new cabins have been up and running and bookable since the beginning of October. They are proving very popular. They currently have bookings nearly every weekend from now until Easter. To create some initial interest,

we ran a Facebook promotion advertising them, with some good shots of the interior and exterior. This was a success and resulted in 7,000 new likes for our Facebook page, with the bookings flooding in and a post reach of nearly 1,000,000.

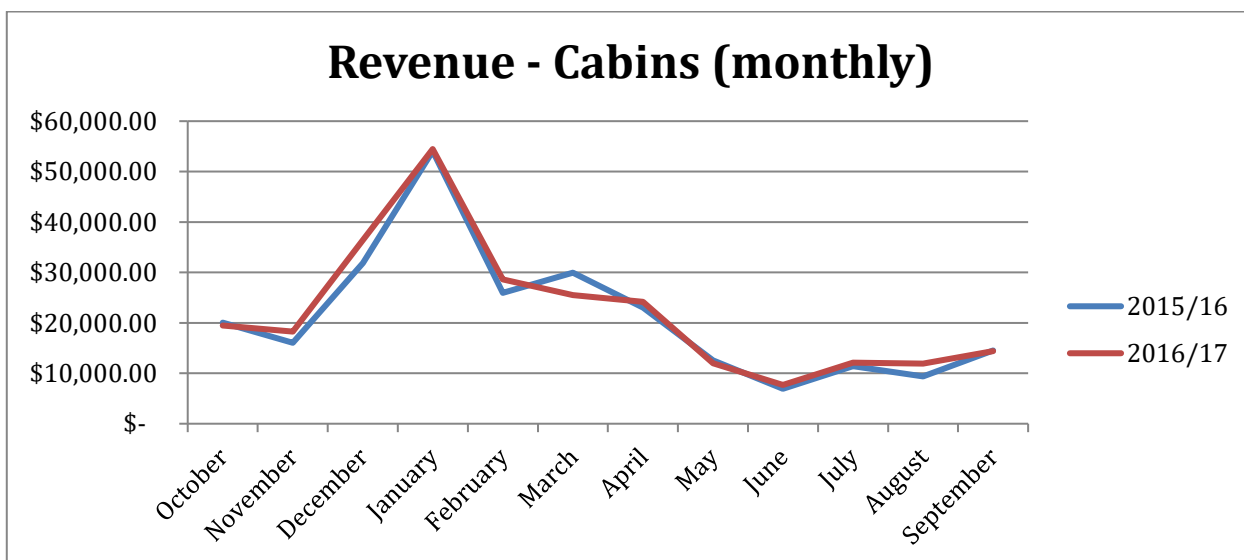
The reception area has received a quick makeover. The interior has been painted in Resene White Pointer, and art work supplied by a local artist Sarah C has been hung on the walls. The reception desk and cabinetry has been replaced and now has room for two people to work at the desk over busy days during the summer. New ottomans and chairs are there for guests to take a seat while they wait. The whole reception area is looking much brighter and more modern.

There have been some staffing changes, including the resignation of Assistant Manager Cole Young. Our General Camp Ground Assistant Robert Dalebrook has since moved into the managers' accommodation. We've also hired another cleaner in preparation for the busy upcoming summer month, as well as to cover some of the extra cleaning work generated by the two new cabins. Our current task is to organise our roster for the Christmas period, with the large number of casual staff that come on board specifically for that time.

