COUNCIL 26. 7. 2012

9. RECOMMENDATION ON REQUEST BY AMHERST PROPERTIES LIMITED TO THE EARTHQUAKE RECOVERY MINISTER TO USE SECTION 27 OF THE CANTERBURY EARTHQUAKE RECOVERY ACT TO AMEND THE CITY PLAN TO ENABLE OFFICE DEVELOPMENT AT THE CORNER OF RICCARTON ROAD AND DEANS AVENUE

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PURPOSE OF REPORT

- 1. The purpose of this report is to:
 - (i) provide the background of a request to the Christchurch City Council by Amherst Property Limited (APL) to support/ask the Minister of Earthquake Recovery to use Section 27 of the Canterbury Earthquake Recovery Act 2011 (CER Act) to amend the City Plan to enable an office development at the corner of Riccarton Road and Deans Avenue; and
 - (ii) recommend to the Council a policy position on the request to report to Amherst Properties Limited.

EXECUTIVE SUMMARY

- 2. APL applied for a resource consent in July 2011 for a non complying activity to establish an office development at the corner of Riccarton Road and Deans Avenue, opposite the western side of Hagley Park. The consent application was declined in a decision by a commissioner appointed by the Council. APL have subsequently made a request to the Council to support a request to the Minister of Earthquake Recovery to use Section 27 of the CER Act to introduce a number of site specific (spot zone) amendments to the City Plan rules that would explicitly permit the development as proposed.
- 3. The current zoning of the site under the City Plan is Living 5 Travellers Accommodation. The zone provides primarily for hotels and motels, but if the land is not used for that activity, the land can be used for residential development at Living 3 (medium/high) density. The site is currently vacant. It was occupied for a number of decades by a furniture business. The buildings on the site were damaged or destroyed in the earthquakes and are presently being demolished.
- 4. A number of important policy questions for the Council arise from the request:
 - (a) Is there a recovery need for the proposed change to the City Plan to enable the construction of the office block?'
 - (b) Is the current City Plan deficient? Would the proposed amendments to the City Plan enable a better resource management outcome on the site?
 - (c) Is the need to have office on this site more important to the region's recovery than its permitted City Plan uses of travellers accommodation and/or higher density residential development?
 - (d) Is there some feature of this site (e.g. its location) that is so different from the other potential vacant sites in the City that it would not lead to further approaches to the Minister to use Section 27 of the Act?
 - (e) Is the recovery need so urgent that in this instance the Council should overlook the obvious inconsistencies with the structure and intended outcome of the City Plan, and/or mean that the applicant shouldn't rely on the normal process under the Resource Management Act, including a further resource consent, or a private plan change request?
 - (f) Would approval of the request by the Minister set a dangerous precedent that could undermine the integrity of the City Plan?

- 5. After due consideration of the issues raised in questions a f the advice to the Council is:
 - that the current City Plan's aims for the site are sound; and
 - that there are no unusual or pressing recovery issues that the change to the plan could address; and
 - that given the circumstances of the site the Council would set a dangerous precedent for itself if it felt justified in inviting the Minister to use his Section 27 power to "amend" the City Plan in this instance and,
 - there are other avenues that the APL could pursue to get consent to develop the site.

While ultimately the choice of the use of Section 27 powers under the CER Act 2011 to direct a change to the plan is one for the Minister to make, the Council needs to be mindful of any position it adopts about requesting, supporting or encouraging the Minister in the use of such power. In that regard the Council must itself consider the recovery needs (as expressed in the Policy questions above), and the signal that it sends to other landowners, developers and individuals about how it views and interprets how and where changes should be made directly to the City Plan in the light of the earthquake.

FINANCIAL IMPLICATIONS

6. There are no immediate financial implications. APL could potentially seek a judicial review of the Council's decision but this is an unlikely scenario given that the Minister has the ultimate authority under the legislation to act.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

7. Yes.

LEGAL CONSIDERATIONS

Canterbury Earthquake Recovery Act 2011

- 8. Sections 3, 10 and 27 of the CER Act are the most relevant to the issues addressed in this report.
- 9. Consideration has been given to the legal framework for advising the Minister. The Council's Counsel Simpson Grierson have provided input to, and review of, this report and its legal considerations and recommendations.
- 10. The relevant parts of Section 27 of the CER Act reads:
 - 27 Suspension of plan, etc
 - (1) The Minister may, by public notice, suspend, amend, or revoke the whole or any part of the following, so far as they relate to any area within greater Christchurch:
 (a) an RMA document:
 - (...)
 - (7) No compensation is payable under this Act in respect of any action taken under this section.
- 11. Section 10 of the CER Act provides that any powers that the Minister exercises must be in accordance with the purposes of the CER Act which are contained in Section 3 as follows:

3 Purposes

- The purposes of this Act are—
- (a) to provide appropriate measures to ensure that greater Christchurch and the councils and their communities respond to, and recover from, the impacts of the Canterbury earthquakes:
- (b) to enable community participation in the planning of the recovery of affected communities without impeding a focused, timely, and expedited recovery:
- (c) to provide for the Minister and CERA to ensure that recovery:
- (d) to enable a focused, timely, and expedited recovery:

- (e) to enable information to be gathered about any land, structure, or infrastructure affected by the Canterbury earthquakes:
- (f) to facilitate, co-ordinate, and direct the planning, rebuilding, and recovery of affected communities, including the repair and rebuilding of land, infrastructure, and other property:
- (g) to restore the social, economic, cultural, and environmental well-being of greater Christchurch communities:
- (h) to provide adequate statutory power for the purposes stated in paragraphs (a) to (g):
- (i) to repeal and replace the Canterbury Earthquake Response and Recovery Act 2010.
- 12. While ultimately the Minister would need to satisfy himself that the exercise of section 27 powers was in accordance with the purposes of the CER Act, the Council should also turn its mind to this issue if it is being asked for its view on the appropriateness of the exercise of such powers in this instance.).
- 13. If the Minister were to use Section 27 in this instance it would need to be to give effect to one or more of the purposes set out in section 3. Possible purposes that might be relevant in this instance are in sections 3(a), (d), (f) and (g). It is considered that the key questions are whether the City Plan is deficient such that it requires amendment, and whether the proposed office development is necessary for the purposes of the recovery of the greater Christchurch community e.g. to meet an immediate shortfall of office space or whether another potential use of the land might better fulfil the recovery purpose of CER Act. This is discussed below.

Potential Judicial Review

14. Related to paragraph [10] above, the Council should be aware that, in reaching a conclusion about the appropriateness of the exercise of section 27 powers in this instance and supporting the use of such powers, the Council's decision could potentially be subject to judicial review in the High Court. While the primary risk is for the Minister in exercising a decision making power under the CER Act, the Council could also be subject to review if it supported or requested the exercise of the section 27 power.

ALIGNMENT WITH LTP AND ACTIVITY MANAGEMENT PLANS

15. It aligns with LTP direction for Strategy and Planning to provide advice on the City Plan.

ALIGNMENT WITH STRATEGIES

16. The staff recommendation aligns with the Council's Draft Central City Recovery Plan as presented to the Minister in December 2011. This is still under consideration by the Minister.

CONSULTATION FULFILMENT

17. No consultation is required for this report.

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Advise Amherst Properties Limited that the Christchurch City Council's position is that it will not consider asking the Minister for Earthquake Recovery to use Section 27 of the CER Act to amend the Christchurch City Plan to enable an office development at 4 Riccarton Road and 159 Deans Avenue, or support the use of Section 27 of the CER Act to amend the District Plan in this instance.
- (b) Notes
 - (i) that APL is entitled in law to request a Privately Initiated Plan Change in respect of the site,
 - (ii) that APL is entitled to submit a revised Resource Consent for the site and proposed development,
 - (iii) that the Minister is able to direct to council to amend its District Plan, irrespective of the Council's position on such action.

BACKGROUND

- 18. On 21 July 2011 APL applied for land use consent to construct an office complex on the now vacant land at 4 Riccarton Road and 159 Deans Avenue. The eventual decision on the land use consent application describes the proposed development as:
 - A multi level, commercial development consisting of offices and retail uses however primarily used for office space, with flexibility to enable all of part the building to be used for medical specialists.
 - The total floor area of the building is in the order of 5700m² GFA (gross floor area)....
 - A café (150m² Public Floor Area) at the western end of the building at the ground floor adjacent the Darvel Street frontage. The café will operate between the hours of 0700 and 2300 Monday to Friday and 0800 to 2300 Saturday and Sunday....
- 19. APL sought the input from the Council's urban design panel which gave a favourable statement about the design aspects of the development following changes to the design made by the applicant.
- 20. The land use consent application was publicly notified and the applicant requested the submissions were heard by an independent Hearings Commissioner, who had delegated authority to determine the application. The commissioner declined the application in a decision released on 8 December 2011. The application was for a non complying activity. The 'tests', only one of which must be met, under section 104D of the Resource Management Act before a non complying activity can be considered for approval are:
 - (a) the adverse effects of the activity on the environment ... will be minor; or
 - (b) the application is for an activity that will not be contrary to the objectives and policies of— (i) the relevant plan ...
- 21. The commissioner determined that (a) the adverse effects on the environment of the proposed activity were more than minor; and (b) it did not meet the relevant important objectives and policies of the City Plan.

APL appealed the decision to the Environment Court but subsequently withdrew the appeal. Further information about the site and the resource consent application are set out in **Attachment 4**.

Policy Questions arising from the request

- 22. During the course of the development process the applicant had discussions with CERA regarding the possible use of the Minister's powers to approve the development and amend the City Plan accordingly. It is staff's understanding that the Minister was favourably disposed to the development, and to the use of his powers, but wished to understand the Council's position. Accordingly APL has requested the Council to consider its support for the rezoning and development as proposed, and in particular the Council's willingness or comfort with the Minister utilising his powers under Sec 27 of the CER Act 2011.
- 23. As noted above the development has already been tested against the current City Plan, and been declined. The question for Council then moves beyond the "interpretation of the City Plan" to the policy question of the "adequacy of the City Plan", and/or the Recovery significance of the development that would allow the development to occur "irrespective of the City Plan". In this sense the resource consent, is of historical interest, but a different question is being considered today. In doing so Council also needs to set aside questions on issues about the quality of the development. The development as proposed is attractive, certainly more so than the semi industrial look previously associated with the site. It has been favourably reviewed by the Urban Design Panel, and the applicant has sought to minimise the interface with neighbours and to present a good outcome to the street. However, as was tested by the consent process, the primary issue is not the quality of the building or its design, but its "fit" against the plan. So to in this consideration council will need to focus on the merits of the policy matters in front of it, not the merits of the structure per se.
- 24. Accordingly the two primary questions identified above can be broken down into six explicit questions which the Council must examine.
 - (a) Is there a recovery need for the proposed change to the City Plan to enable the construction of the office block?
 - (b) Is the current City Plan deficient? Would the proposed amendments to the City Plan enable a better resource management outcome on the site?
 - (c) Is the need to have office on this site more important to the region's recovery than its permitted City Plan uses of travellers accommodation and/or higher density residential development?
 - (d) Is there some feature of this site (e.g. its location) that is so different from the other potential vacant sites in the City that it would not lead to further approaches to the Minister to use Section 27 of the Act?
 - (e) Is the recovery need so urgent that in this instance the Council should overlook the obvious inconsistencies with the structure and intended outcome of the City Plan?
 - (f) Would approval of the request by the Minister set a dangerous precedent that could undermine the integrity of the City Plan?

Intended City Plan outcomes

25. The commissioner's decision analyses the plan change in the context of the existing objectives and policies of the City Plan. It does not purport to, and neither could it, analyse whether the objectives and policies and actual zoning are the best outcome for the site – the zoning is operative and therefore it is said to be in accordance with Part II of the RMA. The commissioner could only determine whether:

the application is for an activity that will not be contrary to the objectives and policies of— (i) the relevant plan ...

- 26. APL is of the opinion that the current uses of land (residential and travellers accommodation) adjacent to Hagley Park detract from the amenity of the Park. No evidence has been provided as to why this is the case [and nor is this an issue or concern identified in the City Plan]. APL is also reliant upon the fact that a furniture retail activity had been on the site for a number of years up until the point that the building in which the activity was located was destroyed by the earthquake. The essence of this argument is that the land has not been either residential nor travellers accommodation to date, and therefore, because the intended purpose has not been realised, the City Plan and the intentions of the zone are not appropriate for the site. It is considered that the present request is not the appropriate forum for this issue to be considered, particularly on a site-specific basis. In any event, the analysis below does not support the view that the intended City Plan outcome for the land is deficient in the context of recovery from the earthquakes.
- 27. The overall urban form outcome sought by the City Plan (consolidation) would suggest that, when the zoning of this land is strategically reviewed as part of the eventual review of the whole City Plan it would retain the same or very similar zoning to its current zoning, even in the context of post earthquake Christchurch. Specifically the area was zoned for travellers accommodation and/or higher density residential development because:
 - (i) It is mostly in residential and travellers accommodation use;
 - (ii) It is located next to the high amenity open space of Hagley Park lending easy access to compensatory open space for passive and active recreation; and
 - (iii) It provides living space for CBD and Riccarton workers relatively close to both areas contributing to a reduction in travel demand.
- 28. The surrounding area has historically contained medium density residential activity. It has taken on some travellers accommodation (hence its zoning for travellers accommodation), and the City Plan intends as an alternative use for the site a transition back to medium density residential development. See the zone descriptions in **Attachment 1**.
- 29. The current zoning structure has been through a Section 32 Resource Management Act 1991 assessment process (albeit up to 15 years ago), is reflective of the current urban form the of area and is a logical resource management outcome. In this regard the current City Plan is not deficient.
- 30. For this reason, it is not accepted that an office development on this site is a better resource management outcome that would justify the use of section 27 powers.

Precedent

- 31. There is little to distinguish the subject site from other vacant residential sites in the area (e.g. along Carlton Mill Road).
- 32. A matter that is weighed in the statutory assessment of non complying activity resource consents (like the recently declined APL resource consent application) is whether there is something so unusual about the site, that would distinguish it from all other sites, so that grant of the consent (even though it does not meet the objectives and policies of the plan) would not undermine confidence in the consistent administration or integrity of the plan. The commissioner addressed this aspect in his assessment of the resource consent application when he concluded:

Precedent

76. At first sight the application site is unusual or even unique, suggesting that consent would not create any kind of precedent. On reflection however, I am not convinced that the features of the site that make it unusual, particularly the past use, the somewhat derelict condition of the site and the location opposite a strip of commercial development, are sufficiently unusual to prevent a precedent effect. Certainly consent would undermine public confidence in the City Plan for anyone appreciating that it is a Living zone. I see this as a factor weighing against consent.

- 33. While the analysis is in the context of an RMA assessment grant of this amendment to the City Plan, there are precedent issues that need to be addressed
- 34. There is a real risk that if the Council was to agree to support this request, it would inevitably face numerous other requests from other applicants or landowners to change the City Plan on the basis that allowing the development would in some way contribute towards recovery. To accept such an approach in this instance would create an adverse precedent particularly where the existing zoning has not been demonstrated to be inappropriate or deficient, and would encourage an ad hoc planning approach which could undermine the City Plan given that section 27 decisions to amend the City Plan would have enduring effect beyond the expiry of the CER Act. It is also questionable whether such an approach, if it was to emerge, would be consistent with the recovery purposes of the CER Act particularly where there are other statutory tools that are available for individuals to use to test the adequacy of the plan in the current circumstances.
- 35. APL have indicated a desire to contribute to the recovery of the Central Business District. The Council should encourage APL to look for investment opportunities within the CBD itself the imminent release of the Central City Recovery Plan by the Central City Development Unit of the Canterbury Earthquake Recovery Authority may provide opportunities
- 36. It is considered likely that if the Minister uses his powers under Section 27 in this instance it will lead to further members of the public making similar requests.

