



# WAIPU CAVES FARM PARK

## LEGACY INVESTOR CONSERVATION PROPOSAL

4 MAY 2026

Registration deadline 12 June 2026

What will your legacy be?



[www.waipucaves.nz](http://www.waipucaves.nz)



The Milky Way Glowworm Cave, kept secret for more than 100 years was opened for public viewing in 2023. It is the jewel of Waipu Caves Farm Park, a 320 acre privately owned conservation and recreation park, located about 90 minutes' drive North of Auckland, New Zealand.

The owners of this park, Ian & Cindy Fox, invite a like minded conservationist to share in this legacy.



Ian Fox with Wife Cindy and Daughter Jade.



## I'm Ian and I'm looking for a billionaire.

An environmentally friendly and conservation minded billionaire to explore the possibility of becoming a legacy investor, by potentially acquiring up to a 49% interest, subject to contract and all necessary approvals, in this private conservation and recreation park.

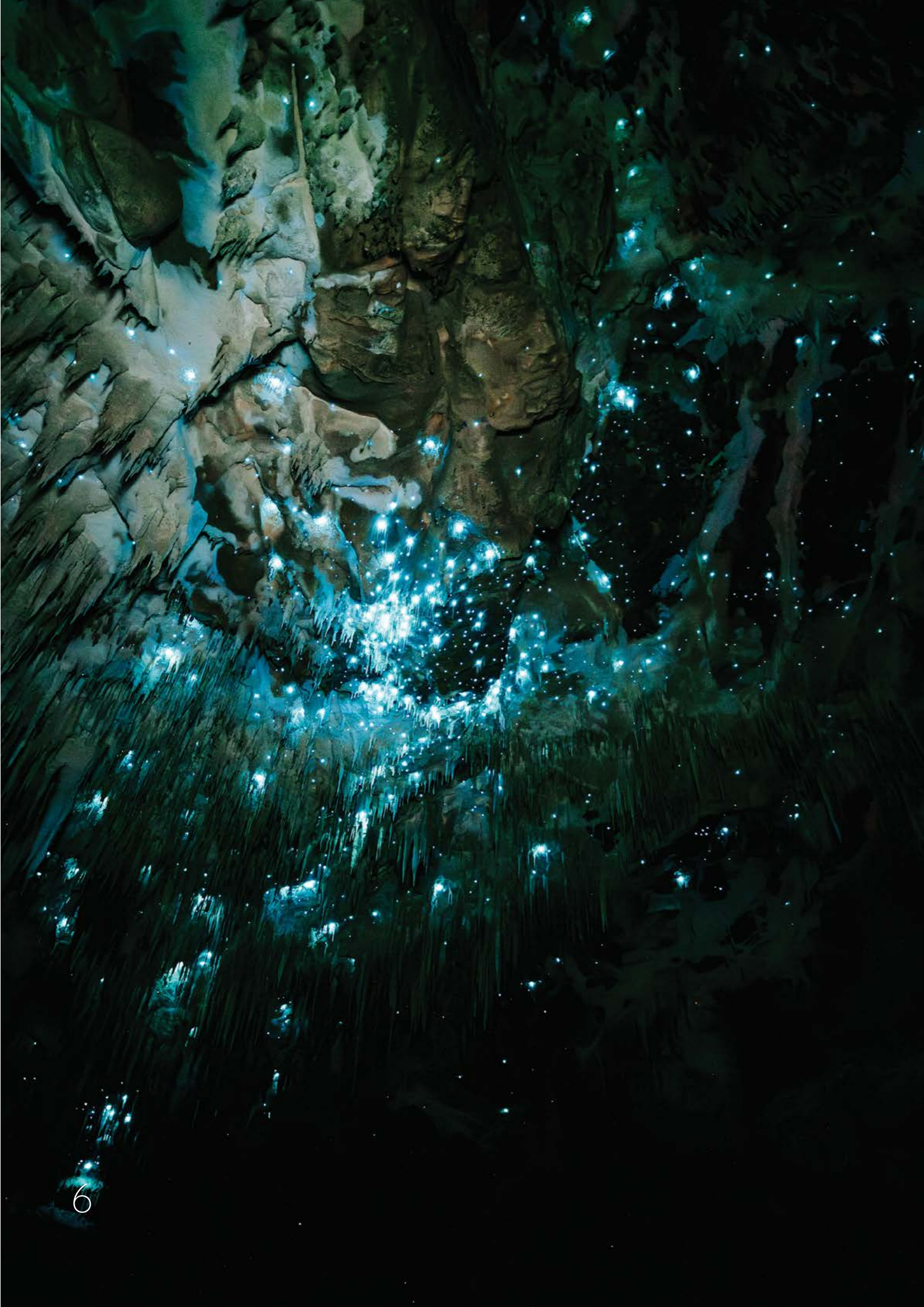
A property so rare, combining many special natural features and wide biodiversity. Home to the world-famous glowworms of New Zealand.

