

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

**Date:** Monday, 12 May 2025  
**Time:** 4.00pm  
**Meeting Room:** Ōrākei Marae  
**Venue:** 59b Kitemoana Street  
Ōrākei  
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>	Deputy Mayor Desley Simpson, JP
<b>Members</b>	Cr Angela Dalton Member Alec Hawke Member Wyllis Maihi Member Scott Milne, JP

(Quorum 3 members)

**Lexy Turner**  
Governance Advisor

**7 May 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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Whakatua - Karakia / mihi

## 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, 3 March 2025](#), including the confidential section, 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.: CP2025/08880

### Te take mō te pūrongo Purpose of the report

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

### Whakarāpopototanga matua Executive summary

2. April 2025 was marked by consistent operational progress, excellent feedback from external visitors, and strong health and safety outcomes across Pourewa.
3. Whai Māia Board visited and commended the site, particularly its formalised health and safety systems.
4. Turf and nursery teams maintained their service cycles, with highlights including a successful kumara and pumpkin harvest and the completion of nearly 20,000 plant pot-ons.
5. Training and recruitment continued across all areas. Community engagement remained high despite seasonal weather challenges.

### Ngā tūtohunga Recommendation

That the Ngāti Whātua Ōrākei Reserves Board:

- a) tuhi tīpoka / note the operational updates as detailed in this report.

### Operational Update

#### Financial Implications

6. **Maintenance Costs:** Routine equipment servicing (e.g. mowing, up-potting, pest control) remained steady, with no unexpected expenses reported.
7. **Capital Requests:** The mushroom cultivation initiative continues to face limitations due to the lack of funding for fruiting chamber improvements. A dedicated budget is needed to resolve operational inefficiencies.
8. **Community Garden:** Activities were resource-light this month due to favourable rainfall reducing irrigation needs and strategic use of green cropping.

#### Risk and Mitigation

9. **Pest & Disease:** Myrtle rust was identified in the nursery. The affected plants have been quarantined, Auckland Council has been notified, and the nursery is now awaiting disposal protocols.
10. **Volunteer Engagement:** Inclement weather impacted volunteer turnout. The team has adapted by continuing small group and whānau-based participation and planning for weather-resilient scheduling.
11. **Mushroom Operations:** Due to a lack of allocated funding, issues in the fruiting chamber persist and may limit production. Temporary measures using exhausted substrates are being trialed successfully.
12. **Apiary Health:** Bee colonies are healthy, but with winter approaching, proactive varroa treatment will be applied to prevent future infestations.

## Next Steps

13. **Health and Safety Training:** Continue delivery of first aid, quad bike, and machinery handling training.
14. **Winter Preparation:** Apply varroa treatments in apiary, plan winter crop rotations, and monitor stored produce.
15. **Volunteer and Community Engagement:** Launch more Maramataka-based workshops and ensure safe access to the site amid ongoing roadworks.
16. **Nursery Operations:** Complete stocktake in HortBase and begin seed sowing based on newly cleaned stock.
17. **Waste and Biosecurity Protocols:** Finalise myrtle rust disposal in collaboration with council and reassess nursery hygiene practices.

## Health and Safety

18. There is nothing to report for April 2025.
19. The team will continue delivery of Health and Safety Training as reported in 'Next Steps'.

## Kaitiaki Services

20. There is nothing new to report.
21. Kaitiaki Services continue their valuable work, helping to maintain public safety and the harmonious use of public spaces by both the Papakainga and the wider community.

## Highlights Report - The ongoing transformation of Te Pourewa and Whenua Rangatira

22. A highlights report (Attachment C) has been prepared to summarise the significant achievements and developments across Te Pourewa and the Whenua Rangatira from 2022 to 2025.
23. This report celebrates the ongoing transformation of these taonga sites, led by the Ngāti Whātua Ōrākei Reserves Board. It outlines the successful delivery of both operational and capital projects, including major milestones such as the expansion of the nursery and community hub, the development of pathways and signage, the launch of Te Ao Manatu (Tūpuna Rocks), and record food harvests from the Māra Kai.
24. The commitment from kaimahi and leadership of the Board have been instrumental in nurturing the whenua and deepening its connection with the community.

