

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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Officer responsible:	Programme Manager District Planning
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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?

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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;*

9 Cont'd

- (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.

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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**.

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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 ...

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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 of the 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.*

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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.

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

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 unless it complies with the District Plan.

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.

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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.

48.
 - (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.

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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

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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.

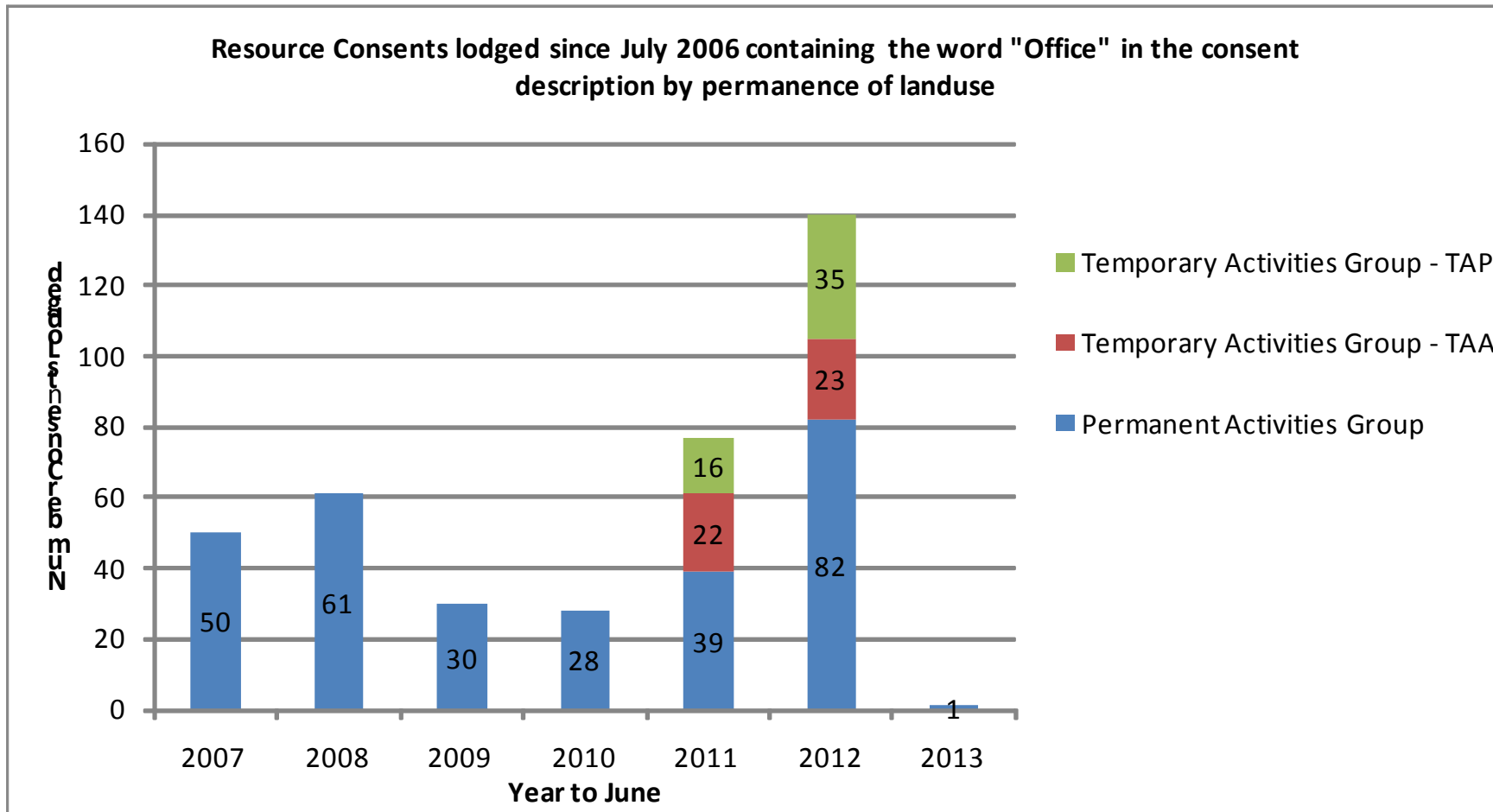
The default rules (if not used for travellers accommodation) is Living 3

Living 3 Zone Description:

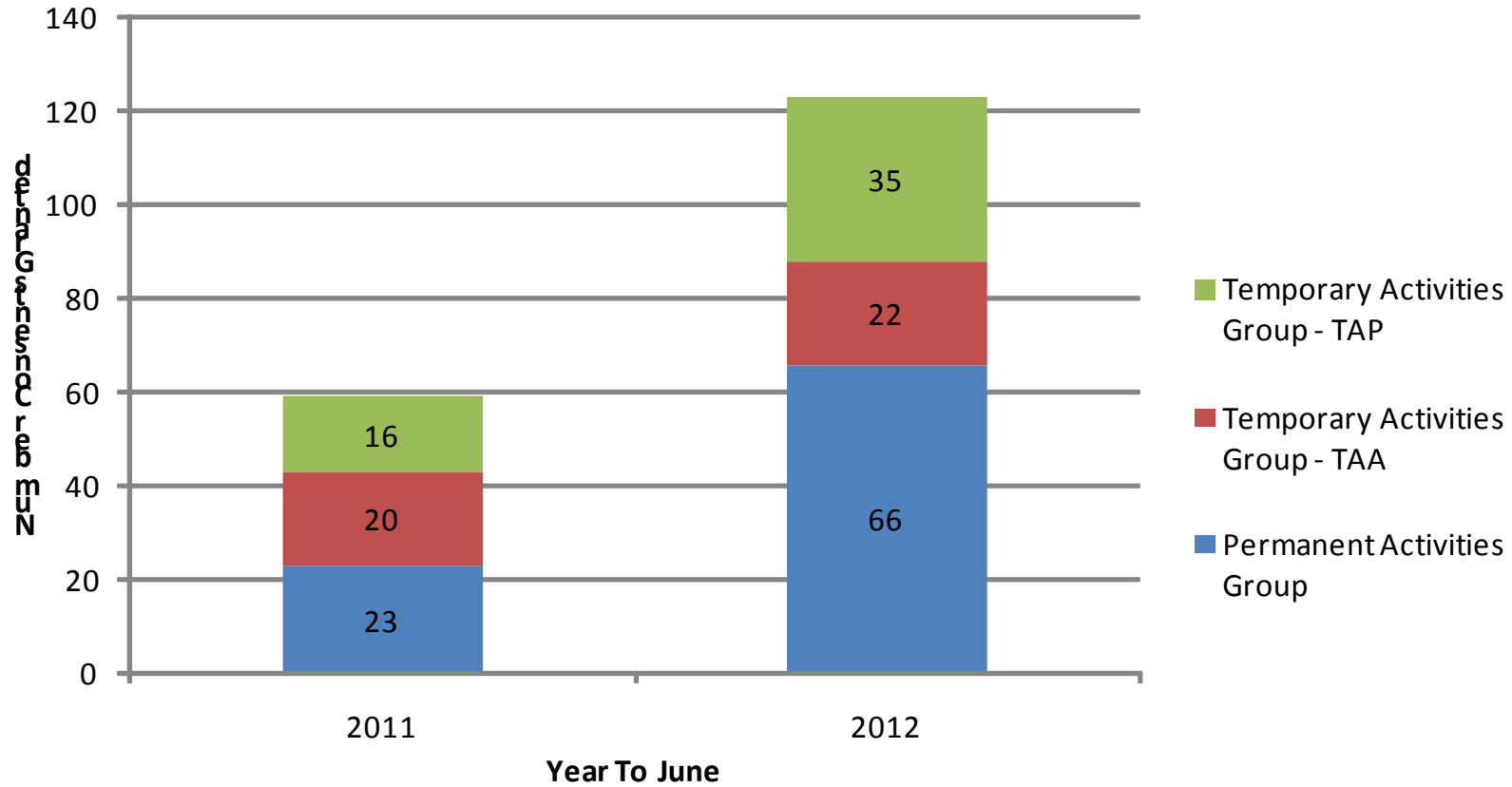
It is anticipated that the zone provisions will encourage diverse residential development, redevelopment and infill to medium densities and moderate heights, compatible with the character of existing development in the area while maintaining a reasonable degree of open space. The exception is on the 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.

