

Area No. 1 Hornby North Zones B4, B5

Address:	27 Buchanans Road
Activity/Office Location	The office is located at the front of the building
Height	5-6m, two storey
Glazing	Along full frontage but some areas of blank walls and service doors
Setback	12m
Carparking	In front and to side, 4 parks
Signage	Small freestanding sign (2x1m), no signs on the building
Side boundary treatment/ relationship	Well established trees on the side boundary adjacent to the residential property
Landscaping	4 trees with low shrub planting
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, no kerb drop downs

Address:	35 Buchanans Road
Activity/Office Location	RTL Signs, office + light industrial, at front of building behind carpark
Height	6m
Glazing	Along office/retail section of building (approx. 50%)
Setback	11-26m (building is on angle away)
Carparking	In front
Signage	Building, plus 4m high freestanding sign
Side boundary treatment/ relationship	Blank walls or 2m high security fencing
Landscaping	2m wide gravel planter with 3 trees – no under planting. 2m high security fencing around the outside (on outside of the planter adjacent to the road).
Pedestrian/cycle facilities	Nil the street
Incorporation of low impact design	Not apparent. Kerbing visible

B4 Zone



B4 Zone



Area No. 1 Hornby North Zones B4, B5

Address:	81 Buchanans Road
Activity/Office Location	Action Indoor Sports centre, Canterbury Cricket, offices
Height	6-8m, single and double storey
Glazing	Glazing on office block (closest to road), solid wall and garage doors set back
Setback	Varies, 13-25m
Carparking	In front of building
Signage	Large free standing sign 6-8m, top section blank, number of smaller free standing signs
Side boundary treatment/ relationship	Nil, open or blank walls where built up to boundary
Landscaping	7m wide grass verge with tree planting (2) – very open
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	Nil – not apparent

Address:	31 Balwyn Drive
Activity/Office Location	Distribution building
Height	6-7m, two storey
Glazing	On office only, large industrial style doors
Setback	15m
Carparking	In front, single row + accessway
Signage	Small sign above entrance on office
Side boundary treatment/ relationship	Open, except where built up to boundary. In these locations it is blank wall
Landscaping	4m strip along front, trees and grass (well maintained)
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, no kerb drop downs

B4 Zone



B4 Zone



Area No. 1 Hornby North Zones B4, B5

Address:	59 Balwyn Drive
Activity/Office Location	Offices and distribution centre
Height	6-7m, two storey
Glazing	Office component glazed, distribution sheds are blank walls
Setback	7m, corner of the office is the most prominent
Carparking	Sides and front (offices forward of parking)
Signage	Signs on building – small, and small street sign
Side boundary treatment/ relationship	Open
Landscaping	6-7m strip along front, tree planting and open grass
Pedestrian/cycle facilities	Nil, no paths and parking abuts immediately up to the front door.
Incorporation of low impact design	100% paved area, no kerb drop downs

Address:	71 Balwyn Drive
Activity/Office Location	Offices and warehouse
Height	6-7m, single storey at front, double storey warehouse at back
Glazing	Office component glazed, warehouse are blank walls
Setback	18m
Carparking	In front, double row + accessway
Signage	Signs above entrance
Side boundary treatment/ relationship	2m high hedge
Landscaping	2-6m strip along front, tree planting (magnolias) and open grass
Pedestrian/cycle facilities	Nil, no paths to street, small paved area my front door improving access
Incorporation of low impact design	100% paved area, no kerb drop downs

B5 Zone



B5 Zone



Area No. 2 Hornby South Zones B4, B5

Address:	74 Branston Street
Activity/Office Location	Office, front of site screening warehouse/industrial area
Height	6m, two storey
Glazing	Along full frontage
Setback	9m
Carparking	In front, single row of angle parks + accessway
Signage	Small entry sign above door
Side boundary treatment/ relationship	Open style fencing, or blank walls
Landscaping	2m wide tree and shrub planting
Pedestrian/cycle facilities	Small path provided but does not continue across the carpark
Incorporation of low impact design	100% paved area, no kerb drop downs

