

# Project Charter



NGĀTI WHĀTUA ŌRĀKEI

| General                 |   |
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| <b>Project Name:</b>    | Pourewa Nursery Complex and Entranceway |
| <b>Project Sponsor:</b> | Ngāti Whātua Ōrākei Reserves Board      |
| <b>Project Manager:</b> | Ngāti Whātua Ōrākei Whai Maia Ltd       |

## Business Case Statement

The Entranceway and Nursery Complex at Pourewa (Pourewa Nursery) was envisaged by and supports the Pourewa Creek Recreation Reserve Management Plan (2016) environmental and cultural objectives. This Project Charter describes the scope of the programme including the goals, deliverables, budget assumptions, constraints, risks, stakeholders and programme management team. In broad terms the Pourewa Nursery development opens up Pourewa Creek Recreation Reserve for public access and establishes a fit for purpose volunteer and staff hub that is focused on environmental restoration, education and research.

The Pourewa Nursery will offer an ongoing legacy in terms of the protection and development of the Tāmaki plant collection, as well as the development of a seed bank of Tāmaki species to be held in the Centre for Mahi Toi, Innovation and Culture. These collections support Ngāti Whātua Ōrākei's role as a key educator, carrier and guardian of knowledge and leader for research around both traditional and modern ecological practices.

The Pourewa Nursery will provide significant public and community benefit. As part of the nursery base, rongoā plantings will form a garden which interfaces with the public, as part of the Tāmaki plant collection and as a physical site for hands on education and research. Aligned with this, there will be a dedicated space for rongoā preparation. In the short term, this can be integrated into the nursery and in the long term be part of the hub. While plants for rongoā will be integrated into the restoration of both Pourewa and Takaparāwhau, a collection close to the nursery will support education and research and help to ensure a complete collection of important plants are maintained and accessible to all.

The Pourewa Nursery is part of the restoration of Pourewa and will be integrated as part of the restoration work currently being undertaken by various groups connecting across the Pourewa valley to Glen Innes. Pest management practices on Pourewa will be consistent with the kaupapa that has been carried out at Whenua Rangatira (Takaparāwhau).

Extensive analysis was carried out of the various potential sites on Pourewa for Ōkahu Rākau's nursery base to find one best suited for current needs, future potential for growth as well as not limiting scope for other activities on the site.

In line with this, the proposed design achieved Resource Consent approval LUC60328743 in January 2019.

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## Goal Statements

1. Enable safe access on to the Pourewa site for wider community engagement and activity.
2. Provide a hub for traditional Maori and modern educational programmes.
3. Support of community groups e.g. Eastern Bays Song Bird and ongoing Research Programmes with University of Auckland and Auckland University of Technology.
4. Commence the activation and ecological regeneration of the land at Pourewa
5. Provide enhanced facilities for the nursery operations that are ecologically, environmentally, and socially sustainable

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## Deliverables:

The primary objectives of the project are:

- To commence the activation and regeneration of the land at Pourewa.
- To provide enhanced facilities for the nursery operations that are ecologically, environmentally and socially sustainable.
- To enable access on to the Pourewa site for wider community engagement and activity.
- To support educational and research programmes.

To deliver on these objectives, the Pourewa Nursery project will ideally comprise the full scope of works, as described in the approved Resource Consent (application number LUC60328743) and broadly summarised as:

- Establishing the new nursery at Pourewa, relocating and expanding the nursery operations from their current location on the Marae.
- Construction of associated accesses, carparking, roads and pathways. Including entrance signage. Two new sealed entrances off Kepa Road. Small entrance road and public carpark where the old pony club entrance was. Service road to the nursery complex, crop toppers and hard stands.
- Four hard stands and impermeable layer for planting bays
- Two Crop toppers for seed propagation and two refurbished storage containers for seed banks.
- Ecopod staff offices and education centre. Re-purpose old clubrooms for project and community engagement office
- Stormwater infrastructure, with potential to store and re-use stormwater for plant irrigation

## Budget and Assumptions:

- The total Pourewa Nursery project budget will be circa **NZ\$2.1M (excluding GST)**. Detailed costing has been supplied in a separate confidential report.
- Subject to project sponsor approval in May 2019, the Pourewa Nursery project has an estimated completion date of May 2020.
- Project programme and cost estimate are based on the scope of works as currently detailed in the resource consent documentation.

## Constraints:

- Land usage constraints due to unitary plan, and geotechnical aspects of the land
- Unique landscape includes sites of cultural and archeological significance
- Retention of all excavated material and stripped topsoil on site.
- Compliance with all Resource Consent Conditions

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- Building Consents will likely be required for the buildings and retaining structures
- Engineering approvals would likely be required for any connections to the public stormwater system

## High-Level Project Risks

The following key risks are highlighted:

- There is a risk that the works cause the unstable slopes to move / collapse. This is a significant concern identified in the Resource Consent and by the geotech and civil engineers, Rileys. Careful adherence to the mitigation measures that have been identified will need to be closely managed.
- It is unclear what works may be required to stabilise the slopes to accommodate the installation of the proposed stormwater retention tanks. No design details have yet been prepared, as the locations for the tanks is as yet unconfirmed. If significant additional excavation or civil engineering is required, this would have implications to the costs and programme.
- There is a risk that the retaining wall, if required, may be larger and more expensive than assumed in the cost estimates.
- There is a risk that the depth of topsoil is greater than that envisaged and allowed for in the cost estimate.

## Stakeholders & Affected Business Areas

- Ngāti Whātua Ōrākei
- NWO Reserves Board
- Auckland Council
- Ōrākei and broader Community
- Community Groups e.g. Eastern Bays Songbird Project, Sustainable Coastline, Bluelight Programme
- Educational / Research Organisations e.g. University of Auckland and Auckland University of Technology
- Department of Conservation

## Core Team Members

- Tom Irvine – GM Transformation – Whai Maia Ltd, Technical Officer – Ōrākei Reserves Board
- Jamie Cook – Stakeholder and Ventures Manager – Transformation Team, Whai Maia Ltd
- Andrew Taylor – Independent Consultant and Project Manager
- Rawinia Maihi – Communications – Whai Maia Ltd
- Mera Kerehoma – Okahu Rakau Manager
- Jane Aickin – Manager Co-Governance Reserves, Auckland Council
- Xanthe White Ltd – Design Lead

## Project Sponsor Approval

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