

# ONE TASMAN PUKEAHU PARK

## CPTED STATEMENT



Courtesy of Athfield Architects

Prepared for

One Tasman Development Limited Partnership

by:

**STOKS**  
LIMITED

**CPTED** • CORPORATE SECURITY • RISK MANAGEMENT

Marlborough, New Zealand

21 December 2022

## ONE TASMAN PUKEAHU PARK: CPTED STATEMENT

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## ONE TASMAN PUKEAHU PARK: CPTED STATEMENT

### 1. INTRODUCTION

- 1.1. This Crime Prevention Through Environmental Design (CPTED) Statement supports the Resource Consent application and AEE prepared by Urban Perspectives Limited, on behalf of One Tasman Development Limited Partnership for proposed apartments known as 'One Tasman Pukeahu Park'.
- 1.2. Stoks Limited prepared a CPTED assessment dated 17 September 2021 on the applicant's proposal to construct a new multi-building, multi-storey residential development at 1 - 23 Tasman Street, Mt Cook, Wellington. That assessment proceeded on the basis that the proposal involved the construction of:
  - a Northern Apartments: a 10-storey base-isolated building at the northern end of the site with 104 apartments;
  - b Southern Apartments: a nine-storey base-isolated building at the southern end of the site with 92 apartments;
  - c Terrace Houses: three-storey terrace houses, five fronting Old Buckle Street and four on the corner of Old Buckle Street and Tasman Street; and
  - d Courtyard Terraces: eight two-storey terrace houses situated above the central carpark.
- 1.3. In that report, Stoks Limited assessed the CPTED effects as less than minor due to the fact that CPTED measures had been discussed and embedded in the design as it progressed through to Resource Consent stage.
- 1.4. The applicant subsequently modified the proposal to reduce the height of the Northern and Southern Apartments to eight and five storeys respectively, among other minor amendments. The assessment of that modified proposal was that the CPTED effects remained less than minor.
- 1.5. The current proposal is similar to the original proposal assessed in the September 2022 report in all respects that are material to Stoks Limited's assessment.
- 1.6. As detailed in the Conclusions (in s.5 p.13 herein) Stoks Limited's assessment is that the CPTED effects of the current proposal are less than minor when considered against the receiving environment including the consented eight and five-storey development. For completeness, and consistent with the September 2022 report, Stoks Limited's assessment is that the CPTED effects of the current proposal are also less than minor when considered against the current, physical characteristics of the site.
- 1.7. This CPTED Statement for the current proposal relates to:
  - a external edges of the proposed building;
  - b landscape works within the Project Area;
  - c connections between the landscaping works and the proposed buildings, and
  - d connections between the Project Area and the adjoining streets; and
  - e general planning as it may affect security and safety, and perceptions thereof

f as presented in the Resource Consent Architectural Design Statement<sup>1</sup>.

1.8. This CPTED statement is informed by:

- a. our familiarity with the Project Area and environs (in part due to CPTED considerations for other projects nearby<sup>2</sup>);
- b. consultation with the design team;
- c. applicable Resource Consent drawings and reports<sup>3</sup>;
- d. discussions with the Wellington Community City Police on 21 December 2022;
- e. reference to Council guidelines<sup>4</sup> and other CPTED publications<sup>5</sup> and
- f. the Wellington City Council's affirmative comments regarding CPTED in its Substantive Decision Report SR No. 500876 (22/11/2022) for the 2021 proposal for which resource consent was granted (p.32).