Address:	84 Branston Street
Activity/Office Location	Temporary portacom style offices along the front, large warehouse at back
Height	3m (front), 9m rear
Glazing	Minimal, none on warehouse
Setback	11m (portacom), 15m warehouse
Carparking	Weigh bridge in front, parking to side of portacom
Signage	Small sign on warehouse
Side boundary treatment/ relationship	Security fencing (containers stored along boundary)
Landscaping	2m wide grass strip, no trees
Pedestrian/cycle facilities	Nil

B4 Zone



B5 Zone



Area No. 2 Hornby South Zones B4, B5

Address:	121 Branston Street
Activity/Office Location	Storage yard (excavation material) with portacombs
Height	3m
Glazing	Minimal
Setback	15m
Carparking	Alongside boundary, in front of building
Signage	Small sign
Side boundary treatment/ relationship	Close board fence adjacent to residential area
Landscaping	Nil, 2m high security fencing
Pedestrian/cycle facilities	Separate pedestrian path leading to the front entrance
Incorporation of low impact design	Nil – not apparent

Address:	560 Halswell Junction Road
Activity/Office Location	Storage yard
Height	No building
Glazing	n/a
Setback	n/a
Carparking	n/a
Signage	Large free standing sign, 6m high
Side boundary treatment/ relationship	Security fencing
Landscaping	Nil
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, no kerb drop downs

B4 Zone



B5 Zone



Area No. 2 Hornby South Zones B4, B5

Address:	50 Columbia Avenue
Activity/Office Location	Offices and warehouse
Height	8m, two storey
Glazing	Full frontage
Setback	17m (offices) and 32m (warehouse)
Carparking	Front, double row + accessway, and side
Signage	Signs on building – small, above the entrance
Side boundary treatment/ relationship	Security fencing
Landscaping	2m gravel and rock strip – no tree planting
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, not kerb drop downs

Address:	82 Columbia Avenue
Activity/Office Location	Office on corner, most prominent
Height	8m, two storey
Glazing	Minimal on office, warehouse blank walls
Setback	5m
Carparking	Both sides
Side boundary treatment/ relationship	Open style fencing and tree planting
Landscaping	Nil (minimal frontage as corner site – thin wedge)
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, no kerb drop downs

B5 Zone



B5 Zone



Address:	1 Hickory Place
Activity/Office Location	3 units - Offices and warehouse
Height	6m
Glazing	Along frontage
Setback	13m approximately
Carparking	In front, single row + accessway + manoeuvring
Signage	On building and one sign located above the roof line
Side boundary treatment/ relationship	Landscape planting and security fencing
Landscaping	2m strip with tree and shrub planting
Pedestrian/cycle facilities	Nil – path immediately adjoining building but no paths linking to the street. No footpath along this side of the street

Address:	5 Hickory Place
Activity/Office Location	Carters, retail / warehouse
Height	8m
Glazing	Offices located on Main South Road frontage - glazed
Setback	Corner site, 3m (Hickory frontage, 44m HJR)
Carparking	In front, single row + accessway + manoeuvring
Signage	None
Side boundary treatment/ relationship	Tree planting
Landscaping	Open grass strip, no trees
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	Not apparent. Kerbing visible

B4P Zone



B4P Zone



Area No. 3 Hornby South Zones B4P

Address:	5 Produce Place
Activity/Office Location	Office + warehouse, office on corner of the building
Height	8m warehouse
Glazing	Partial on office
Setback	7m and 17m (corner site)
Carparking	In front and to side
Signage	On building
Side boundary treatment/ relationship	Well established tree on side and rear boundary. Separated from residential area by a stormwater channel
Landscaping	Tree and hedge planting (well maintained)
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, no kerb drop downs

Address:	5 Connaught Drive
Activity/Office Location	Office and warehouse, corner site (office set back)
Height	3-6m, single storey
Glazing	On office, blank walls on warehouse
Setback	10m from Connaught Drive
Carparking	In front and to the side
Signage	On building
Side boundary treatment/ relationship	Open style
Landscaping	3m strip along front, tree and hedge planting (well maintained)
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, not kerb drop downs

B4P Zone



B4P Zone



Area No. 3 Hornby South Zones B4P

Address:	17 Connaught Place
Activity/Office Location	Large warehouse, offices in centre of development, away from the street frontage
Height	+12m
Glazing	None
Setback	2m
Carparking	Sited in the middle of the development
Signage	Nil
Side boundary treatment/ relationship	Narrow landscape strip
Landscaping	3m strip along front, tree planting, open grass
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	Not apparent

