

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

29<sup>th</sup> April 2019, 7pm

Camp Waipu Cove all-weather room.

**ALL WELCOME**

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

**PRESENT:** J. Henderson, E. Cook, P. Baker, R. Pullan, R. King, A. Trist, L. Trist, K. Baker, A. McCulloch, V. Brown, S. McCombe, G. Shanaghan, I. Williams & E. Williams.

### **APOLOGIES:**

**MINUTES OF THE LAST MEETING:** Signed

**MATTERS ARISING:** None

### **CORRESPONDENCE:**

#### **Inwards:**

10/03/2019 – Ian Godfrey – Content of published book

18/03/2019 – Inquiry via website – Query as to when minutes will be available

14/03/2019 – WDC – Response to dog control issue

15/03/2019 – S. Deeming (WDC) – Response to dog control issue

20/03/2019 – M. Bell – Reserve Act (ongoing correspondence)

22/03/2019 – A. McCulloch – Dogs on reserve

26/03/2019 – A. McCulloch – ASH/DoC Policy change (further correspondence on 27/03/2019)

28/03/2019 – T. Manning (WCSLSC) – Invitation

30/03/2019 – K. Waters – ASH/DoC Policy change

01/04/2019 – goodGround Real Estate – Invitation to Business Breakfast

02/04/2019 – M. Bell – Copy of letter sent to Barry Ashbridge (DoC)

02/04/2019 – A. Mckenty – Request for copy of correspondence sent on 19<sup>th</sup> March

02/04/2019 – Y. Mattson – Request for alternative meeting date

03/04/2019 – K. Waters – Request for question to be put to DoC representatives as meeting

03/04/2019 – A. Kindred – Request for further information Re. meeting with DoC representatives

05/04/2019 – M. Ackland – Dog signs on beach (ongoing correspondence)

07/04/2019 – L. Rooney – Further info. Regarding M. Ackland email on 5/04/2019

07/04/2019 – Y. Mattson – Location of meeting

08/04/2019 – A. Bates & G. Hoffmann – ASH at Camp Waipu Cove

12/04/2019 – D. Weston – ASH/DoC meeting

17/04/2019 – A. Kindred – ASH fees 2019/2020 (further correspondence on 19/04/2019)

22/04/2019 – Y. Mattson on behalf of ASH – Letter to WCRB re. ASH/DoC policy change

#### **Outwards:**

12/03/2019 – Ian Godfrey – Response re content of book

13/03/2019 – WDC – Dog control issues

15/03/2019 – P. Halse & S. Deeming (WDC) – Dog control issue

18/03/2019 – Inquiry via website – Minutes to be available asap

19/03/2019 – ASH – DoC policy change

22/03/2019 – M. Bell – Re. Reserve Act (ongoing correspondence)

27/03/2019 – A. McCulloch – ASH/DoC Policy change

28/03/2019 – T. Manning (WCSLSC) – Response to invitation

02/04/2019 – ASH – Meeting time/date Re. ASH/DoC Policy change

03/04/2019 – Y. Mattson – Advise meeting unable to be changed

03/04/2019 – G. Shanaghan – Copy of Reserve Bylaws (requested)

03/04/2019 – A. Mckenty – Copy of correspondence sent on 19<sup>th</sup> March

06/04/2019 – M. Ackland – Re. Dog signs on beach

06/04/2019 – K. Waters – Information to be put on website

06/04/2019 – A. Kindred – Response to request for information

07/04/2019 – M. Ackland & L. Rooney (cc. DoC) – Re. M. Ackland email on 5/04/2019

07/04/2019 – Y. Mattson – Location of meeting

08/04/2019 – A. Bates & G. Hoffmann – Acknowledgement of email

12/04/2019 – D. Weston – ASH/DoC meeting

15/04/2019 – ASH – Minutes of ASH/DoC meeting on 12<sup>th</sup> April 2019

18/04/2019 – A. Kindred – ASH fees 2019/2020

22/04/2019 - ASH – Fees 2019/2020

22/04/2019 - Y. Mattson – Speaking rights at next meeting

## REPORTS:

- **Management report**

A good month. April looking to be even better! There will be a full report on solar power after a full calendar year has passed since installation.

