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Boffa Miskell NEWS
& PROJECT INFORMATION

summer ²⁰⁰²



Editorial: Celebrating thirty years in business

On 1 September this year Boffa Miskell turned 30. This was good cause to celebrate, for the company has grown from a one-man practice to a company of 80, providing planning, design and ecology services throughout New Zealand.

We are blessed as a company to retain the wisdom and experience of many long-standing employees. These 'old heads' are a constant source of past knowledge and insight to our present day projects and challenges. At the same time we have a whole new generation of bright and creative people, many of whom, amazingly, are younger than the company itself!

The foundation of innovation and creativity established in the early years is something that we continue to hold dear as a company and which motivates our continued growth and initiatives. Many of our clients' projects are highly complex and lead the market. As a company and as individuals, we are challenged and rewarded by the new thinking that these projects require and the resulting client relationships that evolve and endure.

I feel personally privileged to have grown up professionally within Boffa Miskell. We take our role and responsibility as a training ground for young graduates seriously, offering a wide range of holiday work and internships to students as well as graduate positions. These placements are always a two-way street, bringing fresh approaches and theoretical ideas into the real world of consultancy.

Together with our valued clients we have traveled great distances over the years. We look forward to the next 30 years of new challenges, great projects, enjoyment of our work and satisfaction in our achievements.

Rachel de Lambert, Director

Boffa Miskell NEWS

& PROJECT INFORMATION

summer ²⁰⁰²

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dispatches



Golden Point Park

Macraes Gold Mine in east Otago will be transformed over its remaining 12 year life into a huge nature and art park to attract visitors and boost the local economy.

The open pits and working areas will be progressively rehabilitated to include areas of ecological restoration, heritage mining features and visitor facilities.

Spectacular landscape features such as open pits, natural rock formations, rock stacks, lakes and wetlands will provide a dramatic setting for specially commissioned artworks.

"Instead of putting the land back, we need to take the land forward in an exciting new direction that will make Macraes a must-see visitor destination," says Boffa Miskell landscape architect, Don Miskell.

Boffa Miskell is assisting GRD Macraes Limited to obtain resource consents and will collaborate with mining engineers and artists to design and implement the landscape works and ecological rehabilitation.

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Tawhitokino farm partnership

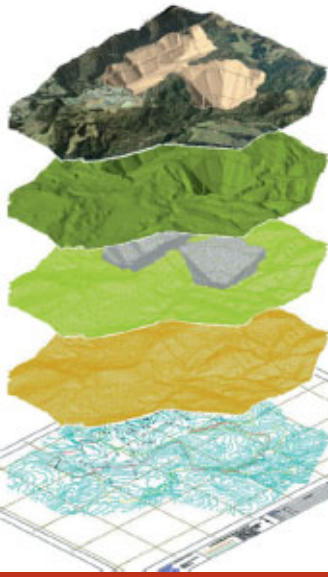
The full range of Boffa Miskell's skills were deployed to secure resource consent for the Tawhitokino farm partnership in Kawakawa Bay, Manukau City.

The partnership sought resource consent for two replacement and one additional household units on the 282 hectare property. All three houses were to be sited in the 'coastal margin', so the potential impact on the landscape was high. To minimise any detrimental effects, the houses were separated so each had a different visual catchment.

Boffa Miskell also carried out an ecological assessment, and encouraged the partners to replant native vegetation and adopt other ecological enhancements.

The resource consent application, prepared and fronted by Boffa Miskell, was publicly notified. Consent was granted and no appeals were forthcoming.

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Leading edge technology

Information technology plays a significant role at Boffa Miskell, with several computer packages providing powerful tools for analysis, design and communication.

The company employs a team of full-time specialist operators in Computer Aided Design (CAD), graphic design and Geographic Information Systems (GIS), led by Michael Bain, CAD manager and qualified CAD trainer.

Staff can access work-in-progress from anywhere in the country with the company's centralised IT structure, which enables large project teams to be assembled from several offices for complex projects.