## Ngā tāpirihanga Attachments

No.	Title	Page
<a href="#">A⇒</a>	Operations Report April 2025	
<a href="#">B⇒</a>	Photo Operations Report April 2025	
<a href="#">C⇒</a>	Highlights Report April 2025	

## Ngā kaihaina Signatories

Authors	Tom Irvine – Chief Executive Officer, Ngāti Whātua Ōrākei Whai Maia Ltd Jamie Cook – Toi Taiao General Manager, Ngāti Whātua Ōrākei Trust
Authorisers	Lisa Davis - Chief Executive, Ngāti Whātua Ōrākei Trust Dominic Wilson - Head of Co-governance, Auckland Council



# Capital expenditure budget reforecast and revision of the Ngāti Whātua Ōrākei Reserves Board 2024-2034 LTP

File No.: CP2025/08822

Item 6

## Te take mō te pūrongo

### Purpose of the report

1. To provide Ngāti Whātua Ōrākei Reserves Board capital expenditure budget reforecast and request approval of the revised 2024-2034 Long Term Plan for capital expenditure budget.

## Whakarāpopototanga matua

### Executive summary

2. At the Ngāti Whātua Ōrākei Reserves Board (Reserves Board) decision making meeting on 3 March 2025, the following resolution [NGA/2025/3](#) was passed:  
“c) *whakaae / approve the reallocation of the long term plan (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).*”
3. At the workshop on 28 April 2025 of the Reserves Board, a capital expenditure (capex) reforecast as per Attachment A was reported and discussed with members.
4. This report seeks to tidy up the capex budget and request that the reforecast capex 2024-2034 LTP as shown at the bottom section of Attachment A be formally adopted.
5. This will replace the current capex budget as shown in the top section of the table in appended as Attachment A.
6. No additional funds are required as the reforecast is fully within existing budget.

## Ngā tūtohunga

### Recommendation

That the Ngāti Whātua Ōrākei Reserves Board:

- a) *whakaae / approve the revised capital expenditure budget for 2024-2034 Long Term Plan as in Attachment A of the agenda report.*

## Analysis and risks

7. The main drivers for the change in 2024-2034 LTP capex budget were discussed with the members at the workshop on 28 April 2025. Key reasons for the capex budget changes:
  - Buildings Capital Works Programme – adjusted with the proposal for a Visitor Centre being deferred, to enable more time to consider the functions and preferred location for this facility,
  - Environment & Food Capital Works Programme has been adjusted to accommodate Ko Te Pūkākī,
  - Mahi Toi Capital Works Programme has been spread more evenly with consistent annual investment rather than a small number of larger investments.
8. The rationale for the change is that there is a significant change in capex work programme and activity due to the approval of the Ko Te Pūkākī 2040 strategy on 3 March 2025.

9. This capex reforecast will address the anomaly with the current capex budget and allow council to efficiently manage its debt and cashflow forecasting.
10. The priority for the Reserves Board and capacity for delivery was not aligned with the current capital budget. Doing nothing with the current budget forecast will result in a significant underspend this year and in future years in relation to the capital spend.
11. This resolution will reduce any risk and re-align capex budget to meet the Reserves Board priorities. With increased programme management and a clear focus on the Ko Te Pūkākī strategy and priorities, the Reserves Board will be in a strong position to deliver as per the revised capex 2024-2034 LTP.

## Ngā tāpirihanga

### Attachments

No.	Title	Page
A⇒	NWORB - Capex reforecast 2024-2034 LTP	

## Ngā kaihaina

### Signatories

Author	Munen Prakash - Lead Financial Advisor, Auckland Council
Authorisers	Lisa Davis - Chief Executive, Ngāti Whātua Ōrākei Trust Dominic Wilson - Head of Co-governance, Auckland Council

## Projects Report

File No.: CP2025/09037

### Te take mō te pūrongo

#### Purpose of the report

1. To consider key projects managed by the Ngāti Whātua Ōrākei Reserves Board. Each project demonstrates the Ngāti Whātua Ōrākei Reserves 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 outlines the progress of key projects under the Ngāti Whātua Ōrākei Reserves Board (Reserves Board) portfolio as of April 2025.
3. Overall, the delivery of projects is progressing well across most workstreams, with notable completions including the Pourewa Nursery Expansion and Takaparawhau Events Ground Stage Two.
4. Planning and early-stage development are underway for several major initiatives, such as the Takaparawhau Playground and Cliff Stabilisation.
5. Community engagement continues to be a strong feature of all projects, with kaupapa aligning closely to Ngāti Whātua Ōrākei values of kaitiakitanga, Hauora, and cultural expression.

