

## **WAIPU COVE RESERVE(S) BOARD**

19th March 2018, 7pm.

Camp Waipu Cove all-weather room.

**ALL WELCOME**

### **AGENDA (E & OE)**

**PRESENT:** Anton Trist, Belinda Hopkins (minutes secretary), John Henderson, Roy (Solar Group), Peter Baker, Evan Cook, Roger King, Rowan Pullan

**APOLOGIES:** Lucy Trist, Rick Stolwerk, Blair Strang

**MINUTES OF THE LAST MEETING:** P. Baker/R. Pullan

**MATTERS ARISING:** J. Henderson to write to S. Good and G&D Moore.

### **CORRESPONDENCE:**

#### **Inwards:**

**20/02/2018 – NRC Marine Research Specialist – Update on Algae monitoring**

**20/02/2018 – Angus McCulloch – Response to WCRB January minutes**

**24/02/2018 – ASH – Hard awning development request**

**25/02/2018 – ASH – Ash site development request**

**26/02/2018 – Mackenzie Hita, DOC – Appointment of Board members**

#### **Outwards:**

**21/02/2018 – Angus McCulloch – Response to previous email**

**02/03/2018 – Stan Good (ASH 68) – Further information from WCRB**

**02/03/2018 – G & D Moore (ASH 67) – Further information from WCRB**

**11/03/2018 – D. Auld – Thank you for submission to management plan**

### **REPORTS:**

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

Dinner being held on Easter Sunday. Board are invited.

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

### **GENERAL BUSINESS**

- **Solar proposal for stages 2 & 3**

Roy from Solar group addressed the Board Re. potential further solar development. Because camp is so large it would need to be split into 3 systems. The current installed ICP is centrally located in the camp as this area is most active due to highest occupancy, offices etc. Based on performance to date the return on investment for 1<sup>st</sup> stage is projected at 7.5 years. These figures are very close to those forecast by solar group. Performance has been approx. 3% better than forecast. The panels will likely deteriorate by 20% over 25 years with asset depreciation of 14.4% for first year. Anton will run this past John Draper (accountant). Decrease in efficiency is linear, manufacturer will replace panels if they deteriorate drastically further than anticipated. Production depreciates by 0.8% per year. With frequent cleaning to avoid build up there should not be any faster deterioration related to proximity to sea. Roy not convinced it would be worthwhile installing panels at the north end of due to low occupancy for most of year. New proposal is to put more panels on middle ablution block and southern block or surf club. Roy showcased new frameless glass panel with cells sandwiched in middle which are now available. Very robust, easier to clean, better aesthetic. Strongly recommended for sea proximity as there is nothing that can rust. Solar group estimate 30-year lifespan, rather than the 25 that the current panels have. 39 new panels are proposed. Glass version is \$20 more per panel. \$27,500 each per new proposed system (2 proposed systems = \$55000 total investment). Cost can be reduced slightly by using the earlier panels but Roy recommends glass as better option. Board want to ensure what they have done so far is effective enough to invest more. Forecast, with current system plus 2 proposed, camp would potentially be \$150,000 better off in 20 years. There is an option to use solar to heat hot water cylinders before sending back to grid if the export percentage becomes too high. Currently nothing is being exported. A years' monitoring would be necessary to look more carefully at the current amount of power still being purchased from the grid. Current price is 8c when sold back to the grid which is wholesale rate so very unlikely to

decrease. Solar group have offered to put in a free monitoring system to allow for fine tuning of systems going forward to keep export percentage low. Additional costs of electrician not included but may have been budgeted for in quote. Anton to clarify.

**MOTION to go ahead with solar stages 2 & 3.  
CARRIED J.Henderson/R.Pullan All in favour.**

Peter is keen to get rid of the diesel boiler at the north end of the camp. Current diesel boiler does not fit with green image camp is striving for. Some board members feel it best to replace the boiler when it starts to deteriorate rather than while it is still in good condition. Roy estimates that 8 panels, 1000l water storage (with gas backup) would cost approx. \$20,000 + gas fitting, plumbing etc. Solar group work with local electricians and plumbers where possible, supporting local community and enabling easy maintenance/resolution of any issues. Board would like a proposal for replacing diesel boiler at north end of camp. Anton to request.