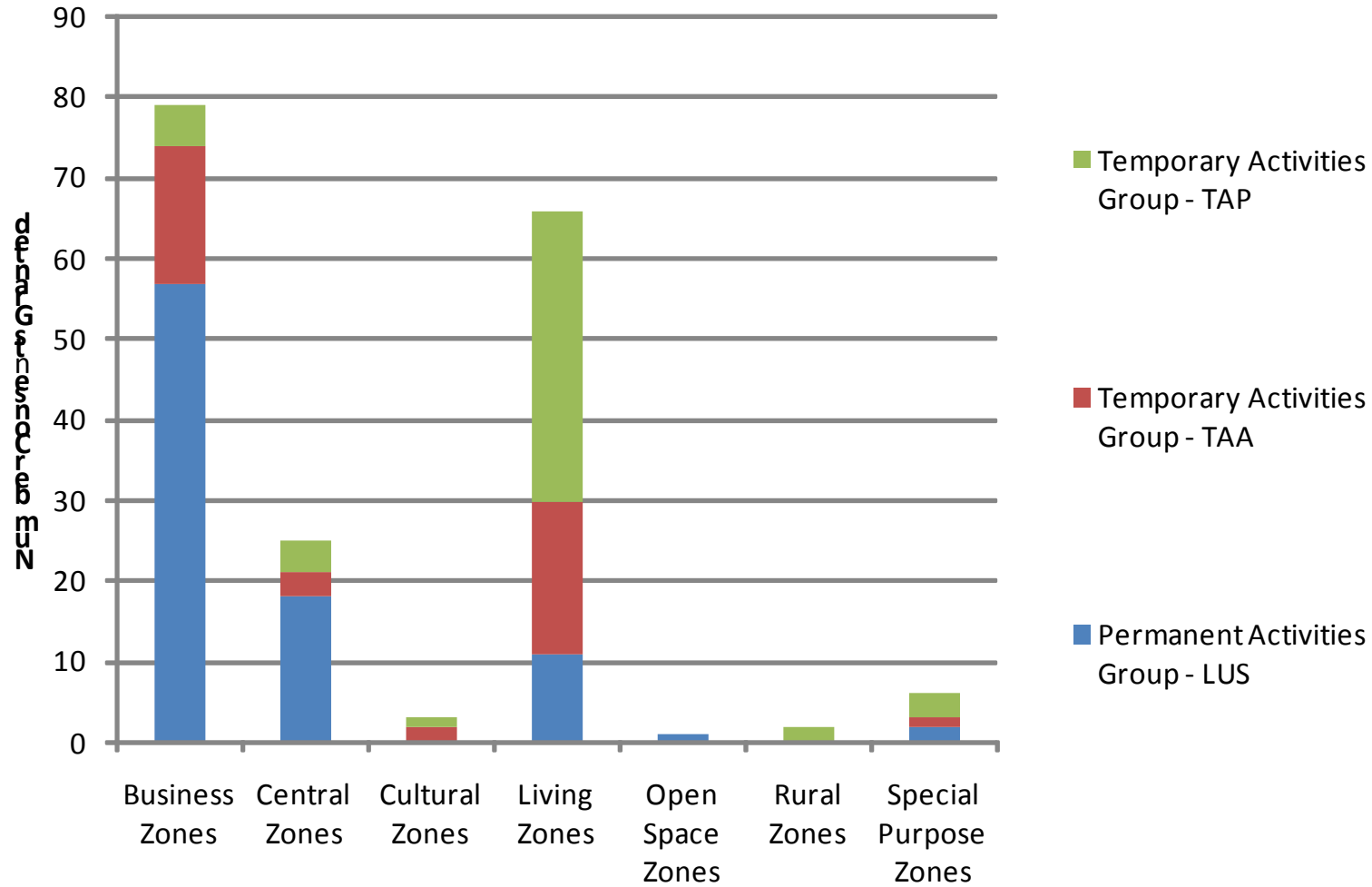
Attachment 2 Consented Temporary Accommodation Statistics



Resource Consents Received and Granted since February 22/2011 for "Office" related activities, by permanence of landuse, in CHCH



Resource Consents Received and Granted since February 22/2011 for "Office" related activities, by permanence of landuse and City Plan Zone