Only a handful of glowworm caves\*, setup as walk-in show-caves exist on earth, and even less are privately owned\*\*.

Surrounded by forested hills and karst limestone rocks the Milky Way Glowworm Cave now draws thousands of visitors. Two glowworm tour options are offered, plus specific educational tours for schools & youth groups. Opened in 2023 to the first large chamber (the Milky Way Chamber), 125m into the cave and then in December 2025 the largest chamber (the Starburst Cathedral), 250m into the cave was opened with a small music concert in the cave. Now we have regular Cave Concerts for up to 70 ticket holders, with our 4th concert on 25 April 2026, focused on Opera. Each concert has a different mix of music and musicians with at least 2 young musicians, we call Rising Stars, performing. We now have a waiting list of performers including a play and music being written for the Starburst Cathedral. These amazing and unique events, while not having an obvious relationship with conservation, do raise awareness of the subterranean world and the park.

\*After 3 years of research we have found 7 in NZ and 2 in Australia. Of the 7 in NZ there are 3 considered the best glowworm displays. Each for different reasons. The Milky Way Glowworm Cave has the largest amount of close-up viewing as well as large open star-like vistas of glowworms.

\*\*It is also believed to be the only one which is entirely privately owned. Of the 3kms of cave passages, 250m is set up for glowworm tours.



The New Zealand glowworm, *Arachnocampa luminosa*, are an amazing bioluminescent little creature with light emitted from its bum. Glowworms are the only creature living on land which use light to attract food, small flying insects, which it catches in its vertical hanging web with beads of sticky glue. In caves this food is mostly insects which hatch out of the stream, such as mosquito and caddisflies, but outside the cave in the forest they have a more varied food source. The glowworms in the cave shine all the time since it is dark, but increase their light at nighttime, when their food hatches out of the stream, whereas the glowworms in the forest or riverbanks only shine at night.

Once upon a time, glowworms were everywhere, in damp & cool caves, throughout the forests and stream banks of New Zealand. Over the time of humans being here the glowworms have progressively lost habitat and have been killed off by rats, possums, flooding, and major habitat change.

There remains small, isolated, remnant colonies in a few places in the forests. Mostly they are found in caves with streams flowing from the outside. Even in caves they suffer without pest control of rats, which easily traverse little ledges and over cracks. They are also at risk of being flooded out.



The subterranean world may seem removed from the surface, but it is deeply connected. What happens on the surface directly affects what happens underground. Deforestation, forestry harvesting, heavy livestock, overstocking and excessive earthworks above or within a catchment can damage a cave ecosystem and destroy ancient crystal formations, coating them in mud, rubble and rotting organic matter, and sometimes creating blockages or restrictions of waterflow. These places on earth must be cared for.

With pest control both above and below ground and the forest protection, reducing flood risk, increases the food source of glowworms, so they are now spreading outside of the cave back into the forest in multiple places. It's a very slow process as the adult female does not fly far from where she has mated.

Part of our tourism and outdoor education with the cave is about teaching people and giving them a bigger environmental understanding.



