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**REPORT 5**  
*(1215/12/IM)*

## **PROPOSED DEVELOPMENT – TAKAPU ISLAND TAWA – COMPREHENSIVE DEVELOPMENT PLAN**

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### **1. Purpose of Report**

To outline the processes relating to the proposed Comprehensive Development Plan (CDP) for the Takapu Island site and to provide the opportunity for the Tawa Community Board to submit comments to the Regulatory Processes Committee.

### **2. Recommendations**

Officers recommend that the Board:

- 1. Receives the information.*
- 2. Agrees to refer comments on the proposed Comprehensive Development Plan for the Takapu Island site to the Regulatory Processes Committee for consideration.*

### **3. Background**

The background to the proposed CDP is covered in the attached report to the Regulatory Processes Committee dated 6 August 2008.

The matter was due to be considered by the Regulatory Processes Committee on 6 August but it was resolved that the report lie on the table to provide the opportunity for the Tawa Community Board to comment on the CDP.

### **4. Discussion**

As outlined in the Committee report there are various issues or uncertainties relating to the processing of the required CDP for the Takapu Island site but it has been determined that a decision on the plan lodged by Chaffers Properties Limited should be made by the Regulatory Processes Committee.

In this event the Community Board may comment on the proposals and refer these to the Regulatory Processes Committee for consideration.

The key issue stressed by the officers is that the decision on the CDP should in no way pre-empt the determination of the required resource consent for developing the site. Resource consent assessments must follow the due processes prescribed in the Resource Management Act 1991. To maintain the legitimacy of the process it has therefore been recommended that the CDP be assessed at a strategic level - i.e. the extent to which the site is to be developed in an integrated and comprehensive manner. The detailed assessment would be left to the subsequent resource consent process where the relevant evidence would be presented and properly determined.

## **5. Conclusion**

In light of the information presented the Community Board now has the opportunity to consider the proposed CDP for the Takapu Island site and refer any comments to the Regulatory Processes Committee for consideration.

Contact Officer: *Brett McKay – Chief Planner*

## **APPENDIX 1**

# **REPORT FROM THE REGULATORY PROCESSES COMMITTEE**