CHAPTER 7

SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

7.1 INTRODUCTION

This Chapter is created around the findings of the research. Subsequent conclusions and recommendations are also given. A short summary of the study is provided to serve as the background for the findings.

7.2 SHORT SUMMARY OF RESEARCH

The methodological foundation of the research is given in Chapter 1. The residential neighbourhood is regarded as the first line of defence against the incidence of crime, leading to the birth of the HONC against crime model. The goal of the research is to test this new crime prevention model in residential neighbourhoods to ascertain if it really has an influence in the deterrence of crime. It also includes determining if the first three elements of the HONC model, namely a healthy lifestyle, online technology and nature, can aid the effectiveness of CPTED in neighbourhoods. To discover the existence of any other models which might better serve as a basis for the HONC model than that of CPTED, a search was done through all the models developed in the history of Criminology. The origin and growth of CPTED was done in depth to serve as basis for the HONC model. Relevant information on what a safe residential neighbourhood will look like as well as the prevention of residential burglary was gathered to aid in the creation of a crime prevention plan for Woodlands Lifestyle Estate. In the previous Chapter the elements of the HONC model were explained in full and the set hypothesis tested by comparing the relevant elements with that of the crime situation in the three chosen neighbourhoods.

7.3 FINDINGS

The research findings include the following:

7.3.1 Crime prevention models focussing on the criminal are not suited for a crime prevention model that needs to address the crime situation in a residential neighbourhood. These models, which consist of the biological, psychological and legal sanction and punishment of the criminal only focus on the how the criminal looks, the treatment of the “illness” inside him or her and the punishment of his or her behaviour in order to prevent further criminal behaviour. This implies
that criminal behaviour must occur before any “treatment” can take place. Very little to no attention is given to the safeguarding of the potential victim.

7.3.2 Crime prevention models that focus on the environment of the criminal are also deemed unsuitable for a crime prevention model addressing the needs of a residential neighbourhood. However, in this model the focus is shifted from the criminal to that of his social environment, making it a move in the right direction for a model that is created for addressing the physical environment in which crimes occur. Recent developments in this model, such as environmental criminology, is also considered as a move in the right direction for the purpose of this study.

7.3.3 The crime prevention model that focusses on the milieu of the victim, namely the mechanical and physical crime prevention model is regarded as the more suitable model for serving as the background for a crime prevention model developed for crime prevention in residential neighbourhoods. This model concentrates on the milieu of the victim in order to reduce the causes and opportunities for crime, as well as the fear of and incidence of crime. This model also operates from the assumption that criminal behaviour will always exist and looks towards potential crime targets and making them more defensible against crime. The concept of defensible space, created by Oscar Newman, is further developed by him and other experts in the field of environmental criminology. The principles of defensible space have originally been applied to housing projects in the USA.

7.3.4 Crime Prevention Through Environmental Design (CPTED) builds upon the defensible space principles and have added other principles as well. The principles are surveillance, territoriality, surveillance and visibility, location, image and aesthetics, access and target hardening. Numerous international applications and studies have been done on the subject of CPTED, ranging from the safeguarding of residential areas, university campuses to that of walkways along a riverside, each of the CPTED practitioners in the different countries making use of their own particular mix of these principles.

7.3.5 South Africa has also joined the international arena, by making CPTED part of its National Crime Prevention Strategy (NCPS), albeit a latecomer to this field. The current CPTED practitioners in South Africa are heavily influenced by the direction of the Netherlands in the development and refinement of CPTED.

7.3.6 The increase in the development of gated communities is not unique to South Africa, as
countries such as the USA, Canada, United Kingdom, Brazil, Chile, Ireland and Saudi Arabia experienced a growth in this phenomenon over the last decade. Gated communities are not regarded as the best solution for the crime situation in a country, as they (gated communities) set themselves apart from the rest of the surrounding urban environment on a physical, social and economical level. The long term impact of gated communities in South Africa has not yet been determined as research on this subject is still pending. As this type of development is becoming increasingly popular in today’s society, the researcher focussed her studies on making these crime prevention systems more effective through the development of the HONC model.

7.3.7 The safety of a residential neighbourhood can be increased when it contains a density of residential property, a low proportion of vacant land, small neighbourhood streets, homogeneously residential developments, less penetrable boundaries and no commercial development with more private parking on private driveways, and less parking on the street or parking lots (Poyner 1983:26).

