

Crime Prevention through Environmental Design | CPTED

As our cities continue to grow, safety and wellbeing of the public becomes increasingly important for people to fully participate in urban life.

Crime Prevention through Environmental Design (CPTED) is a specialism of design which focuses on creating safe places through evidence-based guidelines. Through the use of thoughtful design interventions such as placement of pathways, lights and street furniture for example, we can create safer neighborhoods and precincts.

The core principles of CPTED revolve around supervision, access management, territorial reinforcement, and quality environments. These principles aim to increase activation of the public realm, control access to some spaces, foster community ownership and achieve well-designed places that are maintained over the long-term. CPTED also supports the social framework needed for self-policing, by contributing to an attractive environment in which people will want to gather.

Our skilled practitioners have a deep understanding of what the CPTED principles mean, and how and when they can be applied through the design process. Our strong design experience enables us to create integrated design-led solutions that deliver multiple co-benefits and support functional and high-quality built environments for people, with enduring value for future generations.

Any project that serves the public will benefit from CPTED advice. We have extensive experience working in privately managed environments and in civic or public realm projects. The sectors we work in include: transport infrastructure, community facilities (such as swimming pools, civic offices and libraries), medical and education campuses, the public realm and places of worship.

HOW WE CAN HELP:

- CPTED assessments.
- Facilitation of engagement with communities.
- Development of CPTED strategies, policies, and guidelines.
- Audits and analysis.
- Review of lighting designs from a safety perspective.
- Embedding CPTED into design processes to achieve creative design solutions.
- Working in multi-disciplinary teams to advise on CPTED issues.



CURRENT AND EMERGING TRENDS

The scope and role of CPTED has broadened in response to the current and evolving challenges society faces in keeping people and property safe. These include consideration of risks such as hostile vehicles, ram raids and terrorism; and management of crowded places.

These risks to safety can have significant cost implications for businesses. Identifying key issues early in the design process can avoid costly retrofits or legacy issues that result in long-term maintenance or management. By drawing on their extensive design background, our CPTED practitioners can act as a 'fresh set of eyes' by addressing the following potential issues in public-facing projects:

- Issues associated with crowded places.
- Hostile vehicle threats.
- Terrorism and ram raids.
- Understanding and responding to new safety-related mandates within organisations.
- Championing a greater focus on protecting both people and property.
- Managing the challenges associated with licensed premises and the design surrounding these places.
- Promoting liveable and cohesive communities.
- Promoting inclusive environments.

As CPTED guidance has evolved, our team takes a responsive and holistic approach that incorporates the social dimensions of safety. This includes consideration of inclusive design (cultural, ethnicity, gender, and disabilities) and fostering people's general wellness. A key part of this is understanding who the community is, and the barriers they face in feeling safe and well. We work with communities to understand their needs through engagement, community workshops and targeted interviews.



Project Name: **Hornby Community Centre and Pool**

Client: **Christchurch City Council**

Project date: **2019 - 2024**

Boffa Miskell were appointed by the Council to undertake the landscape design and our CPTED practitioners have been supporting the design process to ensure best-practice CPTED principles are integrated into the project. We undertook an analysis of the receiving environment to inform site selection, and have provided CPTED advice throughout the design phases.

The site serves a community facing some of Christchurch's most challenging social conditions, in a neighbourhood with one of the highest crime rates in New Zealand. For this reason, CPTED has been embedded into the design process across all phases of the project.

There is an emphasis on striking a balance between target hardening design and creating a high-quality environment. Clear sight lines and well-activated spaces will encourage a sense of community stewardship and safe use of the facility.



Project Name: **Te Aka: Napier Library and Civic Area**

Client: **Napier City Council**

Project date: **2022 - 2024**

Te Aka involved development of a new library, council office space and public space in Napier City Centre. Boffa Miskell was the Landscape Architecture lead and also provided CPTED advice.

