

**Minutes of Open Meeting No. SG25/06 of the SmartGrowth Leadership Group
held on 23 June 2025
at Bay of Plenty Regional Council, 1 Elizabeth Street, Tauranga**

Present

Chairperson	Mayor James Denyer
Bay of Plenty Regional Council	Cr. Jane Nees Cr. Stuart Crosby Cr. Ron Scott Cr. Kat MacMillan (alternate)
Tauranga City Council	Deputy Mayor Jen Scoular Cr. Marten Rozeboom Cr. Glen Crowther (alternate)
Western Bay of Plenty District Council	Cr. John Scrimgeour Cr. Don Thwaites
Tāngata Whenua Representatives	Matire Duncan Whitiora McLeod Matemoana McDonald (alternate)
Minister for Local Government	Caroline Dumas (alternate)
Minister for Housing	Rebecca Maplesden (alternate)
Minister for Transport	
Waka Kotahi	Andrew Corkill (Non-voting) Cole O'Keefe (alternate)
Priority One	Nigel Tutt (Non-voting)
Quorum	11
Meeting Frequency	Quarterly

THESE MINUTES ARE YET TO BE CONFIRMED

To be confirmed by the SmartGrowth Leadership Group on 18 September 2025

In Attendance**SmartGrowth**

Craig Batchelar – SmartGrowth Strategic Advisor
Nichola Lennard – SmartGrowth Technical Advisor
Te Pio Kawe – SmartGrowth Pou Ārahi Advisor
Elisha Rolleston – SmartGrowth Kai Ārahi Advisor
Juanita Assink – SmartGrowth Coordinator

Bay of Plenty Regional Council

Namouta Poutasi – General Manager: Strategy & Science
Adele Hadfield – Manager: Strategy & Planning
Adam Fort – Principal Advisor: Strategic Planning

Tauranga City Council

Marty Grenfell – Chief Executive Officer
Christine Jones – General Manager: Strategy, Growth & Governance
Andrew Mead – Manager: City Growth & Planning

Western Bay of Plenty District Council

Miriam Taris – Chief Executive (Acting)
Rachael Davie – Group Manager: Policy, Planning & Regulatory Services
Tracey Miller - Strategic Advisor Resource Management

Ministry of Housing and Urban Development

Dan Shenton – Principal Advisor

Kainga Ora

Ernst Zollner – National Manager: Urban Growth Partnerships

THESE MINUTES ARE YET TO BE CONFIRMED

To be confirmed by the SmartGrowth Leadership Group on 18 September 2025

SG25/06.01 KARAKIA TĪMATANGA

Elisha Rolleston opened the meeting with a Karakia.

SG25/06.02 APOLOGIES

Apologies for absence received from Pauline McGrath.
Apologies for lateness received from Mayor Drysdale and Caroline Dumas.
Apologies for leaving early – Matire Duncan.

Moved: Cr. Jen Scoular / **Seconded:** Cr. Don Thwaites

That it be Resolved

That the apologies be accepted.

CARRIED**SG25/06.03 DECLARATION OF CONFLICTS OF INTEREST**

No conflicts of interest were declared.

SG25/06.04 PUBLIC FORUM

There were no public forum items.

SG25/06.05 CONFIRMATION OF MINUTES – SMARTGROWTH LEADERSHIP GROUP

The Committee considered the minutes of:

- SmartGrowth Leadership Group (SG25/04) dated 4 April 2025
circulated with the agenda.

It was resolved on 4 April 2025 that Item SG25/04.02 Leading for Delivery Subcommittee (Paper B) report and recommendations be transferred from the public excluded section to the open section of the meeting as the need for confidentiality no longer exists.

The Report tabled on 4 April 2025 and the resolutions are attached to these minutes.

Moved: Cr. Jane Nees / **Seconded:** Cr. Ron Scott

That it be Resolved

That the minutes of:

THESE MINUTES ARE YET TO BE CONFIRMED

To be confirmed by the SmartGrowth Leadership Group on 18 September 2025

- SmartGrowth Leadership Group (SG25/04) dated 4 April 2025

be confirmed as a true and correct record.

