

I hereby give notice that an ordinary meeting of the Ngāti Whātua Ōrākei Reserves Board will be held on:

**Date:** Monday, 3 March 2025  
**Time:** 5.00pm  
**Meeting Room:** Ōrākei Marae  
**Venue:** 59b Kitemoana Street  
Orakei  
Auckland

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## Ngāti Whātua Ōrākei Reserves Board

### OPEN AGENDA

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#### MEMBERSHIP

<b>Chairperson</b>	Marama Royal	
<b>Deputy Chairperson</b>	Cr Desley Simpson, JP	
<b>Members</b>	Cr Angela Dalton	Member Wyllis Maihi
	Member Alec Hawke	Member Scott Milne, JP

(Quorum 3 members)

**Lexy Turner**  
Governance Advisor

**26 February 2025**

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1.

**Ngāti Whātua Ōrākei Reserves Board  
REGISTER OF INTERESTS**

<b>NAME</b>	<b>POSITION</b>	<b>TYPE OF BUSINESS</b>	<b>ORGANISATION</b>	<b>DATE JOINED</b>
<b>HAWKE, Alec</b>	Member	PUBLIC	SPARK ARENA COMMUNITY FUND COMMITTEE	2007
<b>MAIHI, Wyllis</b>	Member	PUBLIC	NWO RESERVES BOARD	2018
	Member	PUBLIC	KAUMĀTUA FOR KĀHUI ARAHI	2024
<b>ROYAL, Marama Jacquiline</b>	Chair	PRIVATE	NGĀTI WHĀTUA ŌRĀKEI TRUSTEE LIMITED	2011
	Trustee	IWI/HAPU	RANGINUI No. 12 TRUST	2003
	Member	PUBLIC	AUCKLAND POLICE TAUMATA	2008
	Member	PUBLIC	JUSTICE OF THE PEACE ASSOCIATION	2002
	Chair	PUBLIC	NWO RESERVES BOARD	2018
	Chair	PUBLIC	SKY CITY COMMUNITY TRUST BOARD	2020
	Member	PUBLIC	AUCKLAND UNIVERSITY OF TECHNOLOGY COUNCIL	2022
<b>ROYAL, Marama Jacquiline</b>	Co-Chancellor	PUBLIC	AUCKLAND UNIVERSITY OF TECHNOLOGY COUNCIL	2024
<p><b>All Councillor and Local Board Members declarations of interest are available on the Auckland Council website</b>  <a href="https://www.aucklandcouncil.govt.nz/about-auckland-council/how-auckland-council-works/elected-members-remuneration-declarations-interest/Pages/elected-members-declarations-search.aspx">https://www.aucklandcouncil.govt.nz/about-auckland-council/how-auckland-council-works/elected-members-remuneration-declarations-interest/Pages/elected-members-declarations-search.aspx</a></p>				

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## 1 Ngā Tamōtanga | Apologies

## 2 Te Whakapuaki i te Whai Pānga | Declaration of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

## 3 Te Whakaū i ngā Āmiki | Confirmation of Minutes

That the Ngāti Whātua Ōrākei Reserves Board:

- a) whakaū / confirm the ordinary minutes of its meeting, held on Monday, 11 November 2024 as a true and correct record.

## 4 Ngā Pakihi Autaia | Extraordinary Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“An item that is not on the agenda for a meeting may be dealt with at that meeting if-

- (a) The local authority by resolution so decides; and
- (b) The presiding member explains at the meeting, at a time when it is open to the public,-
  - (i) The reason why the item is not on the agenda; and
  - (ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting.”

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“Where an item is not on the agenda for a meeting,-

- (a) That item may be discussed at that meeting if-
  - (i) That item is a minor matter relating to the general business of the local authority; and
  - (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but
- (b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion.”



## Operations Report

File No.: CP2025/02762

### Te take mō te pūrongo

#### Purpose of the report

1. To update the Ngāti Whātua Ōrākei Reserves Board (reserves board) on the operational work carried out on the whenua by Ngāti Whātua Ōrākei Whai Māia.