▲ Contour and aerial photograph information is used to model existing and modified landforms, using CAD.

“Much of what the company previously did manually, we now do by computer,” says Michael. “It's greatly broadened the scope of what we can do as well as being faster and more accurate.”

Computer Aided Design

“CAD is a means of developing our clients' ideas from imagination to fruition. We select the best CAD tools for the job and adapt them as needed,” says Michael.

Site analysis of slope, sun and shade, visibility and other factors is much quicker with CAD software and easily manipulated to test ideas, generate design options and eventually work up the detailed construction plans, he says.

CAD has also revolutionised visual communication.

“Many clients and decision-makers have trouble visualising design proposals from plans and we use CAD to produce cross sections, photo-realistic views and video fly-overs or fly-throughs of 3-D models,” says Michael.

“Our work is recognised for its high degree of accuracy, which is critical when used as evidence at hearings and the Environment Court.”

Boffa Miskell uses the specialised software for graphic design of reports, public presentations and interpretation. This is particularly useful in public consultation when ideas and concepts need to be clearly communicated through displays, brochures and posters.

Geographic Information Systems

GIS, a tool for mapping and analysing spatial information, was recently used by Boffa Miskell to prepare an assessment of effects for Meridian Energy's Project Aqua, the proposed hydroelectric scheme on the lower Waitaki River.

Information on engineering, hydrology, landscape, ecology, recreation and land use was brought together and analysed for the assessment, along with Global Positioning System (GPS) data that records location via satellite positions.

“Customised databases linked to GIS are really useful for storing and analysing large geographically-based sets of data,” says Boffa Miskell principal, Di Robertson.

“For Project Aqua, we also developed a communications database to record, analyse and manage the huge amount of community consultation data we gathered.”

Potential effects of the project were modelled and assessed, including such aspects as noise and dust levels relative to sensitive sites and groundwater flows relative to wetlands.

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▼ Posters and displays are designed for public information and consultation.



Think Big, twenty years on...

Frank Boffa reflects on one of New Zealand's largest landscape projects from the 'Think Big' era.

In 1982, the Motunui synthetic petrol plant in Taranaki was approved under the National Development Act. Boffa Miskell presented the landscape and visual evidence and won the tender for the detailed design and implementation of all landscape works.

“This was a big break for us,” Frank recalls. “It was a massive job that kept many of our then eight staff employed full-time for a number of years and earned us recognition as a company that could handle and deliver a large-scale project.”

The 40-hectare site sits in a flat, rural landscape on the coastal margin. Screening the large processing structures would have been impossible and inappropriate so Boffa Miskell set out to make the development sit within the landscape rather than on it.

The huge quantities of excavated soil were used to create 'natural' landforms around the perimeter of the site and hundreds of thousands of trees were planted during the two-year landscape construction period.

“This was our first experience of working with a quantity surveyor, which was absolutely essential, given the quantity and variety of materials and the complex cost management and administrative procedures”.

Twenty years on, Frank visited the site and found the facility indeed sitting comfortably within the coastal landscape.

“It's enormously rewarding to see a completed project not only realising your original objectives but also withstanding the test of time.”

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▼ Landforms and planting integrate the site with the landscape.



Boffa Miskell: Thirty years young

As Boffa Miskell turns 30, the company celebrates its success based on an enduring environmental ethic, hard work and strategic thinking.



▲ The Boffa Miskell team 2002 enjoying the 30th year celebratory get-together.

COMPANY DEVELOPMENT MILESTONES

COMPANY NAME CHANGES OVER THE YEARS

1972	Frank Boffa and Associates	1973	Boffa Jackman and Associates
1986	Boffa Miskell Partners Ltd	1993	Boffa Miskell Limited

The environmental ethic

A new environmental consciousness was emerging in the 1960s and 70s, when Frank Boffa trained as a landscape architect at the University of Georgia in the USA. Rachel Carson's *Silent Spring* had, a decade before, warned about environmental degradation and people were beginning to think differently about the way they should interact with their world.

