DEVELOPMENT RESPONSE APPROACH

CPTED Guidelines for Development Response

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AUCKLAND'S FUTURE IN PROGRESS

Contents

Crime prevention through environmental design (CPTED) — A Development Response guide

What is CPTED?

CPTED, or Crime Prevention Through Environmental Design, is all about designing spaces to keep people safe and discourage crime. It uses ideas like natural surveillance, which means making sure areas are easy to see by adding lights and view corridors. It also focuses on access control, like using barriers to guide where people can go. By creating a sense of ownership and keeping places clean and well-maintained, it makes unwanted behavior less likely and helps everyone feel more secure.

While CPTED is typically applied in existing permanent built environments, CPTED principles are very useful when informing construction site design and temporary infrastructure requirements such as portable buildings, barriers, lighting and wayfinding.

Why is CPTED important?

CPTED uses proven principles that benefit communities and visitors to areas.

It can also be a game-changer for project teams and site managers. By integrating CPTED principles, managers can:

- **Enhance Security**: Proper lighting, clear sightlines, and strategic placement of barriers can deter theft and vandalism during construction.
- **Improve Safety**: Well-designed layouts reduce opportunities for accidents and ensure safer environments for workers and visitors.
- **Boost Efficiency**: A secure and organized site minimizes disruptions, allowing projects to stay on schedule and within budget.

Conducting a CPTED assessment

The best time to assess a site is before decisions are made about how the site will be established. Your initial review will provide baseline information. It will guide the configuration of the site and may identify some problems in the space, benefiting the project and community.

Once work is underway, regular assessments usually reveal unanticipated issues and help establish best practice.

No matter how good your CPTED plan is, it can become obsolete without regular checks and proper care and maintenance.

Use the checklist provided to structure these investigations and consider the following approaches:

Check crime data

Before starting, review crime data for the area, focusing on types of crimes (e.g., vandalism, theft, assault) and the times they occur. Talk to people with local knowledge such as those involved with neighbourhood patrols and community policing.

Data on crime in a location can be found here: Victimisation Time and Place | New Zealand Police

Talk to locals

Identify who uses the space and their specific needs, including residents, workers, visitors, or other stakeholders.

Speak with people who use the space regularly to identify areas of concern that might not be immediately obvious. Involve residents, business owners, and others who interact with the space regularly to get their perspectives on potential safety issues.

Consider the site and its surroundings

It's important to capture CPTED nearby issues that could impact the project space and to anticipate if the work site may create or worsen safety issues elsewhere.

For example, changing pedestrian movement may unintentionally direct people into a low-lit carpark nearby.

Vary your site visit times

Assess the area on different days of the week and at different times of the day and night and when construction teams aren't present.

A midweek lunchtime visit will reveal very different patterns than on a Sunday after dark.

Keep an open mind

Step back, view the area through the eyes of those who may use or travel through it.

While a location may appear safe to you, it may not to others. Perceptions of safety will vary depending on cultural values, demographics and accessibility needs.

Capture your findings

Clearly document any areas of concern, whether they involve environmental design flaws, security gaps, or potential social tensions.

Provide practical, evidence-based recommendations to mitigate crime risks, improve safety, and enhance the space's overall security.

CPTED Assessment checklist

General Impressions

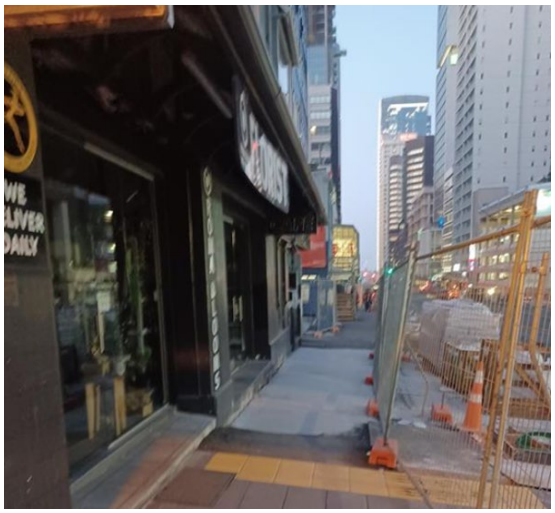
When visiting the site for the first time, look at the area, adjoining spaces and corridors with fresh eyes, in the mindset of a member of the public. Ancitipate how the space might present opportunities for antisocial behavoir.

