

DRAFT



NGAARUAWAAHIA AND TAUPIRI CPTED ASSESSMENT

Prepared for Waikato City Council

by Beca Ltd (Beca)

28 April 2023



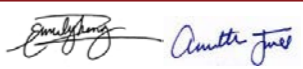
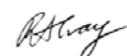

CONTENTS

1	INTRODUCTION	1
1.1	Purpose of this report	1
1.2	Overview of CPTED	3
1.3	Scope of assessment	3
1.4	CPTED assessment and engagement process	4
2	BACKGROUND INFORMATION	5
2.1	Crime statistics	5
2.2	CCTV	7
3	CPTED ASSESSMENT - NGAARUAWAAHIA	8
3.1	Summary	8
3.2	Positive CPTED features	9
3.3	Assessment details	11
4	CPTED ASSESSMENT - TAUPIRI	17
4.1	Summary	17
4.2	Positive CPTED features	18
4.3	Assessment details	19
5	QUICK WINS	21
5.1	Graffiti	21
5.2	Trimming of vegetation	23
5.3	Other quick wins	25
6	CPTED CONSIDERATIONS FOR THE NGAARUAWAAHIA TOWN CONCEPT PLAN	26

REVISION HISTORY

REVISION NUMBER	PREPARED BY	DESCRIPTION	DATE
A	Emily Zheng Annette Jones	For Client Review - CPTED Assessment	28.04.2023

DOCUMENT ACCEPTANCE

ACTION	NAME	SIGNED	DATE
Prepared by	Emily Zheng Annette Jones		28.04.2023
Reviewed by	Rebecca Cray		28.04.2023
Approved by	Annette Jones		28.04.2023
on behalf of Beca Ltd			

This report has been prepared by Beca on the specific instructions of Waikato District Council ("Client"). It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. The decision to proceed with any of the recommendations made in this report is a commercial decision for the Client, and Beca does not guarantee the safety or security of persons or property. Any use or reliance by any person contrary to the above, to which Beca has not given its prior written consent, is at that person's own risk.

1 INTRODUCTION

1.1 PURPOSE OF THIS REPORT

This report provides a summary of observed safety issues in Ngaruaawaahia and Taupiri as an input to the Town Concept Plan. WDC's Vision of creating "Liveable, thriving, and connected communities" is achieved with safety being one of the underlying urban design principles. The issues identified through a day and night visit are outlined in terms of quick wins as well as informing prioritised implementable projects.



Figure 1. Wider context map



NGAARUAWAAHIA



Figure 2. Map of Ngaaruawaahia

— Scope of assessment

TAUPIRI

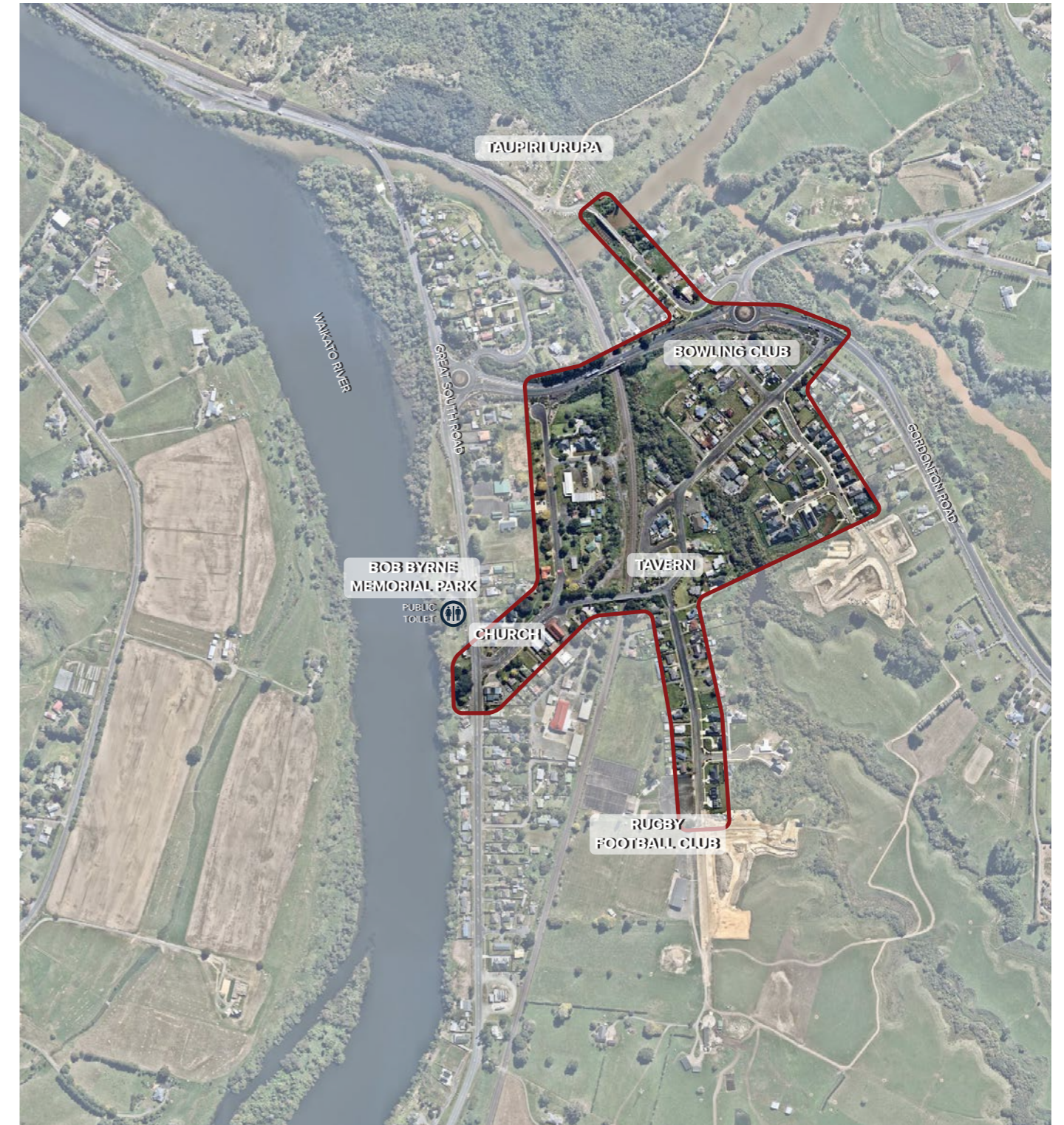


Figure 3. Map of Taupiri

1.2 OVERVIEW OF CPTED

Crime Prevention through Environmental Design (CPTED) has emerged as one of the most used and effective methods of reducing opportunities for crime.