Ian McHarg's ecological approach to landscape planning, outlined in his landmark publication, *Design with Nature*, struck a chord with Frank, who saw the need to really examine and understand the New Zealand landscape as the basis for quality planning and design.

“We started off hand-to-mouth with small-scale landscape design jobs, but gradually we expanded into large-scale assessment, advisory and development work.”

Following a lectureship at Lincoln College where he assisted in the establishment of New Zealand's first professional landscape architectural course, Frank set up Frank Boffa Associates in 1972. The practice subsequently became Boffa Miskell in 1986.

Celebrating the 30th anniversary of the company, Frank has the satisfaction of seeing it become one of the largest environmental planning and design companies in Australasia.

“We started off hand-to-mouth with small-scale landscape design jobs,” Frank recalls, “but gradually we expanded into large-scale assessment, advisory and development work. We were constantly breaking new ground in the early years, educating our clients about the benefits of informed planning and design.”

PROJECT MILESTONES

Various projects have had a major impact on the company's development, including its expansion into new areas of expertise. Some of these are featured here.



1973 Governors Bay Environmental Study, Canterbury: Leading example of land use planning based on informed analysis.



1984 Motunui Synthetic Fuel Plant, New Plymouth: First large-budget landscape assessment and rehabilitation contract (SEE PAGE 3).



1987 Manukau Court, Manukau City: First major urban design project and winner of several design awards.



1988 HVDC Transmission Line Study, South - North Islands: Major route selection with multi-disciplinary input and innovative computer applications.



1989 Millbrook Resort, Queenstown: Overall co-ordination of comprehensive resort and golf course development.



The Resource Management Act of 1991 encapsulated this approach in a statutory framework that made it very relevant to clients.

“The RMA was a piece of legislation that endorsed the very things that we were advocating and endeavouring to practice,” says Frank.

“It helped clients see that bottom up solutions were needed, based on understanding ecology and the way things worked, to create something environmentally appropriate and enduring.”

The expertise

With the larger projects came the need for complementary professional skills and the company gradually evolved into a niche multi-disciplinary practice employing planners, ecologists and urban designers as well as landscape architects. This was a logical step as Boffa Miskell had always advocated integrated solutions based on understanding and working with all the inter-related factors such as ecology, communities and the statutory framework.

More recently, the trend has been towards increased specialisation. For instance, with the expansion of IT capability, Boffa Miskell now employs specialist CAD operators, GIS experts, graphic designers and an IT manager (see page 3).

Within the core disciplines, individuals have also developed specialities based, not only on personal strengths, but also on client

needs and market trends. The ecologists, for instance, specialise variously in marine, freshwater and terrestrial environments, while some planners and landscape architects are particularly skilled in public consultation – a growth area for the practice.

The business

The company owes its success to a number of factors – the strong work ethic and commitment of its staff, the focus on quality, the enduring working relationships with clients, and the ability to adapt and move decisively in response to changing circumstances and market conditions.

This adaptability has been particularly important as it enabled the company to evolve and weather hard times. The years following the sharemarket crash, for instance, were extremely difficult.

“We suffered considerable pain at that time,” Frank recalls, “but, because we had a wide range of work and clients, we survived. It forced us to address several important aspects of company administration and management that have subsequently assisted our growth and development.”

That growth and development has seen staff numbers increase to more than 80. In recent years, the roles of chairman of the board and managing director were separated in order to clarify and streamline responsibilities and, in October, a full time general manager was appointed to oversee company administration (see page 7).

This will free senior professional staff from administrative and office management duties so they can concentrate on project work and servicing clients. Clients are, of course, the lifeblood of any consultancy, and Boffa Miskell is fortunate to have many loyal clients, some of whom have been coming to Boffa Miskell since the early days of the company.








