

FERNGLEN NATIVE PLANT GARDENS RESERVE

SERVICE ASSESSMENT

WSP | OPUS

Kaipātiki
Local Board
Auckland Council





Document Control

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INTRODUCTION

The Fernglen Native Plant Garden Reserve (FNPGR) situated in Birkenhead offers a unique collection of ferns, alpine specimen and native vegetation. Gifted to the people of Tāmaki Makaurau / Auckland by Muriel Fisher, the inspired botanical collections of the Fisher family have been a testament to vision, hard work and a keen contribution to the botanical landscape of New Zealand.

The Kaipātiki Local Board, alongside the FNPGR Management Committee, identified the need to establish a Service Assessment to build upon the Development Plan [Draft] established in 2015 by Richard Reid to inform service provision, rationalise future projects and identify potential activation opportunities.

Review of the existing plan ensures realistic, fit for purpose strategy moving forward to meet existing and future service outcomes for the FNPGR Management Committee, residents of Kaipātiki Local Board area and visitors to the reserve. Service outcomes are established that contribute to the following key goals:

- Deliver botanical and horticultural excellence through diverse and well-maintained collections.
- Enable education opportunities that contribute to horticulture, conservation and sustainability throughout Tāmaki Makaurau / Auckland.
- Promote and practice conservation and sustainable reserve management.
- Deliver neighbourhood reserve facilities that inspire and connect Tāmaki Makaurau / Auckland to native nature with immersive and planned recreation and activation opportunities.
- Articulate a rich history and unique sense of place by upholding the established character and grass-roots aesthetic.
- Maintain biophysical, sensory and cultural attributes in a manner that enhances the unique landscape character of Fernglen Native Plant Gardens.

This Service Assessment ensures that FNPGR remains an important asset to the community by providing recreation and botanic excellence in a manner that is relevant to future residents and visitors. The gardens possess high landscape character attributes derived from biophysical, sensory and cultural characteristics which should be maintained and enhanced with all works proposed. This Service Assessment provides a coherent document that considers the opinions and guidance of FNPGR Management Committee, Kaipātiki Local Board and Auckland Council to enable strategic allocation of funding for well resolved project packages and outcomes moving forwards.



METHODOLOGY

THE METHODOLOGY BELOW OUTLINES THE STEPS THAT WERE TAKEN THROUGHOUT PROJECT PHASES TO ACHIEVE PROJECT ASPIRATIONS.

4.1 REVIEW OF RELEVANT EXISTING MATERIAL

Key strategic documents, plans and policies were reviewed, summarising key information that contribute to project outcomes and support the proposed works packages through policy and strategy.

Documents include:

- Development Plan (Draft), Richard Reid, 2015
- Reserve Management Plan for Fernglen Native Plant Gardens, 1992
- Auckland Unitary Plan
- Kaipātiki Local Board Plan, 2017
- Kaipātiki Connections Network Plan, 2016 Update
- Auckland Long Term Plan
- Park and Open Spaces Strategic Action Plan, 2013
- Open Space Provision Policy, 2016

4.2 PROJECT WORKING GROUP (PWG) WORKSHOP ONE

A Project Working Group (PWG) was formed to socialise all groups with an interest in the reserve. Representatives were:

- Kelly Hayward (Chairperson, Fernglen Native Plant Gardens Management Committee);
- Steve Cook (Curator, Fernglen Native Plant Gardens Management Committee);
- John Gillon (Chairman, Kaipātiki Local Board);
- George McMahon (Auckland Council);
- Russell Cooper (WSP Opus).

The PWG undertook an initial workshop to gauge the interests and opinions of the attending stakeholder groups. This session canvassed all possible strategic goals and possible outcomes for the site, determined the importance of these to understand the key physical works that are important at FNPGR. This process supplemented the existing Development Plan (Draft), Reid, 2015 by ensuring all potential development outcomes identified by the PWG, were scoped and documented.

From this workshop all FNPGR potential service outcomes and strategic goals were settled on to guide works packages within the Service Assessment. These were presented back to the project working group alongside workshop summary for comment, to ensure correct representation of all opinions before progressing to the next project phase.

HOLD POINT: APPROVAL OF WORKSHOP SUMMARY, STRATEGIC GOALS AND SERVICE OUTCOMES BY AUCKLAND COUNCIL AND PWG

4.3 DRAFT SERVICE ASSESSMENT (DSA)

A draft Service Assessment (DSA) was prepared as the key deliverable. This document provided a summary of all background material, strategic outcomes, project list and included an indicative location plan diagram for identified projects, project information including cost and potential funding.

The DSA was presented alongside a project long list and priority matrix to assess all works proposed within the Development Plan [Draft] (Reid, 2015), alongside new project and activities identified by the PWG. The project longlist was then developed into separable works portions to include information on scope, extent of works and project outcome. Investigation and design cost estimate and potential sponsor was included with input from Park Services and Investigation and Design teams. This document was progressed to a draft form for the PWG to provide feedback on.

4.4 PROJECT WORKING GROUP WORKSHOP - DRAFT SERVICE ASSESSMENT REVIEW

The PWG met to discuss the draft Service Assessment and provide any further input on the scope and extent of projects and provide feedback on the prioritisation of projects.