<u>Council Policy: Order in Council – Canterbury Earthquake (Resource Management Act</u> <u>Permitted Activities) Order 2011-03-16 (OIC)</u>

37. Following the earthquakes the issue of short term "re-supply" of office accommodation was recognised. An Order in Council was passed which provides for temporary office accommodation. The following is taken from the Council's policy on administering the order:

The aim of the Order is in essence to secure as speedily as possible, temporary accommodation for residents and business who have been displaced from their usual place of residence or business and depots and storage yards associated with earthquake recovery. The standards that have been developed pursuant to each public notice seek to promote the aim of the Order while at the same time:

Reducing effects on the surrounding environment, both immediate and long term; Maintaining, as close as reasonable under the circumstances, alignment with current plans and policy statements.

38. Importantly one of the general requirements of the policy is:

ensure the activity does not permanently establish in its temporary environment <u>unless it</u> <u>complies with the District Plan</u>.

- 39. A mechanism has therefore been provided that enables provision for office accommodation. While it is not a licence to establish temporarily wherever one wishes it does provide for alternative temporary space, with the expectation that temporarily established activities will eventually return to land zoned for the purpose.
- 40. The Council is providing opportunity for development of office accommodation to meet the demands of displaced business, and through the OIC and its policy, and will continue to do so as appropriate.
- 41. **Attachments 2** and **3** show detail of the consents for temporary accommodation. Of the more than 450 that have been granted only one has been declined. On the face of these statistics it would appear that the policy is flexible enough to meet temporary demand.

- 42. The Council should therefore be cautious about agreeing to a request for a permanent change to the City Plan to permit an individual development, particularly where there is limited evidence which demonstrates a shortage of office space. There is sufficient capacity in the existing Business 3 and Business 4 zones outside of the CBD for office development, as evidenced by development at Addington and William Pickering Drive.
- 43. Taking into account the temporary accommodation consenting mechanism, it is difficult to justify the enablement of office activity on this site as an urgent recovery matter.

Potential non office recovery related uses on the site.

- 44. There is a need for replacement residential accommodation to meet demand from displaced residents from CERA's red zone. It is noted, that around 7500 residential units have been 'red zoned'. More importantly the land could also be used for temporary housing for the expected influx of rebuild workforce it is ideally located for this purpose. The land is appropriately zoned for such development now.
- 45. The land could also be used for travellers accommodation providing short term accommodation for rebuild related professionals visiting the City. Use for travellers accommodation could also contribute to the recovering tourist industry in Canterbury being adjacent to Hagley Park it is ideally located for this.

Technical issues with drafting

46. The proposed changes are not well drafted, are open to multiple interpretations, and do not fit with the City Plan's structure. If the Council wishes to support the applicant's request, the drafting should be reviewed to ensure that only the applicant's office proposal is enabled (keeping in place the existing ability in the existing Plan provisions for the site to be used for travellers accommodation or residential accommodation). Council officers can provide input into redrafted provisions.

Potential Missed Reinvestment Opportunity and Encouragement of the 'Market'

47. APL representatives note that they are committed to the restoration of the Central City/CBD. Such commitment and interest in the recovery of the Central City is welcome and should be encouraged by the Council. Encouragement of development elsewhere by the Council may also assist in attracting other potential investors to invest in Christchurch. However, this proposal, while it would represent a substantial investment for this site, should be weighed against the strategic issues identified earlier. The benefits that might accrue from supporting section 27 amendments to the City Plan for this site are not considered to be sufficient reason to encourage this particular development, particularly given the likely adverse consequences.

Other Options Available to Amherst Properties Limited.

- (i) APL could approach the Minister to use Section 27 of the Act without the support of the Council. Presumably it is still open to the Minister to act if he thinks there is a recovery need for the development – irrespective of the Council's views.
 - (ii) APL could pursue a Private Plan Change to the City Plan, pursuant to the first schedule of the Resource Management Act 1991, to provide a zoning and objectives and policies commensurate with the development. Assuming the application passed the first schedule public notification decision making process with out rejection (the Council could reject, accept, adopt or modify the proposal for public notification) it could then be assessed in the normal RMA decision making process.
 - (iii) APL could modify their proposal and reapply to the Council for resource consent.

48.

Summary answers to the preceding questions arising from the request

- (a) Is there a recovery need for the proposed change to the plan to enable the construction of the office block?'
- 49. There is no clear "recovery" need for the office block as defined by the CER Act.
 - (b) Is the current City Plan deficient? Would the proposed amendments to the City Plan enable a better resource management outcome on the site?
- 50. The City Plan is not deficient and an office block on the site would clearly conflict with the objectives and policies of the City Plan.
 - (c) Is the need to have office on this site more important to the region's recovery than its permitted City Plan uses of travellers accommodation and/or higher density residential development?
- 51. The answer to this question is most likely no, and there is no compelling evidence provided by APL which would support a clear finding in the affirmative. While there is demand for commercial space there is equally a shortage of accommodation space and residential space. Both the latter activities are provided for, and intended for this zone. There does not seem to be any compelling argument that would make commercial/office use a preferred outcome, in a manner that would warrant the use of the Ministerial power to achieve this.
 - (d) Is there some feature of this site (e.g. its location) that is so different from the other potential vacant sites in the City that it would not lead to further approaches to the Minister to use Section 27 of the Act?

The site is on a high profile corner, with a historic use. The zoning intends a different use which is equally compatible with the land. There is no unique feature that would necessitate the use of the site by an office.

(e) Is the recovery need so urgent that in this instance the Council should overlook the obvious inconsistencies with the structure and intended outcome of the City Plan?

While there is a wider recovery issue for commercial activity, there are also recovery issues for traveller accommodation on residential development. There have been a number of temporary measures put in place to support commercial demand, and the imminent opening of the Central City provides an enhanced opportunity for development to occur in there. It is not considered that the situation for this type of use is such that the provisions of the plan need to be over-ridden or redirect.

- (f) Would approval of the request by the Minister set a dangerous precedent that could undermine the integrity of the City Plan?
- 52. Given that in staff opinion there is no compelling case for the risk, it would be unwise for Council to seek to have the Minister use his Section 27 power to override the City Plan in this instance. Irrespective of Council's position the Minister will himself have to consider the merit of this if requested. The inherent risk, as previously discussed, is in the potential line of more, less or equally deserving sites that might also seek to have unique outcomes created for them, despite the established processes in place to test such options.
- 53. Overall there has been insufficient evidence which demonstrates that the use of the land for this purpose and the exercise of section 27 powers is either necessary or clearly in accordance with the recovery purposes of section 3 of the CER

THE OPTIONS

Option 1

54. Advise Amherst Properties Limited that the Council will ask the Minister to use Section 27 of the CER Act 2011 to enable office development on the subject site.

Option 2

55. Advise Amherst Properties Limited that the Council will not ask the Minister to use Section 27 of the CER Act to enable office development on the subject site. As set out in this report, there is no recovery need and this option would have precedent effects that may lead to other permanently established out of zone office activity that does not contribute to overall recovery. However the Council can offer to work with the APL to identify sites for investment that will meet the strategic aims of all parties.

THE PREFERRED OPTION

56. The preferred option is Option 2

Attachment 1

Living 5 Zone Description:

The Living 5 (Travellers' Accommodation) Zone covers eleven areas within residential areas. These areas are as follows:

(...)

(3) Riccarton (at the eastern end of Riccarton Road between the railway and Deans Avenue)...

(...)

Historically, the zone had been part of a residential area occupied by housing and is now characterised by travellers' accommodation within or adjacent to a residential environment.

The zone recognises the importance of existing establishments which provide travellers' accommodation within the city and the continued provision of these facilities for tourists to Christchurch. It envisages the recognition of its status as a travellers' accommodation zone and thus the containing of these activities within the zone. Although it serves a metropolitan function, the character and integrity of the surrounding residential area must be retained, and be reflected in development within the zone.

While providing facilities associated with travellers' accommodation - long or short term, the standards of the Living 5 zone should exclude activities of a scale where the levels of effects generated would adversely impact on the amenities of immediately adjoining living zones.

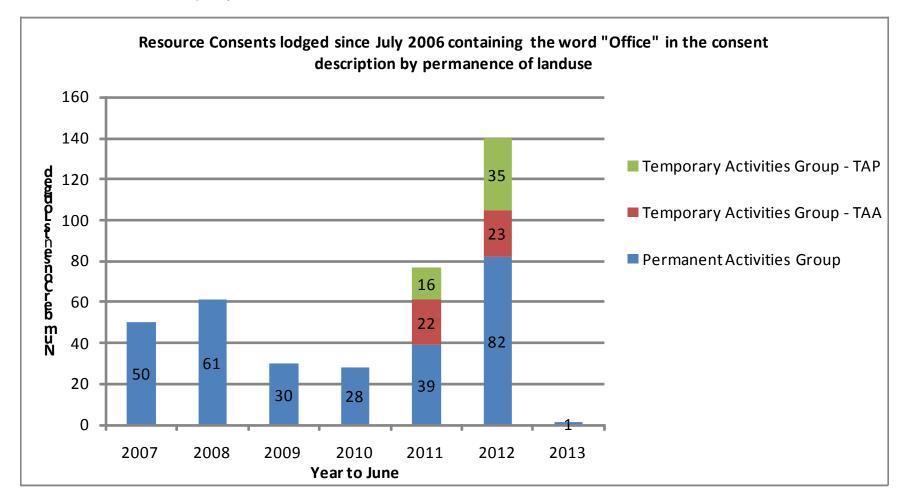
Any future development or expansion is subject to development standards and limitations which require a reasonably high standard of visual amenity and landscaping which complement with the adjoining living zones. This is to prevent encroachment of undesirable effects into the surrounding living zones. However, if any change of use were to take place, a residential environment would be most appropriate.

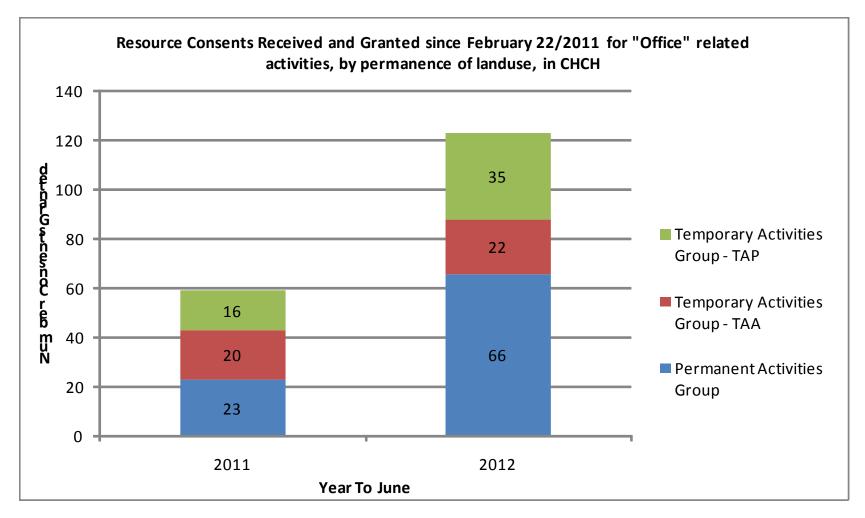
The default rules (if not used for travellers accommodation) is Living 3

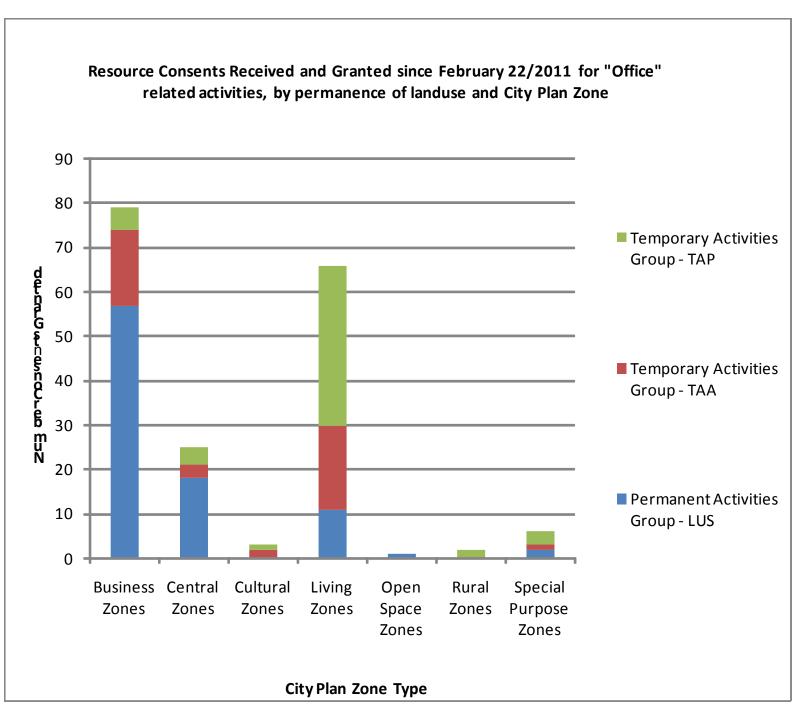
Living 3 Zone Description:

It is anticipated that the zone provisions will encourage diverse residential development, redevelopment and infill to medium densities and moderate heights, compatible with the character of existing development in the area while maintaining a reasonable degree of open space. The exception is on the former "saleyards site" fronting Deans Avenue where greater height and densities have been allowed to reflect the site's location adjoining Hagley Park and commercial areas. Similarly, some additional height is provided for in areas of central New Brighton to reflect the area's location adjoining the district centre and coastline. Given the building densities anticipated the retention of a high level of residential amenity, through landscape planting, scale and privacy requirements, will be an essential feature of this environment.

