

Ngāti Whātua Ōrākei Reserves Board

Financial Plan 2018-28

August 2018

Scope

1. This plan provides an overview of the projects anticipated through the Draft Pourewa Master Plan, Whenua Rangatira Reserve and Pourewa Creek Recreation Reserve Management Plans.
2. It provides a point in time view of the scope of work, estimate of priorities, cost of development and ongoing operations over the next ten years and is intended to be kept under constant review.
3. While the projects have been established through robust planning processes and are a priority for Ngāti Whātua Ōrākei and the Ngāti Whātua Ōrākei Reserves Board (reserves board) all projects are subject to wider community consultation (until such time as a management plan anticipating specific initiatives is adopted). Future whanau and community engagement may influence the scope of works. In addition, the Whenua Rangatira and Pourewa Creek Recreation Reserve Combined Master Plan is currently being developed and this will inform future changes to this financial plan.

Co-governance and co-management

4. The Orakei Act 1991 created New Zealand's first co-governed public park – Whenua Rangatira. In 2012 Pourewa Creek Recreation Reserve was added to the existing co-governance arrangement via the Ngāti Whātua Ōrākei Act Claims Settlement Act 2012.
5. Over the course of this ten year financial period Ngāti Whātua Ōrākei (NWO) and Auckland Council (AC) will be embarking on their fourth decade of co-governance. The journey over the first three decades can be roughly categorised into three phases:
 - a) Taking time to reunite with the Whenua Rangatira and getting to know each other
 - b) Planning (creation of the Whenua Rangatira Management Plan)
 - c) Restoration and Ngāti Whātua Ōrākei reclaiming a full kaitiaki role
6. The Ngāti Whātua Ōrākei Reserves Board Financial Plan 2018-28 (plan) has been developed through workshops at both a governance and management level. This plan only reflects the Auckland Council budget for the Whenua Rangatira and Pourewa Creek Recreation Reserve (Whenua and Pourewa). However there is a lot of investment in the Whenua and Pourewa by Ngāti Whātua Ōrākei staff and Auckland Council staff and it is the intent to start to capture this and reflect this in future plans.
7. The single biggest priority for Ngāti Whātua Ōrākei and the reserves board in the first three years of this plan is investment in tourism. This represents the fourth significant phase along the journey of co-governance. This proposed investment will deliver an outstanding destination for Aucklanders' and visitors in time for the America's Cup

Revenue assumptions

8. There are two existing revenue streams from the Whenua and Pourewa that will continue for the 10 year life of the plan:
 - Events – fees for use of the Whenua Rangatira are set by the reserves board but levied by the Auckland Council events team and then transferred to the reserves board quarterly.
 - Vodafone – once the Ngāti Whātua Ōrākei Claims Settlement Act 2012 came into effect in February 2013 the reserves board inherited a commercial lease in the form of a Vodafone NZ cell tower.
 - Further income is projected in outer years for commercial revenue return from tourism. This is forecast to start and increase from 2022.

Operational funding assumptions

9. Governance, planning and communication
 - Reserves board secretariat – a half time technical support person has been funded by the reserves board for several years. This is forecast to continue for the life of the plan.
 - The cost of running the reserves board including insurance, audit fees, legal, koha and other incidental costs is provided for. Note: in addition to this Te Puni Kōkiri funds the board members payments, catering and venue fees. This is not reflected in this budget.
 - Management plan and feasibility funding – Following the completion of the master plan the two existing management plans will be reviewed and combined with a view to specifically contemplating and consulting with the public on specific developments and changes. This will prevent the need for individual notification of leases or developments and provide a transparent vehicle for public engagement.
 - Feasibility funding is included in 2022/23. This funding is forecast in the middle of the plan to help direct investment in the outer years.
 - Brand, identity and website – it is anticipated that in year one the board would develop a tohu or a brand to support the vision and the scale of activity as well as the increased presence of staff and experiences on Pourewa and the Whenua. Year two includes funding for the development of a basic but dedicated website to increase access to information, programmes and events. Ongoing funding allows for collection and use of images, videos, collateral, communications advice and support.
10. Ecology and maintenance
 - Ecological restoration via the ongoing chemical free programme is accelerated in this plan (particularly for Pourewa) with provision to obtain a pest free environment with a view to long term species reintroduction. The plan reflects 3-4 dedicated staff to run the pest free and ecological restoration programme as well as run some education initiatives.
 - Maintenance (including revegetation and green works) - Maintenance of the Whenua and Pourewa is predominantly carried out by Ōkahu Rakau (a business unit of Ngāti Whātua Ōrākei Whai Maia Ltd) with support from Ventia and Treescape for specialist works. It is anticipated costs of maintenance will increase commensurate with developments (provided for in consequential operating costs).

11. World class visitor experience and storytelling

- Fibre – in line with the capital investment in fibre, operational budget provision is made for the cost of providing broadband to both Pourewa and the Whenua to ensure public access to free broadband.
- Story telling - Assumes support for public programmes and events including interpretative walks and events. This does not include any specific programming that may occur in any future tourism developments.
- Kaitiaki summer services - continuation of this successful programme with an increased budget to increase hours/brand/presence.
- Research and monitoring - Seed funding is shown for an ongoing ecological and visitor monitoring programme noting that additional funding and support is anticipated from aligned research organisations and NWO.