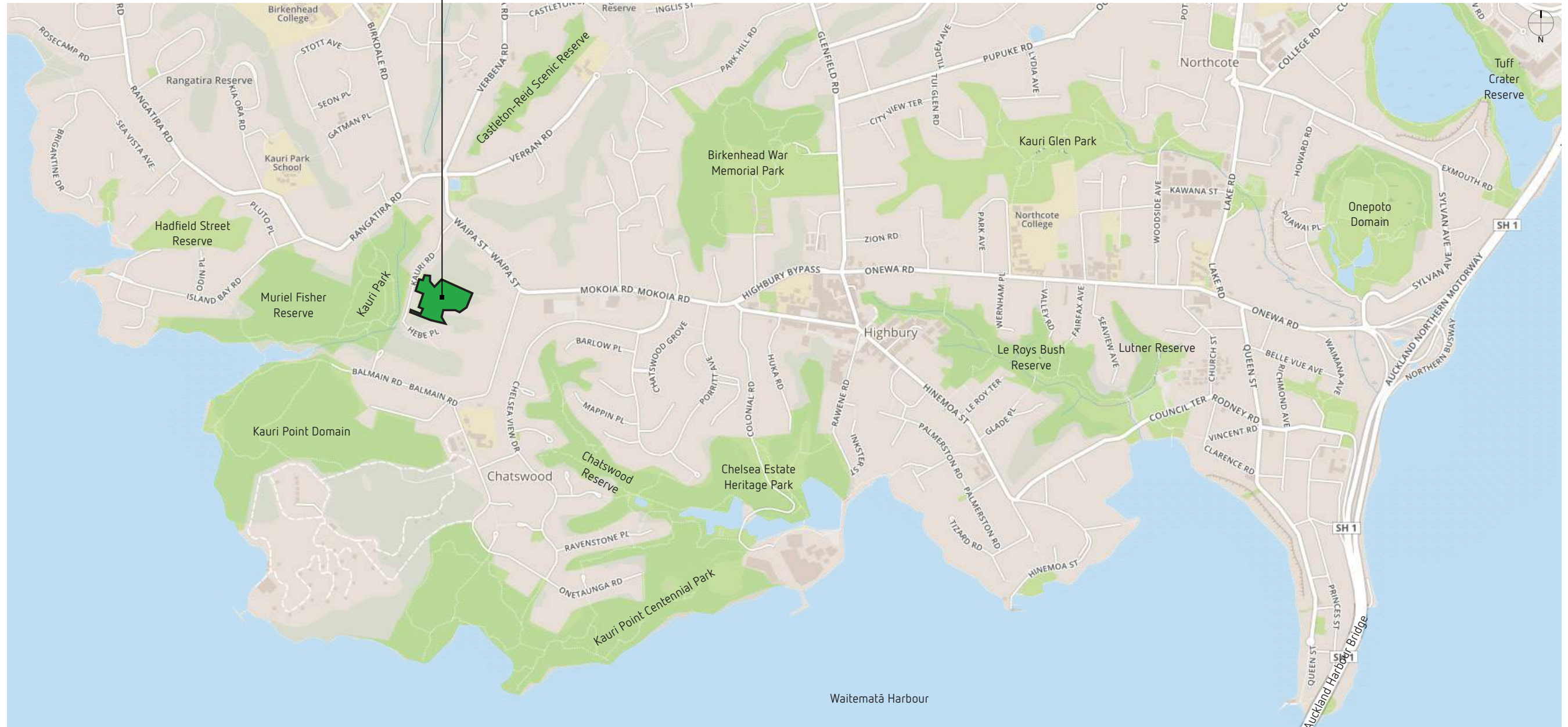
HOLD POINT: FEEDBACK PROVIDED BY PWG AND APPROVAL BY AUCKLAND COUNCIL TO PROCEED TO FINAL SERVICE ASSESSMENT DOCUMENT

4.5 PREPARE FINAL SERVICE ASSESSMENT

Based on the feedback received from the PWG on the DSA the Service Assessment was updated to final form. It is intended that this Service Assessment will provide a coherent document that will enable the strategic allocation of funding with well resolved project scope and outcomes moving forwards.

SITE CONTEXT

FERNGLEN NATIVE PLANT GARDENS RESERVE



Kauri Point Domain



Muriel Fisher Reserve



Kauri Park



Fernglen Gardens



Le Roys Bush Reserve



Kauri Point Centennial Park



Chelsea Estate Heritage Park

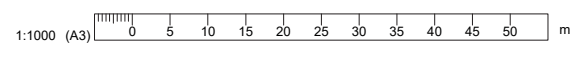


Birkenhead War Memorial Park

EXISTING SITE FEATURES



- PLAN LEGEND**
- Property Boundary
 - Building
 - Watercourse
 - Existing Tracks
 - Track Closed
 - 5m Contours



SITE PHOTOS



Fern Clearing



Access Trails



Auckland Rock Hunting



Bens Ridge Arboretum



01. Entrance to Fernglen Native Plant Gardens



02. Education Centre and Gazebo



03. Rock Garden Collection and Gravel Pathway



04. Gully Boardwalk



05. Upper Lawn

STRATEGIC DOCUMENTS, PLANS AND POLICIES

DEVELOPMENT PLAN [DRAFT], REID, 2015

The 2015 Development Plan [Draft], R.Reid (Appendix One), established important themes and recommendations for FNPGR. While serving as a precursor to this Service Assessment, it was never adopted for operational use by the Kaipātiki Local Board.

The document illustrates some important parallels to similar case studies, it draws inspiration from both literature and landform as inspiration and it remains an important document to preface the Service Assessment.

Within the Development Plan [Draft] are operation and maintenance outcomes and project works outcomes for the reserve. These will be assessed for their relevance by the PWG and carried forward if deemed a priority.

The FNPGR Management Committee separately carried out a review of this Development Plan [Draft] and presented their feedback to the PWG to inform the Service Assessment.

RESERVE MANAGEMENT PLAN FOR FERNGLEN NATIVE PLANT GARDENS, 1992

The 1992 Reserve Management Plan takes stock of the existing inventory, (Pre 1992), assesses the recreation and community needs and establishes a management philosophy with objectives and policy to meet the Reserves Act 1977 requirements. While this Reserve Management Plan is a legacy document that has not been refreshed to align with current council, planning and management practice it remains largely applicable and the strategic goals are in keeping with the reserves current operations and goals.

The key management goals established within the management plan are as below:

- To conserve and develop the collections of rare and unusual plant species;
- To develop the gardens as an interpretive and educational centre for the study of the surrounding reserves containing significant areas of remnant native bush;
- To maintain and enhance the quality of the remnant bush in the gardens;
- To ensure the facilities are commensurate with the level of public use of the gardens.

From discussion with the PWG in the first workshop it can be noted that these goals still ring true and are applicable for

future works. The objectives and policies contained within the Reserve Management Plan still provide valuable “ground rules” for development and management of the gardens.

Works proposed within the Service Assessment should reflect the policy and intent of the Reserve Management Plan and ensure that key objectives continue to be fulfilled by the implementation of works packages.

AUCKLAND UNITARY PLAN

Implementation of the Service Assessment at Fernglen Native Plant Gardens is likely to require resource consents for portions of the works to adhere to zone, overlay and control mechanisms in place for the site and adjacencies. The reserve holds Open Space – Conservation Zoning, with key objectives being:

- The natural, ecological, landscape, Mana Whenua and historic heritage values of the zone are enhanced and protected from adverse effects of use and development.
- Use and development complements and protects the conservation values and natural qualities of the zone.

The resource consenting requirements will establish the minimum requirements for each works portion for sustainable management of natural and physical resources. Given the objectives of the reserve for horticultural excellence, conservation and sustainability, it provides an opportunity to exceed minimums established through the resource consenting process and establish a mechanism for each portion of works to contribute back to an environment of natural abundance for Tāmaki Makaurau.

A planning assessment to resolve the planning context and process required for delivery of proposed works will be required for projects identified and these should be guided by technical investigations and design assessment at the outset of each project portion.