A range of other activities which are of benefit to the local inhabitants are anticipated in the zone. These include local business, recreational and community activities and home occupations. However, these activities will be subject to site development and community related standards to ensure that their environmental effects are minimal. Attachment 2 Consented Temporary Accommodation Statistics







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RMA#	OIC Status	Date applied	Date issued	Decision	Public Notice date Zoning		NZAC Code Duration of lease	Duration of activity	Gross Floor Area		
	Permitted	11/04/2011	14/04/2011		Business 4	Fitness club			980m²	10	
	Site Specific	13/04/2011	21/04/2011		20/05/2011 Living 3	Portacom Units		5 years	895m²	60	
	Permitted	12/04/2011	15/04/2011		Living 2	Office			149m ²	3	
	Permitted	12/04/2011	18/04/2011		Living	Office, Charted Account	ants		136m ²	5	
	Permitted	15/04/2011	18/04/2011		Living	Retail			15m ²		
	Site Specific	18/04/2011	26/04/2011		20/05/2011 Living	Church Office		1 year	52m ²	6	
	Permitted	15/04/2011	18/04/2011		Living	Office	12 months		110m ²	2	
	Permitted	12/04/2011	15/04/2011			Church	12-18 months		900m ²	10	
	Permitted	12/04/2011	15/04/2011		Living	Office			290m2	10	
	Site Specific	12/04/2011	7/06/2011		18/06/2011 Living	Hairdressers		10 months	13.8m ²	1	
	Permitted	20/04/2011	26/04/2011		Living	Law Firm	1-5 years		140m ²	6	
	Permitted	20/04/2011	26/04/2011		Open Space				227m ²	10	
	Permitted	26/04/2011	26/04/2011		Special Purpose	Office/Accountant	2 years (1 year right		500m ²	42	
	Permitted	27/04/2011	27/04/2011		Living	Retail		3 months	40m ²	1	
	Permitted	27/04/2011	28/04/2011		Living	Office/Accountant	8 months		175m ²	7	
	Permitted	2/05/2011	2/05/2011		Living 1	Office	12 months		220m ²	9	
	Site Specific	28/04/2011	2/05/2011		21/05/2011 Cultural 3	Community Centre	13-Dec-11		375m ²		
	Permitted	2/05/2011	5/05/2011		Living	Office			130m ²	1.5	_ _
2017951	Permitted	19/04/2011	27/04/2011	Issued	Rural	Office	2 years + 2		270m ²	5	
		ļ									
	Permitted	27/04/2011	2/05/2011		Living 1						
2017972	Site Specific	28/04/2011	2/05/2011	Granted	21/05/2011 Living	Office		5 years	180m ²	15	
	Permitted	28/04/2011	2/05/2011								
	Permitted	28/04/2011	2/05/2011								
	Site Specific	29/04/2011	11/05/2011		21/05/2011 Living 3	Office		5 years	270m ²	10	
	Permitted	29/04/2011	5/05/2011		Living	Office			30m ²	6	
	Site Specific	29/04/2011	18/05/2011		28/05/2011 Living	Spiritual Facilities		5 years	1054m ²	4	
	Site Specific	2/05/2011	12/05/2011		21/05/2011	Educational		3-5 years	468m ²	7	
2017979	Permitted	29/04/2011	3/05/2011	Issued	Living 1	Office					
	Permitted	3/05/2011	3/05/2011			Office			90m²	10	
	Permitted	3/05/2011		Withdrawn							
	Site Specific	21/04/2011	3/05/2011		21/05/2011 Living	Office	6 years	6 years	3891m ²	152	
	Site Specific	19/04/2011	26/04/2011		21/05/2011 Cultural	Office		2 years	176m ²	27	
	Site Specific	3/04/2011	10/05/2011		21/05/2011 Living	Educational	4 years	5 years		8	
	Site Specific	3/04/2011	11/05/2011		21/05/2011 Living	Office	12 months	1 year min	300m ²	12	
	Site Specific	3/04/2011	11/05/2011		21/05/2011 Living	Office		5 years	280m ²	24	
2017982	Permitted	2/05/2011	2/05/2011	Issued	Living 2	Pet Salon			40m²		
2017973	Permitted	28/04/2011	29/04/2011	Issued	Business 4	Food and Beverage	6 years	6 years	600m ²	20	
	Permitted	2/05/2011	3/05/2011		Living 1	Dental			210.07m ²	6	
	Permitted	4/05/2011	9/05/2011		Living 3	Medical Centre	6 months	6 months	30m ²	3	
	Permitted	2/05/2011	4/05/2011		Business 4		5 years	5 years	635m²	60	
	Permitted	5/05/2011	5/05/2011		Living 3	Medical specialist					
2018006	Site Specific	5/05/2011	N/A	Withdrawn	not issued application Living 1	Bakery			77	3	
										1	
	Permitted	2/05/2011	5/05/2011		Business 3	Tertiary Education Facili	ty 6-18 months	6-18 months	1000m ²	14	
	Permitted	6/05/2011	12/05/2011		Business	Office	2 years		660m ²	26	
	Site Specific	3/05/2011	18/05/2011		28/05/2011 Open Space	Business hub		18 months	2494m ²	240	
	Site Specific	9/05/2011	12/05/2011		21/05/2011 Living 3	Preschool		2 Years		4	
	Permitted	10/05/2011	13/05/2011		Living 4A	Tyre Dealership			321.2m ² + 36m ² temp	3	
	Site Specific	10/05/2011	26/10/2011		5/11/2011 Living 2	Hairdressers			22.44m ²	1	
2018043	Site Specific	12/05/2011	22/06/2011	Granted	2/07/2011 Cultural	School		5 years	691m ²	25	
2018048	Permitted	12/05/2011	17/05/2011		Living 1	Hairdressers				1	
2018049	Site Specific	12/05/2011	20/06/2011		25/06/2011 Living	Retail			50m ²	1	
	Site Specific	13/05/2011	28/09/2011		Living 3	Office			250m ²	6	
	Permitted	13/05/2011	17/05/2011		Business 4	Office	3 years	3 years	450m ²	40	1 1
	Permitted	13/05/2011	16/05/2011		Living	Office	6 months with 3 mo		71.5m2	10	+ +
	Permitted	16/05/2011		Withdrawn	Living 3	Library					+ +
	Site Specific	16/05/2011	25/05/2011		28/05/2011 Living	Hair & Beauty Salon	5 Years	5 Years	110	10	+ +
	Site Specific	6/05/2011	11/05/2011		21/05/2011 Living	Primary School	2 years with right re		780m ²	13	+

