



“ Kia Tū Pakari ai Tātou ”

**SmartGrowth Combined Tangata Whenua Forum**  
**Friday 16 December 2022 9:30am – 12:30pm**  
**Tauranga City Council, 306 Cameron Road, Tauranga**  
**Level 0 - Room 1 & 1B / Teams**

<b>Time</b>	<b>Karakia / Whakataua</b>		
9:30am	Karakia tīmatanga		
	1.	Apologies	Chairperson
	2.	Conflicts of interest	Chairperson
<b>Minutes and Actions</b>			
9:40am	3.	Draft minutes from 28 October 2022 <i>(Paper A)</i>	Chairperson
	4.	Actions from previous meetings <i>(Paper B)</i>	Chairperson
<b>Forum Matters</b>			
9:50am	5.	Chair’s Report <ul style="list-style-type: none"><li>Changes to tāngata whenua representation on SLG<sup>1</sup></li><li>Update on SmartGrowth Refresh</li></ul>	Matemoana
	6.	Appointment of new Chair and Co-Chair <i>(Paper C)</i>	Elva Conroy / Te Pio Kawe
<b>CTWF Priority Projects</b>			
10.20am	7.	CTWF End of Year Report <i>(Paper C)</i>	Elva Conroy
	8.	Outcomes of engagement since the last meeting	Elva Conroy / Te Pio Kawe
	9.	Update on Ara Rau Tāngata	Te Pio Kawe
	10.	Ways to improve Tangata Whenua reporting to CTWF re: implementation of TSP	Elva Conroy / Te Pio Kawe

<sup>1</sup> At the time of drafting this agenda, Te Rangapū Mana Whenua o Tauranga Moana had appointed Whitiara McLeod to SLG. Te Kāhui Mana Whenua o Tauranga Moana had yet to appoint their representative.



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Other Matters			
11:40am	11.	Wetland restoration at Te Waiau, Athenree	Video (6m)
	12.	SmartGrowth Industrial Land Study – Te Ao Māori criteria (Paper D)	David Phizacklea / Aurecon
Conclusion			
12:30pm	Karakia Whakamutunga		
Future Meetings			
<ul style="list-style-type: none"> <li>– 2022 Combined Tāngata Whenua Forum meetings – To be confirmed</li> <li>– 2022 SmartGrowth Leadership Group meetings – To be confirmed</li> </ul>			
If you have any questions or queries, please contact SmartGrowth on <a href="mailto:administration@smartgrowthbop.org.nz">administration@smartgrowthbop.org.nz</a>			

Frequently Used Acronyms	
CEAG	Chief Executives Advisory Group
JSP	Joint Spatial Plan
MHUD	Ministry of Housing and Urban Development
PDA	Priority Development Areas
SLG	SmartGrowth Leadership Group
UFTI	Urban Form & Transport Initiative



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## Combined Tāngata Whenua Forum [CTWF] – Membership

### Combined Tāngata Whenua Forum Chair

Chair Matemoana McDonald

Deputy Chair: Des Heke

### Combined Tāngata Whenua Forum Governance representatives to SmartGrowth Leadership Group

Matire Duncan, Geoff Rice, Whitiora McLeod, [vacancy x1], Matemoana McDonald (alternate)

### Combined Tāngata Whenua Forum representatives from:

- Tauranga City Council – Te Rangapū Mana Whenua o Tauranga Moana
- Western Bay of Plenty District – Te Kāhui Mana Whenua o Tauranga Moana
- Western Bay of Plenty District – Te Ihu o Te Waka o Te Arawa
- Mauao Constituent Member to the Bay of Plenty Regional Council

Te Rangapū Mana Whenua o Tauranga Moana members as at 17 October 2022

Chairperson – Matire Duncan

Iwi/Hapū	Representative	Alternate Representative
Ngāti Ranginui		
Ngāti Ranginui Iwi Rūnanga	Destiny Leaf	Des Heke Kaiawha
Ngāti Kahu	Parewhakarau Tapuikuka (Pare Kuka)	Mita Rahiri
Ngāti Hangarau	Veronica Manu Seddon	Tim O'Brien
Ngāi Tamarāwaho	Des Tata	Kura Martin-Tukaokao Eruera Brown
Ngāti Ruahine	Alison Flavell	Leanne Faulkner Te Arawhiti Harrison <i>(TCC awaiting written confirmation of removal as alternate)</i>
Ngāi Te Ahi	Rangiwhakaehu Irene Walker	Rondell Reihana Te Pio Kawe
Ngāi Te Rangi		
Te Rūnanga o Ngāi Te Rangi	Whitiora McLeod	Pia Bennett
Ngāti He	Anthony Ririnui	
Ngāi Tūkairangi	Hayden Henry	Kiamaia Ellis
Ngāti Kuku	Nathan James	Aroha Kopae Ngawaka Walker
Ngāti Tapu	Puhirake Ihaka	Rapata Rangitukunoa
Ngāti Kaahu	Pine McLeod	Jesse Piri Campbell
Ngā Potiki		
Ngā Pōtiki ā Tamapahore	Ropata Stephens	Verna Ohia-Gates
Ngāti Pukenga		
Ngāti Pūkenga	Buddy Mikaere	Pahu Akuhata
Te Arawa		
Te Kapu o Waitaha	Mokoera Te Amo	Maru Tapsell
Tapuika Iwi Authority	Rawiri Biel	Helen Biel
Te Runanga o Ngāti Whakaue ki Maketu	Manu Pene	Liam Tapsell



## “ Kia Tū Pakari ai Tātou ”

Western Bay of Plenty District Partnership Forum members as at 2 December 2022

Te Kāhui Mana Whenua o Tauranga Moana	Te Ihu o Te Waka o Te Arawa
Bob Leef - Ngati Taka	Dean Flavell
Buddy Mikaere - Ngati Pukenga	Andy Gowland-Douglas (Helen Biel as alternate)
Reon Tuanau - Te Whanau o Tauwhao ki Otawhiwhi	Geoff Rice
Nessie Kuka - Ngai Tuwhiwhia	Manu Pene
Riki Nelson - Ngati te Wai	Maru Tapsell
Te Uta Rolleston - Ngai Tamawhariua ki te Moutere o Matakana	Petera Tapsell
Lara Burkhardt - Ngā Pōtiki	Raiha Biel
Hineira Hamiona - Ngai Tamawhariua ki Te Rereatukahia	Roland Kingi
Leanne Faulkner – Ngāti Ruahine	Tania Turner
	Vance Skudder
	Vivienne Robinson
	Anthony Wihapi

Mauao Constituent Member to the Bay of Plenty Regional Council

Matemoana McDonald

### Partner Organisations

Tū Pakari Advisor (Kai Ārahi)	Elva Conroy
Tū Pakari Advisor (Pou Ārahi)	Te Pio Kawe
SmartGrowth – Senior Advisor	Kelvin Norgrove
SmartGrowth – Support	Valeria Torella / Juanita Assink
Bay of Plenty Regional Council	Rawiri Bhana and Te Amorangi Team
Western Bay of Plenty District Council	Chris Nepia and Kaupapa Māori Team
Tauranga City Council	Keren Paekau and Pou Takawaenga Team



“ Kia Tū Pakari ai Tātou”

## CTWF Strategy and Priority Projects



### Te Tūāpapa mō te Rōpū Tū Pakari The Foundation for the Combined Tāngata Whenua Forum



#### OUR COLLECTIVE VISION

Kia tū pakari ai tātou  
Together, we thrive



#### OUR ROLE IN DELIVERING THE VISION

We are responsible for ensuring the rangatiratanga of hapū and iwi (particularly tāngata whenua values, principles, traditions and customs) are incorporated throughout SmartGrowth strategies, plans, projects, processes and decisions.

We are responsible for supporting future hapū and iwi growth management and development needs.



#### OUR GUIDING PRINCIPLES

Rangatiratanga/Mana  
Whānaungatanga  
Tipuranga  
Kaitiakitanga  
Manaakitanga  
Auahatanga



## OUR COLLECTIVE OUTCOMES

### TE WHENUA

Our people are enabled to occupy, develop and use multiple owned Māori Land and Treaty Settlement Land.

