

## WAIPU COVE RESERVE(S) BOARD

21<sup>st</sup> October 2019, 7pm

Camp Waipu Cove all-weather room.

**ALL WELCOME**

### AGENDA (E & OE)

**PRESENT:** A. Trist, L. Trist, A. King, R. King, J. Henderson, R. Pullan, B. Hopkins (minutes secretary), R. Stolwerk, E. Cook, P. Baker, K. Baker, L. Grace, M. Holloway, P. Grace, B. Robinson

### APOLOGIES:

**MINUTES OF THE LAST MEETING:** Approved

**MATTERS ARISING:** None

### CORRESPONDENCE:

#### Inwards:

23/09/2019 – R & P Murray – Request for information

30/09/2019 – WDC - Urban and Services Plan Change Package: Direction from Chair - Provision of Evidence

#### Outwards:

25/09/2019 – R & P Murray – Requested information

**CARRIED- E. Cook/P. Baker/All in favour**

### REPORTS:

- **Management report**

Labour weekend is looking strong with many people booking well in advance. For the first time the camp will probably be full for Labour weekend. Managers are getting pricing for preparing land for a mini putt course and bike track (removing remaining pine trees). Both would be created at the same time. They feel it would be a very positive addition to the camp and would be relatively cheap and low-maintenance. The bike track would help to keep bikes off the camp roads. These would also be another great feature for locals. Quotes should be available by next month. The Board tentatively approved going ahead with the mini putt course and bike track subject to costings. Fibre will be at the camp entrance in December so it can then be connected to the camp. This will solve the long-term internet issues the camp has faced.

- **Financial report**

The 3-month profit and loss report shows a decrease in ASH income and a larger increase in cabin income. The solar system is helping to save electricity costs. Revenue is up and expenses are down.

- **WCSLSC Report (verbal)**

This Friday 'vote the boat' goes live. Please vote for the Waipu Cove Surf Life Saving Club. The Waipu Surf club has made the top 4 and winning would secure a \$30,000 inflatable boat for the club. Surf Lifesaving NZ have sponsored a minute-long video which the camp will help share. Newsletter went out today. Surf Club has cancelled all members' gate-entry fobs and will be re-issuing them. The new message in the newsletter is no fob-no entry. Club members now have to pay the camp to stay in the bunk house and can then be reimbursed by the surf club. Operation floatation update – The two tubes have now been purchased and will be installed in the boxes in the next week or so. One will be installed by the surf club with one spare. These are designed to keep 2 people afloat (further details in September minutes). Patrols start this coming weekend. There will be no patrols the following 3 weekends but surf club members will be around for training.

**CARRIED- R. King/R. Pullan/All in favour**

### GENERAL BUSINESS

- **Waipu Water Watch Group (15 minutes 7.15pm)**

The Waipu Water Watch (WWW) group has been formed by a group who describe themselves as heavy fresh water and sea water users, with the aim of improving the local waterways. They are a volunteer, not-for-profit group involved in riparian planting who are assisting local farmers and landowners in cleaning up the waterways. Currently about 25 members. They have spoken with R. Stolwerk, NRC and representatives from Fonterra and DoC. Planting season is April-July. Some practice planting, maintenance, assistance with fencing, water testing etc, will be done until then. They are working and researching to help find the best methods to improve the situation. They plan to start in the most critical zones and are hoping to get 100+ volunteers. They have had a very positive response so far. This is a community endeavour bringing people together. Farm safety is a big consideration and procedures can be put in place. Anyone can volunteer to help via the WWW Facebook page. Recent research shows that red weed, when fed to cows can reduce methane production. If any funding is created, they would like to help supplement farmers planting.

John feels this is in line with many of the camps endeavours, such as the dune planting and is also linked with the algae issues. The camp will add a link on their website and will share on their Facebook page. It is great to see everyone coming together to help improve the local area. The Board would like to help with some funding and in any

other way they can. Peter suggested getting the schools involved with growing trees. The WWW are also welcome to use the all-weather room for group meetings.