ATTACHMENT 3 TO CLAUSE 9 COUNCIL 26. 7. 2012

9/018019	0:44 0-44	0/05/0044	40/05/0044	O manufacial	04/05/0044	I indus as	Dev/Deeterment	r		10 m a with a	0002
	Site Specific	9/05/2011	13/05/2011		21/05/2011		Bar/Restaurant		E Veere	12 months	220m ²
92018086		17/05/2011	18/05/2011		4/00/2014	Business 3	Office		5 Years	5 Years	2098.63m ²
	Site Specific	18/05/2011	25/05/2011		4/06/2011	Business 1	Health Facility		5 years	5 years	297m ²
	Site Specific	18/05/2011	1/06/2011			Living	Office	f = = 1114 - 1		5 years	200m ²
92018096		18/05/2011	19/05/2011		00/05/0044	Living	Occupational therapy		5		210m ²
	Site Specific	18/05/2011	23/05/2011		28/05/2011	Business B3	Office		5 years	5 years	220m ²
92018123		20/05/2011	23/05/2011		44/00/0044	Living 1	Accountant		6 months	6 months	180m ²
	Site Specific	20/05/2011	2/06/2011		11/06/2011		Automotive repairs		1 year		
92018114		20/05/2011	23/05/2011		4/00/0044	Living 1	Hairdressers				0502
	Site Specific	23/05/2011	31/05/2011		4/06/2011	Business	Office		4 years		650m ²
92018136		24/05/2011	26/05/2011		4/00/0044	Living	Church			4.Davia	290m ²
	Site Specific	24/05/2011	26/05/2011		4/06/2011	Res Conservation	Place of Assembly		5	4 Days	525m²
92018090		18/05/2011	25/05/2011 27/05/2011			Living H	Thai Takeaway		5 years	5 years	102
92018146 92018151		26/05/2011 26/05/2011	26/05/2011			Living Business 4	Hairdressers Café/Bar		1 year		18m ²
							Office		1	1.000	2002
	Site Specific	26/05/2011	2/06/2011		11/00/2011	Living			1 year	1 year	300m ²
	Site Specific	26/05/2011	1/06/2011		11/06/2011		Dental Office			10 years	150m ²
92018157		27/05/2011 27/05/2011	2/06/2011 3/06/2011			Cultural	Video Rental				54m ²
92018162 92018169						Town Centre					
		30/05/2011 30/05/2011	2/06/2011		11/06/2011	Cultural	ChCh Courts		Cueere	C vice re	84m ²
	Site Specific		2/06/2011		11/06/2011		Office		6 years	6 years	420m ²
92018176		31/05/2011	3/06/2011		40/00/0044	Cultural	School		1 Year	1 year	1428.5m2
	Site Specific	31/05/2011	9/06/2011			Business 4	Telecom		15 months	15 months	1660m ²
	Site Specific	31/05/2011	18/07/2011		23/07/2011		Office	Oh an	0.0.0	6	850m ²
92018187		1/06/2011	10/06/2011			Special Purpose	Vehicle Panel & Paint	Snop	3+3+3		450m ²
92018186		1/06/2011	3/06/2011			Living	Office		2 years		110m ²
92018193		2/06/2011	8/06/2011		05/00/0044	Open Space	Gym	-	2 years		200m²
	Site Specific	3/06/2011	9/06/2011		25/06/2011		Counselling	-	1 year	I year or longer	
	Site Specific	25/05/2011	3/06/2011		11/06/2011		Haridresses	-			20.88m ²
92018204		7/06/2011	7/06/2011			Living	Retail		5	as long as possible	100m ²
	Site Specific	7/06/2011		Withdrawn		Business 4	Dentist	-	5 years		110m ²
92018212		8/06/2011	9/06/2011			Living	Office	-	1 year	12 months	100m ²
92018214		8/06/2011	15/06/2011			Living	Preschool		-		
92018215		8/06/2011	15/06/2011			Living 1	Preschool		5 years		333m ²
	Site Specific	9/06/2011	12/07/2011		16/07/2011		School		4.54	5 years	660m²
92018227		9/06/2011	23/06/2011			Living	Retail		1 Year		
	Site Specific	25/05/2011	9/06/2011		25/06/2011		Café/Bar			as long as possible	
92018242		15/06/2011	15/06/2011			Living	Office	-			140m ²
92018243		15/06/2011	15/06/2011			Living	0.00				
92018245		15/06/2011	21/06/2011			Living	Office		til 18/4/16		150m ²
92018250	Permitted						Retail		1 year plus 1		
		16/06/2011	20/06/2011			Business					
	Permitted	16/06/2011 17/06/2011	22/06/2011	Issued		Living 2	Retail		On-going		110m ²
92018260	Permitted	16/06/2011 17/06/2011 20/06/2011	22/06/2011 21/06/2011	Issued Issued		Living 2 Living	Retail Office		3 Years	3 years	250m ²
92018260 92018264	Permitted Permitted	16/06/2011 17/06/2011 20/06/2011 17/06/2011	22/06/2011 21/06/2011 22/06/2011	Issued Issued Issued		Living 2 Living Business 3	Retail Office Music		3 Years 3 Years	3 years	250m ² 386m ²
92018260 92018264 92018266	Permitted Permitted Permitted	16/06/2011 17/06/2011 20/06/2011 17/06/2011 20/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011	Issued Issued Issued Issued		Living 2 Living Business 3 Living	Retail Office Music Counselling		3 Years	3 years	250m ² 386m ² 130m ²
92018260 92018264 92018266 92018267	Permitted Permitted Permitted Permitted	16/06/2011 17/06/2011 20/06/2011 17/06/2011 20/06/2011 17/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011	Issued Issued Issued Issued Issued		Living 2 Living Business 3 Living Town Centre	Retail Office Music Counselling Furniture maker		3 Years 3 Years		250m ² 386m ² 130m ² 48m ²
92018260 92018264 92018266 92018267 92018271	Permitted Permitted Permitted Permitted Permitted	16/06/2011 17/06/2011 20/06/2011 17/06/2011 20/06/2011 17/06/2011 21/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011 22/06/2011	Issued Issued Issued Issued Issued Issued		Living 2 Living Business 3 Living Town Centre Living 1	Retail Office Music Counselling Furniture maker Office		3 Years 3 Years 6 Months	3 years up to 5 years	250m ² 386m ² 130m ²
92018260 92018264 92018266 92018267 92018271 92018270	Permitted Permitted Permitted Permitted Permitted Permitted	16/06/2011 17/06/2011 20/06/2011 17/06/2011 20/06/2011 17/06/2011 21/06/2011 21/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011 22/06/2011 23/06/2011	Issued Issued Issued Issued Issued Issued Issued		Living 2 Living Business 3 Living Town Centre Living 1 Central City	Retail Office Music Counselling Furniture maker Office Office		3 Years 3 Years		250m ² 386m ² 130m ² 48m ² 80m ²
92018260 92018264 92018266 92018267 92018271 92018270 92018273	Permitted Permitted Permitted Permitted Permitted Permitted Permitted	16/06/2011 17/06/2011 20/06/2011 17/06/2011 20/06/2011 17/06/2011 21/06/2011 21/06/2011 15/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011 22/06/2011 23/06/2011 21/06/2011	Issued Issued Issued Issued Issued Issued Issued Issued		Living 2 Living Business 3 Living Town Centre Living 1 Central City Living	Retail Office Music Counselling Furniture maker Office Office Bank		3 Years 3 Years 6 Months		250m ² 386m ² 130m ² 48m ²
92018260 92018264 92018266 92018267 92018271 92018270 92018270 92018253 92018295	Permitted Permitted Permitted Permitted Permitted Permitted Permitted	16/06/2011 17/06/2011 20/06/2011 20/06/2011 20/06/2011 17/06/2011 21/06/2011 21/06/2011 15/06/2011 23/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011 22/06/2011 23/06/2011 21/06/2011 24/06/2011	Issued Issued Issued Issued Issued Issued Issued Issued Issued		Living 2 Living Business 3 Living Town Centre Living 1 Central City Living Living 3	Retail Office Music Counselling Furniture maker Office Office Bank Office		3 Years 3 Years 6 Months 1 Year		250m ² 386m ² 130m ² 48m ² 80m ² 44m ²
92018260 92018264 92018266 92018267 92018271 92018270 92018253 92018295 92018295	Permitted Permitted Permitted Permitted Permitted Permitted Permitted Permitted Permitted	16/06/2011 17/06/2011 20/06/2011 20/06/2011 20/06/2011 17/06/2011 21/06/2011 21/06/2011 15/06/2011 23/06/2011 23/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011 23/06/2011 21/06/2011 24/06/2011 27/06/2011	Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued		Living 2 Living Business 3 Living Town Centre Living 1 Central City Living Living 3 Living	Retail Office Music Counselling Furniture maker Office Office Bank Office Health Facility		3 Years 3 Years 6 Months 1 Year 3 months		250m ² 386m ² 130m ² 48m ² 80m ² 44m ² 140m ²
92018260 92018264 92018266 92018267 92018271 92018270 92018253 92018295 92018296 92018279	Permitted Permitted Permitted Permitted Permitted Permitted Permitted Permitted Permitted	16/06/2011 17/06/2011 20/06/2011 20/06/2011 20/06/2011 21/06/2011 21/06/2011 15/06/2011 23/06/2011 23/06/2011 21/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011 23/06/2011 21/06/2011 24/06/2011 27/06/2011 23/06/2011	Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued		Living 2 Living Business 3 Living Town Centre Living 1 Central City Living Living 3 Living Town Centre	Retail Office Music Counselling Furniture maker Office Bank Office Health Facility Fish & Chips Retail		3 Years 3 Years 6 Months 1 Year	up to 5 years	250m ² 386m ² 130m ² 48m ² 80m ² 44m ² 140m ² 32m ²
92018260 92018264 92018266 92018267 92018271 92018270 92018253 92018295 92018296 92018279 92018230	Permitted Permitted Permitted Permitted Permitted Permitted Permitted Permitted Permitted Site Specific	16/06/2011 17/06/2011 20/06/2011 20/06/2011 20/06/2011 21/06/2011 21/06/2011 23/06/2011 23/06/2011 23/06/2011 21/06/2011 9/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011 23/06/2011 21/06/2011 24/06/2011 27/06/2011	Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued	2/07/2011	Living 2 Living Business 3 Living Town Centre Living 1 Central City Living Living 3 Living Town Centre Business	Retail Office Music Counselling Furniture maker Office Bank Office Health Facility Fish & Chips Retail Office		3 Years 3 Years 6 Months 1 Year 3 months		250m ² 386m ² 130m ² 48m ² 80m ² 44m ² 140m ²
92018260 92018264 92018266 92018267 92018271 92018270 92018253 92018295 92018296 92018279 92018230 92018210	Permitted Permitted Permitted Permitted Permitted Permitted Permitted Permitted Permitted Site Specific Site Specific	16/06/2011 17/06/2011 20/06/2011 20/06/2011 20/06/2011 21/06/2011 21/06/2011 23/06/2011 23/06/2011 23/06/2011 21/06/2011 9/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011 23/06/2011 21/06/2011 24/06/2011 27/06/2011 23/06/2011 22/06/2011	Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued	2/07/2011	Living 2 Living Business 3 Living Town Centre Living 1 Central City Living Living 3 Living Town Centre Business Living 4A	Retail Office Music Counselling Furniture maker Office Bank Office Health Facility Fish & Chips Retail Office Pizzeria		3 Years 3 Years 6 Months 1 Year 3 months	up to 5 years	250m ² 386m ² 130m ² 48m ² 80m ² 44m ² 140m ² 32m ² 300m ²
92018260 92018264 92018266 92018271 92018270 92018270 92018253 92018295 92018296 92018279 92018230 92018210 92018314	Permitted Permitted Permitted Permitted Permitted Permitted Permitted Permitted Permitted Site Specific Site Specific Permitted	16/06/2011 17/06/2011 20/06/2011 20/06/2011 20/06/2011 21/06/2011 21/06/2011 23/06/2011 23/06/2011 23/06/2011 21/06/2011 9/06/2011 8/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011 23/06/2011 21/06/2011 24/06/2011 23/06/2011 23/06/2011 22/06/2011	Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued	2/07/2011	Living 2 Living Business 3 Living Town Centre Living 1 Central City Living Living 3 Living Town Centre Business Living 4A Living 2	Retail Office Music Counselling Furniture maker Office Bank Office Health Facility Fish & Chips Retail Office Pizzeria Gallery		3 Years 3 Years 6 Months 1 Year 3 months 1 Year	up to 5 years	250m ² 386m ² 130m ² 48m ² 80m ² 44m ² 140m ² 32m ² 300m ² 2 292m ²
92018260 92018264 92018266 92018271 92018271 92018270 92018253 92018295 92018296 92018279 92018279 92018230 92018210 92018314 92018315	Permitted Site Specific Site Specific Permitted Permitted Permitted	16/06/2011 17/06/2011 20/06/2011 20/06/2011 20/06/2011 21/06/2011 21/06/2011 23/06/2011 23/06/2011 23/06/2011 21/06/2011 9/06/2011 8/06/2011 28/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011 23/06/2011 21/06/2011 24/06/2011 23/06/2011 23/06/2011 22/06/2011 29/06/2011	Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Granted withdrawn Issued Issued	2/07/2011	Living 2 Living Business 3 Living Town Centre Living 1 Central City Living Living 3 Living Town Centre Business Living 4A Living 2 Living 2	Retail Office Music Counselling Furniture maker Office Bank Office Health Facility Fish & Chips Retail Office Pizzeria Gallery Retail		3 Years 3 Years 6 Months 1 Year 3 months	up to 5 years	250m ² 386m ² 130m ² 48m ² 80m ² 44m ² 140m ² 32m ² 300m ² 2 292m ² 160m ²
92018260 92018264 92018266 92018267 92018271 92018270 92018253 92018295 92018296 92018279 92018230 92018210 92018314 92018315 92018321	Permitted Permitted Permitted Permitted Permitted Permitted Permitted Permitted Site Specific Site Specific Permitted Permitted Permitted Permitted	16/06/2011 17/06/2011 20/06/2011 20/06/2011 17/06/2011 21/06/2011 21/06/2011 23/06/2011 23/06/2011 23/06/2011 21/06/2011 8/06/2011 8/06/2011 28/06/2011 28/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011 23/06/2011 21/06/2011 24/06/2011 23/06/2011 22/06/2011 22/06/2011 29/06/2011 29/06/2011	Issued Issued Issued Issued Issued Issued Issued Issued Issued Granted withdrawn Issued Issued Issued Issued Issued		Living 2 Living Business 3 Living Town Centre Living 1 Central City Living Living 3 Living Town Centre Business Living 4A Living 2 Living Living 4C	Retail Office Music Counselling Furniture maker Office Bank Office Health Facility Fish & Chips Retail Office Pizzeria Gallery Retail Food		3 Years 3 Years 6 Months 1 Year 3 months 1 Year	up to 5 years 5 years 2	250m ² 386m ² 130m ² 48m ² 80m ² 44m ² 44m ² 140m ² 32m ² 300m ² 2 292m ² 160m ² 5 110m ²
92018260 92018264 92018266 92018267 92018271 92018270 92018253 92018295 92018296 92018279 92018230 92018210 92018314 92018315 92018321	Permitted Site Specific Site Specific Permitted Permitted Permitted Site Specific	16/06/2011 17/06/2011 20/06/2011 20/06/2011 17/06/2011 21/06/2011 21/06/2011 23/06/2011 23/06/2011 23/06/2011 21/06/2011 8/06/2011 28/06/2011 28/06/2011 28/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011 23/06/2011 21/06/2011 24/06/2011 23/06/2011 23/06/2011 29/06/2011 29/06/2011 30/06/2011	Issued Issued Issued Issued Issued Issued Issued Issued Issued Granted withdrawn Issued Issued Issued Issued Issued Issued Issued	2/07/2011	Living 2 Living Business 3 Living Town Centre Living 1 Central City Living Living 3 Living Town Centre Business Living 4A Living 2 Living Living 4C Cultural	Retail Office Music Counselling Furniture maker Office Bank Office Bank Office Pizeria Gallery Retail Food School		3 Years 3 Years 6 Months 1 Year 3 months 1 Year	up to 5 years	250m ² 386m ² 130m ² 48m ² 80m ² 44m ² 44m ² 140m ² 32m ² 300m ² 2 292m ² 160m ² 5 110m ² 340m ²
92018260 92018264 92018266 92018267 92018271 92018270 92018253 92018295 92018296 92018279 92018230 92018210 92018314 92018315 92018321 92018324	Permitted Site Specific Site Specific Permitted Permitted Permitted Permitted Site Specific Permitted Permitted Site Specific Permitted Permitted	16/06/2011 17/06/2011 20/06/2011 20/06/2011 21/06/2011 21/06/2011 21/06/2011 23/06/2011 23/06/2011 23/06/2011 21/06/2011 8/06/2011 28/06/2011 28/06/2011 28/06/2011 28/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011 23/06/2011 21/06/2011 24/06/2011 23/06/2011 23/06/2011 29/06/2011 29/06/2011 30/06/2011 30/06/2011	Issued Issued Issued Issued Issued Issued Issued Issued Issued Granted withdrawn Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued		Living 2 Living Business 3 Living Town Centre Living 1 Central City Living Living 3 Living Town Centre Business Living 4A Living 2 Living Living 4C Cultural Business	Retail Office Music Counselling Furniture maker Office Bank Office Bank Office Pizeria Gallery Retail Food School Counselling		3 Years 3 Years 6 Months 1 Year 3 months 1 Year	up to 5 years 5 years 2	250m ² 386m ² 130m ² 48m ² 80m ² 44m ² 44m ² 140m ² 32m ² 300m ² 2 292m ² 160m ² 5 110m ² 340m ² 371.65m ²
92018260 92018264 92018266 92018267 92018271 92018270 92018253 92018295 92018296 92018279 92018230 92018210 92018314 92018315 92018321 92018324 92018322 92018320	Permitted Site Specific Site Specific Permitted Permitted Permitted Site Specific Permitted Permitted Permitted Site Specific Permitted Permitted Permitted Permitted	16/06/2011 17/06/2011 20/06/2011 20/06/2011 21/06/2011 21/06/2011 21/06/2011 23/06/2011 23/06/2011 23/06/2011 21/06/2011 8/06/2011 28/06/2011 28/06/2011 28/06/2011 28/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011 23/06/2011 21/06/2011 24/06/2011 23/06/2011 23/06/2011 29/06/2011 29/06/2011 30/06/2011 30/06/2011	Issued Issued Issued Issued Issued Issued Issued Issued Issued Granted Withdrawn Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued	9/07/2011	Living 2 Living Business 3 Living Town Centre Living 1 Central City Living Living 3 Living Town Centre Business Living 4A Living 2 Living Living 4C Cultural Business Cultural	Retail Office Music Counselling Furniture maker Office Bank Office Bank Office Pizeria Gallery Retail Food School Counselling School		3 Years 3 Years 6 Months 1 Year 3 months 1 Year	up to 5 years 5 years 5 years 5 years 5 years	250m ² 386m ² 130m ² 48m ² 80m ² 44m ² 44m ² 140m ² 32m ² 300m ² 2 292m ² 160m ² 5 110m ² 340m ²
92018260 92018264 92018266 92018267 92018271 92018270 92018253 92018295 92018295 92018296 92018279 92018230 92018314 92018315 92018321 92018324 92018322 92018320 92018303	Permitted Site Specific Permitted Permitted Site Specific Permitted Site Specific Permitted Site Specific Permitted Site Specific	16/06/2011 17/06/2011 20/06/2011 20/06/2011 21/06/2011 21/06/2011 21/06/2011 23/06/2011 23/06/2011 23/06/2011 23/06/2011 8/06/2011 28/06/2011 28/06/2011 28/06/2011 28/06/2011 28/06/2011	22/06/2011 21/06/2011 22/06/2011 22/06/2011 22/06/2011 23/06/2011 21/06/2011 24/06/2011 23/06/2011 23/06/2011 29/06/2011 29/06/2011 30/06/2011 30/06/2011 30/06/2011	Issued Issued Issued Issued Issued Issued Issued Issued Issued Granted Withdrawn Issued Issued Issued Issued Issued Issued Issued Issued Issued Issued Granted Issued Issued Granted Issued Granted Issued Issued	9/07/2011	Living 2 Living Business 3 Living Town Centre Living 1 Central City Living 3 Living 3 Living 3 Living 4 Living 4 Living 2 Living 4 Living 4 Cultural Business Cultural Open Space	Retail Office Music Counselling Furniture maker Office Bank Office Bank Office Pizeria Gallery Retail Food School Counselling School Events		3 Years 3 Years 6 Months 1 Year 3 months 1 Year	up to 5 years 5 years 2	250m ² 386m ² 130m ² 48m ² 80m ² 44m ² 44m ² 140m ² 32m ² 300m ² 2 292m ² 160m ² 5 110m ² 340m ² 371.65m ²
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92018702 Permitted 5/09/2011					•					
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1 920187051Permitted 1 6/09/20111 15/09/20111Issued 1 IRusinese A IRestaurant 1 1 Vers 14 vers 14 vers 1470m2 1 21 1										
	92018705 Permitted	6/09/2011 15/09/2	011 Issued		Business 4	Restaurant	4 years	4 years	170m ² 3	

