

A short guide to URBAN FENCING in the Selwyn District





Prepared by Selwyn District Council

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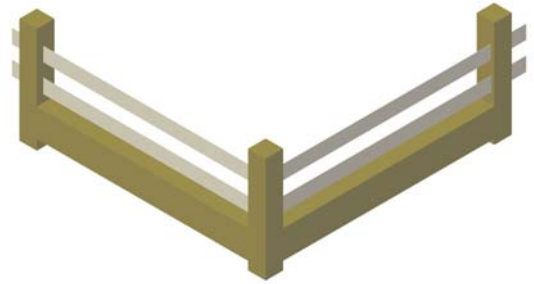
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FENCING – a short guide to developers and land owners

WHO DOES THIS FENCING GUIDE APPLY TO?

Developers/ Builders/ Private persons building a fence within a Living Z area or within the Lowes Road Outline Development Plan area.

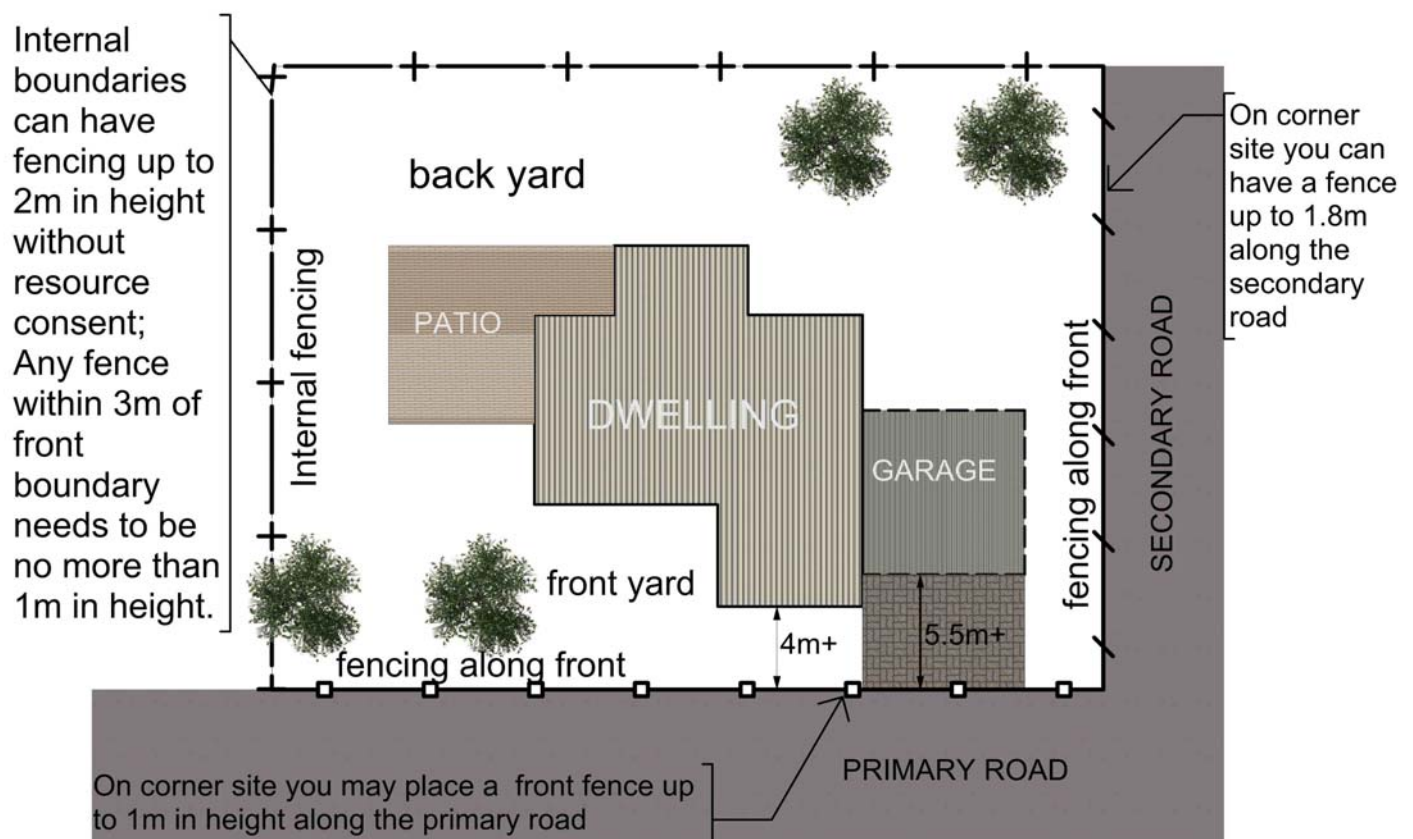
This guide is also a check to make sure that your established fencing complies with Rule 4.13 of the Selwyn District Plan.