### Whakarāpopototanga matua

#### Executive summary

2. Over the period from November 2024 to January 2025, the operations teams focused on key maintenance, environmental initiatives, and community engagement across multiple projects. The key achievements are set out in Attachment A.
3. Significant efforts were made in landscape management, horticultural improvements, and waste minimisation.
4. Notable highlights include preparing public spaces for major events such as Sail GP, successful harvesting of produce from the Mara Kai, and advancements in native plant propagation at the nursery.
5. Challenges included increased pest management needs, waste accumulation in public areas, and resource limitations for composting and irrigation.

### Ngā tūtohunga

#### Recommendations

That the Ngāti Whātua Ōrākei Reserves Board:

- a) tuhi tīpoka / note the operational updates as detailed in this report;
- b) ohia / endorse the proposal to relocate the two pedestrian walkways connecting Takaparawhau to Rukutai Street and Aotea Street.
- c) tuhi tīpoka / note the proposal to relocate the two pedestrian walkways connecting Takaparawhau to Rukutai Street and Aotea Street is contingent upon the decision of the Minister of Conservation and involve public consultation.

### Operational Update

#### Financial Implications

6. **Operational Costs:** Routine maintenance of public and other spaces, including mowing, plant care, and irrigation, continued as per cycles. The integration of new machinery and maintenance schedules was a key cost area.
7. **Event Preparation:** Additional resources were allocated to ensure areas were ready for high-profile events, requiring extra labour and materials.
8. **Waste Management:** Increased public waste, particularly in recreational areas, has led to additional cleanup efforts, which may require additional budget allocation for waste collection services.
9. **Nursery and Horticulture:** Up-potting activities, seed collection, and pest control measures required ongoing funding. The nursery is also managing six large plant orders.

10. **Sustainability Projects:** Composting, waste minimisation, and recycling initiatives have continue with low financial burden due to effective use of local resources such as food waste and manure.

### Risk and Mitigation

11. **Public Waste Accumulation:** The increasing waste issue in key public areas, such as Ōkahu Bay and Michael Joseph Savage, poses environmental and aesthetic concerns. The team has flagged the need for additional resources or partnerships to manage this challenge.
12. **Drought and Irrigation Needs:** The dry summer months have heightened the risk of plant stress and reduced crop yields. The team is addressing this by implementing improved watering techniques and mulching strategies.
13. **Pest Control:** A rise in aphids, whiteflies, and mealybugs required additional monitoring and natural pesticide applications. The nursery team is employing neem oil treatments and increasing manual pest removal efforts.
14. **Equipment and Machinery Maintenance:** With high operation use, regular servicing of machinery such as tractors and mowers is crucial to prevent breakdowns. A stocktake of the marae contract machinery is underway to streamline servicing schedules.

### Health and Safety

15. There is nothing to report for January 2025.

### Kaitiaki Services

16. The good efforts of Kaitiaki Services continue as previously reported, playing a vital role in maintaining public safety and the harmonious use of public spaces with the Papakainga and wider community.
17. The Kaitiaki Hub is scheduled for replacement.

### Relocation of Walkway Connections between Takaparawhau and Rukutai Street and Aotea Street

18. On 11 November 2024, the Board discussed a proposal to relocate walkway connections between Takaparawhau and Rukutai Street and Aotea Street and requested additional information to facilitate a comprehensive assessment. Whai Rawa Ltd, who are seeking the relocation of the walkways, promptly provided the necessary details.
19. The initiative is driven by the need to enhance the usability, design, and safety of pedestrian walkways while maintaining public accessibility and ensuring a cohesive land development strategy.
20. Whai Rawa Ltd is working through a process with Auckland Council (who holds the title to the two walkway land parcels) under the Reserves Act 1977 to provide for the initiative, and ensuring community access is maintained. The process will likely involve written support from Ngāti Whātua Ōrākei Trust, consultation with the local board and the Ngāti Whātua Ōrākei Reserves Board, and with the wider public – the outcome of which will need to be provided with a report to the Department of Conservation. The ultimate decision on the matter is made by the Minister of Conservation. Accordingly, to progress this initiative, it is recommended that the Board formally endorse the proposal to relocate the two walkways, but note that the proposal is contingent upon the decision of the Minister of Conservation.



