

## FENCING

**Must be constructed and installed as per the BELLGROVE Guidelines and Specifications below.**

**The Purchaser and/or their Fencing Contractor MUST contact the Developer prior to any fence construction to ensure that the proposed style, levels, materials and method are acceptable**

### OVERVIEW

A high-quality fence style is envisaged for the BELLGROVE Development to enhance and maintain the overall development quality and property values

Some Boundary Fencing (but not necessarily all) will be provided – any fencing not provided by the Developer must be provided by the Lot owner(s) at their expense and must match the fencing installed by the Developer elsewhere in BELLGROVE and / or comply with the **FENCING Guidelines and Specifications** set by the Developer.

**All fencing whether provided by the developer or the purchaser must be painted or stained (unless pre-finished) in a colour to compliment the dwelling / lot / development.**

### Internal Boundary Fencing between Lots (If not provided by the Developer)

Must match the existing style installed by the developer as detailed in these guidelines and the end point Laminated Post must be set-back at a distance specified by BELLGROVE (and subject to the District Council Planning Rules and the BELLGROVE Resource Consent Conditions) from the roadside boundary-line.

Corner Lots may be subject to a differing set-back rule

The Developer can provide a contractor to install this fencing at the owner's expense. Our Fencing Contractor has very competitive CONTRACT rates you use.

### Roadside Boundary Fencing

If to be erected by the owner, must be set-back at a distance specified by BELLGROVE (and subject to the District Council Planning Rules and the BELLGROVE Resource Consent Conditions) from the roadside boundary-line.

Corner Lots may be subject to a differing set-back rule.

If attached to the dwelling, the fencing should match / compliment the cladding materials and colour of the dwelling.

Timber must be dressed and painted / stained.

## **Stormwater Management Area & Reserve Boundary Fencing (If not provided by the Developer)**

Is subject to the BELLGROVE Resource Consent Conditions and is specified by BELLGROVE.

### ***BOUNDARYLINE Durapanel POLO 1200 Black (details attached)***

Gates are permitted except where neighbouring a private property

### **INTERNAL 1.8M Timber Paling Fencing**

Refer to **Fencing Detail Drawings pages 1-4 attached**

#### **1. END POSTS at Road Boundary**

EX150 x 150 (135 x 135 Nominal) x 2.7M Laminated H5 Post, concreted in to at least 100mm below ground Level.

Height: Set & Cut 20mm above the Top Cap.

Set-back is at a distance specified by BELLGROVE and subject to District Planning Rules and/or Resource Consent Conditions from the Road-side Boundary to front face of the End Post.

(Corner Lots may have differing set-back rules)

#### **2. FENCE LEVELS**

Refer to **Fencing Detail Page 1**

All of the Fence must run level (to match the soffit line of the house) from the highest point of the LOT / fence line, until the roadside End modules.

If the fall from this point is excessive, a drop down in levels over one fence module may be permitted, but developer approval is required.

Barge Boards may be required under the bottom edge of the fence palings if the gap is excessive.

#### **3. RAILS**

Four Rail system:

75 x 50 RS No 1 grade rails

Rails to be Nailed & Single Bugle screwed 14g x 100 onto Intermediate Posts.

Rails to End Posts are Butt Fitted using 2 skew Bugle screws 14g x100 / Rail

**The Rails are to be fitted to the inner side of the Intermediate Posts for the North & West sides of any LOT Internal Boundary Fence.**

4. PALINGS

Board & Batten Style as per detail

140 x 12 x 1800mm RS - Fixed to Rails with 80mm gaps

140 x 19 x 1800mm RS - Batten over the 140 x 12 paling

5. INTERMEDIATE POSTS

125 x 75 x 2.7M (or 3.0M as required) H4 Post concreted in to at least 100mm below Ground Level.

6. TOP CAP

90 x 45 (or similar) Flat Dressed – nailed and Bugle Screwed to Top Rail

7. ROAD BOUNDARY End Fence Modules

See **Fencing Detail**

The two roadside End Modules should be constructed so that the fence level rises from end Laminated Post up to the level fence line coming from the highest point of the fence line.