City Plan Zone Type

Temporary Accommodation Database - BUSINESS & OTHER NON-RESIDENTIAL ACTIVITY												
RMA#	OIC Status	Date applied	Date issued	Decision	Public Notice date	Zoning	Type of activity	ANZAC Code	Duration of lease	Duration of activity	Gross Floor Area	
92017871	Permitted	11/04/2011	14/04/2011	Issued		Business 4	Fitness club				980m ²	10
92017886	Site Specific	13/04/2011	21/04/2011	Granted	20/05/2011	Living 3	Portacom Units			5 years	895m ²	60
92017880	Permitted	12/04/2011	15/04/2011	Issued		Living 2	Office				149m ²	3
92017878	Permitted	12/04/2011	18/04/2011	Issued		Living	Office, Chartered Accountants				136m ²	5
92017904	Permitted	15/04/2011	18/04/2011	Issued		Living	Retail				15m ²	
92017915	Site Specific	18/04/2011	26/04/2011	Granted	20/05/2011	Living	Church Office			1 year	52m ²	6
92017903	Permitted	15/04/2011	18/04/2011	Issued		Living	Office		12 months		110m ²	2
92017879	Permitted	12/04/2011	15/04/2011	Issued			Church		12-18 months		900m ²	10
92017877	Permitted	12/04/2011	15/04/2011	Issued		Living	Office				290m ²	10
92017876	Site Specific	12/04/2011	7/06/2011	Granted	18/06/2011	Living	Hairdressers		10 months	10 months	13.8m ²	1
92017937	Permitted	20/04/2011	26/04/2011	Issued		Living	Law Firm		1-5 years		140m ²	6
92017935	Permitted	20/04/2011	26/04/2011	Issued		Open Space					227m ²	10
92017948	Permitted	26/04/2011	26/04/2011	Issued		Special Purpose	Office/Accountant		2 years (1 year right of renewal)		500m ²	42
92017960	Permitted	27/04/2011	27/04/2011	Issued		Living	Retail			3 months	40m ²	1
92017961	Permitted	27/04/2011	28/04/2011	Issued		Living	Office/Accountant		8 months		175m ²	7
92017979	Permitted	2/05/2011	2/05/2011	Issued		Living 1	Office		12 months		220m ²	9
92017964	Site Specific	28/04/2011	2/05/2011	Granted	21/05/2011	Cultural 3	Community Centre		13-Dec-11		375m ²	
92017989	Permitted	2/05/2011	5/05/2011	Issued		Living	Office				130m ²	1.5
92017951	Permitted	19/04/2011	27/04/2011	Issued		Rural	Office		2 years + 2		270m ²	5
92017954	Permitted	27/04/2011	2/05/2011	Issued		Living 1						
92017972	Site Specific	28/04/2011	2/05/2011	Granted	21/05/2011	Living	Office			5 years	180m ²	15
92017974	Permitted	28/04/2011	2/05/2011	Issued								
92017975	Permitted	28/04/2011	2/05/2011	Issued								
92017976	Site Specific	29/04/2011	11/05/2011	Granted	21/05/2011	Living 3	Office			5 years	270m ²	10
92017977	Permitted	29/04/2011	5/05/2011	Issued		Living	Office				30m ²	6
92017971	Site Specific	29/04/2011	18/05/2011	Granted	28/05/2011	Living	Spiritual Facilities			5 years	1054m ²	4
92017978	Site Specific	2/05/2011	12/05/2011	Granted	21/05/2011		Educational			3-5 years	468m ²	7
92017979	Permitted	29/04/2011	3/05/2011	Issued		Living 1	Office					
92017992	Permitted	3/05/2011	3/05/2011	Issued			Office				90m ²	10
92017993	Permitted	3/05/2011		Withdrawn								
92017943	Site Specific	21/04/2011	3/05/2011	Granted	21/05/2011	Living	Office		6 years	6 years	3891m ²	152
92017922	Site Specific	19/04/2011	26/04/2011	Granted	21/05/2011	Cultural	Office			2 years	176m ²	27
92017994	Site Specific	3/04/2011	10/05/2011	Granted	21/05/2011	Living	Educational		4 years	5 years		8
92017995	Site Specific	3/04/2011	11/05/2011	Granted	21/05/2011	Living	Office		12 months	1 year min	300m ²	12
92017996	Site Specific	3/04/2011	11/05/2011	Granted	21/05/2011	Living	Office			5 years	280m ²	24
92017982	Permitted	2/05/2011	2/05/2011	Issued		Living 2	Pet Salon				40m ²	
92017973	Permitted	28/04/2011	29/04/2011	Issued		Business 4	Food and Beverage		6 years	6 years	600m ²	20
92017984	Permitted	2/05/2011	3/05/2011	Issued		Living 1	Dental				210.07m ²	6
92018000	Permitted	4/05/2011	9/05/2011	Issued		Living 3	Medical Centre		6 months	6 months	30m ²	3
92017985	Permitted	2/05/2011	4/05/2011	Issued		Business 4			5 years	5 years	635m ²	60
92018005	Permitted	5/05/2011	5/05/2011	Issued		Living 3	Medical specialist					
92018006	Site Specific	5/05/2011	N/A	Withdrawn	not issued application	Living 1	Bakery				77	3
												1
92017986	Permitted	2/05/2011	5/05/2011	Issued		Business 3	Tertiary Education Facility		6-18 months	6-18 months	1000m ²	14
92018013	Permitted	6/05/2011	12/05/2011	Issued		Business	Office		2 years		660m ²	26
92018014	Site Specific	3/05/2011	18/05/2011	Granted	28/05/2011	Open Space	Business hub			18 months	2494m ²	240
92018023	Site Specific	9/05/2011	12/05/2011	Granted	21/05/2011	Living 3	Preschool			2 Years		4
92018025	Permitted	10/05/2011	13/05/2011	Issued		Living 4A	Tyre Dealership				321.2m ² + 36m ² temp	3
92018029	Site Specific	10/05/2011	26/10/2011	Granted	5/11/2011	Living 2	Hairdressers				22.44m ²	1
92018043	Site Specific	12/05/2011	22/06/2011	Granted	2/07/2011	Cultural	School			5 years	691m ²	25
92018048	Permitted	12/05/2011	17/05/2011			Living 1	Hairdressers					1
92018049	Site Specific	12/05/2011	20/06/2011	Granted	25/06/2011	Living	Retail				50m ²	1
92018055	Site Specific	13/05/2011	28/09/2011	Issued		Living 3	Office				250m ²	6
92018056	Permitted	13/05/2011	17/05/2011	Issued		Business 4	Office		3 years	3 years	450m ²	40
92018060	Permitted	13/05/2011	16/05/2011	Issued		Living	Office		6 months with 3 month extensions		71.5m ²	10
92018073	Permitted	16/05/2011		Withdrawn		Living 3	Library					
92018077	Site Specific	16/05/2011	25/05/2011	Granted	28/05/2011	Living	Hair & Beauty Salon		5 Years	5 Years	110	10
92018012	Site Specific	6/05/2011	11/05/2011	Granted	21/05/2011	Living	Primary School		2 years with right re	5 years	780m ²	13