## Next Steps

21. **Landscape and Public Space Management:** Address the growing waste accumulation issue through collaboration with council and additional resource for waste collection.
22. **Sustainability and Composting Expansion:** Increase education and participation in waste reduction and composting initiatives within community spaces.
23. **Irrigation and Plant Health:** Continue improving water retention strategies, invest in sustainable irrigation systems, and prepare for winter cycles.
24. **Nursery Orders and Plant Health:** Manage existing plant orders efficiently while expanding propagations techniques to meet demand.
25. **Community and Volunteer Engagement:** Strengthen partnerships with schools, organisations, and volunteers to support sustainability and horticultural projects.
26. **Event Readiness and Maintenance Events:** Continue refining maintenance schedules to accommodate upcoming high-traffic periods and ensure readiness for future community events.

## Ngā tāpirihanga Attachments

No.	Title	Page
A	Operations Report November 2024 – January 2025	

## Ngā kaihaina Signatories

Author	Jamie Cook - Toi Taiao General Manager, Ngāti Whātua Ōrākei Whai Maia
Authorisers	Lisa Davis - Chief Executive, Ngāti Whātua Ōrākei Trust Dominic Wilson - Head of Co-governance



## Projects Report

File No.: CP2025/02768

### Te take mō te pūrongo

#### Purpose of the report

1. To update the Ngāti Whātua Ōrākei Reserves Board on key projects managed by the Ngāti Whātua Ōrākei Reserves Board. Each project demonstrates the Board's dedication to enhancing the natural and cultural landscapes, while maintaining community engagement and upholding cultural values.

### Whakarāpopototanga matua

#### Executive summary

2. This report provides an overview of key projects undertaken by the Ngāti Whātua Ōrākei Reserves Board, including Pathways & Signage, Takaparawhau Events & Playground, Pourewa Access & Security, Cliff Stabilisation, Ko Te Pūkaki 2040, Pourewa Phase 4 Access, Mahi Toi Projects, and the Nursery Expansion.
3. Each project has progressed at varying stages, with several nearing completion while others remain in the planning and implementation phase.
4. The projects align with the strategic goals of enhancing access, cultural representation, ecological sustainability, and community engagement.
5. Key achievements across projects include:
  - Completion of major pathway, signage, and security installations.
  - Advancements in the Takaparawhau Playground and Events Area, ensuring it serves both cultural and public purposes.
  - Launch of the Ko Te Pūkākī 2040 initiative, a long-term regeneration project aimed at ecological restoration.
  - Significant work on nursery expansion, despite budget overruns.
6. Challenges include financial constraints, the need for increased community engagement, and managing complex environmental and construction risks.
7. Management requests approval of the Pourewa Phase 4 Access Pathways & Signage project plan and budget of \$350,000.
8. Ko Te Pūkākī 2040 seeks to establish a structured and measurable process for management to carry out the work more effectively, with a long-term plan. For FY25, the fiscal year will span four months (March–June) and will focus on team recruitment, equipment purchase, establishment, training, preparation, and some planting in June. Staffing costs will cover salaries for one full-time Team Leader and four full-time Kaitiaki Whenua, along with specialist contract resources such as arborists, training expenses, and a budget allocation for annual salary increases of 5%. Tools, equipment, and consumables will include access vehicles, tools, and personal protective equipment necessary for project implementation. Compliance and monitoring efforts will ensure that specialist resources are in place to measure and monitor completed work, track key performance indicators, and oversee the delivery of project objectives. The costs for this phase are fully covered within the currently allocated Long-Term Plan funding for the reserves, with no additional funds required. Management requests approval for the reallocation of funds for the first 5-year cycle, including the initiation of a three-yearly review cycle.

## Ngā tūtohunga Recommendations

That the Ngāti Whātua Ōrākei Reserves Board:

- a) tuhi tīpoka / note the project update reports
  - Combined Reserve Management Plan
  - Urupā Development
  - Mahi Toi Projects
  - Pourewa Nursery Expansion
  - Pathways and Signage Project
  - Pourewa Buildings Project
  - Takaparawhau Playground and Events Area
- b) whakaae / approve the Pourewa Phase 4 Access Pathways & Signage project plan and budget of \$350,000;
- c) whakaae / approve the reallocation of the LTP funding for the Ko Te Pūkākī 2040 first 5-year cycle (note the \$2,958,016 costs over 5 years are entirely within the currently allocated LTP funding, and no additional funds are required).