### TE NGĀKAU

Our marae communities are connected to social and health services, education and sporting facilities, and where practical, public transport.

### TE TAIAO

The health and wellbeing of our natural environment is not compromised further as a result of land use and development.

### NGĀ WĀHI TŪPUNA

Our sites and areas of cultural significance are cared for and protected from further degradation and loss.

### TE MANAWAROA

Our communities and cultural infrastructure are resilient to a changing climate.



## 2022 Priorities for the Combined Tāngata Whenua Forum

In 2022, the CTWF will focus on the following projects:

REALISING  
MĀORI  
HOUSING

SPATIAL  
PLANNING

CULTURAL  
HERITAGE  
RESEARCH

TRANSPORT  
SYSTEM  
PLAN  
IMPLEMENTATION

We will also focus on ensuring:

TREATY-BASED  
PARTNERSHIP /  
PARTICIPATION

AN EFFECTIVE  
CTWF

To support all of the above, we need:

- To build our collective capability and capacity.
- Effective communication and engagement with hapū, iwi, marae committees and Māori Land entities.
- Support from SmartGrowth partner agencies.



“ Kia Tū Pakari ai Tātou ”

**SmartGrowth Combined Tāngata Whenua Forum**

**Friday 28 October 2022**

**9:30am – 12:30pm**

**Tauranga City Council, 306 Cameron Road – Tauranga**

Forum Members		
<b>Mauao Constituent Member to the Bay of Plenty Regional Council</b>	In-person	Matemoana McDonald (CTWF Chairperson)
<b>Te Rangapū Mana Whenua o Tauranga Moana representatives &amp; alternates</b>  Attendance Summary 11/18 members	Apologies	Matire Duncan – Chair of Te Rangapū Mana Whenua o Tauranga Moana
	In-person	Des Heke - Te Rūnanga o Ngāti Ranginui (CTWF Deputy Chairperson)
	In-person	Destiny Leaf - Te Rūnanga o Ngāti Ranginui
	Apologies	Parewhakarau Tapuikuka (Pare Kuka) - Ngāti Kahu
		Mita Rahiri – Ngāti Kahu (Alternate)
		Veronica Manu Seddon – Ngāti Hangarau
		Tim O’Brien - Ngāti Hangarau (Alternate)
		Des Tata - Ngāi Tamarāwaho
	In-person	Kura Martin – Tukaokao - Ngāi Tamarāwaho (Alternate)
		Eruera Brown - Ngāi Tamarāwaho (Alternate)
		Alison Flavell - Ngāti Ruahine
	In-person	Leanne Faulkner – Ngāti Ruahine / Te Wakaiti (Alternate)
		Te Arawhiti Harrison - Ngāti Ruahine (Alternate)
	On-line	Rangiwhakaehu Irene Walker - Ngāi Te Ahi
		Rondell Reihana - Ngāi Te Ahi (Alternate)
	In-person	Whitiora McLeod - Te Rūnanga o Ngāi Te Rangī
		Pia Bennett - Te Rūnanga o Ngāi Te Rangī (Alternate)
		Anthony Ririnui – Ngāti He
		Ngāti He – (Alternate TBC)
		Hayden Henry - Ngāi Tūkairangi
		Kiamaia Ellis - Ngāi Tūkairangi (Alternate)
	On-line	Nathan James - Ngāti Kuku
		Ngawaka Walker - Ngāti Kuku (Alternate)
		Aroha Kopae - Ngāti Kuku (Alternate)
	On-line	Puhirake Ihaka - Ngāti Tapu
		Rapata Rangitukunoa – Ngāti Tapu (Alternate)
	In-person	Pine McLeod - Ngāti Kaahu
	Jesse Piri Campbell – Ngāti Kaahu (Alternate)	
	Ropata Stephens – Ngā Potiki	
On-line	Verna Ohia-Gates – Ngā Potiki (Alternate)	
	Lara Burkhardt - Ngā Pōtiki	
	Buddy Mikaere - Ngāti Pūkenga	
	Pahu Akuhata - Ngāti Pūkenga (Alternate)	
In-person	Mokoera Te Amo – Te Kapu o Waitaha	



## “ Kia Tū Pakari ai Tātou ”

		Maru Tapsell – Te Kapu o Waitaha (Alternate)
		Rawiri Biel – Tapuika Iwi Authority
		Helen Biel – Tapuika Iwi Authority (Alternate)
	In-person	Manu Pene – Te Rūnanga o Ngāti Whakaue ki Maketu
		Liam Tapsell – Te Rūnanga o Ngāti Whakaue ki Maketu (Alternate)
<b>Te Kāhui Mana Whenua o Tauranga Moana</b>		Bob Leef - Ngāti Taka
		Buddy Mikaere - Ngāti Pūkenga
		Reon Tuanau - Te Whānau o Tauwhao ki Ōtawhiwhi
Attendance Summary 0%	Apologies	Nessie Kuka - Ngāi Tūwhiwhia
		Riki Nelson - Ngāti Te Wai
		Te Uta Rolleston - Ngāi Tamawhariua ki te Moutere o Matakana
	Apologies	Hineira Hamiona - Ngāi Tamawhariua ki Te Rereatukāhia
<b>Te Ihu o Te Waka o Te Arawa</b>	In-person	Geoff Rice
	In-person	Manu Pene
		Rereamanu Wihapi
Attendance Summary 4/XX members		Tony Wihapi
		Maru Tapsell
		Petera Tapsell
		Roland Kingi
		Tania Turner
		Vivienne Robinson – Te Kapu o Waitaha
		Raiha Biel
	In-person	Andy Gowland-Douglas
		Terekaunuku Dean Flavell
	On-line	Vance Skudder
<b>SmartGrowth</b>		
	On-line	Kelvin Norgrove – SmartGrowth Strategic Advisor
	In-person	Te Pio Kawe – Pou Ārahi Strategic Advisor / Ngāi Te Ahi (Alternate)
	In-person	Elva Conroy – Kai Ārahi Technical Advisor
		Juanita Assink – SmartGrowth Support (Alternate)
	In-person	Valeria Torella – SmartGrowth Support
<b>Agencies</b>		
	On-line	Jacqui Rolleston-Steed – Public Service Commission
	In-person	Nassah Rolleston-Steed – Bay of Plenty Regional Council
	On-line	Barbara-Anne Overwater – Bay of Plenty Regional Council
		Sharon Pimlott – Bay of Plenty Regional Council
	Apologies	Rawiri Bhana – Bay of Plenty Regional Council
		Rachael Davie – Western Bay of Plenty District Council
	On-line	Chris Nepia – Western Bay of Plenty District Council
	On-line	Merehine Waiari – Western Bay of Plenty District Council
	On-line	Corey Gaunt – Western Bay of Plenty District Council
	On-line	Ben Wilson – Western Bay of Plenty District Council
	Apologies	Carlo Ellis – Tauranga City Council
	In-person	Keren Paekau – Tauranga City Council
		Darlene Dinsdale – Tauranga City Council
		Tane Brott – Tauranga City Council
		Nikaelah Tukaki – Tauranga City Council



## “ Kia Tū Pakari ai Tātou ”

		Tuana Kuka – Tauranga City Council
		Leonie Cairns – Tauranga City Council
	In-person	Shad Rolleston – Commissioner, Tauranga City Council
	On-line	Cynthia Hamel – Tauranga City Council
<b>Observers / Guest Speakers</b>		
	In-person	Shaun Jones - Tūhura Partners
	In-person	Claudia Hellberg – Tauranga City Council
	In-person	Raul Galimidi - Tauranga City Council
	In-person	EJ Wentzel - Western Bay of Plenty District Council
	In-person	Riaan Rossouw - Western Bay of Plenty District Council
	In-person	Paul van den Berg - Western Bay of Plenty District Council
	In-person	Cheryl Hayes - Ara Rau Tangata

### **Item 1 – Apologies**

- Manu Pene opened the meeting with a Karakia
- Apologies were received from Carlo Ellis, Rawiri Bhana, Nessie Kuka, Hineira Hamiora, Pare Kuka, Phillip Hikairo and Matire Duncan.
- Moved by Te Rūnanga o Ngāi Te Rangi (Whitiora McLeod). Seconded by Ngāti Ranginui Inc Society (Destiny Leaf).

### **Item 2 – Conflicts of Interest**

- No new conflict of interest arose (Whiti McLeod noted the same as last time - that he is the Director of Manaaki Te Awanui Trust who could be going for funding in the future). Te Pio noted that Whiti only needs to raise this for the Conflicts of Interest register once.
- Moved by Ngāti Ranginui Inc Society (Destiny Leaf). Seconded by Ngāti Ruahine Wakaiti (Leanne Faulkner)

### **Item 3 – Previous Minutes**

- The minutes of the previous 23 August 2022 meeting were accepted as a true and correct record.
- Moved by Te Rūnanga o Ngāi Te Rangi (Whiti McLeod). Seconded by Ngāti Marukukere (Geoff Rice)

### **Item 4 – Actions from Previous Meeting (reference to Paper B)**

	Meeting Date	Action	Who	Status
		Potential meeting between Ministers and CTWF	Standing item	Pending
	11/08/21	Western Bay of Plenty District Council and Tauranga City Council to assist in collating a	Chris Nepia Keren Paekau	In progress



## “ Kia Tū Pakari ai Tātou”

		contact list for all Māori Land Trusts and also an outline of all the Māori Land Blocks.		
23/08/22		<del>Maketu Climate Adaptation Plan: Presentation to be distributed.</del>	SmartGrowth Admin	Completed
23/08/22		<del>Tangata Whenua Spatial Plan: Presentation to be distributed.</del>	SmartGrowth Admin	Completed
23/08/22		<del>Māori Land Court – Māori landowners – Whenua use and development readiness: Presentation to be distributed.</del>	SmartGrowth Admin	Completed
23/08/22		<del>Tauriko West – Ferncliffe Farms: Presentation to be distributed.</del>	SmartGrowth Admin	Completed
23/08/22		Have Eastern Corridor Development as an item for the next hui.	WBOPDC	Action parked until 2023.

### FORUM MATTERS

#### Item 5 – Chair’s Report

- **SmartGrowth Leadership Group Representation Update:** Te Rangapū application processes closed on Friday 28 October 2022:
  - Interviews and shortlist to be held in early November.
  - Aiming to have it completed before the next SmartGrowth Leadership Group meeting on 29 November 2022.
  - Chris Nepia provided an update from WBOPDC:
    - Forums coming back after elections.
    - On 22 November to decide who will replace Kelvin.
- **Potential review of chair/ co-Chair positions:**
  - Elva enquired whether the nominations will be listed on the agenda or not. Matemoana suggested first establishing the process.
- **SmartGrowth Refresh:**
  - Invitation to join the Mayor and Chair on discussion to be had around refresh SmartGrowth in regard to the Spatial Plan for WBOPDC.

**ACTIONS:** Tu Pakari Advisors to oversee nomination process for new Chair and Co-Chair before next CTWF meeting.

### CTWF PRIORITY PROJECTS AND ENABLING ACTIONS

#### Item 6 - Pou Hononga Update

- Te Pio provided an update on Pou Hononga.



## “ Kia Tū Pakari ai Tātou”

- Discussion around the appointment of Arthur Flintoff who supports the CTWF with the Spatial Plan addressing issues and aspirations around Māori land.
- Discussions around Julie Sheperd’s engagement with WBOPDC and SmartGrowth in a shared role.
- Given the amount of engagement needed (with Whānau, Māori land trusts and all the Marae) there will be an element of job sharing.
  - In TCC area, Arthur Flintoff will look after the eastern extent and Te Pio will look after the western extent.
  - The intention is to work with those same groups around what they want included in the Spatial Plan.
  - Within the WBOPDC area, Julie will work with the Western/Northern hapu and marae, while Elva will work with the eastern hapu, iwi and marae (Te Arawa).
  - Overview workshops to be held on 8, 15 and 22 November.
- It was mentioned the inclusion of a regional council role could create yet another layer between councils. Elva noted the capacity of Whanau, Hapu, Iwi, TLAs and regional council are interlinked.
- Elva shared with the group the outcomes of the upcoming workshops to give a sense of what we need to get out of it.
- Te Pio expressed his desire to avoid duplication and noted the need to consent to share the information to be used and what is for, and that by being a part of the Tāngata Whenua Spatial Plan, they need to be aware they form a layer within SmartGrowth Spatial Plan. Chris Nepia agreed.
- Discussions on what is going to come into play for regional council, and the need of building influence in the development of regional plans that will have a positive impact in the city.
- Discussions on the National policy to enable intensive development proposing to remove urban limits.
- Elva reminded the CTWF that their work plan includes four priority projects and 3 enabling actions. Updates will be provided on each.
- Te Pio talked about the total Māori land in the TCC area. Land that is already residential zoned, and he noted the outcomes from 9 hui that the Housing working group undertook since July 2022.

### **Item 7 - Project 1: Māori Housing**

- Te Pio shared a presentation about Māori Housing’s vision and principles. He noted there are around 50 entities at the moment.
- Discussions on how to collaborate with them. The main objective is to get affordable, healthy, safe intergenerational homes with environmentally sustainable infrastructure.
- Discussion around Marae community zoning.
- It was noted the work with SocialLink provided support for data collection and establishing the entities. Te Pio met with them and provided a summary of the options:
  - establishing an entity
  - creating a charity trust,
  - create an incorporated society, or another company or social enterprise.
  - The preference is to support an incorporated society.
- Discussions around the proposed Te Ara Rau Tangata Structure.



## “ Kia Tū Pakari ai Tātou”

- Arthur noted the structure is needed in order to have funding in place.
- Council defaults in a lot of management committees. The group expressed their hope in the council assisting more in this space. It was noted the importance of providing the landowner with a stronger voice.

**ACTION:** Te Pio to add Tamapahore Marae to the presentation slide next to Arthur’s name.

### **Item 8 - Project 2 – Tangata Whenua Spatial Planning**

Elva provided an update on where the Spatial Plan is at the moment:

- Undertaking analysis and re-analysis of Iwi and hapu management Plans.
- CTWF planning support – helping hapu/Iwi to scope their own work plans where they are want to update their IMPs/HMPs and carry out spatial planning.
- November workshops planning completed/
- Elva sought feedback on CTWF 2016 position paper: “We want to see ourselves in the built environment”- but what does that mean in practice?
  - Important to seek a strong relationship with the community, councils and developers.
  - Street naming and conservation of heritage.
  - Practical opportunities and entering into new developments ensuring we have Mana Whenua voice in the design table.
  - Cultural narrative design.
  - Add green to the buildings, bringing back that extension of ourselves (environment) to urban life.

### **9. Project 3 – Cultural Heritage Offsets**

Des Heke provided a verbal update on the Cultural Heritage Offsets situation:

- There is a vast amount of net loss of immense value.
- Looking at getting some compensation. It was noted further work needs to be had in this space.
- Opportunity to work with Nassah Rolleston Steed and his planning team to review this work.

### **10. Project 4. Transport system plan implementation – Paper C**

Nassah Rolleston Steed and Shaun Jones provided an update on the Transport System Plan (TSP):

- Partnership approach with WBOPDC, Waka Kotahi, TCC, BOPRC, KiwiRail, Priority 1, CTWF and the Port of Tauranga.
- Supporting UFTI delivery outcomes and delivering individual projects.
- Deep and meaningful engagement is sought with Mana Whenua. Looking for alignments with the partners, aim to deliver on the connections.
- The Forum noted the importance is Mana Whenua getting involved throughout the whole process, not only providing feedback once the plan is drafted. The group addressed the gap between the council and the Mana Whenua. Shaun Jones agreed.
- Shaun noted the different groups where Māori interests are represented.
- Discussions around the next steps:
  - Continue to develop initiatives and embed them into Business As Usual
  - Working with JSP and Tangata Whenua Spatial Plan teams on LTP and RLTP engagement.
- Geoff noted the importance of rail since TCC is planning for population expansion.



## “ Kia Tū Pakari ai Tātou”

- Cultural Māori component should be the first point when a developer is planning anything.
- Arthur noted that transport shapes everything and reflects on what flourishes and what doesn't in a city.
- Jacqui noted her role at the Public Service Commission to look at all the agencies to ensure they become more cohesive when rolling out new strategies and plans. She welcomed feedback from the group.