- **Financial report**

**MOTION P. Baker/R. Pullan/All in favour**

- **WCSLSC Report (verbal) – Rick unable to attend.**

## GENERAL BUSINESS

- **Nicola Macdonald – Speaking rights (Did not attend)**

- **Glyphosate use at camp**

John initiated this discussion as there has been more and more publicity over the use of Glyphosate/Roundup such as the case of Dewayne Johnson, a 46-year-old former groundskeeper, who won a huge victory in a landmark case against Monsanto. Now there are other successful lawsuits based on glyphosate being classed as a carcinogen and John feels we have an obligation to not use it in the camp. It is difficult to find something not-dangerous that is still effective. The managers have liaised with NRC and DoC who agree that there is no real alternative that will kill the roots in the same way. The managers have engaged the services of an ex-green keeper from of a golf course who will contract spray 3-4 times per year. He will be at the camp in 3 weeks to do first spray. He has all appropriate PPE, training etc. and does a very good job. Everyone is happy with this.

- **Camp name**

The managers raised the possibility of changing the camp name. The camp was originally known as Waipu Camp but was changed to Camp Waipu Cove by the previous management. Most camps use their location first in their name. In many directories people would look for 'Waipu Cove' but the camp is currently listed under 'C'. Currently published in print in AA publications, NZMCA magazine, local papers, phone directory etc. There is no longer a clash with Waipu Cove cottages and camping so now may be a good time for a name change, perhaps a time to come up with something more modern. The managers don't feel the current name describes the location well. They think it should include 'beach' and 'cabins' or something similar. Roger mentioned that in the past a few people had commended to him that they couldn't find the camp when searching as they would search for 'Waipu'. Roger feels 'Waipu' should come first but feels the name shouldn't be too long. Most beach-front holiday parks have 'beach' in the name. Anton suggests 'Waipu Cove Beach Holiday Park' or similar. Roger felt that New Zealanders would probably recognise Waipu Cove as a beach, but the managers feel people south of Auckland and from abroad probably wouldn't. John feels the consensus is to change the name, we just need to decide what to. He suggested a contest. Anton suggested a poll on Facebook where people can vote. John queried whether limiting it to Facebook would be problematic, but Peter pointed out that it could just be a poll asking for opinions with no guarantee of outcome. A poll will be created on the camp Facebook page (11,000 followers) with a few options to choose from and also asking people for their suggestions.

- **Public submissions to the notice board**

There has been correspondence from interested parties regarding notices being posted on the notice board. The protocol is that we look at correspondence, vet it and then it is posted on the notice board/isn't. The Board is neutral - the notice board is not for pushing any particular point of view. G. Shanaghan commented that submissions should include submitter's name and be stamped as approved by Board before being put up. The Board agree and this will be implemented. Peter recommended upgrading the board. The managers agree it should be replaced and will arrange for this to happen.

- **P. Baker read the following letter:**

### **Letter to annual site holders**

As the only current annual site holder on the board I would like to address all annual site holders to give you some idea of what I consider my role to be and some of what I have achieved in my time on the board.

My decision to do this came about when I discovered a note written on the back of a paper serviette and wedged into the door handle of my caravan. The note read "Traitor". This happened some time over Easter weekend.

Before I was a board member, I attended most board meetings for two to three years as a casual observer. As I lived in Auckland at the time, I came up just for the meeting and went back home to Auckland the same night as the meetings were almost always on a Monday. During this time, I applied to DoC twice to become a board member. I did this because as an ash I had a view that a lot of you probably share which was one of concern as to the direction the camp was heading at the time. In April 2012 I was appointed as a board member by the DoC.

For reasons unknown to me there appears to be some of you who believe I have some sort of control over decisions made at board level that directly affect ash's and that my primary roll on the board is to support ash's.

You will now all know who makes up the board, so, you should also know that any decision made by the board is decided by a vote. You are also probably aware that for the past three or four years I have abstained from voting on ash fee increases. This was not by choice. It was determined about three or four years ago (recorded in the minutes) that me taking part in the vote for fee setting for ash's only was a conflict of interest. This decision was decided by the rest of the board. I had and have no control over this as long as I am an ash. It has been suggested to me by an ash that I should have resigned from the board as some form of protest. I see it differently. I do take an active part in the discussion leading up to the vote and you can rest assured that I have always campaigned to keep any increases to a minimum. Again, these increases are voted on and I cannot take part in the vote.

Since I have been on the board, I believe I have contributed in a positive way to the benefit of all reserve users. For ash's in particular, the very first project I took on was to implement the installation of greywater drainage throughout the camp. Every ash has now been connected to this network for around five years. You have all benefited from this and we now have a safer and healthier environment for us all to enjoy as there is less waste water lying around creating a potential health hazard. I also initiated the move to introduce of a fairer system to enable single site holders to comply with minimum stay nights by allowing them to only be required to complete 15 nights and have someone from their named list of extras to complete the other 15 nights.