WHAT DOES THE FENCING RULE 4.13 STATE?

- ✓ All fencing between the front building façade and the street shall be a max. of 1m in height
- ✓ All fencing between the front building façade and a private right of way shall be a max. of 1m in height
- ✓ All fencing between the front building façade and a shared access over which the allotment has legal access shall be a max. of 1m in height

Rule 4.13 illustrated: Fencing in accordance with the District Plan



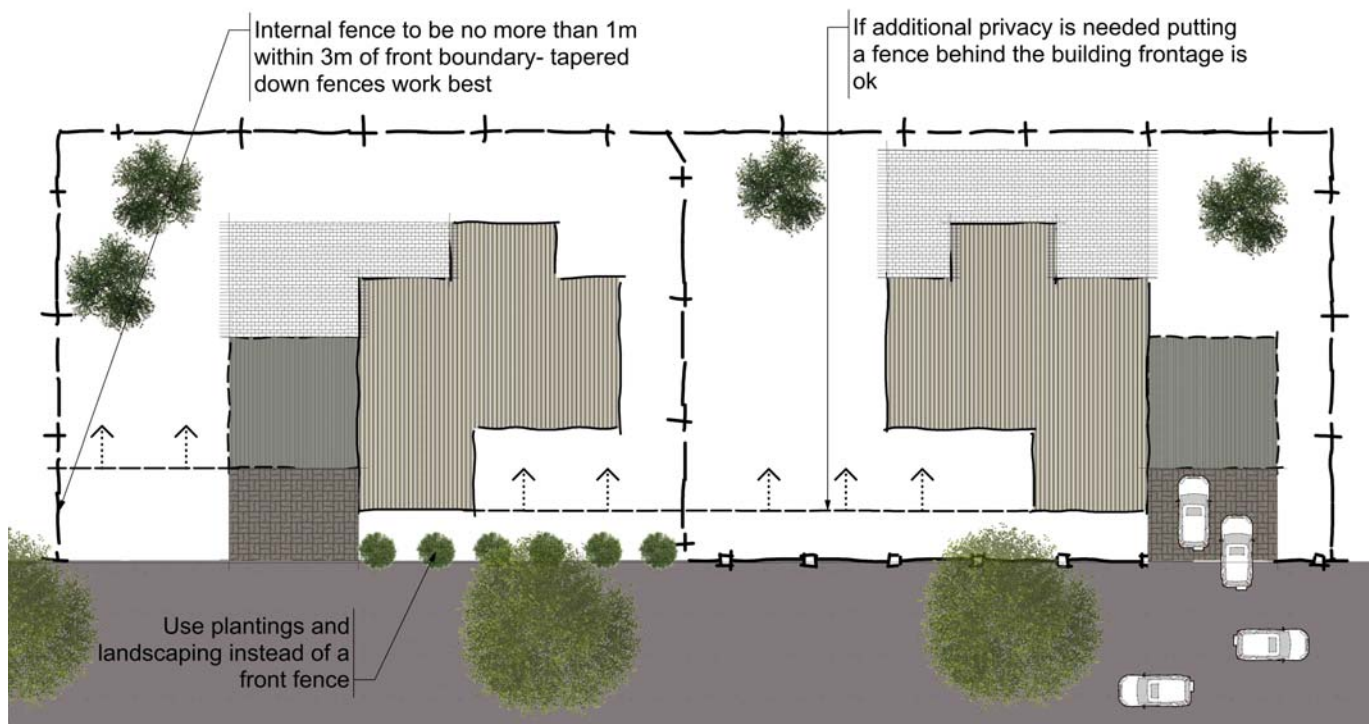
WHAT OUTCOMES DOES THIS FENCING RULE SEEK TO ACHIEVE?

- ✓ To allow fencing and/or landscaping in order to define one's private property
- ✓ To contribute to a safe, open street scene where passive public surveillance is achieved by having clear views from the house to the road.

This is an important feature for crime prevention and listed as such in the Crime Prevention through Design (CPTED) guidelines. This increases the safety for pedestrians and other users of the footpath. Clear views and non-closed board fencing also help to prevent tagging.