“Many of our clients are involved with highly innovative and challenging projects that are influencing the future direction and form of the country,” says managing director, Allan Rackham. “We know the importance of strong client relationships and personalised

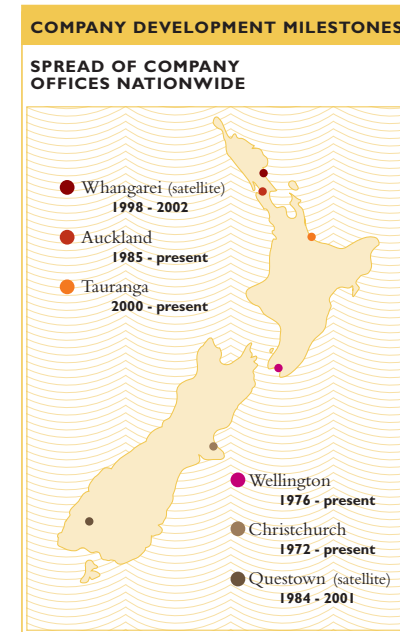
service in such a market, and we are putting the mechanisms in place to ensure our clients get the best possible service from us.”

The future

The company sees itself in a strong position for continuing growth and evolution. With the core planning, design and ecology disciplines well established in all four offices and a growing team of specialist support staff, the company is able to offer a comprehensive range of services throughout New Zealand and offshore.

Company-wide goals and objectives have been set in the recent review of the company’s strategic plan. Board chairman, Don Miskell, says the plan addresses business opportunities but remains true to the Boffa Miskell ethic of working with clients and communities to build and manage better environments.

COMPANY DEVELOPMENT MILESTONES		
STAFF GROWTH 1972 → 2002		
YEAR	NUMBER OF PEOPLE	
1972	1	
1977	5	
1982	7	
1987	12	
1992	26	 ...→
1997	48	 ...→
2002	80	 ...→



1990 Christchurch Waterways: A new approach to sustainable management of urban waterways (SEE ISSUE 6, PAGE 5).



1995 Albany to Puhoi Road Realignment, Auckland: Innovative and influential advice on minimising ecological damage in major civil works (SEE ISSUE 1, PAGE 6).



1996 Nusa Jaya New Town, Malaysia: First multi-disciplinary team working overseas.



1999 Omaha Beach, North Auckland: Large-scale residential development at a sensitive coastal site (SEE ISSUE 3, PAGE 3).



2001 Wellington Built Heritage Inventory: Innovative and rigorous assessment of commercial heritage buildings (SEE ISSUE 1, PAGE 5).

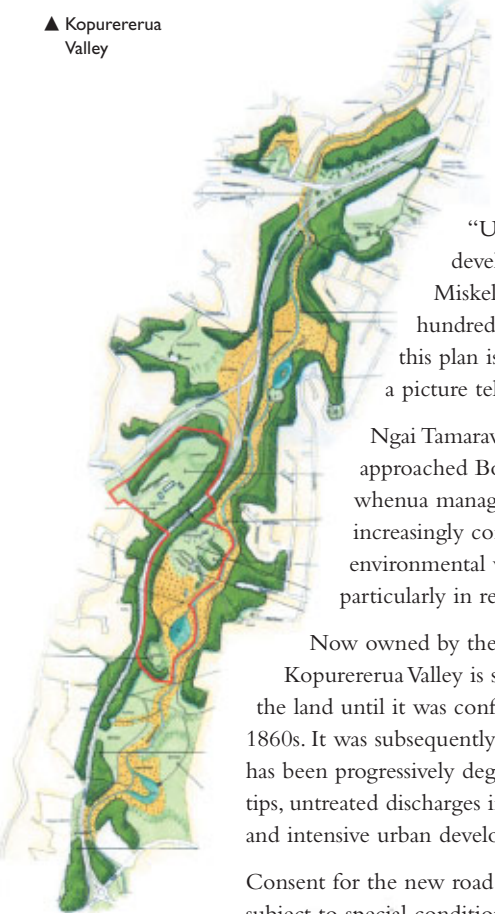


2002 Project Aqua, North Otago: Largest utility project under RMA: comprehensive environmental services from feasibility to consent preparation.