Te Aka will be a place where visitors and the people of Napier / Ahuriri can relax, learn, play, work, engage and connect. It will enable a space where everybody wants to be, that anchors and brings life to the southern area of Napier City Centre.

This project represents a major investment in an area of the city that has seen little development for some time and, as a result, faces several crime-related concerns. A significant part of the CPTED focus examined how the complex phasing of buildings within the site and surrounding developments could impact personal safety. The assessment identified multiple risks associated with staging different buildings on the same site, leading the council to bring forward the refurbishment of the civic offices, a great outcome for the city.

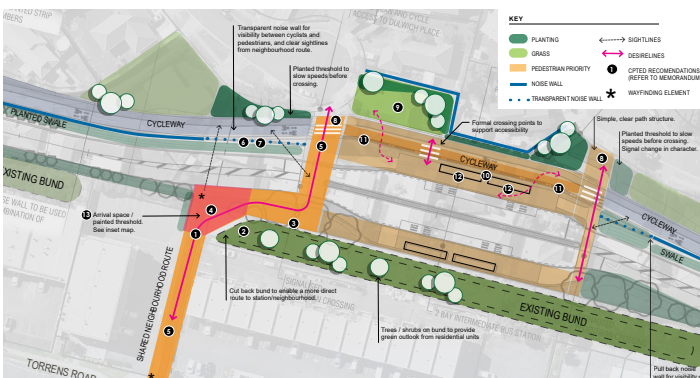


Project Name: The Golden Mile and Courtenay Place, Wellington
Client: Let's Get Wellington Moving and Wellington City Council
Project date: 2021 - 2025

Boffa Miskell worked in collaboration with Frank Stoks to provide CPTED expertise to the LGWM team on a number of projects and strategies, principally the Courtenay Place streetscape redevelopment.

The CPTED work for Courtenay Place focused on a range of complex CPTED issues, such as over-crowding, rioting and drug/alcohol related issues. A key aim of the project has been to broaden Courtenay Place's appeal beyond its nightlife-focused economy, creating a space where a wider range of people feel welcome and comfortable, ultimately promoting more positive social outcomes.

Our CPTED work focused on achieving the right balance of spatial allocation within the street corridor to minimise points of conflict. Management of concentrations of licensed premises was another key consideration of the CPTED work, where interfaces between queuing and outdoor dining are carefully managed to reduce risks.



Project Name: Eastern Busway, Auckland
Client: Eastern Busway Alliance
Project date: 2022 and ongoing

The Eastern Busway is a major infrastructure project delivering a mass rapid transit (MRT) bus network to Botany in East Auckland. This project is expected to have a city-shaping impact on growth in the area by improving connections between neighbourhoods and the city, with significant intensification anticipated along the corridor

Boffa Miskell carried out a detailed CPTED review of both the receiving environment and the emerging design stages to ensure compliance with best-practice principles. Each stage presented distinct CPTED challenges as the project moved through diverse environments and communities.

A key CPTED recommendation focused on ensuring well-defined access routes, complemented by surrounding development that enables natural supervision. Integrating stations into neighbourhoods to support passive surveillance was also a primary focus.



Project Name: High Street, Auckland
Client: Auckland Council
Project date: 2024 - 2025

Boffa Miskell carried out an independent CPTED assessment to understand the existing environment (receiving environment) of High Street in central Auckland. The goal was to identify CPTED risks, and to develop recommendations for how these could be reduced or mitigated through the Infrastructure Upgrade Project.

The assessment found that there are only low crime rates and risks to personal safety for an urban area, yet perceptions are that this part of the city is unsafe. Many of the CPTED recommendations revolved around community building initiatives to try and break down the stigma / fear between different users.

A number of recommendations were also made around spatial allocation to reduce conflict points and promoting a high-quality nighttime environment, acknowledging that High Street is a highly urban and 24-hour environment.