- ✓ To increase safety for pedestrians and cyclists
- ✓ To encourage fencing or landscaping that is complimentary to the built form on the property, for example by choosing quality material that is in keeping with the dwelling's design
- ✓ To establish a neighbourhood streetscene that is in keeping with the character of a Selwyn context, e.g. open, spacious, leafy.

An environment where the front yard becomes (visually) part of the road (public) and enhances the way we perceive and experience our urban environment.



Rule 4.13 illustrated

- + — Internal fencing
- □ — Front boundary fencing
- ^ — Front fencing behind building facade

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WHAT OUTCOMES DOES THIS FENCING RULE SEEK TO ACHIEVE?

Good examples:



- ✓ Boundaries that are defined by using plantings to create a 'soft' boundary between the property and the street
- ✓ Low fencing that reflects the style of the building and complements the property will add value to the street scene
- ✓ Landscaped front yard fencing that contributes to a safe, pleasant and attractive street scene
- ✓ Low fences/landscaping that allow for views to and from the building to the footpath thereby increasing pedestrian safety



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WHAT OUTCOMES DOES THIS FENCING RULE WANT TO AVOID?

Bad examples:



- X** Lack of plantings to create a 'soft boundary' between your property and the street
- X** Un-stained and unmaintained fencing that does not contribute to an attractive street scene and does not encourage walking/cycling along it
- X** Fencing in front of the building façade that prevents views from the building to the road reduces passive surveillance and safety
- X** Tall fences over 1m that segregate and don't allow a public/private interface of the front yard and the street
- X** Closed board fencing along both road frontages on corners that creates visibility issues and encourages tagging



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WHO DOES THIS FENCING GUIDE APPLY TO?

Developers/ Builders/ Private persons building a fence within a Living Z area or within the Lowes Road Outline Development Plan area adjoining a public reserve or walkway.

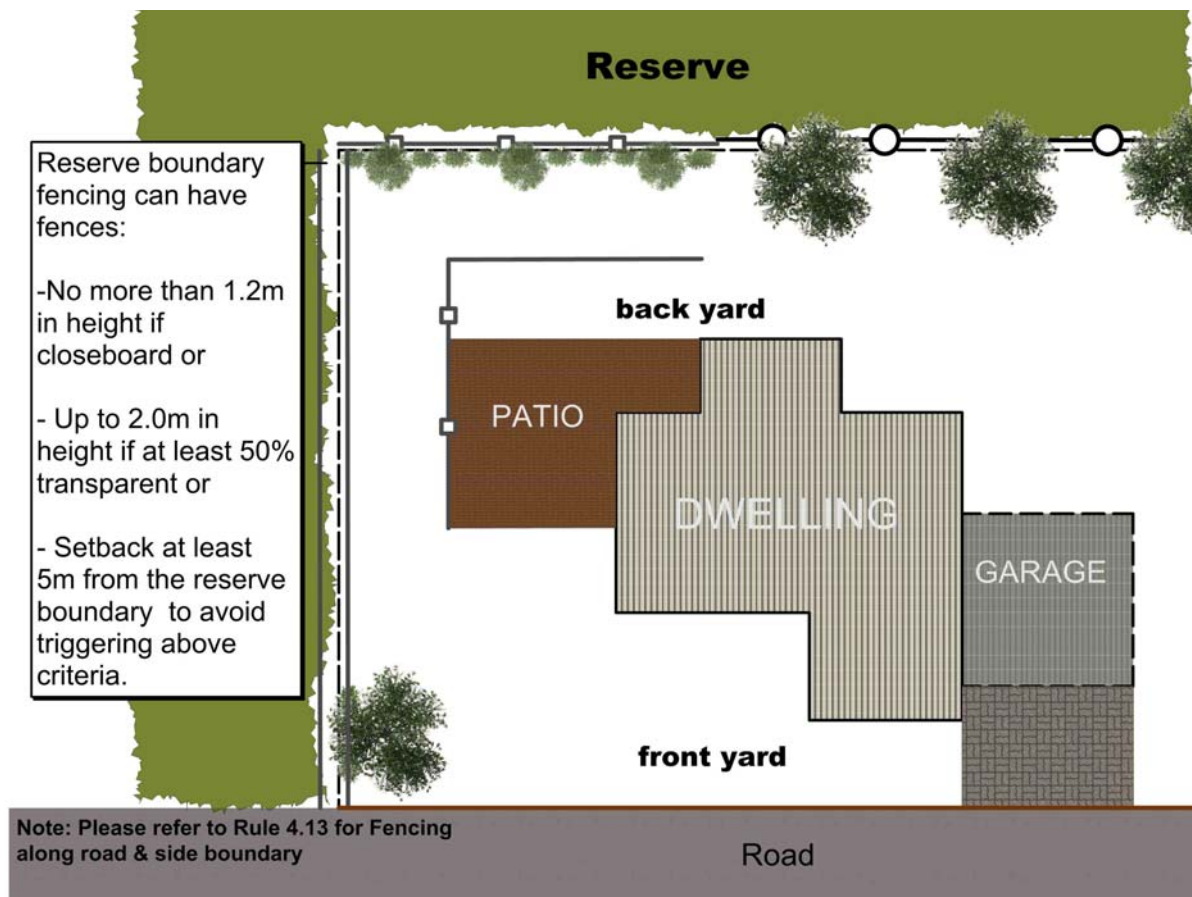
This guide is also a check to make sure that your established fencing complies with Rule 4.17 of the Selwyn District Plan.