The fundamental idea of CPTED is to combine local knowledge and CPTED principles to design environments in ways that reduce or prevent the incidence of crime. One of the most important concepts behind CPTED is that crimes against people are less likely to occur if other people are present, thereby creating passive surveillance. Another important CPTED philosophy is that the perception of crime or danger is as valid as the actual occurrence of it. A place may not necessarily pose a threat to safety, but if it looks unpleasant or threatening, people will avoid it, thus generating greater potential for actual crime to occur.

In 2005, the Ministry of Justice prepared National Guidelines for CPTED, titled 'Crime Prevention through Environmental Design in New Zealand'. These guidelines outline seven qualities for safer places, which form the basis for the Ngaaruwaahia and Taupiri CPTED assessment:

1. ACCESS: SAFE MOVEMENT AND CONNECTIONS

Places with well-defined routes, spaces and entrances that provide for convenient and safe movement without compromising security.

2. SURVEILLANCE AND SIGHTLINES: SEE AND BE SEEN

Places where all publicly accessible spaces are overlooked, and clear sightlines and good lighting provide maximum visibility.

3. LAYOUT: CLEAR AND LOGICAL ORIENTATION

Places laid out to discourage crime, enhance perception of safety and help orientation and way-finding.

4. ACTIVITY MIX: EYES ON THE STREET

Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times by promoting a compatible mix of uses and increased use of public spaces.

5. SENSE OF OWNERSHIP: SHOWING A SPACE IS CARED FOR

Places that promote a sense of ownership, respect, territorial responsibility and community.

6. QUALITY ENVIRONMENTS: WELL DESIGNED, MANAGED AND MAINTAINED ENVIRONMENTS

Places that provide a quality environment and are designed with management and maintenance in mind to discourage crime and promote community safety in the present and the future.

7. PHYSICAL PROTECTION: USING ACTIVE SECURITY MEASURES

Places that include necessary, well designed security features and elements.

1.3 SCOPE OF ASSESSMENT

As outlined in Section 1.2 there are several factors that contribute to safety and perceptions of safety. There are three mitigation approaches to managing the physical environment in ways that will reduce the opportunities for crime. These are described as either **natural**, **organised** or **mechanical**. Natural looks at how the human and physical resources are used and accommodated; organised covers the introduction of labour-intensive security (e.g guards, wardens, police, neighbourhood security patrols); mechanical encompasses the introduction of capital or hardware intensive security (e.g. integrated locking systems, CCTV, lighting).

This assessment focuses on the modifications that can be made to the physical environment based on CPTED aspects observed (see table below). Best-practice recommendations are also outlined to inform the Ngaaruwaahia Town Concept Plan - some of these features already exist in the town and can be replicated. As this is a high-level overview specific studies such as a full lighting level assessment and the evaluation of active measures such as CCTV do not form part of this assessment.

The following table outlines the aspects that strengthen the safety and perception of safety in a town centre context (for this assessment the organised and mechanical aspects in red are discussed at high level only)

CPTED aspects observed	Mapping against the seven CPTED principles
Concealment opportunities - dead ends, blind corners, entrapment areas	1. Access: Safe movement and connections
Natural ladders - ability to climb onto rooves, areas where access actively discouraged	1. Access: Safe movement and connections
Passive surveillance – direct lines of sight	2. Surveillance and sightlines: See and be seen
Clear sightlines – unimpeded by planting or solid fences	2. Surveillance and sightlines: See and be seen
Lighting - appropriate location and consistency/ colour	2. Surveillance and sightlines: See and be seen
Legibility through wayfinding i.e., signage, other elements	3. Layout: Clear and logical orientation
Land use	4. Activity mix: Eyes on the street
Definition of public and private space	5. Sense of ownership: Showing a space is cared for
Landscape maintenance	5. Sense of ownership: Showing a space is cared for
Community empowerment/ connecting with multi agency initiatives	5. Sense of ownership: Showing a space is cared for
Graffiti	6. Quality environments: Well designed, managed and maintained environments
Active surveillance – CCTV, patrols	7. Physical protection: Using active security measures

1.4 CPTED ASSESSMENT AND ENGAGEMENT PROCESS

Prior to the CPTED survey a desktop review of background safety information including crime statistics sourced from police.govt.nz and other publicly available reports was undertaken.

Initial confirmation on the scope and outcomes of the CPTED assessment was followed by site walkovers (day and night) with identified stakeholders. The purpose of these walkovers was to identify key issues drawing on a range of perspectives and discussion of recommended design responses and drawing on knowledge from those who know each place well overlaid with CPTED knowledge.

The study area included public streets and reserves in Ngaaruawaahia Town Centre plus environs and Taupiri Village. The study did not extend into private carparks, laneways, and private properties, however, some observations have been made where these impact on the sense of safety in public spaces.