92018019	Site Specific	9/05/2011	13/05/2011	Granted	21/05/2011	Living	Bar/Restaurant		12 months	220m ²	8		
92018086	Permitted	17/05/2011	18/05/2011	Issued		Business 3	Office	5 Years	5 Years	2098.63m ²	227		
92018088	Site Specific	18/05/2011	25/05/2011	Granted	4/06/2011	Business 1	Health Facility	5 years	5 years	297m ²	11		
92018092	Site Specific	18/05/2011	1/06/2011	Granted		Living	Office		5 years	200m ²	8		
92018096	Permitted	18/05/2011	19/05/2011	Issued		Living	Occupational therapy facility			210m ²	6		
92018097	Site Specific	18/05/2011	23/05/2011	Granted	28/05/2011	Business B3	Office	5 years	5 years	220m ²	16		
92018123	Permitted	20/05/2011	23/05/2011	Issued		Living 1	Accountant	6 months	6 months	180m ²	5		
92018124	Site Specific	20/05/2011	2/06/2011	Granted	11/06/2011	Living 3	Automotive repairs	1 year			3		
92018114	Permitted	20/05/2011	23/05/2011	Issued		Living 1	Hairdressers					1-Feb	
92018134	Site Specific	23/05/2011	31/05/2011	Granted	4/06/2011	Business	Office	4 years		650m ²	30		
92018136	Permitted	24/05/2011	26/05/2011	Issued		Living	Church			290m ²	1		
92018137	Site Specific	24/05/2011	26/05/2011	Granted	4/06/2011	Res Conservation	Place of Assembly		4 Days	525m ²		5 to 10	
92018090	Permitted	18/05/2011	25/05/2011	Issued		Living H	Thai Takeaway	5 years	5 years		4		
92018146	Permitted	26/05/2011	27/05/2011	Issued		Living	Hairdressers	1 year		18m ²	2		
92018151	Permitted	26/05/2011	26/05/2011	Issued		Business 4	Café/Bar						
92018152	Site Specific	26/05/2011	2/06/2011	Granted		Living	Office	1 year	1 year	300m ²	12		
92018153	Site Specific	26/05/2011	1/06/2011	Granted	11/06/2011	Living	Dental		10 years	150m ²	8.5		
92018157	Permitted	27/05/2011	2/06/2011	Issued		Cultural	Office				30		
92018162	Permitted	27/05/2011	3/06/2011	Issued		Town Centre	Video Rental			54m ²		1 + 5 part time	
92018169	Permitted	30/05/2011	2/06/2011	Issued		Cultural	ChCh Courts			84m ²	10		
92018174	Site Specific	30/05/2011	2/06/2011	Granted	11/06/2011	Living	Office	6 years	6 years	420m ²	25		
92018176	Permitted	31/05/2011	3/06/2011	Issued		Cultural	School	1 Year	1 year	1428.5m ²			
92018177	Site Specific	31/05/2011	9/06/2011	Granted	18/06/2011	Business 4	Telecom	15 months	15 months	1660m ²	200		
92018178	Site Specific	31/05/2011	18/07/2011	Granted	23/07/2011	Business	Office		6	850m ²	60		
92018187	Permitted	1/06/2011	10/06/2011	Granted		Special Purpose	Vehicle Panel & Paint Shop	3+3+3		450m ²	2		
92018186	Permitted	1/06/2011	3/06/2011	Issued		Living	Office	2 years		110m ²	5		
92018193	Permitted	2/06/2011	8/06/2011	Issued		Open Space	Gym	2 years		200m ²	3.5		
92018196	Site Specific	3/06/2011	9/06/2011	Granted	25/06/2011	Living	Counselling	1 year	1 year or longer		6		
92018116	Site Specific	25/05/2011	3/06/2011	Granted	11/06/2011	Living	Hairdressers			20.88m ²	1		
92018204	Permitted	7/06/2011	7/06/2011	Issued		Living	Retail		as long as possible	100m ²			
92018207	Site Specific	7/06/2011		Withdrawn		Business 4	Dentist	5 years		110m ²	4		
92018212	Permitted	8/06/2011	9/06/2011	Issued		Living	Office	1 year	12 months	100m ²		2 to 5	
92018214	Permitted	8/06/2011	15/06/2011	Issued		Living	Preschool					addn 3 to existing 8	
92018215	Permitted	8/06/2011	15/06/2011	Issued		Living 1	Preschool	5 years		333m ²	10		
92018221	Site Specific	9/06/2011	12/07/2011	Granted	16/07/2011	Cultural	School		5 years	660m ²	130		
92018227	Permitted	9/06/2011	23/06/2011	Issued		Living	Retail	1 Year			1		
92018144	Site Specific	25/05/2011	9/06/2011	Granted	25/06/2011	Living 4	Café/Bar		as long as possible		18		
92018242	Permitted	15/06/2011	15/06/2011	Issued		Living	Office			140m ²	8		
92018243	Permitted	15/06/2011	15/06/2011	Issued		Living					1		
92018245	Permitted	15/06/2011	21/06/2011	Issued		Living	Office	til 18/4/16		150m ²	3.25		
92018250	Permitted	16/06/2011	20/06/2011	Issued		Business	Retail	1 year plus 1			2		
92018259	Permitted	17/06/2011	22/06/2011	Issued		Living 2	Retail	On-going		110m ²	2		
92018260	Permitted	20/06/2011	21/06/2011	Issued		Living	Office	3 years	3 years	250m ²		3 to 5	
92018264	Permitted	17/06/2011	22/06/2011	Issued		Business 3	Music	3 Years		386m ²			
92018266	Permitted	20/06/2011	22/06/2011	Issued		Living	Counselling	6 Months		130m ²	4		
92018267	Permitted	17/06/2011	22/06/2011	Issued		Town Centre	Furniture maker			48m ²	1		
92018271	Permitted	21/06/2011	22/06/2011	Issued		Living 1	Office		up to 5 years	80m ²	8		
92018270	Permitted	21/06/2011	23/06/2011	Issued		Central City	Office	1 Year			6		
92018253	Permitted	15/06/2011	21/06/2011	Issued		Living	Bank			44m ²	5		
92018295	Permitted	23/06/2011	24/06/2011	Issued		Living 3	Office				6		
92018296	Permitted	23/06/2011	27/06/2011	Issued		Living	Health Facility	3 months		140m ²	3		
92018279	Permitted	21/06/2011	23/06/2011	Issued		Town Centre	Fish & Chips Retail	1 Year		32m ²	1.5		
92018230	Site Specific	9/06/2011	22/06/2011	Granted	2/07/2011	Business	Office		5 years	300m ²	60		
92018210	Site Specific	8/06/2011		withdrawn		Living 4A	Pizzeria						
92018314	Permitted	28/06/2011	29/06/2011	Issued		Living 2	Gallery		2	292m ²	2		
92018315	Permitted	28/06/2011	29/06/2011	Issued		Living	Retail	3+2		160m ²			
92018321	Permitted	28/06/2011	29/06/2011	Issued		Living 4C	Food		5	5 110m ²	2		
92018324	Site Specific	29/06/2011	30/06/2011	Granted	9/07/2011	Cultural	School		5 years	340m ²		existing	
92018322	Permitted	28/06/2011	30/06/2011	Issued		Business	Counselling			371.65m ²	10		
92018320	Permitted	28/06/2011	30/06/2011	Issued		Cultural	School			98m ²		existing	
92018303	Site Specific	24/06/2011	30/06/2011	Granted	9/07/2011	Open Space	Events		7 months				
92018353	Permitted	4/07/2011	5/07/2011	Issued		Business 3	Café				3		
92018362	Site Specific	5/07/2011	18/07/2011	Granted	30/07/2011	Business	Office		5 years	410m ²	13		
92018366	Permitted	5/07/2011	6/07/2011	Issued		Business 3		5 years		896m ²	96		
92018370	Site Specific	6/07/2011	12/07/2011	Granted	16/07/2011	Living	Gym	5 years	5 years	145m ²	3		
92018372	Site Specific	6/07/2011	19/07/2011	Granted	30/07/2011	Business 5	Educational facility		5 years	548m ²	8		

