Minutes of Open Meeting No. SG25/09 of the SmartGrowth Leadership Group held on 18 September 2025 at Tauranga City Council, 90 Devonport Road, Tauranga

<u>Present</u>

Chairperson	Mayor James Denyer
Bay of Plenty Regional Council	Cr. Stuart Crosby Chair Doug Leeder Cr. Kat MacMillan (alternate)
Tauranga City Council	Deputy Mayor Jen Scoular Cr. Marten Rozeboom Cr. Glen Crowther (alternate)
Western Bay of Plenty District Council	Deputy Mayor John Scrimgeour Cr. Don Thwaites
Tāngata Whenua Representatives	Matire Duncan Whitiora McLeod Riki Nelson
Minister for Housing	Sarah Stevenson
Minister for Transport	
Waka Kotahi	Andrew Corkill (Non-voting)
Priority One	Todd Muller (Non-voting)
Transport System Plan	Dean Kimpton Matthew Kilpatrick (alternate)
Quorum	11
Meeting Frequency	Quarterly

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
Fiona McTavish – Chief Executive Officer
Adam Fort – Principal Advisor: Strategic Planning

Tauranga City Council
Marty Grenfell – Chief Executive Officer
Andrew Mead – Manager: City Growth & Planning
Bradley Bellamy -

Western Bay of Plenty District Council
Miriam Taris – Chief Executive (Acting)
Emily Watton – General Manager, Strategy & Community (Acting)

Kainga Ora
Ernst Zollner – National Manager: Urban Growth Partnerships
Peng Zhang – Senior Advisor, Urban Growth Partnering

SG25/09.01 **KARAKIA TĪMATANGA**

Te Pio Kawe opened the meeting with a Karakia.

Welcome extended to Todd Muller on behalf of Priority One.

SG25/09.02 **APOLOGIES**

Apologies for absence received from Mayor Mahé Drysdale, Pauline McGrath, Rebecca Maplesden, Cr. Jane Nees, Mark Rawson, Darlene Dinsdale.

Apologies for early departure received from Marty Grenfell, Mayor James Denyer with Cr. Crosby confirmed to assume role as Chair.

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

That it be Resolved

That the apologies be accepted.

CARRIED

SG25/09.03 **DECLARATION OF CONFLICTS OF INTEREST**

Matire Duncan noted a conflict as Chair on Te Tumu Kaituna 14 which is on the agenda.

SG25/09.04 **PUBLIC FORUM**

There were no public forum items.

SG25/09.05 **CONFIRMATION OF MINUTES – SMARTGROWTH LEADERSHIP GROUP**

A change of agenda order was proposed and confirmed.

Moved: Cr. Kat McMillan / **Seconded:** Cr. M Roozeboom

The Committee considered the minutes of:

- SmartGrowth Leadership Group (SG25/06) dated 23 June 2025

  circulated with the agenda.

Moved: Matire Duncan / **Seconded:** Deputy Mayor John Scrimgeour

That it be Resolved

That the minutes of:

- SmartGrowth Leadership Group (SG25/06) dated 23 June 2025

be confirmed as a true and correct record.

CARRIED

SG25/09.06 SMARTGROWTH QUARTERLY REPORT (PAPER B)

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

- Development Sector Group requested a briefing on scope of the Leading for Delivery Subcommittee which has been provided with positive feedback received.
- Group updated on workstreams by various Council staff, presentation on TCC Urban Design Panel.
- Development levy discussion with high level of concern from developers of prospects from multiple organisations able to charge development levels, concerns of complexity along with potentially sizeable increases in costs for development.
- Road pricing & tolling discussion with request for an update on the impacts of the proposed changes at meeting scheduled on 10 December 2025.

That it be Resolved

That the **SmartGrowth Leadership Group:**

1. **Receives** the Quarterly Report on activities for September 2025.
2. **Notes and endorses** the appointment of Darlene Dinsdale as Tangata Whenua Representative to the SmartGrowth Leadership Group.

CARRIED

Moved: Matire Duncan **/ Seconded:** Cr. Stuart Crosby

SG25/09.07 RESOURCE MANAGEMENT REFORMS (PAPER C)

Craig Batchelar spoke to the Resource Management Reforms paper (Paper C) which was taken as read:

- Craig acknowledged Nichola Lennard for the work and preparation of submissions.
- Collaboration process worked well between partners as worked through proposals which assisted alignment of partners own submissions.
- Preparing for change which is follow on from previous meeting which initiated discussion on this. Key points in paragraph 15 were highlighted

on timing and, regardless of system, the value of the relationships developed through SmartGrowth.