Those of you who know me will know that if I have something to say I will say it and as such I actively take part and often initiate debate at board meetings. Sometimes the debate can get quite lively as we all share our different opinions and as we don't always agree sometimes the outcome is decided by a vote. I believe it is our mix of opinions that makes this board work so well and has enabled us to achieve as much as we have over the past five years. We have also been very fortunate to have had the services of the current managers who I know you will all agree have done and are continuing to do a great job.

I have every intention of continuing the work I do on the board as long as I can contribute in a positive and productive way. If I feel at any time that I am just keeping a seat warm I will call it a day and resign my position. In the mean time I would like to say that I take this position very seriously and knowing that I am part of making important decisions that impact on the lives of not only ash's but also all reserve users, I believe I act responsibly and fairly. If anyone would like to approach me at anytime you are all most welcome to. I will always be honest and respectful in regard to any concerns you may have.

I would especially like to hear from the person who delivered the note to me, as I would like the opportunity to address their concerns or at the least try and understand how they formed the opinion that I am a traitor.

I am assuming that the recent decision from DoC to end the category of ash's effective June 2025 is what has prompted someone to call me a traitor. I feel this is very unfair to me as the reserve board had no say in this policy change, as you now all know it came directly from the Minister of Conservation. The board and all who attended the meeting in the surf club were clearly advised that DoC will not re-consider this decision, what the board did was negotiate with DoC to set a date to end ash's. At first DoC made it very clear to us that they were looking at two years after the end of this season and we managed to negotiate this to five years making the effective date June 2025.

Just to finish off, when many of you have in the past had the opportunity to address the board or more recently the meeting at the surf club, or any other occasion that relates to your being an ash, inevitably one of the first things you mention is how long you have been camping at Waipu and how your children have grown up here and in some cases your grandchildren are now also enjoying the same experience. Well my wife Kerry and I have also been ash's for thirty years. We have have bought our three children to the camp since they were born. Our caravan is decorated with photos of all of us enjoying our time at the cove and now we have a grandson to, so this decision affects me as much as all of you.

So, is it really fair to brand me as a traitor?

- Peter Baker

- **Cover for Belinda**

Rowan has volunteered to take minutes at the meeting(s) while Belinda is away. Belinda will continue to manager emails, website etc.

- **Blair Strang resignation**

Blair has resigned from the WCRB as he currently has too many other commitments. He will consider re-joining the board when he has less commitments.

- **Update on Dune Trust Meeting**

Roger and Rick attended the Coastal Restoration Trust's annual 3-day conference in March. The theme was 'Living with Dynamic Shorelines'. It was hosted in Orewa, Wenderholm and Te Arai and focused on looking at the damage created when encroaching seawards with artificial structures. It proves that human interference with dunes is usually a total disaster. Orewa beach has examples of this. The surf club at Waipu Cove is facing similar issues. Ongoing issues are being monitored by Auckland Council. Waipu Cove is on track with the dune restoration program happening here. The conference has reaffirmed Laura Shaft's (NRC) ideas. She has been quietly pushing for positive work. Roger commented that it was great to meet with people with similar goals. He spoke to David Burgen and also discussed glyphosate and effectiveness of using diluted mixes. Roger felt it was very worthwhile attending the event. John raised WDC stormwater dpt.'s correspondence (March 2015) regarding the threat to the north carpark based on rising water levels – there has been no further correspondence on this matter. Opus completed a study. Evan will touch base with Council. G. Shanaghan (Waipu Cove resident) said WDC requires all new builds in local area to raise the finished floor area of buildings. This will apply to new building projects in the camp. WCRB was named winner of 'Best Coastal Dune Restoration Project' by the Coastal Restoration Trust of New Zealand at the trust's annual conference in 2017. The last 150m of dune works will happen on 3<sup>rd</sup> June. It will then be just maintenance. David Bergen is coming up to work with NRC at other beaches so will come to Waipu Cove and we can work with him. Roger feels it's very important to engage experts.

#### **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

**Next meeting Friday 24<sup>th</sup> May 2019, 7pm.**

Meeting Closed at 7.45am

## **Managers' Report April 2019**

Easter is almost upon us, and we have been fully booked for months. We are looking forward to some forecasted great weather and a full camp. As it is the school holidays, we are expecting the rest of April to be nice and steady. As soon as the holidays finish, building of the next self-contained cabin will commence, which will keep us nice and busy over the winter months.

