

SILVERSTREAM



FENCING
Guidelines

PERTAINING TO STAGES 5 - 11 OF SILVERSTREAM SUBDIVISION, KAIAPOI

1. The Building and/or site shall not:

- 1.1 Erect fences on the boundaries of the developed property other than in accordance with the Developer Approval of the plans and specifications and the provisions of the Fencing Act 1978.
- 1.2 Erect fences otherwise in accordance with the provisions of the Waimakariri District Plan and in particular the rules relating to all fencing between residential properties and reserve land.

2. The Building and/or site shall ensure:

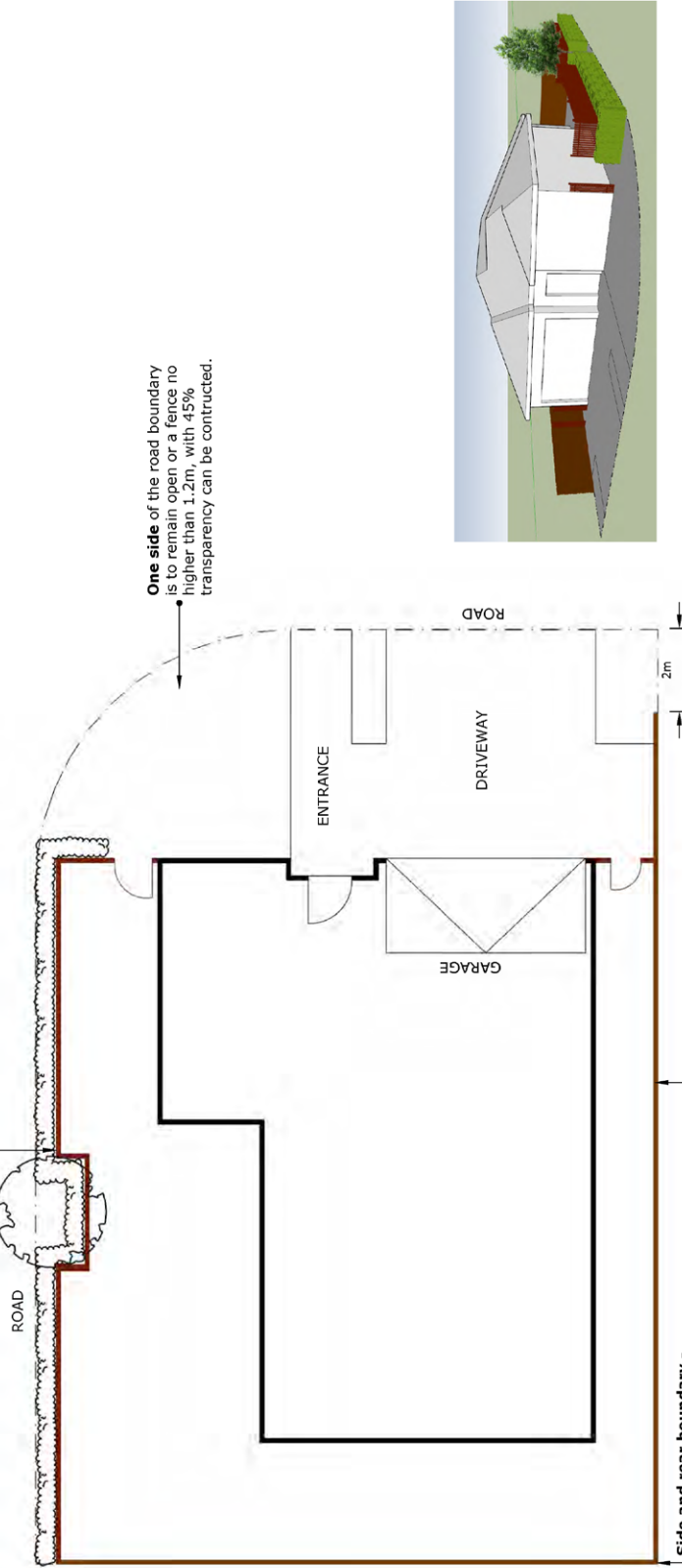
- 2.1 Any fence facing a road boundary shall incorporate design features and be constructed from quality materials approved by the Developer.
- 2.2 Any fence constructed on a road boundary shall not exceed 1.2 metres in height and must have 45% transparency, with the exception of a corner site as outlined in (6) below. Refer to illustrated site diagram (309).
- 2.3 Any fence facing a road boundary that exceeds 1.2 metres in height, must have 45% transparency and be set back 2 metres, not exceeding a maximum height of 1.8 metres. This fence is not to cover any part of the house facade, unless expressly approved by the Developer. Refer to illustrated site diagram (308).
- 2.4 On a corner site only should they choose and as approved by the Developer, erect a 1.8 metre fence with 45% transparency at 0.5 metres back from the road boundary, preference is that this fence incorporates a minimum of one insert, 0.5 metres in depth and 1.5 metres in length. This insert is to be positioned at midpoint in the fence and must incorporate a feature tree and additional planting no less than 0.6 metres in height within the insert as well as along the fence facing the street. Refer to illustrated site diagram (307).
- 2.5 All side and rear fences are not to exceed 1.8 metres in height and will end at least 2 metres back from the road boundary, unless a front fence of 1.2 metres is erected on a road boundary as outlined in (4) and diagram (309). In this instance, the side boundary fence is to taper from the end point 2 metres back, down to 1.2 metres, meeting the height of the front fence.