92018707 Permitted	6/09/2011	8/09/2011	Issued		Living	Haridressers			44m ²
92018715 Permitted	7/09/2011	8/09/2011	Issued		Living	Retail			20-30m ²
92018714 Permitted	7/09/2011	9/09/2011	Issued		Living	Office			100m ²
92018745 Permitted	12/09/2011	15/09/2011	Issued		Living 5	Office			371m ²
92018684 Site Specific	1/09/2011	12/09/2011	Granted	17/09/2011		Preschool	1 year		111m ²
92018750 Site Specific	12/09/2011	7/10/2011	Granted	15/10/2011	Rural 3	Earthquake Hub	5 years	5 years	920m ²
92018763 Permitted	14/09/2011	15/09/2011	Issued		Living 1	Preschool			
92018764 Permitted	14/09/2011	15/09/2011	Issued		Living 2	Chiropractor			108m ²
92018765 Permitted	15/09/2011	19/09/2011	Issued		Living 1	Preschool			
92018670 Site Specific	29/08/2011	14/09/2011		24/09/2011 21/4/12	Living 2	Restaurant/Bar	5 years	5 years	
92018774 Permitted	15/09/2011	15/09/2011			Living	Office			126m ²
92018710 Site Specific	6/09/2011	9/09/2011		24/09/2011	Living 5	Restaurant/Bar	2 years	2 years	220m ²
92018552 Permitted	4/08/2011	8/08/2011			Business 2	Storage Facility			75m ²
92018780 Permitted	16/09/2011	19/09/2011			Living				172m ²
92018781 Site Specific	16/09/2011	28/09/2011		8/10/2011	Business	Office	2 years	2 years	518m ²
92018782 Permitted	19/09/2011		Withdrawn						
92018783 Permitted	19/09/2011	21/09/2011			Living 1	Retail		5 years	35m ²
92018784 Permitted	19/09/2011	22/09/2011				Café			77m ²
92018484 Permitted	21/07/2011	26/07/2011			Business 4	Retail	3 years		156m ²
92018791 Site Specific	19/09/2011	29/09/2011		8/10/2011		Café			120m ²
92018793 Permitted	19/09/2011	26/09/2011		1/10/2011	Business 2	Business College	5 years		306m ²
92018795 Permitted	20/09/2011	21/09/2011			Business 1	Food takeaway	1 year		18.2m ²
92018797 Permitted	20/09/2011	20/09/2011			Central City	Restaurant			125.6m ²
92018798 Permitted	20/09/2011	22/09/2011			Living 2	Beauty	14 months		170m ²
92018618 Site Specific	22/08/2011	21/09/2011		1/10/2011		Office	1 year with right c	of r2 years plus	300m ²
92018824 Site Specific	22/09/2011	20/10/2011		29/10/2011		Café	5 years	5 years	50m ²
92018828 Site Specific	22/09/2011	2/11/2011			Central City	Carpark			
92018825 Permitted	22/09/2011	23/09/2011			Business 3	Cycle Sales & Repair	3 years		450m ²
92018855 Permitted	27/09/2011	28/09/2011			Living	Office	18 months		140m ²
92018860 Permitted	27/09/2011	28/09/2011				Office	12 months		110m ²
92018865 Site Specific	28/09/2011	7/10/2011		15/10/2011		Cattery			43.56m ²
92018873 Site Specific	30/09/2011	12/10/2011		22/10/2011		Restaurant			125m ²
92018876 Permitted	30/09/2011	6/10/2011			Town Centre	Office	1 year		12m ²
92018878 Permitted	30/09/2011	6/10/2011			Town Centre	Retail	1 year		3m²
92018877 Site Specific	30/09/2011		Withdrawn		Living	Bar/Restaurant			
92018877 Site Specific 92018751 Permitted	30/09/2011 13/09/2011	30/09/2011	Withdrawn Issued		Living Town Centre	Bar/Restaurant Bar	2 years		48m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted	30/09/2011 13/09/2011 4/10/2011	30/09/2011 6/10/2011	Withdrawn Issued Issued		Living Town Centre Living 1	Bar/Restaurant Bar Retail			
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018723 Site Specific	30/09/2011 13/09/2011 4/10/2011 7/09/2011	30/09/2011 6/10/2011	Withdrawn Issued Issued Withdrawn		Living Town Centre Living 1 Living 3	Bar/Restaurant Bar Retail Carpark	2 years		48m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018723 Site Specific 92018896 Site Specific	30/09/2011 13/09/2011 4/10/2011 7/09/2011 4/10/2011	30/09/2011 6/10/2011 13/10/2011	Withdrawn Issued Issued Withdrawn Granted	26/11/2011	Living Town Centre Living 1 Living 3 Conservation 2	Bar/Restaurant Bar Retail Carpark Entertainment	2 years 5 Years	10 days	48m ² 80m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018723 Site Specific 92018896 Site Specific 92018897 Site Specific	30/09/2011 13/09/2011 4/10/2011 7/09/2011 4/10/2011 5/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted	26/11/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5	Bar/Restaurant Bar Retail Carpark Entertainment Offices	2 years	10 days 5 years	48m ² 80m ² 540m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018723 Site Specific 92018896 Site Specific 92018897 Site Specific 92018899 Permitted	30/09/2011 13/09/2011 4/10/2011 7/09/2011 4/10/2011 5/10/2011 5/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn	26/11/2011 15/10/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation	2 years 5 Years		48m ² 80m ² 540m ² 1066m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018723 Site Specific 92018896 Site Specific 92018897 Site Specific 92018899 Permitted 92018900 Permitted	30/09/2011 13/09/2011 4/10/2011 7/09/2011 4/10/2011 5/10/2011 5/10/2011 5/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Withdrawn	26/11/2011 15/10/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation	2 years 5 Years 6 Years	5 years	48m ² 80m ² 540m ² 1066m ² 1066m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018723 Site Specific 92018896 Site Specific 92018897 Site Specific 92018899 Permitted 92018900 Permitted 92018902 Site Specific	30/09/2011 13/09/2011 4/10/2011 7/09/2011 4/10/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 14/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Withdrawn Granted	26/11/2011 15/10/2011 22/10/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation	2 years 5 Years 6 Years 6 Years 6 months	5 years 5 years	48m ² 80m ² 540m ² 1066m ² 1066m ² 282m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018896 Site Specific 92018897 Site Specific 92018899 Permitted 92018900 Permitted 92018902 Site Specific 92018908 Site Specific	30/09/2011 13/09/2011 4/10/2011 7/09/2011 4/10/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 14/10/2011 31/01/2012	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Withdrawn Granted Granted	26/11/2011 15/10/2011 22/10/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar	2 years 5 Years 6 Years	5 years	48m ² 80m ² 540m ² 1066m ² 1066m ² 282m ² 500m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018896 Site Specific 92018897 Site Specific 92018897 Site Specific 92018899 Permitted 92018900 Permitted 92018902 Site Specific 92018908 Site Specific 92018908 Site Specific	30/09/2011 13/09/2011 4/10/2011 7/09/2011 4/10/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 14/10/2011 31/01/2012 13/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Withdrawn Granted Granted Issued	26/11/2011 15/10/2011 22/10/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office	2 years 5 Years 6 Years 6 Months 12 months	5 years 5 years	48m ² 80m ² 540m ² 1066m ² 282m ² 500m ² 140m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018896 Site Specific 92018897 Site Specific 92018897 Site Specific 92018899 Permitted 92018900 Permitted 92018902 Site Specific 92018908 Site Specific 92018908 Site Specific 92018916 Permitted 92018933 Permitted	30/09/2011 13/09/2011 4/10/2011 7/09/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 14/10/2011 31/01/2012 13/10/2011 14/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Withdrawn Granted Granted Issued	26/11/2011 15/10/2011 22/10/2011 11/02/2012	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office Office Office	2 years 5 Years 6 Years 6 Months 12 months 4 Years	5 years 5 years 1 year	48m ² 80m ² 540m ² 1066m ² 282m ² 500m ² 140m ² 90m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018896 Site Specific 92018897 Site Specific 92018897 Site Specific 92018899 Permitted 92018900 Permitted 92018902 Site Specific 92018908 Site Specific 92018908 Site Specific 92018938 Permitted 92018933 Permitted 92018944 Site Specific	30/09/2011 13/09/2011 4/10/2011 7/09/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011 13/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 14/10/2011 31/01/2012 13/10/2011 14/10/2011 1/12/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Withdrawn Granted Granted Issued Issued Granted	26/11/2011 15/10/2011 22/10/2011 11/02/2012 10/12/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3 Living 2	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office Office Bar Office Bar/Restaurant	2 years 5 Years 6 Years 6 Years 6 months 12 months 4 Years 5 Years	5 years 5 years 1 year 5 Years	48m ² 80m ² 540m ² 1066m ² 282m ² 500m ² 140m ² 90m ² 172m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018890 Site Specific 92018896 Site Specific 92018897 Site Specific 92018899 Permitted 92018900 Permitted 92018902 Site Specific 92018908 Site Specific 92018916 Permitted 92018933 Permitted 92018944 Site Specific 92018655 Site Specific	30/09/2011 13/09/2011 4/10/2011 7/09/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011 13/10/2011 26/06/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 14/10/2011 31/01/2012 13/10/2011 14/10/2011 1/12/2011 12/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Withdrawn Granted Granted Issued Issued Granted Granted	26/11/2011 15/10/2011 22/10/2011 11/02/2012 10/12/2011 22/10/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3 Living 2 Business 3B	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office Office Bar Office Bar/Restaurant	2 years 5 Years 6 Years 6 Years 6 months 12 months 4 Years 5 Years 6-12 months	5 years 5 years 1 year	48m ² 80m ² 540m ² 1066m ² 1066m ² 282m ² 500m ² 140m ² 90m ² 172m ² 97m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018890 Site Specific 92018896 Site Specific 92018897 Site Specific 92018899 Permitted 92018900 Permitted 92018902 Site Specific 92018908 Site Specific 92018916 Permitted 92018933 Permitted 92018934 Site Specific 92018955 Site Specific	30/09/2011 13/09/2011 4/10/2011 7/09/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011 13/10/2011 26/06/2011 14/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 14/10/2011 31/01/2012 13/10/2011 14/10/2011 1/12/2011 12/10/2011 26/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Withdrawn Granted Granted Issued Issued Granted Granted Granted Granted	26/11/2011 15/10/2011 22/10/2011 11/02/2012 10/12/2011 22/10/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3 Living 2 Business 3B Special Purpose	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office Office Bar/Restaurant Storage Bank	2 years 5 Years 6 Years 6 Years 6 months 12 months 4 Years 5 Years	5 years 5 years 1 year 5 Years	48m ² 80m ² 540m ² 1066m ² 1066m ² 282m ² 500m ² 140m ² 90m ² 172m ² 97m ² 500m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018890 Site Specific 92018896 Site Specific 92018897 Site Specific 92018899 Permitted 92018900 Permitted 92018902 Site Specific 92018908 Site Specific 92018916 Permitted 92018933 Permitted 92018934 Site Specific 92018955 Site Specific 92018951 Site Specific	30/09/2011 13/09/2011 4/10/2011 7/09/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011 13/10/2011 26/06/2011 14/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 14/10/2011 31/01/2012 13/10/2011 14/10/2011 1/12/2011 12/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Withdrawn Granted Granted Issued Issued Granted Granted Granted Granted	26/11/2011 15/10/2011 22/10/2011 11/02/2012 10/12/2011 22/10/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3 Living 2 Business 3B Special Purpose Living 1	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office Office Bar/Restaurant Storage Bank Kindergarten	2 years 5 Years 6 Years 6 months 12 months 4 Years 5 Years 6-12 months 12 months	5 years 5 years 1 year 5 Years	48m ² 80m ² 540m ² 1066m ² 1066m ² 282m ² 500m ² 140m ² 90m ² 172m ² 97m ² 50m ² 50m ² 267m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018890 Permitted 92018896 Site Specific 92018897 Site Specific 92018897 Permitted 92018900 Permitted 92018902 Site Specific 92018908 Site Specific 92018916 Permitted 92018933 Permitted 92018934 Site Specific 92018955 Site Specific 92018951 Site Specific 92018952 Permitted 92018957 Permitted	30/09/2011 13/09/2011 4/10/2011 7/09/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011 13/10/2011 14/10/2011 14/10/2011 17/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 14/10/2011 31/01/2012 13/10/2011 14/10/2011 12/10/2011 26/10/2011 14/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Granted Granted Issued Granted Granted Granted Granted Granted Granted Issued	26/11/2011 15/10/2011 22/10/2011 11/02/2012 10/12/2011 22/10/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3 Living 2 Business 3B Special Purpose Living 1 Recreation Reserve	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office Office Bar/Restaurant Storage Bank Kindergarten Café	2 years 5 Years 6 Years 6 Years 6 months 12 months 4 Years 5 Years 6-12 months 12 months 5 Years 5 Years	5 years 5 years 1 year 5 Years	48m ² 80m ² 540m ² 1066m ² 1066m ² 282m ² 500m ² 140m ² 90m ² 172m ² 97m ² 50m ² 50m ² 267m ² 70m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018890 Permitted 92018896 Site Specific 92018897 Site Specific 92018899 Permitted 92018900 Permitted 92018902 Site Specific 92018908 Site Specific 92018916 Permitted 92018933 Permitted 92018944 Site Specific 92018955 Site Specific 92018951 Site Specific 92018952 Permitted 92018957 Permitted 92018968 Permitted	30/09/2011 13/09/2011 4/10/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011 13/10/2011 13/10/2011 14/10/2011 14/10/2011 17/10/2011 19/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 14/10/2011 31/01/2012 13/10/2011 14/10/2011 12/10/2011 26/10/2011 14/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Granted Granted Issued Granted Granted Granted Granted Granted Issued Issued	26/11/2011 15/10/2011 22/10/2011 11/02/2012 10/12/2011 22/10/2011 5/11/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3 Living 2 Business 3B Special Purpose Living 1 Recreation Reserve Open Space	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office Bar/Restaurant Storage Bank Kindergarten Café Fitness Studio	2 years 5 Years 6 Years 6 months 12 months 4 Years 5 Years 6-12 months 12 months	5 years 5 years 1 year 5 Years 6-12 months	48m ² 80m ² 540m ² 1066m ² 282m ² 282m ² 500m ² 140m ² 90m ² 172m ² 97m ² 50m ² 267m ² 70m ² 126m ²
92018877 Site Specific 92018751 Permitted 92018751 Permitted 92018890 Permitted 92018723 Site Specific 92018896 Site Specific 92018897 Site Specific 92018897 Site Specific 92018899 Permitted 92018900 Permitted 92018902 Site Specific 92018903 Site Specific 92018904 Site Specific 92018905 Site Specific 92018933 Permitted 92018944 Site Specific 92018951 Site Specific 92018952 Permitted 92018957 Permitted 92018968 Permitted 92018968 Permitted 92018968 Permitted	30/09/2011 13/09/2011 4/10/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011 12/10/2011 13/10/2011 14/10/2011 14/10/2011 19/10/2011 21/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 14/10/2011 13/10/2012 13/10/2011 14/10/2011 12/10/2011 26/10/2011 14/10/2011 26/10/2011 3/11/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Granted Granted Issued Granted Granted Granted Granted Issued Issued Sued Granted Granted Granted Granted Granted Granted Granted Granted	26/11/2011 15/10/2011 22/10/2011 11/02/2012 10/12/2011 22/10/2011 5/11/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3 Living 2 Business 3B Special Purpose Living 1 Recreation Reserve Open Space Central City	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office Bar/Restaurant Storage Bank Kindergarten Café Fitness Studio Bus Exchange	2 years 5 Years 6 Years 6 Years 6 months 12 months 4 Years 5 Years 6-12 months 12 months 5 Years 3 Years 3 Years	5 years 5 years 1 year 5 Years	48m ² 80m ² 540m ² 1066m ² 282m ² 500m ² 140m ² 90m ² 172m ² 97m ² 50m ² 267m ² 267m ² 70m ² 126m ² 180m ²
92018877 Site Specific 92018751 Permitted 92018890 Permitted 92018890 Permitted 92018896 Site Specific 92018897 Site Specific 92018899 Permitted 92018900 Permitted 92018902 Site Specific 92018908 Site Specific 92018916 Permitted 92018933 Permitted 92018954 Site Specific 92018655 Site Specific 92018951 Site Specific 92018952 Permitted 92018957 Permitted 92018968 Permitted 92018977 Site Specific 92018978 Permitted	30/09/2011 13/09/2011 4/10/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011 12/10/2011 13/10/2011 14/10/2011 14/10/2011 19/10/2011 21/10/2011 21/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 11/10/2011 31/01/2012 13/10/2011 14/10/2011 12/10/2011 26/10/2011 14/10/2011 26/10/2011 3/11/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Granted Granted Issued Granted Granted Granted Issued Issued Issued Issued Granted Issued	26/11/2011 15/10/2011 22/10/2011 11/02/2012 10/12/2011 22/10/2011 5/11/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3 Living 2 Business 3B Special Purpose Living 1 Recreation Reserve Open Space Central City Business 1	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office Bar/Restaurant Storage Bank Kindergarten Café Fitness Studio Bus Exchange Restaurant	2 years 5 Years 6 Years 6 Years 6 months 12 months 4 Years 5 Years 6-12 months 12 months 5 Years 3 Years 9 Years	5 years 5 years 1 year 5 Years 6-12 months	48m ² 80m ² 540m ² 1066m ² 282m ² 500m ² 140m ² 90m ² 172m ² 97m ² 50m ² 267m ² 267m ² 70m ² 126m ² 180m ² 162m ²
92018877Site Specific92018751Permitted92018890Permitted92018890Permitted92018896Site Specific92018897Site Specific92018899Permitted92018900Permitted92018902Site Specific92018903Site Specific92018904Site Specific92018905Site Specific92018916Permitted92018933Permitted92018954Site Specific92018955Site Specific92018951Site Specific92018952Permitted92018957Permitted92018968Permitted92018977Site Specific92018978Permitted92018979Permitted92018979Permitted	30/09/2011 13/09/2011 4/10/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011 12/10/2011 14/10/2011 14/10/2011 17/10/2011 21/10/2011 21/10/2011 21/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 14/10/2011 13/10/2012 13/10/2011 14/10/2011 12/10/2011 26/10/2011 14/10/2011 26/10/2011 3/11/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Granted Granted Issued Granted Granted Granted Issued Issued Issued Issued Granted Issued	26/11/2011 15/10/2011 22/10/2011 11/02/2012 10/12/2011 22/10/2011 5/11/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3 Living 2 Business 3B Special Purpose Living 1 Recreation Reserve Open Space Central City Business 1 Living 4C	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office Bar/Restaurant Storage Bank Kindergarten Café Fitness Studio Bus Exchange Restaurant Health facility	2 years 5 Years 6 Years 6 Years 6 months 12 months 4 Years 5 Years 6-12 months 12 months 5 Years 3 Years 3 Years	5 years 5 years 1 year 5 Years 6-12 months 1-2 years	48m ² 80m ² 540m ² 1066m ² 282m ² 500m ² 140m ² 90m ² 172m ² 97m ² 50m ² 267m ² 267m ² 70m ² 126m ² 180m ² 162m ² 240m ²
92018877Site Specific92018751Permitted92018890Permitted92018890Site Specific92018896Site Specific92018897Site Specific92018899Permitted92018900Permitted92018902Site Specific92018903Site Specific92018904Site Specific92018905Site Specific92018907Site Specific92018933Permitted92018954Site Specific92018955Site Specific92018951Site Specific92018952Permitted92018957Permitted92018968Permitted92018977Site Specific92018978Permitted92018979Permitted92018986Site Specific	30/09/2011 13/09/2011 4/10/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011 13/10/2011 14/10/2011 14/10/2011 17/10/2011 21/10/2011 21/10/2011 21/10/2011 21/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 11/10/2011 31/01/2012 13/10/2011 14/10/2011 12/10/2011 26/10/2011 26/10/2011 3/11/2011 1/11/2011 25/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Withdrawn Granted Granted Issued Granted Granted Issued Issued Issued Issued Issued Issued Issued Issued	26/11/2011 15/10/2011 22/10/2011 11/02/2012 10/12/2011 22/10/2011 5/11/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3 Living 2 Business 3B Special Purpose Living 1 Recreation Reserve Open Space Central City Business 1 Living 4C Living 4C L4C	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office Bar/Restaurant Storage Bank Kindergarten Café Fitness Studio Bus Exchange Restaurant Health facility Retail & Gallery	2 years 5 Years 6 Years 6 Years 6 months 12 months 4 Years 5 Years 6-12 months 12 months 5 Years 3 Years 9 Years 2 Years	5 years 5 years 1 year 5 Years 6-12 months	48m² 80m² 540m² 1066m² 282m² 500m² 140m² 90m² 172m² 97m² 500m² 140m² 90m² 172m² 97m² 50m² 162m² 180m² 162m² 240m² 730m²
92018877 Site Specific 92018751 Permitted 92018723 Site Specific 92018896 Site Specific 92018897 Site Specific 92018897 Site Specific 92018897 Site Specific 92018897 Site Specific 92018899 Permitted 92018900 Permitted 92018902 Site Specific 92018903 Site Specific 92018904 Site Specific 92018933 Permitted 92018944 Site Specific 92018951 Site Specific 92018952 Permitted 92018957 Permitted 92018957 Permitted 92018978 Permitted 92018979 Permitted 92018979 Permitted 92018986 Site Specific 92018979 Permitted	30/09/2011 13/09/2011 4/10/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011 13/10/2011 14/10/2011 14/10/2011 14/10/2011 21/10/2011 21/10/2011 21/10/2011 25/10/2011 26/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 11/10/2011 31/01/2012 13/10/2011 14/10/2011 12/10/2011 26/10/2011 14/10/2011 26/10/2011 3/11/2011 25/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Granted Granted Issued Granted Granted Granted Issued Issued Issued Issued Issued Issued Issued Issued Issued	26/11/2011 15/10/2011 22/10/2011 11/02/2012 10/12/2011 22/10/2011 5/11/2011 5/11/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3 Living 2 Business 3B Special Purpose Living 1 Recreation Reserve Open Space Central City Business 1 Living 4C Living 4C L4C Open Space	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office Bar/Restaurant Storage Bank Kindergarten Café Fitness Studio Bus Exchange Restaurant Health facility Retail & Gallery Community Centre	2 years 5 Years 6 Years 6 Years 6 months 12 months 4 Years 5 Years 6-12 months 12 months 5 Years 3 Years 9 Years 2 Years up to 5 years	5 years 5 years 1 year 5 Years 6-12 months 1-2 years 5 Years 5 Years	48m² 80m² 540m² 1066m² 282m² 500m² 140m² 90m² 172m² 97m² 500m² 140m² 90m² 172m² 97m² 50m² 162m² 180m² 162m² 240m² 730m² 63m²