Eight years ago, in 2018, when the property was purchased with the intent of creating a conservation and recreation park, cattle roamed back and forth through the forest eating the undergrowth and walking in the shallow river and small streams, collapsing the riverbanks.

From the sky the forest, with a thick canopy, looked lush, green and healthy but on the forest floor it was barren and struggling. Few seedlings grew to replace the older trees as they aged and died. Historic grazing of cattle compressed the soil, crushed leaf litter and reduced leaf surfaces in the understory. This in turn reduced rainwater absorption making water runoff faster, increasing erosion of soil and organic matter. These factors compromised the resilience of the forest in dry periods and degraded habitat for many invertebrates.

After removing livestock, now it is thick with undergrowth and flourishing with small and large tree species which will one day be right up at the canopy.

But it's not just about removing cattle from the forest. We have been working on removing other pest animal species, possums, wild goats, wild pigs, rats, cats, mustelids (weasels) and wasps.



Two kilometres of rocky bottom river flows through the park. In some places it's deep enough for kids to swim. The river health is among the best in Northland with diverse aquatic life from tiny invertebrates to bigger species, fish, crayfish and eels.

The river is also home to the only bioluminescent freshwater limpet species in the world, only able to survive in healthy, clean, rocky streams in New Zealand. It's not as showy as glowworms as it lives under rocks or in crevices under water and it only glows by secreting a glowing slime through its shell, when disturbed. It's not really a tourist attraction sort of creature, but its existence here is evidence of a healthy stream.

This river and water catchment, a beautiful natural resource, needs to be looked after.



Part of conservation is about inspiring people to learn about nature and teaching the next generation.

Our campgrounds and our outdoor activities provide adventurous and educational camps for schools and youth groups such as scouts. Many families come here also, immersing themselves in nature and outdoor recreation that is mentally and physically challenging, soothing and healing to the inner being.

When people, in particular, the next generation fall in love with nature they will have an experiential bond with nature and a reason to protect it.



All around the world.

No matter what country we're in, or what method of government there is, we expect, as citizens of that nation, for our government to provide conservation land and to protect the natural environment.

Governments have a lot of economic pressure on them. There's so many things to pay for, infrastructure, health, education, social services, scientific development, military, conservation and many other things.

Conservation is often low on the budget and no matter how much money the government provides for conservation, there will never be enough.



Private conservation is a growing movement around the world. Whether it is a big project or a small one, all are honourable efforts and have far reaching positive impacts.

The active role of conservation, doing pest control, restoring land and water bodies of privately owned land is an important contribution to other conservation management models (state ownership, tribal ownership and community care groups). We are all here on Earth together and all conservation work helps everyone.

Private conservation is a key way to move forward for the good of all.