## 2. CPTED ATTRIBUTES of ONE TASMAN'S RECEIVING ENVIRONMENT

### *Description*

2.1. The site is situated on the southeast corner of Tasman Street and Old Buckle Street in Te Aro. Refer FIG.1.



**FIG. 1: Project Area locality map**

- <sup>1</sup> Athfield Architects. "One Tasman Pukeahu Park. Resource Consent. Architectural Design Statement. 20 December 2022."
- <sup>2</sup> E.g. Basin Reserve Flyover Project; Pukeahu War Memorial Park; supermarket development.
- <sup>3</sup> Athfield Architects. "One Tasman Pukeahu Park. Resource Consent. Architectural Drawings. 20-12-22." Athfield Architects. "One Tasman Pukeahu Park. Resource Consent. Townscape Views. 20-12-22." Wraight + Associates. "One Tasman Pukeahu Park. Resource Consent: Landscape. 21-12-2022."
- <sup>4</sup> Wellington City Council (2022). "Design Guide. Residential. V.5"; WCC (2005) "Guidelines for Design Against Crime", Wellington City District Plan; Wellington City District Plan (Introduction, s.1.6.1; s.1.6.3; WCC Proposed District Plan (City Centre Zone). WCC (2008). "Walking Policy" (Objectives 2 and 3).
- <sup>5</sup> Ministry of Justice (2007). "Crime Prevention Through Environmental Design – Draft New Zealand Guidelines". (Part of the New Zealand Urban Design Protocol); Ministry for the Environment (2005). "New Zealand Urban Design Protocol".

The site lies to the immediate south of Pukeahu War Memorial Park from which it is separated by a void, at the base of which is the northbound lane of SH1 from Sussex Street and the Basin Reserve into the eastern portal of the Arras Tunnel. The site is currently occupied by Tasman Gardens apartment buildings which are an earthquake risk and will be demolished to allow the new apartments for this project to be built. More detail about the site and the development is contained in the Resource Consent application documents for example, in Athfield Architects' Resource Consent Design Architectural Design Statement<sup>1</sup>.

### **Receiving Environment Crime Profile**

2.2. Information about the existing crime profile of the site and its immediate environs<sup>6</sup> was obtained from the Wellington Community City Police as well as from Police Crime Data<sup>7</sup> - both of which help to focus the application of CPTED to the project.

Characteristics of the crime profile for the Project Area and immediate environs are that:

- a. the site's own (small) meshblock (2145500) had just one incident – a theft - reported for the last 12 months;
- b. there were no assaults reported in any of the adjoining public place meshblocks;
- c. eight burglaries occurred in the last twelve months compared with six in the year before (for the September 2021 CPTED Report);
- d. there were 14 instances of “illegal use of vehicles” (car theft), and related to this, six instances of “theft of motor vehicle parts” – which point to the importance of vehicle security.

2.3. The Police confirmed that other than occasional disorder in Pukeahu War Memorial Park, offending and calls for service in this area remain low and accordingly, the immediate area is still considered a low crime zone.

### **Other CPTED related features of receiving environment**

2.4. Other features of the existing Project Area that may also be significant from the CPTED perspective include:

- a. Pedestrian traffic past the Project Area between the residential areas to the south and west of the site, and the CBD<sup>8,9,10</sup>.
- b. The positive CPTED aspect of this traffic – and with more additional apartments in the area - is that it encourages activation and natural supervision and associated

<sup>6</sup> Within a radius of approximately 300 metres of the Project Area.

<sup>7</sup> <https://www.police.govt.nz/about-us/publications-statistics/data-and-statistics/> for the last twelve months to 30 November 2022, involving five mesh blocks including and surrounding the Project Area.

<sup>8</sup> A study of pedestrian flows for the Basin Reserve Flyover Project estimated some 150 to 200 pedestrians per day walk along Tasman Street between Rugby Street and 100 or so people along Old Buckle Street on the northern edge of the site between Tasman and Sussex Streets (Opus. Basin Reserve Pedestrian Survey – Assumed Routes. Basin Reserve Project 5C-1617.00. July 2012).

<sup>9</sup> A 2013 CPTED study for the initial design of Pukeahu War Memorial Park concluded that Old Buckle Street forms part of the pedestrian route to the CBD for many high school and university students. A significant portion of that movement occurs after dark and may also be associated with the late-night economy in the Courtenay Place area. (Stoks Limited. National War Memorial Park: CPTED Assessment. January 2013).

<sup>10</sup> See also Wraight + Associates. “One Tasman Pukeahu Park. Resource Consent : Landscape”. 21-12-2022. (Pp. 3,4).

comfort on the adjoining streets. There are also potential commercial advantages for any café, or the like proposed for the ground floor of Pukeahu Terrace Houses (Building B) of the Apartment complex.