Address:	20 Connaught Place
Activity/Office Location	Federated Farmers + various office, entrance at front and side (unclear in places)
Height	6m, two storey
Glazing	Full frontage and sides
Setback	20m
Carparking	Front and sides (not at rear
Signage	Signs on building – small, and freestanding (1.5x3m)
Side boundary treatment/ relationship	Open boundaries, no fencing
Landscaping	2m strip along front, tree and open grass planting (well maintained)
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, not kerb drop downs

B4P Zone



B4P Zone



Address: 5 Sir William Pickering Drive

Activity/Office Location Office building, some retail - BNZ, Ecan, MYOB

Height 9m

Glazing Along all frontages

Setback 25m approximately

Carparking On all sides – building surrounded by carparking

Signage Building, plus 4m high freestanding sign

Side boundary Open style landscaping fencing to Roydvale school grounds, tree treatment/ relationship planting

Landscaping 11m wide strip with trees and native grasses. Trees 3-4m high

Pedestrian/cycle Nil – path immediately adjoining building but no paths linking to facilities the street. No footpath along this side of the street

Incorporation of low impact design Not apparent. Kerbing visible

Address: Sir William Pickering Drive

Activity/Office Location Play centre, front of building but behind carparking

Height 4m

Glazing Along full frontage

Setback Varies, 11-48m, playground and carparking in front yard

Carparking Front, double row of angle parks + accessway (23m wide)

Signage Small sign (visible in photo)

Side boundary Backs onto residential area, well landscaped buffer treatment/ relationship

Landscaping 4-5m wide planter with shrub and tree planting

Pedestrian/cycle Separate pedestrian path leading to the front entrance facilities

Incorporation of low impact design Nil – not apparent

B4T Zone



B4T Zone



Area No. 4 Wairakei / Burnside Zone B4T

Address:	25 Sir William Pickering Drive
Activity/Office Location	Office, clearly defined front entrance but behind carpark
Height	6-7m, two storey
Glazing	Partial, but large areas of solid wall
Setback	22m
Carparking	In front and to side, >20 spaces
Signage	Small entry sign
Side boundary treatment/ relationship	Well established tree on side and rear boundary. Separated from residential area by a stormwater channel
Landscaping	Tree and hedge planting
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, no kerb drop downs

Address:	29 Sir William Pickering Drive
Activity/Office Location	Fulton Hogan office, entrance at front
Height	6m, two storey
Glazing	Full frontage
Setback	14m
Carparking	All sides (building in the middle)
Signage	Signs on building – small, and small street sign (wall)
Side boundary treatment/ relationship	Fencing and landscape planting, adjoins other carparks
Landscaping	3m strip along front, tree and hedge planting (well maintained)
Pedestrian/cycle facilities	Nil (pedestrian access blocked by the hedge)
Incorporation of low impact design	100% paved area, not kerb drop downs

B4T Zone



B4T Zone



Address:	30 Sir William Pickering Drive
Activity/Office Location	BDO office, entrance at front
Height	5-6m, two storey
Glazing	Full frontage
Setback	25m
Carparking	All sides (building in the middle)
Signage	Signs on building – small, and small street sign (wall)
Side boundary treatment/ relationship	Fencing and landscape planting, adjoins other carparks
Landscaping	3m strip along front, tree planting (well maintained), open grass
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, not kerb drop downs

Address:	35 Sir William Pickering Drive
Activity/Office Location	Federated Farmers + various office, entrance at front and side (unclear in places)
Height	6m, two storey
Glazing	Full frontage and sides
Setback	20m
Carparking	Front and sides (not at rear)
Signage	Signs on building – small, and freestanding (1.5x3m)
Side boundary treatment/ relationship	Open boundaries, no fencing
Landscaping	2m strip along front, tree and open grass planting (well maintained)
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, not kerb drop downs

B4T Zone



B4T Zone



Address:	86 Falsgrave Street
Activity/Office Location	Retail, front of building, corner site
Height	4-5m
Glazing	Along full frontage, both
Setback	0m
Carparking	Nil
Signage	On building only, does not extend above parapet
Side boundary treatment/ relationship	Nil, adjoins similar activities
Landscaping	Nil
Pedestrian/cycle facilities	Build up to street boundary
Incorporation of low impact design	Nil