**EEL  
TUNA**



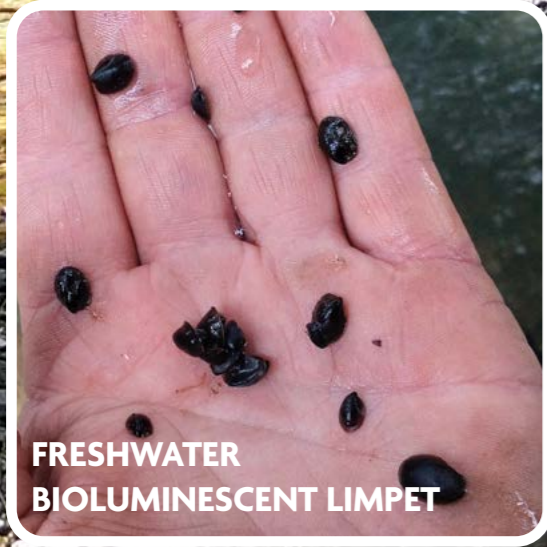
**FRESHWATER MUSSEL  
KĀKAHI**



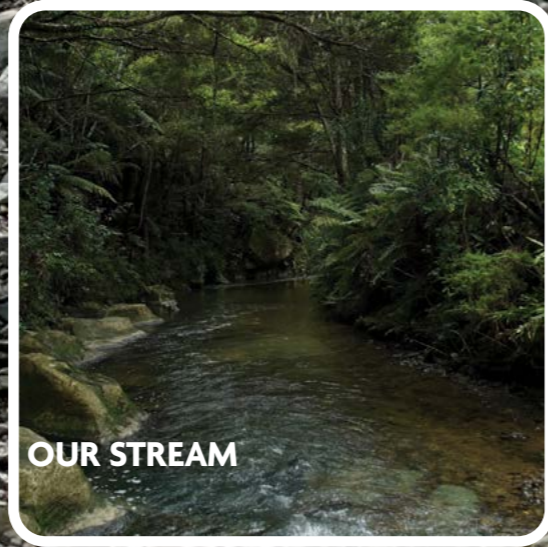
**HOTCHSTETTER'S FROG  
PEPEKETUA**



**FRESHWATER CRAYFISH  
KOURA**



**FRESHWATER  
BIOLUMINESCENT LIMPET**



**OUR STREAM**

The concept of ownership is a human construct: to possess something.

Human made things such as a piece of clothing, a phone or a car, these are all things which are often disposable, in that these objects have a useable life much shorter than the owner and during a lifetime one would own many of these things.

These human constructed things, while sometimes of significant value, are able to be replicated and replaced with ease and in this way the value is mostly just monetary. Our possession of them is such that we can do what we want with them.

Taking this construct a step further is when we own a house, often on a small rectangular shaped piece of land, constructed by humans for humans. A home will often last more than the lifetime of a person, and so we have a greater sense of ownership, placing a higher value on this possession, but also, in equal measure a responsibility of care. When a home is intended for gifting to children, we take this responsibility even further, becoming guardians of something of familial value.

In owning a larger portion of land that is full of rich biodiversity in a natural state as in a private conservation area, not a constructed object, we must step away from the model of ownership associated with a possession or object. When we own such spaces, we are more like temporary guardians for a period. These natural places, made up mostly with living organisms, which know nothing of the concept of ownership and individually, like us, will perish. A tree will die, but the forest will live. However, if our guardianship is effective, the future generations will remain, continue and thrive. To be the temporary guardians as the owners of these special private conservation areas is a privilege we honour. Private conservation guardianship establishes places in the natural world where there is an opportunity for increasing a deeper connection between people and the natural world and adds to efforts of the state, tribes and conservation groups.



We love what we do. And we love the positive feedback we get from people about the conservation we do, the nature based tourism and the outdoor adventure education.

We want to do more. **A lot more.**

This is why we invite another person/family to come onboard as a legacy investor in a financial way to share a vision for the good of nature and humanity.

With the opportunity of acquiring, subject to contract and all necessary approvals, a 49% portion of the entire land and infrastructure (including the Milky Way Glowworm Cave)\*, the legacy investor will bring in funds for a major expansion of land area so we can do more conservation. The funds will also contribute to more infrastructure for outdoor recreation and education.

We ask for a billionaire investor because this project is not a usual investment for a financial return and due to it being 'a one of a kind' it has high intrinsic value.

All revenue is returned to the project.  
There will be no money paid out.

We need somebody who has enough funds that they can afford to invest in a project where the only reward is joy and putting forth their legacy of conservation, outdoor recreation and education for public good.

\* The sale does not include the tourism and recreation business which operates on the land as a tenant.  
Note: There is no big house with the land but you can build yourself one if you like.



FANTAIL  
PIWAKAWAKA



KAURI SNAIL  
PŪPŪ RANGI



PURIRI MOTH  
MOKOROA



BROWN GECKO  
MOKO PĀPĀ



WATER SPIDER  
PŪNGĀWEREWERE



BIRD EGGS

## Donate, rather than buy?

If you like what we do, and want to help us do some conservation work or build infrastructure for outdoor recreation, we would love and appreciate your assistance.

Our targeted projects for schools and youth include a high wire adventure course in the tree canopy (cost about NZ\$300k), an all weather mountain bike loop track (NZ\$100k), playgrounds in each camp area (\$100k), and accommodation dorms to open up camping all year round.