- c. The potential CPTED challenges with the volumes and types of pedestrian traffic relate to opportunistic unwanted access to the more private parts of the site, buildings, car parks and outdoor private property. This along with alcohol-related soiling and littering that continue to be problematic in the city and that were well evident in the area in 2013.
- d. With the diversion of SH1 through the Arras Tunnel below it, Pukeahu War Memorial Park has become very accessible to pedestrians both as a thoroughfare and a destination. The development of the wider park has, in my opinion, done much to improve an area that was dominated by high vehicle traffic, by creating a high quality, well-regarded and well-respected visual and functional amenity. Being a public space now connected to and extending the curtilage of the Carillon, it is worthy of and treated with respect. This and substantial improvements to the quality of the public realm are considered to have a halo effect on adjoining development and occupancies – including the One Tasman Project. In becoming a physical and visual amenity for the One Tasman apartments, Pukeahu Park and the War Memorial area are expected to also benefit from natural supervision and some implied stewardship on the part of the apartment residents who overlook it – as can also be said for the Basin Reserve by virtue of apartments with views to the east.
- e. The wider area, and particularly towards the corner of Tasman Street and the southern side of Rugby Street has been cleared of vacant and/or poorly maintained properties that once attracted vandalism and graffiti. There is little evidence of this now in the wider block following a combination of clearing and improvements to properties.
- f. The receiving environment within a 150m radius is benign in that there are seemingly no adverse features such as can be associated with bus stops, licenced premises or certain other activities and occupancies that might be considered for CPTED purposes.
- g. Throughout the city as well as in the more heavily vegetated areas – such as but not necessarily including the Dominion Museum and Carillon wooded grounds to the immediate west of the Project Area - there is a likelihood of living and sleeping rough<sup>11</sup>. And the wooded area may be more private, secure, and suitable than finding shelter in any external nooks and crannies of the apartment complex which have, accordingly and nonetheless, been considered in the design.
- h. Lighting at the intersection of Tasman Street, Tory Street and Old Buckle Street opposite the Project Area, plus Pukeahu Memorial Park to the west, and Old Buckle Street east towards the Basin Reserve, is of a good standard having been upgraded with redevelopment. The ~180m section of Tasman Street between Old Buckle Street and Rugby Street has standard street lighting. There is one

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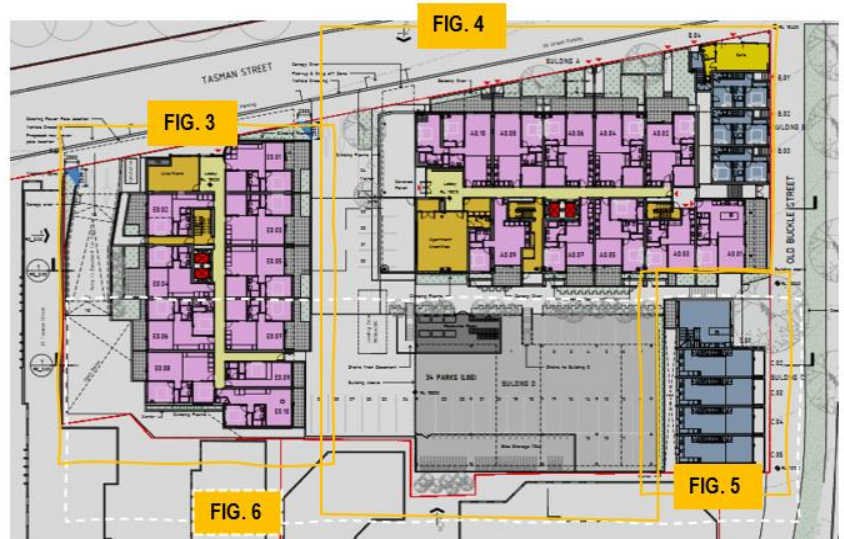
<sup>11</sup> People who do so are not necessarily criminals, but can create perceptions of risk for passers-by, and have their own personal security to consider.

streetlight about midway along the site frontage and a second a further 50m away near the south boundary.

2.5. How these existing CPTED-related features are taken account of is explained below.

### 3. CPTED OBSERVATIONS for PROPOSED APARTMENT COMPLEX

3.1. The main CPTED features of the proposed apartment site are described with reference to the following diagrams expanded according to the key in FIG. 2 below.