## Project Update

### Financial Implications

9. The total budget across all projects exceeds several million dollars, with individual project costs as follows:
  - **Pathways & Signage:** Budget of \$340,000; projected cost \$312,000.
  - **Takaparawhau Playground & Events:** Budget of \$973,000; current expenditure \$450,647.
  - **Pourewa Access & Security:** Budget of \$178,000; current expenditure \$156,297.
  - **Cliff Stabilisation:** Budget of \$150,000; only \$2,795 spent so far, indicating the early stages of this project.
  - **Ko Te Pūkākī 2040:** A long-term investment with a projected five-year budget exceeding \$2.9 million.
  - **Pourewa Phase 4 Access:** Budget of \$350,000 allocated for 2025, including pathway development and signage.
  - **Mahi Toi Projects:** Budget of \$230,000; projected final cost \$189,427.
  - **Nursery Expansion:** Budget of \$570,000; exceeded by 12%, reaching \$619,395 due to unforeseen engineering costs.
10. Budget overruns have occurred in the nursery expansion project, while most other projects remain within or slightly above estimated costs.

## Risk and Mitigation

11. Several risks have been identified across the projects, including:

### Financial Risks

- Cost overruns in the Nursery Expansion due to engineering complexities.
- Potential additional funding requirements for projects such as Ko Te Pūkaki 2040 and Takaparawhau Playground.

**Mitigation:** Regular financial reviews, securing additional funding, and cost-control strategies.

### Community and Stakeholder Engagement

- Ensuring whānau are informed and engaged, particularly for high-profile projects such as pathways, signage, and Mahi Toi installations.

**Mitigation:** E-pānui, letter drops, and regular hui with key stakeholders.

### Environmental and Engineering Challenges

- Cliff stabilisation and ecological restoration require extensive assessments and consultations.
- Construction delays due to weather and unforeseen ground conditions at Pourewa.

**Mitigation:** Conducting detailed geotechnical studies and flexible construction scheduling.

### Regulatory and Compliance Issues

- Delays in resource consent approvals for some projects, impacting timelines.
- Mitigation:** Early engagement with Auckland Council and regulatory bodies to streamline approval processes.

## Next Steps

12. Each project has clear next steps to ensure successful implementation:

- **Pathways & Signage:** Finalising interpretive/narrative signage and installation by March 2025.
- **Takaparawhau Playground & Events:** Advancing playground design and resource consent applications, alongside finalising utilities.
- **Pourewa Access & Security:** Completing landscaping work to enhance the newly developed accessways.
- **Cliff Stabilisation:** Conducting ecological and geotechnical assessments before intervention planning.
- **Ko Te Pūkaki 2040:** Progressing habitat restoration and plantings, with an aim to plant over 65,000 native trees over five years.
- **Pourewa Phase 4 Access:** Procurement and site preparation to begin in mid-2025.
- **Mahi Toi Projects:** Completing planting at Te Ao Manatu and progressing the Tūwatawata and Ngā Pouwhakarae design phase.
- **Nursery Expansion:** Finalising irrigation and completing resource consent requirements.

13. Continued monitoring, community engagement, and financial oversight will be critical to the successful delivery of these projects.

## Ngā tāpirihanga Attachments

Item 6

No.	Title	Page
A	Mahi Toi Projects	
B	Pourewa Nursery Expansion	
C	Pathways & Signage Projects 2024	
D	Takaparawhau Playground and Events Area	
E	Pourewa Access and Security	
F	Takaparawhau Cliff Stabilisation	
G	Ko Te Pūkākī 2040	
H	Pourewa Access: Pathways & Signage Phase 4	

## Ngā kaihaina Signatories

Author	Jamie Cook – Toi Taiao General Manager, Ngāti Whātua Ōrākei Whai Maia
Authorisers	Lisa Davis – Chief Executive Ngāti Whātua Ōrākei Trust Joe Hammon – Kaiwhakahaere Te Waka Tai-Ranga-Whenua, Auckland Council