- Going for Housing Growth discussion document was most significant of the submission SmartGrowth has completed. Key items from this for SmartGrowth were housing targets: will require additional 22,000 houses as requires use of higher projection with 20% margin and requirement of 30 years of live zoning.
- Opportunities for Maori coming out of this along with challenges.
- Query was raised with delay for Te Tumu, and new inundation reports having an impact on current proposed housing to be developed, will targets of SmartGrowth plan be delivered? Noted that housing delivery is well below past levels of delivery, but this is also an issue nationally.
- It is one thing to set a high target for reason of having abundant land supply to manage house prices, however there are significant environmental and construction constraints in this subregion. The submission included a request for a more nuanced approach as to how targets are set as the blanket approach target is unlikely to be met.
- Looking at targets through a sub-regional lens, i.e. there is no additional land for industrial in the city.
- Social housing not seen as local government responsibility. The role of SmartGrowth Strategy should be to get the mix right, and how we facilitate the mix of rentals, social houses, affordable housing, market driven housing, which the sub-region doesn't currently have.
- Covenants which dictate quality and price of homes, with every new subdivision having covenants which drive cost up.
- Each of the PDA's have their barriers, whether land prices, geography, developer interest, land access with view being to continue to move forwards.
- If Te Kainga was unable to proceed, Belk Road would be the backup. What is the process to determine the allocation between Te Kainga and Upper Belk Road? The next HBA and FDS update is where the decision on the 8,000 homes allocation needs to be made. In terms of timing, this will be within the next two years.

Moved: Cr. Stuart Crosby **/ Seconded:** Cr. Kat McMillan

<u>That it be Resolved</u>

That the **SmartGrowth Leadership Group:**

1. **Receives** the report Resource Management Reforms.
2. **Notes** the SmartGrowth submission on National Direction Packages 1 and 2 in Appendix 1 and Going for Housing Growth in Appendix 2.
3. **Notes** the early thinking on preparing for change as outlined in Appendix 3 and that a further report on this be provided in early 2026.

<u>CARRIED</u>

SG25/09.08 | **TE TUMU URBAN GROWTH AREA (PAPER D)**

Bradley Bellamy spoke to the Te Tumu Urban Growth Area report (Paper D) which was taken as read:

- Emails received from Mr Ford 17 September and 18 September 2025 were tabled.
- In 2016 through the SmartGrowth Committee, decisions made to progress structure plan and rezoning of Te Tumu which commenced in 2017 in close collaboration with the three landowners, including Ford Land.
- A lot of progress has been made toward the plan change, but with critical issues emerging with the Maori Land Court process for TK14 which is largest Maori land block in Te Tumu on Western end of Te Tumu where access and services come from. Maori Land Court process did not enable the access and services to be confirmed to be installed from the west of Te Tumu.
- Work has since been undertaken with the TK14 Trust to address the complexities and challenges for the Maori Land Court process.
- In 2020, the government changed the NPS-FM with restrictive provisions around wetlands, such that given the nature of the land with Wairakei Stream, Kaituna River and some of the wetlands, it compromised the urban growth area.
- Infrastructure costs for stormwater and wastewater have been considered through City Futures Committee looking to find more affordable ways to progress with urbanisation for Te Tumu.
- With Government "plan stop "announcements, ceasing plan changes through RMA with Te Tumu being caught up in this. Consideration to be given to application to proceed with an exemption application.
- Te Tumu remains a key focus for urban development for TCC, with significant issues to be worked through over coming months / years.
- 8B1 block access – focus between TCC ownership and Ford Land – structure plan shows 2 key arterial roads connecting into Ford Land - Te Okuroa Drive and can go beneath 8B1 land via the Cameron property acquired by TCC. The Boulevard is unable to progress through 8B1 at this time. Doesn't compromise ability for Ford Land to continue with the development of their land.
- Te Okuroa Drive is shown to be 4 lane arterial road with significant capacity to accommodate development in Ford Land. More work is required on limitations for development on Ford Land.
- In consideration of this scenario, would emergency management / evacuation be met if there is limited access way? Te Tumu will be more resilient to natural hazard risk as wouldn't have tsunami water / floodwater over it, therefore risk in an emergency may not be as critical as other parts of Papamoa.
- The Fords are considering funding and building Kaituna Link road across the river which may provide additional way out. Aspiration of Fords being infrastructure to progress unilaterally without Council input or funding which is a TCC matter to address.
- Presentation to TCC by the Fords on the Kaituna Link which, if proceeds, links well to Rangiuru development with straight line access to potential employees from Rangiuru Business Estate. From safety perspective,

provides for another route out of Papamoa East zone. No commitment from TCC for funding.

