



## “Kia Tū Pakari ai Tātou”

### SmartGrowth Combined Tāngata Whenua Forum

#### Minutes

**Date:** 7 October 2025

**Time:** 9:00am – 12:30pm

**Venue:** Western Bay of Plenty District Council  
1484 Cameron Road, Greerton, Tauranga, 3112

<b>Combined Tāngata Whenua Forum Membership</b>		
<b>Co-Chairperson</b>		
In attendance	Matire Duncan	
In attendance	Matemoana McDonald	
<b>CTWF representatives to SmartGrowth Leadership Group (SLG)</b>		
In attendance	Matire Duncan	Te Rangapū Mana Whenua o Tauranga Moana
In attendance	Whitiora McLeod	Te Rangapū Mana Whenua o Tauranga Moana
Apologies	Darlene Dinsdale	Te Ihu o te Waka o Te Arawa
In attendance	Riki Nelson	Te Kāhui Mana Whenua o Tauranga Moana
In attendance	Matemoana McDonald	Bay of Plenty Regional Council - Alternate
<b>Te Rangapū Mana Whenua o Tauranga Moana</b>		
	Destiny Leef	Te Rūnanga o Ngāti Ranginui
	Pare Kuka	Ngāti Kahu
In attendance	Cheryl Hayes	Ngāti Hangarau
	Kura Martin	Ngāi Tamarāwaho
	Neville Walker	Ngāti Ruahine
	Josie Ririnui	Ngāti Hē
	Irene Walker	Ngāi Te Ahi
In attendance	Whitiora McLeod	Te Rūnanga o Ngāi Te Rangi
Online	Nathan James	Ngāti Kuku
	Puhirake Ihaka	Ngāti Tapu
	Pine McLeod	Ngāti Kaahu
	Spencer Webster	Ngā Pōtiki
In attendance	Arthur Flintoff	Ngā Pōtiki (alternate)
Online	Buddy Mikaere	Ngāti Pūkenga (member)
In attendance	Kylie Smallman	Ngāti Pūkenga (alternate) – buddy present, no rem payable)
	Darlene Dinsdale	Te Rūnanga o Ngāti Whakaue ki Maketu
In attendance	Noel Mahia	Te Kapu o Waitaha
Online	Helen Biel	Tapuika Iwi Authority Trust
In attendance	Manu Pene	Te Runanga o Ngāti Whakaue ki Maketu
<b>Te Kāhui Mana Whenua o Tauranga Moana</b>		
	Reon Tuanau	Te Whānau ā Tauwhao ki Ōtāwhiwhi
In attendance	Riki Nelson	Ngāti Te Wai
	Te Uta Roretana	Ngāi Tamawhariua ki Matakana
	Nessie Kuka	Ngāi Tūwhiwhia
Online	Charnaye Walker	Ngāti Ruahine
Online	Buddy Mikaere	Ngāti Pūkenga
	Destiny Leef	Te Rūnanga o Ngāti Ranginui



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	Nicholas Leef	Ngāti Taka
	Paretaihinu Samuels-Hudson	Ngāi Tamawhariua - Te Rereatukāhia
	Jacqui Rolleston-Steed	Pirirākau
	Kylie Willison	Ngāi Tamarāwaho
<b>Te Ihu o te Waka o Te Arawa</b>		
	Vance Skudder	Ngāti Marukukere
	Rawiri Biel	Ngāti Kurī Te Matai Pā
Apologies	Elva Conroy	Ngāti Tuheke
	Roland Kingi	Ngāti Pikia
In attendance	Alfred Potiki	Ngāti Moko
	Vance Skudder	Tapuika Iwi Authority
	Ray Wihapi	Te Kapu o Waitaha
	Petera Tapsell	Ngāti Whakaue
Apologies	Darlene Dinsdale	Te Rūnanga o Ngāti Whakaue
	Tania Turner	Ngāti Whakahemo
In attendance	Hakopa Tapiata	Tūhourangi
<b>SmartGrowth Partner Organisations</b>		
In attendance	Te Pio Kawe	Tū Pakari - Pou Ārahi Strategic Advisor
In attendance	Elisha Rolleston	Tū Pakari - Kai Ārahi Technical Advisor
In attendance	Craig Batchelar	SmartGrowth Strategic Advisor
Apologies	Nichola Lennard	SmartGrowth Technical Advisor
In attendance	Juanita Assink	SmartGrowth Coordinator
	Rawiri Bhana	BoPRC
	Keren Paekau	TCC
Online	Cynthia Hamel	TCC
In attendance	Chris Nepia	WBoPDC
Online	Chaquan Nepia	WBoPDC
Online	Tracey Miller	WBoPDC
In attendance	Mayor James Denyer	WBoPDC
In attendance	Todd Muller	Priority One
In attendance	Kathryn Scholes	Priority One
In attendance	Tim Allan	Priority One
In attendance	Chris Joblin	Valence Advisors
In attendance	Rangi Ririnui	Ngāti He/ Ngai Te Ahi
<b>Meeting Frequency</b>		
		Quarterly