Rick feels that so many of the farmers and landowners have the willing but not the time to make these improvements (such as the fencing requirements) so the extra manpower will be hugely appreciated.

- **Bruce Robinson – Re. PHD research project (15 minutes, 7.30pm)**

Bruce is a local resident (Ruakaka). On 22/5/18, he began delivering flyers about the red algae in an endeavour to heal the local rivers. His key points were:

- 1) All life in the ocean including fish, crabs and shellfish need oxygen in the water to breathe.
- 2) Red Tides consume the oxygen in the water, suffocating everything it covers.
- 3) Red Tides are caused mainly by fertiliser and cattle manure river runoff from local farms.
- 4) Local council is not acting fast enough or strongly enough to protect our rivers from runoff and prevent Red Tides from killing our beach.

He has spoken with John Keith, David Baylis & Tom Pow who are all well-informed on the issue and have struggled to communicate with the regional council. He explained that the Waipu & Ruakaka rivers are deep with superphosphate from intensive topdressing of soils. Further issues have been caused by mangroves and interfering with rivers within 2km of river mouths. Roding, farming and forestry also increase sediments entering rivers creating a 'bathtub effect'. The warming of the oceans has triggered an ancient fine seaweed, which multiplies exponentially under certain conditions (superphosphates to feed on and rising sea temperatures). Bruce believes that farmers in this area are very active in making positive improvements however the existing superphosphates are ancient and extremely deep. A dredge would be required from the seaward outlets and the dredged material would have to be removed. It is estimated the cost to achieve this would be \$3,000,000 per river. The algae has now persisted through the winter which has not happened before. A warm summer will cause a huge problem. All of Bruce's information has been shared with the regional council. He also feels that by giving one landowner a retrospective permit to fill in the edge of the river, the river then continued to change its course causing it to eat into the bank. There are some great solutions available and the problems are fixable. Bruce believes that the river needs to be re-deepened to their original depth and straightened up. The super phosphate can be used in a positive way once removed – it is very valuable. Planting river sides will fix the problem now but the past needs fixing also.

John – What Bruce has to say will help inform the PHD research project. The available reports that the Board have will be shared with Bruce. Rick will also speak further with Bruce.

Peter asked Bruce for scientific evidence to back up what he is saying but there have been no local studies done in this area.

- **Management Plan update**

There have been changes made to the DoC paragraph and the future improvements. The plan will not include the PHD research project. The current draft has been emailed to Patuharakeke and Ngatiwai. Patuharakeke will be making a submission and are very happy with the additional information included regarding liaisons with Iwi and the inclusion of the landscape plan. Hopefully once excepted the 5-year validity date of the plan can be extended.

**Evan** – Re. Submission to WDC - Zoning changed to cover entire property.

### 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 Monday 25<sup>th</sup> November**

Meeting Closed at 8.15pm

### **Managers' Report October 2019**

As we write this report, the school holidays are coming to a close. Unfortunately, it has been a pretty wet couple of weeks, so the camp hasn't been as busy as it usually is during the October school holidays. We are hoping the weather will improve soon, and this is not a sign of a wet summer to come!

Labour Weekend is fast approaching. We already have plenty of bookings, so are keeping our fingers crossed for nice weather. Currently we are busy ordering the stock we will need for the long weekend, and making sure all our pre-summer maintenance is complete.

In our previous managers' report, we mentioned we had a technician from Oxide Computer Services come to out to site, to investigate any possible options we may have to improve/increase our internet coverage throughout the camp. Since then, we have been notified by Spark that fibre is on its way to Langs Beach and Waipu Cove - in fact they have already started to lay the cables in the area. It is looking likely we will have fibre around Christmas time, which is perfect timing for us. This should clear up our existing issues with connectivity, therefore making it unnecessary to do anything further our end regarding the alternative options we were exploring.