- **Water recycling**  
e.g. washing machine water used to flush toilets. Peter feels it would be good to start the ball rolling investigating this. Storage tanks would need to be installed and the system would probably not pay for itself in same way as solar as cost of water is low. It would be good to look at ways like this to reduce water wastage. Could ask architect to look at reticulated water systems for new cabins. Anton to do some research.
- **Green waste**  
A number of suggestions were made as alternatives for purchasing a specialist trailer. Anton suggested keeping a green waste area but having it removed by contractors. A mower upgrade is available for the walker mower with mulcher attachment which would eliminate some green waste. Peter also suggested not investing in a new trailer but having the green waste removed 2 or 3 times a year at convenient time. A contractor could also be used to chip waste which could then be used on site. Roger suggested having contractor come in to do tree maintenance and chip, remove etc. Anton to investigate all options.
- **Cove café tree donation**  
Wanting to put trees on beach front. This may not be an ideal location due to erosion and length of time necessary for them to establish. Anton to speak to Laura at NRC regarding a suitable location for trees. Anton suggested redirecting funds towards dune planting.
- **ASH site development requests**  
Requests considered and Board position determined.  
John Henderson to notify siteholders while reiterating strict enforcement of ASH rules.
- **Approval to engage architect for new cabin construction process**  
Proposal from institute of architects. \$11,300 total price for design, concept designs, tender document review, project management, council consent process. Ongoing costs, engineer and boundary hunter not included. Cost of build approx. \$130,000. Anton to send out copies of proposal to board members.

**MOTION to approve engagement of architect for new cabins.  
R. King/R. Pullan. All agreed**

#### **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

#### **Upcoming Surf Life Saving Events Waipu Cove SLSC**

**Future Meetings – April 23rd**

Meeting Closed at – 9.00pm

# Managers' Report March 2018

As there is a shorter gap than usual between last month's meeting and this one, this is a shorter Manager's Report than usual. The less than ideal weather has unfortunately continued, which has affected our occupancy levels somewhat when compared with this time last year.

The tennis court project has commenced, with earthworks well underway. The site is now cleared and ready for the next stage of construction. This is very exciting for us and we can't wait to show off the finished product in around six weeks' time.

We had our Qualmark inspection on the 27<sup>th</sup> of February, which went really well. The assessor told us she was very impressed with the standard of our facilities, how tidy the grounds are, and the systems and processes we have implemented. We have not yet received formal confirmation of our rating but the assessor indicated we would be retaining our current 4 star-plus rating.

The design plans for the next new cabin are progressing well, with a couple of small amendments being made as a result of management and board feedback.

The camp is still in full "school camp" swing. At the time of writing we are hosting children from Belmont Intermediate, and we still have two more school groups to come through in March.