- What are your gut reactions to this place?
- How comfortable do you feel? What makes you feel this way?
- Talk to workers, business owners to find issues

Lighting

Lighting levels during the day and at night are often very different. Low light areas can present safety hazards and increase the incidence of crime. The construction of hoardings may reduce natural light further, so consider the impacts of shading and the need for artificial lighting.

- How might the site and infrastructure affect lighting
- How good is the lighting?
- Does it evenly illuminate the area or create shadows?
- Are any lights broken and are there any signs indicating who to report this to?
- Do trees or bushes obscure lighting?
- How well are pedestrian walkways illuminated?
- Are you able to identify a face 25 metres away?
- Does lighting illuminate directional signs or maps?

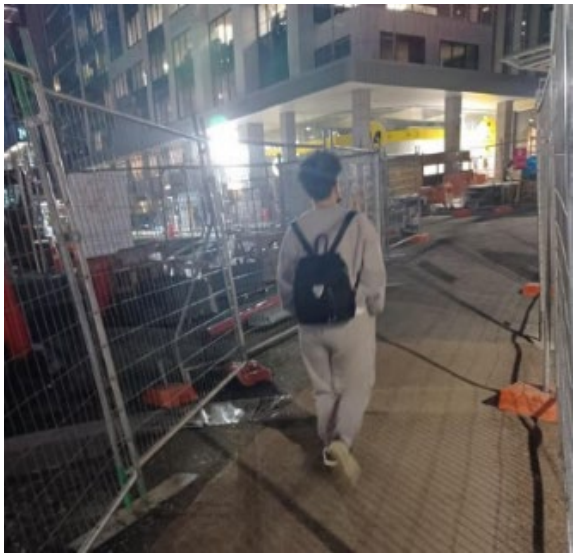


Problem

This entire stretch is not well illuminated both in private spaces and on the public footpath. It would not be possible to identify a face 25m away in this area.

Recommendation:

Work with private building owners to improve lighting in private spaces. Consider installing lighting on construction fences.



Problem

Although quite busy with reasonably good light levels, at the time of assessment bright glare from some lights created issues of visibility.

Recommendation

Redirect lighting to reduce glare as people walk through this space.

Signage

Good wayfinding, using the standards available in the toolkit, is essential. Site conficuration should attempt to get the best result for vehicles and pedestrians. Signage role is to enhance movement and resolve issues that cant be avoided during phases of construction. Clearly signed space will resolve other CPTED issues.

- Are there directional signs nearby?
- Are there signs to show you where to seek emergency assistance?
- What signs should be added?

Observation

Good Use of CCTV awareness signage, placed in an area where there had been signs of antisocial behaviour.

This is also an example of how territory can be defined by demonstrating ownership of a space.

Observation

This sign clearly indicates to pedestrians that access to a lane is closed.

Clear signage can deter people from entering a potential entrapment zone.

Sightlines

The accumulation of site infractructure can quickly block sightlines. Sighltines for pedestrians may allow them to see where they are crossing and give the confidence to make a decision, or keep them from stepping onto the road to see ahead. Clear sightlines also allow passive surveilance of an area.

- Can you see clearly what's ahead, if not, why?
- Are there hiding places?
- Does landscaping block sightlines?
- What would make it easier to see? (angled corners, mirrors, trimmed bushes, etc.)
- Can barriers be reduced in height or scrim removed?

Problem

Placement of sound-mat on fencing on the side of a closed path substantially reduces visibility to or from path.

