Appendix 5.5

Crime Prevention Through Environmental Design Guidelines

APPENDIX 5.5
Crime Prevention Through Environmental Design (CPTED) Guidelines

Introduction

The District Plan contains a number of Objectives and Policies pertaining to public safety, including consideration of ways in which development can be carried out in a manner that avoids the creation of unsafe places and spaces. However, the approach adopted by the plan is to largely implement these higher order provisions through non-statutory methods (apart from some specified performance standards in particular environments – for example, requirements for boundaries of open space areas to adjoin a legal road). This Guide is an additional method to support the higher order Objectives and Policies.

The below principles are adapted from the Ministry of Justice's *National Guidelines for Crime Prevention through Environmental Design in New Zealand Part 1: Seven Qualities of Safer Places (2005)*. They should be applied so as to reduce the potential for development to lead to outcomes that increase potential for crime against both people and property in urban spaces. This Guide is not intended to be a prescriptive District Plan method, but rather provides a set of generally agreed upon principles which can be implemented at the local level in a wide range of different development contexts.
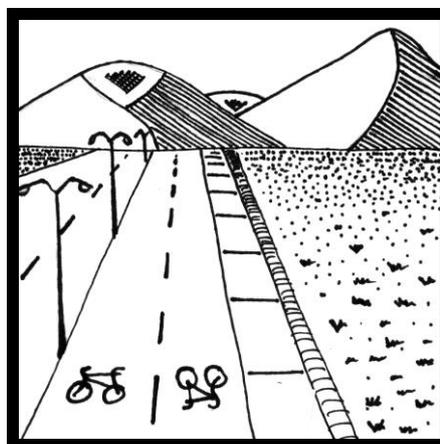
The principles set out in the Guide should be considered for applications to establish new activities, buildings or structures in the District's urban areas, including urban open space areas. The guide should be applied in tandem with the Council's *Subdivision and Development Principles and Requirements (2012)*, and where applicable, the other Design Guides contained within the District Plan.

Principles

[1]   Access: Safe movement and connections

Spaces should be designed and development in a manner that achieves:
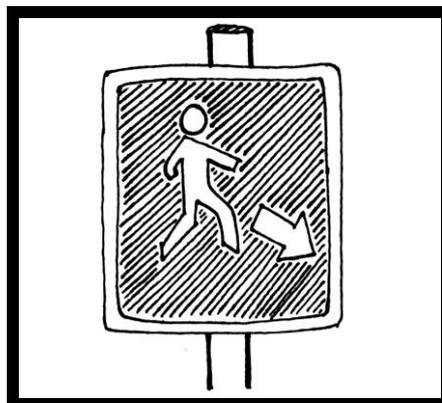
a)   clear routes for different transport modes.

b)   maximised movement safety, especially after dark.

c)   safe access between key destinations and elimination of entrapment spots.

d)   routes which lead to destinations that people want to reach.

Transport modes clearly defined

[2] Layout: Clear and logical orientation

a) design and layout support safe movement and help with orientation and way-finding.

b) design and layout are appropriate for the identified crime risk, maintain or improve environmental conditions and enhance personal safety.

c) ground level building facades are of a high design quality and provide active frontages to the street (e.g. windows, doors, displays and visible indoor activity).

d) public spaces are of a high quality, serve a purpose and support an appropriate level of legitimate activity.

e) entrances and exits are clearly signposted and easily accessible.

f) signage is legible and informative of the surrounding development, public facilities and access routes.

g) landscaping supports legibility.

Legible, informative signage

Clearly marked entrance

[3] Activity mix: Eyes on the street

a) informal surveillance is supported and the legitimate use of public space is maximised.

b) mixed use/activity generators are incorporated with various uses successfully integrated.

c) uses in an area are compatible with any potential conflicts being thoroughly addressed.

d) strategies for encouraging residential population in town and city centres are promoted.

e) encouraging appropriate night-time uses is considered.

Design supports surveillance onto streets and other public space

[4] Sense of ownership: Showing a place is cared for

a) spaces are clearly indicated as to whether they are public, communal, semi-private or private.

b) boundaries between these spaces are appropriately indicated to support their intended use.

c) elements that delineate ownership boundaries are well designed and do not restrict visibility.

d) property numbering and identification are incorporated within the design.

e) community engagement in the planning and design process is encouraged.

f) people who feel ownership of a place are involved in defining its identity.

Active frontage and simple landscaping can delineate ownership and instil sense of place

[5] Quality environments: Well designed, managed and maintained environments

a) care is taken to create good quality public areas.

b) appropriate management and maintenance systems are in place.

c) design and layout support management and maintenance.

d) materials and fixtures are vandal resistant.

High design quality for public spaces

e) users, businesses and residents are involved in management.

f) integrated approach to design, involving a range of disciplines, is taken.

g) alliances or partnerships between stakeholders are promoted.