The Prairie Estate’s physical features correlate with five of the six characteristics of low crime neighbourhoods as identified by Poyner namely, a high proportion of residential property, a minimum of vacant land, containing a number of small neighbourhood streets, having less penetrable boundaries, more parking on private driveways and minimum opportunity for parking on the streets.

The physical outlay of Glossa Estate answers to three of Poyner’s characteristics of a low crime neighbourhood namely a high proportion of residential property, a minimum of vacant land and containing a number of small neighbourhood streets.

The physical characteristics of Woodlands Estate correlate with the characteristics of a low crime neighbourhood as identified by Poyner namely: a high proportion of residential property, homogeneously developed, a minimum of vacant land, containing a number of small neighbourhood streets, having less penetrable boundaries, more parking on private driveways and minimum opportunity for parking on the streets. Thus making Woodlands Lifestyle Estate the only neighbourhood in this study to contain all of the features of a safe neighbourhood as summarised by Poyner.

7.3.8 The crime picture for the three participating neighbourhoods, Woodlands, Glossa and Prairie Estate, as drawn from the GIS system of the South African Police Service mainframe systems
indicated that the highest incidence of crime was as result of residential burglary. This resulted in this study being primarily focussed on the prevention of residential burglary.

Studies conducted on the subject of residential burglaries suggest that areas of wealthy or middle class/middle income housing should be separated as far as possible from poorer housing. Further prevention of burglary is also done by denying access to the potential burglar in the first place. In general burglary is regarded as an opportunistic crime, but the involvement of syndicates in residential burglaries is not disregarded. A study conducted in Melbourne, Australia, determined that there are no set situational prevention measures that will deter all potential burglars. Older and experienced burglars are even harder to deter compared to younger and inexperienced burglars.

The formation of a strategic prevention plan for residential burglary is possible when all applicable data is gathered and analysed. The data consisting of crime pattern analysis, offender address analysis, interviews with local burglars, an environmental survey, a repeat burglary victim survey and household survey.

7.3.9 Every potential crime target needs its own security and crime prevention plan, as they will differ in design and the location in which they are placed. The location can be influenced by factors such as socio-economic class, political environment, unemployment, weather, education, characteristics of population, public transport for example taxis, busses and trains, public services available and the condition of the road.

Before drawing up or changing the security and crime prevention plan of a potential crime target all relevant information with regard to its location must be gathered. According to Crowe (1991:36-37) this relevant information consist of crime analysis information, demographic information, land use information, observations and resident or user interviews. After gathering all the relevant information, an assessment of the given location can be done and action steps can be drawn up and implemented to address identified problems.

When Woodlands Lifestyle Estate was developed, a crime analysis of the surrounding environment was done and combined with the insights concerning the characteristics involved in the securing of a residential neighbourhood as listed by Poyner (1983:25) as well as the prevention of residential burglary with the results of an analysis of the surrounding neighbourhoods. The development team of Woodlands Estate took this information and integrated it with the design of the neighbourhood as a whole. The crime prevention model for
Woodlands Estate was drawn up according to the CPTED principles as identified in Chapter 4.

Different hypothesis was compiled for the aim of this research in order to test the different elements of the HONC against crime model. In this study only the element of a healthy lifestyle could be tested with the chi-square test as it could be quantified in the questions pertaining to social cohesion and outdoor activities within the neighbourhoods.

The other elements could only be used in the format of guiding principles, as each of them had their own unique problems. The influence of the nature element of the HONC model can only be tested if the impact of nature on the incidence of crime could be quantified in a larger number of (e.g. 20) different neighbourhoods. The impact of CPTED applied in the neighbourhood as a whole can also only be done when the findings of more than three different neighbourhoods are correlated with one another. The influence of the information technology in the neighbourhood can only be tested after it has been in place at Woodlands Estate for a period of one year or more. The guiding principles are as follows.

**Guiding principles**

- The nature aspect of a neighbourhood influences the patterns of crime.
- The usage of information technology in a neighbourhood influences the patterns of crime.
- The security of a neighbourhood influences the patterns of crime.
- The location of a neighbourhood influences the patterns of crime.
- The usage of physical barriers in a neighbourhood influences the patterns of crime.
- The usage of symbolic barriers in a neighbourhood influences the patterns of crime.
- Surveillance in a neighbourhood influences the patterns of crime.
- Access control in a neighbourhood influences the patterns of crime.

