

WAIPU COVE RESERVE(S) BOARD
Tuesday 7th February 2023, 7pm
Camp Waipu Cove all-weather room.
ALL WELCOME

OPENING KARAKIA

AGENDA (E & OE)

PRESENT G.Mclean (minutes secretary), R.Pullan, P,Baker, E.Cook, R,King, A.Trist L,Trist , R,Stolwerk

APOLOGIES. H.Kereopa, L.Minhinnick

MINUTES OF THE LAST MEETING:

Motion to approve. R.Stolwerk, Second E.Cook, All in favour.

CONFLICT OF INTEREST:

Board went into committee 7:08pm

Exclusion of the public

That the public be excluded from the following part of the proceedings of this meeting on the following grounds – Agenda items: Correspondence. The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 (1) of the Local Government Information and Meetings Act 1987 for the passing of this resolution are as follows: General subject matter: ASH site. Reason for resolution: Protect individuals Ground(s) under s 48 (1) for passing resolution: 48 (1) (d) and 48 (2).

This resolution is made in reliance on section 48 (1) (a) of the LGOIMA 1987 and the particular interests protected by section 6 or would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows; s.7.(2)(a) protect privacy of natural persons

Board came out of committee at 7:21pm

CORRESPONDENCE:

Inwards: ASH site 242

Outwards:

Motion to approve correspondence, P. Baker, Second E. Cook - all in favour

REPORTS:

- **Management report (attached below)**
Quiet summer in general due to terrible weather. Staff have handled the unusual Summer and disappointed visitors well. Waipu Cove nominated in the Top 10 NZ Beaches in NZ Herald. Anniversary long weekend slower than winter due to cyclone.
- **Financial report**
State of emergency announced in Auckland and later Northland affected three-day bookings over long weekends and casual camping.
- **WCSLSC report (verbal)**
Kath is now Surf life Saving Northland incident representative; she has stepped up to help with Civil Defence/Police in the flood callout squad. The club has a trailer and 2 IRBS ready to go if ever in the event of state of emergency. Busy weekend, due to rough conditions, with 9 rescues. Paid guards have been funded with an extra week's patrolling. Patrols are on every weekend through to Easter.

Motion to approve reports, P.Baker, Second E.Cook - all in favour GENERAL BUSINESS

- **ASH fees**

Discussion regarding increase in fees. Casual sites over peak period are increasing by 7.4% in December 2023. Increase in rising camp general expenses and a current CPI of 7.2%. Majority agrees on increase. E.Cook supports no increase.

Motion to increase Annual Site Holder fees by 5% for the 2023/2024 season effective 1 July 2023.

Moved R.Pullan, Second R.King. – all not in favour. For E.Cook, P.Bake; Against R.Stolwerk.

- **“Premium casual sites” and “glamping” sites**

- Managers interested in investigating Glamping or premium casual sites within the campground. Glamping is an increasing market; managers have received some pricing. Evan to investigate resource consent obligations with council and liaise with Anton. **Internal refurbishment of North block toilet facilities**

Our facilities in North block are due an upgrade. Anton to look at an overall price.

Motion for Managers to investigate pricing to refurbish lock block facilities. Moved E.Cook, Second R.Stolwerk. All in favour

- **Re-roofing of lock block**

Lock Blocks roof requires attention due to leaks. Re-roofing prices received from local roofers. Aluminium material more but given our extreme conditions the board feels this is a worthy investment. Need to ensure that pricing includes the removal and reinstallation of solar panelling.

Motion to approve the re-roofing of the lock block including the removal and reinstallation of solar, moved E.Cook, Second, P, Baker. All in favour

- **Term Deposit**

Motion to invest \$300,000 for 180 days.

Moved R. Pullan, seconded E. Cook, all in favour.

- **Steven Chambers update, regarding consultant recommendations**

Consultant recommendations and new building scale drawings received. All in agreement to keep the project moving forward. Anton to touch base with Steven to organise a meeting in person if possible.