Address:	27 Stanmore
Activity/Office Location	Automotive garage, front of building but behind carparking
Height	5m, gable frontage
Glazing	Along full frontage
Setback	14m
Carparking	Front, 10 x 90-degree parks
Signage	Freestanding, 1 x (1(l) x2(w) x3(h)) m. On building
Side boundary treatment/ relationship	Nil, Similar character to adjoining buildings, Built up to side yard
Landscaping	Residential across road
Pedestrian/cycle facilities	One conifer, ~5m, 600mm strip of grasses by footpath
Incorporation of low impact design	Nil
	100% paved area, not kerb drop downs

B3 Zone



B3B Zone



Address:	134 Ferry Road
Activity/Office Location	Garage/retail, front of building but behind carparking
Height	6m, similar to adjoining
Glazing	Partial, left hand corner, large garage doors
Setback	12m
Carparking	Front, 8 x 90-degree parks
Signage	Freestanding, 1 x (1.5(l) x2(w) x6(h))m. No signs on building
Side boundary treatment/ relationship	Nil, Similar character to adjoining buildings, Built up to side yard
Landscaping	Industrial across road, blank wall
Pedestrian/cycle facilities	1 x 3m deciduous tree, poor condition/maintenance
Incorporation of low impact design	Nil
	100% paved area, not kerb drop downs

Address:	439 St Asaph Street
Activity/Office Location	Empty, front of building but behind carparking
Height	4-5m, gable end, similar to adjoining properties
Glazing	Full frontage
Setback	12m
Carparking	Front, 3 x angle parks
Signage	Freestanding, 1 x (1(l) x2(w) x3(h))m. No signs on building
Side boundary treatment/ relationship	Nil, Similar character to adjoining buildings, Built up to side yard
Landscaping	Industrial across road,
	1 x 3m deciduous tree, poor condition/maintenance, open style side fence
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, not kerb drop downs

B3 Zone



B3 Zone



Address:	242 Ferry Road
Activity/Office Location	Multi-unit Retail, front of building but behind carparking
Height	5-6m, two storey
Glazing	Full frontage
Setback	14m, 15m, 23m
Carparking	Front, double row, at rear also with loading areas
Signage	Freestanding, 1 x (2(l) x1(w) x2.5(h))m. Signs on building but do not extend above parapet
Side boundary treatment/ relationship	Glazed treatment on 3 sides as a corner site with 3 frontages, landscaping wraps around. Adjoins residential at back where landscaping provides buffer/screening
Landscaping	Numerous trees, average maintenance, good at back
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, not kerb drop downs

Address:	456 St Asaph Street
Activity/Office Location	Jasons Travel Retail, Office at street boundary
Height	6m, two storey
Glazing	Full frontage
Setback	0m, side carpark – 15m
Carparking	Side, 4 angle carparks
Signage	On building only
Side boundary treatment/ relationship	Blank wall – built to boundary in most cases
Landscaping	Nil – tree stump visible (tree is visible on aerials so has recently been removed)
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, not kerb drop downs

B4 Zone



B3B Zone



Area No. 6 Opawa / Woolston Zone B4, B5

Address:	95 Garlands Road
Activity/Office Location	Telecom retail/office, front of building, corner site
Height	6m
Glazing	Along full frontages, both
Setback	Varies, 6 -20m
Carparking	In front, double row in most cases
Signage	On building only, 8m high billboards on site
Side boundary treatment/ relationship	Close board fence with adjoining dwelling (zones B4 though)
Landscaping	2m strip along front, gravel with shrubs, no tree species
Pedestrian/cycle facilities	Path adjacent to building
Incorporation of low impact design	No kerb on planters along SW to drain into planters

Address:	201 Opawa Road
Activity/Office Location	Retail / offices, front of building but behind carparking
Height	6m
Glazing	Along full frontage
Setback	15m
Carparking	Front, single row of angle parks + accessway
Signage	Nil
Side boundary treatment/ relationship	Adjoins B5 zone
Landscaping	2m wide planter with flax and tree planting
Pedestrian/cycle facilities	Path adjacent to building
Incorporation of low impact design	Nil – not apparent