On our website, you can make a donation.

[www.waipucaves.nz](http://www.waipucaves.nz)



If you are interested in exploring the possibility of becoming a legacy investor, you may register your interest on our website.

To ensure that we only have those who are seriously interested in potentially becoming a legacy investor, there is a NZ\$1,000 registration of interest fee (payable with a credit card, non-refundable) in our online booking system (FareHarbor, the same software we use for our cave tour bookings).

Once you've registered, you will receive further detailed information which outlines the property and the future goals, the current ownership structure and looks at a few options to structure the new entity.

You will also be contacted by my lawyer, Vaughan Syers, of Thomson Wilson Law in Whangarei, who will send you the relevant documents.

If you are a foreign investor, then you may need to be qualified by the Overseas Investment Office (Government Department which deals with foreign investment in NZ). My lawyer will help you with this.

We are currently considering a potential tender process in relation to up to a 49% interest. We are not obliged to accept any offer or to proceed with any sale and may withdraw or modify the process at any time.

I look forward to seeing your registration of interest.

Registration deadline 12 June 2026, 6:00pm (NZST UTC+12).



[www.waipucaves.nz](http://www.waipucaves.nz)

## On TV

### Cruising with Susan Calman



### Das Traumschiff



### TVNZ Buzz's Epic Little Adventures



## Filming location

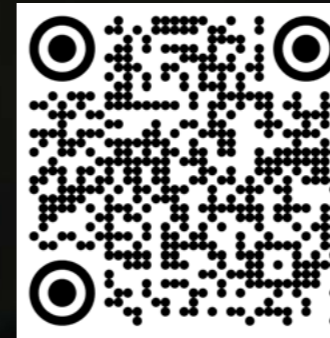
As we have developed the property we have done so with the Film and Television industry in mind.

Due to the unique and diverse filming locations, its proximity to Auckland, established internal roading and the ability to cater for large production crews Waipu Caves Farm Park is an ideal solution for outdoor/nature based filming.

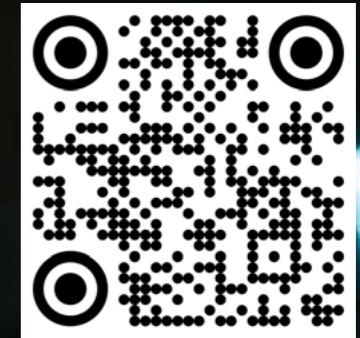
Being private land it means decisions can be made rapidly without the need for external consultation, consenting and permitting.

## Some other places you might find out about us

facebook



Web



## Disclaimer

This document is not intended to be a financial prospectus to encourage investment for the purpose of making financial returns, profits or gain. Instead, this document is for marketing purposes to encourage an investor to explore the opportunity to acquire an interest in a legacy of conservation and share in the guardianship of a land asset and its use in outdoor recreation and education.

It is not about investing for financial gain.

If you believe that this project, this opportunity, is to invest in the property for financial gain, you should NOT register your interest.

This document must be read in full before registering and paying the NZ\$1,000, non-refundable, fee online on our website [www.waipucaves.nz](http://www.waipucaves.nz)

The registration of interest fee is an expression-of-interest fee only and does not oblige you to proceed, nor does it oblige us to proceed with any transaction or to invite you to participate in any tender process. It is not part of any purchase price or subscription money for a financial product.

This document is not a product disclosure statement, prospectus or other regulated offer document for the purposes of the FMCA and related regulations, nor does it constitute an offer or solicitation to acquire any shares, units, interests in land or other financial products.

