2026

ANNUAL GENERAL MEETING REPORT

SEPTEMBER 2026

CAMP WAIPU COVE

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Travelers' Choice 2023 2020

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Camp Waipu Cove – AGM Managers' Report - July 2025 – July 2026

Introduction

The past twelve months have again been a very busy and productive period at Camp Waipu Cove. While we have continued to operate through changing weather conditions and the usual pressures of running a busy holiday park, the year has also seen significant progress on a number of major projects that will shape the future of the camp.

The completion of the new playground, the Wi-Fi upgrade, new facility access system and improvements to Zone A (including the Premium and Dune Front sites) have all enhanced the guest experience. At the same time, major redevelopment projects have moved from the planning stage into construction, with the new reception building now nearing completion and our new glamping yurts fully constructed and being fitted out.

We have also continued to focus strongly on our staff, community relationships, environmental responsibilities and the long-term financial sustainability of the Reserve.

Projects Completed

A number of important projects have been completed during the year.

The new playground was completed in November and has been a major addition to the camp. Almost twice the size of the previous playground, it includes a large pirate ship, sand play equipment, slides, swings, rockers and a five-metre-high ship's mast climbing frame. The playground has been very well received by both campers and local families.The previous playground was donated to Takahiwai Kōhanga Reo, allowing the equipment to continue to be used by children in the wider community.

The major Wi-Fi upgrade was also completed, providing improved connectivity for guests. Download speeds have increased from 5 Mbps to 8 Mbps and upload speeds from 2 Mbps to 5 Mbps. The new system has also simplified guest access, with password-based connection replacing the previous printed ticket system.

Civil works begin - Front Entrance Development

North end planting

A new wristband access system was introduced for the ablution blocks in time for last summer. This has provided greater security and control over the facilities and has resulted in a noticeable reduction in maintenance issues and improved cleanliness, as the facilities remain in better condition throughout the day.

The northern end development has also progressed well. The new blackwater dump station has been completed and is now in use, while the surrounding sites have been hydroseeded, upgraded and progressively brought into use. New planting has also been completed in this area to improve the appearance and establish additional vegetation around the upgraded sites.

Gib stopping begins on the new reception

Construction new building deck commences

Front Entrance and Reception Redevelopment

The largest project undertaken during the year has been the redevelopment of the camp's front entrance and reception facilities.

The project has progressed from plan to construction stage this year. The new reception building is now almost complete. We are currently working towards moving into the new building in late September, which will be a significant milestone after several years of planning and preparation.

The new building will provide a modern reception area, additional office space and improved meeting facilities, creating a much more functional and welcoming environment for both guests and staff.

The associated civil works at the front entrance are also now almost complete, with the final works and finishing touches currently being undertaken.

Once we have moved into the new reception building, work will commence on converting the existing reception building. This will provide additional storage, more office space and a dedicated staff room, improving our back-of-house facilities.

The conversion work is expected to take approximately six weeks from commencement, with completion hopefully around mid-November.

This redevelopment has been a significant undertaking for the Reserve Board and management, and we are very pleased to see the project now nearing completion. The new facilities will provide a much-improved working environment for our staff and a more professional and welcoming first impression for guests arriving at Camp Waipu Cove.

New Glamping Yurts

Another exciting project nearing completion is the development of our two new glamping yurts.

Following research into holiday park developments, we identified glamping accommodation as an opportunity to provide a different style of accommodation while making better use of the camp's existing land.

The two yurts are now fully constructed and are currently being fitted out, with the final landscaping and finishing works also underway. They will be available to book for stays from early October onwards.

We have already received a significant amount of interest in the new accommodation, with strong enquiry levels even before the yurts have opened. This gives us confidence that they will be a popular addition to our accommodation offering and provide guests with another premium camping experience at Waipu Cove.

We are looking forward to seeing these completed and welcoming our first guests into the new yurts over the coming months.

Yurt exterior

Yurt fit out work begins

Other Infrastructure and Maintenance

The quieter winter months have again provided an opportunity to undertake maintenance and improvements that are more difficult to complete during the busy summer season.

Deep cleaning, repainting, cabin maintenance and general repairs have been carried out across the camp. All cabins received exterior repainting and interior touch-ups, while curtains, blinds and soft furnishings have also been refreshed.