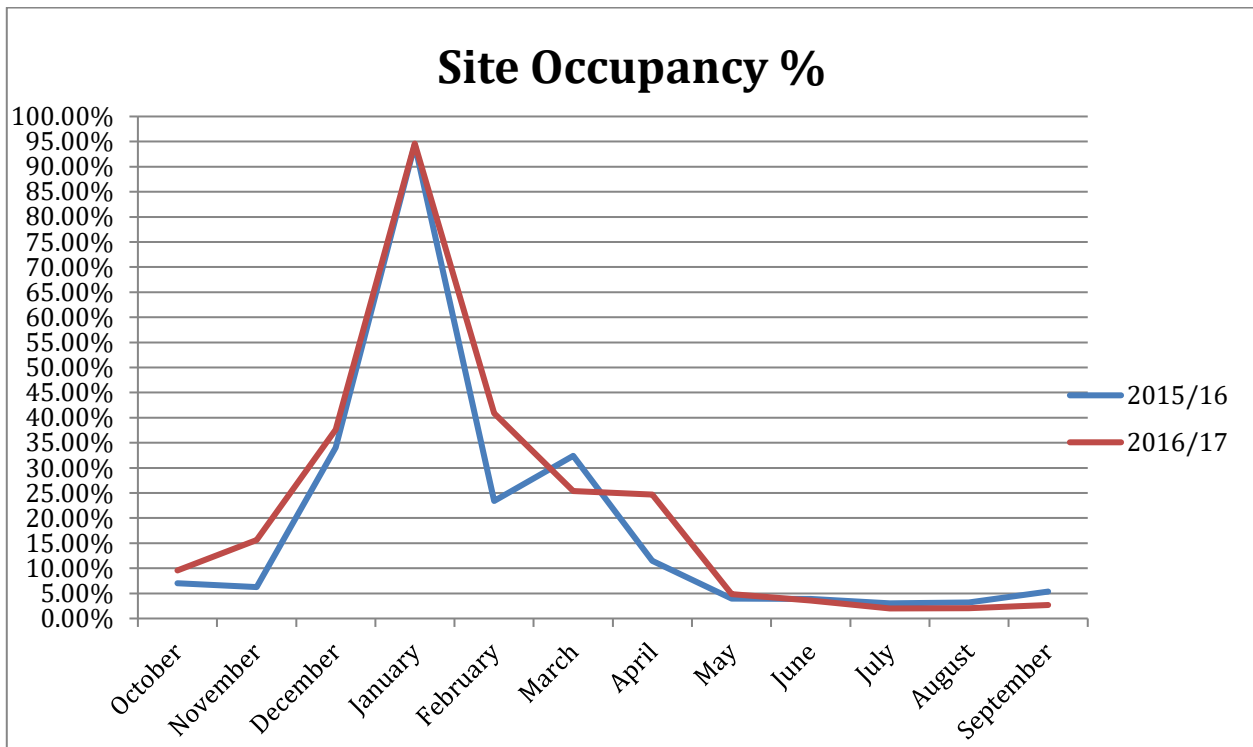
**Cabin Occupancy – September 2017**



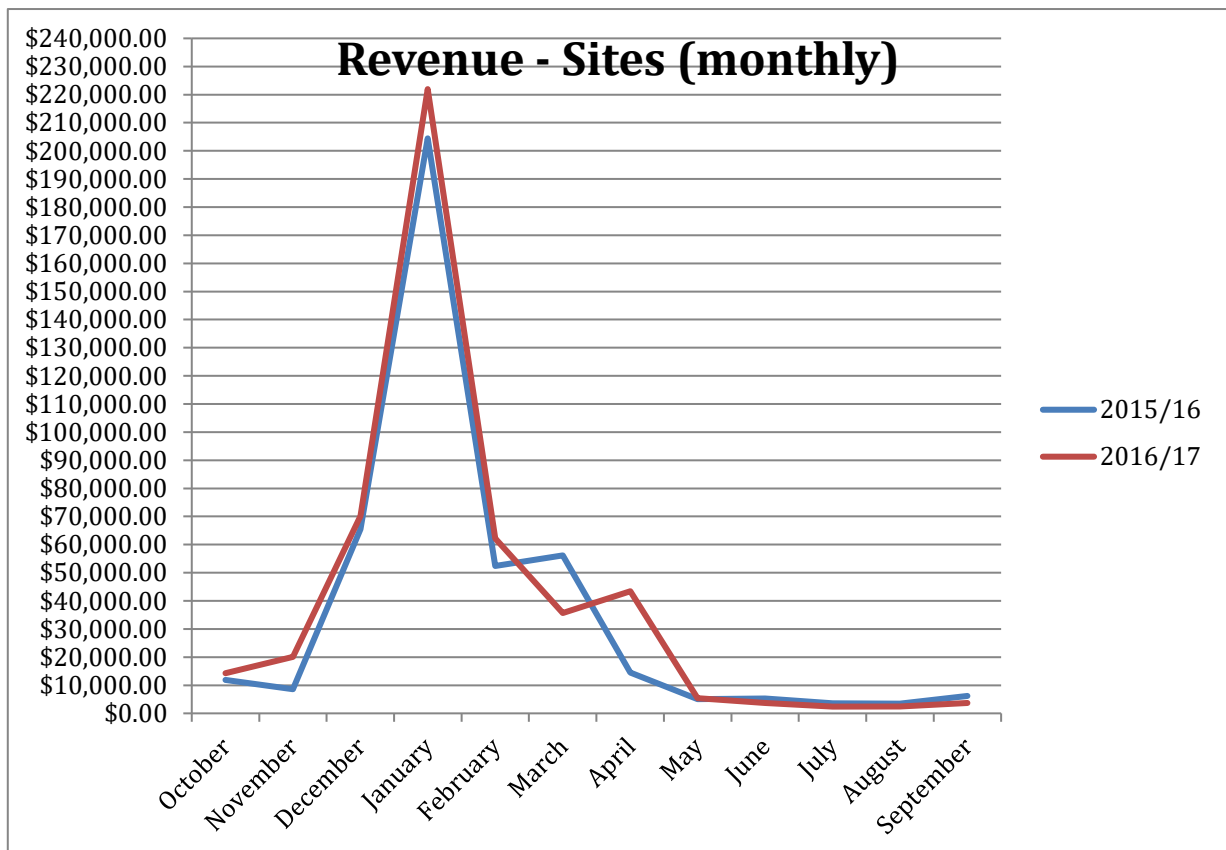
**Cabin Revenue – September 2017**



### Site Occupancy – September 2017



### Site Revenue – September 2017



Cabin revenue and occupancy remained at similar levels, as compared with September 2016. Site revenue and occupancy had decreased slightly. This decrease can be attributed to the change in timing of the school holidays – this occurred in September last year, but fell in October this year. The new two bedroomed cabins have not affected September occupancy/revenue, as these were not part of our bookable inventory until the beginning of October.