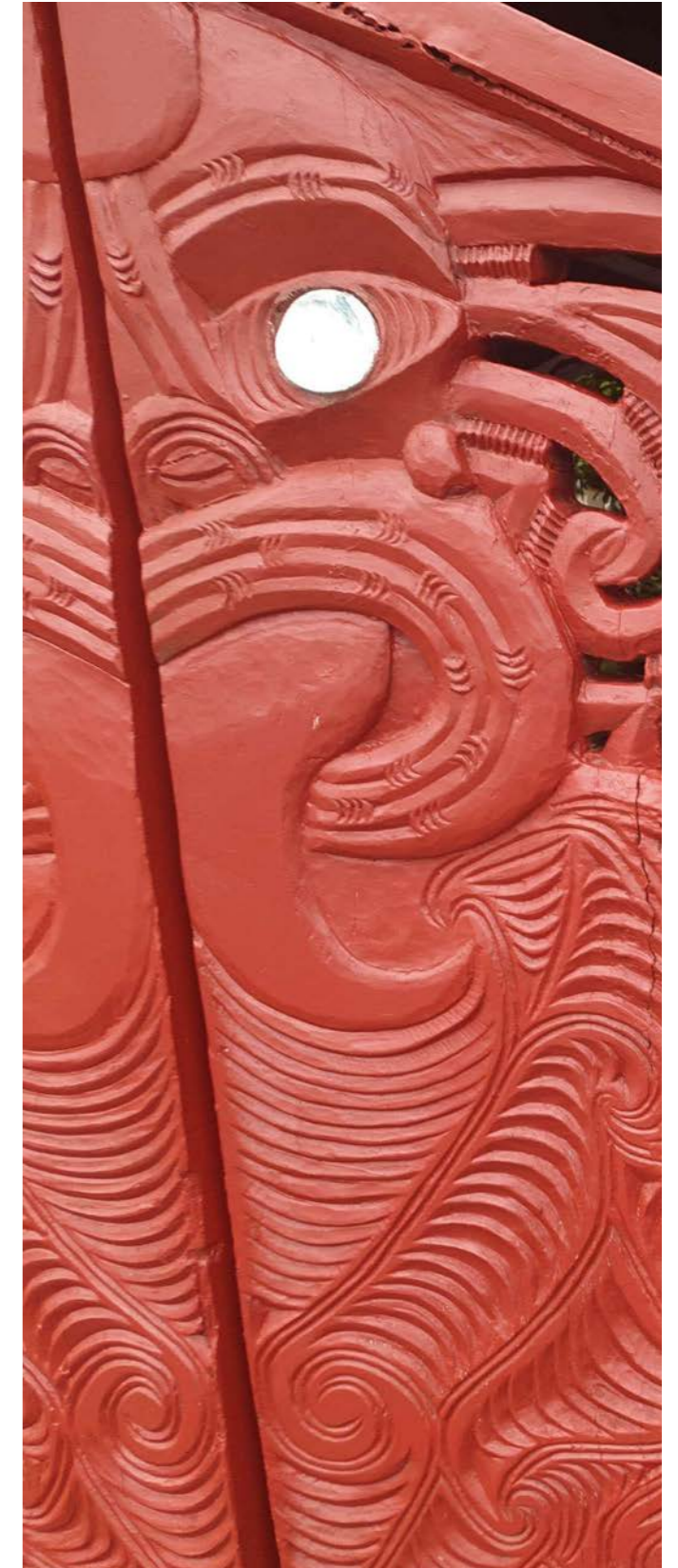
The process for the Ngaaruawaahia and Taupiri CPTED followed the following key steps:

- Site familiarisation and desktop analysis, including relevant background material
- Site visits for day and evening CPTED assessment (28/03/2023)

Attendees were:

Janet Gibb – Councillor
Eugene Patterson – Councillor
Elsa Snyders – Waikato District Council - Planning
Fletcher Bell – Waikato District Council - Planning
Kelly Tapine – Waikato District Council - Administration
John Stapleford – NZ Police representative
Kiri Morgan - Ngaaruawaahia Community Board Chair
Jack Ayers - Ngaaruawaahia Community Board Member
Kelvin Forsman – Economic Development Advisor
Joanne Morley - Taupiri Community Board Chair
Howard Lovell - Taupiri Community Board Member
Cheryl Maskell – Ngaaruawaahia Librarian (spoken to on the site visit)
Annette Jones – CPTED specialist (Beca)
Emily Zheng – Urban Designer (Beca)

- The following sections of this CPTED report include:
 - Crime background information
 - CPTED walkover observations
 - Positive CPTED features observed that can be replicated
 - Issues observed - lack of passive surveillance, blank walls or entrapment areas, wayfinding and signage, low levels or no lighting, maintenance issues.
 - Easy win maintenance issues
 - Graffiti observed on the site walkover
 - Vegetation obstructing sightlines
 - CPTED considerations for the Ngaaruawaahia Town Concept Plan



2 BACKGROUND INFORMATION

The following assessments were reviewed to provide a background to this assessment.

2.1 CRIME STATISTICS

NGAARUAWAAHIA

Information on recorded crime is available on the [police.govt.nz](https://www.police.govt.nz). This captures detailed information about where and at what times of the day and week crime victimisations occur and can be filtered from National, regional and down to meshblock level.

The crime statistics indicate the key reported risk is in the Ngaaruawaahia Town Centre area. In this instance, meshblock are smaller divisions of the town centre with their own specific crime reporting. According to the figures opposite, occurrences happen throughout the week with increased incidents noon to evening, particularly on Mondays, Thursdays, Fridays, Saturdays, and Sundays when shops close late afternoon.

The majority of reported crimes are theft and related offences (the physical removal of an object that is capable of being stolen without the consent of the owner) within zone 5 and 6. These zones correlate with the main town centre precinct.



Note: Victimisations where the time of the day or the day of week are unknown are excluded from the table