92018877 Site Specific 92018751 Permitted 92018723 Site Specific 92018896 Site Specific 92018897 Site Specific 92018897 Site Specific 92018897 Site Specific 92018897 Site Specific 92018899 Permitted 92018900 Permitted 92018902 Site Specific 92018903 Site Specific 92018904 Site Specific 92018905 Site Specific 92018933 Permitted 92018954 Site Specific 92018955 Site Specific 92018957 Permitted 92018957 Permitted 92018968 Permitted 92018979 Permitted 92018979 Permitted 92018986 Site Specific 92018987 Permitted 92018988 Site Specific 92018988 Site Specific	30/09/2011 13/09/2011 4/10/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011 12/10/2011 14/10/2011 14/10/2011 14/10/2011 21/10/2011 21/10/2011 21/10/2011 25/10/2011 26/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 11/10/2011 31/01/2012 13/10/2011 14/10/2011 12/10/2011 26/10/2011 26/10/2011 3/11/2011 25/10/2011 27/10/2011 2/11/2011	Withdrawn Issued Issued Withdrawn Granted Granted Granted Granted Issued Granted Granted Granted Issued Issued Issued Issued Issued Issued Issued Issued Issued Granted Issued Granted Issued Granted Issued Granted Issued Granted Issued Granted	26/11/2011 15/10/2011 22/10/2011 11/02/2012 10/12/2011 22/10/2011 5/11/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3 Living 2 Business 3B Special Purpose Living 1 Recreation Reserve Open Space Central City Business 1 Living 4C Living 4C L4C Open Space Cultural 3	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office Bar/Restaurant Storage Bank Kindergarten Café Fitness Studio Bus Exchange Restaurant Health facility Retail & Gallery Community Centre Education	2 years 5 Years 6 Years 6 Years 6 months 12 months 4 Years 5 Years 6-12 months 12 months 5 Years 3 Years 9 Years 2 Years 9 Years 5 Years	5 years 5 years 1 year 5 Years 6-12 months 1-2 years 5 Years 5 Years 5 Years 5 Years	48m ² 80m ² 540m ² 1066m ² 282m ² 500m ² 140m ² 90m ² 172m ² 97m ² 50m ² 267m ² 267m ² 70m ² 126m ² 180m ² 162m ² 180m ² 63m ² 999m ²
92018877 Site Specific 92018751 Permitted 92018723 Site Specific 92018896 Site Specific 92018897 Site Specific 92018897 Site Specific 92018897 Site Specific 92018897 Site Specific 92018900 Permitted 92018902 Site Specific 92018903 Permitted 92018904 Site Specific 92018905 Site Specific 92018906 Permitted 92018916 Permitted 92018931 Site Specific 92018952 Permitted 92018957 Permitted 92018957 Permitted 92018978 Permitted 92018979 Permitted 92018979 Permitted 92018986 Site Specific 92018987 Permitted 92018988 Site Specific 92018989 Site Specific	30/09/2011 13/09/2011 4/10/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011 13/10/2011 14/10/2011 14/10/2011 14/10/2011 21/10/2011 21/10/2011 21/10/2011 25/10/2011 26/10/2011 26/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 11/10/2011 31/01/2012 13/10/2011 14/10/2011 12/10/2011 26/10/2011 26/10/2011 3/11/2011 25/10/2011 27/10/2011 2/11/2011 31/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Granted Granted Issued Granted Granted Issued Issued Issued Issued Issued Issued Issued Issued Granted Issued Granted Issued Granted Issued Granted Issued Granted Issued Granted Issued Granted Issued Granted Issued Granted Issued	26/11/2011 15/10/2011 22/10/2011 11/02/2012 10/12/2011 22/10/2011 5/11/2011 5/11/2011 12/11/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3 Living 2 Business 3B Special Purpose Living 1 Recreation Reserve Open Space Central City Business 1 Living 4C L4C Open Space Cultural 3 Business 5	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office Bar/Restaurant Storage Bank Kindergarten Café Fitness Studio Bus Exchange Restaurant Health facility Retail & Gallery Community Centre Education Legal Office	2 years 5 Years 6 Years 6 Years 6 months 12 months 4 Years 5 Years 6-12 months 12 months 5 Years 3 Years 9 Years 2 Years up to 5 years	5 years 5 years 1 year 5 Years 6-12 months 1-2 years 5 Years 5 Years	48m² 80m² 540m² 1066m² 282m² 500m² 140m² 90m² 172m² 97m² 500m² 140m² 90m² 172m² 97m² 50m² 162m² 180m² 162m² 240m² 730m² 63m²
92018877 Site Specific 92018751 Permitted 92018723 Site Specific 92018896 Site Specific 92018897 Site Specific 92018897 Site Specific 92018897 Site Specific 92018897 Site Specific 92018900 Permitted 92018902 Site Specific 92018903 Permitted 92018904 Site Specific 92018905 Site Specific 92018906 Permitted 92018916 Permitted 92018931 Site Specific 92018952 Permitted 92018957 Permitted 92018957 Permitted 92018978 Permitted 92018979 Permitted 92018979 Permitted 92018986 Site Specific 92018987 Permitted 92018988 Site Specific 92018989 Site Specific 92018989 Site Specific 92018989	30/09/2011 13/09/2011 4/10/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011 12/10/2011 14/10/2011 14/10/2011 14/10/2011 21/10/2011 21/10/2011 25/10/2011 26/10/2011 26/10/2011 21/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 11/10/2011 31/01/2012 13/10/2011 14/10/2011 12/10/2011 26/10/2011 26/10/2011 3/11/2011 25/10/2011 27/10/2011 2/11/2011 31/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted Granted Granted Issued Granted Granted Granted Issued Issued Issued Issued Issued Issued Granted Issued Issued Granted Issued Granted Granted Issued Granted	26/11/2011 15/10/2011 22/10/2011 11/02/2012 10/12/2011 22/10/2011 5/11/2011 5/11/2011 12/11/2011 12/11/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3 Living 2 Business 3B Special Purpose Living 1 Recreation Reserve Open Space Central City Business 1 Living 4C L4C Open Space Cultural 3 Business 5 Industrial	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office Bar Office Bar/Restaurant Storage Bank Kindergarten Café Fitness Studio Bus Exchange Restaurant Health facility Retail & Gallery Community Centre Education Legal Office	2 years 5 Years 6 Years 6 Years 6 months 12 months 4 Years 5 Years 6-12 months 12 months 5 Years 3 Years 9 Years 2 Years 9 Years 5 Years	5 years 5 years 1 year 5 Years 6-12 months 1-2 years 5 Years 5 Years 5 Years 5 Years	48m ² 80m ² 540m ² 1066m ² 282m ² 500m ² 140m ² 90m ² 172m ² 97m ² 50m ² 267m ² 267m ² 70m ² 126m ² 180m ² 162m ² 180m ² 63m ² 999m ²
92018877 Site Specific 92018751 Permitted 92018723 Site Specific 92018896 Site Specific 92018897 Site Specific 92018897 Site Specific 92018899 Permitted 92018899 Permitted 92018900 Permitted 92018902 Site Specific 92018903 Permitted 92018904 Site Specific 92018905 Site Specific 92018906 Permitted 92018933 Permitted 92018951 Site Specific 92018952 Permitted 92018957 Permitted 92018957 Permitted 92018977 Site Specific 92018978 Permitted 92018979 Permitted 92018979 Permitted 92018986 Site Specific 92018987 Permitted 92018988 Site Specific 92018989 Site Specific 92018989 S	30/09/2011 13/09/2011 4/10/2011 5/10/2011 5/10/2011 5/10/2011 6/10/2011 6/10/2011 10/10/2011 12/10/2011 13/10/2011 14/10/2011 14/10/2011 14/10/2011 21/10/2011 21/10/2011 26/10/2011 26/10/2011 26/10/2011 21/10/2011 21/10/2011	30/09/2011 6/10/2011 13/10/2011 11/10/2011 11/10/2011 31/01/2012 13/10/2011 14/10/2011 12/10/2011 26/10/2011 26/10/2011 3/11/2011 25/10/2011 27/10/2011 31/10/2011 4/11/2011 27/10/2011	Withdrawn Issued Issued Withdrawn Granted Granted Withdrawn Granted Granted Issued Granted Granted Issued Issued Issued Issued Issued Issued Granted Issued Issued Granted Issued Issued Granted Issued Issued Santed Issued	26/11/2011 15/10/2011 22/10/2011 11/02/2012 10/12/2011 22/10/2011 5/11/2011 5/11/2011 12/11/2011 12/11/2011	Living Town Centre Living 1 Living 3 Conservation 2 Business 5 Cultural 4 Cultural 4 Cultural 3 Business 1 Central City Living 3 Living 2 Business 3B Special Purpose Living 1 Recreation Reserve Open Space Central City Business 1 Living 4C L4C Open Space Cultural 3 Business 5 Industrial Living 1	Bar/Restaurant Bar Retail Carpark Entertainment Offices Accommodation Accommodation Office / accommodation Bar Office / accommodation Bar Office Bar Office Bar/Restaurant Storage Bank Kindergarten Café Fitness Studio Bus Exchange Restaurant Health facility Retail & Gallery Community Centre Education Legal Office Boat Storage Dress Making	2 years 5 Years 6 Years 6 Years 6 months 12 months 4 Years 5 Years 6-12 months 12 months 12 months 9 Years 9 Years 2 Years 4 Years 2 Years 2 Years 5 Years 12 Years 12 Months 13 Years 14 Years 15 Years 12	5 years 5 years 1 year 5 Years 6-12 months 1-2 years 5 Years 5 Years 5 Years 2 Years	48m ² 80m ² 540m ² 1066m ² 282m ² 500m ² 140m ² 90m ² 172m ² 97m ² 50m ² 267m ² 267m ² 70m ² 126m ² 180m ² 162m ² 180m ² 63m ² 999m ² 450m ²
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	Site Specific	3/11/2011	17/11/2011 Granted	26/11/2011 Business 5	Office		2 years	483m ²	30		
	Site Specific	7/11/2011			Office						
92019060		8/11/2011	10/11/2011 Issued	Cultural 3	Education						
	Site Specific	8/11/2011	21/11/2011 Granted	26/11/2011 Living 3	Office		5 years	270m ²	10		
92019070		9/11/2011	21/11/2011 Granted	26/11/2011 Living 1	Cattery						
92019082		14/11/2011									
92019077	Permitted	10/11/2011	28/11/2011 Issued	Rural	Office			13.92m ²	1		
	Site Specific	17/11/2011	24/11/2011 Granted	3/12/2011 Open Space 3	Rowing Club		5 years	950m ²			
92019122	Permitted	18/11/2011	25/11/2011 Issued	Special Purpose	Coffee			24.85m ²	2		
	Site Specific		21/11/2011 Granted	26/11/2011 Living 1	Café	Ongoing	Ongoing	300m ²	5		
	Site Specific	9/11/2011	21/11/2011 Granted	26/11/2011 Rural 5	Workshop		5 years	205.12m ²			
92019115		21/11/2011	29/11/2011 Issued	Living 1	Retail			250m ²	8		
92019132	Permitted	23/11/2011	28/11/2011 Issued	Living 4C	Church Office			18m ²	3		
92019133		23/11/2011	24/11/2011 Issued	Town Centre	Dairy	2 years		48m ²	1		
	Site Specific	23/11/2011	9/12/2011 Granted	17/12/2011 Business 1		4.5 years		120m ²	6-Aug		
92019154	Site Specific	24/11/2011	1/12/2011 Granted	Living 3	Services/training facility	4 years		205m ²	6		
92019156	Permitted	24/11/2011	Withdrawn								
92019161	Permitted	25/11/2011									
92019162	Site Specific	25/11/2011	7/12/2011 Granted	17/12/2011 Central City	Law Courts	2 years		762m ²	20 max		
92019163	Permitted	25/11/2011	Withdrawn	Living							
92019178	Permitted	29/11/2011	7/12/2011 Issued	Living 2	Office	3 years		240m ²	9		
92019179	Site Specific	29/11/2011	9/12/2011 Granted	17/12/2011 Business 2		5 years		518m ²	37		
92019192	Permitted	30/11/2011	8/12/2011 Issued	Living 1	Workshop			370m ²	3.5		
92019193		1/12/2011	Withdrawn								
92019204		1/12/2011	14/12/2011 Issued	Living 3	Deli, Shop, Bar & Office	6 years		600m ²	approx 20		
	Site Specific	5/12/2011	19/12/2011 Granted	24/12/2011 Living 3	Restaurant	5 years	5 Years	114m ²	2 to 4		
92019217	Site Specific	5/12/2011		Living 1	Office/Accountancy		12 Months	114m ²	1		
92019218	Permitted	5/12/2011	6/12/2011 Issued	Town Centre	Office	5 Years	5 Years	27m ²	4		
92019219	Permitted	6/12/2011		Living 2	Office		5 Years	213m ²	9		
92019235	Permitted	6/12/2011	9/12/2011 Issued	Living 3	Office	3 Years		90m ²	2		
92019236	Permitted	6/12/2011	13/12/2011 Issued	Business 3	Office	2 Years		480m ²	20		
92019247	Site Specific	8/12/2011	13/01/2012 Granted	21/01/2012 Conservation 2	Outdoor Venue	1 Year	1 Year		4		
92019248	Site Specific	8/12/2011	17/01/2012 Granted	21/01/2012 Living 2	Education		2 Years	682m ²	11		
92019249	Permitted	8/12/2011	20/12/2011 Issued	Cultural 3	School			1204m ²			
92019250	Permitted	8/12/2011	WITHDRAWN	Living 3				260m ²	5		
92019262	Permitted	9/12/2011	WITHDRAWN	Central City	Library						
92019269	Permitted	12/12/2011	13/12/2011 Issued	Living 2	Retail			25m ²	2		
92019271	Permitted	12/12/2011		Living 2	Fitness Studio		ongoing monthly	140m ²	1		
92019282	Site Specific	14/12/2011	18/04/2012 Granted	28/04/2012 Special Purpose	Medical		5 years				
92019291	Site Specific	14/12/2011		Cultural 3	School			964.8m ²	6		
92019283	Site Specific	14/12/2011	16/01/2012 Granted	21/01/2012 Central City	Office	5 Years	5 years	3816m ²	200		
92019292		14/12/2011		Living 3	Clothing Retail		, , , , , , , , , , , , , , , , , , ,	250m ²	1		
92019293		14/12/2011	19/12/2011 Issued	Living 2	Pharmacy			172.5m ²	5		
92019296	Site Specific	15/12/2011		Business 2	Gallery	12 Months	12 Months	23m ²	1		
92019313	Permitted	16/12/2011	20/12/2011 Issued	Cultural 3	School	N/A	N/A	227m ²			
92019315	Permitted	19/12/2011	13/01/2012 Issued	Business 5	Medical			2700m ²	50		
92013918		19/12/2011	21/12/2011 Issued	Central Business	Office			195m ²	10		
92013919		19/12/2011	21/12/2011 Issued	Living 4C	Conselling			180m ²	3		
92019321		19/12/2011	20/12/2011 Issued	Living 3	Services/Employment			176m ²	8		
92019310	Permitted	16/12/2011	20/12/2011 Issued	Cultural 3	School			720m ²	130		
92019332		20/12/2011		Living 4A	Services			337m ²	3		
92019300	Permitted	16/12/2011	21/12/2011 Issued	Residential Conserv	atiOffice			130m ²	6		
	Site Specific	22/12/2011	20/01/2012 Granted	28/01/2012 Living 1	Office	Purchasing the P	roperty	330m ²	16		
92019344		21/12/2011	11/01/2012 Issued	Living 1	Church			49.1m ²	6		
92019345		22/12/2011	24/01/2012 Issued	Special Purpose	Medical Training facility			240m ²			
92019352		23/12/2011	16/01/2012 Issued	Living 1	Preschool	Owns site		292m ²	5		
92019355		23/12/2011	6/01/2012 Issued	Living 2	Office			170m ²	7		
92019362		22/12/2011	13/01/2012 Issued	Business 5	Energy smart	2 years	2 years	48m ²	4	1	
92019365		28/12/2011	11/01/2012 Issued	Living 1	Office	1 year	1 year	240m ²	10	1	
	Site Specific	22/12/2011		3	Tea Room	,		180m ²			
92019388		10/01/2012	11/01/2012 Issued	Cultural 3	School			1,956m ²			
	Site Specific	11/01/2012	18/12/2012 Granted	28/01/2012 Living 1	Medical	1-4 weeks	1-4 weeks				
92019392		11/01/2012		Industrial	Boat Storage						
92019393		11/01/2012	26/01/2012 Issued	Living 2	Health clinic		3-5 years		1		
92019405		13/01/2012	16/01/2012 Issued	Hospital	Office			144m ²	32		
	Permitted	13/01/2012	20/01/2012 Issued	Living 3	Church Office			140m ²	3		
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go19572 Permitted 1702/2012 Central City Bar/Dining 1 year / ork. to 4/2016 Description 3 92019576 Fires Specific 16/02/2012 Saluzal Living 4C Office 1.5 yeart + 1 year R/2 years 56/2n ² 80 92019576 Firemitted 2002/2012 Saluzal Living 4C Retail 77/2n ² 2.3 92019581 Bis Specific 2002/2012 Saluzal Living 4C Retail 1.012m ² 30 7 7 30 92019581 Bis Specific 2202/2012 Saluzal Living 1 Gar parking 4 8 weeks 1007***********************************	
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92019579 Permitted 20022012 Z30/22012 Living 4C Retail Image: Constraint of the cons	
92019681 Permitted 20022012 Second State	
92019684 Permitted 2002/012 22/02/2012 Extra triang Image	
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9219600/Permitted 22022021 2020/2012 Evaluation Living 4B Office Image: Control of the standard standar	
9219608 Permitted 21/02/2012 24/02/2012 Issued Cultural School Additional 67m ² 5 92019601 27/02/2012 6/03/2012 Granted 17/02/2012 Restaurant/Bar 1 3100m ² 16 92019602 Site Specific 28/02/2012 03/2012 Granted 17/02/2012 Restaurant/Bar 1 90/07*2 5 92019602 Site Specific 28/02/2012 9/03/2012 Granted 17/03/2012 Business Retail Park Music Venue 1 1 90/07*2 5 92019602 Site Specific 28/02/2012 9/03/2012 Granted 17/03/2012 Hundstail Printing 1 1 1 9/07*2 5 92019603 Site Specific 0/03/2012 Granted 17/03/2012 Part A strage N/A 5 years 126 m² 0 92019663 Site Specific 1/03/2012 Granted 24/03/2012 Granted N/A 5 years 126 m² 0 92019668 Site Specific <td></td>	
92019609 Permitted 22/02/2012 School Curual 3 School Additional Grm ² Additional Grm ² 92019616 Strob specific 27/02/2012 Granted 17/03/2012 Contral City Restaurant/Bar Important 2000 3000m ² 15 92019616 Permitted 27/02/2012 903/2012 Granted 17/03/2012 Business Retail Park Music Venue Important 2000 37.7 m ² 1 92019603 Stepecific 28/02/2012 903/2012 Granted 17/03/2012 Imp 1 Onthoritic Dentist N/A 1 18/04/2016 060 m ² 6 92019603 Stepecific 6/03/2012 Granted 17/03/2012 Jens As torage N/A 5 years 126 m ² 201 92019605 Site Specific 7/03/2012 Granted 24/03/2012 Granted 24/03/2012 Site Specific 7/03/2012 16/03/2012 Granted 24/03/2012 Site Specific 7/03/2012 16/03/2012 Site Specific 10 10 10 92	
9201661 Site Specific 27/02/2012 603/2012 Granted 17/03/2012 Central City Restaurant/Bar 1 310m ² 15 9201661 Sependic 28/02/2012 0 Living 2 Restaurant 1 180m ² 3 9201662 Site Specific 28/02/2012 9/03/2012 Granted 17/03/2012 Usiness Retail Park Music Venue 1 700m ² 5 9201663 Site Specific 28/02/2012 5/03/2012 Living 1 Orthodonic Dentist N/A 1 8/04/2016 1050 m ² 8 9201663 Site Specific 6/03/2012 Gausta 1/7/03/2012 Using 4 Orthodonic Dentist N/A 5 years 126 m ² 8 9201665 Site Specific 1/03/2012 Granted 2/03/2012 Using 4 Educational N/A 3 years 2 3 92016665 Site Specific 7/03/2012 Granted 2/03/2012 Using 4 Educational N/A 3 years 10 92016667 Permitted 7/03/2012 Granted 2/03/2012 Using 4 Educational N/A 3 ponths 12 hear 10 92016667 Permitted 7/03/2012 Bios	
92019616 Permitted 27/02/2012 Product 17/03/2012 Restaurant 180m² 3 92019628 Site Specific 28/02/2012 9/03/2012 Granted 17/03/2012 Living 1 Industrial Printing 1 1 92019628 Site Specific 28/02/2012 Site Specific 28/02/2012 Site Specific 12/02/2012 Site Specific 1 92019635 Site Specific 18/04/2016 Site Specific 18/04/2016 Site Specific 18/04/2016 Site Specific 12/04/2016 Site Specific 12/04/2012 Living 1 Orthodomic Dentist N/A 5 years 12/04/2016 Site Specific 12/04/2012 Living 1 Verdicational N/A 3 </td <td></td>	
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92019705 Site Specific 12/03/2012 20/03/2012 Granted 31-Mar-12 Business 1 Dairy 45 m² 106 m² 5 92019707 Permitted 13/03/2012 16/03/2012 Issued Living 2 Office N/A 106 m² 5 92019733 Site Specific 16/03/2012 3/04/2012 Granted 14/04/2012 Living 3 Office & Storage 9 months Until December 2012 86 m² 6 92019739 Permitted 19/03/2012 23/03/2012 Issued Living 1 Office 5 years (will purcha 5 years 110 m² 2 92019734 Site Specific 20/03/2012 2/04/2012 Granted 7/04/2012 Living 3 Shower blocks N/A 5 years 933 m² 60 92019749 Site Specific 19/03/2012 2/04/2012 Granted 7/04/2012 Cultural 3 Educational 5 years 5 years 999 m² 46 92019752 Site Specific 19/03/2012 2/04/2012 Granted 7/04/2012	
92019707 Permitted 13/03/2012 16/03/2012 Issued Living 2 Office N/A 106 m² 5 92019733 Site Specific 16/03/2012 3/04/2012 Granted 14/04/2012 Living 3 Office & Storage 9 months Until December 2012 86 m² 10 92019739 Permitted 19/03/2012 23/03/2012 Issued Living 1 Office 5 years (will purcha 5 years 110 m² 2 92019734 Site Specific 20/03/2012 2/04/2012 Granted 7/04/2012 Living 3 Shower blocks N/A 5 years 933 m² 60 92019749 Site Specific 19/03/2012 2/04/2012 Granted 7/04/2012 Cultural 3 Educational 5 years 5 years 999 m² 46 92019752 Site Specific 19/03/2012 2/04/2012 Granted 7/04/2012 Cultural 3 Car parking Until April 2016 9,600 m² N/A	
92019733 Site Specific 16/03/2012 3/04/2012 Granted 14/04/2012 Living 3 Office & Storage 9 months Until December 2012 86 m ² 10 m ² 2 92019739 Permitted 19/03/2012 23/03/2012 Issued Living 1 Office & Storage 9 months Until December 2012 86 m ² 2 92019739 Permitted 19/03/2012 23/03/2012 Issued Living 1 Office & Storage 9 months Until December 2012 86 m ² 2 92019749 Site Specific 20/03/2012 2/04/2012 Granted 7/04/2012 Living 3 Shower blocks N/A 5 years 933 m ² 60 92019749 Site Specific 19/03/2012 2/04/2012 Granted 7/04/2012 Cultural 3 Educational 5 years 5 years 999 m ² 46 92019752 Site Specific 19/03/2012 2/04/2012 Granted 7/04/2012 Cultural 3 Car parking Until April 2016 9,600 m ² N/A X	
92019739 Permitted 19/03/2012 23/03/2012 Issued Living 1 Office 5 years (will purcha 5 years 110 m² 2 92019744 Site Specific 20/03/2012 2/04/2012 Granted 7/04/2012 Living 3 Shower blocks N/A 5 years 933 m² 60 92019749 Site Specific 19/03/2012 2/04/2012 Granted 7/04/2012 Cultural 3 Educational 5 years 5 years 999 m² 46 92019752 Site Specific 19/03/2012 2/04/2012 Granted 7/04/2012 Cultural 3 Car parking Until April 2016 9,600 m² N/A	
92019744 Site Specific 20/03/2012 2/04/2012 Granted 7/04/2012 Living 3 Shower blocks N/A 5 years 933 m ² 60 92019749 Site Specific 19/03/2012 2/04/2012 Granted 7/04/2012 Cultural 3 Educational 5 years 5 years 999 m ² 46 92019752 Site Specific 19/03/2012 2/04/2012 Granted 7/04/2012 Cultural 3 Car parking Until April 2016 9,600 m ² N/A	_ _
92019749 Site Specific 19/03/2012 2/04/2012 Granted 7/04/2012 Cultural 3 Educational 5 years 999 m² 46 92019752 Site Specific 19/03/2012 2/04/2012 Granted 7/04/2012 Cultural 3 Car parking Until April 2016 9,600 m² N/A	
92019752 Site Specific 19/03/2012 2/04/2012 Granted 7/04/2012 Cultural 3 Car parking Until April 2016 9,600 m ² N/A	
92019753IPermitted 21/03/2012 23/03/2012 Issued I I I I I I I I Orthodontic Dentist	
92019755 Site Specific 21/03/2012 27/03/2012 Granted 7/04/2012 Central City Office 5 years 5 years 390 m ² 35-40	
92019756 Permitted 21/03/2012 26/03/2012 Issued Business 3 Warehouse/Office 4 years 4 years 111 m ² 6	