**Manu Pene & Chris Nepia** opened the meeting with a mihi and karakia.

Matire Duncan welcomed attendees to the Western Bay of Plenty District Council.

Apologies were received from: Darlene Dinsdale, Elva Conroy and Nichola Lennard.

### **That it be resolved**

Apologies for absence be received.

**Moved:** Ngā Pōtiki – Arthur Flintoff

**Seconded:** Ngāti Hangarau – Cheryl Hayes



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### CARRIED

#### 2. Conflicts of Interest

- No conflicts were declared.

#### 3. Previous Minutes

The minutes of the previous meeting held 16 July 2025 were accepted as a true and correct record.

**Moved:** Ngāti Moko – Alfred Potiki

**Seconded:** Ngāti Hangarau - Cheryl Hayes

#### That it be resolved

- Conflicts of Interest and Previous Minutes were accepted.

### CARRIED

#### 4. Actions from Previous Meeting (reference to Paper B)

No.	Meeting Date	Action	Who	Status
33	11/12/24	Clarity of responsibilities sought on 11 (f) – Meeting with marae / Māori land trust <u>project control groups</u> (PCG) to support and progress the planning and construction phases to obtain code of compliance.	Tū Pakari	Te Pio Kawe – Framework for housing workstream and Project Control Group explained. When a business proposal is submitted a marae or Māori land trust establish their own PCG comprised of planners, engineers etc. The PCG then meets with JAG for support and advice to improve or amend their proposal. Explanation accepted.

Item listed under Action 33 was not moved during the last meeting. The group rectified this.

**Moved:** Te Runanga o Ngāti Whakaue ki Maketu – Manu Pene

**Seconded:** Te Kapu o Waitaha – Noel Mahia

### CARRIED

#### 5. Tū Pakari Quarterly Update

Tū Pakari Advisors spoke to the Tū Pakari Quarterly Update.

- Continual work with Te Rōpū Arotahi. Councils have been focused on progressing the framework for the Rangātiratanga, Te Taiao, and Te Whenua CTWF Outcomes only. The objectives, actions and measures have been updated to reflect strategic insights and discussions from the TRA and councils. Following July hui, further meeting held to work through the feedback and ideas presented from the workshop.
- Key themes from 3 group discussions:



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- Kaitiakitanga and customary practices, alongside partnership models of co-development, co-design, and co-implementation in decision-making processes with tangata whenua.
- Tangata whenua capability, capacity, and resourcing to support kaitiaki and mana whenua engagement in natural resource management and development.
- Succession planning to ensure rangatahi participation in management and decision-making roles at hapū, iwi, and council forum levels.
- Balancing Māori worldviews and values by integrating mātauranga Māori with Western science, monitoring, and planning frameworks, while recognising intergenerational knowledge through hapū and iwi engagement.
- Working with TCC and WBoPDC – to have input in the Outcomes Framework which will be covered later in the meeting.
- The Outcomes Performance Framework which will be covered later in the meeting during the regional dial presentation.
- MHUD Funding Criteria yet to be developed. Tū Pakari and the 2 council teams will support Māori Land Trust to be best placed for the 2027 MHUD funding once the criteria are set up.
- Joint Agency Group (JAG) to support Marae application / Māori Land Trust with solving technical advise, e.g. around stormwater, etc. Final outcomes will be all necessary reports and documents required to be lodged for consent
- Funding – approaching the funders of the programmes of SG also looking into alternatives, i.e. NZ Superannuation Fund or using Spatial Planning funding stream to support affordability. To be discussed during upcoming Regional Deals and SLG meetings. Also to develop better relationships with government.
- Congratulation to Ngāti Te Wai for their positive outcome on Māori housing – putting MLT through respective forums to enable being in position to respond to changes in central government policy.
- Opportunity for Ngāti Te Wai to present at the Ara Rau Tangata Friday 28 November – to work with celebrate the success at the conference, highlighting positive steps and learning.
- National Direction Consultation:
  - 2025 has seen significant changes around RM Framework by Central Government.
  - Central Government are consulting to the public on the 4 key national key priority xxx packages – list 1 – 4 Package 1: Infrastructure and development; Package 2: Primary sector; Package 3: Freshwater; Package 4: Going for Housing Growth.
  - Earlier on in the year SG formed a submission working group led by Nichola Lennard – representatives from 3 local councils and Tū Pakari. With purpose being to ensure a unified voice on behalf of SG when making submissions on the 4 packages.
  - SmartGrowth did not submit on Package 3 – freshwater due to differing views.
  - Page 42 of the Agenda – Tū Pakari submission to joint SG submission on the new national standards for Papakāinga.
  - Pages 79-82 – Tū Pakari submission for Going for Housing Growth regarding impacts on Māori.
  - Is important to note that individual forums made their own submissions, included in this package – key foundations moving forward with work previously undertaken around Māori Housing workstream and component included in next presentation.

### **Recommendations:**

The recommendations for the Tū Pakari report are located beneath paragraph 8: Te Rōpū Arotahi Update - Outcomes Measures Performance Framework.

### **6. Regional Deal Structure, Negotiations Process, Key TW / Elements and next steps, etc.**

Te Pio Kawe welcomed to the Combined Tangata Whenua Forum.

Chris Joblin spoke to the Regional Deal Structure, Negotiations Process, Key TW / Elements and next steps. Following the presentation, the group discussed:



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- Available funding streams:
  - Council has no money to provide the government’s demand for housing. Gap needs to be bridged. Central Government need to provide some kind of funding facility to fund Council portion of the infrastructure with an incentive to enable growth.
  - Opportunity is around social infrastructure – if can set up vehicle enabling investment into social infrastructure, likes of Super Fund could assist iwi, along with other iwi
- Further dialog required to socialise these ideas with government, so they get pushed down into the Ministries.
- Issue with the Port was discussed. Needs to be resolved without causing further grievance.
- Waiari being consented as development crucial to regional deals. Currently under discussion is the reconesenting of TCC water take from Waiari and Tautau rivers.
- Economic opportunities for iwi:
  - housing development investments
  - social infrastructure investments
  - social procurement - apprenticeships, education pathways, benefit in iwi members employment through contractors who delivered services
  - ongoing income from assets currently held
- Non-economic opportunities - Use commercial investments to grow influence over outcomes
- Question was raised if Crown does have no money or no land. Truth lies in the middle. But if Crown wants to provide social infrastructure like schools or hospitals, they have either to buy the land or to lease it. When consider zoning or master planning, if on Māori owned land, will provide preferential opportunity to lease the whenua out and to get it develop.
- At Tauriko West development is occurring, however can only progress to approx. 2400 houses before requiring the SH29A extension to relieve congestion and unlock the development of further houses.
- The group acknowledged the expertise of the negotiation team and ask for the possibility to hold workshops for iwi on how to get organised, on how to take advantage for the opportunities arising and to understand what the opportunities are - which the negotiation team agreed to provide.
- Todd Muller – Priority One –
  - very pleased with where negotiations have progressed so far. Felt Crown would come with focus on economic opportunity, however, was surprised that number 1 priority is the housing issue – if can’t house our people, unable to grow our businesses and thrive as a community.
  - Conditions must be established to enable the development of additional housing in both the West and East, with a particular focus on the East where roading infrastructure is already in place.
  - People will come with the new houses. They will require services and amenities – health, schools, education which will need to be provided by the Crown.
  - Local iwi can assist the Crown in delivering social services. Greater engagement is needed to help iwi understand the opportunities available, enabling them to develop and submit proposals to Government outlining how iwi can contribute.
- Process – going through negotiations with three regions – Auckland, Tauranga & Queenstown. Queenstown has a number of issues therefore not wishing to go first, therefore between Tauranga and Auckland.
- Regional Deal with either Tauranga or Tamaki will be announced prior to Christmas. This will be an agreement in principal with more detailed negotiations in the following 6-9 months. If it takes longer announcement will be February/March 2026.
- View taken whilst some advantage being first, better to not rush in order to receive the best deal possible. Not deadline driven but outcomes driven. For deal to be approved by Councils we need to get incentive and funding agreement in place. Focus on funding and financing – how do you fund growth in a way that doesn’t burden the community?
- Critical that the region is aligned and speaks with one voice.
- Protection of the tangata whenua principles and ensuring they are incorporated into the deal – emphasising values around supply and use of water, where wastewater is used, disposed and discharge of water. All this is critical to us as is the harbour and the whole environment.