- Resolutions passed by TCC were to support developer investigations into Kaituna Link road. In relation to wastewater, which is an issue for the wider Te Tumu area, resolutions were to support the developer investigations alongside undertaking with Western Bay further investigations on new treatment plant in Eastern Corridor alongside with other development options, i.e. the fast track applications within the area.
- It was confirmed this is a TCC matter to progress, with recommendations noting the SmartGrowth support of the development. Plan changes and infrastructure sit with TCC.

Moved: Mayor James Denyer / **Seconded:** Cr. Stuart Crosby

<u>That it be Resolved</u>

That the **SmartGrowth Leadership Group**:

1. **Notes** the contents of this report, including recent landowner correspondence and the current status of the Te Tumu Plan Change.
2. **Acknowledges** the recent Tauranga City Council resolutions on Te Tumu, including:
   a) Support for Tumu Kaituna 14 Trust to progress a revised Māori Land Court application where this aligns with a mandate from its beneficial owners;
   b) Resolutions to enable further investigation of transport access options (including the Kaituna Link) noting the position of the Te Tumu Kaituna 8B1 Trust with regard to road access through the block; and
   c) Ongoing consideration of alternative wastewater servicing solutions.
3. **Notes** the informal workshop on alternative wastewater solutions with Te Tumu landowners and SmartGrowth representatives held on 12 August 2025.
4. **Notes** upcoming TCC decision-making on planning pathways for the rezoning of Te Tumu for urban development taking account of ongoing resource management reform and the recent Plan Stop announcements.
5. **Recognises** the importance of Te Tumu as a Priority Development Area ~~key growth area~~ within the SmartGrowth Strategy and Future Development Strategy, with the potential to provide significant housing capacity and community facilities for the sub-region.
6. **Supports** continued collaboration (including next steps described above) between landowners, tangata whenua, councils, and central government agencies to address the remaining barriers to rezoning and development.

<u>CARRIED</u>

SG25/09.09 TRANSPORT SYSTEM PLAN (PAPER E)

Dean Kimpton spoke to the Transport System Plan update (Paper E) which was taken as read.

- Matthew Kilpatrick was welcomed to the meeting.
- Transport System Plan taking a light approach taken reflecting operating and funding constraints.
- Project Management Group meeting monthly with the Executive Group meeting less frequently (2-3 times per annum).
- Transport System Operating Framework ("TSOF") being a key piece of work is going through version 3 review to ensure 30-year view of what the system needs to look like to contribute to the 10-year RLTP funding plan with recommendations.
- Continuing with TSP work undertaken. Key focus is the TSOF framework which is undertaken 3 yearly to ensure projects in the TSP programme are fit for purpose and appropriately address the challenges for SmartGrowth and transport challenges for region.
- TSOF over next month working through reviewing the existing projects in the TSOF programme ensuring partner representatives are comfortable.
- Query raised as to when in low resource mode, what triggers this vs trigger for high resource mode and how is this aligned?
  - Tied to most recent GSP announcement in 2024 with no further funding provisions, with the Executive Steering Group ("ESG") executive aware of future work to be undertaken. Matt now assuming the Project Manager role for the next 6-12 months.
  - Will continue to review the intent for TSP on an ongoing basis.
- Priority for the ESG working alongside the PMG to reflect the need for long term strategic planning and how the need to enable growth and housing and other outcomes through transport hasn't changed and is still required over the 30-year horizon. Continuing with this work, maintaining collaboration between NZTA and steering group should have a platform, even if not investing at the same rate, and that should things change, and demand lifts, we will have a strong platform to connect.
- Continue to achieve everything able to whilst there is less funding than past GPS and governments, things are staged and scaled accordingly to ensure deliverability.
- Consideration has been given to self-funding the business case for public transport due to no funding being available via the NLTP. This would be a decision for the Councils.

Moved: Cr. K McMillan **/ Seconded:** Cr. M Roozeboom

That it be Resolved

That the **SmartGrowth Leadership Group**:

1. **Receives** the Update Report for September 2025.

CARRIED

SG25/09.10 **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 – 23 June 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: Mayor James Denyer **/ Seconded:** Matire Duncan

That it be Resolved

The meeting moved to closed at 1:47pm

The meeting resumed in open at 1:53pm

CARRIED

SG25/06.13 **OTHER BUSINESS**

There was no other business.

SG25/06.14 **KARAKIA WHAKAMUTUNGA**

x formally closed the proceedings.

The meeting concluded at 1:53pm

Confirmed as a true and correct record.

Mayor James Denyer
Chairperson

Date: