

Page No	Reference	Support/Oppose	Decision Sought	Reasons
				<p>While the principles of UFTI are generally supported there are gaps in its delivery that need to be addressed ahead of it being integrated into the SmartGrowth joint draft spatial plan/FDA.</p> <p>The Western Bay Joint Spatial Plan (2021) referred to in the s32 report is acknowledged as a 'first step' and is currently a draft with no formal status. Gaps are fundamental and include the need to <i>understand tangata whenua values and aspirations</i>. The draft will be an input to the FDS required by the NPS-UD. Close out of an FDS is mid-2024.</p> <p>The SmartGrowth Housing Action Plan is a stop gap measure and an evolving plan, while the above policy framework is finalised.</p> <p>It would be premature to delete the Management and Growth areas and related policies ahead of formal approval of the Spatial Plan/FDS. This will create a policy vacuum with no credible baseline against which to assess unanticipated or out-of-sequence urban growth under proposed policy UG 7A.</p>