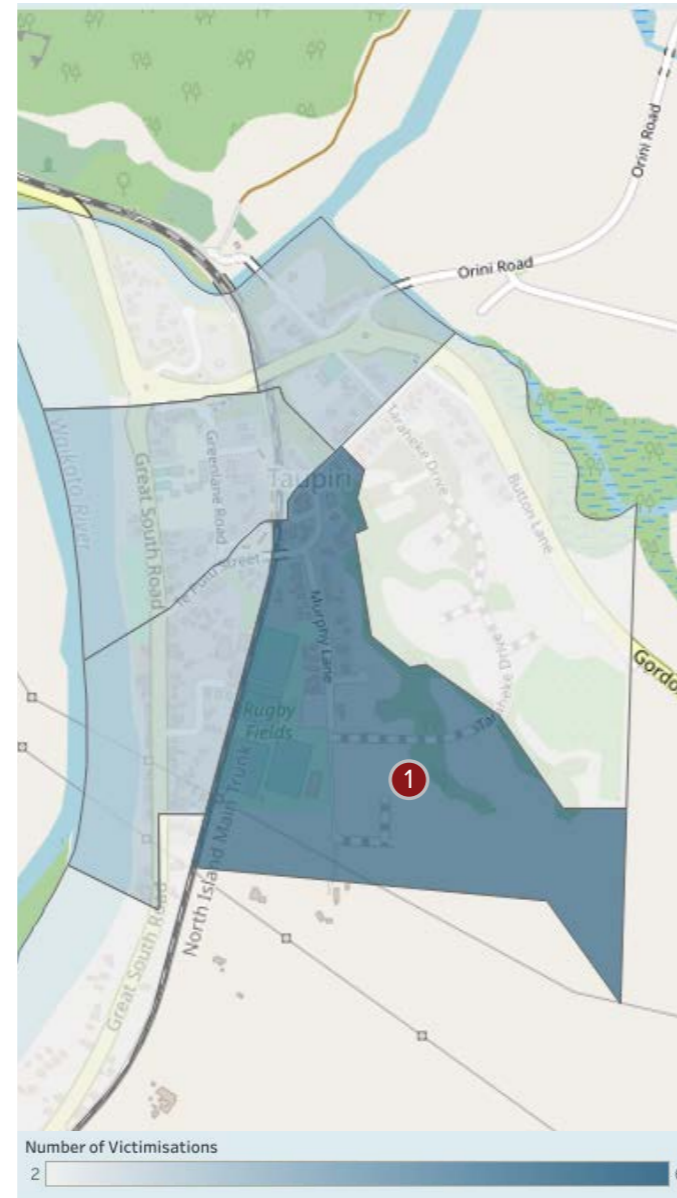
Figure 4. Crime statistics for Ngaaruawaahia from 1st March 2022 to 31st February 2023. Sourced from: <https://www.police.govt.nz/about-us/publications-statistics/data-and-statistics/policedatanz/victimisation-time-and-place>



TAUPIRI

The crime statistics indicate reported risks in Taupiri. According to the figures opposite, occurrences happen throughout the week with increased incidents late afternoon to evening.

The majority of reported crimes are theft and related offences (the physical removal of an object that is capable of being stolen without the consent of the owner) within zone 1. The area of higher incidence includes the local shops and sports facility that is a local destination.



Note: Victimisations where the time of the day or the day of the week are unknown are excluded from the table

Figure 5. Crime statistics for Taupiri from 1st March 2022 to 31st February 2023. Sourced from: <https://www.police.govt.nz/about-us/publications-statistics/data-and-statistics/policedatanz/victimisation-time-and-place>

All zone statistics

Occurrence hour and day of the week							
Hour	Sun	Mon	Tue	Wed	Thu	Sat	Total
7	2						2
14			1	1		1	3
15						1	1
16	1		2	1			4
18						2	2
19				1			1
20					1		1
21						1	1
22		1					1
Total	3	1	3	3	1	5	16

1 Occurrence hour and day of the week			
Hour	Wed	Sat	Total
15		1	1
16	1		1
18		2	2
21		1	1
Total	1	4	5

2.2 NGAARUAWAAHIA CCTV

A CCTV map was provided by Waikato District Council prior to the site walkover. There was discussion that the camera positioned at the end of Jesmond Street was not connected at the time of the walkover. These cameras are aligned to the higher locations of reported crime in Ngaaruawaahia town centre.

CCTV is not available for Taupiri.



Figure 6. CCTV locations - Ngaaruawaahia

3 CPTED ASSESSMENT - NGAARUAWAAHIA

3.1 SUMMARY

This section summarizes the findings of the daytime and nighttime site visit. It outlines positive CPTED aspects that can be drawn on for best practice responses. In addition locations where issues were identified during the site visits are outlined with recommendations for potential improvement.



Figure 7. Market area on Jesmond Street



3.2 POSITIVE CPTED FEATURES

- 1 The Point:
 - a The mural on the hall alongside the Waikato River shows little sign of graffiti and is a good strategy for buildings that provide a blank canvas and have little passive surveillance. It is noted that the wall facing the park has been a target of graffiti and has been painted out to a height of approximately 3m. This indicates that this side could be a graffiti target – the only difference being that the western wall is potentially more recent and painted by Graham Hoete.
 - b The interpretation panels providing historical context are well located and maintained considering they are over 10 years old. No graffiti was observed on these installations and other locations in the town centre. While general maintenance is required to the facing panels where there has been water ingress, the durable design and materials could be replicated.
 - c Landscaping with feature trees being limbed up providing for clear views. This was complimented with lighting located on main access routes. While the luminaires looked to lack maintenance with missing glass panels the lighting was functional at night.
- 2 Kiingitanga Reserve: Well-lit along Waingaro Road the preferred route. Omission of lighting within the reserve discourages users to take this route at night-time, reducing risks. Some lighting within the Reserve was observed but not working at the time of visit.
- 3 Hakarimata: The toilets were clean, well located and well-lit and this type of facility could be replicated in community areas. Pedestrian lighting was provided on the residential side of the street with residents being the main users after hours.
- 4 Jesmond Road:
 - a As a main street there are features that demonstrate a high level of care and maintenance. This includes the quality of the pavers which are a high-cost item and appear to have weathered well, the unified low level and brightly coloured planting along the main street (refer to Figure 7 image on the previous page), quality street furniture (lighting, bins), well-lit environment with white fluorescent tube lights under canopies and laneways.
 - b ATMs along Jesmond Street are located to reduce opportunity for concealment and loitering, maximizing sight lines and visibility. Seating is avoided in close vicinity to ATMs reducing opportunity for users to be observed.
 - c The mural along the wall at the market area shows no graffiti, a good strategy for blank walls with little passive surveillance (refer to Figure 7).
- 5 Bollards: Use of timber bollards along the Regent Street green space provides a clear definition between public and private property and deters graffiti activity as there is no horizontal element.
- 6 Durham Precinct area: The precinct area is a quality space that is highly visible to passersby - and a good level of amenity (seating, bins, lighting).
- 7 Turangawaewae Marae: The Marae does not provide views out over the street, however this is consistent with the role within Ngaaruawaahia. It is noted that there is a level of care, maintenance, and detail along this edge.
- 8 Community connection – there is a high level of community spirit and commitment to making the town feel safe.
- 9 Laneways closed off with fences - public private definition; area between Breaking Bread Café and Two Rivers Early Learning Village on Great South Road.
- 10 Walkway along the river - trees and foliage are a set distance from the pedestrian path reinforcing a sense of security and there are houses providing passive surveillance over the cycleway. Although the walkway under the rail line does not have a clear line of sight there isn't a sense of any hiding spots or dead ends. Unauthorised areas are clearly fenced off with razor wire limiting access to the rail bridge.
- 11 Low level planting shows a well maintained environment and contributes to a perception of a cared for town centre environment.
- 12 There are examples such as the ambulance station which have well considered lighting that provides amenity for pedestrians as well as having a security function.
- 13 Bus stop with no hidden walls facilitating clear sightlines and allow pedestrians to move through.



Figure 8. Mapping of positive CPTED features - Ngaaruawaahia



3.3 ASSESSMENT DETAILS

The CPTED assessment addresses the issues under the following aspects:

CPTED aspects observed

- Natural ladders - ability to climb onto rooves, areas where access actively discouraged
- Passive surveillance – direct lines of sight
- Clear sightlines – unimpeded by planting or solid fences
- Lighting - appropriate location and consistency/ colour
- Legibility through wayfinding i.e., signage, other elements
- Land use
- Landscape maintenance
- Graffiti

Figure 9 shows the summary of observed issues and contains a photo reference map locating the photos as set out in table form on the following pages and broken down into the following categories:

ISSUE

This describes the issue identified in terms of CPTED aspects and principles outlined previously.

LOCATION & PHOTOGRAPH

A unique number (x) has been placed on the map to indicate the location of the observation. A photograph is provided to clarify the issue.

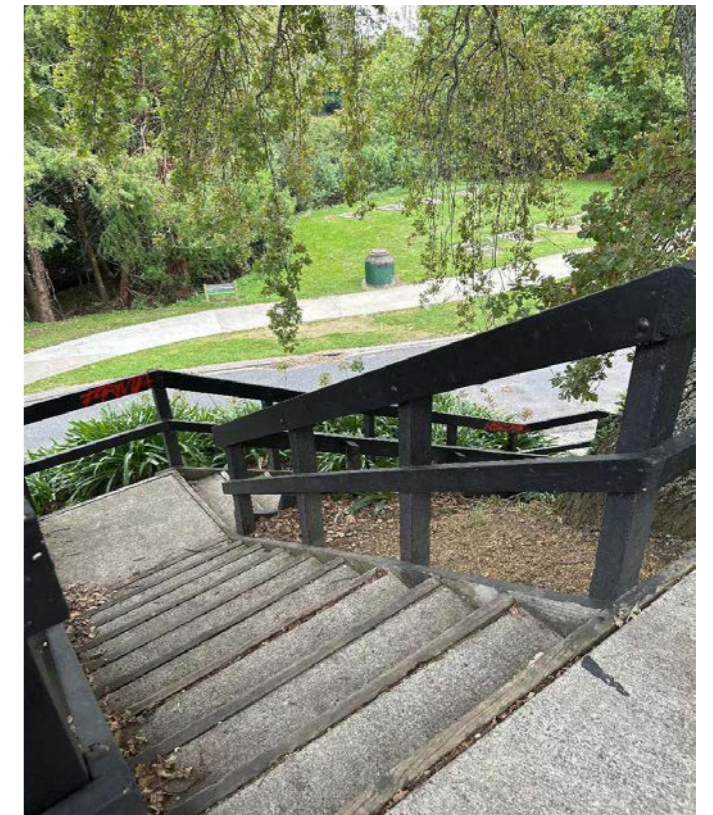
BEST PRACTICE RESPONSE

A proposed intervention to address the identified issue. In some cases a precedent photo of the proposed intervention is provided as an example solution to a common problem.

PRIORITY

Priority is separated into two categories:

- **Extremely High:** the intervention is recommended to be implemented as a top priority.
- **High / Better Practice:** the intervention will provide a strong improvement.



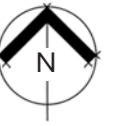


Figure 9. Mapping of CPTED issues - Ngaaruawaahia



ISSUE

LOCATION & PHOTOGRAPH REFERENCE

BEST PRACTICE RESPONSE

PRIORITY

Natural ladders

There are natural ladders behind Great South Road - owners to evaluate if this is an issue for access onto rooves etc. The bins can also be a place for people to hide behind at night.



This is an example where rubbish locations are placed in a well-lit location and away from potential climbing opportunities.



Precedent Image: Hurstmere, Takapuna Auckland

EXTREMELY HIGH

Passive surveillance

Shops have posters and screens obstructing views on Jesmond St.



Removal of posters to open sightlines into the shops and provide eyes onto the street.

Any roller doors on Great South Rd – suggest could paint in consistent design



Precedent Image: Otara, Auckland

**HIGH/
BEST PRACTICE**

Figure 10. Summary of observed CPTED issues - Ngaaruawaahia

ISSUE

LOCATION & PHOTOGRAPH REFERENCE

BEST PRACTICE RESPONSE

PRIORITY

Clear sight lines (vegetation)

There are areas where vegetation is overgrown with incursion onto the footpath or there is a low canopy obstructing sightlines.

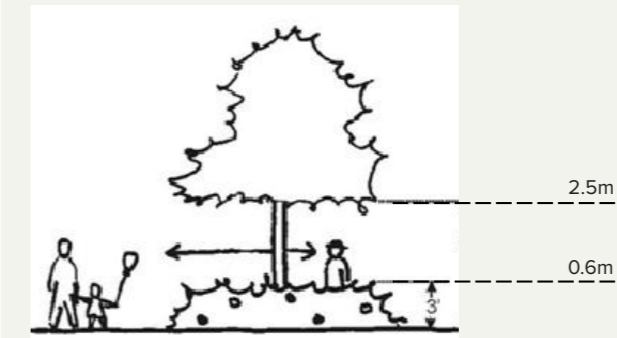
i.e. Paterson Park, stairs that connect the bridge and cycleway. All areas where this is identified are at the end of this section.



Trees (in all areas) should be canopy-lifted, allowing sight lines to be maintained. Trimming of trees surrounding to open sight lines.

CPTED best practice stipulates a vegetative clearance between 0.6m to 2.5m (refer diagram below).

Trim lower limbs of trees to provide a clear trunk and improve visual connection.



EXTREMELY HIGH

Lighting

The space between the buildings along Great South Road has dark unlit areas which leads to a varying pedestrian experience (well lit to no lighting in the gaps). Pedestrian paths alongside the rail line on Great South Road are well lit but obscured by the tree canopy with resulting patchy lighting.

Along the rail line and in front of Ngaaruawaahia High School there is no lighting.



Conduct a review of the lighting (on the night of the walkover lights were being replaced) and an arborist review to determine where trees are blocking lighting at ground level.

Along the canopies of Great South Road and Jesmond Road shops lighting is effective with no obstruction.



EXTREMELY HIGH

Legibility through wayfinding

Lack of signage to connect the town centre to Te Awa Cycle Trail, along the Waikato River edge, bridge and to the Hakarimata Ranges walkway.



Consider a suite of signage that would assist pedestrians in identifying natural amenities, attractions and navigating around the town centre, i.e., consistent signage directing people to toilets, schools, library, and other public facilities. Ensure signage is clear and appropriately placed.



**HIGH/
BEST PRACTICE**

ISSUE

LOCATION & PHOTOGRAPH REFERENCE

BEST PRACTICE RESPONSE

PRIORITY

Land use

There are streetscape gaps along Jesmond Street, the old Waipa Hotel and carpark. In addition the former Plunket building is closed and unoccupied with no passive surveillance provided.

Buildings with blocked or opaque film on the windows also reduce the potential for passive surveillance to contribute to a sense of safety for people on the street.



Focus on land uses that activate the street and consider consolidation based on the economic projection for retail demand.

Consider uses that extend beyond daytime hours to provide more presence on the street, supplementing existing restaurant facilities.

There is an opportunity for the Plunket area to become a destination location and create an area integrated with pedestrian access.

EXTREMELY HIGH

Landscape maintenance

Market area on Jesmond Street needs care and a tidy up. The use of the space and the function is unclear when not in use.



There were discussions on the site visit about providing a covered area. Using the existing structure will require an engineer's review to determine whether the existing timber can support an additional load, or if a completely new structure is needed.

**HIGH/
BEST PRACTICE**

Graffiti

A number of graffiti tags were observed around the town i.e. Turangawaewae Marae, bridge, transformer boxes.

The presence of graffiti contributes to a lower level of perceived safety.



Address the issue using one of the following methods:

- Identify who the asset owner is of the elements that are commonly targeted for graffiti. Implement more regular reporting and maintenance. It was noted that several elements are not Waikato District Council assets and lowers the perceived quality environment.
- Plant dense foliage at the base to restrict access to the wall.
- Paint the wall using one of the precinct's theme colours from the agreed palette.
- Consider commissioning a mural artist where locations are identified that are a consistent target.
- Identify through the community if the taggers are from the wider area and reach out through the Police, community for effective ways to lower the incidence.

EXTREMELY HIGH



Precedent Image: The Point, Ngaaruawaahia

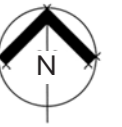
4 CPTED ASSESSMENT - TAUPIRI

4.1 SUMMARY

This section summarizes the findings of the daytime and nighttime site visit. It outlines positive CPTED observations made during site visits and makes recommendations for improvement.



Figure 11. Taupiri Christ Church on Te Putu Street



4.2 POSITIVE CPTED FEATURES

- 1 Great South Road: Well-maintained hedges and fences with a high level of passive surveillance onto the street.
- 2 Residential streets: The open street frontage and permeable or low fencing supports a community feel with streets observed by residents.
- 3 Quality of landscaping - new subdivision
- 4 Tavern: Clear wayfinding to communicate a detour around the Tavern.
- 5 High level of community engagement - on the visit a number of people were interested in the site walkover and keen to provide observations which reflected a high level of community connection. Comments raised led to a question of a higher level of unreported crime, however as this was anecdotal it can't be quantified.
- 6 Community areas - well looked after i.e., Taupiri Bowling Club and sports facilities indicating a high level of community pride and ownership in Taupiri.
- 7 Focus area near the hall and the superette – an opportunity for land use to agglomerate around this area to include health, and other community uses.



Figure 12. Mapping of positive CPTED features - Taupiri





4.3 ASSESSMENT DETAILS

The CPTED assessment addresses the issues under the following aspects:

CPTED aspects observed

- Concealment opportunities - dead ends, blind corners, entrapment areas
- Lighting - appropriate location and consistency/colour
- Legibility through wayfinding i.e., signage, other elements
- Graffiti

Figure 13 shows the summary of analysis and contains a photo reference map locating the photos and issues as set out in table form on the following pages and broken down into the following categories:

ISSUE

This describes the issue identified in terms of CPTED principles, under the key themes outlined above.

LOCATION & PHOTOGRAPH

A unique number (**x**) has been placed on the map to indicate the location of the proposed intervention. A photograph is provided to clarify the issue and provide a quick reference for action in the future.

BEST PRACTICE RESPONSE

A proposed intervention to address the identified issue. In some cases a precedent photo of the proposed intervention is provided as an example solution to a common problem.

PRIORITY

Priority is separated into two categories:

- **Extremely High:** the intervention is recommended to be implemented as a top priority.
- **High / Better Practice:** the intervention will provide a strong improvement.



Figure 13. Mapping of CPTED issues - Taupiri








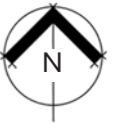
ISSUE	LOCATION & PHOTOGRAPH REFERENCE	BEST PRACTICE RESPONSE	PRIORITY
<p>a. Concealment opportunities</p> <p>Areas of possible entrapment including blind corners) should be avoided to improve the sense of safety and reduce opportunity for crime that is unobserved.</p>		<p>Increase lighting, consider gating areas where there is deep recess if this is an area where there is a level of heightened risk. Receiving wider feedback form users is important to establish whether change is warranted.</p>	<p>HIGH/ BEST PRACTICE</p>
<p>e. Lighting</p> <p>The underpass under Gordonton Road and the Rugby Field carpark are not sufficiently illuminated after dark.</p>	 	<p>Install more pedestrian scale lighting and provide a wider localised area for the Rugby field parking.</p>	<p>EXTREMELY HIGH</p>
<p>f. Legibility through wayfinding</p> <p>Wayfinding with area severed by roads and no easy pedestrian access to each quarter - there is a need to discuss the lack of access to recreational and community facilities with several people wanting to age in place and use mobility scooters.</p>	 	<p>Increase signage and pedestrian amenity to assist the community to safely access natural amenities, bus stops attractions and navigating around the neighborhood, i.e., consistent signage directing people to schools, community facilities, and other public facilities. Ensure signage is clear and appropriately placed.</p>	<p>HIGH/ BEST PRACTICE</p>
<p>l. Graffiti</p> <p>Large number of graffiti dotted around the town i.e Marae, bridge, transformer boxes.</p> <p>The presence of graffiti contributes to a lower level of perceived safety.</p>	 	<p>Address the issue using one of the following methods:</p> <ul style="list-style-type: none"> - Plant dense foliage at the base to restrict access to blank walls. - Paint the wall using one of the precinct's theme colours from the agreed palette. - Consider commissioning a mural artist to paint a mural. - Identify through the community if the taggers are from the wider area and reach out through the Police, community for effective ways to lower incidences. 	<p>EXTREMELY HIGH</p>

Figure 14. Summary of observed CPTED issues - Taupiri

5 QUICK WINS

Quicks wins are a set of actions identified for Ngaaruawaahia and Taupiri that can be taken in the short term to reduce opportunities for crime. These short-term actions are not dependent on other actions and are relatively low cost with a high benefit.



5.1 GRAFFITI

Firstly, cleanup of graffiti tagged on private property or various asset owners. Consistently track the rate of removal by undertaking an audit walkover and have plans in plan to remove graffiti within 24 hours of it appearing.

Materials should utilise anti-graffiti protection and/or appropriate surfacing to assist in maintaining a clean, high amenity environment.

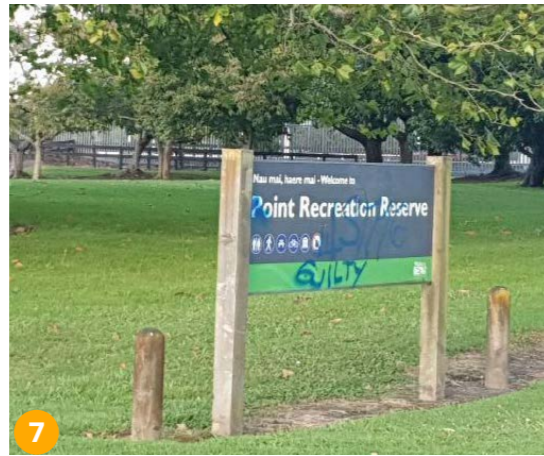
Note the images taken are representative from the site visit and do not include all evidence of graffiti.



Figure 15. Mapping of graffiti - Ngaaruawaahia



Figure 16. Mapping of graffiti - Taupiri





5.2 TRIMMING OF VEGETATION

A number of areas have overgrown vegetation that encroaches on footpaths around residential streets and high pedestrian movement areas. In Ngaaruawaahia the staircase at the bridge, and pedestrian crossing in front of Work and Income are two locations. In Taupiri, this was seen at the underpass at Murphy Lane and entry to the bridge leading to the urupa.

Other instances include large tree canopies that obscure light poles and limit illumination onto the pedestrian path and roads.

It is recommended to trim vegetation over footpaths and tree canopies as well as that which obscures lighting. This should be included in the maintenance regime to ensure views are not impeded and maximise passive surveillance and safety. Prioritisation should be at higher pedestrian movement areas - The Point, riverside, bridge, Jesmond Street, Great South Road, Market Street, High School, and Turangawaewae Marae.

Note the images taken are representative from the site visit and do not include all evidence of overgrown vegetation.