92018391	Permitted	8/07/2011				Living 1	Carparking															
92018392	Permitted	11/07/2011	12/07/2011	Issued		Living	Tailor					5 years		200m²							2	
92018383	Permitted	7/07/2011	11/07/2011	Issued		Cultural	School					2 years		126m²								
92018406	Permitted	12/07/2011	15/07/2011	Issued		Living	Office														7	
92018401	Permitted	11/07/2011	13/07/2011	Issued		Central City	Office					1 year plus 1 year renewal		230m²							4 to 5	
92018436	Permitted	15/07/2011	15/07/2011	Issued		Living						2-5 years		120m²							1.8 FTE	
92018432	Permitted	14/07/2011	18/07/2011	Issued		Business	Bank					6 months		44m²							5	
92018454	Site Specific	19/07/2011	2/09/2011	Granted		10/09/2011	Business	Telecom House				5 years		270m²							6	
92018428	Site Specific	14/07/2011	26/07/2011	Granted		6/08/2011	Business	Hospital				2 years		686m²							40	
92018432	Permitted	14/07/2011					Business	Bank				6 months										
92018435	Permitted	14/07/2011	2/08/2011	Issued			Business	Homestead						300m²								
92018434	Permitted	14/07/2011	19/07/2011	Issued			Business	Café						200m²								
92018436	Permitted	14/07/2011					Business	Hospital				2 - 5 yrs										
92018447	Permitted	15/07/2011					Business	Administration						1/3 of 901m²							3	
92018448	Site Specific	18/07/2011		Withdrawn			Business	School				Up to 5 yrs										
92018452	Site Specific	18/07/2011	2/08/2011	Declined			Business	Car Rental					DECLINED								2	
92018368	Site Specific	5/07/2011	18/07/2011	Granted		23/07/2011	Business	Music				4 years	4 years	368m²							1	
92018466	Permitted	19/07/2011	22/07/2011	Issued			Business 4	Hospital supply storage				5 years		2768m²							25	
92018470	Permitted	20/07/2011	27/07/2011	Issued			Business 3	Entertainment				6 weeks	6 weeks	310m²							10	
92018471	Site Specific	20/07/2011	22/07/2011	Granted		6/08/2011	Cultural 3	Educational facility						215m²								
92018458	Permitted	19/07/2011					Living	Health Education						80-90m²							1 to 2	
92018484	Permitted	21/07/2011					Business 4					3 years					156				1	
92018490	Permitted	21/07/2011					Living	Retail/Café					5 years	175m²							8	
92018408	Site Specific	12/07/2011	21/07/2011	Granted		30/07/2011	Business	Office					5 years	420m²							30	
92018421	Site Specific	13/07/2011	26/07/2011	Granted		6/08/2011	Business 5	Office				until Sep 2012	until Sep 2012	1368m²							210	
92018504	Permitted	26/07/2011	28/07/2011	Issued			Living	Office				1 year with 2 years rights of renewal		300m²							5	
92018515	Permitted	27/07/2011	28/07/2011	Issued			Living 3					5 years	5 years	140m²							6	
92018517	Permitted	28/07/2011	4/08/2011	Granted			Living	Food						8.16m²							2	
92018518	Permitted	28/07/2011	1/08/2011	Issued			Living	Office				monthly		170m²							6	
92018522	Permitted	28/07/2011	29/07/2011	Issued								2-3 years		125m² + 110m²							3	
92018523	Permitted	26/07/2011	29/07/2011	Issued			Living 2	Health facility						80m²							1.5	
92018524	Site Specific	29/07/2011	10/08/2011	Granted		27/08/2011		Meeting rooms					2-3 years	60m²								
92018531	Site Specific	29/07/2011	4/08/2011	Granted		13/08/2011	Living	Restaurant/Bar				2 years		220m²							8	
92018539	Permitted	1/08/2011	2/08/2011	Issued			Living 3					2+2 years		1170m²							23	
92018540	Permitted	1/08/2011	2/08/2011	Issued			Business 2	Pharmacy				1 plus 1		150m²							3	
92018541	Permitted	1/08/2011	2/08/2011	Issued			Living	Office						210m²							8	
92018542	Site Specific	2/08/2011	7/10/2011	Granted		15/10/2011	Central City	Bus Exchange					1-2 years	180m²							3	
92018550	Site Specific	3/08/2011		Declined			Living 1	Dairy														
92018555	Permitted	4/08/2011	5/08/2011	Issued			Living	Church						134m²							9	
92018551	Permitted	4/08/2011	5/08/2011	Issued				Office						1000 square feet							2.5	
92018569	Site Specific	9/08/2011	18/08/2011	Granted		27/08/2011	Cultural 3	School					2-3 years	168m²								
92018576	Site Specific	10/08/2011	28/09/2011	Granted		8/10/2011	Conservation 2	Office					months	67m²							8	
92018268	Site Specific	20/06/2011	9/08/2011	Granted		13/08/2011	Rural 2															
92018589	Permitted	11/08/2011	29/08/2011	Granted		3/09/2011	Business 5	Office				4 years		251m²							4	
92018591	Site Specific	11/08/2011	25/08/2011	Granted		3/09/2011	Cultural	Uni				5 years	5 years	225m²							60-80	
92018605	Permitted	18/08/2011	19/08/2011	Issued				Preschool														
92018611	Site Specific	19/08/2011						Restaurant/Bar														
92018630	Site Specific	23/08/2011	12/09/2011	Granted		24/09/2011	Living 2	Office						300m²							8	
92018639	Permitted	24/08/2011	25/08/2011	Issued				Health/fitness facility				1 year/7 months		247m²							2	
92018641	Site Specific	25/08/2011	6/09/2011	Granted		10/09/2011	Cultural	Primary School					5 years								24	
92018643	Site Specific	25/08/2011	2/09/2011	Granted		10/09/2011	Conservation 2	Entertainment					3 months								6	
92018644	Permitted	25/08/2011	29/08/2011	Issued			Living 2	Retail													2	
92018647	Site Specific	25/08/2011		Declined				Storage Facility														
92018656	Site Specific	26/08/2011	5/09/2011	Granted		10/09/2011	Central City	Retail					2 years +	240m²								
92018659	Permitted	29/08/2011	31/08/2011	Issued			Business 3	Health/fitness facility						410.6m²							1	
92018678	Permitted	31/08/2011	31/08/2011	Issued			Cultural 3	School						3138m²								
92018682	Site Specific	31/08/2011	28/09/2011	Granted		8/10/2011	Business	Fine Wine Outlet				up to 2019		55m²							2	
92018690	Site Specific	1/09/2011	20/09/2011	Granted		1/10/2011	Business 5	Office				8 years	5 years approved	500m²							30	
92018210	Site Specific	8/06/2011		Withdrawn			Living 4A	Pizzeria				10 years		130m²							1	
92018617	Site Specific	22/08/2011		Withdrawn			Living 1	Chiropractor						130m²							1 + 2 part	
92018674	Permitted	30/08/2011	2/09/2011	Issued			Living 1	Jeweller						30m²							3	
92018699	Permitted	5/09/2011	7/09/2011	Issued			Living	Office/retail					1 -1.5 years	75m²							1.5	
92018701	Permitted	5/09/2011	8/09/2011	Issued			Living 4A	Health facility				1 year +3 year right of renewal		151m²							5	
92018702	Permitted	5/09/2011																				
92018705	Permitted	6/09/2011	15/09/2011	Issued			Business 4	Restaurant				4 years	4 years	170m²							3	