### 11. Enabling actions 1 & 2 – Capability building and communication

- Finding opportunities to build.
- It was mentioned the IMP training on 30 September 2022 as well attended and very useful.
- Aiming to plan more sessions before Christmas.
- Updates on engagement and communication – workshops coming up.
- New online portal – Te Hononga – is an interactive, multi-playroom website that allows collaborative mapping – a one-stop for all things CTWF.

**ACTION:** Tu Pakari Advisors to use e-panui to advertise upcoming workshops (housing/spatial planning; Ara Rau Tangata).

### 12. Enabling Action 3 – Support from Council teams

**ACTION:** Elva to provide an update on this item via email.

### 13. Wetland restoration at Te Waiau, Athenree – Video

**ACTION:** Elva is to share the video to the Forum via email.

### 14. Sub-regional Water Servicing Study – Paper D

- Program to develop a water servicing strategy for the subregion of Tauranga and Western Bay of Plenty District Council territory.
- Seeking feedback on how to engage with Tangata Whenua in terms of getting perspective on what the future might be like for the subregion.
- Raul shared the proposed Governance and delivery approach to the group, and the set timeframes.
- Geoff addressed the awareness of the potential opportunity for the sub-region in regards to water banking/ storing water for the future.
- Raul responded that the team is looking at what is needed in the future, looking at different climate change scenarios and considering establishing freshwater management tools to help make better decisions.
- Early stage of the study. There's no conclusion yet on what the solution could be and everything is into consideration.
- Discussions on involving Māori professionals in the technical side of things in this study.
- It was noted international technologies should be considered, as they are one step ahead in this space.

**ACTION:** Elva to work with forum members and come up with a range of options to present at the next meeting for consideration/ discussion.



## “ Kia Tū Pakari ai Tātou”

Closing Karakia Whakamutunga by Manu Pene.

### ACTIONS

No.	Meeting Date	Action	Who	Status
1		Potential meeting between Ministers and CTWF	Standing item	Pending
10	11/08/21	Western Bay of Plenty District Council and Tauranga City Council to assist in collating a contact list for all Māori Land Trusts and also an outline of all the Māori Land Blocks.	Chris Nepia Keren Paekau	In progress
15	28/10/22	Tu Pakari Advisors to oversee nomination process for new Chair and Co-Chair before next CTWF meeting	Elva Conroy Te Pio Kawe	
16	28/10/22	Te Pio to add Tamapahore Marae to the presentation slide next to Arthur's name on the Maori Housing presentation.	Te Pio Kawe	
17	28/10/22	Tu Pakari Advisors to use e-panui to advertise upcoming workshops (housing/spatial planning; Ara Rau Tangata).	Elva Conroy Te Pio Kawe	
18	28/10/22	Elva on item 12 & 13: to provider an update via email.	Elva Conroy	
19	28/10/22	Elva on item 14: to work with forum members and come up with a range of options to present at the next meeting for consideration/ discussion.	Elva Conroy	
<b>Agenda items for next hui</b>		<ul style="list-style-type: none"> <li>• Update on changes to Tangata Whenua representation on SLG via Council Forums</li> <li>• Discuss ways to improve Tangata Whenua reporting to CTWF re: implementation of TSP.</li> </ul>		

**Meeting closed:**

1:30pm

**Next Meeting:**

Thursday 16 December 2022

9:30am – 12:30pm

Tauranga City Council - 306 Cameron Road, Tauranga

Level 0 - Room 1&1b (L0-R1&1b)

## PAPER B - Actions from previous CTWF meetings

Date	Action	Person Responsible	Status at 2 December 2022
	Potential meeting between Ministers and CTWF	Standing item	<b>Scheduled for 16 March 2023.</b>
11 August 2021	WBOPDC and TCC to assist in collating a contact list for all Māori Land Trusts and also an outline of all the Māori Land Blocks.	Chris Nepia Keren Paekau	<b>Ongoing.</b>
23 August 2022	Have Eastern Corridor Development as an item for the next hui.	WBOPDC	<b>Action parked until 2023</b>
28 October 2022	Tu Pakari Advisors to oversee nomination process for new Chair and Co-Chair before next CTWF meeting.	Elva Conroy Te Pio Kawe	<b>Completed. Outcomes included in agenda.</b>
28 October 2022	Te Pio to add Tamapahore Marae to the presentation slide next to Arthur's name on the Maori Housing presentation.	Te Pio Kawe	<b>Completed.</b>
28 October 2022	Tu Pakari Advisors to use e-panui to advertise upcoming workshops (housing/spatial planning; Ara Rau Tangata).	Elva Conroy Te Pio Kawe	<b>Completed. E-panui circulated 6/11, 20/11, 27/11</b>
28 October 2022	Elva on item 12 & 13: to provide an update via email.	Elva Conroy	<b>Partially completed. Video link (item 13) included in e-panui. Staff update included in agenda.</b>
28 October 2022	Elva on item 14 (sub-regional water servicing study): to work with forum members and come up with a range of options to present at the next meeting for consideration/ discussion.	Elva Conroy	<b>In progress. Update will be provided at next CTWF meeting.</b>

To: Combined Tāngata Whenua Forum (CTWF)

From: Te Pio Kawe, Tū Pakari Advisor - Pou Ārahi

Elva Conroy, Tū Pakari Advisor - Kai Ārahi

Date: 2 December 2022



**Subject: Supporting information for the 16 December 2022 CTWF Meeting**

This paper provides supporting information for the CTWF Meeting, in relation to:

- Item 6. Appointment of new Chair and co-Chair
- Item 7. CTWF End of Year Report
- Item 8. Outcomes of engagement since last meeting

## ITEM 6. APPOINTMENT OF NEW CHAIR AND CO-CHAIR

The October 2022 CTWF meeting included discussion about the current chair and co-chair positions. With the recent re-mandating of tāngata whenua representation within TCC and WBOPDC Forums, it was decided that the:

- CTWF chair and co-chair positions would be reviewed.
- nomination process would occur between CTWF meetings, with voting occurring at the 16 December 2022 meeting.

### NOMINATION PROCESS

The nomination process was open from 20 November until 2 December. It was communicated via the Tū Pakari e-pānui (circulated 20 and 27 November), which was sent to 101 recipients. The nominations could only be submitted by current CTWF members via Google Form. By 2 December, the following nominations were received:

Chair	Co-Chair
Matemoana McDonald Reon Tuanau	Kura Tukaokao Matire Duncan Matemoana McDonald

### CTWF RECOMMENDATIONS

That CTWF members:

1. Receive this report.
2. Vote on the next CTWF Chair and Co-Chair.

## ITEM 7. END OF YEAR REPORT

The February 2022 CTWF meeting included the development of a work programme to ensure our collective efforts are focused, proactive and effective. This included discussion about proposed:

- Collective vision for the next 10 years (& beyond).
- Outcomes (i.e. what the vision looks like, in practice).
- Collective values and/or principles to guide the way we work.
- Our priority actions and outputs for this year.

The resulting strategy, priority projects and enabling actions are attached to CTWF agendas as a reminder of our areas of focus. Regular reporting on these matters are provided at each CTWF meeting.

### PROGRESS OF 2022 PRIORITIES

Priority	Progress at 2 December 2022
<b>Realising Māori Housing</b>	<p>Good progress over 2022:</p> <ul style="list-style-type: none"> <li>– Significant focus this year on connecting with Māori Land Trusts and identifying housing aspirations.</li> <li>– Māori Land Trust Forum hui held in May 2022 leading to the formation of the Māori Land Trust working party. Multiple hui held. Ara Rau Tāngata Inc Society entity to be established on 13/12.</li> <li>– Tāngata whenua engagement initially limited due to resourcing constraints. He Tirohanga Matawhānui workshops held on 8/11, 22/11 and 1/12.</li> <li>– Te Pio is actively involved within the SmartGrowth Housing Action Plan and Priority Development Area working groups.</li> </ul>
<b>Spatial Planning</b>	<p>Good, albeit slow, progress over 2022:</p> <ul style="list-style-type: none"> <li>• Significant focus on confirming scope; research; information collation; identifying project linkages with partner agencies as well as supporting CTWF members to develop own methodology.</li> <li>• Tāngata whenua engagement initially limited due to resourcing constraints. He Tirohanga Matawhānui workshops held on 8/11, 22/11 and 1/12.</li> <li>• A lot of interest in this project. Elva has shared learnings with, and/or presented to BOPRC Komiti Māori and Full Council; Future Proof (Waikato); Auckland Council; Iwi Leaders Group; Taupo District Council as well as Ngā Karu Atua o te Waka (Waikato).</li> <li>• Elva is actively involved within the SmartGrowth Joint Spatial Plan working group.</li> <li>• TWSP working group has only met twice this year.</li> </ul>

Priority	Progress at 2 December 2022
Cultural Heritage Research	<p>Some progress over 2022:</p> <ul style="list-style-type: none"> <li>• Project brief for funding of cultural heritage offsets research completed in June.</li> <li>• Ongoing discussions with Councils and iwi.</li> </ul>
Transport System Plan implementation	Last written update provided in the June 2022 CTWF agenda.