KAIPĀTIKI LOCAL BOARD PLAN, 2017

The Kaipātiki Local Board Plan recognises that the areas 540ha of reserve and local parks provide a unique collection of ‘destination parks’, ‘primordial rainforest’, ‘sparkling waters’ and widespread views that are unparalleled across Auckland. The plan establishes aspirational objectives and key initiatives for the community, with the following seven outcomes established to guide works and help make Kaipātiki a better community for all. Many of these

objectives can be contributed to by development at Fernglen Native Plant Gardens Reserve:

- Outcome 1:** Our people identify Kaipātiki as their kāinga (home);
- Outcome 2:** Our natural environment is protected for future generations to enjoy;
- Outcome 3:** Our people are active and healthy;
- Outcome 4:** Getting to and around Kaipātiki is easy;
- Outcome 5:** Our urban centres are vibrant;
- Outcome 6:** Our community facilities and infrastructure are high quality and well managed;
- Outcome 7:** Services are well managed and meet community needs.

Proposed development at Fernglen Native Plant Gardens should measure against these outcomes to ensure local board budgets can contribute to key outcomes and deliver for the diverse communities of Kaipātiki.

KAIPĀTIKI CONNECTIONS NETWORK PLAN, 2016 UPDATE

The Kaipātiki Connections Network Plan identifies the extensive network of walking tracks and cycle links that exist throughout the area. It recognises important routes that would supplement the existing network and resolve some important connections to ‘allow for a greater number of users, a safer environment for users, and/or to provide better environmental outcomes.’

It recognises that Fernglen Native Plant Gardens Reserve sits alongside Priority Greenways Projects 29, 30, 31, 32 and 33. These projects are predominantly upgrades to existing or the establishment of two new connections within the general vicinity of Fernglen Native Plant gardens. Due to the closure of all tracks within Muriel Fisher Reserve and Kauri Park these strategic connections are unable to be implemented or improved until a position is taken on Kauri Dieback status in the area. Therefore, there is the potential to assess how Fernglen Native Plant Gardens can contribute to these key neighbourhood connections in the interim.

One key proposed route within the Connections Network Plan is the connection from The Gardens - Bens Ridge through to Balmain Road, demonstrating how this would contribute to the Greenways Network and provided a potential link from Soldiers Bay through to the proposed Waipa Street/ Mokoia Road connector route. All trail and connection upgrades should be assessed against the Kaipātiki Connections Network Plan to ensure strategic alignment and implementation.

STRATEGIC DOCUMENTS, PLANS AND POLICIES

AUCKLAND LONG TERM PLAN

The long term plan for Tāmaki Makaurau refers to a region of abundance. A region desired by many, a diverse and vibrant region providing natural environment contributing to our sense of identity and wellbeing. The long-term plan looks to ensure that as Auckland continues to grow positive results are achieved in six key outcomes areas:

- Belonging and Participation;
- Māori Identify and Wellbeing;
- Homes and Places;
- Transport and Access;
- Environment and Cultural Heritage;
- Opportunity and Prosperity.

The Auckland Plan identified that Auckland has a world-wide reputation for its quality of life and this is attributable in part to its outstandingly beautiful natural environment and the lifestyle opportunities it offers.

To meet this vision of a world class City, the network of parks and open spaces will need to continually grow and improve. Fernglen Native Plant Gardens contributes to implementing key strategic goals for Tāmaki Makaurau and through considered development has the ability to contribute further to providing an integrated, quality open space network that meets community needs and their diverse recreational requirements.

“Maintain and extend an integrated network of quality open spaces across the region that meet community needs and provide a diverse range of recreational opportunities by 2040.”

Ongoing investment in the open space network will be required to meet the ongoing demands arising from population growth identified in the long term plan, with a focus on increasing the capacity of the existing network required to accommodate increased usage from growing populations.

Investment at Fernglen Native Plant Gardens will allow increased capacity and resource to continue providing education, accessible recreation, nature immersion, protection and recognising the significance of Fernglen Native Plant Gardens contributions to a region of abundant natural value and cultural heritage for the benefit of present and future generations.

PARK AND OPEN SPACES STRATEGIC ACTION PLAN, 2013

The Park and Open Spaces Strategic Action Plan establishes strategy for important work in Auckland parks and open spaces in the next 10 years to implement goals established in the Auckland Plan. Four key principals with priority items are established that are highly relevant to development at FNPGR.

- **Treasure our parks and open spaces.**
 - Protect and care for Auckland’s special places;
 - Celebrate our volcanic landscape;
 - Protect our coastline and waterways;
 - Restore and enhance Auckland’s native biodiversity;
 - Tell our stories and history.
- **Enjoy our parks and open spaces.**
 - Accommodate more use and activities;
 - Balance diverse demands;
 - Create safe, healthy and enjoyable places;
 - Expand the open space network;
 - Promote our parks and open spaces.
- **Connect our parks and open spaces.**
 - Create greenways across Auckland;
 - See our streets as places;
 - Create a regional trail network;
 - Connect our natural areas;
 - Link with the transport network.
- **Utilise our parks and open spaces**
 - Connect our communities;
 - Build a green infrastructure network across Auckland;
 - Provide world-class experiences;
 - Respond to our changing environment;
 - Use parks and open spaces to create attractive urban areas.

Alongside this are policy and planning; development and management; partnership, promotion and advocacy; and research and monitoring actions to implement these priority areas. Proposed development at FNPGR should look to contribute to the implementation of these actions.

OPEN SPACE PROVISION POLICY, 2016

The Open Space Provision Policy establishes planning principles and provisioning measures to deliver on the focus and priorities of the Auckland Plan, as prescribed by the Parks and Open Space Strategic Action Plan.

Four network principals, derived from the Strategic Action Plan, guide how high quality open space should be located and configured. Fernglen Native Plant Gardens provide Conservation Open Space at a Neighbourhood Park level and development should aim to realise the key principals for a growing population

- **Treasure.**
 - Create distinctive places;
 - Celebrate the coast;
 - Conserve areas of natural or cultural value.
- **Enjoy.**
 - Make safe and welcoming places;
 - Be considerate of neighbours;
 - Create enduring spaces;
 - Provide the right size and shape.
- **Connect.**
 - Create a green network;
 - Link open spaces together;
 - Create esplanade reserves.
- **Utilise.**
 - Integrate with green infrastructure;
 - Support a compact city;
 - Consider resilience.

STAKEHOLDER INPUT SUMMARY

Key to the success of this Service Assessment was the need to reflect input from all stakeholders with a role in delivering development outcomes. As outlined within the methodology, a project working group (PWG) was formed with representatives of key stakeholder groups to workshop and review at key project intervals.

Key stakeholder groups:

- Fernglen Native Plant Gardens Management Committee
- Kaipātiki Local Board
- Auckland Council

This established a transparent process between all parties and ensured views were reflected correctly to reach successful outcomes that can be adopted and implemented. Beyond this, Auckland Council liaised the process with the Kaipātiki Local Board at strategic intervals and provide feedback for incorporation into the Service Assessment to ensure views are reflected.