We had our annual Qualmark inspection on the 1<sup>st</sup> of April, which went well. We improved on our overall grading from the previous year, with the assessor very impressed with what had been achieved in the last 12 months. The outcome is we have retained our 4 star plus rating and Silver Enviro award.

As mentioned earlier, our new cabin build will commence straight after Easter. We are looking forward to working with Arise Builders who come highly recommended. Building should be finished by August, then we will need time to get the cabin fitted out and the surrounds landscaped. If all goes to schedule this cabin should be bookable from September onwards.

We are currently in the process of applying for resource consent for three new cabins as per the current Management Plan. Trevor from Modello Architecture is drafting plans so Dream Planning can do the consent application. The first cabin is being designed so that it will be accessible to, and fully usable by those with disabilities.

ASH Site 178 has moved off site, and we have had a number of ASH indicate they will not be staying on after the end of the current ASH contract.

A group of ASH and residents called a meeting between themselves and DOC, in light of the recent decision by DOC to phase out the ASH category after 2025. This was held on the evening of the 12<sup>th</sup> of April at the Waipu Cove Surf Lifesaving Club with many campers and cove residents present. This was also attended by the board and camp management. Questions were put to Louisa Gritt, DOC Whangarei Operations Manager.

Bigfoot Adventures have approached us about holding another school camp in May this year. This is a completely new camp involving 120 kids each week for two weeks. We are really excited about this - hopefully if all goes well as this could become a yearly fixture.

Lucy attended an EMA seminar this month which outlined recent important changes to Employment Relations laws in New Zealand. Discussion centred on employer responsibilities with regards to The Domestic Violence Victims Protection Act, the Minimum Wage Increase to \$17.70 per hour, and changes to Kiwisaver legislation.

Due to health concerns, we have been instructed by the board that we are no longer to have our staff spray with Glyphosate for weed control. We will be using a contractor to undertake this work instead from now on.