## PROGRESS OF 2022 ENABLING ACTIONS

Enabling actions	Progress at 2 December 2022
Building our collective capability and capacity	<p>Good progress over 2022:</p> <ul style="list-style-type: none"> <li>• Information sharing at CTWF meetings from MHUD (funding), Kainga Ora (local projects), Māori Land Court, Ngāti Whakaue ki Maketu (climate change planning) etc.</li> <li>• Iwi/hapū management plan training delivered in person (30/9, 2/12) and online (23/11, 30/11 and scheduled for 7/11).</li> </ul>
Effective communication and engagement with hapū, iwi, marae committees and Māori Land entities	<p>Good progress over 2022:</p> <ul style="list-style-type: none"> <li>• CTWF agendas and minutes circulated by email and uploaded to SmartGrowth.</li> <li>• Nine e-pānui circulated to share information for CTWF.</li> <li>• Based on feedback from whanau at May (Māori Land Trust) and November (He Tirohanga Matawhānui) workshops, it is evident that information is not being passed from CTWF members to hapū/whānau.</li> <li>• He Tirohanga Matawhānui workshops held on 8/11, 22/11 and 1/12.</li> </ul>
Support from SmartGrowth partner agencies	<p>Good progress over 2022</p> <ul style="list-style-type: none"> <li>• Te Kāhui Kaunihera (comprising Tu Pakari advisors and Council Takawaenga teams) met regularly throughout the year to ensure alignment across our work.</li> <li>• Regular meetings with SmartGrowth partner teams to discuss linkages between Council and CTWF projects and opportunities for collaboration.</li> <li>• Resourcing (in the form of a secondment) from the WBOPDC planning team to provide assistance with the TWSP input.</li> </ul>

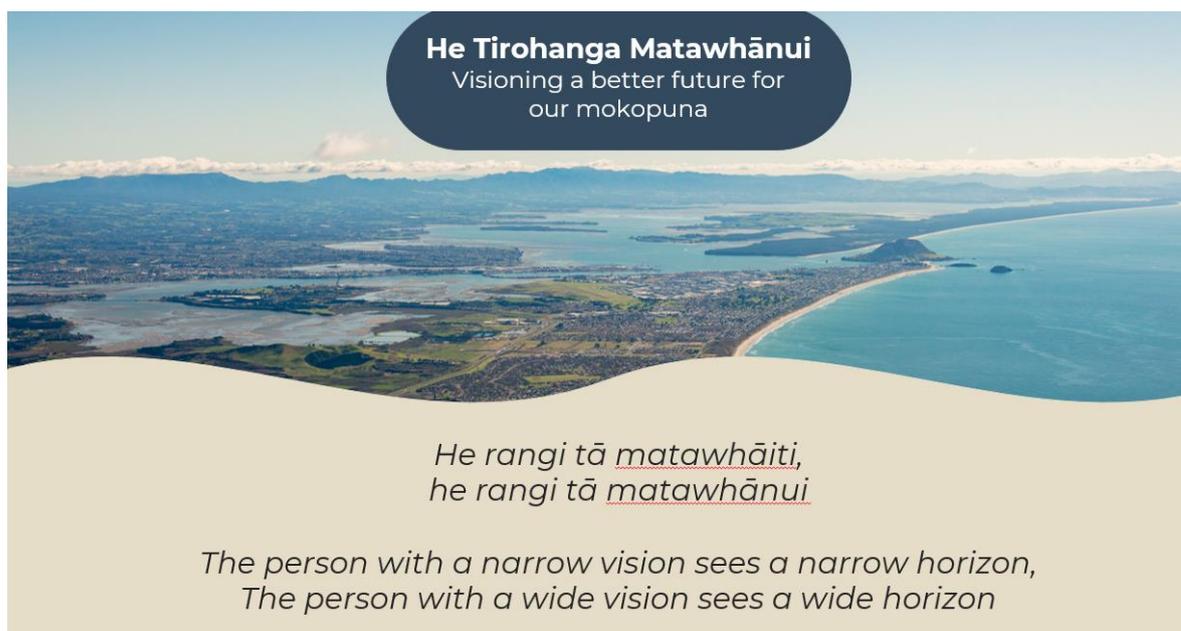
## CTWF RECOMMENDATIONS

That CTWF members:

1. Receive this report.
2. Share their views on:
  - a. progress of priority projects and enabling actions for 2022.
  - b. effectiveness of the CTWF over 2022.

## ITEM 8. OUTCOMES OF ENGAGEMENT SINCE LAST MEETING

Since the last SMG meeting, three clustered engagement workshops were held in relation to initiate the Pou Hononga engagement with our Marae and Māori Land Trusts to identify their future Māori housing aspirations and to provide insight, support for their participation in the SmartGrowth Combined tāngata whenua spatial plan.



The long awaited He Tirohanga Matawhānui workshops were held on 8th November at the Ōtawhiwhi Marae, Bowentown; 22nd November at the Hungahungatoroa Sports Club, Matapihi, and 1st December at the Makahae Marae, Te Puke. The support and involvement of Council staff at these workshops was greatly appreciated.

**Although the workshop notes have yet to be collated, this paper provided a summary of the key themes from engagement.**

## Topic-specific feedback

Kaupapa	Key themes
<p><b>TE WHENUA</b></p> <p>Our people are enabled to occupy, develop and use multiple owned Māori Land and Treaty Settlement Land.</p>	<ul style="list-style-type: none"> <li>• Whānau want to build / move homes on their whenua but building on Māori Land is really challenging. Infrastructure design, consenting and construction funding are key enabling resources needed to help make it a reality. Council rules, zoning, development contribution costs need to be flexible.</li> <li>• Whānau are keen on housing-specific workshops to help them understand how to navigate Council, Māori Land Court, funding processes.</li> <li>• The guidance and leadership of Ara Rau Tāngata will be essential to support Māori Land Trusts to build and enhance their internal capability and capacity.</li> <li>• Importance of having District Plan staff at workshops to hear and see challenges and help identify potential pathways forward.</li> <li>• Manoeka Road is a mix of general and Māori land – flexibility needed from a District Plan point of view.</li> <li>• Matapihi Land Use Plan needs to be reviewed by TCC next year.</li> <li>• Whanau lead the future direction for the whenua and the balance between the social goals of housing affordability, healthy living, open space, mara kai and economic returns from the land.</li> </ul> <p><b>It's not just about houses. It must be about homes and communities. It's about wellbeing – Geoff Rice</b></p>
<p><b>TE NGĀKAU</b></p> <p>Our marae communities are connected to social and health services, education and sporting facilities, and where practical, public transport.</p>	<p>Whānau are looking forward to continued discussions in 2023 via mapping sessions at a marae level.</p> <p>Threats to Matapihi rural life-style – encroachment of cycleways and recreation.</p>

