

Sustained CPTED shaping successful social housing: a multidisciplinary, full project lifecycle case study.

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Central Park Flats



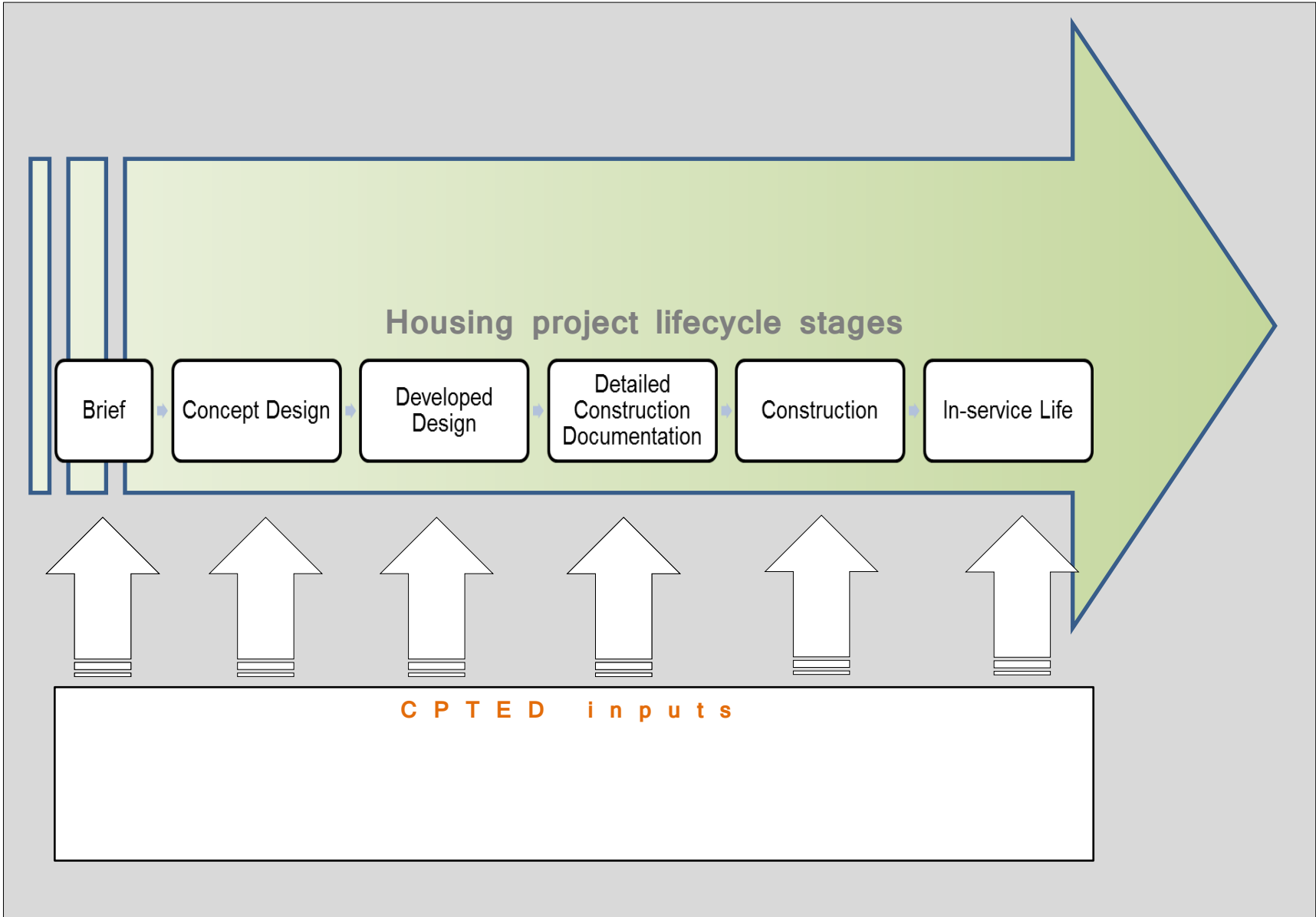
- Located in central Wellington New Zealand
- Owned by the Wellington City Council
- Built 1969 for motorway workers - 349 people in 199 units
- Housing Upgrade Program: 20 year, \$380M project, 50% Govt. funding, 50% WCC rental, 34 properties, 3,200 units.
- First involvement 2007, completed 2013.
-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