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- Tim – region has been planning for some 20 years to see some of this stuff happening in a wider, consultative way, with key point being what is on the table is entirely consistent with what is being developed at SmartGrowth, Te Pio insights to Papakāinga at base level, thought coming through.
- Matemoana and Matire as part of the governance group – consistent with plans as much as possible.
- Matemoana – thanked Chris, Tim & Todd for their presentation. like to see more of governance meetings is better advocacy for Māori – feel sometimes as “poor cousin” however we are key to this regional development. Wants to be fully included in the process as an important partner.
- Opportunity is not with single iwi /hapu – we all have to work together, who will organise this?
- The last CTWF is on 10 December – invite the negotiation team back for update.
- Government wishes to do all three city regional deals

### Recommendations:

That the **SmartGrowth Combined Tāngata Whenua Forum:**

1. **Receive** the update.

**Moved:** Tūhourangi – Hakopa Tapiata  
**Seconded:** Ngāti Pūkenga – Kylie Smallman

### CARRIED

## 7. SmartGrowth Advisory Update

Craig Batchelar spoke to the SmartGrowth Advisory Update.

- Hamilton to Tauranga spatial study being a joint project with Future Proof –
  - will look into investments in that corridor that will occur over the next 30 years. Outcomes are significant reduced travel times, improve freight movement, road user safety, and urban growth
  - Project being led by Future Proof with expectation that more of the impact will be in the Waikato region.
  - Developed economic modelling confirmed that most of the impact of this investment will land in the small towns between Hamilton and Tauranga, with scale of 180 – 200ha of additional development spread around these communities.
  - Stakeholder engagement planned for October and November seeking feedback to the draft
  - Market analysis being done about the deliverability of the ideas.
  - Need to identify Māori land blocks within the transport corridor across the Kaimai’s on both sides. Need to establish a working relationship. First steps is receiving the report, outcomes form the report and then moving to full engagement with landowners, similar as to other corridors.
  - Ensure Regional Deals are clearly linked to ongoing projects so that communication with whānau is streamlined and focused, avoiding information overload. Additional support may be needed as whānau could find these discussions challenging while managing their own priorities.
  - Not huge implications for our region expected. Main interest is the upgrade of State Highway 29 including congestion being addressed.
  - Future Proof leading the engagement, but we need to make sure our interest are addressed.
- Kaimai Railway Tunnel –
  - exit tunnel is sufficient but need better management of moving the freight either site. Passing lanes needed to make it more efficient. Regarding passenger rail – there is an issue with electrification.
  - Presentation from Waikato Regional Transport manager of prospects of electrification through Morrinsville, electrify trains through Tauranga port using battery. In medium term could be potential for passenger rail to be considered not at present.
  - Rail improvements will be central government investment.



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- Increase of freight that will be transported to Tauranga. Inland port at Te Puna still in discussion? Craig not aware of an Inland Port.
- It was highlighted that a lot of Māori Land exists along SH29 to Te Poi. Whanau needs to be made aware of this project. Craig to make sure to suggest to Future Proof Team to include the landowners in the consultations.
- The project is to try to understand the impact of the transport investment. It is intended to speed up and improve freight movement, but we need to understand the wider consequences and indirect impacts on the region.
- Other issue is the criticism that this project is not wide enough. That Waihi and Rotorua is not included. But this is the scope we are working with. Following lead from Future Proof, SmartGrowth are not leading this project.
- Report is going out for consultation as draft mid-October to mid-November with FP PM reporting outcomes to their governance in February 2026.
- Expect the outcome is joint spatial plan work with the Waikato Region
- This work is motivated by Hamilton getting their freight to Tauranga either by rail or by State Highway 29. That's the reason it doesn't go further east.
- Future Development Opportunities
  - Expression of Interest issued for receiving possible sub-region development areas that are currently outside of the SmartGrowth strategy.
  - Receive proposals will be reviewed by a working group
  - Report back to the group in December.