Athfield Architects RC-1.02 [20.12.22]

**FIG. 2: CPTED Key Plan**

#### ***Southern Apartments – Building E. FIG. 3 [next page]***

3.2. CPTED features and considerations for the Southern Apartments including the streetscape, street entrances and surrounding outdoor areas are as follows:

- ✓ Free pedestrian access to lower-level car park ramp [3.1] with a normally closed card access-controlled vehicle-only, access/exit door under the soffit [3.2].
- ✓ Lighting will be provided under the soffit at roller door [3.2] and glancing wall-wash lighting directed both sides of the ramp [3.3], [3.4] without causing glare for residents above. Low ground cover planting along north wall [3.4] and under specimen trees; and at entrance [3.1] – any shrubs <750mm high.
- ✓ Simplified clear area around transformer [3.5] to discourage soiling, littering and occupancy. Illuminated by private driveway, entry threshold lighting.
- ✓ External entry lobby [3.6] has no recess. Materiality signifies private entrance. Lobby should be well-lit to spill to outer entry paving. Card access control.
- ✓ Simple landscaping around trees and ground level vehicular entrance to property [3.7]. Western end occupants provide a measure of natural supervision over the frontage and entrances to the grounds and building.
- ✓ Uplighting of trees [3.7] is being considered for the lighting and landscape plan both to showcase them and to signify the threshold to private property.

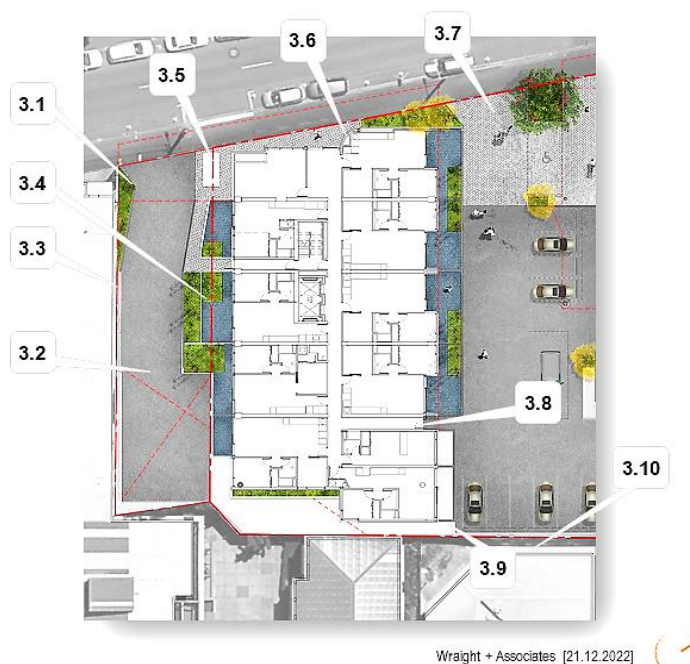


FIG. 3. SOUTHERN APTS: BUILDING E.

Wraight + Associates [21.12.2022]

- ✓ Security of cars in the car parks is assisted by being over-viewable from apartments, an access-controlled vehicle gate, plus suitable lighting TBA.
- ✓ External door [3.8] will be well-illuminated and card access controlled.
- ✓ Walls [3.9] restrict unwanted access behind the building and the high wall, level change and private property to the east [3.10] help to reduce unauthorised, uncontrolled, and unwanted access to the car park and grounds.
- ✓ CCTV will cover the ramp and main entrance lobby and intercom.

**Northern Apartments – Building A. Pukeahu Terrace Houses - Building B. FIG. 4. [next page]**

3.3. CPTED features and considerations for the North Apartments including the streetscape, street entrances and surrounding outdoor areas are as follows:

- ✓ At grade vehicular entrance and separated quality paved pedestrian entrance [4.1]. Threshold and private space accentuated with trees, signage, and lighting [3.8].  
Vehicles can pause here for pickups, drop offs, couriers, etc. without having to, or being able to enter the grounds due to access-controlled gates [3.8].
- ✓ Lobby and sheltered porch [4.2] provides a secure and sheltered place for people to wait for taxis, or other pickups.
- ✓ Street facing apartments provide good supervision of the street. Ground floor units have fenced courtyards [4.3] to define private property and provide outdoor amenity.
- ✓ Lighting/landscaping plans to consider showcasing the specimen trees in the public spaces off the footpath [4.4] whilst minimising glare for residents. The planting around trees to be kept simple and legible with ground covers, grass, or low shrubs – techniques to minimise anti-social behaviour. [Wraight + Associates. (p.6 note 1; p.8)].



- ✓ The café (or the like) [4.5] provides good natural supervision opportunities around the corner by virtue of its activation, windows, and outlook.