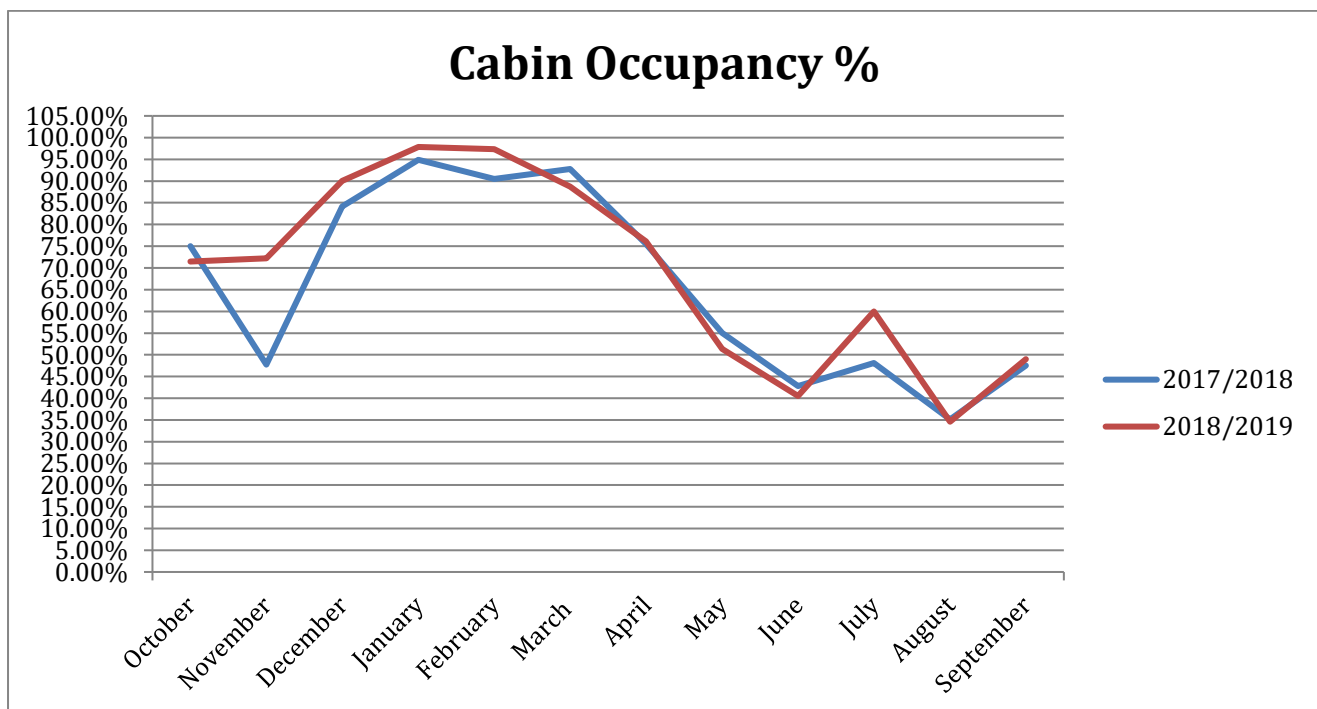
Bookings for the summer holidays are looking healthy. We are fully booked from the 27<sup>th</sup> of December through until the middle of January. From then, we have only a few sites available until Auckland Anniversary weekend, when we are once again fully booked. We are expecting any available sites left over January will be booked prior to Christmas, leaving us near 100% occupancy over the summer holiday period.

This week just been, we have had a contractor in to start spraying the grounds for Onehunga weed. These prickles are already started to appear around the camp. Spraying will rid the grass of the Onehunga weed in time for summer, so all the kids can run around barefoot around the camp without getting prickles in their feet.

