



## “ Kia Tū Pakari ai Tātou ”

Minutes of SmartGrowth Combined Tāngata Whenua Forum

Wednesday 28 April 2021 from 9:30am to 12:00pm

Balcony Room, Historic Village, 17th Avenue

<b>Present at the Hui were:</b>	
Buddy Mikaere	Ngāti Pukenga / Chairperson
Puhirake Ihaka	Ngāti Tapu
Kevin Tohiariki	Te Whānau A Tauwhao
Whitiora McLeod	Te Rūnanga o Ngāi Te Rangi
Parewhakarau Tapuikuka	Ngāti Kahu
Veronica Manu Seddon	Ngāti Hangarau
Tiki Bluegum	Ngāi Tamawhariua
Pine McLeod	Ngāti Kaahu
Jesse Campbell	Ngāti Kaahu
Nessie Kuka	Ngāi Tūwhiwhia
Julie Shepard	Pirirakau
Matire Duncan	Ngā Pōtiki
Nathan James	Ngāti Kuku
Matemoana McDonald	Mauao Constituent Member to the Bay of Plenty Regional Council & TW SGLG representation (alternate)
<b>SmartGrowth</b>	Ken Tremaine (SG Strategic Advisor)
	Eileen Mares (SG Assistant)
<b>Other</b>	Elva Conroy (Kai Arahi Technical Advisor)
	Te Pio Kawe (Pou Arahi Strategic Advisor)
<b>Partner Staff</b>	Keren Paekau (Tauranga City Council)
	Rawiri Bhana (Bay of Plenty Regional Council)
<b>Apologies forum members:</b> Irene Walker	
<b><u>Moved</u></b>	
<b><u>Seconded</u></b> Jesse Campbell – Ngāti Kaahu	



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### Previous Minutes

- Comments regarding previous minutes:
- Attendee List – Ngāti Kahu is spelled wrong – corrected
- Attendee List - Matire Duncan is not listed – corrected
- Whitiora commented that his remark regarding “infrastructure needs to lead to Māori land” was not added anywhere in the minutes. Suggested and agreed to add under “The Housing Action Plan has a particular focus on:” as point 4 “Building infrastructure leading to Māori Land”
- Julie asked who Ernst Zollner is what MHUD stands for. Ken explained that Ernst is a senior staff member at the Ministry of Housing & Urban Development. He is advisor to Hon Dr Megan Woods. Back in 2004, 2007 and again in 2013 principal areas of future growth were determined - so-called Priority Development Areas (PDA). As we have some problems with our housing situation in the Bay, the Minister wants to know what the blockages and challenges for releasing those PDA’s. Tangata Whenua was involved each time the areas were re-assessed. It might need more involvement now.
- Julie agreed and remarked that Pirirakau is working with the developers to fully urbanise Ōmokoroa. But Te Puna has been identified in the SmartGrowth 30-year long-term plan. And a 30-year conversation Pirirakau is trying to have is to protect Te Puna, Whakamarama and Kaimai to retain the rural character of the land. There was no security ever given. Ken agrees, this needs to sit on the table. He mentioned the Tauranga Northern Link which will have intersections at Minden. According to Julie S, Minden is already zoned for lifestyle. Ōmokoroa will be fully urbanised. Pirirakau made concessions already. But when will the overall effects of urban encroachment be mitigated and the land be protected? Ken mentioned that during the last meeting the Blue/Green Section of the Joint Spatial Plan was presented. Ken will provide it to CTWF again for their reference. Ken T noted that the upcoming Iwi Spatial Plans will be an opportunity to anchor those details.
- Matire asked Ken if he could list the PDA’s. One is Tauriko West (valley behind the Caltex Service Station) identified since 2004. Te Tumu – developers hold the land already, structural planning work is done, for a variety of reasons the land is not yet on the market. Further emphasis is on Te Papa peninsula to stop the city’s further spreading but using the existing footprint. Get the density up and you can support public transport more. These are the main areas. But there are more opportunities in smaller areas e.g. bringing Ōmokoroa up to 12000 residents, expanding Te Puke, adding housing to employment in Rangiora to confine travel and reduce carbon footprint. Challenge is always to service these smaller areas as that costs a lot.

### **Actions:**

- Ken suggested bringing Ernst Zollner’s Priority Development Area Assessment to CWTF for review and discussion.
- Ken to provide work proposal UFTI consultant to Elva and Te Pio
- Ken to inform Western Bay of Plenty District Council, that Julie Shepard / Pirirakau is to be contacted for future discussions about Ōmokoroa development



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The minutes of the previous 12 March 2021 meeting including the changes mentioned above were accepted.

**Moved** by Whitiora McLeod – Representative of Te Rūnanga o Ngāi Te Rangī

**Seconded** by

### **Previous actions**

1. Ken will discuss with Ernst regarding the schedule of the Ministers to attend a presentation by Irene & Jessi on the key issues regarding housing. Ken feedback availability of the ministers, Irene and Jesse may wish to take them out into the field.

Due to the tight schedule of the ministers, this was not possible to establish. Minister Nanaia Mahuta attended the SLG meeting by Zoom only and Minister Dr Megan Woods had one hour available of her time to spent in Tauranga. It was agreed to leave this item as a standing item on the agenda.

Jesse confirmed again that Irene and he will do the presentation.

2. Ken to contact Whitiora regarding UFTI monitoring proposals evaluation and selection of a consultant. 5 possible options.

Completed today. Once the successful candidate is chosen, Pou and Kai Arahi will engage with the consultant to ensure CTWF involvement.

**Further Actions:** Ken - Pou and Kai Arahi to receive the work proposal.

- Question raised by Julie, if air quality and pollution are monitored under UFTI as well. Ken replied that it is not part of this monitoring. But Rawiri will report back to CTWF if Regional Council is doing any monitoring work in relation to air quality and pollution. Matemoana remarked that Plan Change 13 is still in appeal before the court and will set the rules and regulations around air quality. Mount Maunganui Air Quality Working Group was established. Also upcoming is so-called report commission doing an independent management group report. All this is work in progress. It was commented that training of the own people would be good, so Tangata Whenua is able to do their own monitoring.

### **Welcome and introduction of the Pou & Kai Arahi advisors Te Pio Kawe & Elva Conroy**

Te Pio Kawe and Elva Conroy were welcomed by Puhirake Ihaka on behalf of CTWF as the new appointed Pou & Kai Arahi Advisors for Tangata Whenua. Te Pio and Elva used the opportunity to introduce themselves and their skills and experiences to the group.

### **Appointment of the new SmartGrowth Independent Chair**

CTWF was informed that Mr Peter Winder was appointed the new Independent Chair on 22 April 2021 during the last SLG meeting.



Peter is a former Chief Executive of the Auckland Regional Council, former Chief Executive of Local Government New Zealand, has run dysfunctional councils before and he reviewed Wellington City.

Peter needs to be briefed by CTWF at some stage.

### **Housing Action Plan**

The Housing Action Plan was initiated by Minister Woods who wanted a better understanding of the challenges and blockages for housing in the Bay. The current plan lacks the who is doing what by when. The outcome of SLG was to get a practical plan of actions back to SLG by no later than June. Key areas and actions shall be established. Some actions will belong to the government and some will be covered by announcements out of the budget. The emphasis was laid on pick up Māori land opportunities. Both the active groups in the housing space but also the not active groups. Infrastructure to Māori land was raised during the SLG. Puhirake mentioned that the Strategic Partners Forum made a presentation to SLG on how the partner of this forum including Tangata Whenua would like the housing issues to be addressed. Lack of involvement of the community and especially Tangata Whenua was mentioned during SLG. More input should be given/asked for to be included in future actions. Te Rūnanga o Ngāi Te Rangi requested that the KPI's should include infrastructure leading to Māori land under the part of Housing Action Plan.

### **Housing Acceleration Fund**

The Housing Acceleration Fund was announced with \$3.8Billion. The details of the release of the funds are still worked on. It was mentioned during the SLG that we could propose two or three projects to the government. They then decide if that could be covered by this fund.

It was mentioned during SLG that the Western Bay Region is the least affordable housing area in New Zealand. The gap between income and housing costs/rent is huge. The government is aware of that and will want to change something by supporting projects in this area. We need some practical proposals to give to them.

Ken noted that an action group to populate the housing action plan will be set up and asked if 2 or 3 people from CWTF would want to be involved. Julie Shepard, Nessie Kuka and Te Pio Kawe agreed to do it.

Matemoana noted that she thinks we missed the opportunity to showcase to the ministers what work has been done in the area since the time we started SmartGrowth. We have a good story to tell although we are not where we want to be. Matemoana is concerned about the fundamental absence of Tangata Whenua at the highest level within SmartGrowth. Usually, something is prepared and only afterwards Tangata Whenua will be consulted. Our involvement, our views should be consulted from the beginning. Tangata Whenua knows the lay of the land so why is Tangata Whenua not part of these discussions with the Mayors, with the Chairs, with the Councils. Not just someone coming to this meeting and giving an update. If we change that, then the role of this group will be a monitoring role only. It was further commented that the iwi spatial plan is not an overlay to the Joint Spatial Plan (JSP) as usually said. It is a separate plan and the two plans will need to merge together.

Ken noted that we have to report back to SLG with what the local people want and need. You have now the opportunity to formulate some actions and target. Then finding the resources to deliver.



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It was commented that the separate iwi and hapu spatial plans need to be discussed at CTWF first to make one iwi spatial plan before it goes to JSP.

Te Pio remarked for progressing a Māori Housing Action Plan would be good if we had representatives who knew where their people were at with their land trust work. Someone who knows what is happening, e.g. from Wairoa River to Otawhiwhi; Waitaha/Tapuika River to the coast in relation to the eastern part of the Western Bay. To be able to combine a collective plan. Ken replied that currently Māori Housing is listed in the action plan but not in the level of detail CTWF might wish for.

We need to give a picture back to the Ministers of what can happen in the next 5 to 10 years. We need to show a progression of how we can achieve the goals. That enables funding for such projects as well. An initial Māori spatial base layer exists (GIS Mapping) done by the Regional Council. Here needs more work to be done to update the data.

Papakāinga sites recorded since 2003. The records have been updated. 13 areas were originally identified around the existing Marae and existing papakāinga.

Question from Kevin about the timeframe of spending of the \$3.8Billion Government budget. Ken replied that he doesn't know exactly but that he assumes it is a 5-year window. Kevin noted \$3.8Billion in 5 years to the whole of the country of which Western Bay of Plenty needs a significant amount for their projects. And we know we have a housing problem. But we have not defined the size, shape, flavour of the problem, especially for Māori. How can we fix a problem, when we do not even know what the problem is? So the action plan is aspirational. It includes lots of things we want to do but no significant milestones we can achieve. We need to make sure our action plan stands and is achievable by June to get a portion of the government budget.

Kevin further noted that Government policies do not fix Māori housing problems. E.g. recent government statement says they will increase the brightline test. Effectively that is a tax put on a supply and demand curve. Who will lose? Māori, because they are on the bottom end of the socio-economic groups. Ken replied that all information in relation to housing needs are scattered and need to be combined. MSD released emergency housing costs for the last year were \$6.6Million. The government would like to invest some of that in actual housing rather than spend it on motels for emergencies.

Matemoana commented that we know the problems already. E.g. we have unlocked land but cannot finance the actual house building. We know the barrier. We need to bring the information to CTWF so everybody knows. We need to discuss the know problems and what we can do to progress. Action for Te Poi to report back to CTWF on barriers

Remark from Ken, if some of the CTWF members would like to come to the Joint Forum Hui meetings. Because during the last meeting it was clearly mentioned that the unlocking of land for Māori housing is one of the top priorities of the forum members. It was also talked about that the Tauranga City is currently in the process of selling the elderly housing to Kainga Ora. People see this as a development opportunity. In total the joint forum came up with 20 priorities.

Te Pio mentioned addressing Māori housing issue can be done in several ways. One option is dealing with our own whenua. Another option is to assist the redevelopment of state housing by bringing our values into the developments. It is not all about funding, also about relationships, e.g. with Kainga



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Ora. Darren Toy is the regional manager of Kainga Ora. So we have a link. We also have a link between Kainga Ora and accessible housing. Ken noted that the previous government sold the state housing stock so we have a challenging situation. Thus, the Housing Action Plan is segmented into different needs and a variety of approaches. From homelessness, emergency housing, shortness of rentals, Māori housing needs, etc. We have a framework to start the conversation.

Action Group to be formed to develop and populated CTWF actions for the housing action plan. Members are Ken Tremaine, Julie Shepard, Nessie Kuka, Parewhakarau Tapuikuka.

### **Action:**

- **Te Pio to report back to CTWF on barriers to housing**
- **Action Group to start discussion**

### **Western Bay of Plenty Transport System Plan**

Last meeting 2 weeks ago. Waiting on funding. Projects are identified as well as hapū/iwi involvement. All current projects are around the city. Please update your iwi/hapū management plans especially the city hapu/iwi. They are essential for the process.

### **Other Business**

- Pine McLeod – Representative for Ngāti Kaahu remarked if it wouldn't have been better to be involved in the selection of the SmartGrowth Support person?
- The meeting minutes need to be reviewed by the chair before sending to CTWF
- It was agreed to note the Hapū/ Iwi when resolutions are moved not the person representing.
- Te Pio mentioned, it would be helpful for him and Elva to receive the reports listed in the previous minutes. It would probably be beneficial for the entire group to receive such reports. E.g.: Joint Spatial Plan, SmartGrowth Housing Action Plan, Public housing update, Dean Kimpton's stocktake report, Priority Development areas assessments, UFTI monitoring, Partnership Community Liaison. Action: Ken / Eileen to provide reports as listed above to CTWF.
- No information is provided on the SmartGrowth website. This should change.
- Whitiara requested a written report from the representatives after attending meetings like SLG to get CTWF informed in future.
- He Manukura Ltd (UFTI Monitoring) needs to be discussed at the next CTWF meeting.
- Julie mentioned in relation to the Takitimu North Link that an agreement exists that the houses on this designation need to go and can be used by Tangata Whenua. The uplift and transport is covered for 20km radius. Unfortunately, some of the families cannot afford the piling. So even when opportunities exist, they cannot be accessed by Māori. Te Pio replied that Kainga Ora and Waka Kotahi need to have a conversation about how to assist the relocation of the houses. Julie wanted to know if all those opportunities can be mentioned in the housing action plan? That was confirmed by Ken and Te Pio. Resourcing needs to be addressed properly. The plan will include who is doing what by when to ensure delivery of the actions.



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**Actions:**

- Ken / Eileen to provide reports as listed above to Te Pio and Elva
- Ken / Eileen to follow up on website update.
- Ken to provide full update on ongoing matters next hui
- Discuss He Manukura Ltd at next hui

Meeting Closed at 11:15am

**CTWF Outstanding Actions List**

Action No.	Description	Action
1.	Schedule meeting with the Ministers to attend presentation/field trip by Irene & Jessi	Standing item
2.	Ken to bring Ernst Zollner’s Priority Development Area Assessment to CWTF for review and discussion	
3.	Rawiri will report back to CTWF if Regional Council is doing any monitoring work in relation to air quality and pollution	
4.	Ken to provide UFTI monitoring brief to Elva and Te Pio	
5.	Te Pio to report back to CTWF on barriers to housing	
6.	Action Group to start discussion	
7.	Ken / Eileen to provide reports as listed above to Te Pio and Elva	
8.	Ken / Eileen to follow up on website update.	
9	Ken to inform Western Bay of Plenty District Council, that Julie Shepard / Pirirakau is to be contacted for future discussions about Ōmokoroa development	
	<p><b>Agenda items for next hui:</b></p> <p>Ken to provide full update on ongoing matters</p> <p>Discuss He Manukura Ltd</p>	