### Recommendations:

That the **SmartGrowth Combined Tāngata Whenua Forum:**

1. **Receive** the SmartGrowth Advisory Update.

**Moved:** Ngā Pōtiki – Arthur Flintoff  
**Seconded:** Ngāti Hangarau – Cheryl Hayes

### CARRIED

#### 8. Te Rōpū Arotahi Update – Outcomes Measures Performance Framework

- To discuss Tāngata Whenua / Iwi measures to be put in the framework as currently is loaded with Council measures and whakaaro
- The key to ensuring the Measures in the OPF are trackable is identifying alignment, where possible, with existing Council data monitoring and reporting processes
- Include Māori Housing the first time
- Framework established from workshops held in 2025, based on 6 CTWF outcomes embedded in the strategy, work being completed moving forward, supported / reviewed by TRA to ensure whakaaro is flowing through into the final document.
- Data collection and monitoring as part of the progress reporting is done by each Council (TCC, WBOPDC, & BoPRC) and by Elisha Rolleston & Te Pio Kawe resulting in 4 tables. To be completed by 10 December 2025, which will close the three components for the framework.
- Next steps implementing the CTWF outcomes performance framework and KPI measures – data gathering from January to December 2026. Data to be reviewed by Te Rōpū Arotahi – looking to present information for the first year of the framework in the first workshop in 2027.
- Outcome monitoring will then be included in work programme, being an ongoing kaupapa for combined forum, for Takawaenga and supporting units as move forward. To be able to show how effective this forum is.



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- Imbalance between local government view and iwi view. Therefore, started with local government measures and added iwi/tangata whenua measures to start a discussion or see if they are the same?
- The point of the whole exercise was the Iwi / Hapu measures – were making great progress, as were having difficulty of proving our effectiveness – now this feels like we have lost sight of all of this.
- Hardest measure to gather the information on, only had 2 measures around Treaty Waitangi principles and representation, however, now have broadened what the options are around rangatiratanga.
- Number of queries that come to council does not tell us anything. We should look into progress made in terms of effectiveness. So, the local government preferred measure tells us nothing.
- First time TRA have seen this version – needed the conversations to occur between what WBOPDC, TCC, BoPRC can collate. What shown in the table at the moment is the data they can collate. Now it became clear is that they don't have that base to measure the progress.
- Tangata Whenua measure should be first, then the Council body measures.
- Need discussion of what the objection is of the tool we are developing. Nobody has done something similar to this before. This data collection is brilliant for Council. But maybe something else is needed in addition for Tangata Whenua. Or add the TW goals to it.
- To organise a further two TRA workshops, meeting with Toi Moana, korero with Tangata Whenua reps, address issues raised today and report back in this during December meeting.

### That the **SmartGrowth Combined Tāngata Whenua Forum:**

1. **Receive** the Tū Pakari Report.
2. **Support and endorse** in principle the Outcomes Performance Measures Framework (OPMF) provided the TRA re-meets to discuss the appropriate changes required to the current version presented on 7 October, and noting that a final version of the OPMF will be presented to the CTWF on 10 December.
3. **Note** the Data Collation, Monitoring and Reporting Plan will be finalised and reported at the next CTWF Hui on 10 December 2025.
4. **Acknowledge** the issues raised in the attached SmartGrowth National Directions submissions. Note that two meetings will be held with TRA to progress the data collection, monitoring and reporting plan which will be finalised and reported

**Moved:** Tūhourangi – Hakopa Tapiata

**Seconded:** Te Rūnanga o Ngāi Te Rangi – Whitiora McLeod

**CARRIED**

**Te Pio Kawe closed the meeting with a mihi and a karakia Whakamutunga.**

**Meeting Closed:** 12:30pm

**Next Meeting:** 10 December 2025 – 9:00am – 12:30pm  
Western Bay of Plenty District Council (Chambers)  
1484 Cameron Road  
Tauranga