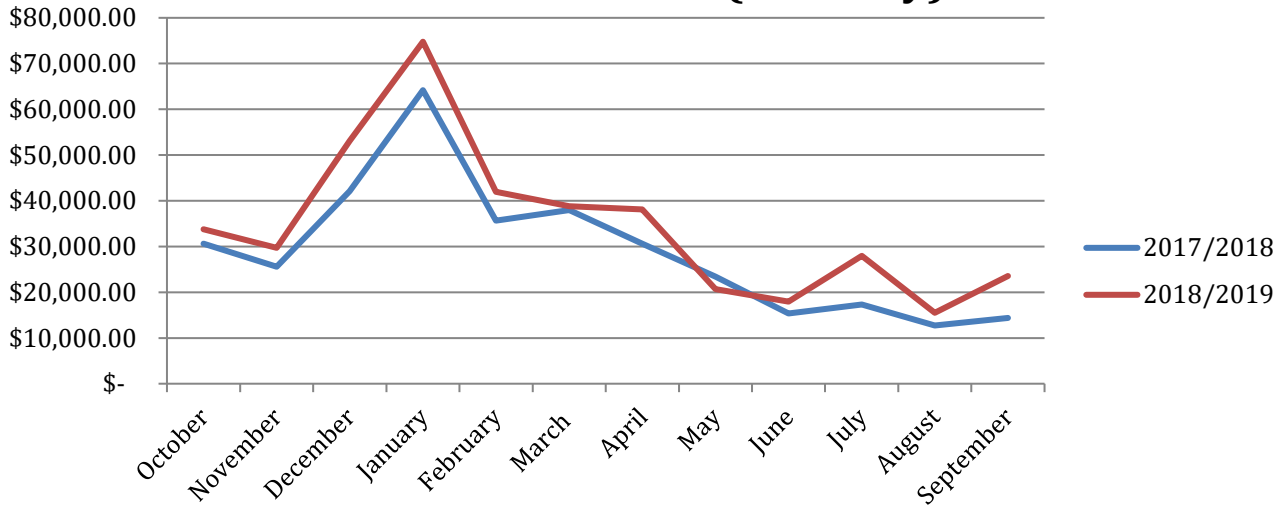
We have recently paid a visit to both the Rotorua Top 10 Holiday Park and Miranda Holiday Park, as these parks are highly rated, and we always like to get out and about and see what others in the industry are doing. We picked up some good ideas that we would now like to implement here at the camp. Miranda has fantastic recreational facilities, including a BMX track and a mini putt course, both of which we are looking into further.

On this topic, we will be presenting a proposal for installing a bike track and mini putt course in the former green waste area. We believe this will be a fantastic addition to the camp at minimal cost to construct, making good use of an area that is currently more of an eyesore than anything else. It will also require only minimal ongoing maintenance. Robert is drafting a concept plan for this on landscaping software.

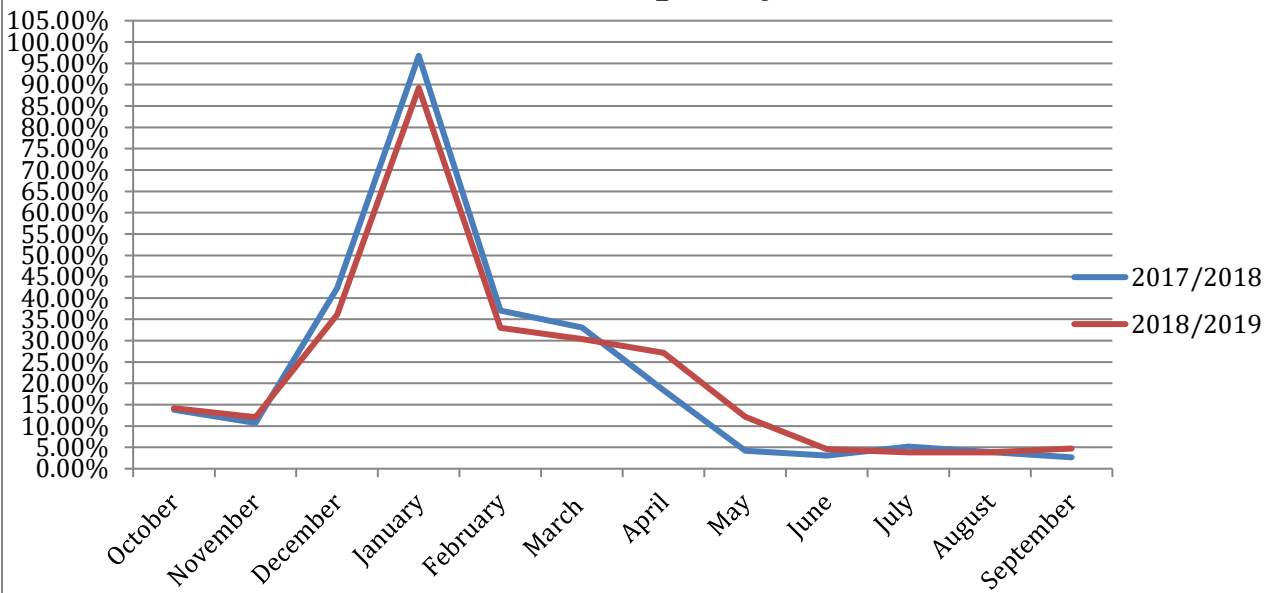
**Occupancy and Revenue – September 2019**