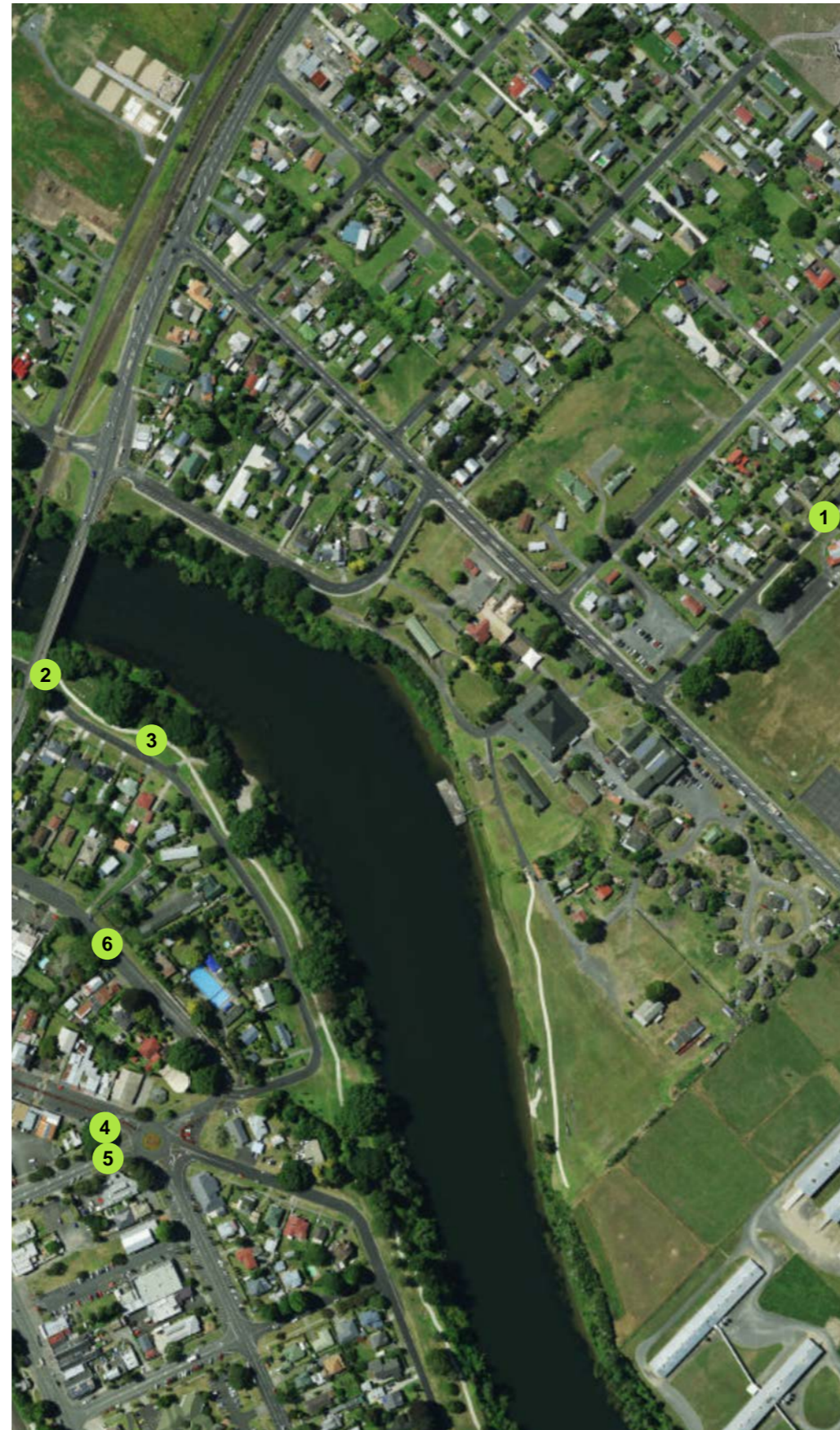


Figure 17. Mapping of overgrown vegetation - Ngaaruawaahia



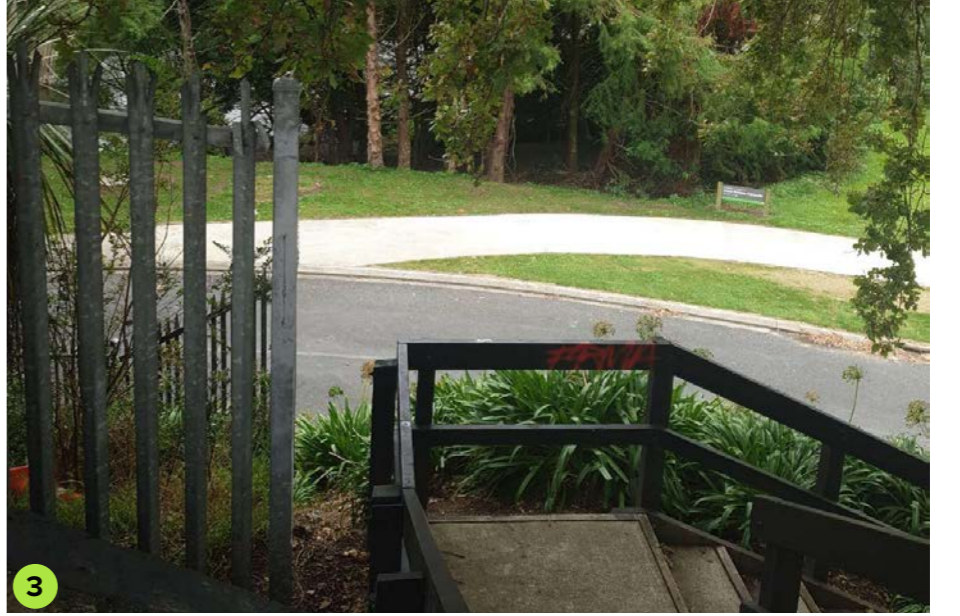
Figure 18. Mapping of overgrown vegetation - Taupiri



1



2



3



4



5



6



7



8



9

5.3 OTHER QUICK WINS

- Light bulbs that are not working should be replaced. All street and pedestrian lighting should have a consistent colour. Consider LEDs to maximise safety and sustainability.
- The inclusion of mirrors and lights to be inserted into dark or blind corners.
 - Ngaaruwaahia: Staircase at the base of the bridge, along the Railway
 - Taupiri: Underpass and Rugby Field carpark
- Provide wayfinding signage at connections to accessways, walking and cycling route especially guiding users to safely cross the railway crossing and bridge. Wayfinding and signage should provide cues so that a cyclist/ pedestrian can make a clear judgement about the best route to take.



Figure 19. Ngaaruwaahia - Kiingitanga Reserve

6 CPTED CONSIDERATIONS FOR THE NGAARUAWAAHIA TOWN CONCEPT PLAN



Figure 20. Ngaaruawaahia - Durham Precinct



Figure 21. Ngaaruawaahia - Jesmond Street market area

The following place based considerations are proposed to be integrated as part of the Ngaaruawaahia Town Concept Plan:

- Consolidate gaps in the streetscape and reactivate vacant sites along Great South Road and Jesmond Street.
- Consolidate uses and bring in more active activities after hours along Jesmond Street and Great South Road.
- Bring wayfinding into Jesmond Street and provide a connection to the Te Awa cycleway and Hakarimata Ranges. In addition wayfinding to Taupiri urupa and around Gordonton underpass
- Improve the area next to Plunket so it becomes a focus area and destination (north facing)
- Build on existing street furniture - potential for these to reflect a sense of place.
- Market area at Jesmond Street - inclusion of a sheltered areas to encourage more active use of the space
- Consider the positive passive surveillance contribution that is made by the occupants of campervans at the Point
- Engage with youth to ground-truth perception of safety issues identified on the site walkover.