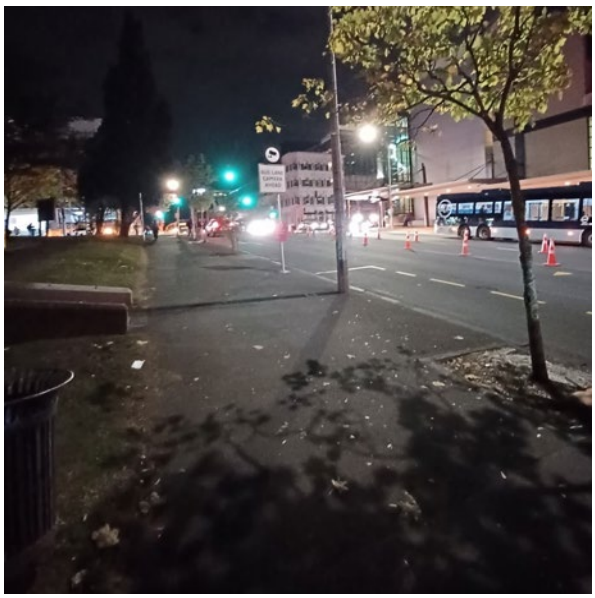
Recommendation

Remove sound mats at night so sightlines are not impeded.

Isolation

Isolation creates percieved and real safety issues and can be caused by poor lightling, sightlines and wayfinding. The establishment of a site may change movment patterns and create a secluded zone. The built environment surrounding a site needs to be considered when assessing this factor.

- Does the area feel isolated?
- Is it easy to predict when people will be around?
- Do you feel safe waiting for public transport here?
- How far away is the nearest person to call for help?
- Is the area patrolled or monitored with surveillance equipment?
- Is the area designed to facilitate natural surveillance? (windows on the street vs. blank walls)

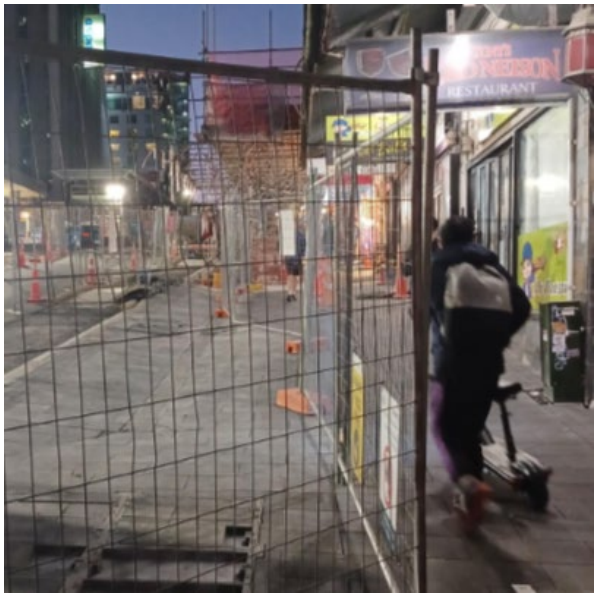


Problem

Very few people used this temporary bus stop, so activity levels are low at night. This created a general feeling of isolation. The area backed onto another that was poorly lit and notorious for antisocial activity.

Recommendation

Improve temporary lighting in the public footpath. Improve signage for bus stop. Install amenities such as temporary bus shelter and bins.



Problem

Some very narrow sections of pathway make it uncomfortable for more than two people to pass at once. This is exacerbated by the height of the fences in the area, which adds to the feeling of being enclosed or trapped.

Recommendation

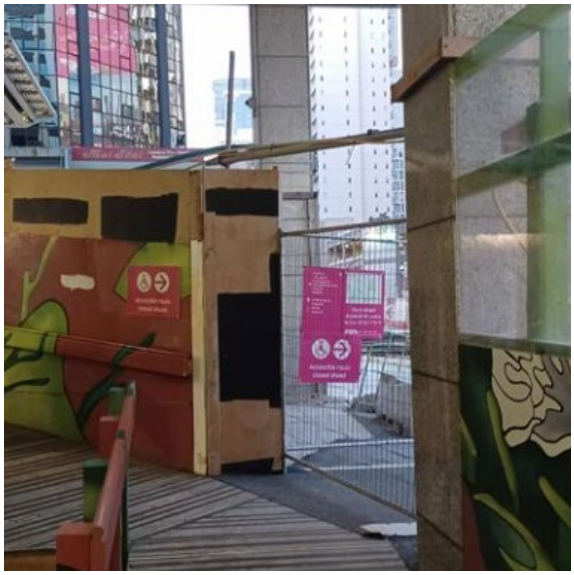
Wherever possible widen sections of footpath.