Additional bollards have been installed around the camp to better manage vehicle movements and protect grassed areas.

The housekeeping golf buggies are being modified to provide improved storage and weather protection for staff, making them more practical for daily operations.

Construction of a new vehicle shed was completed in September. The building will initially provide additional storage while the existing building is being converted and will ultimately become the permanent home for the rubbish truck and mowers.

We have also continued planning for the refurbishment of the North Ablution Block. Initial concept plans have been reviewed with Duraplan, with further design work and costings now being developed. The focus is on improving functionality, ease of maintenance and the overall guest experience.

Information Technology

Our IT infrastructure has also received attention during the year.

Working with Spark, existing computers and laptops have been onboarded, files have been migrated to SharePoint, software has been updated and improvements have been made to overall system security.

The next stage of this work will take place following the move into the new reception building, when new computers and hardware will be installed. Existing equipment will then be repurposed for the housekeeping and maintenance offices.

Spark has been investigating options to improve mobile phone coverage around the camp, and our phone system was reviewed as part of the wider technology upgrade. As a result, Spark are working on an upgrade that will bring significantly improved mobile coverage in and around the camp for Spark users before Christmas. This will mean better phone reception, easier connectivity, and a smoother online experience for our guests. It will also help support improvements to our WiFi service, as there will be less users creating a drain on our capacity.

Business Continuity and Emergency Preparedness

Business continuity and emergency preparedness have remained important areas of focus.

Emergency evacuation drills have continued throughout the year, with staff practising a range of scenarios and identifying improvements to our existing procedures. These exercises have helped strengthen communication between managers and duty staff and have resulted in a number of refinements to our emergency plans.

The replacement tsunami siren was installed on the Reserve by Northland Regional Council, providing another important layer of emergency preparedness.

The severe weather experienced during January provided a real test of our planning. Multiple heavy rain warnings resulted in cancellations, postponements and early departures.

Our investment in generators continues to provide reassurance during adverse weather and power outages.

Summer Operations and Guest Experience

The 2025/26 summer season was again a very busy period for the camp, although weather conditions were highly variable.

The season began with unsettled weather before a period of hot, sunny conditions. From mid-January, several significant storm events affected Northland, resulting in cancellations and early departures.

Despite these challenges, the camp continued to operate successfully, and guest feedback remained overall positive.

Our summer activities programme was also very well received. Two talent shows were held following strong demand, while regular activities such as yoga, Campers' Bowls Day and Kids Activity Days continued to attract good participation.

The Women's Fishing Competition was brought forward to January and raised more than $4,000 for Look Good Feel Great, thanks to the organisers, volunteers, donors and participants.

Community Engagement

Supporting the local community remains an important part of Camp Waipu Cove's role.

We continued to support the Waipu Cove Surf Life Saving Club and local community organisations throughout the year.

The camp sponsored the inflatable zone at the Waipu Easter Carnival, which helped raise funds for Waipu Primary School. We have continued to support local schools, clubs and community fundraising initiatives throughout the year.

The Waipu Cove Cycleway project has now been completed. Camp Waipu Cove is proud to have made a significant financial contribution towards the project, which provides a safe connection between Waipu Cove and Waipu for walkers and cyclists.

The completed section between the Cove Road cemetery and Seascape by Whangārei District Council was an important final stage of the project and provided significant benefits for our community and for campers visiting the area.

The unveiling of the Taranga pou was also an important milestone, recognising the whakapapa, identity and relationship between people, land and moana in this area.

The new "Love Waipu Cove" photo frame installed on the Reserve has also proved popular with visitors and locals alike.

Sustainability and Dune Care

Environmental care continues to be an important part of our operations.

We have continued our sustainability initiatives and environmental management programmes, including dune care, weed control and planting.

The dunes have continued to be monitored and maintained, with annual spraying completed and further planting undertaken at the northern end of the camp.

We have continued working with Northland Regional Council Coastal Care and supporting community planting initiatives.

Awards and Recognition

It has been another successful year in terms of recognition for Camp Waipu Cove.

We were named a finalist in the Northland Business Awards, in the Excellence in Business – Medium Business category. The category was described by the judges as exceptionally competitive, with an high calibre of finalists.

Although we did not win the category, the process was extremely valuable and provided an opportunity to review our systems, planning and operations from an external perspective.