It is ideal to match the ground slope along these two fence modules or to match the driveway slope coming from the boundary line or back of footpath height.

We suggest these modules are left out until driveways etc are installed to get the correct fence slope angle to match which should ***also compliment / match the angle / slope of any neighbouring / adjacent Lot end fence modules to get uniform consistency.***

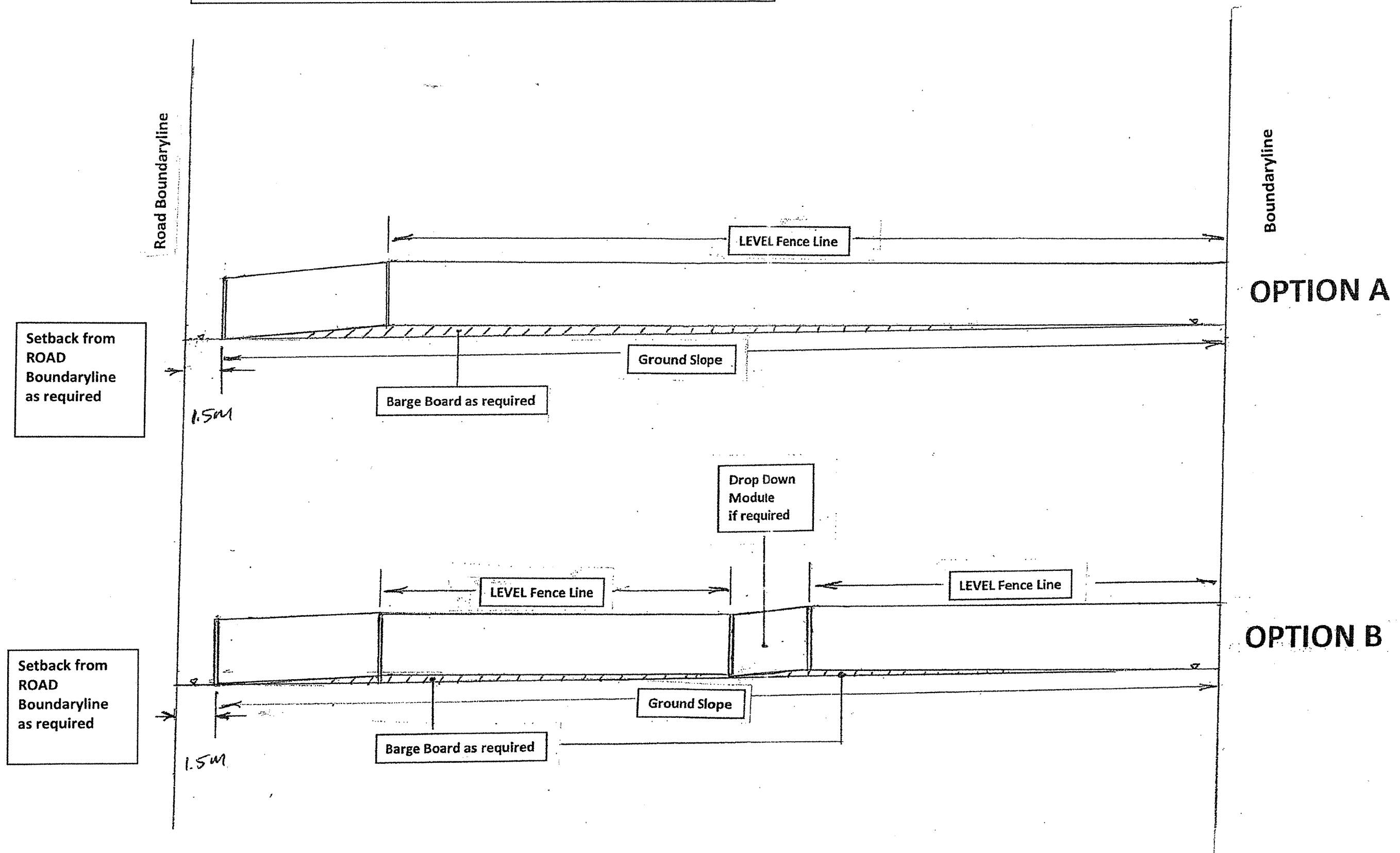