2.6 All side and rear boundary fencing is to be constructed as follows:

- Paling fences are to be double overlap including capping
- Concrete must be used and with a solid footing of concrete to the posts
- Capping is to be mitred with a tidy join
- Number 1 grade timber must be used in all materials of fencing construction
- 125/75 posts with a depth of at least 750mm in the ground
- 75/50 number 1 grade fencing rails
- Ex 100/50 peaked capping
- Premium grade 12mm palings
- Galvanised nails must be used

2.7 Any fencing that is adjacent to a reserve must be constructed with black aluminum pool type fencing at a height of 1.2 metres, as approved by the Developer.

Corner site - 1.8m high fence on one road side boundary, set back is to be 0.5m, with a 45% transparency. Preference is that the fence incorporates a minimum of one insert at 0.5m depth and 1.5m in width. Insert is to be positioned at midpoint of the fence and has to incorporate a feature tree, additional planting no less than 0.6m in height is required along the fence facing the street.



PLAN VIEW

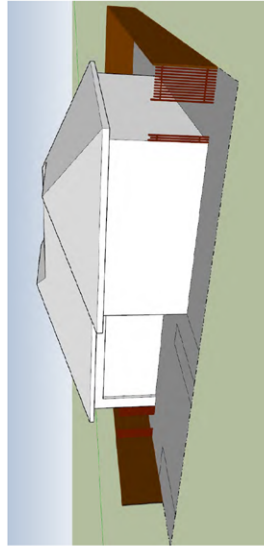
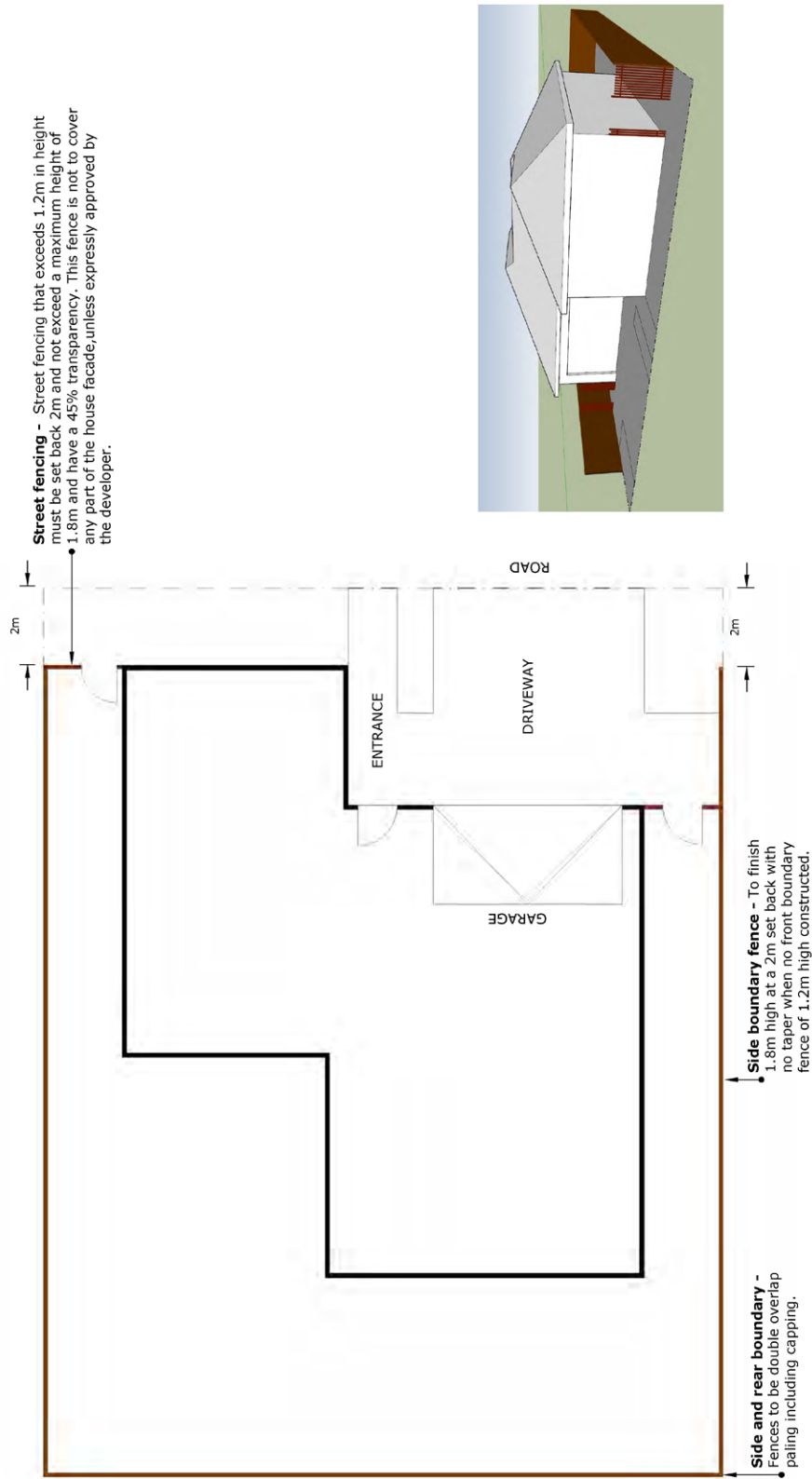
PERSPECTIVE