**Table 7.1 Hypotheses and findings**

<table>
<thead>
<tr>
<th>Hypothesis: Healthy lifestyle</th>
<th>Findings</th>
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<tbody>
<tr>
<td>$H_{1\alpha}$</td>
<td>Social cohesion amongst the residents of a neighbourhood has no relation to the occurrence of residential burglary.</td>
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Hypothesis: Healthy lifestyle continued
7.4 RECOMMENDATIONS

Based on the abovementioned findings the following recommendations are made:

7.4.1 Recommendation for Woodlands Lifestyle Estate

- The lifestyle track, landscaping and lifestyle centre in Woodlands Lifestyle Estate must be maintained and kept in good order to ensure the continued usage of these facilities by the
The provision of the closed computer lines in the estate must be utilised by the Woodlands Home Owners Association to communicate and inform the residents of relevant information. The software of the closed communication system must be updated as the software packages change and improve.

The crime prevention model as developed for Woodlands Lifestyle Estate must be maintained and not neglected. Adaptations and add-ons to this model must be done whenever the crime situation inside the neighbourhood changes. Changes in the surrounding area may also lead to a revisitation of this model in order to address resulting crime problems.

7.4.2 Recommendations for the development of new gated communities

When planning the development of a residential neighbourhood, the project team must include a security expert from the initial design stage. The security expert can do a crime analysis of the surrounding environment in which the neighbourhood will be placed. This will prepare the developers for the unique challenges that face them at every different location. The advice given by the security expert can be integrated in the overall design of the neighbourhood.

Rapport between the intended residents and the developers can ensure a residential neighbourhood that answers to the needs of the residents.

The chosen Estate Manager must build a good relationship with the local police station and put a plan of action in place on how the police will gain entrance to the gated community in case of an emergency.

Provision for pedestrian movement within the neighbourhood will ensure opportunities for passive surveillance as well as the formation of social cohesion amongst the residents of the neighbourhood.

Provision for extra security measures must be in place to handle the influx of people and vehicles during the construction of the dwellings within the neighbourhood.

A lifestyle centre must be provided, where residents can exercise and mingle with one another on a social level. This lifestyle centre must also provide for a child care centre for families with
young children as well as lockers and shower facilities.

- The provision for outdoor activities must be made available in the form of swimming pools, tennis courts, etc.

### 7.5 RECOMMENDATIONS FOR FURTHER RESEARCH

The following recommendations for further research are based on the previous findings and recommendations that were made:

7.5.1 When the closed computer system in Woodlands Estate has been in place for more than two years a study can be conducted to determine its influence on the incidence of crime.

7.5.2 A study can be executed on a large number of open and closed neighbourhoods over a period of time to determine which has the lowest crime rate.

7.5.3 If loitering has a direct impact on the occurrence of crime, the problem of loitering can be addressed without infringing on human rights.

7.5.4 To compare the three chosen neighbourhoods over a longer period of time.

7.5.5 A study to prove or disprove the combination of the elements in the HONC model in the prevention of crime within a residential neighbourhood.

### 7.6 CONCLUSION

In this study a new crime prevention model, namely the HONC against crime, was developed in order to address the crime situation within residential neighbourhoods. Only a healthy lifestyle was established as a deterrent to criminal behaviour, leaving the testing of the influence that the other elements may have on the patterns of crime for further research. The influence of the first three elements of the HONC model in aiding the effectiveness of CPTED in residential neighbourhoods could not be determined. This model represents a new way of making use of CPTED principles in combination with elements obtained from the natural sciences in addressing the ever changing crime situation in neighbourhoods.

As the criminals adapt their strategies and *modus operandi*, the relevant role players in the fight against
crime eg. the State, police, criminologists and security companies must adapt their strategies. In the fight against crime it is best to be one step ahead, even if you have to go as far as planning for the worst case scenarios. Innovative thinking and combining and building on old theories and strategies with the new knowledge is what we need to win this war. The time has come for the different disciplines namely the natural and social sciences to cross the set boundaries of involvement and move in the spirit of *batho pele* (people first) by working together with the expertise they have in addressing the crime in South Africa. Desperate times call for desperate measures. The time has passed for shrugging off the responsibility of crime prevention as not part of the job. Be it architecture, landscaping, etc. if the product you produce has an influence in the lives of the general public the impact that it may have on the increase or decrease of crime must also be taken into consideration.