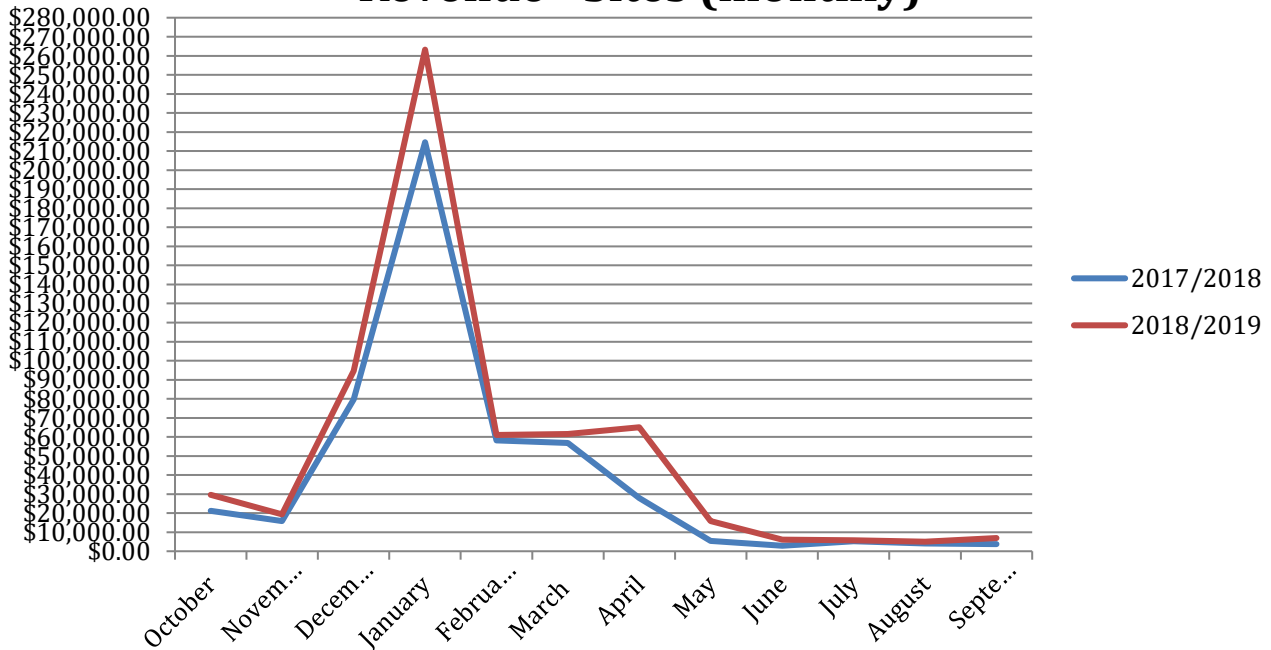
### Revenue - Cabins (monthly)



### Site Occupancy %



### Revenue - Sites (monthly)



Occupancies in line with 2018, cabin revenue increased due to our new cabin 14 being occupied.

Regards

Anton and Lucy Trist