CARRIED

SG25/06.06

SMARTGROWTH QUARTERLY REPORT (PAPER B)

Craig Batchelar spoke to the SmartGrowth Quarterly Report (Paper B) which was taken as read.

- Craig provided an update on upcoming activities for the next quarter.
- An update report has been released for discussion on the *Going for Housing Growth* component of the RMA National Direction.
- Development Opportunities process was discussed with DSG at the meeting held on 18 June 2025, generating strong interest. Over the next quarter, expressions of interest will be sought for potential development opportunities. These will inform the Housing Business Assessment, and Future Development Strategy (FDS) 2027. A report back to the SmartGrowth Leadership Group (SLG) is scheduled for Q1/Q2 2026. DSG expressed support for a coordinated process to advance development proposals.
- The Implementation & Funding Plan will be updated to reflect a more strategic, high-level focus, with revisions occurring every 1–2 years.
- A new Programme Manager for TSP has been appointed: Matthew Kirkpatrick, Senior Transport Planner from BoPRC.
- The SmartGrowth Strategy process “lessons learned” was led by Nichola Lennard. A workshop was held with participants from the last SGS/FDS process to capture feedback on successes and challenges on Lessons Learned and what we can do differently in future. Findings will be published on the SmartGrowth website. Accessibility and ease of review will be key focus areas during the public engagement process.
- No amendments are currently proposed to the FDS, pending the outcome of new legislation. The FDS is legally required to be reviewed in 2027, however this may change depending on current legislative change.
- Even without an immediate FDS review, key insights remain valuable for shaping the Regional Spatial Plan—particularly on early engagement, transparency, and communication.
- Higher land supply targets are anticipated for SmartGrowth, with the FDS being embedded into the Strategic Planning Act. Work will continue with the current strategy until more certainty is provided.
- A joint meeting with Future Proof is scheduled for 14 August 2025. The primary agenda item is the Hamilton to Tauranga Corridor Study.
- The Our Places EBOP Spatial Plan is nearing completion:
 - Adopted by BoPRC on 18 June 2025
 - Adopted by Kawerau on 25 June
 - Adopted by Whakatane and Opotiki on 26 June
- It was agreed not to undertake formal consultation, relying instead on earlier community engagement.
- By end of June 2025, comprehensive sub-regional spatial plans for the whole region will be in place to guide growth, housing, and economic development for the next 30 years. Focus will shift to implementation after adoption.

THESE MINUTES ARE YET TO BE CONFIRMED

To be confirmed by the SmartGrowth Leadership Group on 18 September 2025

- Accessible Properties is recognised by CG as a strategic partner in the delivery of social housing.
- A potential new tolling location is under consideration with the opening of the Papamoa East interchange. It was confirmed this will not be an additional toll but a relocation of the existing gantry to better align with future development. Final decision to be made by Government.
- Concerns were raised about tolling visibility, particularly regarding the financial breakdown and how it is presented to partner councils. Historically, tolls have been removed once capital, operational, and depreciation costs were repaid. Community transparency around toll duration and fund allocation is vital.
- Transparency is essential for community trust and for the benefit of SmartGrowth and Territorial Local Authorities (TLAs), especially with the introduction of new tolls in the region. It was agreed that toll pricing should reflect the distance travelled.
- This item will be included in the quarterly report scheduled for 18 September 2025.

That it be Resolved

That the **SmartGrowth Leadership Group:**

1. **Receives** the report titled Quarterly Report on Activities April - June 2025.