Capital funding assumptions

12. Whenua Rangatira Developments

- Brand and identity - upgrade/roll out of improved signage/brand at all entrances. Complemented by operational budget for (website, communications etc). \$120,000 including design and consent is assumed in 2018-20 and a second phase of funding of \$120,000 is assumed over 2025-27.
- Mahuhu o te Rangi – house Mahuhu on the Whenua Rangatira in a purpose built whare waka. The budget assumption for this whole project is \$310,000 with a particular focus on the whare waka and interpretation. This funding is intended to provide a publicly accessible home for this taonga. Specialised waka restoration (if agreed) is not provided for within this budget.
- Improved access - it is anticipated a central spine/shared path (3 metre wide walking/cycling) will be designed and developed that runs between Ōkahu and Mission Bay and perpendicular to this up to the Mahuhu o te Rangi near the marae. This will be a connector and storytelling spine and help manage safe visitor flow. It is assumed capital contribution will also be sought from Auckland Transport. The location will be informed by the master plan. Planning, consent and delivery is expected over 2021-26.
- Kaitiaki – capital funding is provided for small initiatives arising from the overall kaitiaki programme such as providing a mobile base to operate from and signage collateral. Staff currently working at Ōkahu Bay over the summer struggle to promote the values of the site including the rubbish free and smoke free policies and have requested a stronger presence.
- Tourism and storytelling - assumes design and installation of basic story boards (or similar) and ongoing interpretation displays.
- Waka culture – assumes development of an iconic new facility near the water at Ōkahu over the years 2026-28.
- Fibre - a capital investment is needed which will require ongoing service costs to ensure high visitation areas have access to free broadband.

13. Pourewa Creek Developments

- Brand and identity - upgrade/roll out of improved signage/brand at all entrances. Complemented by operational budget for (website, communications etc). \$120,000 including design and consent is assumed in 2021-23.
- Recreation facilities - provision is made for picnic tables, seating and wharepaku.
- Access - improved vehicle access including an upgraded vehicle entrance and a path network. Funding is spread across the first seven years of the plan (2018-27).
- Waka culture – assumes access to water at Pourewa in 2023/24.
- Nursery - complete the relocation and upgrade of the plant growing facilities/nursery.
- Fibre - a capital investment is needed which will require ongoing service costs to ensure high use areas have access to free broadband.

14. Renewals

- All assets (except those run under lease) are recorded by Auckland Council in its asset management system and renewal funding is forecast in this system. The reserves board is the administering body of assets and liable for their replacement. The funding shown in the attached is based on the current asset renewal forecast held by Auckland Council's asset management system.

Grant funding

15. The assumption made in this plan is that there are two larger built investments where the reserves board via Auckland Council will make a contribution to Ngāti Whātua Ōrākei (NWO) who will lead the development. This assumes NWO will obtain the remaining investment funding. The two overarching investments are a tourism facility on the Whenua Rangatira and an ecological education centre on Pourewa. These will be leased to NWO from the reserves board and this lease will stipulate a financial return to the reserves board where there is a commercial element or profit forecast. NWO will run these facilities and take the bulk of the risk and the return.
16. Detailed design and business modelling for these developments has not yet been completed so forecast revenue to the reserves board is considered to be conservative at this point in time.
17. The grant funding is tagged in Auckland Council's Long Term Plan 2018-29. As this is tagged as a grant the release of funds from Auckland Council will be contingent on a grant agreement and a number of conditions being met.

Auckland Council and self funded programmes	2018/19 yr	2019/20 yr	2020/21 yr	2021/22 yr	2022/23 yr	2023/24 yr	2024/25 yr	2025/26 yr	2026/27 yr	2027/28 yr	Total 10 years
Operational programmes											
Revenue:	-18,512	-19,252	-19,830	-31,900	-44,676	-46,016	-59,935	-74,648	-90,190	-106,597	-511,555
Less Expenditure:											
Governance, planning and communication	214,802	180,130	107,550	87,827	149,557	93,176	95,971	98,850	101,816	104,870	1,234,550
Ecology and Maintenance	764,953	902,041	1,039,130	1,096,530	1,133,208	1,212,247	1,257,893	1,320,426	1,398,882	1,476,746	11,602,056
World Class visitor experience and story telling	115,440	199,014	275,170	173,268	183,193	188,689	186,827	192,432	194,879	212,371	1,921,284
Total Operating expenditure	1,095,194	1,281,185	1,421,850	1,357,626	1,465,959	1,494,112	1,540,691	1,611,708	1,695,576	1,793,988	14,757,889
Total Net Operational programmes	1,076,682	1,261,933	1,402,020	1,325,726	1,421,283	1,448,096	1,480,756	1,537,060	1,605,387	1,687,391	14,246,334
Capital programmes											
Whenua Rangitira developments	130,000	400,000	50,000	90,000	550,000	370,000	600,000	620,000	950,000	850,000	4,610,000
Pourewa Creek developments	442,800	335,000	1,092,800	70,000	1,300,000	0	360,000	840,000	360,000	0	4,800,600
Grant Funding	200,000	1,753,200	1,260,000	0	0	50,000	500,000	500,000	0	0	4,263,200
Capital Renewals	136,347	131,750	58,662	71,337	16,133	211,325	218,510	220,000	220,000	300,000	1,584,064
Total Capital programmes	909,147	2,619,950	2,461,462	231,337	1,866,133	631,325	1,678,510	2,180,000	1,530,000	1,150,000	15,257,864
Total Long Term Plan Funding 2018-2028	1,985,829	3,881,883	3,863,482	1,557,063	3,287,416	2,079,421	3,159,266	3,717,060	3,135,387	2,837,391	29,504,198