

# DISTRICT PLAN CONSIDERATIONS

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The objective of these guidelines is to minimise the opportunity for crime to occur, and increase the perception of personal safety in the Auckland Central Area. One method of achieving this objective is to incorporate appropriate rules and methods in the District Plan to ensure that new development takes place in a manner that both increases the perception of personal safety, and minimises the opportunities for crime to occur.

The purpose of this section is to identify relevant considerations for use in the District Plan to facilitate the safe design of the interface of new developments with public areas, and public areas within new developments.

Assessment criteria for assessing bonus floor space elements (“pedestrian *facilities*”) are provided in the next section of this document.

The diverse nature of the Central Area requires that any considerations employed to facilitate “design against crime” provide for flexibility, innovation and application across a wide range of intended activities. Therefore it is recommended that a performance approach is used.

Design against crime consideration can be readily applied to controlled or discretionary activities. Consideration and information can be appended to the Plan, and reference made to the consideration in the relevant section of the Plan.

This method would apply a rule(s) requiring an applicant to demonstrate the degree of compliance of a proposal with respect to design against crime assessment consideration. The assessment criteria provided in this document for bonus elements could be applied.



# SUMMARY OF OBJECTIVES

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## Objective 1 Passive Surveillance

*Developments shall ensure that they create opportunities for passive surveillance by providing for, and encouraging, activities at the public interfaces around and within developments.*

### Design Consideration

Passive surveillance from adjoining spaces may be achieved by provision for at least one of the following:

- Activities at grade level;
- Public areas overlooked by activity (retail activity, cafe's, balconies involving activity, public facilities).
- Visibility between private space and adjacent public space so that there is a perception the public space activity is being observed.

## Objective 2 Visibility

*Developments shall provide for users to clearly see the surrounding public area and potential danger areas so that people using areas within and around the development can identify potential threats, thereby increasing the potential for passive surveillance of the area.*

### Design Consideration

The design of entrances and exits should afford visibility into areas reached or approached.

Where escalators and travelators are used, the space they are provided within should be designed to provide maximum visibility between areas, levels and surrounds, e.g. by the use of clear materials in the construction of safety barriers around balconies, approach paths across lines of sight, wide approaches, spacious perception.

Provision should be made for escalator levels to be overlooked by other spaces in order to provide passive surveillance.

## Objective 3 Entrapment

*Entrapment areas (where people can hide or where people can be taken to and trapped out of sight) are avoided.*

### Design Consideration

Any areas that are recessed from the street should have clear two way view of the route, or surrounding area.

Recessed areas not intended for public use such as loading docks or private access ways should be secured to prevent access during the hours of darkness.



## Objective 4 Public Space within Developments

*To provide public places and spaces that are in their physical attributes attractive to people and thereby promote activity*

### Design Consideration

Design and layout should allow clear visibility and be well defined.

In the design of public spaces within buildings, or within the perimeter of buildings, particular preference should be given to the height within the space and to high light levels from above.

Public places should be attractive with:

- sun penetration;
- screening from wind;
- landscape features;

Design features expressive of public entry should be used at the entrance to spaces intended for public use.

## Objective 5 Lighting

*Lighting shall be provided to a level that reduces the opportunities for crime to occur and increases the perception of personal safety of an area.*

### Design Consideration

- The uniformity provided should be relatively high so that surfaces are evenly lit and the perception of the space is one of overall light.
- All recesses, alcoves, entrances and egress points of areas should be well lit.
- Lighting for pedestrian uses shall be fluorescent or metal halide (white) lamp sources.
- In open spaces the lighting level should be between 10-20 lux at a uniformity ratio better than 0.3. High vertical illuminance is required to show shadows of people and clear indications of movement.
- For internal access ways (including access ways to carparks) and through site links without stairs, appropriate horizontal lighting level, at floor level, is 100 lux at a minimum uniformity of 0.6
- For internal access ways and through site links with stairs, escalators and travelators the appropriate horizontal lighting level, at stair level, is 150 lux at a minimum uniformity of 0.6
- The appropriate lighting level for internal carparks is 50 lux at a minimum uniformity ratio of 0.3.
- The appropriate lighting level for external car parks is 10-15 lux at a minimum uniformity level of 0.4.
- The appropriate lighting level for shopping areas under verandahs is 20 lux at a uniformity ratio better than 0.5.
- Area lighting should be mounted on high masts or walls and directed to deter or detect criminal activity by producing a high vertical lighting component such that the dark figures of intruders are clearly visible.
- Where the carparks are situated adjacent to footpaths or access routes, the adjacent area should be lit to allow clear visibility of an approaching threat.
- A maintenance program should be required to ensure a continuity of light.



## Objective 6 Maintenance

*Public areas of development and public private interface areas shall be designed to avoid vandalism and constructed with robust and easily maintained materials and fixtures.*

### Design Consideration

- Fixtures should be robust, of standard componentry and fixing, of high quality, and easily replaced.
- Wall surfaces should have finishes which can be easily cleaned or treated to deter graffiti
- Rubbish facilities should be located and designed so that they can be easily cleared and should be covered.
- Paving surfaces should be robust and hard wearing to reduce the need for maintenance work.
- Design should avoid corners where wind blown rubbish and debris may accumulate.
- Signs should be provided nominating the agency responsible for maintenance.
- Commercial rubbish storage should not impede pedestrian activity and should be screened from sight.
- Refer to the signage section page 32.