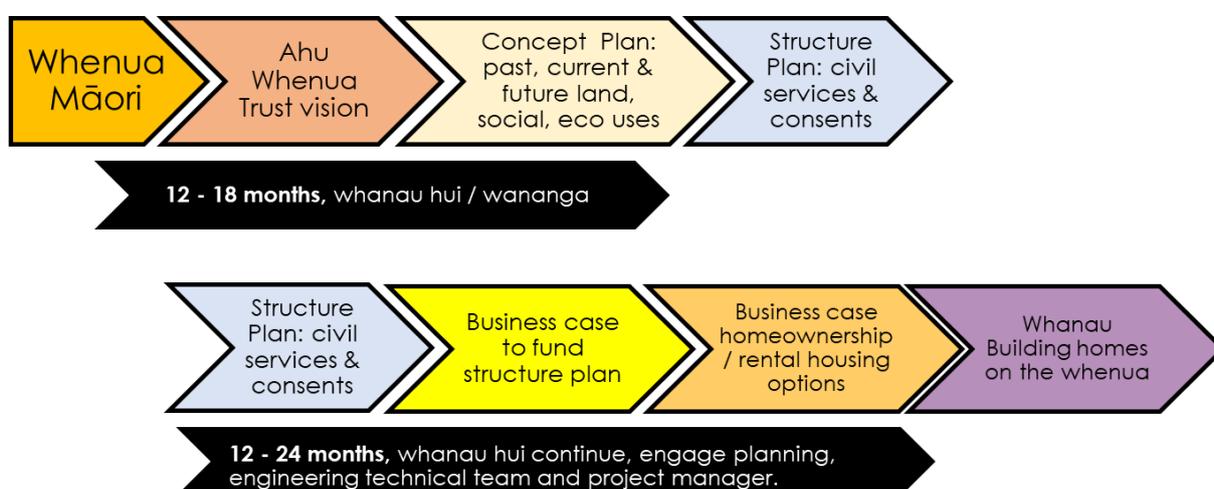
Kaupapa	Key themes
<p><b>TE TAIAO</b></p> <p>The health and wellbeing of our natural environment is not compromised further as a result of land use and development.</p>	<p>Concerns about urban growth across Tauranga &amp; WBOP. Can our taiao / whenua sustain more people? <b>Need to be factoring in the health of our whenua and wai (fresh water and coastal) first.</b> Ensure cultural values guide future planning.</p> <p>Support for the “Mountains to the Sea” catchment approach as a starting point for the TW Spatial plan.</p>
<p><b>NGĀ WĀHI TŪPUNA</b></p> <p>Our sites and areas of cultural significance are cared for and protected from further degradation and loss.</p>	<p>Continued loss of cultural heritage including Pa sites and kāinga (homes) in recent decades.</p> <p>These sites and areas must <b>genuinely be constraints</b> for development / planning. They must be protected properly.</p> <p><b>Does scheduling our sites of significance in District Plans actually makes a difference [given the continued loss of our sites] – Helen Biel</b></p>
<p><b>TE MANAWAROA</b></p> <p>Our communities and cultural infrastructure are resilient to a changing climate.</p>	<p>Our Marae are the cultural heart of our Māori communities and the collective indigenous identity and vibrance that for the subregion.</p> <p>Papakāinga collectively provide the social and community networks and resources to support our Marae.</p> <p>Worries about impacts of climate change on coastal / estuarine marae and urupā. Need to plan for managed retreat of houses and/or relocation of marae.</p> <p>Worries about impact on mahinga kai / food gathering sites.</p> <p>Areas highlighted at workshops - Ōtawhiwhi Marae, Waikari Marae, Whakaue Marae. Also Otamarakau Marae (via one-on-one hui).</p>

## OTHER FEEDBACK

**Collaboration:** Some tāngata whenua representatives expressed the opportunity to continue to work collaboratively with neighboring hapū / marae in their rohe. This approach enhances whanaungatanga networks through local kinship relationships and kotahitanga values of unity and common community purpose and outcomes.

**Resources:** Access to spatial planning resources (including GIS mapping tools) would enable hapū facilitation and collation of future planning aspirations on Māori land with their people.

**Whenua Māori:** Whenua Māori development continuum describes the key stages and estimated timeframes that whanau and Ahu Whenua Trusts progress to build homes on their papakāinga.



**Mistrust and perception of SmartGrowth:** There is continued mistrust with SmartGrowth. For example, past advice from the CTWF (e.g. 2016 Statements of position for the Settlement Pattern Review) weren't fully reflected within the resulting documents. In their view, SmartGrowth 'cherry picked' the bits that suited the work programme and ignored the rest.

Some attendees were disappointed that the Sustainability Forum was disestablished while the Property Developers Forum was retained. In their view, this fuels their perception that SmartGrowth is focused on economic development over environmental wellbeing.

**Te Puke intensification:** Some attendees are worried that Te Puke intensification will not benefit Whānau. Intensification benefits developers. They are worried that due to continued high rent, Whānau will be marginalised further and pushed out of Te Puke.

**Linkage with JSP:** Some attendees expressed strongly that they do not want the TWSP incorporated into the Joint Spatial Plan / Future Development Strategy / SmartGrowth Strategy. Instead, they want the TWSP to be the foundation for the JSP, and not just a chapter.

Preliminary feedback was provided to the Joint Spatial Plan working group on 24 November. The TWSP / JSP connection will require further discussion and consideration over the coming months.

## **WHERE TO FROM HERE?**

Once collated, the workshop notes and presentations will be distributed to CTWF members, workshop attendees and SmartGrowth partners. Planning will also commence on the hapū/marae specific mapping sessions. Large aerial maps will also be distributed to marae/hapū/iwi beforehand.

## **CTWF RECOMMENDATIONS**

That CTWF members:

1. Receive and discuss this report.

To: Combined Tāngata Whenua Forum (CTWF)

From: David Phizacklea, Consultant – Phizacklea Consulting  
Grace Hakaria, Senior Consultant - Aurecon

Date: 8 December 2022

**Subject: SmartGrowth Industrial Land Study**

## WHAT WE WANT TO TALK TO THE CTWF ABOUT

The SmartGrowth Industrial Land study seeks to identify land that may be suitable for industrial activities to meet future demand in the subregion over the next 30+ years. It will use existing known information and requirements for industrial business land, such as geotechnical, natural hazard risk, infrastructure capacity and transport connections.

The SmartGrowth Industrial Land study brief is attached which provides further background and context (**Attachment 1**). Aurecon consultants have been appointed to undertake the technical assessment.

Stakeholder engagement will primarily occur through a combined workshop early next year to inform a short-list of future sites. Some initial engagement with current industrial land developers will occur earlier during Stage 1.

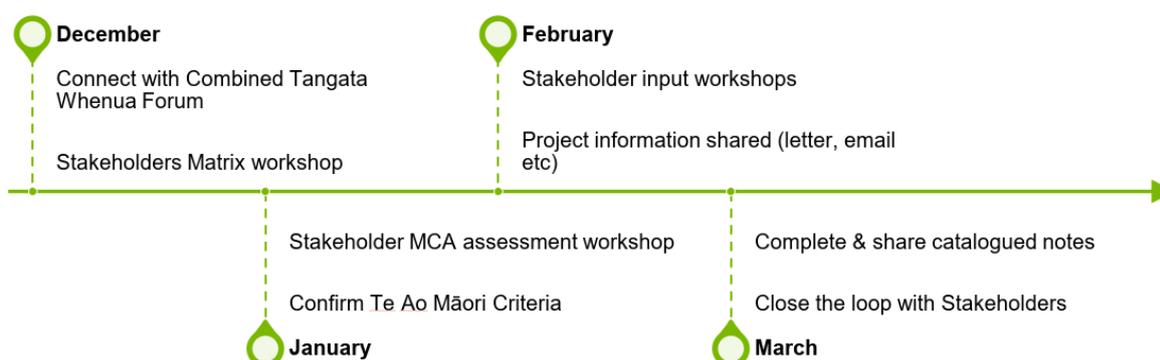
Māori Land Trusts with an interest in industrial land have been identified as potential stakeholders.

## WHY WE WANT TO TALK TO THE CTWF ABOUT THIS

We are wanting to discuss with the CTWF how Te Ao Māori criteria could be applied in the assessment of potential land areas as part of the study. Possible criteria include:

- Ensure we acknowledge relationships with ancestral lands, waters, sites, wāhi tapu and other taonga
- Understand development aspirations for Māori land
- Understand impacts and opportunities on sites of cultural significance, cultural heritage, landscape values, sensitive ecology
- Recognise tāngata whenua values, interests and aspirations

A timeline for the study and proposed engagement process is set out below. The technical assessment is to be completed by 13 March 2023 as an input to the SmartGrowth Joint Spatial Plan/FDS.