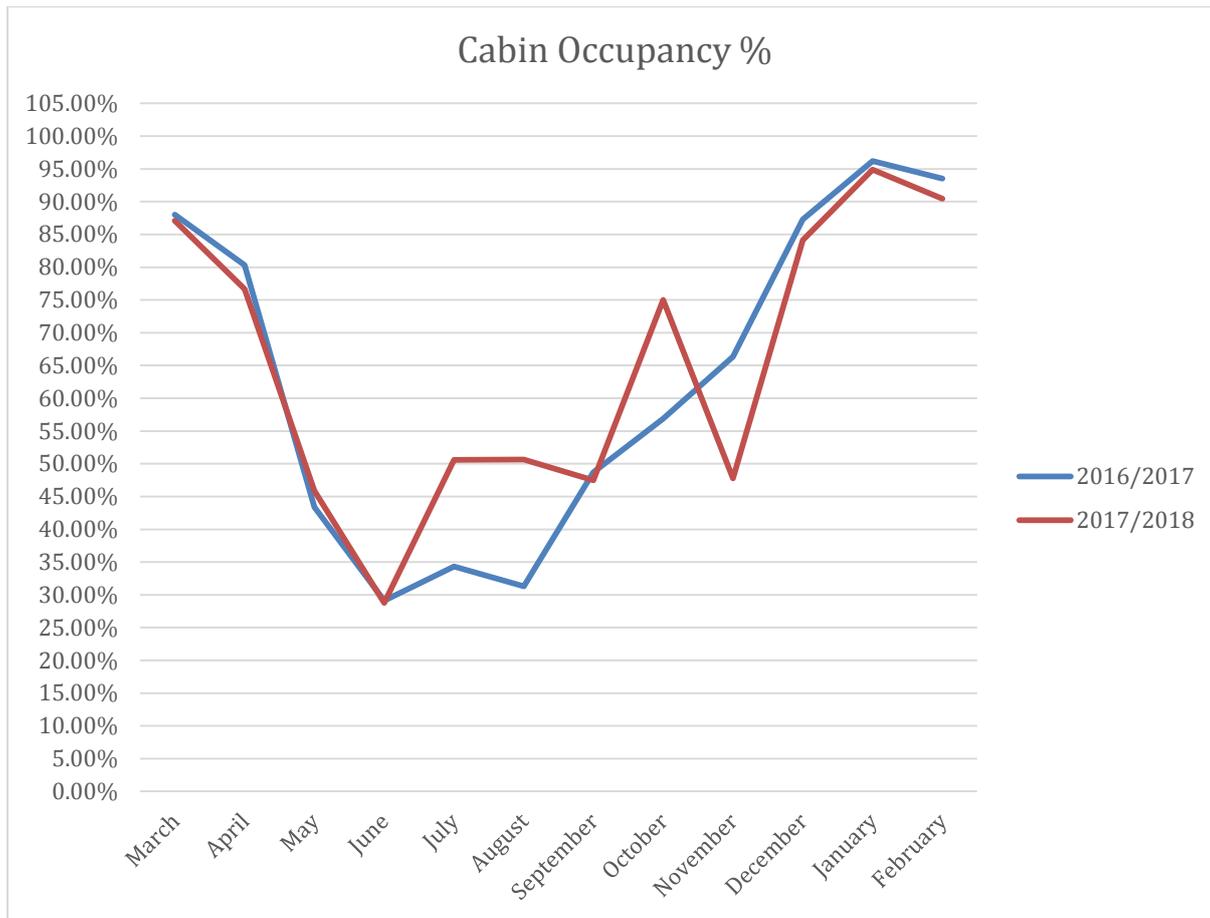
Preparations are underway for Easter in just a few weeks' time. Sites are being marked and any maintenance issues are being addressed. We are still fully booked for Easter, and keeping our fingers crossed for some good weather.