Workshop One

DATE: 21ST FEBRUARY 2019

ATTENDEES:

- Kelly Hayward (Chairperson, Fernglen Native Plant Gardens Management Committee);
- Steve Cook (Curator, Fernglen Native Plant Gardens Management Committee);
- John Gillon (Chairman, Kaipātiki Local Board);
- George McMahon (Auckland Council);
- Russell Cooper (WSP Opus).

SUMMARY OF WORKSHOP:

Key discussion points included: confirming project focus, identifying key needs, resolving service outcomes and potential goals for the reserve. Time was spent understanding the committees key concerns and previously identified items that would positively contribute to the services offered at FNPGR.

KEY ISSUES:

Access and Arrival:

The current carparking and entrance provision at the reserve was noted as an impediment for access and receiving groups. No provision for bus manoeuvring, unsafe unloading of vehicles, unresolved pedestrian provision and ill-defined gathering space at the reserve entrance was highlighted. This notably detracts from the ability to safely and simply cater to school and horticulture groups. Arrival is not clearly defined with signage or main routes for entry.

History and Narrative:

Given the reserve's rich history there is a need for interpretive signage and panels to illustrate and narrate the history of the site and explain site features. This would further contribute to the arrival experience and help to inform user's navigation of the site. This would also contribute to the reserve's education services and recognise its important contributions to national horticulture and botanical collection.

Kauri Dieback:

The potential for the reserve to contribute further to Kauri Dieback education and response was identified. There is the potential for the site to establish alternate neighbourhood connections to supplement those that have been closed due to kauri dieback. This would require assessment and upgrade to existing tracks, alongside the identification of some new routes to connect paper roads and service designations. All future works should align with Auckland Council's response to Kauri Dieback.

Ablutions Provision:

The existing facilities currently limits education and horticulture groups using FNPGR. A need for upgraded ablutions facilities was identified. It was suggested an additional ablutions block should supplement what is currently provided by the FNPGR Management Committee's education centre and allow for groups to more comfortably arrive and use the reserve.

Water and Power Provision:

It was noted that as a part of the works removing the Fisher residence, waterlines and power were disconnected and not made good to all items that were previously serviced. This has resulted in the water gardens - a key feature of the main rock gardens, being decommissioned and the site irrigation lines being temporarily fixed to allow continued operation. These works should be rectified during asset renewals, to ensure effective delivery of services.

The FNPGR Management Committee noted that a main motivator today, as was recognised by Muriel Fisher, was the desire to provide an educational and immersive native nature experience, to provide the opportunity to learn about conservation and take that message home. This was, and still is, delivered in a hands-on and unassuming manner and any future development should be in keeping with this aesthetic.

STAKEHOLDER INPUT SUMMARY

Workshop Two

DATE: 17TH MAY 2019

ATTENDEES:

- Kelly Hayward (Chairperson, Fernglen Native Plant Gardens Management Committee);
- Steve Cook (Curator, Fernglen Native Plant Gardens Management Committee);
- John Gillon (Chairman, Kaipātiki Local Board);
- George McMahon (Auckland Council);
- Russell Cooper (WSP Opus).

SUMMARY OF WORKSHOP:

Workshop Two was held to gather feedback on the draft document from the Project Working Group to progress to final form with the support of all involved.

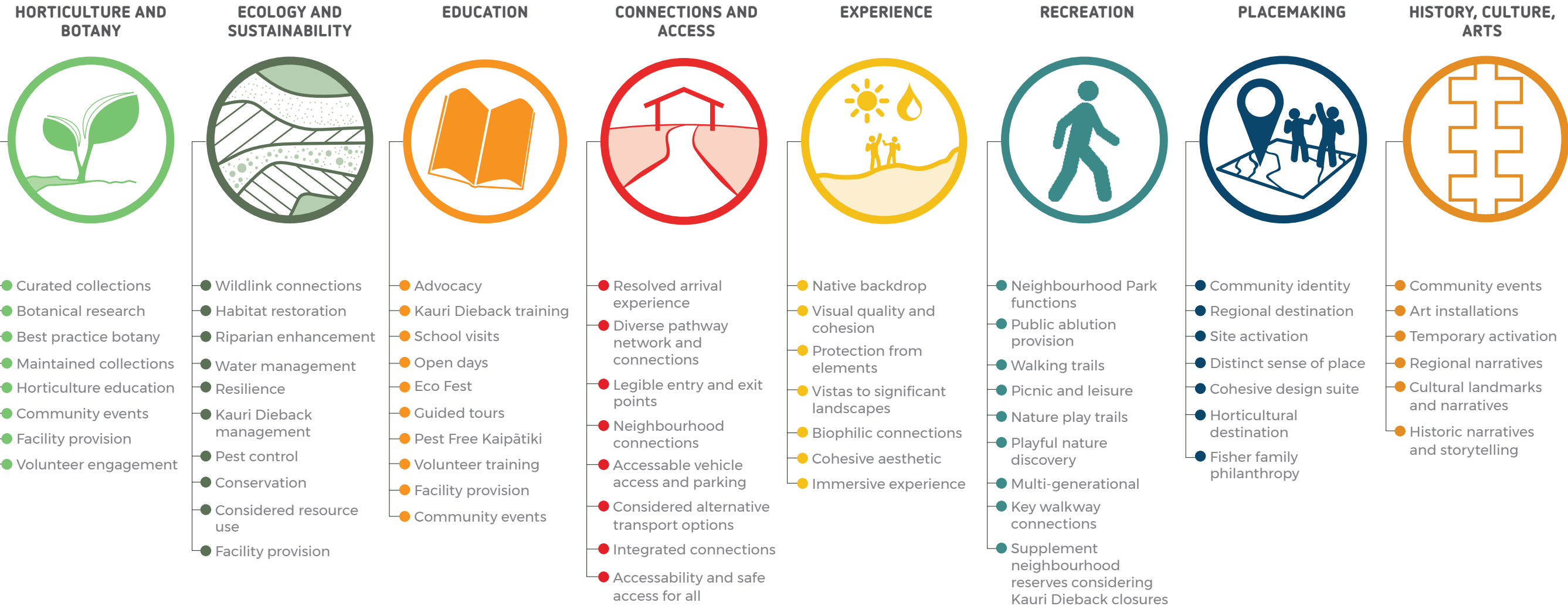
There was general agreement and support of the document with some minor amendments resulting in the following:

- Site power and water connections to be assessed alongside the water feature works portion, due to the likelihood that this will be one of the first works portions;
- A requirement to outline the continuing role and collaboration with the FNPGR Management Committee and Curator in all project and physical works as key stakeholders;
- The inclusion of the possibility to seek out third party sponsorship for works.

WSP Opus received mark-up documents outlining amendments and these have been incorporated into the final form document to capture this feedback.