**Any Queries? Call / Email:**

**Paul McGowan**

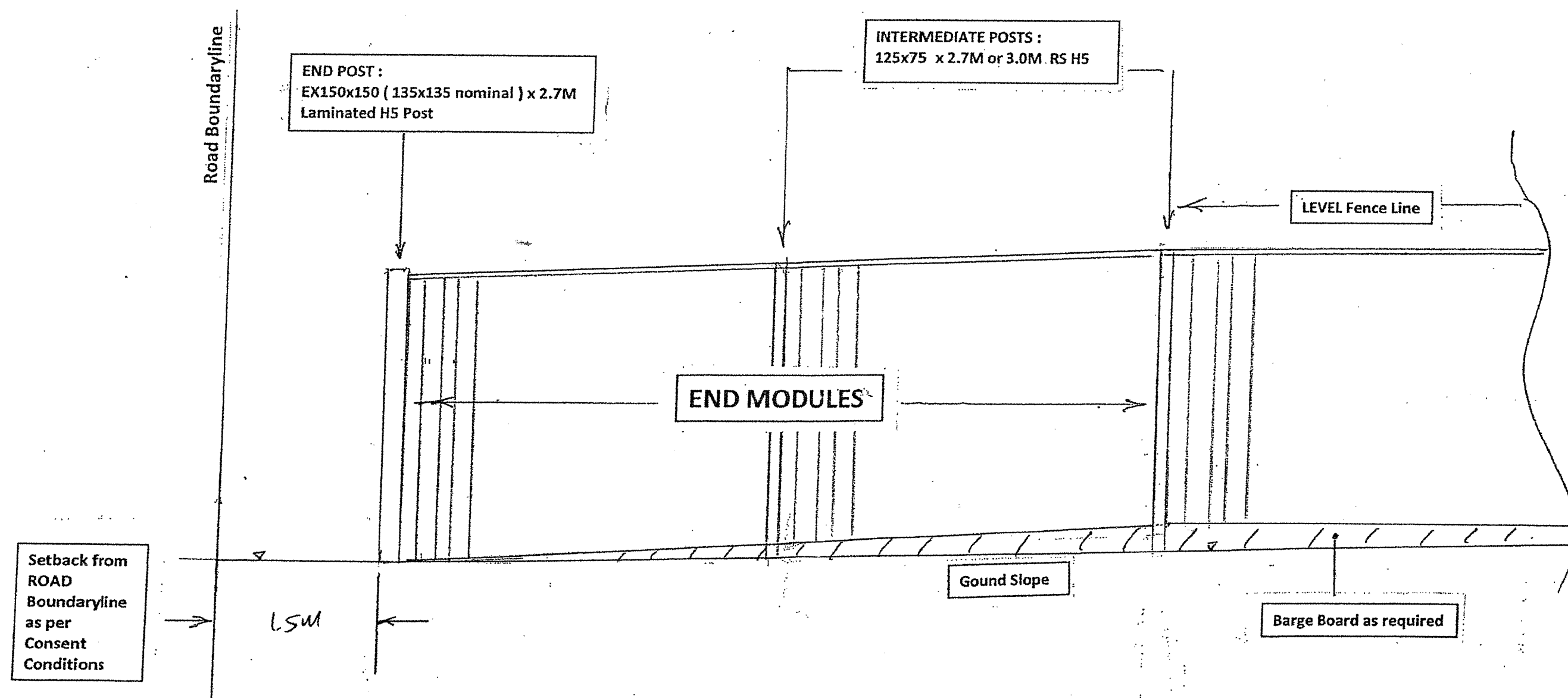
**027 223 4228**

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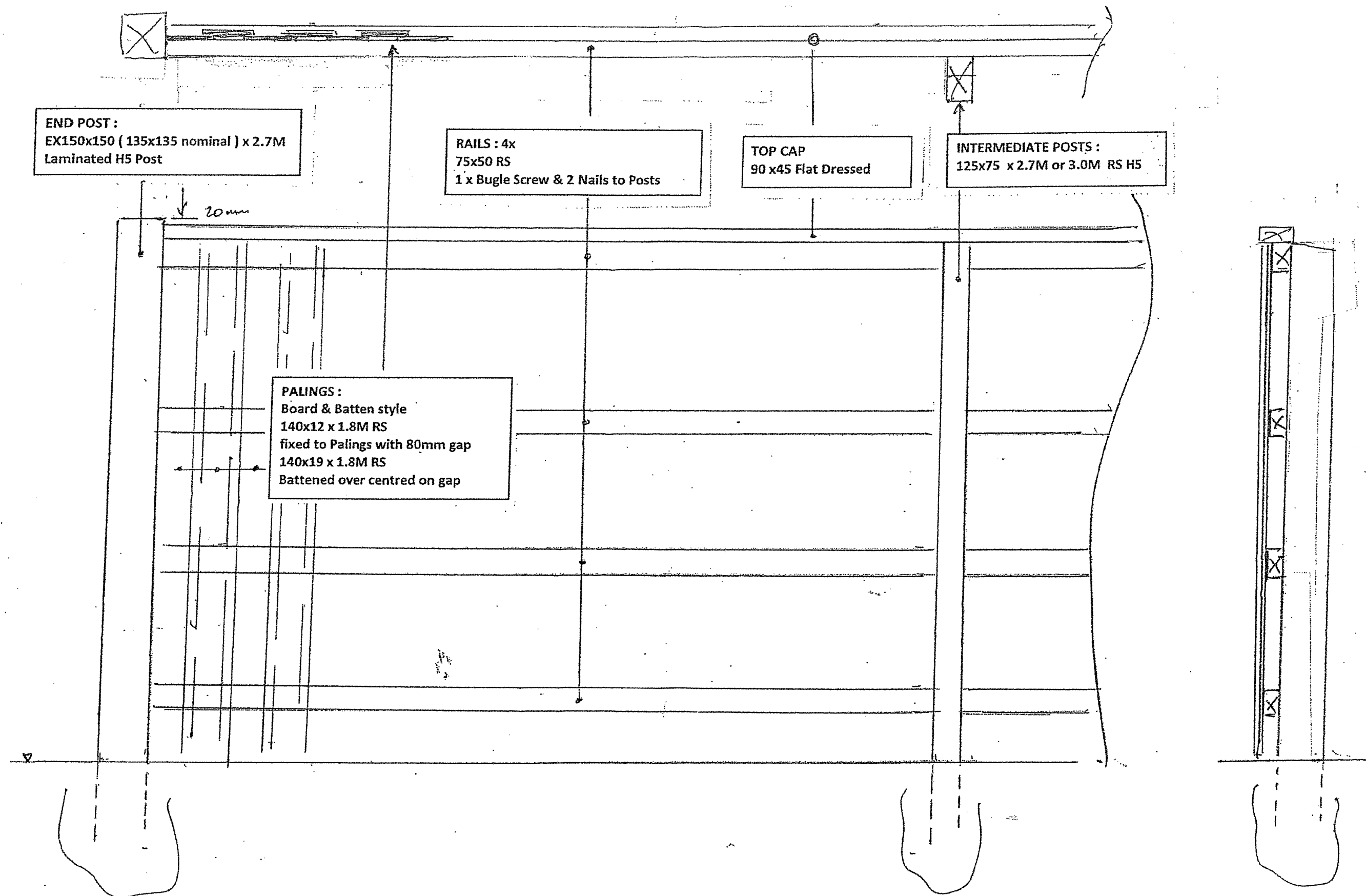
# Internal Boundary Fencing Detail : Page 1