## **WHAT WE WANT FROM THE CTWF**

Direction on the application of Te Ao Māori criteria in assessing potential land for future industrial development.

It is recommended that the CTWF:

1. Agree to Elva Conroy (Tu Pakari – Kai Arahi) working directly with Aurecon and the SmartGrowth project team to assist in the application of criteria consistent with UFTI and SmartGrowth principles, and/or the CTWF appoint a representative to work alongside Aurecon.
2. Receive an update on the SmartGrowth Industrial Land Study and identification of potential future industrial sites at the February CWTF hui, including how Te Ao Māori criteria have been applied.

**Name:** David Phizacklea  
**Position:** Project Manager, SmartGrowth Industrial Land Study  
**Contact number:** 021 814 153



# Industrial Land Study: Project Brief

## Introduction – Background and Context

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The SmartGrowth partners are currently developing a sub-regional Joint Spatial Plan that will incorporate the National Policy Statement on Urban Development (NPS-UD) requirements for a Future Development Strategy. A key part of this work is understanding our industrial land needs over the next 30 years.

SmartGrowth has a Housing and Business Development Capacity Assessment (HBA) as required by the NPS-UD underway. The results of the business component of that work are expected by around September 2022.

The partners have also been working collaboratively on several other projects that relate to industrial land, particularly work relating to the Mount Maunganui/Port industrial area. These projects collectively seek to respond to a range of significant issues, including natural hazard risk, traffic congestion, port growth, cultural and social impacts, air quality and health concerns.

Several of these issues have been identified as putting pressure on existing land uses. This includes pressure on existing industrial land across Tauranga from natural hazards, including flooding and inundation, which may result in the need for retreat or relocation of current activities overtime. The potential for a reduction in existing land combined with strong demand for industrial land to support growth brings into question the sustainability and suitability of existing industrial land to continue to meet current demand.

Based on evidence thus far, it is expected that the HBA will confirm the problem outlined above. That is, the current situation is not sustainable and there is not enough industrial land capacity to cater for expected future growth.

In light of these issues, it is clear that there is a need for a long-term subregional view in respect of industrial development. The purpose of the Industrial Land Study is to examine the extent of the industrial land issue, identify potential locations for future industrial development, consider the wider context (including geotechnical issues, reverse sensitivity, cultural matters) and then make recommendations on locations based on these considerations. The study purpose and objectives are discussed in further detail below.

## Study Purpose and Objectives

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The purpose of the Industrial Land Study is to identify industrial land locations for the sub-region over the next 30 years to ensure that there is sufficient supply to meet demand.

The outputs of this study will be used to support future decision-making on industrial land and will feed into the Joint Spatial Plan / Future Development Strategy.

The project objectives are to:

- Identify areas suitable for industrial development for the sub-region, taking into account the role of neighbouring regions (e.g. Rotorua, Whakatane, Matamata-Piako). This will include identifying land that would be suitable for new, or relocating existing, heavy industry.<sup>1</sup>
- Ensure there is sufficient industrial land supply over the long-term
- Reconcile demand and supply over the short, medium and long-term
- Meet wider SmartGrowth / UFTI principles / outcomes and national policy (eg emissions reduction)
- Take into account, at a strategic level, national, Upper North Island and other inter-regional influences on industrial land in the western Bay of Plenty
- Take into account commercial factors that affect development decisions eg development costs, locational drivers
- Ensure adequate engagement with key stakeholders to help inform the work

## Project Scope

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### Geographic area

The western Bay of Plenty sub-region which encompasses the land within the jurisdiction of the Tauranga City Council and the Western Bay of Plenty District Council.

### Land uses within/outside project scope

Land uses within project scope:

- All businesses that would typically locate within an industrial zone (ie light, general or heavy as well as special purpose zones such as the Airport and the Port). It is considered that these would primarily be manufacturing, warehousing, storage, distribution, logistics, wholesaling and workshops (e.g. mechanics, tyre shops).
- Land required for the operation of the Port of Tauranga, including potential inland port type storage/logistics operations
- Some of these land uses will require high load bearing land.

Land uses outside project scope:

- Businesses that would typically locate in commercial zones or elsewhere such as retail businesses, commercial offices, restaurants, cafes, medical facilities and educational facilities are outside the scope of this project.

Land uses within and outside the project scope will need to be fully explored as part of the project methodology.

## Phases of Work and Outputs and Timeframes

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It is envisaged that this study would have five key phases of work:

1. Development of a framework to identify land suitable for industrial development.
2. Apply this framework to identify locations for industrial development in the sub-region, and rank and score each of the options.
3. Demand and supply reconciliation following the results of the HBA.
4. Test the outputs with key stakeholders (Priority One can assist in convening this)
5. Finalise and make recommendations on preferred areas and timing.

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<sup>1</sup> Heavy industry refers to those business activities that may have significant effects such as relatively high levels of noise, odour, emissions, heavy traffic movements and the presence of significant amounts of hazardous substances, necessitating separation from more sensitive activities.

The business component of the HBA is expected to be completed by September 2022. Prior to this, work can begin on the framework for identifying land and assessing locations.

The following outputs are expected from the project:

- A final report. This report should contain the framework to assess the suitability of industrial land locations.
- A presentation of the draft and/or final report to relevant SmartGrowth groups (eg Senior Managers Group, Chief Executives Advisory Group, SmartGrowth Leadership Group).

It is expected that this will be a collaborative project where the outcomes from each of the five phases outlined above would be tested with the project team. This will allow each phase to be worked through and agreed in an iterative way before moving to the next phase.

The report should contain the following:

1. Framework for assessing potential locations of additional industrial land
  - (a) Land Suitability
    - The Study should provide recommendations on generally where the best place to locate additional industrial land in the sub-region would be. These recommendations should:
      - Identify general locations only, and the reasons for selecting these locations (eg. proximity to Tauranga City, proximity to transport corridors, land attributes)
      - Consider fundamentals such as land suitability and infrastructure servicing.
      - Identifying land that would be suitable for new, or relocating existing, heavy industry
  - (b) Principles / MCA Framework (note that this could rely in part on the MCA framework used for UFTI)
    - The MCA should consider the wider planning/strategic context and in particular SmartGrowth/UFTI principles as well as national objectives and policy (for example the Emissions Reduction Plan)
    - It should contain criteria that have been developed with reference to other studies/projects that relate to industrial land, eg geotechnical hazards and transportation<sup>2</sup>
    - The MCA should be able to be applied to any other future industrial land locations
2. Application of Framework
  - Apply the framework developed in 1 above and score/rank each option.
3. Analysis of the HBA industrial land demand and supply projections
  - Interpretation and discussion of the HBA results for industrial land supply and demand in the short, medium and long term, and what this means for the sub-region. This would be undertaken in conjunction with the project team.
  - Strategic analysis of industrial land trends in terms of any other factors that might influence demand and supply. This will include Upper North Island, inter-regional and regional considerations.
  - Consideration of locational factors (ie where the market prefers to go)
  - In light of the HBA results, a commentary on the likely types of industrial land uses that the sub-region should expect to have to cater for and whether any of these land uses

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<sup>2</sup> Refer Study Input table below

- have any specific requirements, eg. high load bearing land / high water use / large footprint tracts of land for a single activity/ proximity to port/railway
  - Identification of the proportion of industrial land demand that is likely to accommodate businesses that require high load bearing land (land capable of handling floor loads up to 100kPa)
4. Test the Outputs with Stakeholders
- The outputs from step 4 above should be tested with key stakeholders in the sub-region. Priority One can assist with convening this group.
5. Analysis of options using MCA, and overall recommendation(s)
- The MCA should be applied to the options identified in point 3 above, and the report authors should be able to make recommendations based on these results
  - The options should be ranked and scored
  - Recommendations can be for one or more locations, and the report should set out whether these locations are for the short, medium or long term.
  - The report should set out the next steps for SmartGrowth on pursuing the areas identified.

## **Project Oversight**

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SmartGrowth will assign a project manager for this work and a small project team will be set up which will include the SmartGrowth partners who wish to be involved in this project.