SERVICE OUTCOMES

The following service outcomes have been deemed key attributes in guiding future works at Fernglen Native Plant Gardens. These outcomes reflect services that the gardens should continue to provide or that the gardens have the potential to provide in the future. They establish a holistic framework to ensure the reserve is developed to its full potential, with measures against a wide list of possible outcomes.



STRATEGIC GOALS

1. Deliver botanical and horticultural excellence through diverse and well-maintained collections.
2. Enable education opportunities that contribute to horticulture, conservation and sustainability throughout Tāmaki Makaurau / Auckland.
3. Promote and practice conservation and sustainable reserve management.
4. Deliver neighbourhood reserve facilities that inspire and connect Tāmaki Makaurau / Auckland to native nature with immersive and planned recreation and activation opportunities.
5. Articulate a rich history and unique sense of place by upholding the established character and grass-roots aesthetic.
6. Maintain biophysical, sensory and cultural attributes in a manner that enhances the unique landscape character of Fernglen Native Plant Gardens.

PRIORITY WEIGHTINGS

Investment by key contributors into Fernglen Gardens must be effective, efficient and financially sustainable. To assist with prioritising within financial cycles, projects have been ranked to determine priority and ensure sound investment decisions that have the best outcomes for Fernglen Gardens.

The priority weighting attributes (%) aim to ensure a robust, transparent and fair process for identifying projects that are important to the strategic outcomes and contribute to decisions on what will be invested in during funding cycles. These weightings (%) aim to ensure project implementation meets strategic goals and provides a measure against service outcomes.

HORTICULTURE AND BOTANY

20% The degree to which a project contributes to botanical excellence and horticultural development for the gardens and wider horticulture community.

EDUCATION

18% The degree to which a project contributes to education outcomes for horticulture, conservation and sustainability.

FINANCIAL PRIORITY

18% The degree to which a project is deemed to be a financial priority for achieving key strategic goals and service outcomes.

CONNECTIONS AND ACCESS

12% The degree to which the project contributes to access to the gardens, local connections and through-site links. Considering accessibility for all and safety principles.

PROJECT EFFICIENCY

7% The degree to which a proposed project complements another. Ensuring projects are packaged for efficiency of design and construction staging.

ECOLOGY AND SUSTAINABILITY

5% The degree to which a project contributes to the reserve and region's ecology and sustainability integrity.

EXPERIENCE

5% The degree to which a project contributes to peoples experience of the reserve and their interaction with native horticulture and conservation.

RECREATION

5% The degree to which a project contributes to recreation outcomes for a neighbourhood reserve.

PLACEMAKING

5% The degree to which a project adds to sense of place, identity and unique character.

HISTORY, CULTURE, ARTS

5% The degree to which a project promotes the site's rich history, cultural landmarks and narratives and the arts at the reserve.

Weightings (%) indicate the proportion of total score (100%) that a project item will be attributed if deemed to contribute to a strategic outcome.

PROJECT LONG LIST

Item Descriptor	Weighting Attributes											Weighting	Ranking	Importance
	HORTICULTURE	EDUCATION	FINANCIAL PRIORITY	CONNECTIVOS AND ACCESS	PROJECT EFFICIENCY	ECOLOGY AND SUSTAINABILITY	EXPERIENCE	RECREATION	PLACEMAKING	HISTORY, CULTURE, ARTS				
	20%	18%	18%	12%	7%	5%	5%	5%	5%	5%				
1. Bus Stop/Loading Zone provision at new entrance		●	●	●	●		●	●	●	●		70%	1	HIGH
2. New outdoor wash house and toilet with green roof		●	●				●	●	●	●	●	61%	2	HIGH
3. Restore water feature below driveway	●	●						●	●	●	●	58%	3	HIGH
4. Restore water reticulation system to rock garden and ferneries, reshape pools to enable path improvement and build new lower pool	●	●						●	●	●	●	58%	3	HIGH
5. Arrival space for visitor groups. Provide signage			●	●	●		●	●	●	●	●	57%	5	HIGH
6. Build new rock gardens in areas where path network is extended	●	●			●		●			●		55%	6	HIGH
7. Remove planting to extend outdoor classroom / courtyard. Provide new timber seating	●	●					●	●			●	53%	7	HIGH
8. Extend outdoor classroom area	●	●					●	●		●	●	53%	7	HIGH
9. Play trails, nature play and discovery objects	●	●						●		●	●	53%	7	HIGH
10. Remove rock garden within the street road reserve			●	●	●		●			●		47%	10	HIGH
11. Extend public footpath Southward (Kauri Rd)			●	●	●		●			●		47%	10	HIGH
12. Reshape driveway entrance to accommodate bus turning movements			●	●	●		●			●		47%	10	HIGH
13. Remove planting to create new public footpath. Replant with native hedge to match existing			●	●	●		●	●				47%	10	HIGH
14. Upgrades to tracks and walkways			●	●	●		●	●				47%	10	HIGH
15. New entrance gates			●	●	●		●			●		47%	10	HIGH
16. Path to ferneries (existing and new)			●	●			●	●			●	45%	16	MEDIUM
17. Refine shape of cul-de-sac to allow bus turning to engineers detail			●	●	●		●					42%	17	MEDIUM
18. Reshape lip and strengthen section of concrete road			●	●	●		●					42%	17	MEDIUM
19. Local Board arts installation events		●						●	●	●	●	38%	19	MEDIUM
20. Remove vegetation intruding into spatial clearing of Fernglen rock garden. Maintain openness	●				●		●			●		37%	20	MEDIUM
21. Rebuild rock garden from new footpath up to 34 Kauri Road boundary	●				●		●			●		37%	20	MEDIUM
22. 'Make Good' works from house removal	●				●		●	●				37%	20	MEDIUM
23. Maintain <i>Tecomathe speciosa</i> with care	●							●		●	●	35%	23	MEDIUM
24. Lighten canopy by removing māhoe (<i>Melicytus ramiflorus</i>)	●							●		●	●	35%	23	MEDIUM
25. Extend lower area of ferns up to path and wash-house	●							●		●	●	35%	23	MEDIUM
26. North/South pathway upgrade (Entrance to classroom) Greenways connections				●	●	●	●	●	●			34%	26	LOW
27. East/West pathway upgrade (Kauri Rd to classroom) Greenways connections				●	●	●	●	●	●			34%	26	LOW
28. Formalise track to Balmain Rd (Vector designation - 5a Balmain Rd)				●	●	●	●	●	●			34%	26	LOW
29. Formalise Paper Road connection (Street to Street)				●	●	●	●	●	●			34%	26	LOW