WHAT DOES THE FENCING RULE 4.17 STATE?

- ✓ All fencing of any allotment that shares a boundary with a public reserve or a walkway shall be limited to a single fence to be erected within 5m of that boundary and
- ✓ All fencing of any allotment that shares a boundary with a public reserve or a walkway shall be a max. of 1.2m in height and
- ✓ All fencing of any allotment that shares a boundary with a public reserve or a walkway shall be at least 50% transparent where it exceeds 1.2m in height

Rule 4.17 illustrated: Fencing in accordance with the District Plan



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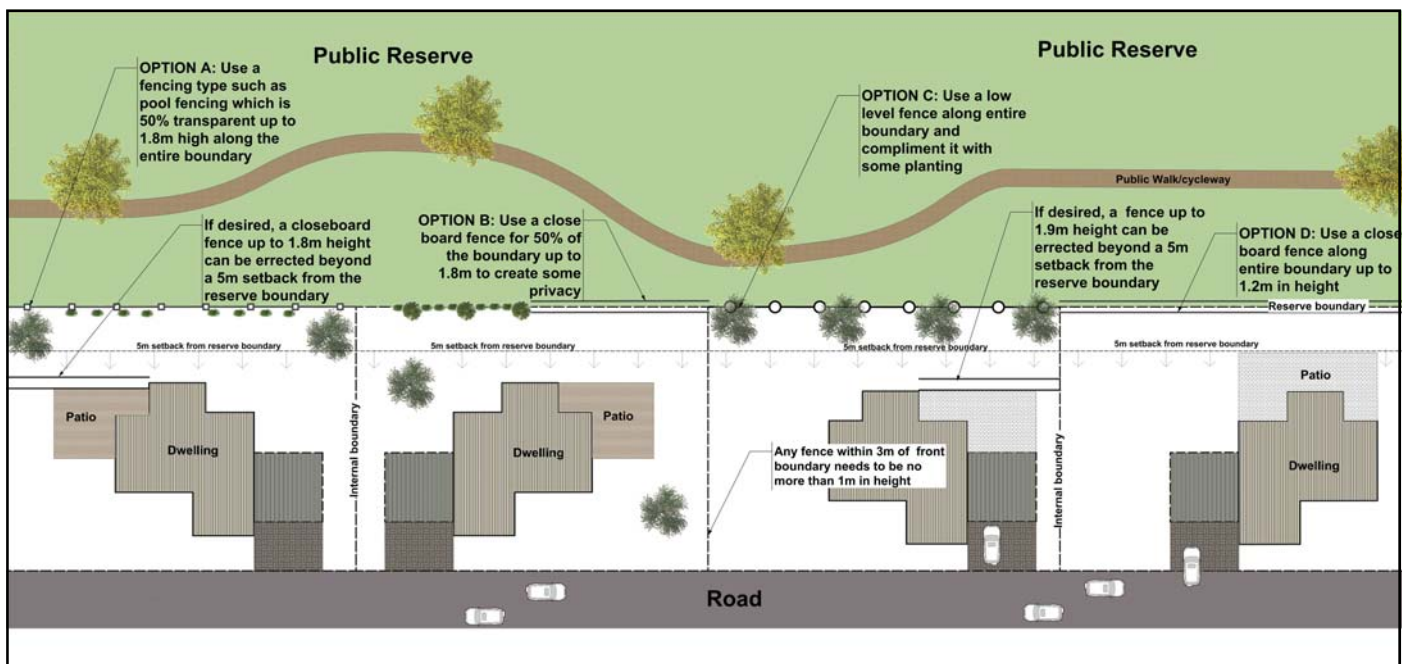
WHAT OUTCOMES DOES FENCING RULE 4.17 SEEK TO ACHIEVE?

