

APPENDIX 5 FENCING AND HOUSE ORIENTATION GUIDELINES FOR LOTS ADJOINING PUBLIC OPEN SPACE (ALL COUNCIL RESERVES INCLUDING DRAINAGE RESERVES)

1. INTRODUCTION

Fencing defines territorial boundaries, provides a safe area for children and animals to play and offers some acoustic and visual privacy. Fences can, however, also unduly dominate a street and their design may not always be in keeping with the streetscape and built character. They can reduce the community's amenity and opportunities for social interaction in the street/reserve and prevent resident surveillance of the street/reserve and of homes for security.



WHAT WE WANT TO MOVE AWAY FROM



WHAT WE WANT TO MOVE TOWARDS

Fencing design (height, extent and transparency) should therefore be given careful thought in the subdivision/structure plan design process to achieve the community's amenity, privacy and security goals.

The Ministry of Justice's Crime Prevention through Environmental Design (CPTED) guidelines state that defining ownership is good but must not undermine other safety principles e.g. high solid fences can inhibit natural surveillance. The emphasis should be on encouraging fencing, landscaping and streetscape features that are designed to help visibility. Common design techniques and elements to delineate ownership boundaries (that most people respond to) include: landscaping, changes of level, use of different ground surface treatment, sensitive placement of low, appropriately selected physical barriers (e.g. fences, hedges, bushes), signage and lighting.

House orientation is another important consideration to ensure passive surveillance of public open space. This should also be considered during the subdivision/structure plan design process.

2. STATEMENT OF INTENT

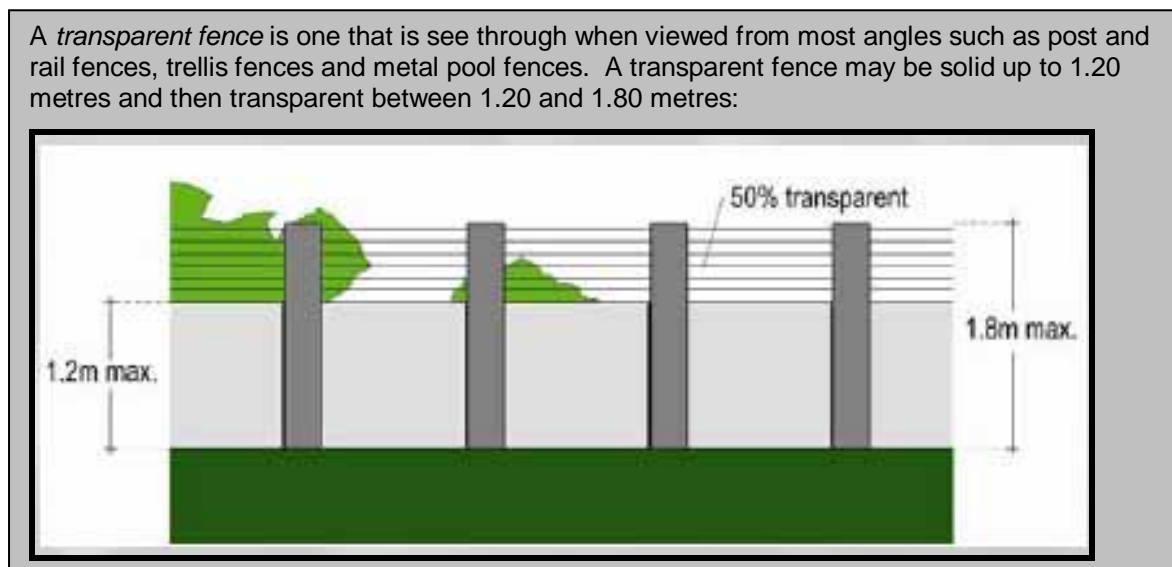
Franklin District Council recognises that passive surveillance of areas of public reserves provides for an increased sense of safety and security for those using public reserves and those residing in adjoining properties. It also recognises that the suitable fencing along the edge of reserves will help create more open and attractive reserves. For this reason, it has set the following objectives for future subdivisions:

- Encourage subdivisions to bound public open spaces with streets and ensure adjacent lots front and overlook open spaces to provide passive surveillance of areas of public open space.
- Encourage properties adjoining public reserves (all Council owned reserves including walkways and drainage reserves) to delineate ownership boundaries through design techniques such as landscaping, changes of level, use of different ground surface treatments or low bushes.
- Where there is a demand for fencing, ensure that the construction of fences abutting public reserves adds to the amenity of the public open space and provides security through the mechanism of passive surveillance.

3. POLICY STATEMENT

- In the interests of amenity and public safety, subdivisions should occur in such a manner that areas of public open space (reserves) are fronted by roads (that contain traffic calming measures) along as many boundaries as deemed appropriate and functional by Council's officers; with lots orientated to the front and therefore overlooking areas of public open space.
- Where lots directly abut Council reserves, design treatments such as landscaping, changes of level, use of different ground surface treatments or low plantings should be used to demarcate the common boundary. Fencing forward of the building line should be discouraged.
- Where lots directly abut Council reserves, main living rooms should be located to ensure that views of adjoining open space are available.
- The above house orientation requirements will be registered as a consent notice on the title of all lots abutting Council reserves¹. The condition of subdivision will read: *Register on the title of Lots 11-14 (inclusive), a Consent Notice specifying that any dwelling erected or located on the affects lots shall be located and orientated so as to achieve a reasonable standard of passive surveillance of the adjoining public open space. Council's Solicitor will prepare the Consent Notice at the consent holder's expense.*
- Where fencing is provided at the subdivision stage, uniform or complimentary fencing heights and styles should be utilised along subdivided properties, where these properties abut Council reserves.
- The length of the boundary fence abutting the Council reserve shall either be transparent (as defined in Figure 1) or designed to the satisfaction of Council.
- The above fencing requirements will be registered as a consent notice on the title of all lots abutting Council reserves². The condition of subdivision will read: *"Register on the title of Lot x, a Consent Notice specifying that any fence located on or within 1.0 metre of the common boundary between Lot x (Local Purpose/Recreation Reserve to vest in Council) and Lot 12 shall be limited to a 1.20 metre high close-boarded fence, although a higher fence of a transparent nature only, will be permitted with the written approval of the Director: Regulatory Services.*
- As per the Fencing Act 1978, Council will contribute equally to the cost of a fence (approved by Council's Parks Officers) that abuts a Council reserve.

Figure 2 Definition of Transparent Fence



¹ Council's legal team will prepare the Consent Notice at the consent holder's expense.

² Council's legal team will prepare the Consent Notice at the consent holder's expense.