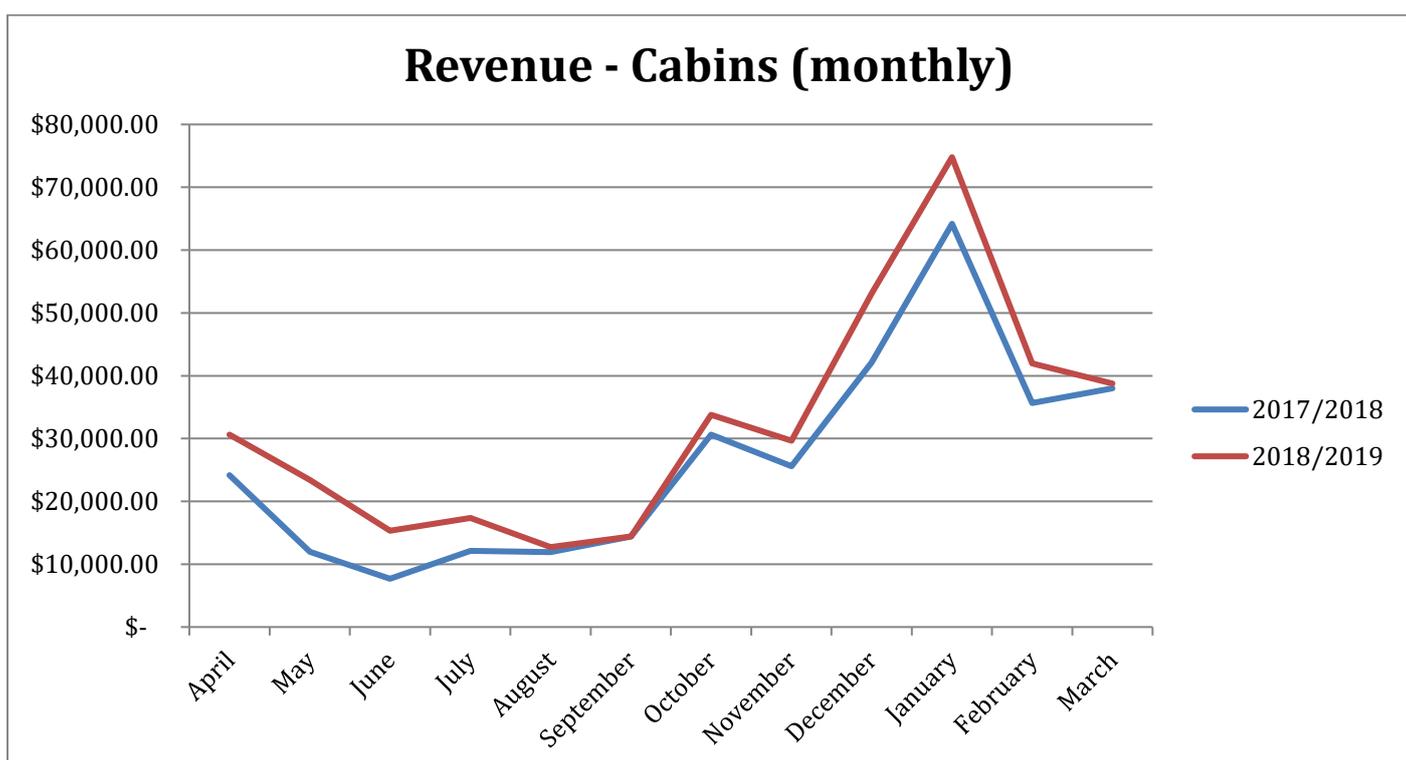
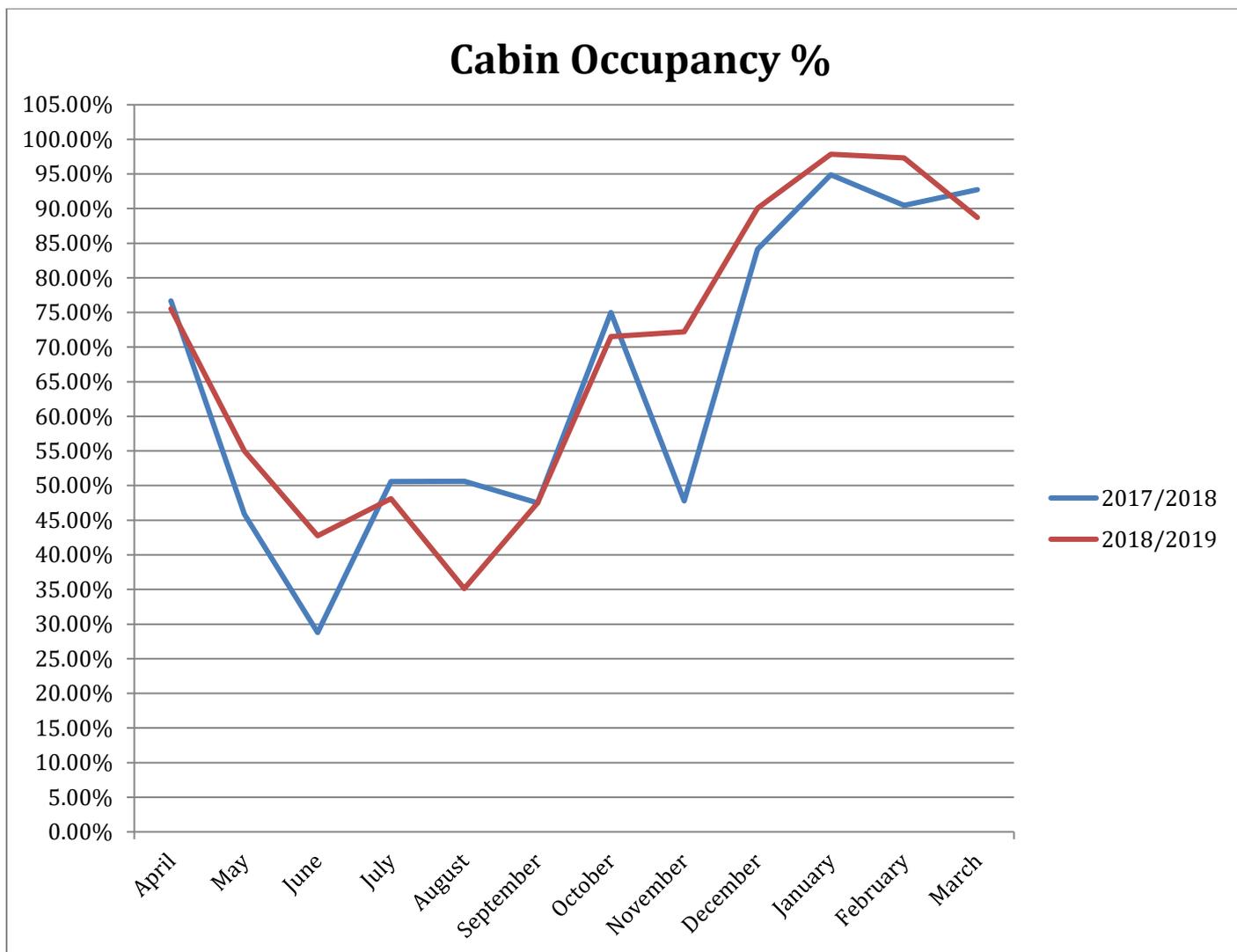
Our dune restoration work is now in its final stages. We have dune preparation work taking place on the 3rd of June, with Waipu Primary students booked in to plant again two weeks later. As usual we will be providing transport for students, BBQ sausage and drink. Hansen drainage have offered to sponsor this years digger works which is greatly appreciated.