PROJECT LONG LIST

Item Descriptor	Priority Weightings											Weighting	Ranking	Importance
	HORTICULTURE	EDUCATION	FINANCIAL PRIORITY	CONNECTIVOS AND ACCESS	PROJECT EFFICIENCY	ECOLOGY AND SUSTAINABILITY	EXPERIENCE	RECREATION	PLACEMAKING	HISTORY, CULTURE, ARTS				
30. Remove existing toilet and kitchen within education building. Build larger kitchen and new bookshelf		●				●	●	●				33%	30	LOW
31. Maintain planting within all rock gardens so rocks are exposed and there is space between plants	●				●		●					32%	31	LOW
32. New green wall along boundary	●						●		●			30%	32	LOW
33. New stepping stones at entry to top two paths				●	●		●	●				29%	33	LOW
34. Replace wooden steps with stone steps				●	●		●	●				29%	33	LOW
35. New pedestrian access to Kauri Park. Location to be confirmed				●		●	●	●				27%	35	LOW
36. Reshape rock garden to create pedestrian passage through and around				●	●		●					24%	36	LOW
37. Reshape profile of driveway and replace paving with gravel				●			●	●				22%	37	LOW
38. Remove existing vegetation, widen existing paths and extend path network around west side of Fisher House area				●			●	●				22%	37	LOW
39. Investigate removal of power pole and cabling							●					5%	39	LOW

Items Removed - Completed or Non-Priority

Remove Pohutukawa (Metrosideros excelsa) overhanging Kauri Road
Replace Golden Totara (Podocarpus totara) with native feature tree
Remove camellia tree closest to driveway
New Planting
Remove rock garden and replace paving with gravel for new arrival space
Remove existing garage.
Remove all fences surrounding the Fisher House
Entry to basement museum
Fisher House removed, basement covered with temporary fill. Construct concrete garden terrace, basement museum and green roof.
New Water Garden
New terrace exhibition display balustrade
Remove stone paving on paths and replace with gravel

SITE DEVELOPMENT PLAN



1:1500 (A3) 0 10 20 30 40 50 60 70 m

PLAN LEGEND

- | | |
|-------------------|-----------------|
| Property Boundary | Existing Tracks |
| Building | Track Closed |
| Watercourse | * 5m Contours |

PROJECT WORKS PACKAGES

From the longlist of potential projects, key works packages have been established. These have been collated to focus on key deliverables and enable implementation of project packages in line with priority rankings and funding availability. This promotes efficiency in design, consenting, funding and delivery of works, with similar function or within similar areas of the reserve.

It is assumed that works will be implemented to coincide with funding and sponsor availability. As a result, packages have not been ranked, but average priority weightings have been to indicate alignment with reserve service outcomes and strategic goals.

Key to the progression of all works at FNPGR is the requirement for all investigation, design and physical works to be carried out in close consultation. Documented approvals from the FNPGR Management Committee and Curator will be required.

It is also important to recognise the potential for third party funding sources other than the Kaipātiki Local Board to contribute to enhancing the Reserve. The Lottery Commission, Charities, Foundations, Trusts, Pub Charity, Rotary, DoC, conservation and sustainability grants are all potential options.

KEY WORKS PACKAGE:

- a. Bus Loading Zone, Pedestrian Footpath and Entrance Upgrade
 - b. Toilets, Wash house and Utilities
 - c. Arrival Space and Site History Interpretation
 - d. Rock Garden and Water Feature Renewal
 - e. Primary Pathway and Accessibility Upgrades
 - f. Through Site Connections and Track Renewals
 - g. Outdoor Classroom and Seating
 - h. Play Trails, Nature Play and Discovery
 - i. Arts, Activation and Events
 - j. Operations and Maintenance
- * List does not reflect priority or suggested work order

KEY WORKS PACKAGE A

Bus Loading Zone, Pedestrian Footpaths and Entrance Upgrade

PROJECT LONG LIST ITEMS: 1, 6, 10, 11, 12, 13, 15, 17, 18, 21

WEIGHTING AVERAGE: 48.1%

Description:

All works required to provide for safe loading / unloading of buses, shuttles and accessible vehicles to the Kauri Road cul-de-sac at the existing FNPGR upper driveway. Works are to allow for bus manoeuvring and will include all associated civil works to Auckland Transport design standards.

A new pedestrian footpath is to be implemented to the South West side of the Kauri Road cul-de-sac, as well as a pedestrianised upgrade of the driveway entrance. Formal entrance gates are required to control pedestrian and vehicle access. These are to be implemented along with a formal arrival point and Auckland Council standard reserves signage. These works will provide a formal pedestrian entrance to FNPGR from the upper driveway.

Garden bed reinstatement and planting works will be delivered to reinstate areas affected by the physical works and will be designed in keeping with the existing aesthetic, while visually announcing the reserve arrival point.

Design, Planning and Consenting Includes:

- Site survey;
- Stakeholder engagement and approvals;
- Preliminary design (including traffic modelling);
- Resource consent;
- Detailed design, building consent and tender documentation;
- Contract administration.

Indicative Physical Works Include:

- Vegetation removal, rock garden in road reserve decommission and downtaking;
- Tree protection and formative pruning works;
- Downtakings of existing infrastructure as required including asphalt, basecourse, kerbs;
- Protection and/or upgrade of stormwater devices as required;
- Construction of vehicle loading zone, realigned cul-de-sac, pedestrian footpath and driveway entrance, including bulk earthworks, catch pits, stormwater connections, basecourse, kerblines, asphalt, concrete pavements, footpaths, road marking, signage, street lights;
- Shrub and tree planting works to make good in keeping with Fernglen Native Plant Garden aesthetic;
- Manufacture and installation of new entrance gates;
- Fabrication and installation of entrance signage in keeping with Auckland Council design and brand guidelines.

*** All plant maintenance and new planting works to be carried out under the instruction of curator and FNPGR Management Committee.*



Investigation and Design Cost Estimate: \$75,000

Potential Sponsor: Auckland Transport

Potential Funding Source: Auckland Transport Capital Fund

KEY WORKS PACKAGE B

Toilets, Wash house and Utilities

PROJECT LONG LIST ITEMS: 2, 22, 25

WEIGHTING AVERAGE: 44.3%

Description:

All works required to provide new Auckland Council toilet and washroom facilities to the upper lawn. Works are to tie in with the Key Works Package A entrance upgrade and arrival space. A proprietary toilet and washroom solution is sought but bespoke design input will be required to ensure this asset complements and embodies the reserves aesthetic, landscape and sustainable values. Works will also be completed to seamlessly integrate the toilet block on the site, with planting and landscape works to complement installation. Alongside this, scoping and assessment is required to determine location, utility requirements and efficiencies to resolve service provision for water and power supply to the site irrigation, water features and horticultural functions.

Design, Planning and Consenting Includes:

- Services and utility condition assessment;
- Needs assessment to determine provision requirements;
- Stakeholder engagement and approvals;
- Preliminary design and CPTED assessment;
- Resource consent;
- Supplier engagement and coordination;
- Detailed design, building consent and tender documentation;
- Contract administration.