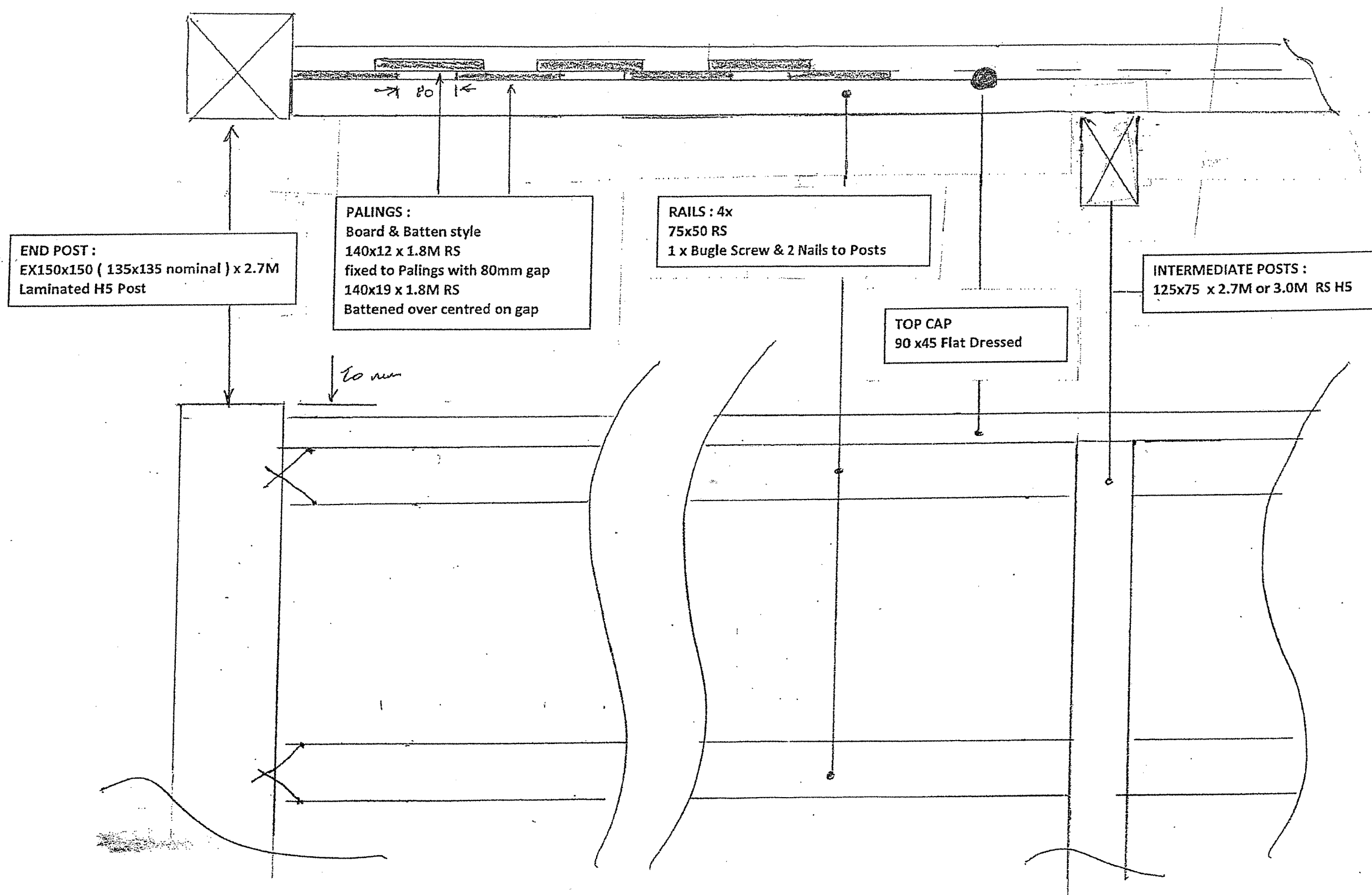
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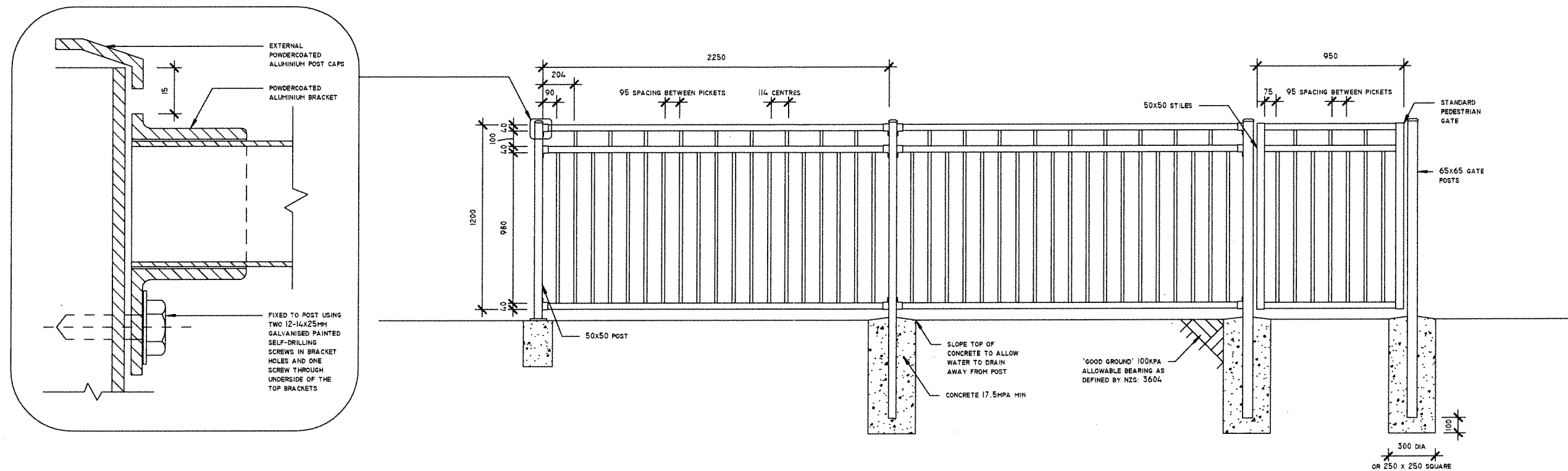