92018707	Permitted	6/09/2011	8/09/2011	Issued		Living	Haridressers					44m ²		1		
92018715	Permitted	7/09/2011	8/09/2011	Issued		Living	Retail					20-30m ²		1		
92018714	Permitted	7/09/2011	9/09/2011	Issued		Living	Office					100m ²		4		
92018745	Permitted	12/09/2011	15/09/2011	Issued		Living 5	Office					371m ²		7		
92018684	Site Specific	1/09/2011	12/09/2011	Granted	17/09/2011	Living	Preschool	1 year				111m ²		2		
92018750	Site Specific	12/09/2011	7/10/2011	Granted	15/10/2011	Rural 3	Earthquake Hub	5 years	5 years			920m ²		40		
92018763	Permitted	14/09/2011	15/09/2011	Issued		Living 1	Preschool							10		
92018764	Permitted	14/09/2011	15/09/2011	Issued		Living 2	Chiropractor					108m ²		2.5		
92018765	Permitted	15/09/2011	19/09/2011	Issued		Living 1	Preschool							10		
92018670	Site Specific	29/08/2011	14/09/2011	Granted	24/09/2011 21/4/12	Living 2	Restaurant/Bar	5 years	5 years					7		
92018774	Permitted	15/09/2011	15/09/2011	Issued		Living	Office					126m ²		7		
92018710	Site Specific	6/09/2011	9/09/2011	Granted	24/09/2011	Living 5	Restaurant/Bar	2 years	2 years			220m ²		8		
92018552	Permitted	4/08/2011	8/08/2011	Issued		Business 2	Storage Facility					75m ²				
92018780	Permitted	16/09/2011	19/09/2011	Granted		Living						172m ²		9		
92018781	Site Specific	16/09/2011	28/09/2011	Granted	8/10/2011	Business	Office	2 years	2 years			518m ²		37		
92018782	Permitted	19/09/2011		Withdrawn												
92018783	Permitted	19/09/2011	21/09/2011	Issued		Living 1	Retail		5 years			35m ²		1		
92018784	Permitted	19/09/2011	22/09/2011	Issued			Café					77m ²		3		
92018484	Permitted	21/07/2011	26/07/2011	Issued		Business 4	Retail	3 years				156m ²		1		
92018791	Site Specific	19/09/2011	29/09/2011	Granted	8/10/2011	Living 3	Café					120m ²		9		
92018793	Permitted	19/09/2011	26/09/2011	Granted	1/10/2011	Business 2	Business College	5 years				306m ²		10		
92018795	Permitted	20/09/2011	21/09/2011	Issued		Business 1	Food takeaway	1 year				18.2m ²		4		
92018797	Permitted	20/09/2011	20/09/2011	Issued		Central City	Restaurant					125.6m ²		5		
92018798	Permitted	20/09/2011	22/09/2011	Issued		Living 2	Beauty	14 months				170m ²		3		
92018618	Site Specific	22/08/2011	21/09/2011	Granted	1/10/2011	Living 1	Office	1 year with right of	2 years plus			300m ²		25		
92018824	Site Specific	22/09/2011	20/10/2011	Granted	29/10/2011	Living 5	Café	5 years	5 years			50m ²		10		
92018828	Site Specific	22/09/2011	2/11/2011	Granted	12/11/2011	Central City	Carpark									
92018825	Permitted	22/09/2011	23/09/2011	Issued		Business 3	Cycle Sales & Repair	3 years				450m ²		4		
92018855	Permitted	27/09/2011	28/09/2011	Issued		Living	Office	18 months				140m ²		7		
92018860	Permitted	27/09/2011	28/09/2011	Issued		Living	Office	12 months				110m ²		3.5		
92018865	Site Specific	28/09/2011	7/10/2011	Granted	15/10/2011	Living 1	Cattery					43.56m ²		0.5		
92018873	Site Specific	30/09/2011	12/10/2011	Granted	22/10/2011	Living 2	Restaurant					125m ²		3		
92018876	Permitted	30/09/2011	6/10/2011	Issued		Town Centre	Office	1 year				12m ²		1		
92018878	Permitted	30/09/2011	6/10/2011	Issued		Town Centre	Retail	1 year				3m ²		2		
92018877	Site Specific	30/09/2011		Withdrawn		Living	Bar/Restaurant									
92018751	Permitted	13/09/2011	30/09/2011	Issued		Town Centre	Bar	2 years				48m ²		3		
92018890	Permitted	4/10/2011	6/10/2011	Issued		Living 1	Retail	5 Years				80m ²		3		
92018723	Site Specific	7/09/2011		Withdrawn		Living 3	Carpark									
92018896	Site Specific	4/10/2011	13/10/2011	Granted	26/11/2011	Conservation 2	Entertainment		10 days				50-60			
92018897	Site Specific	5/10/2011	11/10/2011	Granted	15/10/2011	Business 5	Offices	6 Years	5 years			540m ²		19		
92018899	Permitted	5/10/2011		Withdrawn		Cultural 4	Accommodation					1066m ²				
92018900	Permitted	5/10/2011		Withdrawn		Cultural 4	Accommodation					1066m ²				
92018902	Site Specific	6/10/2011	14/10/2011	Granted	22/10/2011	Cultural 3	Office / accommodation	6 months	5 years			282m ²		20		
92018908	Site Specific	6/10/2011	31/01/2012	Granted	11/02/2012	Business 1	Bar	12 months	1 year			500m ²		6 to 10		
92018916	Permitted	10/10/2011	13/10/2011	Issued		Central City	Office					140m ²		1		
92018933	Permitted	12/10/2011	14/10/2011	Issued		Living 3	Office	4 Years				90m ²		1		
92018944	Site Specific	13/10/2011	1/12/2011	Granted	10/12/2011	Living 2	Bar/Restaurant	5 Years	5 Years			172m ²		10		
92018655	Site Specific	26/06/2011	12/10/2011	Granted	22/10/2011	Business 3B	Storage	6-12 months	6-12 months			97m ²		14		
92018951	Site Specific	14/10/2011	26/10/2011	Granted	5/11/2011	Special Purpose	Bank	12 months				50m ²		4		
92018952	Permitted	14/10/2011	14/10/2011	Issued		Living 1	Kindergarten					267m ²		8		
92018957	Permitted	17/10/2011				Recreation Reserve	Café	5 Years				70m ²		3		
92018968	Permitted	19/10/2011	26/10/2011	Issued		Open Space	Fitness Studio	3 Years				126m ²		1		
92018977	Site Specific	21/10/2011	3/11/2011	Granted	5/11/2011	Central City	Bus Exchange		1-2 years			180m ²		3		
92018978	Permitted	21/10/2011	1/11/2011	Issued		Business 1	Restaurant	9 Years				162m ²		3		
92018979	Permitted	21/10/2011	25/10/2011	Issued		Living 4C	Health facility	2 Years				240m ²		7		
92018986	Site Specific	25/10/2011				L4C	Retail & Gallery		5 Years			730m ²		18		
92018987	Permitted	26/10/2011	27/10/2011	Issued		Open Space	Community Centre	up to 5 years				63m ²		1		
92018988	Site Specific	26/10/2011	2/11/2011	Granted	12/11/2011	Cultural 3	Education	5 Years	5 Years			999m ²		40		
92018989	Site Specific	26/10/2011	31/10/2011	Granted		Business 5	Legal Office	2 Years	2 Years			450m ²		29		
92018992	Site Specific	21/10/2011	4/11/2011	Granted	12/11/2011	Industrial	Boat Storage									
92018993	Permitted	21/10/2011	27/10/2011	Issued		Living 1	Dress Making							2		
92018660	Site Specific	30/08/2011	27/10/2011	Issued	5/11/2011	Rural 5	Hotel	5 years	5 years			600m ²		7		
92019007	Site Specific	28/10/2011	23/11/2011	Granted	17/12/2011	Cultural 4	Student Association		5-10 Years			1066m ²				
92019019	Permitted	31/10/2011	4/11/2011	Issued		Business 3	Retail	3 years				300m ²		1		
92019031	Site Specific	2/11/2011	15/11/2011	Granted	26/11/2011	Living 1	Education		2 years					16.13		
92019044	Permitted	3/11/2011	4/11/2011	Issued		Living 2	Office					110m ²		5		

92019045	Site Specific	3/11/2011	17/11/2011	Granted	26/11/2011	Business 5	Office			2 years		483m ²		30		
92019056	Site Specific	7/11/2011					Office									
92019060	Permitted	8/11/2011	10/11/2011	Issued		Cultural 3	Education									
92019061	Site Specific	8/11/2011	21/11/2011	Granted	26/11/2011	Living 3	Office			5 years		270m ²		10		
92019070	Permitted	9/11/2011	21/11/2011	Granted	26/11/2011	Living 1	Cattery									
92019082	Permitted	14/11/2011														
92019077	Permitted	10/11/2011	28/11/2011	Issued		Rural	Office					13.92m ²		1		
92019110	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		
92019085	Site Specific		21/11/2011	Granted	26/11/2011	Living 1	Café		Ongoing	Ongoing		300m ²		5		
92019072	Site Specific	9/11/2011	21/11/2011	Granted	26/11/2011	Rural 5	Workshop			5 years		205.12m ²				
92019115	Permitted	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	Permitted	23/11/2011	24/11/2011	Issued		Town Centre	Dairy		2 years			48m ²		1		
92019142	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	Permitted	1/12/2011		Withdrawn												
92019204	Permitted	1/12/2011	14/12/2011	Issued		Living 3	Deli, Shop, Bar & Office		6 years			600m ²		approx 20		
92019212	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	Permitted	14/12/2011	20/12/2011	Issued		Living 3	Clothing Retail					250m ²		1		
92019293	Permitted	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		
92019318	Permitted	19/12/2011	21/12/2011	Issued		Central Business	Office					195m ²		10		
92019319	Permitted	19/12/2011	21/12/2011	Issued		Living 4C	Conselling					180m ²		3		
92019321	Permitted	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	Permitted	20/12/2011				Living 4A	Services					337m ²		3		
92019300	Permitted	16/12/2011	21/12/2011	Issued		Residential Conservati	Office					130m ²		6		
92019343	Site Specific	22/12/2011	20/01/2012	Granted	28/01/2012	Living 1	Office		Purchasing the Property			330m ²		16		
92019344	Permitted	21/12/2011	11/01/2012	Issued		Living 1	Church					49.1m ²		6		
92019345	Permitted	22/12/2011	24/01/2012	Issued		Special Purpose	Medical Training facility					240m ²				
92019352	Permitted	23/12/2011	16/01/2012	Issued		Living 1	Preschool		Owns site			292m ²		5		
92019355	Permitted	23/12/2011	6/01/2012	Issued		Living 2	Office					170m ²		7		
92019362	Permitted	22/12/2011	13/01/2012	Issued		Business 5	Energy smart		2 years	2 years		48m ²		4		
92019365	Permitted	28/12/2011	11/01/2012	Issued		Living 1	Office		1 year	1 year		240m ²		10		
92019366	Site Specific	22/12/2011					Tea Room					180m ²				
92019388	Permitted	10/01/2012	11/01/2012	Issued		Cultural 3	School					1,956m ²				
92019391	Site Specific	11/01/2012	18/12/2012	Granted	28/01/2012	Living 1	Medical		1-4 weeks	1-4 weeks						
92019392	Permitted	11/01/2012	16/01/2012	Issued		Industrial	Boat Storage									
92019393	Permitted	11/01/2012	26/01/2012	Issued		Living 2	Health clinic			3-5 years				1		
92019405	Permitted	13/01/2012	16/01/2012	Issued		Hospital	Office					144m ²		32		
92019407	Permitted	13/01/2012	20/01/2012	Issued		Living 3	Church Office					140m ²		3		