92019757	Permitted	21/03/2012	23/03/2012	Issued		Living 1	Office			193 m²	3		
92019767	Site Specific	23/03/2012	3/04/2012		14/04/2012	Hospital	Dental laboratory		1	66 m²	4		
92019777		26/03/2012	28/03/2012			Business 3	Organic food retail	April 2016	April 2016	1,018 m ²	7		
	Site Specific	29/03/2012		WITHDRAWN		Living 1	Retail	1 year	1 year		1		
	Site Specific	29/03/2012	13/04/2012			Central City	Bank	2 years		43 m²	5		
	Site Specific	3/04/2012	20/04/2012		28/04/2012	Living 2	Photoceramic jewellery			50 m²	3		
92019815		2/04/2012	17/04/2012			Living 1	Medical Centre Office			901 m²	6		
	Site Specific	4/04/2012	26/04/2012		5/05/2012		Medical clinic		2-6 years	94 m²	7		
	Site Specific	5/04/2012	20/04/2012		28/04/2012		Education	1 year + annual rev	April 2016	200 m ²	8.8		
	Site Specific	10/04/2012	1/05/2012		5/05/2012	Living 4B	Carpark	3 years	3 years	1,021.8 m ²	Nil		
92019834	Permitted	10/04/2012	13/04/2012	Issued		Living 1	Office	3-4 years	3-4 years	130 m ²	6		
92019841		10/04/2012				Business 1	Retail	7 months		88 m ² + 1 x container	2		
	Site Specific	12/04/2012	24/04/2012	Granted	5/05/2012	Open Space 2	Community services		Unknown	216 m ²	5		
	Site Specific	12/04/2012				Living HA	Offices	5 years	5 years	134.82 m ²	8		
92019859	Site Specific	13/04/2012	18/05/2012	2 Granted	26/05/2012	Living 1	Offices		Sep/2012	50 m²	18		
92019885	Site Specific	18/04/2012	26/04/2012		5/05/2012	Living 1	Retail	7 months	7 months	72 m²	8		
92019349	Permitted	21/12/2011		WITHDRAWN		Living 1	Lawyer's Office	12 months	12 months	240m²	10		
92019906	Permitted	24/04/2012	24/04/2012	lssued		Open Space 3B	Office	n/a		78 m²	10		
92019864	Permitted	12/04/2012	24/04/2012	lssued		Living HA	Farming	5 years	5 years	134.82m ²	8		
92019912	Site Specific	26/04/2012	4/05/2012		12/05/2012	Living 5	Restaurant	n/a		6055mm x 2470mm	1 + 1 part-time		
92019913	Permitted	26/04/2012	27/04/2012	Issued		Living 3	Lawyer's Office			125m ²	2.5		
92019935		30/04/2012				Hospital	Café			72m²	3		
92019938		1/05/2012	8/05/2012	lssued		Living 2	Preschool	3 years	Awaiting EQC	150m ²	5		
	Site Specific	1/05/2012	14/05/2012		19/05/2012	Central City	Nighclub	4 years	4 years		2 + part-timers		
	Site Specific	1/05/2012				Central City	Nighclub	4+2+2 years	4 years		3		
	Site Specific	20/04/2012	2/05/2012	Granted	12/05/2012		Office	N/A		71m²			
92019969		4/05/2012	7/05/2012	lssued		Living 3	Office	N/A			7		
92019986		8/05/2012	15/05/2012			Living 2	Office	n/a	3 years +	Closed floor area	7.1		
92019993		8/05/2012	15/05/2012			Central City	Office		Till 18 April 2016				
	Site Specific	9/05/2012	16/05/2012		26/05/2012		Retail				1 (+ volunteers	initially)	
92020027		14/05/2012				Living 2	Charity					[]]	
92020036			22/052/2012	Issued		Central City	Office		Till 18 April 2016		13		
	ennitea												
92020037	Permitted		23/05/2012	Issued					111110700112010		-		
	Permitted Site Specific	15/05/2012	23/05/2012		9/06/2012	Living 1	Community Centre		·		2.5		
92020039	Site Specific	15/05/2012 15/05/2012	23/05/2012 31/05/2012		9/06/2012	Living 1 Living 2	Community Centre Restaurant		4 years		-		
92020039 92020040	Site Specific Permitted	15/05/2012 15/05/2012 15/05/2012	31/05/2012	Granted	9/06/2012	Living 1 Living 2 Cultural 3	Community Centre Restaurant School		·	120m ²	2.5 6		
92020039 92020040 92020042	Site Specific Permitted Permitted	15/05/2012 15/05/2012 15/05/2012 15/05/2012	31/05/2012 17/01/2002	Granted Issued	9/06/2012	Living 1 Living 2 Cultural 3 Rural 5	Community Centre Restaurant School Office	1/04/2016	4 years	120m ²	-		
92020039 92020040 92020042 92020063	Site Specific Permitted Permitted Permitted	15/05/2012 15/05/2012 15/05/2012 15/05/2012 17/05/2012	31/05/2012 17/01/2002 22/05/2012	Granted Issued Issued		Living 1 Living 2 Cultural 3 Rural 5 Living 3	Community Centre Restaurant School Office Office	1/04/2016	4 years 1/04/2016	175m²	2.5 6		
92020039 92020040 92020042 92020063 92020065	Site Specific Permitted Permitted Permitted Site Specific	15/05/2012 15/05/2012 15/05/2012 15/05/2012 17/05/2012 17/05/2012	31/05/2012 17/01/2002 22/05/2012 25/05/2012	Granted Issued Issued Granted	2/06/2012	Living 1 Living 2 Cultural 3 Rural 5 Living 3 Cultural 3	Community Centre Restaurant School Office Office School		4 years 1/04/2016 3 years		2.5 6		
92020039 92020040 92020042 92020063 92020065 92020083	Site Specific Permitted Permitted Permitted Site Specific Site Specific	15/05/2012 15/05/2012 15/05/2012 15/05/2012 17/05/2012 17/05/2012 21/05/2012	31/05/2012 17/01/2002 22/05/2012 25/05/2012 12/06/2012	Cranted Issued Issued Granted Granted	2/06/2012 16/06/2012	Living 1 Living 2 Cultural 3 Rural 5 Living 3 Cultural 3 Rural 5	Community Centre Restaurant School Office Office School Café	4 years	4 years 1/04/2016 3 years 4 years	175m² 7.5m²	2.5 6 10 3 4		
92020039 92020040 92020042 92020063 92020065 92020083 92020083 92010014	Site Specific Permitted Permitted Permitted Site Specific Site Specific Site Specific	15/05/2012 15/05/2012 15/05/2012 15/05/2012 17/05/2012 17/05/2012 21/05/2012 10/05/2012	31/05/2012 17/01/2002 22/05/2012 25/05/2012 12/06/2012 18/05/2012	Cranted Issued Issued Granted Granted Granted	2/06/2012 16/06/2012 26/05/2012	Living 1 Living 2 Cultural 3 Rural 5 Living 3 Cultural 3 Rural 5 Central City	Community Centre Restaurant School Office Office School Café Office		4 years 1/04/2016 3 years 4 years 4-5 years	175m ² 7.5m ² 1016m ²	2.5 6		
92020039 92020040 92020042 92020063 92020065 92020083 92020083 92010014 92020019	Site Specific Permitted Permitted Permitted Site Specific Site Specific Site Specific Site Specific	15/05/2012 15/05/2012 15/05/2012 15/05/2012 17/05/2012 17/05/2012 21/05/2012 10/05/2012 11/05/2012	31/05/2012 17/01/2002 22/05/2012 25/05/2012 12/06/2012 18/05/2012 22/05/2012	Granted Issued Granted Granted Granted Granted Granted	2/06/2012 16/06/2012 26/05/2012 26/05/2012	Living 1 Living 2 Cultural 3 Rural 5 Living 3 Cultural 3 Rural 5 Central City Living 1	Community Centre Restaurant School Office Office School Café Office Hairdresser	4 years 4-5 years	4 years 1/04/2016 3 years 4 years 4-5 years	175m ² 7.5m ² 1016m ² 18.5m ²	2.5 6 10 3 4 70 1		
92020039 92020040 92020042 92020063 92020065 92020083 92010014 92020019 92020096	Site Specific Permitted Permitted Permitted Site Specific Site Specific Site Specific Site Specific Site Specific	15/05/2012 15/05/2012 15/05/2012 15/05/2012 17/05/2012 17/05/2012 21/05/2012 10/05/2012 11/05/2012 22/05/2012	31/05/2012 17/01/2002 22/05/2012 25/05/2012 12/06/2012 18/05/2012	Granted Issued Granted Granted Granted Granted Granted	2/06/2012 16/06/2012 26/05/2012	Living 1 Living 2 Cultural 3 Rural 5 Living 3 Cultural 3 Rural 5 Central City Living 1 Living 2	Community Centre Restaurant School Office Office School Café Office Hairdresser School	4 years 4-5 years 4 years	4 years 1/04/2016 3 years 4 years 4-5 years 4 years 4 years	175m ² 7.5m ² 1016m ² 18.5m ² 400m ²	2.5 6 10 3 4 70 1 10		
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92020039 92020040 92020042 92020063 92020065 92020083 92010014 92020019 92020096 92020101 92020106 92020106 92020113 92020133 92020079 92020143	Site Specific Permitted Permitted Permitted Site Specific	15/05/2012 15/05/2012 15/05/2012 17/05/2012 17/05/2012 21/05/2012 10/05/2012 22/05/2012 22/05/2012 23/05/2012 24/05/2012 24/05/2012 28/05/2012 18/05/2012 29/05/2012	31/05/2012 17/01/2002 22/05/2012 25/05/2012 12/06/2012 18/05/2012 22/05/2012 6/06/2012 31/05/2012 13/06/2012 29/05/2012 1/06/2012	Granted Issued Granted Granted Granted Granted Granted Issued Granted Granted Granted Granted	2/06/2012 16/06/2012 26/05/2012 26/05/2012 16/06/2012 23/06/2012	Living 1 Living 2 Cultural 3 Rural 5 Living 3 Cultural 3 Rural 5 Central City Living 1 Living 2 Living 2 Airport Cultural 3 Living 3 Business 4 Living 1	Community CentreRestaurantSchoolOfficeOfficeSchoolCaféOfficeHairdresserSchoolOfficeOfficeGofficeOfficeOfficeDifficeDifficeDescriptionBankPlumber	4 years 4-5 years 4 years 2 years N/A N/A 1 year N/A	4 years 1/04/2016 3 years 4 years 4-5 years 4 years 2 years N/A 2 years 1 year Till 18 April 2016	175m ² 7.5m ² 1016m ² 18.5m ² 400m ² 683m ² 87m ² 132m ² 200m ² 42m ² 100m ²	2.5 6 10 3 4 70 10 10 16 max 6 160		
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92020313 Permitted	25/06/2012	3/07/2012	Issued	Business 2		6 Years		4	
92020315 Permitted	26/06/2012			Cultural 3			584m ²	79	
92020339 Site Specific	27/06/2012	11/07/2012	Granted 18/07/20	12 Living 2		3 Years		6	
92020276 Site Specific	21/06/2012	27/06/2012	Granted 7/07/20	12 Cultural 1	Toilet/changing facility	6 months	6 months 34m ²		
92020353 Permitted	2/07/2012	4/07/2012	Issued	Living 1	Office		140m ²	9	
92020364 Permitted	2/07/2012	4/07/2012	Issued	Living 1	Office		126m ²	3.5	
92020370 Permitted	3/07/2012	4/07/2012	Issued	Cultural 3	Portacom Classrooms		208.8m ²	4	
92020373 Site Specific	3/07/2012			Living 1	Clothing Alterations		4 Years 241m ²	4	
92020275 Permitted	21/06/2012	29/06/2012	Issued		Office		168m ²	10	
92020384 Site Specific	4/07/2012			Living 1	Bakery		476m ²	12	
92020393 Permitted	5/07/2012			Special Purpose	Office		122m ²	14	
92020403 Site Specific	6/07/2012				Office		5 Years 300m ²	20	
92020404 Site Specific	6/07/2012			Living 1	Studio		241m ²		
92020416 Site Specific	10/07/2012			Business 5	Office		waiting permanent space 650m ²	30	
92020420 Site Specific	10-Jul			Rural 5	Office	N/A	18-Apr-16 220m ²	15	
92020266 Permitted	20/06/2012	22/06/2012	Issued	Open Space 3B	Public Toilet	4-5 years	88m²		