B4 Zone



B4 Zone



Area No. 6 Opawa / Woolston Zone B4, B5

Address:	350 Port Hills Road
Activity/Office Location	Garage/retail, front of building but behind carparking
Height	5-6m, single storey garage
Glazing	Partial, mostly solid wall
Setback	0m
Carparking	On Street, single row
Signage	Signs on building, painted – do not extend above parapet
Side boundary treatment/ relationship	Planting /windows at building ends
Landscaping	At ends, tree planting
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, not kerb drop downs

Address:	42 Curries Road
Activity/Office Location	Simon office, front of building
Height	6m, two storey
Glazing	Full frontage
Setback	6m
Carparking	Front, 1 x angle and on side
Signage	Signs on building - small
Side boundary treatment/ relationship	Built up to internal boundaries, front boundaries landscaped
Landscaping	Mix of tree and shrub species
Pedestrian/cycle facilities	Clear line of sight to front door
Incorporation of low impact design	100% paved area, not kerb drop downs

B4 Zone



B5 Zone



Area No. 6 Opawa / Woolston Zone B4, B5

Address:	49 Curries Road
Activity/Office Location	Pacifica Warehouse (for sale), to side (small office)
Height	7m
Glazing	Office only, rest of the front is manoeuvring area
Setback	8m
Carparking	To side
Signage	(3 x 4m) x 4m(h) – two signs
Side boundary treatment/ relationship	Nil
Landscaping	Narrow grass strip, 2 existing trees have been removed (compared with aerial)
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, not kerb drop downs

Address:	55 Curries Road
Activity/Office Location	Ex Tranzealand, at front
Height	4m at front, 6-7m at back
Glazing	Full frontage of office
Setback	10m
Carparking	Front, 5 carparks
Signage	On building only
Side boundary treatment/ relationship	Adjoins railway with service areas
Landscaping	Nil , narrow grass strip
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, not kerb drop downs

B5 Zone



B5 Zone



Area No. 7 Sydenham Zone B3, B3B

Address:	8 Orbell Street
Activity/Office Location	Warehouse, office at front – colour change/verandahs to highlight entrance
Height	6-7m, two storey
Glazing	Minimal, but large areas of solid wall
Setback	5m
Carparking	In front, nose in
Signage	Small entry sign
Side boundary treatment/ relationship	Well established tree on side and rear boundary. Separated from residential area by a stormwater channel
Landscaping	5m wide strip with tree and shrub planting
Pedestrian/cycle facilities	Direct path to the front door
Incorporation of low impact design	Not apparent

Address:	9 Montreal Street
Activity/Office Location	Storage yard
Height	Nil
Glazing	n/a
Setback	n/a
Carparking	n/a
Signage	n/a
Side boundary treatment/ relationship	Corrugated iron fence, tree planting
Landscaping	Nil, security fencing
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	Nil

B3 Zone



B3B Zone



Area No. 7 Sydenham Zone B3, B3B

Address:	45 Montreal Street
Activity/Office Location	Commercial Offices, in front
Height	6m, two storey
Glazing	Along full frontage (Montreal), large blank wall on Burke St
Setback	3m on both frontages
Carparking	At rear, access from Burke Street, 2 rows + accessway
Signage	On building signs
Side boundary treatment/ relationship	Backs onto residential area, well landscaped buffer
Landscaping	3m wide planter with shrub planting, Security fencing on Burke St
Pedestrian/cycle facilities	Separate pedestrian path leading to the front entrance
Incorporation of low impact design	Nil – not apparent

B3B Zone



Address:	46 Montreal Street
Activity/Office Location	Industrial retail, corner site
Height	6m, two storey
Glazing	Full frontage (Montreal), blank wall onto Burke St
Setback	14m
Carparking	In front with access from Montreal St
Signage	Signs on building and free standing sign on corner
Side boundary treatment/ relationship	Close board fence
Landscaping	2m strip along front, shrub planting, no trees
Pedestrian/cycle facilities	Nil (pedestrian access blocked by the hedge)
Incorporation of low impact design	100% paved area

B3B Zone



Area No. 7 Sydenham Zone B3, B3B

Address:	81 Montreal Street
Activity/Office Location	Industrial retail
Height	5-6m, two storey
Glazing	Full frontage
Setback	6m
Carparking	In front, nose in
Signage	Signs on building and free standing sign
Side boundary treatment/ relationship	Small landscape strip on side, open
Landscaping	Nil
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area