PLAN: S3 307-V2
SCALE: 1:100 @ A3

**Corner Site Road Boundary Fencing
Silverstream - Diagram 307**

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PERSPECTIVE

PLAN VIEW

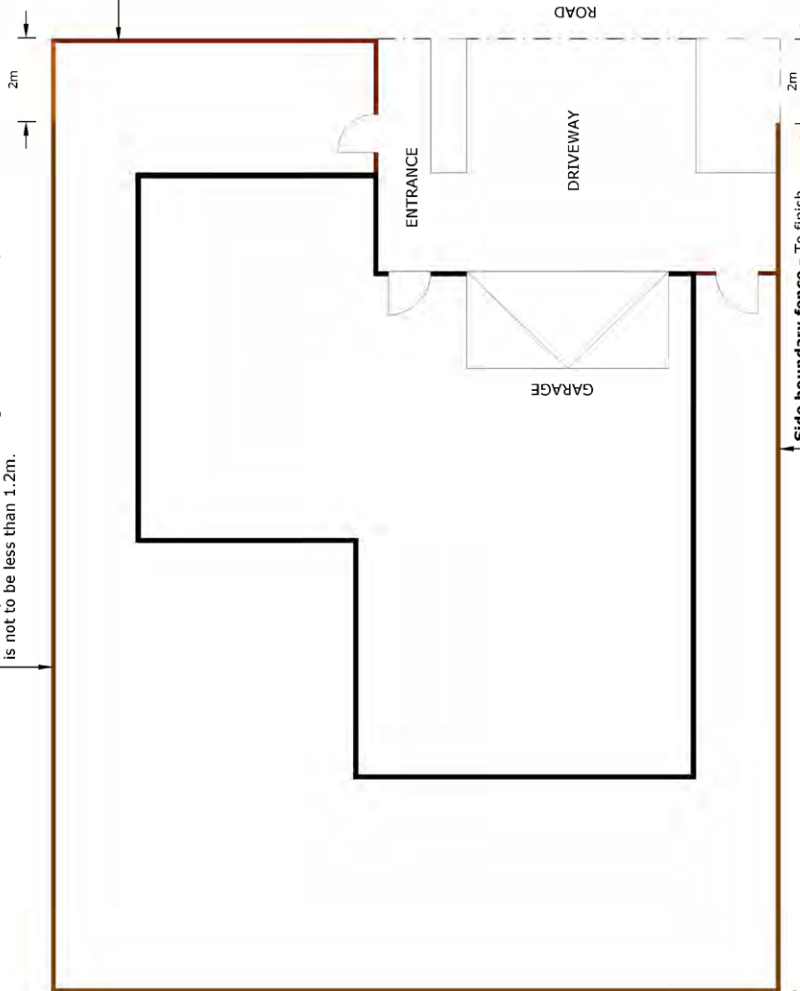
PLAN: S3 308-V2
SCALE: 1:100 @ A3

**Front Fence Set Back From Road Boundary
Silverstream - Diagram 308**

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Side boundary fence when a fence is constructed on a road boundary - 2m back, 1.8m height, the fence is to taper down to meet the height of the front fence, but is not to be less than 1.2m.

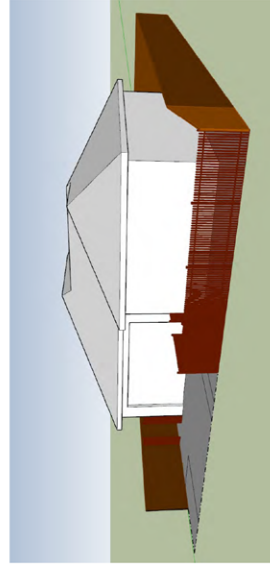


Fences constructed on a road boundary not to exceed 1.2 m in height and must have 45% transparency, with the exception of a corner site as illustrated in corner site diagram (307).

Side boundary fence - To finish 1.8m high at a 2m set back with no taper when no front boundary fence of 1.2m high constructed.

Side and rear boundary - Fences to be double overlap palling including capping.

PLAN VIEW



PERSPECTIVE

PLAN: S3 309-V2
SCALE: 1:100 @ A3

Front Road Boundary Fencing Silverstream - Diagram 309

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