CARRIED

Moved: Cr. Jane Nees / **Seconded:** Cr. John Scrimgeour

SG25/06.07

TU PAKARI UPDATE (PAPER C)

Te Pio Kawe spoke to the Tū Pakari Update (Paper C) which was taken as read:

- An update was provided on the Combined Tangata Whenua Forum (CTWF) held on 6 May 2025. The Committee noted interest in the mahi being undertaken by Te Roopu Arotahi.
- Work is underway to establish measures that will monitor progress toward achieving the development outcomes sought by the CTWF, ensuring these are effectively implemented within the SmartGrowth Strategy.
- Collaboration with the three forums continues to support the achievement of housing outcomes under the strategy.
- Data on housing numbers is being captured by TCC and Western Bay of Plenty District Council. In 2024, the need to collect more comprehensive housing data was identified.
- The Housing Business Assessment (HBA) requires the same level of information and data layers for Māori housing. Discussions are ongoing with the architects of the HBA about how best to capture this data. Establishing a benchmark would enable progress to be measured going forward.
- Tangata Whenua face significant barriers, including addressing the housing shortfall, feasibility challenges, and limitations in infrastructure design and delivery. Without infrastructure, housing cannot be built.
- The previous government's MHUD policy supported Māori housing; however, recent budget announcements indicate a shift in funding

THESE MINUTES ARE YET TO BE CONFIRMED

To be confirmed by the SmartGrowth Leadership Group on 18 September 2025

priorities. This funding will be reviewed in 2027, and it is important that Tangata Whenua and partner councils are ready to act when funding becomes available.

- There are projects ready to proceed, with a 15-year development workstream identified to address the Māori housing shortfall. Coordination between all three partners is essential to achieving these outcomes.
- Ara Rau Tangata—a roopu supported by SmartGrowth—will have an opportunity to assist individual marae and Māori Land Trusts (MLTs) in capacity building through the development of workshops using a toolkit that supports Steps 1 to 3. These plans will inform the Tangata Whenua Future Development Strategy (FDS) and link to the wider SmartGrowth Spatial Plan.
- The Proposed National Direction for Papakāinga is primarily directed at local authorities that lack existing provisions. Both TCC and Western Bay already have provisions in place.
- Penny Pirrit presentation discussed whether improved access to land at Te Tumu and beyond could assist in the development of Papakāinga as a way to address the land supply shortfall for housing. Te Tumu is an existing Priority Development Area (PDA). The CTWF does not have a direct relationship with the landowners, who are currently working through issues with TCC.

Moved: Cr. Stuart Crosby / **Seconded:** Cr. Jen Scoular

That it be Resolved

That the **SmartGrowth Leadership Group:**

1. **Receives** the Tū Pakari quarterly report on the key issues and concerns raised at the Combined Tāngata Whenua Forum on the 6 May 2025 for discussion with the SmartGrowth Leadership Group members.

CARRIED

SG25/06.08 RESOURCE MANAGEMENT REFORM IMPLICATIONS REPORT (PAPER D)

Nichola Lennard spoke to the Resource Management Reform Implications Report (Paper D) which was taken as read:

- Direction from SLG was for preparatory thinking around strategic alignment, working with Chief Executives in workstreams and reviewing alongside the SmartGrowth Implementation Plan.
- Completed analysis of SmartGrowth Implementation Plan against Resource Management Reforms.
- Key highlights – one action no longer relevant being “closing gaps in regional and district plans” with no appetite to complete plan changes under the current system.
- Propose a new action on coordinating the development of a single, integrated regional spatial plan to be led by BoPRC.
- Uncertainty remains on HBA and FDS process, however noting a number of actions remain relevant and better enabled under new Reforms.

THESE MINUTES ARE YET TO BE CONFIRMED

To be confirmed by the SmartGrowth Leadership Group on 18 September 2025

- Soon will be seeing shape of government thoughts with regard to changes to Local Government Act with consideration to be given to proposal to remove the 4 Wellbeing's from the LGA. The SmartGrowth Strategy shows how it contributes to the 4-wellbeings.
- The two recommendations identified have been picked up within the update of the Implementation Plan.