## Internal Boundary Fencing Detail : Page 3



## Internal Boundary Fencing Detail : Page 4





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Model  
**DuraPanel® Polo 1200mm**

For use on Swimming Pools, External Balconies or  
 Retaining Walls, please refer to our Producer  
 Statements for further specifications.

|                |                                                    |                            |                                                                                     |                                                                                                                                            |                          |
|----------------|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Rail Profile   | 40x40mm Square Aluminium with R3 radius on corners | Bracket Fixing             | External Aluminium Bracket<br>(adjustable brackets available for<br>angled corners) | Issue Date<br><br><b>3-3-2016</b>                                                                                                          | Scale<br><br><b>1:20</b> |
| Picket Profile | 19x19mm Square Aluminium with R3 radius on corners | Post Caps                  | External Aluminium Caps<br>(Standard) or Internal Plastic Caps<br>(Optional)        |                                                                                                                                            |                          |
| Panel Length   | 2250x1200mm                                        | Standard Gate Hardware     | Unsprung hinge, with Key-Lockable<br>Latch                                          | Unless Otherwise Specified:<br><br>All units in Millimetres<br>Linear Tolerances +/- 0.5mm overall<br>Angular Tolerances +/- 0.5mm overall | Revision<br><br>--       |
| Flanged Post   | 50x50x1300mm (125mm square flange) M12 fixings     | Child Safety Gate Hardware | Self-closing hinges, with Magnetic<br>Top-Pull Latch                                |                                                                                                                                            |                          |
| In-ground Post | 50x50x1800mm                                       |                            |                                                                                     |                                                                                                                                            |                          |