- ✓ To ensure that fencing and landscaping are designed to help visibility—the ability to see & be seen, and legibility—the ability to find your way
- ✓ To increase safety for the public using the reserve by allowing informal passive surveillance by adjoining homes
- ✓ To create a safe public-private interface between the private gardens and the public reserve

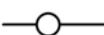
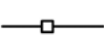

This increases the safety for pedestrians and other users of the reserve as per CPTED guidelines. Clear views and non-closed board fencing also help to prevent tagging.

- ✓ To encourage a type of fence that achieves privacy (in parts) while maintaining visibility of the reserve areas (in parts)
- ✓ To choose a fence that is vandal resistance and does not allow people to 'hide behind'
- ✓ To allow fencing in combination with landscaping that clearly marks a boundary between private property and the public realm

An environment where the public reserve will (visually) become an extension of the back yard.



Rule 4.17 illustrates
options A, B, C & D

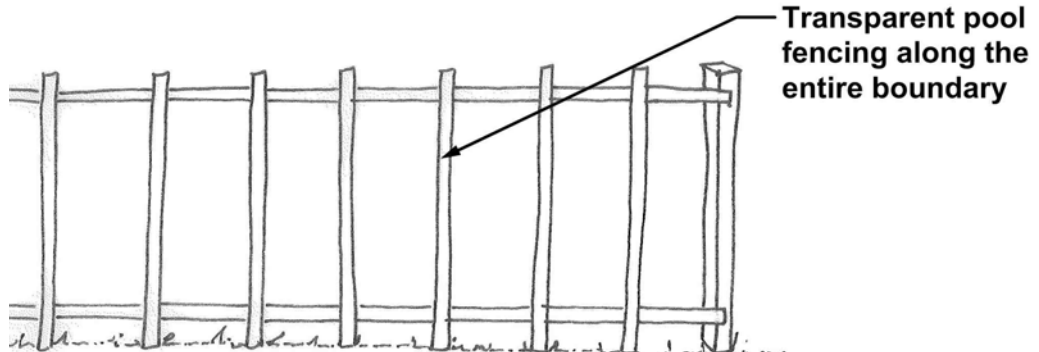
Key	
	Low level fencing
	Pool fencing
	Closeboard fencing

	5m off-set from reserve boundary
	Low level shrubs & landscaping

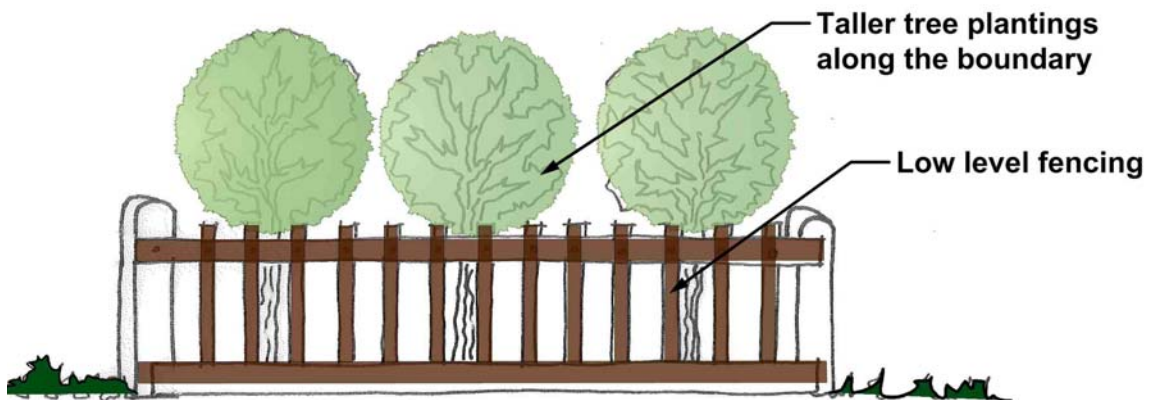
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Rule 4.17 illustrated options A, B, C and D