Wraight + Associates [21-12-22]

**FIG. 4. NORTHERN APARTMENTS: BUILDING A.  
PUKEAHU TERRACE HOUSES: BUILDING B.**

- R Domestic gates [4.6] leading to entry doors to Pukeahu Terrace Houses from Old Buckle St should be included near the property line and be well-lit to eliminate expected antisocial behaviour.
- ✓ Private access to the rear entrances [4.7] of the Terrace Houses is protected by a card access-controlled gate (with intercom) at the base of the stairs, just in from Old Buckle St. at [4.8]. This allows freedom of movement for residents and eliminates what would otherwise have provided security risks to people and property in a somewhat isolated area close to the street. The gate at [4.8] also eliminates loitering where the fire exits, and apartment entrances converge - space [4.9] – and improve the connection onto Old Buckle St and ‘town’.
- ✓ West facing apartments, including those with courtyards [4.10] help to provide natural supervision over the adjoining outside courtyard.
- ✓ The fire escape door at [4.11] will be card-controlled and secure at all times to prevent unauthorised access into the building whilst maintaining free egress.
- ✓ Noted that the apartment amenities space [4.12] also has an outdoor area to help activate the courtyard.

- R So as not to undermine other access control measures a card access-controlled gate kept secure at all times should be provided at the top of the stairs [4.13] from the basement carpark. The stairway to the lower-level car park is to be well-lit after dark.
- ✓ The east boundary [4.15] is practically protected from unauthorised access to the property by virtue of level changes, the retaining wall and upstand.
- ✓ A card access-controlled gate from Old Buckle St. [4.16] allows for public pedestrian access directly into the courtyard to be controllable as and when required. It is required to uphold site security provided by the other site access gates when they are secured – as a minimum, afterhours.
- ! Gates are available to prevent public shortcut through the grounds, which I consider should be discouraged noting this effectively provides access to the residents' "backyard" leaving private courtyards and property such as barbeques, pot plants and shoes left there, vulnerable.
- ✓ Front fence and gate [4.16] will be visually transparent to allow views into, and prevent antisocial activity at, the exit point.

**Courtyard Terraces and Car Park [at ground] - Building D**

- ✓ The at-ground car park (Building D) [4.17] will be protected by a screened wall [4.18] or similar enclosure and a normally-closed, card access-controlled roller door at the entrance [4.19] to provide security equivalent to the basement level. This is required since the gate at [4.16] and [3.8] may not be secured reliably.
- ✓ The resource area [4.20] is contained within the secure car park, as is –
- ✓ the secure bike storage area [4.21].

**Buckle Street Terrace Houses: Building C. FIG. 5**



Athfield Architects RC – 1.01 [20-12-22]

**FIG. 5. BUCKLE STREET TERRACE HOUSES: BUILDING C.**

- ✓ Simple landscaping under specimen tree [5.1] to preserve views and cleanliness underneath. [W+A, p.10, section E].
- ✓ Good outlooks over, and supervision of the street from upper-level living area balconies [5.5], **FIG. 4**.
- ✓ Private courtyards [5.2] with walls around 1000mm high (depending on grade) creates a clear transition between public and private space -
- ? query whether owners might want their private courtyards to have a gates such as those provided for c.01 and ground floor on both sides of the Northern Apartments?
- ✓ Fire exit only door [5.3]. Strict security access-control to prevent routine use, especially access for residents from Old Buckle Street, due to concealed access into the car park and proximity to storage lockers.
- R Fire escape route [5.4] may be semi-enclosed by a fence or other changes on 4/63 Sussex Street property, when a secure gate (for emergency egress only) should be located at the street edge [5.6].



**Basement FIG. 6**



**FIG. 6. BASEMENT CAR PARK**

- ✓ Basement level of car park [6.1] will be fully access controlled at all times. Relies on security integrity of recommended gate [4.13], exit only door [5.3]; vehicle roller doors at the basement [3.2] and ground floor [4.19].
- ✓ Door [6.2] into storage lockers area [6.3] to be card access-controlled.
- ✓ CCTV will cover the corridor [6.4] to the lift, and stair [6.5] from the basement to the gate [4.13] and courtyard at ground.