Attachment 4. APL Resource Consent Application Background.

Amherst Property Limited's approach to the Minister of Canterbury Earthquake Recovery

- Having failed to obtain a resource consent for its proposed office development (discussed further below) and withdrawn an appeal to the Environment Court against the Council's decision, Amherst Property Limited (APL) has approached the Council and asked that the Council ask the Minister for Canterbury Earthquake Recovery that he exercise his powers under Section 27 of the CER Act to amend the Christchurch City Plan to enable the development of the proposed office development as a permitted activity.
- 2. APL has a contract to purchase the property that is conditional on confirmation that the development has 'received approval'

The site and former Land Use Consent Application

3. The former Hunter Lounge Suites building at the north western corner of the Riccarton Road and Deans Avenue intersection, which has been located there for decades, was severely damaged in the earthquakes. It is not within the CBD as defined by the CER Act. It has subsequently been demolished leaving the site vacant and is available for redevelopment.



4 Riccarton Road and 159 Deans Avenue (Shaded Pink)

4. The site, and the land to the south of the site on Riccarton Road, is approximately 0.5 ha in area and zoned Living 5 Travellers Accommodation in the City Plan. The land directly abutting the site to the north is zoned Living 3 with small area of Living 5 directly north of 159 Deans Avenue. Living 5 is a zone designed to enable travellers accommodation. Travellers Accommodation Activity is defined in the City Plan as follows:

means the use of land and buildings for transient residential accommodation offered for a daily tariff, which may involve the sale of liquor to in-house guests and the sale of food, and liquor in conjunction with food, to both the public and in-house guests. Travellers' accommodation includes motels, holiday flats, motor and tourist lodges and hostels.

- 5. Living 3 is a high density residential zone enabling the construction of relatively high density townhouse / apartment buildings.
- 6. The current surrounding land uses closely reflect the zoning. There are a number of higher density residential developments and hotels/motels in the area, although there are non residential travellers accommodation uses in the area such as a rugby club directly to the north and a tavern directly across Riccarton Road to the south. To the east, across Deans Avenue, is Hagley Park.
- 7. Council Senior Planner, Mr Scott Blair, has reviewed the application and the commissioners decision report and determined that in his professional opinion the commissioner was correct in his conclusion and decision to decline the application. The Council's legal counsel on this matter has also reviewed the decision and considers it to be legally robust and appropriate in the context of the Resource Management Act 1991 and the provisions of the City Plan.

The proposed amendments to the City Plan.

- 8. In June 2012 APL approached the Minister and requested that the City Plan be amended as follows:
 - Amend the Living 5 zone description and environmental outcomes of Part 2 of Volume 3, with the addition of a paragraph stating that the subject site is an exception to the zone because of its prominent location, long history of business use, high level of accessibility and ability to provide for the Riccarton business area during recovery.
 - Introduce a site specific set of rules to Part 2 of Volume 3 for '<u>other activity including</u> office activity'. The requested development, community and critical standards require, amongst other things, compliance with and outline development plan (as a critical standard) that is to be included as an appendix to the Living Zone rules. The author has not been supplied a copy of the ODP but it is presumably based on the plans submitted with the original resource consent application.
 - Introduce other rules relate to landscaping, the retail nature and hours of operation of the café, parking and plot ratio.
- 9. According to the request, failure to meet the development standards requiring compliance with the ODP would not be publicly notified and not require other persons written consents. Other land use consent applications for breach of community standards and critical standards would be subject to assessment under sections 95 95(g) of the RMA as to whether the applicant requires the written approval of other persons, or would be limited or publicly notified.
- 10. No changes to zoning or objectives and policies have been requested. APL say this is to make sure that the changes only apply to the subject site.