### Ngā tūtohunga

#### Recommendations

That the Ngāti Whātua Ōrākei Reserves Board:

- a) tuhi tīpoka / note the project update reports:
  - i) Nursery Expansion
  - ii) Takaparawhau Events Ground Strengthening
  - iii) Takaparawhau Playground
  - iv) Cliff Stabilisation
  - v) Pourewa Pathways and Signage
  - vi) Ko Te Pūkākī 2040
- b) whakaae / approve the Te Pourewa Mahi Toi project plan and budget of \$250,000;
- c) whakaae / approve the Pourewa Accessibility Improvements project plan and budget of \$200,000.

## Project Update Financial Implications

6. This section outlines the current financial performance of each project, including budgeted versus actual costs, projected final expenditures, and any significant variances or funding implications.
- **Pourewa Nursery Expansion:** Completed at \$647,235, exceeding the \$570,000 budget by approximately 14%. Overruns were due to geotechnical complexities and unbudgeted admin costs.
  - **Takaparawhau Events Ground:** On track to meet the \$748,000 budget, though utility costs are higher than expected. Savings in other areas are helping maintain financial balance.
  - **Takaparawhau Playground:** Design phase ongoing. No spend yet from the \$225,000 budget.
  - **Cliff Stabilisation:** Early stage work completed, with \$27,143 spent from a \$150,000 budget. Project remains within expected costs.
  - **Access – Pathways and Signage:** \$256,493 spent to date, tracking under the \$340,000 budget.
  - **Ko Te Pūkākī: 2040:** \$50,000 spent of the \$242,239 FY25 allocation. Multi-year project with overall forecast of \$3 million over five years.
  - **Te Pourewa Mahi Toi:** Funding request of \$250,000 within LTP allocation, covering setup of carving centre, procurement of timber, and installation of palisade fencing.
  - **Pourewa Accessibility Improvements:** \$200,000 requested for FY25/26, within LTP 'Access' allocation.

## Risk and Mitigation

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

### Geotechnical and Engineering Risks:

- Nursery expansion experienced higher costs due to new construction technology.
- Future budgets to include more robust allowances for consent and quality assurance processes.

### Cost Overruns on Utilities:

- Power and water upgrades at the Takaparawhau Events Ground are above initial estimates.
- Continued negotiation and value engineering are underway to maintain budget alignment.

### Community Engagement:

- Ongoing requirement for effective communication with whānau and local communities to manage expectations and ensure project support, particularly for high-profile projects like the Takaparawhau Playground and Cliff Stabilisation.

### Accessibility Infrastructure:

- Risks associated with slope movement at Māra Rongoā to be mitigated through engineering design of new pathways.

## Next Steps

8. Each project has clear next steps to ensure successful implementation:
- **Pourewa Nursery Expansion:** Project closed – no further action required.
  - **Takaparawhau Events Ground:** Complete grass strike, confirm power and water installations.
  - **Takaparawhau Playground:** Begin whānau and community consultation, confirm design brief and shortlist design team.
  - **Cliff Stabilisation:** Complete ecosystem mapping, begin option development, prepare for second wānanga.
  - **Signage Projects:** Finalise interpretive signage designs and install by June 2025.
  - **Ko Te Pūkākī: 2040:** Begin clearance and prepare for planting season; stand up ecology team.
  - **Mahi Toi:** Upon approval, set up carving centre, procure timber, and initiate palisade fence construction.
  - **Accessibility Improvements:** Upon approval, begin procurement planning.

## Ngā tāpirihanga

### Attachments

No.	Title	Page
<a href="#">A⇒</a>	Nursery Expansion	
<a href="#">B⇒</a>	Takaparawhau Events Ground Strengthening	
<a href="#">C⇒</a>	Takaparawhau Playground	
<a href="#">D⇒</a>	Cliff Stabilisation	
<a href="#">E⇒</a>	Pourewa Pathways and Signage	
<a href="#">F⇒</a>	Ko Te Pūkākī 20240	
<a href="#">G⇒</a>	Te Pourewa Mahi Toi Project Plan	
<a href="#">H⇒</a>	Pourewa Accessibility Improvements Project Plan	

## 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, Auckland Council Joe Hammon – Kaiwhakahaere Te Waka Tai-Ranga-Whenua, Auckland Council