We now have payment plans up and running on our website meaning customers can now pay by instalments when booking on our website. Customers will also be able to buy gift vouchers direct from our website.

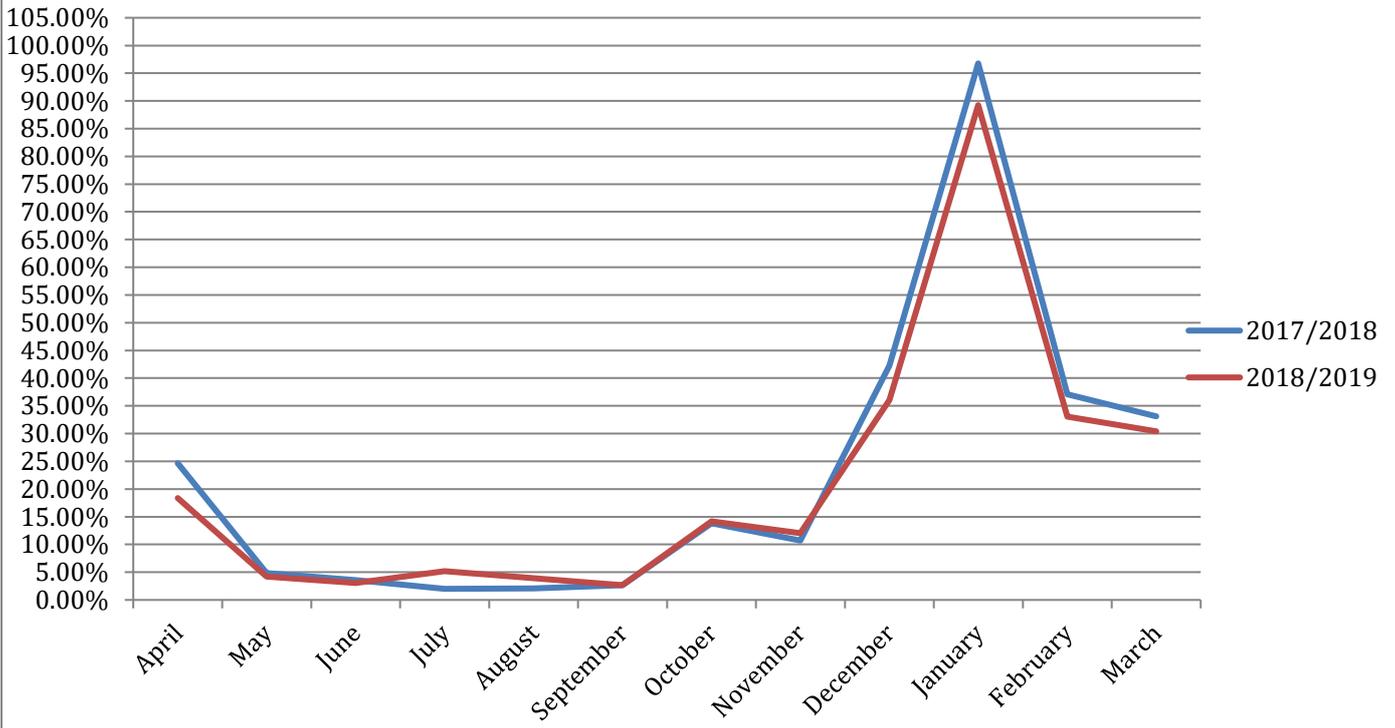
Regards

Anton and Lucy

## Occupancy and Revenue – March 2019



### Site Occupancy %



### Revenue - Sites (monthly)