Motion to follow Steven Chambers consultant recommendations. TMC, Reyburnt & Bryant & Fire Collective. Moved R.Stolwerk, seconded P.Baker - all in favour

CLOSING KARAKIA

Upcoming events on the reserve and local area

- **Waipu Boutique Sunday Market** **HYPERLINK** "<http://www.waipumarket.co.nz/>"& **HYPERLINK** "<http://www.waipumarket.co.nz/>" **Café:** 2nd Sunday of the Month, Waipu Coronation Hall 9-1pm
- **Waipu Street Market** – Saturday or Sunday on Long weekends 9-1pm
- **Waipu Antiques and Collectables Fair** – Sunday of Long weekends 9-4pm

Meeting ended: 8.33pm

Next meeting: 7th March 2023

Managers' Report for January 2023

As the end of January gets closer, we are nearing the end of our summer peak period. The weather has so far alternated between either very hot temperatures, or heavy rain and wind. We have seen some of the wettest summer conditions in many years, with some surface flooding during recent Cyclone Hale. Given the ground barely had time to dry out from the flooding in November and the ongoing rain in early December, unsurprisingly many sites have been quite soggy. The grass has never looked so green at this time of year.

The wet weather has at times put a dampener on things for our campers, with many opting to depart early or delaying their arrival date. During Cyclone Hale conditions were not favourable for anyone tenting, although many of those in caravans (as well as the odd hardy tenter) opted to ride out the storm.

The lockblock roof has been leaking in places due to wear and tear and will require replacing this year. We have received a quote from Northland Coastal Roofing to replace the roof.

In December we purchased new outdoor furniture for the self-contained cabins as it was due for replacement. We have gone for resin furniture that is commercially rated and is highly durable. It also looks smart. We will purchase more of the same furniture before next summer for the kitchen cabins.

To add to the range of sports we cater for, we now have soccer goals (with nets) on the grassy field that used to be the green waste area. These arrived just prior to Christmas and have been well-utilised by campers since. People can bring their own ball, or alternatively we have some at the office that can be loaned.

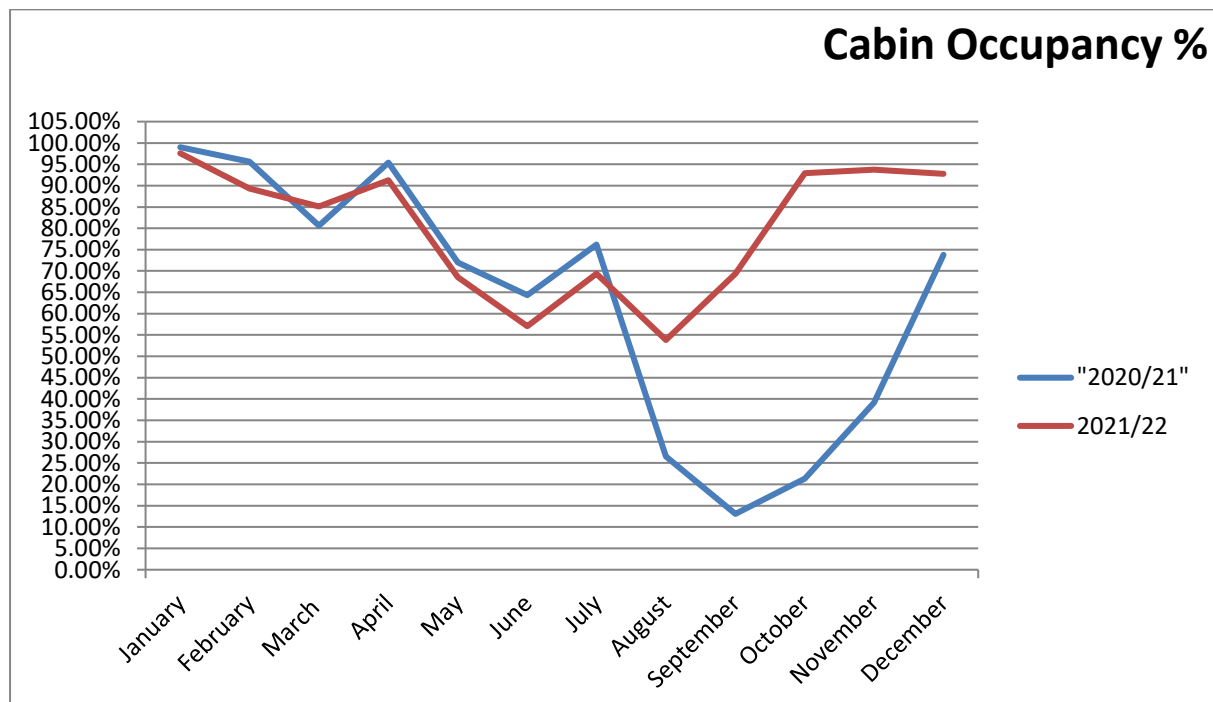
The arborist came in December to conduct the annual tree trimming and maintenance safety check around the camp and reserve. This tidied up the grounds nicely in time for our summer campers and was especially needed after all the stormy weather we'd had.