Project Name: McFarlane Park, Christchurch
Client: Christchurch City Council
Project date: 2024

McFarlane Park is an established park in Shirley which was developed in the 1940's as part of one of the largest state housing developments in Christchurch. The Shirley Community Board raised concerns about safety within the park, and Boffa Miskell was engaged to identify issues related to personal safety and work collaboratively with the local community to develop solutions.

The work involved extensive engagement with the local community to understand how the park is used and the challenges they face. The CPTED assessment found that many issues stemmed from the park's enclosed layout, requiring significant collaboration across multiple agencies to fully address them. The review also highlighted that long-standing social services and community-building programmes have greatly reduced risks within the community over the past 20 years, underscoring the importance of fostering strong community ownership of the park and continuing to support these groups with funding.



Project Name: **Tauranga Waterfront**

Client: **Tauranga City Council**

Project date: **2023**

Boffa Miskell provided an independent CPTED review of the Tauranga Waterfront project. The site forms the main waterfront for the Central City and represents a city-shaping project aimed at transforming how people experience Tauranga.

The project is one of the key initiatives aimed at supporting significant population growth on Te Manawataki o Te Papa peninsula over the next 20 years. The city has a significant homeless population and the site is severed by the railway lines, creating CPTED challenges which the design needs to respond to. The CPTED review looked to carefully address movement and access to the site, seeking to minimise entrapment and isolation risks on the waterfront.



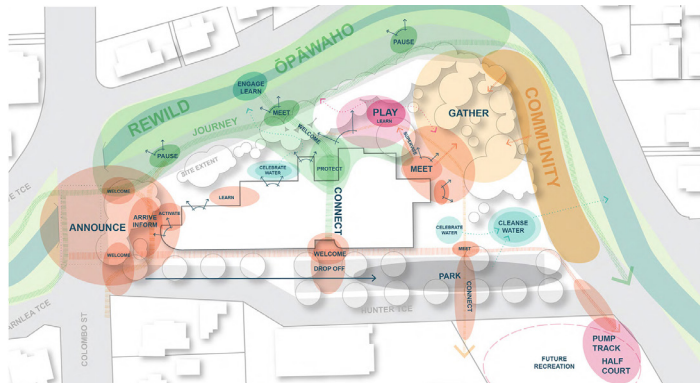
Project Name: **Drury Railway Stations, Auckland**

Client: **Aurecon / KiwiRail**

Project date: **2021 - 2024**

Over the next 30 years, an extra 120,000 people are expected to call South Auckland home. To prepare for this future growth, new railway stations are proposed at Te Maketuu (Drury Central), Ngaakoora (Drury West), and Paeraataa (Paerata). These stations will make train travel more accessible and appealing for those living and working in the area, and will include interchange facilities along with provisions for walking and cycling.

Boffa Miskell provided CPTED advice for all phases of the design process in conjunction with Frank Stoks. A key CPTED challenge for the project was to facilitate a quality environment that encourages positive social behaviours, within a cost-sensitive infrastructure project. CPTED design strategies focused on the user experience within the railway station environment. This included consideration of informal surveillance, use of natural access control, features to define boundaries between spaces and high levels of design execution to discourage unsocial behaviour.



Project Name: **Ōmōkihi | Christchurch South Library**

Client: **Christchurch City Council and Ignite Architects**

Project date: **2022 - 2024**

Christchurch South Library sits within a residential community on a bend of the Ōpāwaho / Heathcote River at the base of the Port Hills. The site has a green, park-like character within the river corridor, with a sunny northern aspect and a quiet, car-free environment that makes it a comfortable place for people to spend time.

CPTED principles have been integrated into the design process from the outset. As the project replaces an existing facility, the design addresses CPTED issues present in the current library while responding to new challenges, such as increasing safety risks for front-line staff.

