

Memorandum

TO: Emma Christmas, Policy Planner

FROM: Peter Christos, Urban Designer

DATE: 18 October 2019

SUBJECT: **UD ADVICE: DEVELOPMENT ACTIVITIES SUBJECT TO RULES 18.6.1 & 19.6.1**

Hi Emma,

Suggested development activities not subject to: Rule 18.6.1

- **Additions and alterations** that do not increase building envelope- including EQ strengthening, restoration, signs attached to buildings, free standing signs.
- **Demolition** -providing a zero set-back replacement building is proposed.
- **Removal for relocation**- providing a zero set-back replacement building is proposed.
- **Repairs and maintenance**
- **Freestanding signs**
- **Access** - as in 'Parking, Loading and Access' (the rule covers this anyway)
- **Shelterbelts and small woodlots**
- **Vegetation clearance** retention of a strip of existing vegetation would be more appropriate as a condition of consent
- **Outdoor storage** -providing it is not visible from public space i.e. behind an existing building
- **Fences.**
- **Retaining walls**

Suggested activities not subject to: Rule 19.6.1

As above.

Regarding whether or not these performance standards should apply to new car parking that is behind either a building or existing car parking, I think the visual effects of additional carparking on a site should still be mitigated, and the performance standards should apply.

Regards, Peter Christos
Urban Designer