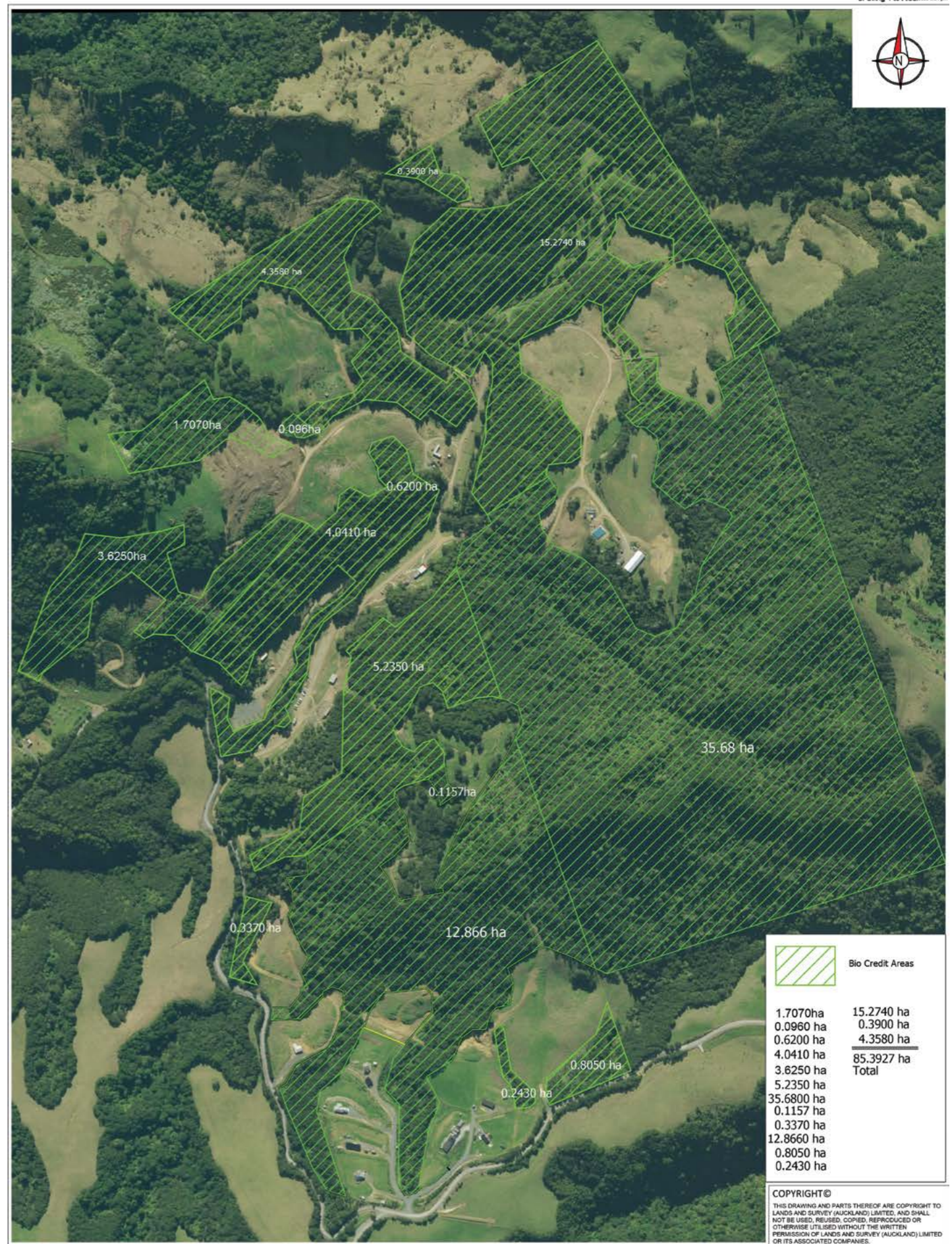
No money is being sought or accepted for any financial product on the basis of this document; any actual offer of interests (if it proceeds) will be made only in separate formal documents, and only to persons who may lawfully receive that offer.

If you are looking for financial returns, this is not an appropriate opportunity.

If you are donating to our project to help with conservation work or developing infrastructure for outdoor recreation & education, you understand that we are a private entity and not a charitable organisation.



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**Plan of  
 Bio Credit Areas**

SCALE (A3) 1:5000

0 50 100 150 200 250m

REV.	DESCRIPTION	BY	DATE
A	ORIGINAL ISSUE	GRM	18/11/25

**FOR INFORMATION**

DRAWING REFERENCE	REV
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