Kind regards

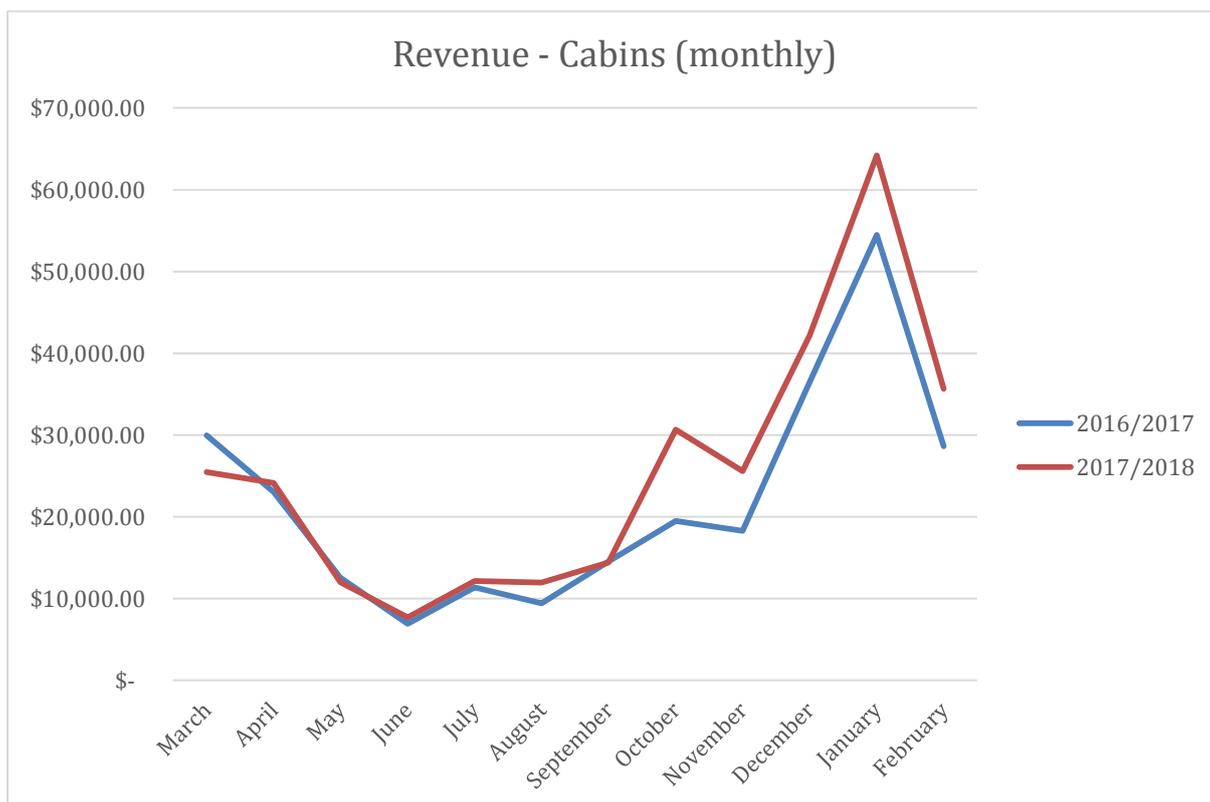
Anton & Lucy

# Occupancy and Revenue – January 2018

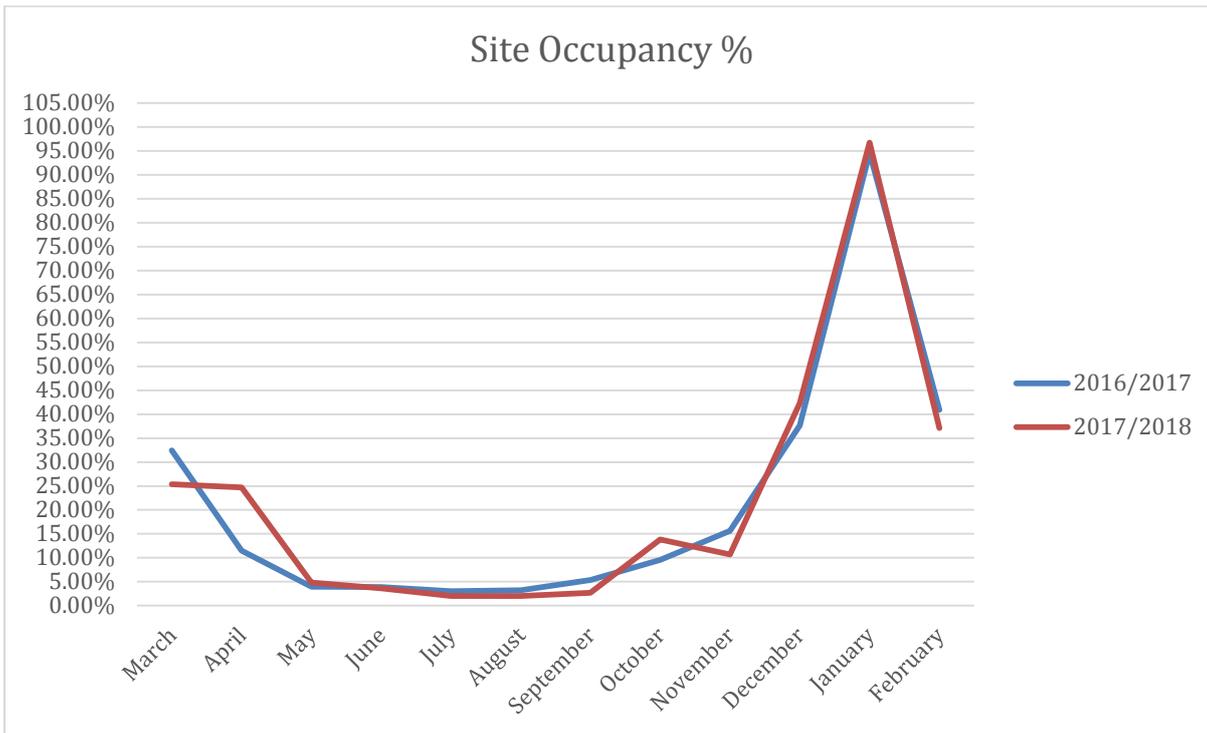
## Cabin Occupancy



## Cabin Revenue



## Site Occupancy



## Site Revenue