We were also once again named a finalist in the Junction Magazine Business Awards and were pleased to be awarded runner-up in our category.

Once again Camp Waipu Cove received the TripAdvisor Travellers' Choice Award for 2025. This was our 13th consecutive year receiving the award, placing the camp among the top 10% of businesses worldwide based on guest reviews.

In January we were voted Best Camping Beach and Best Overall Beach by NZ Herald readers in their annual Best Beach reader's poll.

These achievements are a reflection of the hard work of our entire team and the consistently high standard of service and facilities provided to our guests.

Taranga pou

Easter Carnival sponsorship of Jump Zone

Staff and Operations

The continued success of Camp Waipu Cove would not be possible without the commitment of our staff.

Staff training and development has remained a priority, with team members undertaking supervision training, first aid refreshers and emergency, evacuation and fire training. We have also continued to focus on staff wellbeing and team development.

Looking Ahead

The major project for 2027 will be the refurbishment of the northern ablution block.

Other than this project, the camp will be consolidating funds after significant spend on projects in 2026.

Closing

We have continued to invest in the Reserve, improve the guest experience, support our community and strengthen the systems and infrastructure that underpin the camp's long-term success.

The completion of the new playground, Wi-Fi and access improvements, progress on Zone A, the commencement of the new yurts and the near-completion of the new reception building are all significant achievements.

We would like to thank the Reserve Board for its ongoing support, guidance and commitment to the future of Waipu Cove, and particularly acknowledge the time and effort contributed by Board members to the major projects undertaken during the year.

Most importantly, we would like to thank our staff. Their hard work, flexibility and commitment throughout another busy and sometimes challenging year are greatly appreciated.

Financial Report 2025 / 2026

Total Operating Revenue: $2,338,239 — up $138,858 on last year.
Total Operating Expenses: $1,532,781 — up $99,761 on last year.
Operating Surplus (before depreciation): $860,680 — down $1,614 on last year.
Other Income: $55,223
Interest Income: $51,781
Bank Accounts: $1,101,193
Term Deposits: $1,249,560
Total Assets: $7,005,395 — up $766,649 on last year.
Net Assets: $5,996,562

Overview

Financially, this has been another very strong year for the camp, with trading income reaching $2.34 million, an increase of $138,858 on the previous year. The camp generated an operating surplus before depreciation of $860,680, virtually in line with last year's $862,294.

The strongest contributor to revenue growth was casual camping, which increased by more than $258,000. This was achieved despite Annual Site Holder income of $123,070 no longer being received during the year.

Total assets increased to just over $7 million, compared with $6.24 million last year, while net assets increased to almost $6 million.

Revenue Breakdown

Casual Site Fees: $1,515,677 — up $258,516 on last year.
Self-Contained Cabins: $592,721 — up $8,225 on last year.
Kitchen Cabins: $202,869 — up $2,361 on last year.
Annual Site Holders (ASH): $0 — down $123,070 on last year.

Revenue Per Unit

Per Casual Camping Site (233): $6,505
Per Cabin (16): $49,724

The increase in casual site revenue was particularly strong, with total casual camping revenue increasing by $258,516, or approximately 21%, compared with the previous year.

Operating Expenses

Operating expenses increased by $99,761 to $1,532,781. The main contributors were:

Staff wages up $68,092, reflecting wage adjustments and staffing requirements.

Information Technology & Website up $15,352, reflecting continued investment in the camp's technology and systems.

Water rates up $13,832. Some of this relates to a water leak which WDC refunded.

Team building, wellbeing & gifts up $13,030.

Grounds maintenance up $6,311, reflecting continued maintenance and improvement of the grounds.

Electricity up $5,625.

Vehicle maintenance up $4,269 and Plant & Equipment maintenance up $4,129.

These increases were partly offset by savings in a number of areas, including LPG, financial administration, electrical maintenance, cleaning consumables and health and safety expenditure.

Budget Performance

Trading income finished $85,739 ahead of budget, with total trading income of $2,338,239 against a budget of $2,252,500.

Casual site fees were the standout performer, finishing $101,177 or 7% ahead of budget.

After depreciation, the camp recorded a net profit of $501,670, which was $76,875 or 18% ahead of budget.

Financial Position

The camp remains in a very strong financial position.