Indicative Physical Works Include:

- Vegetation management, tree protection and formative pruning;
- Downtakings of existing as required;
- Services installation and make goods including power, water supply, stormwater and wastewater for new toilet block and to wider site for horticultural functions;
- Installation of new toilet and washroom including foundations and built infrastructure;
- Immediate surrounding siteworks including pavements, required fences or screening, shrub and tree planting works, signage, lighting, drinking water supply.



Investigation and Design Cost Estimate: \$80,000

Potential Sponsor: Kaipātiki Local Board

Potential Funding Source: Locally Driven Initiative (LDI) & Renewals

*** All plant maintenance and new planting works to be carried out under the instruction of curator and FNPGR Management Committee.*

KEY WORKS PACKAGE C

Arrival Space and Site History Interpretation

PROJECT LONG LIST ITEMS: 5, 37

WEIGHTING AVERAGE: 39.5%

Description:

All works required to provide a gathering and staging area adjacent to the Key Works Package A, upgraded reserve entrance and arrival, and Key Works Package B, new ablution facilities. Works completed will provide the ability to safely and efficiently receive groups of 20-75 to the reserve. The area will provide space to brief and instruct volunteer and education groups for a successful horticulture and conservation experience. Works will include provision for all abilities access, seating and pavements. Further investigation should consider the possibility of a physical shelter from sun and rain for small groups. Site information boards are to be implemented. These are to be in keeping with Auckland Council requirements and the existing site design aesthetic. Signage will narrate the reserve history and heritage, assist in visitor navigation and provide critical messages for use of the reserve such as pest control, access restrictions and conservation messages. This signage is to be developed in close conjunction with the FNPGR Management Committee to incorporate and align with existing signage works.

Design, Planning and Consenting Includes:

- Site survey and asbuilts from completed works phases;
- Stakeholder engagement and approvals;
- Preliminary site design,
- Site history narrative and signage design;
- Resource consent;
- Detailed design, building consent and tender documentation;
- Contract administration

Indicative Physical Works Include:

- Vegetation management, tree protection and formative pruning;
- Downtakings and site establishment as required;
- Bulk earthworks and subgrade preparation;
- Construction and installation of pavements, site furniture, signage and/or shelter structure, fences and/or screens as required, lighting;
- Shrub and tree planting



Investigation and Design Cost Estimate: \$35,000

Potential Sponsor: Kaipātiki Local Board

Potential Funding Source: Locally Driven Initiative (LDI) & Renewals

*** All plant maintenance and new planting works to be carried out under the instruction of curator and FNPGR Management Committee.*

KEY WORKS PACKAGE D

Rock Garden and Water Feature Renewal

PROJECT LONG LIST ITEMS: 3, 4, 20, 31
WEIGHTING AVERAGE: 46.3%

Description:

All works required to assess the condition of, and report on, the re-establishment of site water feature including physical works to return the water feature to full service. The water features are an important part of experiencing the rock gardens. The re-establishment and maintenance of this will allow for continued refreshment of rock garden plant collections aligning with horticultural operations and curation.

The design and delivery is to resolve leaks, waterproof and refurbish the existing pools while maintaining the existing aesthetic. Water supply, water circulation and power supply to both the pools and irrigation system are to be rectified to ensure asset is in a serviceable condition. These works should future-proof and allow the implementation of Key Works Package B, new ablution facilities. Works are to maintain the rock garden collections, clearings and associated access requirements. All physical works associated with the water feature rehabilitation are to be carried out in close consultation with FNPGR Management Committee and Curator.

Design, Planning and Consenting Includes:

- Asset condition assessment and recommendations;
- Stakeholder engagement and approvals;
- Preliminary design and works schedule stakeholder and curator engagement;
- Detailed design and documentation;
- Contract administration.

Indicative Physical Works Include:

- Condition assessment (may require intrusive surveys);
- Vegetation management, tree protection and formative pruning;
- Downtakings and site establishment as required;
- Construction and installation of new components including pool lining and surfacing, rock and pebble natural edgings, reticulation and water supply connections, switchboard and power supply pumps and filters, bridging and pathways;
- Shrub, tree and rock garden reinstatement and construction



Community Facilities Work Programme Budget. 2019/20: \$86,000

Potential Sponsor: Kaipātiki Local Board

Potential Funding Source: Renewals

*** All plant maintenance and new planting works to be carried out under the instruction of curator and FNPGR Management Committee.*

KEY WORKS PACKAGE E

Primary Pathways and Accessibility Upgrades

PROJECT LONG LIST ITEMS: 26, 27, 33, 34, 36, 38

WEIGHTING AVERAGE: 28.6%

Description:

All works required to carry out both condition and accessibility assessments on the primary site pathway network and access points. Assessments should consider grades, widths, surfacing, steps, trip and slip hazards, proximity to accessible carparking and access. Defining standards on minimum provision for accessible access is required to ensure that all potential access hazards are identified and rectified.

The assessments will inform a strategy for upgrades that provide a clearly defined, all-abilities access route from the upgraded entrance, gathering space and toilets down to education centre. Injury prevention is to be addressed site wide with pavement concerns such as steps, paving types and slip/trip hazards to be assessed. Key North/South and East/West links are to be established between Kauri Road, upgraded entrance and the education centre at the completion of physical works. A consistent material palette for pavements upgrades is to be established. This is to align with the existing natural character and site aesthetic.

Design, Planning and Consenting Includes:

- Asset condition assessment and recommendations
- Accessibility assessment and recommendations
- Stakeholder engagement and approvals
- Pathway network preliminary design for upgrades
- Detailed design and documentation

Indicative Physical Works Include:

- Vegetation management, tree protection and formative pruning;
- Downtakings and site establishment as required;
- Construction works for pathway upgrades, including but not limited to concrete works, decking/boardwalk., ramps, steps, paving, minor retaining and earthworks, aggregate and permeable paving.
- Bed preparation, shrub and tree planting works to upgrade and make good from construction works.



Investigation and Design Cost Estimate: \$30,000

Potential Sponsor: Kaipātiki Local Board

Potential Funding Source: Locally Driven Initiative (LDI) & Renewals

*** All plant maintenance and new planting works to be carried out under the instruction of curator and FNPR Management Committee.*

KEY WORKS PACKAGE F

Through Site Connections and Track Renewals

PROJECT LONG LIST ITEMS: 14, 16, 28, 29, 35
WEIGHTING AVERAGE: 37.4%

Description:

Works are to establish 'through' site connections to implement strategies established within the Kaipātiki Connections Network Plan. A link through to Balmain Road in one direction and contributing a connection to Soldiers Bay are to be implemented. These strategic connections will require a route selection assessment. This is to consider land ownership, easements and existing provision for connections.