We will be continuing with wristbands until end of peak season (6th of February) as these have once again proved to be worthwhile. We are easily able to distinguish who is a camper and who is a visitor, which is helpful for security also.

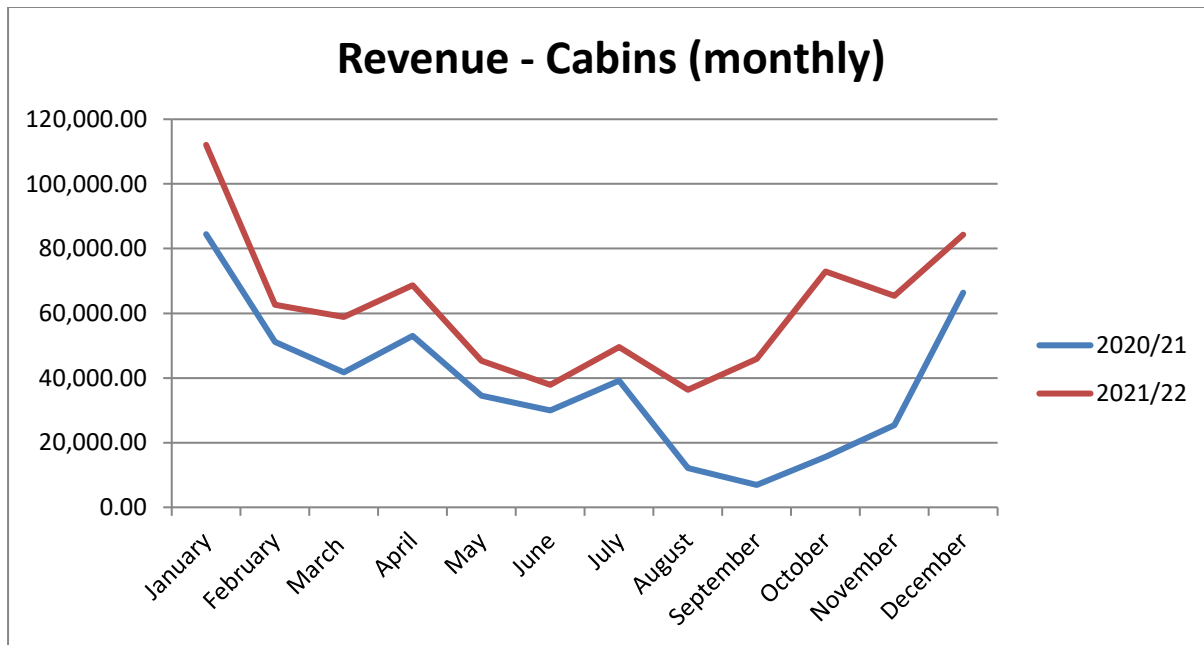
We were happy to find out we had been nominated by NZ Herald readers in Best Beach 2023 competition, as one of the top 10 Camping Beaches in Aotearoa. Readers were invited to nominate their favourite beaches in five different categories, and we were received enough nominations to be a finalist in this category. As well as Best Camping beach, other categories include Best Family beach, Best Surf beach, Best City beach and Best Hidden Gem. The winner of each category, and ultimate overall winner will be announced on Sunday 29th of January. There is some stiff competition in our category, but regardless of who the winner ends up being, we are just happy to get a mention!

