Sustained CPTED shaping successful social housing:

a multidisciplinary, full project lifecycle case study.

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Central Park Flats

- Located in central Wellington New Zealand
- Owned by the Wellington City Council
- Built 1969 for motorway workers - 349 people in 199 units
- Housing Upgrade Program: 20 year, $380M project, 50% Govt. funding, 50% WCC rental, 34 properties, 3,200 units.
- First involvement 2007, completed 2013.
- 400 residents in 198 apartments
all project lifecycle stages

safer, healthier better housing

Multidisciplinary CPTED inputs
CPTED Inputs: Different matters at different stages wherever the entry point is available.
project lifecycle stages

Brief → Concept Design → Developed Design → Detailed Construction Documentation → Construction → In-service Life

C P T E D inputs

CPTED advisor

Multidisciplinary team members
<table>
<thead>
<tr>
<th>Project Team Member</th>
<th>Indicative CPTED related tasks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Client/Community representatives</td>
<td>Engage and consult with residents, immediate community and other stakeholders. Prepare Brief for the project informed by consultation, applicable mandates and exemplary practices.</td>
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<tr>
<td>Residents</td>
<td>Describe safety and security concerns. Identify the local ‘must keeps’ and ‘must do betters’ for the Brief. Provide feedback: pre, during, after. Interest and ownership in community features.</td>
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<tr>
<td>Urban Planner</td>
<td>Prepare Resource Consent. Planning rules and obligations including CPTED mandates..</td>
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<tr>
<td>Architect</td>
<td>Overall design manager. Respond to Brief. Integrate inputs from all disciplines. Embody CPTED.</td>
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<tr>
<td>Structural engineer</td>
<td>Resolve geotech, civil, and structural issues and balance these against wider CPTED objectives.</td>
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<tr>
<td>Services engineers</td>
<td>Create a healthy and positive sensory environment. Lighting, safety, access control, intercoms.</td>
</tr>
<tr>
<td>Quantity surveyor / estimator</td>
<td>Cost control. Helps keep CPTED features intact when budget is under pressure.</td>
</tr>
<tr>
<td>Landscape architect</td>
<td>Knit the buildings into the landscape and wider community. Safe outdoor rooms and territories.</td>
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<tr>
<td>Project manager</td>
<td>On-time, on-budget and assures [CPTED] functionality during all stages of project delivery.</td>
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<tr>
<td>Facility manager</td>
<td>Resident service. Emergency and trades access. Standards preserve quality and guardianship.</td>
</tr>
<tr>
<td>Contractor</td>
<td>Understands achievement of CPTED. Doesn’t let detail and changes subvert CPTED principles.</td>
</tr>
<tr>
<td>CPTED Specialist</td>
<td>Identifies, coordinates, designs, filters and channels all CPTED input throughout project lifecycle.</td>
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</tbody>
</table>
Wellington City Council’s [the Client] commitment to its tenants and the New Zealand Government as funder to:

“...upgrade the housing portfolio to be safe, secure and of a good standard for modern living.”
Central Park Flats baseline assessment

- Crime hotspots
- Residents known to Police
- Entrapment spots
- Poor access control – 52 entrances, 1000 metres of public hallways
- Safer to park on the streets
- Fires and assaults
- Drug dealing
- Tenants scared
- Stigma
- Design: all about car parking and the rubbish truck
- Leaked
- Earthquake prone
Before: 52 entrances. 1km of semi-public interconnected hallway

After: 22 entrances. Secured sectionalised private hallways.

courtesy of novak + middleton architects
courtesy of novak + middleton architects
Credits

Client/Community representatives
Wellington City Council Housing Upgrade Project Team
WCC Community Development Team
Residents’ Association, Social Services; emergency services; Citizens Advice

Residents
Residents of Central Park Flats.

Urban Planner
Urban Perspectives.

Architect
Novak + Middleton Architects.

Structural engineer
Dunning Thornton Consultants.

Services engineers

Quantity surveyor / estimator
Rider Levitt Bucknall.

Landscape architect
Boffa Miskell Limited.

Project manager
RCP Project Management.

Facility manager
WCC Housing facilities team.

Contractor
L.T McGuiness Limited.

CPTED Specialist
Frank Stoks.