92019409	Permitted	13/01/2012	18/01/2012	Issued		Hospital	Medical		3 years		54m ²		6		
92019412	Permitted	13/01/2012	20/01/2012	Issued		Business 3	Café		5 years		91m ²		2		
92019140	Permitted	23/11/2011		WITHDRAWN		Business 3B	Café				30m ²		3-5		
92019425	Permitted	17/01/2012	25/01/2012			Rural 3	Workshop & Office				244.5m ²		5		
92019426	Permitted	18/01/2011	26/01/2012	Issued		Rural 3	Retail - Gifts				60m ²		2		
92019447	Site Specific	20/01/2012	21/02/2012	Granted	25/02/2012	Living 2	Retail	Owned			4 x 40' containers		4		
92019457	Site Specific	24/01/2012	10/02/2012	Granted	18/02/2012	Living 3	Office						10		
92019462	Permitted	24/01/2012				Rural 5	Workshop				2 x 85m ²				
92019464	Site Specific	25/01/2012		WITHDRAWN		Living 1	Retail						2		
92019439	Permitted	19/01/2012	27/01/2012	Issued		Central City	Car Parking		Month to month		1,100m ²		0		
92019483	Permitted	31/01/2012	1/02/2012	Issued		Living 2	Office				295m ²		3.5		
92019491	Site Specific	31/01/2012	13/02/2012	Granted	18/02/2012	Living 1	Office	2+ Years			300m ²		25		
92019495	Permitted	1/02/2012	8/02/2012	Issued		Living 1	Haridressers	3-5 years			105m ²		1-2		
92019501	Permitted	2/02/2012				Living G	Building				60m ²		2		
92019510	Permitted	3/02/2012	10/02/2012	Issued		Cultural 3	School	N/A			72m ²		16		
92019513	Site Specific	7/02/2012	2/03/2012	Granted	10/03/2012	Living 1	Church Office		5 years		180m ²		17		
92019516	Site Specific	8/02/2012	22/03/2012	DECLINED		Living 1	Retail	18/04/2016	4 years		502.5m ²		10		
92019521															
92019530	Site Specific	9/02/2012	23/02/2012	Granted	3/03/2012	Business	Office				1,001m ²		16		
92019540	Site Specific	10/02/2012	2/03/2012	Granted	10/03/2012	Living H	Kindergarten						3		
92019551	Site Specific	13/02/2012	28/02/2012	CANCELLED		Living 4A	Gentleman's Club				180m ²		5		
92019556	Permitted	14/02/2012	17/02/2012	Issued		Town Centre	Police				47m ²				
92019558	Site Specific	15/02/2012	23/02/2012	Granted	3/03/2012	Living 1	Retail				168m ²		Nil		
92019559	Permitted	15/02/2012	16/02/2012	Issued		Cultural 3	Church				290m ²		1		
92019560	Site Specific	15/02/2012	29/03/2012	Granted	14/04/2012	Central City	Art Gallery/Studio	1 year		29/03/2014	230m ²		10		
92019566	Site Specific	15/02/2012	29/02/2012	Granted	10/03/2012	Business 4T	Café				114m ²		4		
92019567	Site Specific	15/02/2012	28/02/2012	Granted	3/03/2012	Business 1	Retail	18 months	18 months		3 bedroom bungalow		2		
92019572	Permitted	17/02/2012				Central City	Bar/Dining	1 year / ext. to 04/2016					3		
92019576	Site Specific	16/02/2012	29/02/2012	Granted	10/03/2012	Business 3	Office	1.5 year + 1 year R	2.5 years		562m ²		80		
92019579	Permitted	20/02/2012	23/02/2012	Issued		Living 4C	Office				391m ²		10		
92019581	Permitted	20/02/2012				Living 4C	Retail				73m ²		2-3		
92019584	Permitted	20/02/2012	22/02/2012	Issued		Business 4	Retail				1,012m ²		30		
92019599	Site Specific	22/02/2012				Living 1	Car parking		4-8 weeks						
92019600	Permitted	22/02/2012	2/03/2012	Issued		Living 1	Lawyer's Office				160m ² + garage		2		
92019608	Permitted	21/02/2012	24/02/2012	Issued		Living 4B	Office				210m ²		5		
92019609	Permitted	22/02/2012	27/02/2012	Issued		Cultural 3	School				Additional 67m ²				
92019615	Site Specific	27/02/2012	6/03/2012	Granted	17/03/2012	Central City	Restaurant/Bar				310m ²		15		
92019616	Permitted	27/02/2012				Living 2	Restaurant				180m ²		3		
92019626	Site Specific	28/02/2012	9/03/2012	Granted	17/03/2012	Business Retail Park	Music Venue				700m ²		5		
92019628	Site Specific	28/02/2012	9/03/2012	Granted	17/03/2012	Living H	Industrial Printing		1 year until 9/3/13		37.7 m ²		1		
92019631	Site Specific	29/02/2012	5/03/2012			Living 1	Orthodontic Dentist	N/A		18/04/2016	1050 m ²		8		
92019659	Site Specific	6/03/2012				Rural 5	yard & storage	N/A	5 years		126 m ²				
92019541	Site Specific	13/02/2012	6/03/2012	Granted	17/03/2012	Open Space 3	Training Facility				2224m ²		20		
92019665	Site Specific	7/03/2012	16/03/2012	Granted	24/03/2012	Cultural 4	Educational	N/A	3-5 years				3		
92019666	Site Specific	7/03/2012	16/03/2012	Granted	24/03/2012	Living 1	Educational			18-Apr-16	325m ²		10		
92019667	Permitted	7/03/2012	12/03/2012	Issued		Living 4A	Work & Income	9 months	9 months		126 m ²		10		
92019679	Permitted	7/03/2012	23/03/2012	Issued		Living 1	Wedding gowns	1 year	1 year		60 m ²		2		
92019681	Permitted	7/03/2012	14/03/2012	Issued		Business 2	Retail				1,300 m ²		10		
92019682	Permitted	8/03/2012	13/03/2012	Issued		Central City Edge	Office			18/04/2016	300 m ²		50		
92019688	Site Specific	8/03/2012	3/04/2012	Granted	14/04/2012	Business 1	Office	2 years	to April 2016		375 m ²		100		
92019690	Site Specific	9/03/2012		CANCELLED		Living RS	Swer system		8-10 weeks		42 m ²				
92019696	Site Specific	12/03/2012	26/03/2012	Granted	31/03/2012	Living 4C	Rest Home	N/A			174.64 m ²		Less than 50 occupants		
92019697	Permitted	12/03/2012	13/03/2012	Issued		Business 1	Café	3 years	3 years				2		
92019699	Permitted	12/03/2012	19/03/2012	Issued		Living 1	Real Estate Office				120 m ²		10		
92019700	Site Specific	12/03/2012				Living 4A	Office	17/04/2016	4 years		290 m ²		25		
92019705	Site Specific	12/03/2012	20/03/2012	Granted	31-Mar-12	Business 1	Dairy				45 m ²				
92019707	Permitted	13/03/2012	16/03/2012	Issued		Living 2	Office	N/A			106 m ²		5		
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				
92019739	Permitted	19/03/2012	23/03/2012	Issued		Living 1	Office	5 years (will purcha	5 years		110 m ²		2		
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		
92019753	Permitted	21/03/2012	23/03/2012	Issued		Living 1	Orthodontic Dentist				180 m ²		7		
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	Granted	14/04/2012	Hospital	Dental laboratory				2 years	66 m²		4			
92019777	Permitted	26/03/2012	28/03/2012	Issued		Business 3	Organic food retail		April 2016	April 2016		1,018 m²		7			
92019791	Site Specific	29/03/2012		WITHDRAWN		Living 1	Retail		1 year	1 year				1			
92019794	Site Specific	29/03/2012	13/04/2012	Granted	21/04/2012	Central City	Bank		2 years	2 years		43 m²		5			