Works are to include continued asset management and renewals of existing trails. This is to ensure assets are managed for 'whole of life' and maintained to appropriate levels. Consideration is to be given to Auckland Council's Kauri Dieback Management Strategy and the potential to provide alternate neighbourhood and recreation connections in response to track closures in adjacent reserves.

Design, Planning and Consenting Includes:

- Track condition assessment and recommendations;
- Greenways connection planning and recommendations;
- Stakeholder engagement and approvals;
- Preliminary design, CPTED consideration, access and usability consideration;
- Resource consenting, easement and acquisitions as required;
- Detailed design and documentation;
- Contract administration.

Indicative Physical Works Include:

- Vegetation management, tree protection and formative pruning including best practice management for Kauri Dieback works;
- Construction and installation works, including but not limited to minor earthworks, drainage, boardwalk structures, stair and hand rail structures, trails, minor retaining walls, concrete pavements, limited access sites;



Investigation and Design Cost Estimate: \$20,000

Potential Sponsor: Auckland Council / Kaipātiki Local Board
Potential Funding Source: Natural Environment Targeted Rate /
Renewals / Locally Driven Initiative (LDI)

*** All plant maintenance and new planting works to be carried out under the instruction of curator and FNPGR Management Committee.*

KEY WORKS PACKAGE G

Education Centre, Outdoor Classroom and Seating

PROJECT LONG LIST ITEMS: 7, 8, 30

WEIGHTING AVERAGE: 46.3%

Description:

Works are to be undertaken to enhance the capabilities of the education centre. This is to be through the addition of outdoor classroom facilities, as well as group seating, gathering areas and associated amenity.

Works to education centre are to be assessed in conjunction to guide the provisioning between FNPGR building asset and external works by Council to ensure efficient delivery and provisioning between the two spaces.

All physical works are to retain the existing site aesthetic and enhance horticulture and conservation provision.

Design, Planning and Consenting Includes:

- Condition and provision assessment on FNPGR Education Centre to determine works required to building;
- Stakeholder engagement and approvals;
- Preliminary design including stakeholder engagement to align external works with potential building amendments;
- Resource consenting;
- Detailed design and documentation;
- Contract observation.

Indicative Physical Works Include:

- Vegetation management, tree protection and formative pruning;
- Downtakings and site establishment as required;
- Construction including but not limited to minor earthworks, minor retaining, pavements, street furniture installation, decking structures, fencing and screening;
- Shrub and tree planting works



Investigation and Design Cost Estimate: \$25,000

Potential Sponsor: Kaipātiki Local Board

Potential Funding Source: Locally Driven Initiative (LDI) / Renewals

*** All plant maintenance and new planting works to be carried out under the instruction of curator and FNPGR Management Committee.*

KEY WORKS PACKAGE H

Play Trails, Nature Play, and Discovery

PROJECT LONG LIST ITEMS: 9
WEIGHTING AVERAGE: 53%

Description:

Works are to be undertaken to develop a strategy for multi-generational nature play, discovery trails, object installations and playful education opportunities to inspire and connect Tāmaki Makaurau/ Auckland to native nature with immersive and planned recreation and activation opportunities. These discovery and interest elements provide a connected network of interventions throughout FNPGR allowing a higher level of interaction and participation for all public users of the reserve. Implementation of these could potentially be staged to align with budget availability. Possible items include bug hotels, climbable critters and objects, stepping trails, trail marker posts and interactive discovery items.

Design, Planning and Consenting Includes:

- Establish strategy for nature play and discovery interventions with close consultation with stakeholders;
- Preliminary design of suite of interventions, possible locations and network provision;
- Consenting;
- Collaboration with manufacturers;
- Detailed design and documentation;
- Contract observation.

Indicative Physical Works Include:

- Vegetation management, tree protection and formative pruning;
- Site establishment, downtakings as required
- Manufacture by nominated suppliers;
- Construction works, including paving, minor earthworks, foundations footings and pads, installation of supplier items, minor construction works.
- Shrub and tree planting works and makegoods.



Investigation and Design Cost Estimate: \$15,000

Potential Sponsor: Kaipātiki Local Board / FNPGR Management Committee

Potential Funding Source: Locally Driven Initiative (LDI)

*** All plant maintenance and new planting works to be carried out under the instruction of curator and FNPGR Management Committee.*

KEY WORKS PACKAGE I

Arts, Activation and Events

PROJECT LONG LIST ITEMS: 19

WEIGHTING AVERAGE: 38%

Description:

The establishment of a Arts, Activation and Events schedule has the potential to add another level of activation for the community and boost engagement levels for the reserve. This falls outside of typical physical works packages for FNPGR, but will likely enhance the current offerings established by the FNPGR Management Committee with inputs from Council and Kaipātiki Local Board. Possibilities include arts trails, seasonal installations, horticulture society events, music in parks, guided conservation tours, horticulture and history walks and continued volunteer planting and conservation sessions.

Design, Planning and Consenting Includes:

- Establishment of activations calendar for the reserve to establish possible opportunities for activation and events, in conjunction with the FNPGR Committees existing programme and commitments;
- Stakeholder engagement and approvals;
- Undertake planning, marketing and events;
- Plan for physical works for site specific interventions as required including design and consenting.

Indicative Physical Works Include:

- To be confirmed following scoping and decisions on possible service provision and appropriateness of activities.



Potential Sponsor:

These offerings can be provided for from various sources and organisations as available and deemed relevant to the reserve

*** All plant maintenance and new planting works to be carried out under the instruction of curator and FNPGR Management Committee.*

KEY WORKS PACKAGE J

Operations and Maintenance

PROJECT LONG LIST ITEMS: 23, 24, 39

Description:

The specialised nature of these plant collections requires a continued need for skilled and knowledgeable curator involvement. The curator role is integral in maintaining and enhancing the botanical collection. Previously, Malcolm Fisher (Muriel Fisher's son) has been under contract to North Shore City Council and Auckland Council via City Parks Services now AIM Services, to be the part-time curator of the site, to ensure appropriate maintenance of the plant collections and also to guide tours (as required) at the gardens. After Malcolm Fisher's retirement the role has been retained by Auckland Council and filled with a suitably qualified botanical expert. The Kaipātiki Local Board has expressed a strong interest in retaining the curator role due to the importance of the historic botanical collection. It would be expected that for all future project works the curator would be consulted with and involved in all horticulture works arising and new planting works for each project portion.

FNPGR is currently scheduled as a 'local park' under Auckland Council's maintenance specifications ensuring a standard level of service. This document endorses this reserve to be considered for an increased level of service in future Auckland Council maintenance contracts due to its unique and significant botanical collection. This will ensure the goals of the Management Plan for Fernglen Native Plant Gardens Reserve, 1992 are met and continue to be achieved.



Sponsor: Auckland Council
Funding Source: Operations and Maintenance Budgets