all project lifecycle stages

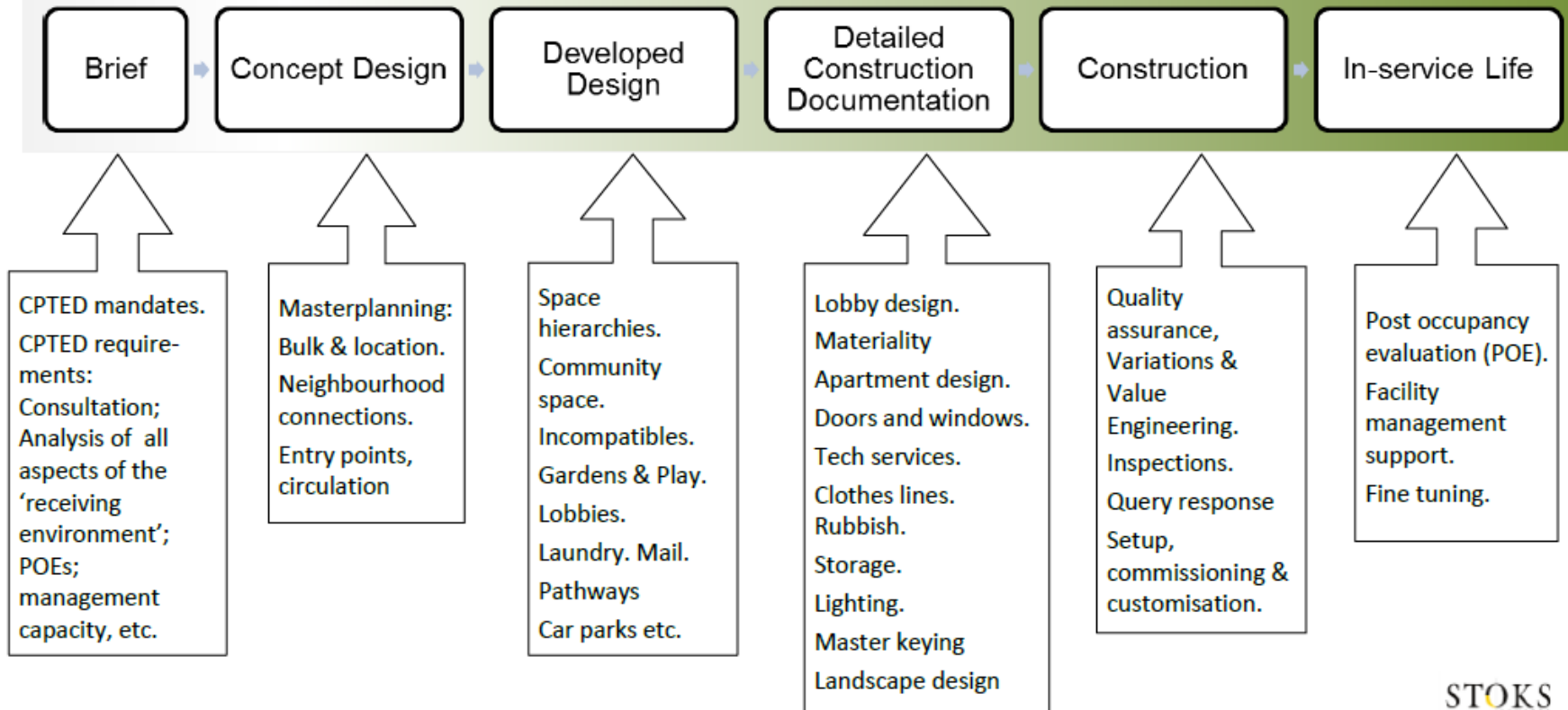


safer, healthier better housing

Multidisciplinary CPTED inputs



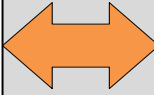
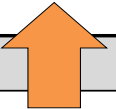
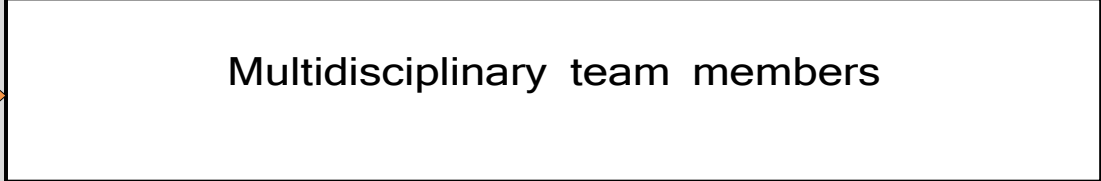
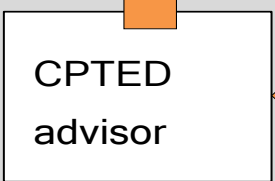
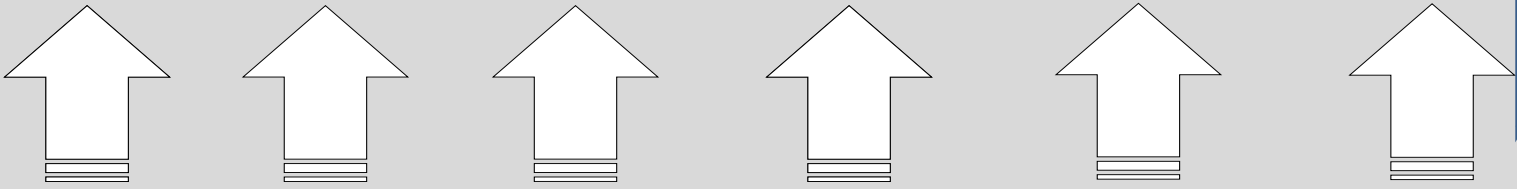
Project Lifecycle