**Upper level and internal CPTED related observations**

- ✓ For the Northern Apartments, quality materials have been used between the south main entrance and lobby to the north [arguably an equally main] entrance, so as to include the north stair which is likely to be well used. Stair wells should be simply but purposefully treated to avoid an austere utilitarian ambiance.

- ✓ Noted that all apartments have balconies or courtyards as private outdoor space.
- ✓ Where possible internal corridors such as in the longer corridors of the Northern Apartments, have a view out. Mechanical ventilation is being considered to eliminate staleness and to exhaust cooking odours that invariably escape from apartments.
- ✓ Outdoor terrace on Level 9 noted: middle section for communal use: separate areas north and south for exclusive use by their respective adjoining 'penthouse' apartments. Screening between terraces could be provided for privacy and exclusiveness.
- ✓ Expected that access controls will prevent unauthorised access and jumping risk off all roofs. Safety-from-falling to F4 NZBC to be applied to balconies and accessible elevated areas.

### **Lighting**

3.4. Detailed lighting design for lighting will occur in the next stage of design development. CPTED-related principles recommended for the lighting plan could include consideration of:

- a Lighting to applicable codes<sup>12</sup>, low maintenance.
- b Glare free white light, high CR where CCTV coverage occurs.
- c Use of indirect lighting to provide illumination by showcasing architectural and landscape elements, including along street edge recesses where there is a risk of antisocial behaviour. For example, grazing light over brickwork façade for the Buckle Street Terrace Houses [Building C] providing visual reinforcement of the street corner, warmth, and contextual agreement with the Old Buckle Street Police Station on the opposite corner.
- d Using lighting to showcase 'name sign' and reinforce principal entry thresholds off Tasman and Old Buckle streets (make entry obvious and their use conspicuous).
- e Make building entrances obvious with sufficient light also to use any intercoms, access control, etc.
- f Sensor controlled lighting inside car park building on both levels and 5 lux av. For outside car parks.
- g Consideration of WCC Design Guide: Residential V5. G.63 to G.68, G.71, G.72.

### **Technical Security Systems.**

3.5. Proposed technical security systems in support of planning for safety and security are:

- a Electronic card access control in the 'normally secure' mode, principally to gates and building entrances as detailed above. Monitoring for access points left insecure, particularly after hours. Contract security firm response.
- b Intercoms with ability for building main entry doors and basement access, to be released by apartment owners.

<sup>12</sup> Wellington City Council's lighting strategy and guidelines. WCC Guide: Residential. V.5. (2022). Required levels of illuminance and light quality such as light pollution and avoiding glare to satisfy CPTED, IPTED and Accessibility objectives.

- c Recorded CCTV coverage of key areas usually associated with principal entry / exit points as detailed above. Plus, bike storage areas.

**CPTED in Detailed Design**

3.6. Subject to resource consent, it is the Applicant’s intention that CPTED principles will continue to be embedded at increasing levels of detail in subsequent stages of the design process as required.

**4. CHECK AGAINST CPTED PRINCIPLES**

How the Project addresses the receiving environment and how the embedded CPTED design features work with reference to good practice CPTED principles<sup>13</sup>, the seven qualities of safe spaces, and the Council’s District Plan and CPTED-related design guides is summarised by way of a check, in Table 1 below.

**Table 1: CPTED principles addressed.**

CPTED principle [MOJ and WCC PDP]	How addressed.
<p><b>MOJ:</b> Informal and formal <b>surveillance</b>, pedestrian sightlines – see and be seen, active (occupied) edges, appropriate lighting, minimisation of concealment opportunities, vegetation clear of walkways.</p> <p><b>WCC Proposed District Plan:</b> CCZ-S8 Active frontage control. 1 c)</p> <p><b>Design Guide Residential:</b> G.21, G.34, G.35, G.46, G.87.</p>	<p>Informal surveillance from building occupants via apartment windows, balconies and courtyards promoted by compelling external views.</p> <p>Clear sightlines [landscape] and lighting as discussed above.</p> <p>CCTV coverage.</p>
<p><b>MOJ: Safe movement and connections</b> – avoidance of entrapment spaces and cul-de-sacs, elimination of long pedestrian movement predictors without frequent exit choices.</p> <p><b>WCC PDP:</b> CCZ-P9. s.2. d). Quality design outcomes.</p> <p><b>WCC DGR:</b> G.26-27, G.37, G.47-49.</p>	<p>Avoidance of building recesses and entrapment spaces.</p> <p>Cul de sacs and isolated pathways eliminated.</p> <p>Exit choices available.</p> <p>Any long circulation paths such as fire escape paths and basement access are within supervised, access-controlled space. Lengths of lanes minimised in reality and perceptually.</p>
<p><b>MOJ: Activity mix</b>, ‘eyes on the street’ – good use of public spaces and a mix of compatible uses appropriate to the location with extended hours of activity to maximise natural supervision and sense of safety in numbers.</p> <p><b>WCC PDP:</b> CCZ-S8 s.1, c)..</p> <p><b>WCC DGR:</b> G.75,</p>	<p>Mixed use occupancy.</p> <p>Encouragement of the use and overview of outdoor and common areas.</p> <p>Designed to be both day-centric and night-centric to maximise legitimate use.</p>