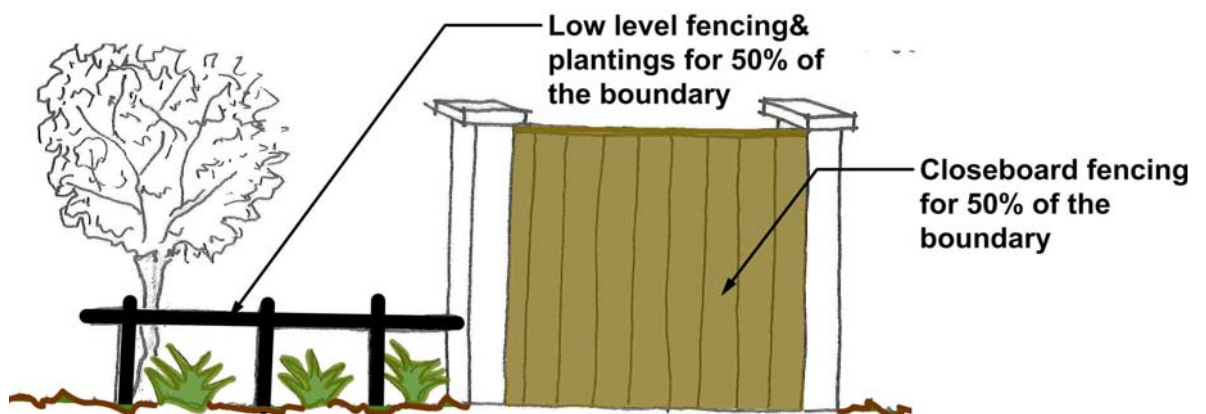
A



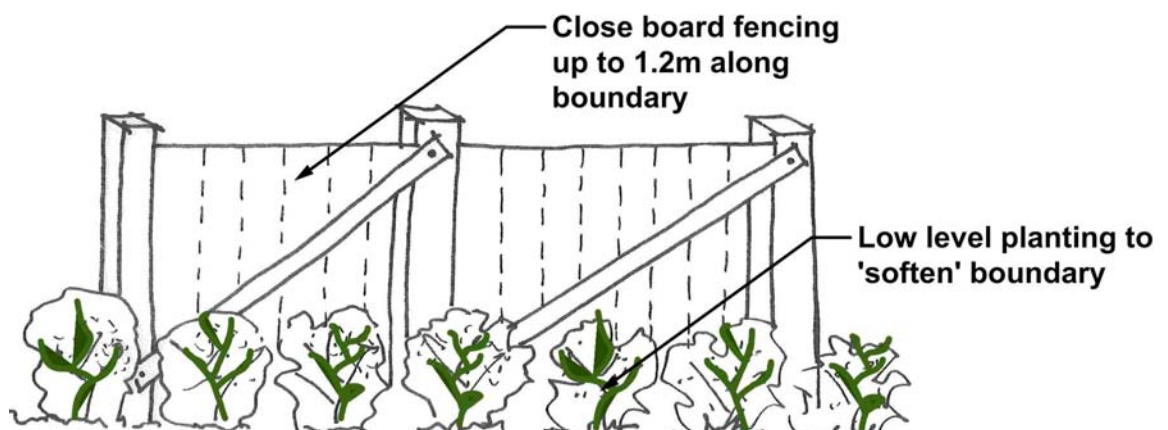
B



C



D



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WHAT OUTCOMES DOES THIS FENCING RULE SEEK TO ACHIEVE?

Good examples:



- ✓ Boundaries that are defined by using plantings or change of height to create a 'soft' boundary between private property and public park
- ✓ Fencing that is complimented by appropriate landscaping contributes to a safe, pleasant and attractive environment
- ✓ Low fences/landscaping that increase safety for park users
- ✓ Either low, permeable or a combination of close board and permeable fencing allows passive surveillance and privacy increases safety for pedestrians and other users of footpaths



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WHAT OUTCOMES DOES THIS FENCING RULE WANT TO AVOID?

Bad examples:



- ✘ Lack of plantings to create a 'soft boundary' between your property and the reserve
- ✘ Un-stained and unmaintained fencing that does not contribute to an attractive environment and is not encouraging/inviting to walking/cycling along it
- ✘ Fencing that prevents views from the building to the reserve also reduces passive surveillance for safety reasons
- ✘ Tall fences over 1.2m that segregate and don't allow a public/private interface between parts of the back yard and the reserve
- ✘ Unstained, closed board fencing encourages tagging