## Financial Update as at 31 March 2025

File No.: CP2025/09053

### Te take mō te pūrongo

#### Purpose of the report

1. To provide Ngāti Whātua Ōrākei Reserves Board an update on financial performance as at 31 March 2025.

### Whakarāpopototanga matua

#### Executive summary

2. Net operating expenditure as at end of March 2025 was \$1.6m and was in line with budget, as shown in the finance summary table below.
3. Funding agreements for maintenance, management support, kaitiaki and nursery staffing were paid in the month of August 2024. This mostly covers all the operational expenses for FY25.
4. Management plan budget of \$102k was carried forward from last year. There is also about \$23k of unallocated expenses that was carried forward from last year.
5. Consequential opex of \$48k is in the budget for current financial year which will cover any unplanned expense during the year.
6. Capital expenditure for FY25 includes carry forward from last year and some further work is required to reconcile the amount once the carry forward for FY25 is loaded in the system. Okahu signage of \$90k is spent so far for capex.

### Ngā tūtohunga

#### Recommendation

That the Ngāti Whātua Ōrākei Reserves Board:

- a) whiwhi / receive the financial report as at 31 March 2025.

### Financial update

7. An overview of the operational and capital expenditure as of 31 March 2025 is included in table below.

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Ngāti Whātua Ōrākei Reserves Board Net Operating Expenditure summary As at 31 March 2025	YTD Actual	YTD Budget	YTD Variance	FY25 Budget (incl. c.fwd)
<b>Revenue:</b>				
Revenue - nursery				
Revenue - licenses and permits (Vodafone)	20,000	16,000	4,000	16,000
<b>Total Revenue</b>	<b>20,000</b>	<b>16,000</b>	<b>4,000</b>	<b>16,000</b>
<b>Expenditure:</b>				
<b>Governance &amp; Administration</b>				
Insurance/Admin Costs	6,077	11,250	5,173	15,000
Audit	5,665	6,000	335	6,000
Management Support	200,000	200,000		200,000
<b>Total Governance &amp; Administration</b>	<b>211,742</b>	<b>217,250</b>	<b>5,508</b>	<b>221,000</b>
<b>Whenua Protection</b>				
Maintenance – Ngāti Whātua (Whenua Rangatira)	525,000	525,000		525,000
Maintenance – Ngāti Whātua (Pourewa)	525,000	525,000		525,000
Utilities and Maintenance (Ventia)	32,903	45,000	12,097	60,000
Kaitiaki	120,000	120,000		120,000
Consequential Opex				48,000
<b>Total Whenua Protection</b>	<b>1,202,903</b>	<b>1,215,000</b>	<b>12,097</b>	<b>1,278,000</b>
<b>Nursery &amp; Visitor Experience</b>				
Visitor centre / Nursery staffing	200,000	200,000		200,000
Wifi Fibre - Whenua		4,500	4,500	6,000
Events				50,000
<b>Total Nursery &amp; Visitor Experience</b>	<b>200,000</b>	<b>204,500</b>	<b>4,500</b>	<b>256,000</b>
<b>Carry forwards</b>				
Management plan				102,000
Unallocated				21,441
<b>Total carry forwards</b>				<b>123,441</b>
<b>Total Expenses</b>	<b>1,614,645</b>	<b>1,636,750</b>	<b>22,105</b>	<b>1,878,441</b>
<b>Total Net Operating Expenditure</b>	<b>1,594,645</b>	<b>1,620,750</b>	<b>26,105</b>	<b>1,862,441</b>

Ngāti Whātua Ōrākei Reserves Board Proposed Budget allocation Capital Expenditure	YTD Actual	FY25 Budget (incl. c.fwd)
<b>Access</b>		
Pathways - Pourewa Creek	178,000	500,000
Pathways - Whenua Rangatira		
Okahu	90,000	100,000
<b>Buildings</b>		
Education / Visitor Building		100,000
Whare Waka / Waka Culture (Okahu)		1,000,000
<b>Recreation &amp; Facilities</b>		
Urupa		550,000
Okahu Playground	398,000	1,230,000
<b>Mahi Toi</b>		
Pourewa		300,000
Whenua Rangatira		20,000
<b>Total Capital Expenditure</b>	<b>666,000</b>	<b>3,800,000</b>



## Ngā tāpirihanga Attachments

There are no attachments for this report.

## Ngā kaihaina Signatories

Author	Munen Prakash - Lead Financial Advisor, Auckland Council
Authorisers	Lisa Davis - Chief Executive, Ngāti Whātua Ōrākei Trust Dominic Wilson - Head of Co-governance, Auckland Council