Moved: Cr. Ron Scott / **Seconded:** Cr. Marten Rozeboom

That it be Resolved

That the **SmartGrowth Leadership Group**:

1. **Receives** the report titled Resource Management Reform Implications.
2. **Agrees** that the Key Action "Closing the Gaps in District and Regional Plans" in the Implementation and Funding Plan be discontinued and that a new Key Action be formulated for coordinating the development of a single, integrated regional spatial plan.
3. **Request** a further update on the implications of RMA reform be provided at the next SmartGrowth Leadership Group meeting scheduled in September 2025.

CARRIED

SG25/06.09

CONSULTATION ON UPDATING RMA NATIONAL DIRECTION (PAPER E)

Craig Batchelar spoke to the Consultation on Updating RMA National Direction Report (Paper E) which was taken as read.

- Primary focus on National Direction with packages coming through aiming to free up land for development, removing planning barriers, etc., especially within Infrastructure.
- Recently 3 packages were released as discussion documents – Infrastructure Development, Primary Sector and Freshwater, with Housing package released 16 June 2025.
- Partners are completing workshops with staff on implications of packages on their organisation.
- Recommendation from CE's for SmartGrowth to prepare a joint submission by Local Government and Iwi partners on items where strategic relevance, implementation impact and collective value.
- Work has commenced with initiation of a working group reviewing policy packages.
- Each organisation will have their own views. If unable to find unified position, these won't be put forward, will work our way through this.
- Going for Housing Growth package focused on new resource management system rather than changing existing National Direction. Will continue to work with NPS-UD in the interim, mainly focused on Pillar 1 – freeing up land for development and removing unnecessary planning barriers.
- Working Group has identified 6 areas that are strategically important and warrant a joint approach to the submission. Working Group to meet weekly to ensure integration with each of the partners.

THESE MINUTES ARE YET TO BE CONFIRMED

To be confirmed by the SmartGrowth Leadership Group on 18 September 2025

- It was confirmed SmartGrowth Leadership Group will have the opportunity to review the submission.

Moved: Cr. Jane Nees / **Seconded:** Cr. Don Thwaites

That it be Resolved

That the **SmartGrowth Leadership Group**:

1. **Receives** the report “Consultation on Updating RMA National Direction”.
2. **Notes** the intention of SmartGrowth’s local government and iwi partners to make a joint submission on the proposals.
3. **Delegates** authority to the Chair to approve the submission on behalf of the partnership on:
 - Proposed changes to National Direction (Phase 2)
 - Proposals for Going for Housing Growth programme Pillar to support the new resource management system (Phase 3).

CARRIED

SG25/06.10

IMPLEMENTATION AND FUNDING PLAN UPDATE FOR 2025-26 (PAPER F)

Craig Batchelar spoke to the Implementation and Funding Plan Update for 2025-26 Report (Paper F) which was taken as read:

- Implementation & Funding Plan (“I&FP”) was intended to be a living document, with this report ensuring the I&FP is kept current.
- Undertaken review, with some of the work being completed, or changed to reflect the Resource Management Reform Implications Report (Paper D) which have been incorporated in the update.
- Proposal to change title from Implementation & Funding Plan to Implementation Plan which is a standard approach across the NPS UD and other UGPs.
- Proposing change to close action around the funding & financing gap as work has been undertaken in this in quantifying the gap and what this looks like. Second stage is working on position on funding and financing across the partnership. Rather than being static, this is more a process of partner engagement, e.g. with coming changes to DC’s to Development Levy’s, may be a number of organisations being able to utilise these tools with a need to ensure there is no double counting, and that the total impact on development affordability is considered. This piece of work is yet to be commenced as yet, with changes coming later in 2025 in Development Levy area, this will need to get underway soon.
- Next steps – SmartGrowth Leadership Group has Delegated Authority to approve updates, suggesting in recommendations be authorisation of the Chair to make editorial changes. When updated, will be uploaded to SmartGrowth website and included in quarterly newsletters.
- Consideration needed on how changes will be shown. It was agreed an overview of key changes will accompany the document when shared.
- Partners delivering key actions should be providing regular updates which was raised when plan was created.