Try to replace 1.8 construction fencing with lower 1.2m fencing.

Movement Predictors

A predictable or unchangeable pedestrian route/path is known as a movement predictor. The creation **of movement predictors should be avoided** where possible by providing for multiple exit and entry points to routes/paths. The safety of movement predictors can be enhanced by providing for informal surveillance from surrounding areas and clear visibility of and along the route/path.

- How easy is it to predict a pedestrian's route?
- Is there an alternative well-lit route?
- Can you see what is at the end of this route?
- How are pedestrians using this space?



Problem

Obscured sightlines mean pedestrians cannot clearly see what is ahead or what is at the end of the route.

Recommendation

Install mirrors or similar to improve sightlines throughout space.

Entrapment Sites and escape routes

Small confined or shielded areas, shielded on three sides by some sort of barrier, may be used by offenders to trap people by inhibiting their opportunity for escape. Such areas often offer the opportunity for concealment as they are also usually characterised by poor visibility from public space.

- Are there recessed areas that could be locked? (e.g., laneways)
- Are there small confined areas where someone could hide? (between garbage bins, doorways, construction sites)
- How easy would it be for an offender to disappear?
- Is there more than one exit?

Problem

The enclosed space created by this work site fence panel could be used as entrapment and hiding space.

Recommendation

Request private construction sites adjust fence lines to minimise opportunities for hiding and entrapment.

Problem

The accessible accessway is dark and isolated and could be used as an entrapment and hiding space with low street visibility due to solid hoardings.

Recommendation

Request building owner review hoarding types to improve visibility, close off entrapment space or improve lighting.

Activity Uses

How will the site and activity in the surrounding area interact? If not aligned, compatibility between the site and the activites around can be achieved through good design and methodologies.

- How much activity is there in the area, during the day or at night?
- Do activity levels provide for passive surveillance of the area?
- Are activity uses compatible with each other?

Problem

The establishment of a worksite in the car park has impacted use (foot-traffic) and reduces passive surveillance.

Recommendation

Consider relocating on-site infrastructure to maximise visibility of pedestrian walkways. When bringing new items to site consider least impact locations.

Consider moving scrim and signage from the corners to improve visibility as people walk through the carpark

Maintenance

Work sites can be complex spaces so ongoing effort to remove litter or tags and cover or sort materials can make a big difference. A servicing regime is critical to the perception of an area as “safe” and presents.

- Is there evidence of graffiti or vandalism?
- Is there litter lying around?
- Do you know who to report maintenance to?
- Does the place look and feel cared for?
- Are there other materials/textures/colours/features that would make the place feel safer?

Problem

A lot of evidence of graffiti and vandalism (all be it largely painted out) gives the impression the space is not being well cared for and may encourage antisocial behaviour.

Recommendation

Repaint and color match graffiti paint patches.

Territorial Definition

Territorial reinforcement uses design to create a sense of ownership and belonging in a space. When an area looks clearly claimed by someone, it can deter crime by making outsiders feel like intruders who are more likely to be noticed.

- Is the site clearly defined, signed?
- Are transitional zones defined?
- Is there conflicting use of space?
- Is there a clear definition between public and private space?

Observation

An example of a sign showing ownership of the site. This is supported with interpretive scrim on the other panels.

The use of temporary fencing creates a clear boundary between the site and the public space around it.

Further resources

National guidelines for crime prevention through environmental design in New Zealand | Ministry for the Environment

Auckland Council
Te Kaunihera o Tāmaki Makaurau