92019807	Site Specific	3/04/2012	20/04/2012	Granted	28/04/2012	Living 2	Photoceramic jewellery				Unknown	50 m²		3			
92019815	Permitted	2/04/2012	17/04/2012	Issued		Living 1	Medical Centre Office				3-6 months	901 m²		6			
92019813	Site Specific	4/04/2012	26/04/2012	Granted	5/05/2012	Rural	Medical clinic	n/a			2-6 years	94 m²		7			
92019823	Site Specific	5/04/2012	20/04/2012	Granted	28/04/2012	Living 3	Education		1 year + annual rev	April 2016		200 m²		8.8			
92019832	Site Specific	10/04/2012	1/05/2012	Granted	5/05/2012	Living 4B	Carpark		3 years	3 years		1,021.8 m²	Nil				
92019834	Permitted	10/04/2012	13/04/2012	Issued		Living 1	Office		3-4 years	3-4 years		130 m²		6			
92019841	Permitted	10/04/2012				Business 1	Retail		7 months	7 months		88 m² + 1 x container		2			
92019856	Site Specific	12/04/2012	24/04/2012	Granted	5/05/2012	Open Space 2	Community services				Unknown	216 m²		5			
92019857	Site Specific	12/04/2012				Living HA	Offices		5 years	5 years		134.82 m²		8			
92019859	Site Specific	13/04/2012	18/05/2012	Granted	26/05/2012	Living 1	Offices				Sep/2012	50 m²		18			
92019885	Site Specific	18/04/2012	26/04/2012	Granted	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	Issued		Open Space 3B	Office		n/a			78 m²		10			
92019864	Permitted	12/04/2012	24/04/2012	Issued		Living HA	Farming		5 years	5 years		134.82m²		8			
92019912	Site Specific	26/04/2012	4/05/2012	Granted	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					125m²		2.5			
92019935	Permitted	30/04/2012				Hospital	Café					72m²		3			
92019938	Permitted	1/05/2012	8/05/2012	Issued		Living 2	Preschool		3 years	Awaiting EQC		150m²		5			
92019943	Site Specific	1/05/2012	14/05/2012	Granted	19/05/2012	Central City	Nighclub		4 years	4 years			2 + part-timers				
92019945	Site Specific	1/05/2012				Central City	Nighclub		4+2+2 years	4 years				3			
92019896	Site Specific	20/04/2012	2/05/2012	Granted	12/05/2012	Rural 5	Office		N/A	4 years		71m²					
92019969	Permitted	4/05/2012	7/05/2012	Issued		Living 3	Office		N/A					7			
92019986	Permitted	8/05/2012	15/05/2012	Issued		Living 2	Office	n/a		3 years +		Closed floor area		7.1			
92019993	Permitted	8/05/2012	15/05/2012	Issued		Central City	Office			Till 18 April 2016							
92020005	Site Specific	9/05/2012	16/05/2012	Granted	26/05/2012	Living 2	Retail						1 (+ volunteers initially)				
92020027	Permitted	14/05/2012				Living 2	Charity										
92020036	Permitted	15/05/2012	22/05/2012	Issued		Central City	Office			Till 18 April 2016				13			
92020037	Permitted	15/05/2012	23/05/2012	Issued		Living 1	Community Centre						2.5				
92020039	Site Specific	15/05/2012	31/05/2012	Granted	9/06/2012	Living 2	Restaurant			4 years				6			
92020040	Permitted	15/05/2012				Cultural 3	School										
92020042	Permitted	15/05/2012	17/01/2002	Issued		Rural 5	Office					120m²		10			
92020063	Permitted	17/05/2012	22/05/2012	Issued		Living 3	Office			1/04/2016	1/04/2016	175m²		3			
92020065	Site Specific	17/05/2012	25/05/2012	Granted	2/06/2012	Cultural 3	School			3 years		7.5m²					
92020083	Site Specific	21/05/2012	12/06/2012	Granted	16/06/2012	Rural 5	Café		4 years	4 years				4			
92010014	Site Specific	10/05/2012	18/05/2012	Granted	26/05/2012	Central City	Office		4-5 years	4-5 years		1016m²		70			
92020019	Site Specific	11/05/2012	22/05/2012	Granted	26/05/2012	Living 1	Hairdresser					18.5m²		1			
92020096	Site Specific	22/05/2012	6/06/2012	Granted	16/06/2012	Living 2	School		4 years	4 years		400m²		10			
92020101	Site Specific	23/05/2012				Living 2	Office		2 years	2 years		683m²	16 max				
92020106	Permitted	24/05/2012	18/06/2012	Issued		Airport	Office		N/A	N/A		87m²		6			
92020113	Site Specific	24/05/2012	31/05/2012			Cultural 3	Education		N/A	2 years		132m²		160			
92020133	Site Specific	28/05/2012	13/06/2012	Granted	23/06/2012	Living 3	Education		1 year	1 year		200m²		6.3			
92020079	Site Specific	18/05/2012	29/05/2012	Granted	2/06/2012	Business 4	Bank			Till 18 April 2016		42m²		5			
92020143	Permitted	29/05/2012	1/06/2012	Issued		Living 1	Plumber		N/A			100m²		9			
92020144	Site Specific	29/05/2012	31/05/2012	Issued		Living 1	Medical/Office		N/A	3 years		79.53m²		2			
92020145	Site Specific	29/05/2012	13/06/2012	Granted	23/06/2012	Living 1	Retail					150m²	7 to 9				
92020152	Permitted	30/05/2012	31/05/2012	Issued		Living 1	Offices					215m²		5			
92020154	Site Specific	29/05/2012	18/06/2012	Granted	23/06/2012	City Business	Church		10 years					15			
92020159	Permitted	31/05/2012	8/06/2012	Issued		Living 1	Office		1 year	1 year		513m²		10			
92020160	Site Specific	31/05/2012	15/06/2012	Granted	23/06/2012	Living 2	Bridal Shop							2 + Owner			
92020162	Site Specific	1/06/2012	11/07/2012	Granted	18/07/2012	Living 2	Office		3 years	3 years		600m²		22.5			
92020186	Site Specific	5/06/2012	18/06/2012	Granted	23/06/2012	Living 3	Community services		N/A	N/A		120m²		2			
92020200	Site Specific	8/06/2012	14/06/2012	Granted	23/06/2012	Living 1	Office		18 months	18 months		457m²		45			
92020224	Site Specific	13/06/2012	27/06/2012	Granted	7/07/2012	Business 3	Café-bar		18 months	18-24 months		1,150m²		8			
92020235	Permitted	14/06/2012	20/06/2012	Issued		Living 3	Office		N/A	N/A		1,022m²		5			
92020254	Permitted	18/06/2012	21/06/2012	Issued		Cultural 3	Preschool		N/A	Apr-16		312m²		5			
92020265	Permitted	20/06/2012	22/06/2012	Issued		Open Space 2	Toilet/changing facility		4 years			88m²					
92020283	Site Specific	22/06/2012	3/07/2012	Granted	7/07/2012	Open Space 3	Boatsheds					935m²					
92020295	Permitted	22/06/2012	27/06/2012	Issued		Cultural 3	Preschool					43m²		1			
92020309	Permitted	25/06/2012	2/07/2012	Issued		Central City	Legal		18 Months			100m²		1			

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	18/07/2012	Living 2		3 Years			6		
92020276	Site Specific	21/06/2012	27/06/2012	Granted	7/07/2012	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		88m ²			

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 commissioner's 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 'other activity including 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.