THESE MINUTES ARE YET TO BE CONFIRMED

To be confirmed by the SmartGrowth Leadership Group on 18 September 2025

- Transpower / PowerCo to be contacted to provide update at December 2025 meeting which will be beneficial for new members post-election.

Moved: Cr. Stuart Crosby / **Seconded:** Cr. John Scrimgeour

That it be Resolved

That the **SmartGrowth Leadership Group**:

1. **Receives** the Report "Implementation and Funding Plan Update for 2025-26".
2. **Approves** the changes recommended to the Implementation and Funding Plan for the reasons outlined.
3. **Authorises the Chair** to make minor editorial and factual changes or corrections.

CARRIED

SG25/06.11

TRANSPORT KEY ACTIONS – PROGRESS UPDATE (PAPER G)

Andrew Corkhill and Cole O'Keefe spoke to the Transport Key Actions – Progress Update Presentation (Paper G) which was taken as read and answered questions.

- Cyclists are monitored as a user of the roading network and considered. The separation of cycle ways, these remain a responsible intervention applied when problems or concerns related to network corridors and roading. Primarily prioritised where there is greatest need and this level of response is required. Continue to remain an option, however currently less funding to install them.
- Safety camera system programme moves to NZTA from July 2025. Working with NLTP partners for new locations as roll out new fixed and temporary locations. Decisions for new cameras will be on a financial year to financial year basis.
- Distance travelled is worthy of consideration when looking at tolling, however, bigger issue where the benefits fall vs distance travelled. Future discussions around tolls and where they sit should take this into account.
- RoN's – when will they be started / completed – what is the pathway?
 - Tauriko – 2028
 - Takitimu North Link Stage I – 50% - 2028 with Stage II beginning also.
 - Some funding remains unclear however Government remains committed to completed RoN's across the country.
- Update sought for Port which will likely need to expand and be fast tracked, however be unable to get goods to the Port. Unfunded in the NLTP with discussion held with TCC which talks to Detailed Business Case ("DBC") progressing. TCC confirmed it has agreed to continue with DBC in preparation for next round of funding.
- NZTA has some safety improvements planned for safety and signage across the Kaimai's along with community reporting issues of poor driver behaviour, with NZTA encouraging Police response.

Moved: Cr. Marten Rozeboom / **Seconded:** Cr. Jen Scoular

THESE MINUTES ARE YET TO BE CONFIRMED

To be confirmed by the SmartGrowth Leadership Group on 18 September 2025

That it be Resolved

That the **SmartGrowth Leadership Group**:

1. **Receives** the report Transport Key Actions – Progress Update.

CARRIED

SG25/06.12

PUBLIC EXCLUDED SESSION

The SmartGrowth Leadership Group:

1. **Agree** that the public be excluded from the following parts of this meeting:
 - a) Approval of Closed Minutes – 4 April 2025
 - b) Priority Development Area Tracker
2. **Note** that this resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and that the report are to be considered in public excluded in accordance with s7(2)(i) - enables any local authority holding information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).
3. **Noted** that at the end of the closed session the meeting will move back into open.

Moved: Cr. Jane Nees / **Seconded:** Cr. Ron Scott

That it be Resolved

The meeting moved to closed at 10:42am

The meeting resumed in open at 11:24am

CARRIED

SG25/06.13

OTHER BUSINESS

There was no other business.

SG25/06.14

KARAKIA WHAKAMUTUNGA

Elisha Rolleston formally closed the proceedings.

The meeting concluded at 11:25am

THESE MINUTES ARE YET TO BE CONFIRMED

To be confirmed by the SmartGrowth Leadership Group on 18 September 2025

Confirmed as a true and correct record.

A handwritten signature in black ink that reads "James Denyer". The signature is written in a cursive style with a horizontal line above the first name.

Mayor James Denyer
Chairperson

Date: 29/09/2025

THESE MINUTES ARE YET TO BE CONFIRMED

To be confirmed by the SmartGrowth Leadership Group on 18 September 2025