Occupancy and Revenue for December 2022

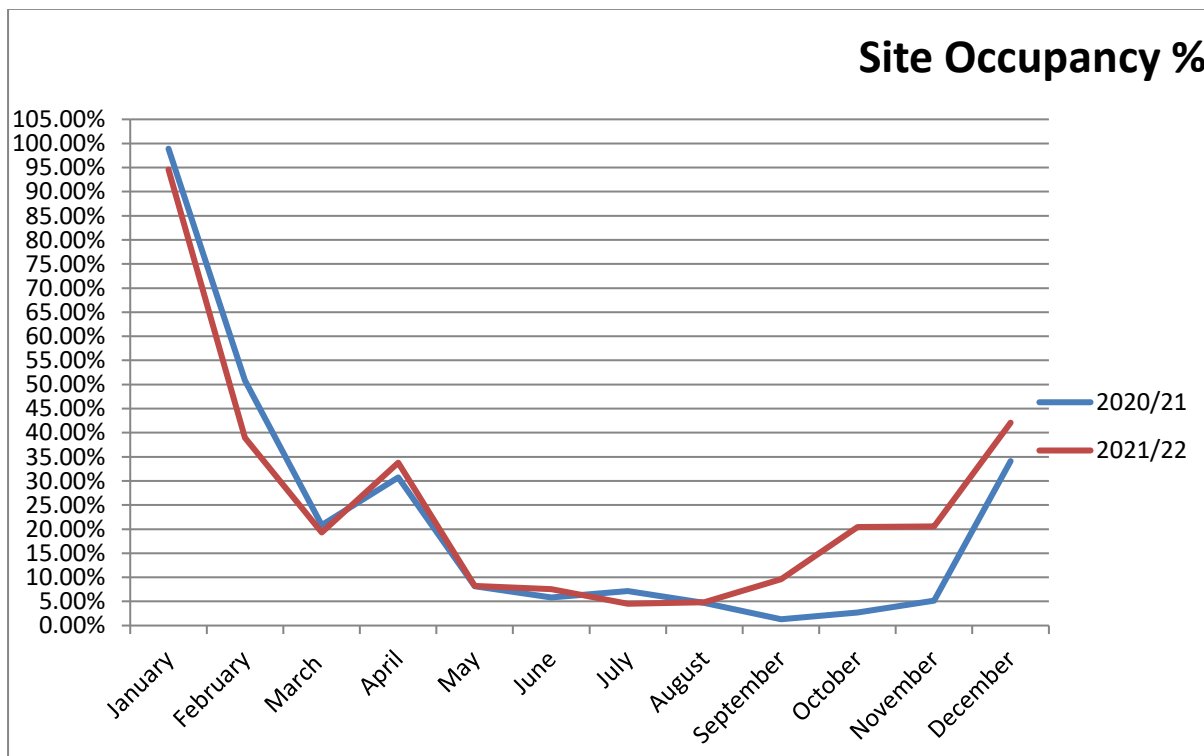
Cabin Occupancy



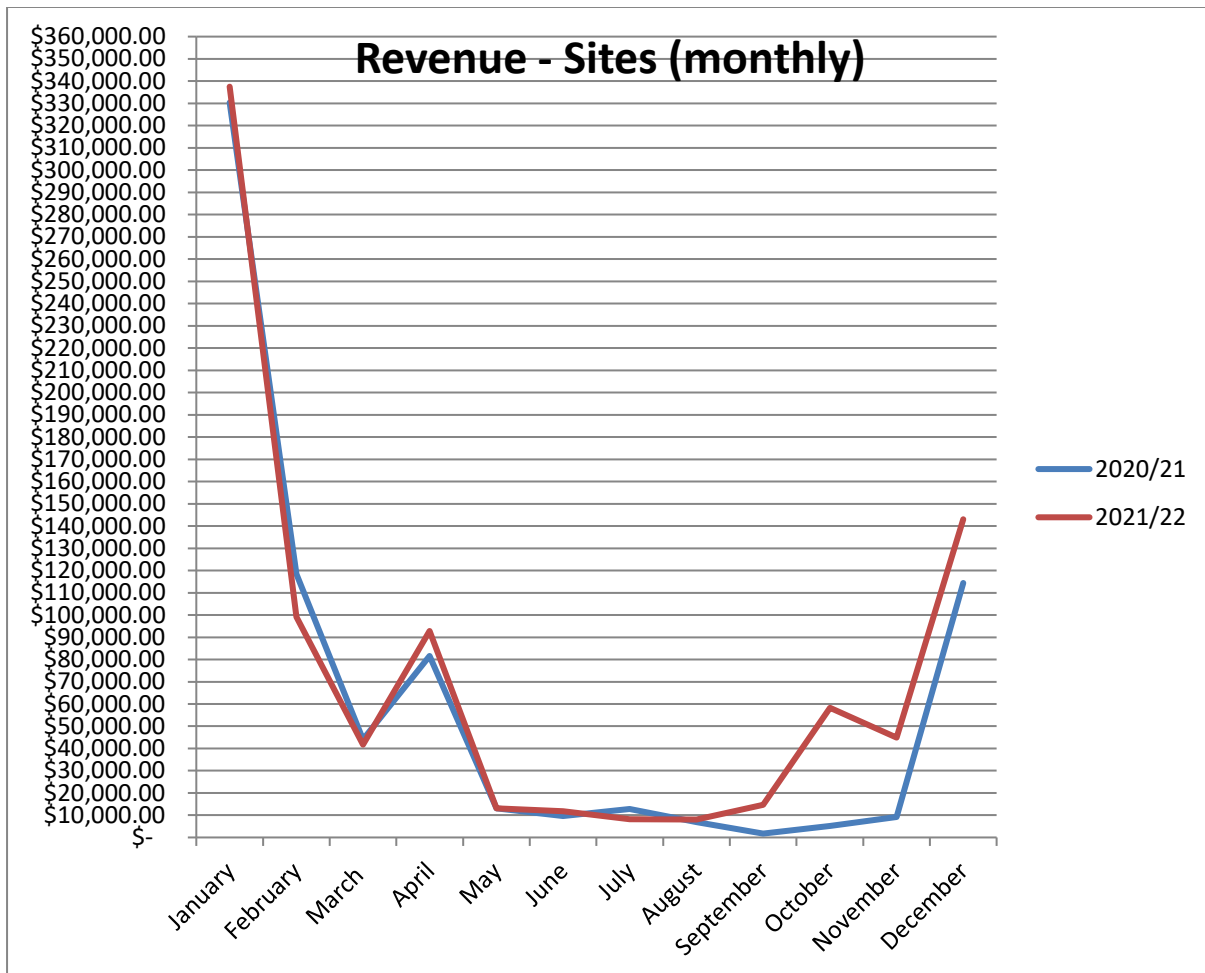
Cabin Revenue



Site Occupancy



Site Revenue



Revenue's and occupancy considerably up with cabins and camping sites, this is due to Auckland remaining in lockdown until 15th December 2021.

Ngā mihi nui,

Anton and Lucy

December Financial Report

	December 2022	December 2021	Comments
Revenue	\$ 230,712	\$ 182,007	Up \$48,705
Payroll	\$ 51,442	\$ 66,392	Down\$14,949
Expenses	\$ 113,219	\$ 107,133	Up \$6,087
Surplus/deficit	\$ 117,837	\$ 74,880	Up \$42,957
Wage Subsidy	\$ 0.00	\$ 0.00	

Financial report December 2022

Revenue per ASH (44): \$529

Revenue per camp site (182): \$703

Revenue per cabin (16): \$4580

Actual funds available in all bank accounts 27/01/23 = \$1,422,566 which includes \$987,685 on term deposit @ varying interest rates and terms. With \$430k in our on-call account we should look at another TD of around \$300k.

Revenue:

Again, hard to compare with 2021 figures as Auckland was in covid lockdown until 15th December 2021. If we go back to December 2019 (pre covid) our revenue was \$193,107 so we are well above pre covid levels now. Total Revenue up \$48,705 on LY and our surplus total of \$117,837 is up \$42,957 on LY. Strong occupancy in all our cabins which were at 92.74% occupancy for the month and camping sites were at 42.09% occupied.

Expenses

Were well controlled and only up \$6,087 on LY, given that we generated an additional \$48k in revenue. \$10k donation given in December so the coastal walkway could be finished in time for the public before summer.

Regards

Anton & Lucy