<sup>13</sup> Ministry of Justice (2007). *Crime Prevention Through Environmental Design – Draft New Zealand Guidelines*. (Part of the New Zealand Urban Design Protocol).

<p><b>MOJ: Sense of ownership</b> - showing spaces are cared for through clear indications of what is public, communal, semi-private or private space, plus expressions of key stakeholder involvement;</p> <p><b>WCC DGR:</b> G.24 <i>Strong public-private threshold</i></p>	<p>Clear demarcations between public, semi-public, common and private space by design, materiality, lighting.</p>
<p><b>MOJ: Quality environments</b> - well designed, managed, and maintained environments necessary to sustain high standards of presentation and minimise vandalism and graffiti which engender a sense of risk; provision of a 'quality' environment designed with management and maintenance in mind.</p> <p><b>WCC PDP:</b> CCZ-P10 Achieve a high standard of residential amenity; Ensuring access to convenient outdoor space, including private or shared communal areas.</p> <p><b>WCC DGR:</b> Waste storage. Amenity and security. G.91. G.93. Storage, including bicycles. G.99, G.104, G.105.</p>	<p>Considerable care has been taken in the design overall, along with the use of materials and finishes that are of a high quality and have good appearance retention qualities imbuing respect and stewardship.</p> <p>To some extent these signals of quality and affluence may attract a criminal element which reinforces the need for sound access security as detailed above – per physical protection below in (g). [lessons learned from an upmarket apartment complex in the inner CBD].</p> <p>Maintainability and appearance retention will continue to be considered in the next design stages.</p> <p>Ongoing facility maintenance, security systems monitoring, servicing, and cleansing to sustain quality, amenity, security and safety.</p>
<p><b>MOJ: Physical protection</b> – use of basic, active security measures such as access control and security lighting.</p> <p><b>WCC DGR:</b> lighting: G.63 to G.68, G.71, G.72.</p>	<p>Technical security proposed includes card access control, vehicle access control, recorded CCTV, lighting.</p>

## 5. CONCLUSION

- 5.1. From the Table above and the preceding detailed review it can be concluded that prudent CPTED measures have been embedded and refined during the design process, and to a level commensurate with this Resource Consent application.
- 5.2. I believe there are less than minor, if not no known adverse CPTED effects arising from the development, and indeed the development is likely to be a significant source of activation and natural supervision for the receiving environment and community.
- 5.3. I consider the design addresses the relevant principal mandates for CPTED and CPTED-related objectives, namely:
  - a Wellington City District Plan: (Introduction, s.1.6.1; s.1.6.3);

- b Wellington City Proposed District Plan i.e.:  
generally: - UFD-O7. [The] development supports the creation of a liveable, well-functioning urban environment... and contributes to "... health and safety and community well-being";  
Part 3 City Centre Zone CZ Pt 1 Schedule 1: CCZ-S8, CCZ-P9, and CCZ-P10;
- c Wellington City Council (2005) "Guidelines for Design Against Crime", Wellington City District Plan;
- d Wellington City Council (2022) Design Guide. Residential. V5. (refer Table 1 above);
- e Wellington City Council (2008). "Walking Policy" (Objectives 2 and 3);
- f Ministry of Justice (2007). "Crime Prevention Through Environmental Design – Draft New Zealand Guidelines". (Part of the New Zealand Urban Design Protocol);  
Ministry for the Environment (2005).
- g "New Zealand Urban Design Protocol".

**STOKS LIMITED**

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Date. 21 December 2022.