



R2 | Residential Design Element Fencing and Walls

Overview

When a street is bordered by high, solid fencing it blocks views between homes and the street. This can create a street environment that feels unpleasant and unsafe, reducing the likelihood of people walking and cycling. It also creates an unattractive street that limits interaction between neighbours, decreasing neighbourhood safety and a feeling of community.

Purpose

This Residential Design Element is a non-statutory design guide created to assist developers, designers and planners achieve policy outcomes under the Auckland Unitary Plan (AUP). This guide provides assistance in achieving the following AUP policies:

Single House Zone Policies	Mixed Housing Suburban Zone Policies	Mixed Housing Urban Zone Policies	Terrace Housing & Apartment Buildings Zone Policies
H3.3(2)(b) H3.3(3)(a) H3.3(3)(b)	H4.3(2) H4.3(3)(a) H4.3(3)(b)	H5.3(2) H5.3(3)(a) H5.3(3)(b)	H6.3(2) H6.3(3)(a) H6.3(3)(b)

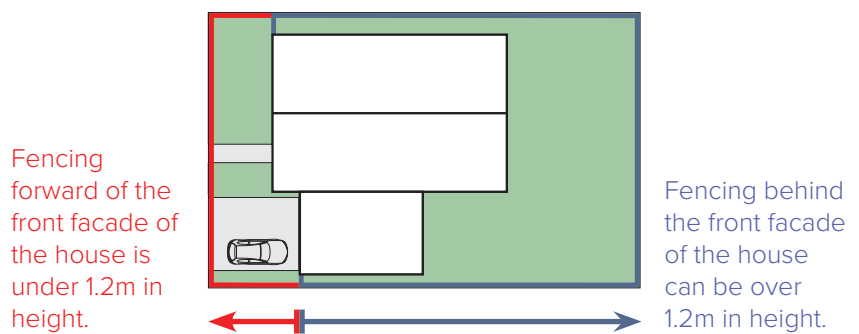
Design Principles

1.0 Front Yard Fence Heights

- A. Limit the height of fences, walls and thick hedging fronting a street or other public place (such as a park/reserve or a shared driveway) to below eye level.

The Unitary Plan requires solid fences to be below 1.4m, but best practice is 1.2m. Fencing over 1.2m can block views between pedestrians and cars exiting driveways. This increases the risk of children being hit by cars.

- B. Also limit side boundary fencing that is forward from the the front elevation of the house to below 1.2m in height. This is to maximise the visibility of pedestrians to cars exiting from driveways.



- C. Fencing fronting a street or public place that is over 1.4m in height should be a minimum of 50% visually permeable, such as pool style fencing. This is to provide for pedestrian safety, maintain visual connections between the street and the site, limit opportunities for graffiti and to create a feeling of openness for the street.

2.0 Front Yard Retaining Walls

- A. Retaining walls along the street frontage or other public places should be minimised in height, and designed to complement the streetscape and dwelling.

Retaining walls over 1m in height should be stepped in terraced sections up slopes and combined with screening planting.

3.0 Side and Rear Yard Fencing

- A. Combined fencing and retaining wall heights on side or rear boundaries should be no more than 2m in height to avoid dominating and shading adjacent spaces.

Getting it Right



The low fencing of the traditional villa suburb creates a sense of private space behind the fence while creating an open and welcoming street edge.



The same positive characteristics of a villa suburb can be recreated in a modern way, creating street appeal and encouraging a sense of community.



Fencing is avoided in the front yard, with low planting used to define the public/private boundary and fencing set back behind the front façade of the dwelling.



Fences over 1.4m high obstruct views into and out of the site and create a blank edge to the street. This removes an opportunity for passive surveillance and creates an unpleasant street environment.



Retaining walls along the street can be enhanced with complementary fencing and planting. The impacts of this retaining wall are further reduced by stepping the walls up the slope.



High front yard fencing blocks views to the street and creates a poor pedestrian environment.

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