CPTED INPUTS

different matters at different stages wherever the entry point is available

project lifecycle stages



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

mandates for CPTED

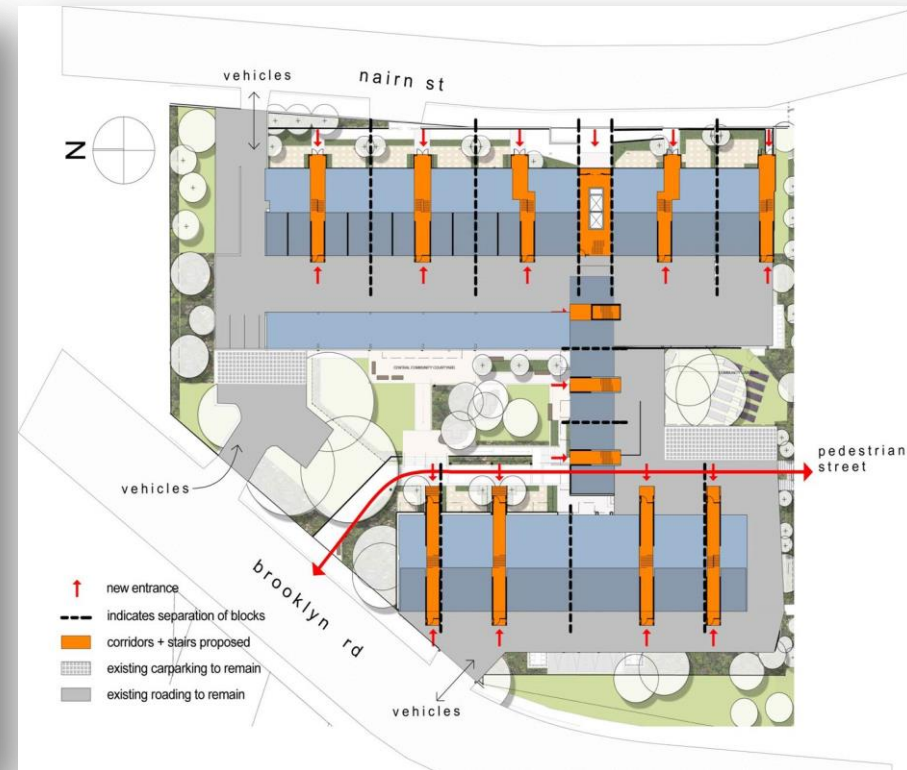
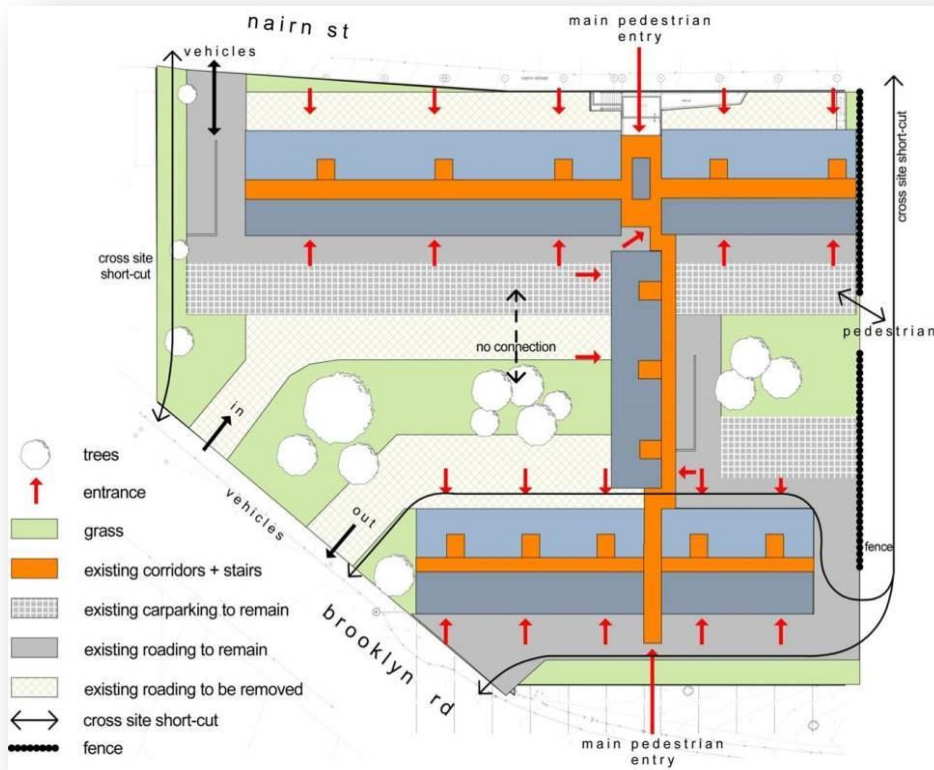
- **Wellington City Council's [the Client] commitment to its tenants and the New Zealand Government as funder to:**

"...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









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 Pacific Consultants. Holmes Fire.

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 McGuinness Limited.

CPTED Specialist Frank Stoks.