The project team will keep the Joint Spatial Plan Working Group informed of progress. This will be reported up, as appropriate, to the Senior Managers Group, Chief Executives Advisory Group and the SmartGrowth Leadership Group.

## **Engagement Requirements**

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- SmartGrowth Property Developers Forum (PDF)
- Any other large developers in the sub-region that may be part of the PDF, in particular the Tauriko Business Estate and the Rangiuru Business Park
- Port of Tauranga
- Kiwifruit industry
- Quayside Holdings (owner of undeveloped industrial zoned land in Rangiuru)
- Local real estate agents specialising in selling and leasing industrial land and buildings
- Bay of Connections (regional economic development strategy)
- Any iwi land trusts that have an interest in industrial land
- Priority One (local economic development agency) – noting that Priority One can assist with the engagement requirements
- Neighbouring councils

## Existing Information (Study Inputs)

Document title	Reference
National documents	
National Policy Statement on Urban Development (updated May 2022)	<a href="https://environment.govt.nz/assets/publications/National-Policy-Statement-Urban-Development-2020-11May2022-v2.pdf">https://environment.govt.nz/assets/publications/National-Policy-Statement-Urban-Development-2020-11May2022-v2.pdf</a>
National Land Transport Plan	<a href="https://www.nzta.govt.nz/assets/planning-and-investment/nltp/2021/NLTP-2021-24.pdf">https://www.nzta.govt.nz/assets/planning-and-investment/nltp/2021/NLTP-2021-24.pdf</a>
GPS on Transport	<a href="https://www.transport.govt.nz/assets/Uploads/Paper/GPS2021.pdf">https://www.transport.govt.nz/assets/Uploads/Paper/GPS2021.pdf</a>
Emissions Reduction Plan	<a href="https://environment.govt.nz/what-government-is-doing/areas-of-work/climate-change/emissions-reduction-plan/">https://environment.govt.nz/what-government-is-doing/areas-of-work/climate-change/emissions-reduction-plan/</a>
Any relevant National Policy Statements (NPS-UD, NPS-HPL, NPS-IB, NPS-FM)	<a href="https://environment.govt.nz/publications/national-policy-statement-on-urban-development-2020-updated-may-2022/">https://environment.govt.nz/publications/national-policy-statement-on-urban-development-2020-updated-may-2022/</a> <a href="https://environment.govt.nz/publications/national-policy-statement-for-highly-productive-land/">https://environment.govt.nz/publications/national-policy-statement-for-highly-productive-land/</a>
Regional documents	
Bay of Plenty Regional Land Transport Plan	<a href="https://atlas.boprc.govt.nz/api/v1/edms/document/A3884906/content">https://atlas.boprc.govt.nz/api/v1/edms/document/A3884906/content</a>
Bay of Connections	<a href="https://www.bayofconnections.com/">https://www.bayofconnections.com/</a>
Waikato Bay of Plenty Freight Study and Action Plan	<a href="https://tewakapublicwebsite.blob.core.windows.net/sitefinity-storage-production/docs/default-source/resources/freight-action-plan-launch-digital-final.pdf?sfvrsn=5bd2a0ba_6">https://tewakapublicwebsite.blob.core.windows.net/sitefinity-storage-production/docs/default-source/resources/freight-action-plan-launch-digital-final.pdf?sfvrsn=5bd2a0ba_6</a>
Sub-regional documents	
SmartGrowth, Housing and Business Development Capacity Assessment, 2022	Underway
SmartGrowth, Housing and Business Development Capacity Assessment, 2017	<a href="https://www.smartgrowthbop.org.nz/media/2094/smartgrowth-nps-udc-housing-and-business-capacity-assessment-2017_final-for-sg-website.pdf">https://www.smartgrowthbop.org.nz/media/2094/smartgrowth-nps-udc-housing-and-business-capacity-assessment-2017_final-for-sg-website.pdf</a>
Transport System Plan	<a href="https://www.tauranga.govt.nz/council/council-documents/strategies-plans-and-reports/strategies/transport-plan">https://www.tauranga.govt.nz/council/council-documents/strategies-plans-and-reports/strategies/transport-plan</a>
SmartGrowth Stocktake Report, 2021	<a href="https://smartgrowthbop.org.nz/media/2290/stocktake-report_updated-final_20210726.pdf">https://smartgrowthbop.org.nz/media/2290/stocktake-report_updated-final_20210726.pdf</a>
SmartGrowth 2013 Strategy	<a href="http://www.smartgrowthbop.org.nz/strategy/2013-strategy/">http://www.smartgrowthbop.org.nz/strategy/2013-strategy/</a>
Urban Form and Transport Initiative – Final report	<a href="https://ufti.org.nz/reports/">https://ufti.org.nz/reports/</a> <a href="https://ufti.org.nz/wp-content/uploads/2020/07/22527_UFTI-Final-Report.pdf">https://ufti.org.nz/wp-content/uploads/2020/07/22527_UFTI-Final-Report.pdf</a>
SmartGrowth Draft Joint Spatial Plan	<a href="http://www.smartgrowthbop.org.nz/strategy/smartgrowth-joint-spatial-plan/">http://www.smartgrowthbop.org.nz/strategy/smartgrowth-joint-spatial-plan/</a>
Tauranga City Plan	<a href="https://cityplan.tauranga.govt.nz/">https://cityplan.tauranga.govt.nz/</a>
Western Bay of Plenty District Plan	<a href="https://eplan.westernbay.govt.nz/eplan/">https://eplan.westernbay.govt.nz/eplan/</a>

Proposed Smart Growth Future Development Strategy	<a href="http://www.smartgrowthbop.org.nz/media/2079/fds-26-9-2018-notification-final-for-print-9mb.pdf">http://www.smartgrowthbop.org.nz/media/2079/fds-26-9-2018-notification-final-for-print-9mb.pdf</a>
<b>Research and Technical Reports</b>	
Current Development Trends and annual monitoring SmartGrowth Development Trends report 2021	<a href="http://www.smartgrowthbop.org.nz/media/2378/final-2021-smartgrowth-development-trends-report-pdf-version.pdf">http://www.smartgrowthbop.org.nz/media/2378/final-2021-smartgrowth-development-trends-report-pdf-version.pdf</a>
Employment Projections (Market Economics), 2017	<a href="http://www.smartgrowthbop.org.nz/media/1811/22052017-methodology-and-key-findings-report.pdf">http://www.smartgrowthbop.org.nz/media/1811/22052017-methodology-and-key-findings-report.pdf</a> <i>being updated 2022</i>
Business Capacity Assessment (Market Economics) 2022	<i>being completed</i>
Tauranga City Vacant Industrial Land Survey 2021	<a href="https://www.tauranga.govt.nz/Portals/0/data/council/reports/industrial-land-survey-2021.pdf">https://www.tauranga.govt.nz/Portals/0/data/council/reports/industrial-land-survey-2021.pdf</a>
Future Proof Industrial Land Study 2020	<a href="https://futureproof.org.nz/assets/FutureProof/Documents/REPORT-Industrial-Land-Study-Output-1-FINAL.pdf">https://futureproof.org.nz/assets/FutureProof/Documents/REPORT-Industrial-Land-Study-Output-1-FINAL.pdf</a>
SmartGrowth research reports – Integrated planning the settlement pattern	<a href="http://www.smartgrowthbop.org.nz/research/integrated-planning-the-settlement-pattern/">http://www.smartgrowthbop.org.nz/research/integrated-planning-the-settlement-pattern/</a>
Industrial Land Research 2012 (McDermott Consultants)	<a href="http://www.smartgrowthbop.org.nz/media/1308/d-industrial_land_review_final_17_september_2012.pdf">http://www.smartgrowthbop.org.nz/media/1308/d-industrial_land_review_final_17_september_2012.pdf</a>
Land availability for industrial buildings with high floor loads in the western Bay of Plenty 2013 (Coffey Geotechnical Ltd)	<a href="http://www.smartgrowthbop.org.nz/media/1305/a-15724aa_smartgrowth_heavy_building_report_final_010513_full.pdf">http://www.smartgrowthbop.org.nz/media/1305/a-15724aa_smartgrowth_heavy_building_report_final_010513_full.pdf</a>