CPTED considerations were embedded throughout the entire design process, enabling detailed resolution of elements to minimize risks



Project Name: **New Dunedin Hospital**

Client: **Ministry of Health**

Project date: **2020 and ongoing**

Construction of the New Dunedin Hospital is underway, with Boffa Miskell providing CPTED services and guiding the project through multiple design iterations.

The CPTED assessment focused on creating a safe environment that supports a sense of well-being. Hospitals operate 24/7 and serve a wide range of people, many under significant stress or in vulnerable situations, making safety critical to fully realising the potential of the facility.

Our approach prioritised reducing opportunities for crime and antisocial behaviour, largely achieved through positioning 'active' uses to create busy, well-supervised external spaces. Another key focus was improving staff safety on their journeys to and from work by providing secure, convenient end-of-trip facilities.



Project Name: **Te Kaha Stadium**

Client: **Christchurch City Council**

Project date: **2023**

Te Kaha Stadium is currently under construction in Central Christchurch and will be a state-of-the-art venue. The stadium will accommodate 30,000 spectators for sports events and at least 36,000 for large music events.

Boffa Miskell was engaged by Christchurch City Council to provide a specialist review of the urban design and CPTED components, including a peer review of the CPTED strategy for the stadium.

The review focused on ensuring that the design of various spaces reduces opportunities for crime through natural surveillance, access controls, clear territoriality, and robust, easily maintained materials. Another key consideration was managing large crowds effectively and avoiding pinch points that could lead to conflict between users.



Project Name: **New Zealand Parliamentary Campus**

Client: **Studio Pacific Architecture / Parliamentary Services**

Project date: **2021 and ongoing**

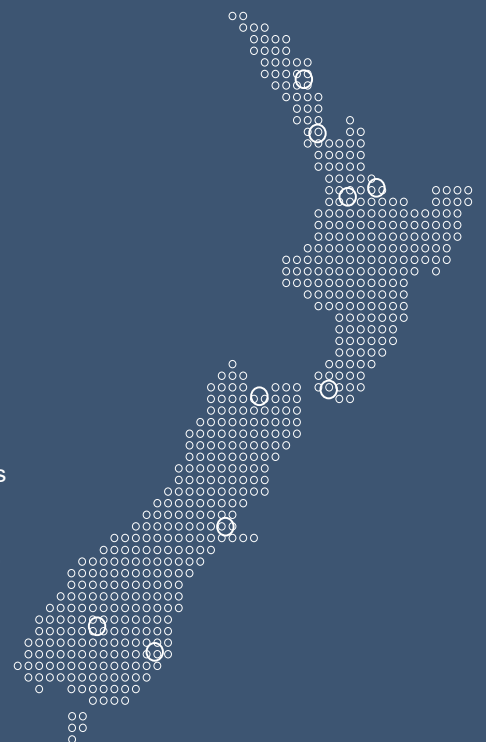
Aotearoa New Zealand's Parliament is undergoing a major programme to expand and future-proof its buildings, including the construction of new facilities to house MPs and staff. This expansion of the Parliamentary Precinct will reflect the nation's culture and history while ensuring the safety of those within the precinct.

From a CPTED perspective, the site presents unique security challenges, particularly given the statutory requirement under the Parliamentary Service Act 2000 to allow public access to government. The precinct is also embedded within the urban fabric, creating complex dynamics between security and accessibility. Addressing these considerations has been a key focus for Boffa Miskell in advising on CPTED matters alongside Frank Stoks.

Other challenges include meeting complex security requirements for the precinct's operations during protests and managing large crowds effectively.

Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te HThiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation and excellence by understanding each project's interconnections with the wider environmental, social, cultural and economic context.



www.boffamiskell.co.nz

Whangarei
09 358 2526

Auckland
09 358 2526

Hamilton
07 960 0006

Tauranga
07 571 5511

Wellington
04 385 9315

Nelson
03 548 8551

Christchurch
03 366 8891

Queenstown
03 441 1670

Dunedin
03 470 0460