Bank Accounts: $1,101,193
Term Deposits: $1,249,560
Fixed Assets: $3,585,654
Total Assets: $7,005,395
Net Assets / Equity: $5,996,562

The reduction in term deposits compared with the previous year coincides with significant investment in projects and fixed assets. Projects in Progress increased from $350,925 to $1,006,186, an increase of more than $655,000.

Summary

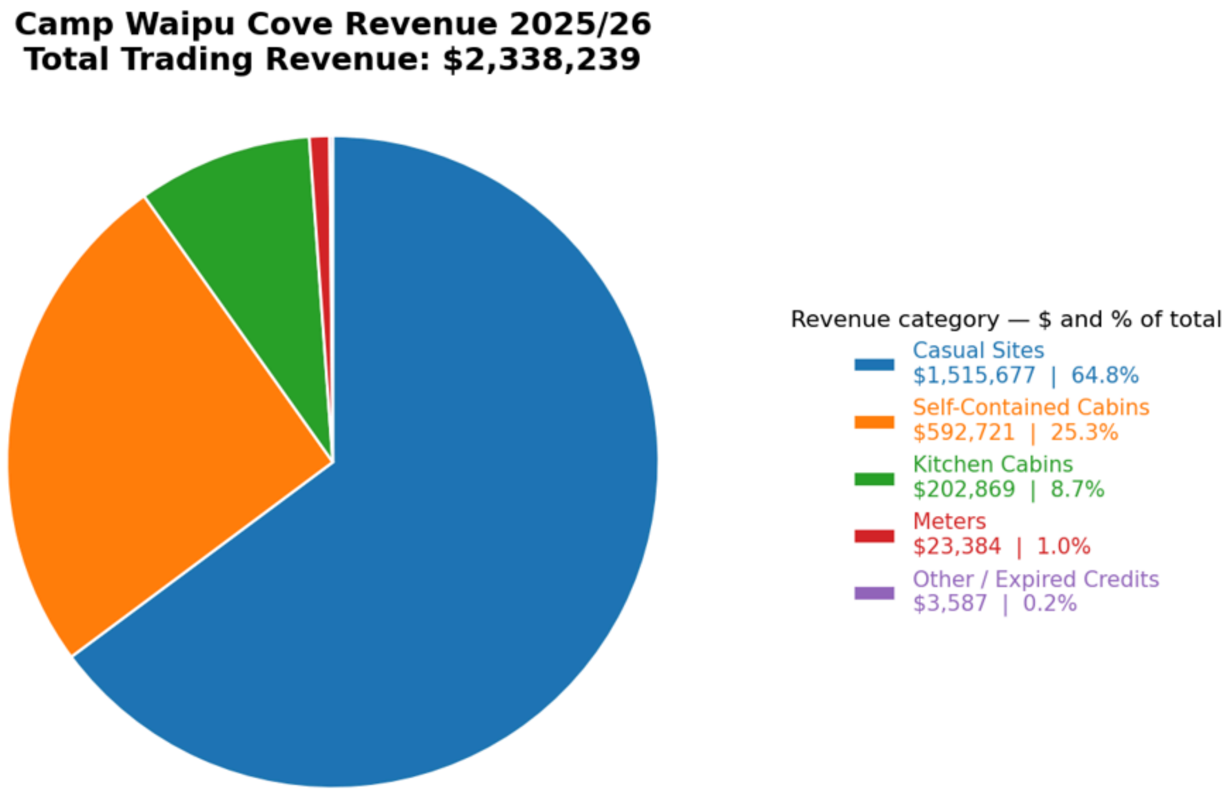
The 2025/26 financial year has been another very strong year for Camp Waipu Cove.

Trading revenue increased to $2.34 million, driven predominantly by an outstanding increase in casual camping revenue. Despite the removal of Annual Site Holder income and increased operating costs, the camp maintained an operating surplus of more than $860,000.

Casual site revenue was a particular highlight, increasing by more than $258,000 to $1.516 million, while both self-contained and kitchen cabin revenue also increased.

Total assets have now exceeded $7 million, while net assets have grown to almost $6 million. At the same time, substantial funds have been invested into current projects and camp infrastructure.

Overall, these results demonstrate strong visitor demand, sound financial management and continued investment in the long-term future of Camp Waipu Cove.



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