Address:	82 Montreal Street
Activity/Office Location	Office + warehouse
Height	6m, single storey, gable roof
Glazing	Minimal
Setback	5m
Carparking	Front and sides (not at rear)
Signage	Signs on building – small, and freestanding (1.5x3m)
Side boundary treatment/ relationship	Large blank walls – built to boundary
Landscaping	Nil, security fencing
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area

B3B Zone



B3B Zone



Area No. 8 Sydenham Zone B4

Address:	289 Colombo Street
Activity/Office Location	Multi-unit retail – facing the street
Height	4-5m, single storey
Glazing	Along full frontage
Setback	0m (sushi café) – 33m
Carparking	In front and to side, occupies the corner of the site with two street frontages
Signage	On building and numerous small freestanding signs
Side boundary treatment/ relationship	Close board fence, blank wall facing 303 Colombo Street as setbacks are different
Landscaping	2m wide landscape planter with trees, little maintenance apparent. Well established trees
Pedestrian/cycle facilities	Path immediately adjacent to the shops which links to the street
Incorporation of low impact design	100% paved area, no kerb drop downs

Address:	290 Colombo Street
Activity/Office Location	Funky pumpkin – market style retail
Height	6m, two storey, gable end
Glazing	Partial
Setback	30m approximately
Carparking	In front, 3 rows + accessways
Signage	On building + free stranding sign
Side boundary treatment/ relationship	Trellis fence with razor wire facing Walton Street
Landscaping	1m strip with shrub and tree planting on the corner
Pedestrian/cycle facilities	Nil – path immediately adjoining building but no paths linking to the street. No footpath along this side of the street
Incorporation of low impact design	Not apparent. Kerbing visible

B4 Zone



B4 Zone



Area No. 8 Sydenham Zone B4

Address:	300 Colombo Street
Activity/Office Location	Multi-unit retail, entrances facing street
Height	5-6m
Glazing	Along full frontage
Setback	20m, varies though as the development has three frontages
Carparking	Front and side, double row of carparks + accessway
Signage	On building as well as numerous free standing signs in the planter, up to 6m high
Side boundary treatment/ relationship	Backs onto residential area, with service area at back – close board fence
Landscaping	2m wide planter with shrub and tree planting – well maintained
Pedestrian/cycle facilities	Nil, pedestrian path immediately adjacent to building but not through the carpark
Incorporation of low impact design	Nil – not apparent

Address:	303 Colombo Street
Activity/Office Location	Multi-unit retail, entrances facing street
Height	5-6m
Glazing	Along full frontage
Setback	20m, varies though as the development has three frontages
Carparking	Front and side, double row of carparks + accessway
Signage	On building as well as a single freestanding sign approximately 4m high
Side boundary treatment/ relationship	Open style fence onto Sydenham Park
Landscaping	2m wide planter with shrub and tree planting – well maintained, flowering cherries
Pedestrian/cycle facilities	Nil, and cars park immediately abutting the building – i.e. it is not possible to walk along the front of the shops.
Incorporation of low impact design	Nil – not apparent

B4 Zone



B4 Zone



Area No. 8 Sydenham Zone B4

Address:	City Care Depot, Milton Street
Activity/Office Location	Works depots
Height	5-6m, single storey
Glazing	Along full frontage
Setback	20m
Carparking	Front, two rows + accessway
Signage	On building as well as numerous free standing signs in the planter, up to 6m high
Side boundary treatment/ relationship	Residential area across Milton and Johnson Streets, landscape planting in some locations to soften buildings. Blank wall on Johnson Street
Landscaping	3m wide planter with well-established tree planting
Pedestrian/cycle facilities	Nil,
Incorporation of low impact design	Nil – not apparent

B4 Zone



Address:	277 Milton Street, City Care Depot
Activity/Office Location	City Care depot – storage yard
Height	6m shed
Glazing	No glazing
Setback	7m
Carparking	Front and sides (not at rear)
Signage	Nil
Side boundary treatment/ relationship	Nil
Landscaping	Iron fence with barbed wire top
Pedestrian/cycle facilities	Nil
Incorporation of low impact design	100% paved area, not kerb drop downs

B4 Zone