Tangata whenua management plan

▲ Kopurererua Valley



Developing plans to manage resources is not a new concept for tangata whenua, but Boffa Miskell has been working with Ngai Tamarawaho in Tauranga to develop a new type of plan that is more readily understood by both the hapu and the wider community.

“Using maps and photographs, we have developed a very visual plan,” says Boffa Miskell planner, Vaughan Payne. “Rather than hundreds of pages of technical information, this plan is easily understood because it is visual – a picture tells a 1000 words.”

Ngai Tamarawaho, a hapu of Ngati Ranginui, approached Boffa Miskell to help develop a tangata whenua management plan after becoming increasingly concerned about damage to cultural and environmental values in the Kopurererua Valley – particularly in relation to a proposed new arterial road.

Now owned by the Tauranga District Council, Kopurererua Valley is significant to the hapu who occupied the land until it was confiscated during the Land Wars of the 1860s. It was subsequently drained and cleared for farming and has been progressively degraded by river straightening, rubbish tips, untreated discharges into the river, oxidation ponds, roading and intensive urban development nearby.

Consent for the new road was eventually granted, but was subject to special conditions relating to Ngai Tamarawaho’s concerns.

“A management plan was a good framework for our hapu to clearly articulate their vision and principles, and as a basis to reach agreed outcomes with the Council,” says Sylvia Willison, chief executive officer of Huria Management, Ngai Tamarawaho.

“Boffa Miskell formed a joint project team with our hapu and together we’ve developed a workable process and proposals to be proud of.”

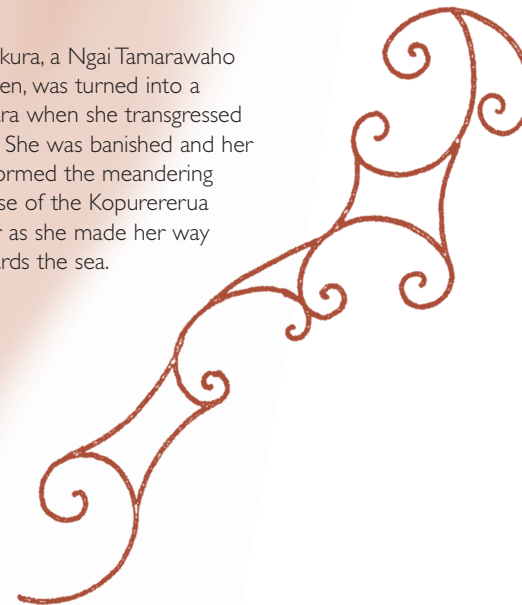
The plan aims to improve environmental quality, recognise heritage and cultural values, improve public access and provide economic opportunities for Ngai Tamarawaho.

Proposals include restoring the meandering river course and wetlands, treating pollutants, developing a cultural centre and traditional village, and developing a network of open space with extensive planting and access for public recreation.

A joint hapu, Council and Boffa Miskell project team is now being formed to finalise concepts and plan implementation.

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Taurikura, a Ngai Tamarawaho maiden, was turned into a tuatara when she transgressed tapu. She was banished and her tail formed the meandering course of the Kopurererua River as she made her way towards the sea.



▲ Concept plans show how the valley environment will be restored and developed

▼ Bob Penter, Kaipapa Taiao manager and Sarah Dawson, Boffa Miskell director, at the signing ceremony.



Kaipapa Taiao's preferred provider

“Ki a matou o Boffa Miskell, he wa whakahirahira tenei.”

“This is a momentous day for Boffa Miskell’s Christchurch office,” said Boffa Miskell director, Sarah Dawson, when she signed a Preferred Services Provider Agreement with Kaipapa Taiao manager, Bob Penter.

The signing of the agreement, between Kaipapa Taiao of the office of Te Runanga o Ngai Tahu, and Boffa Miskell’s Christchurch office, took place at a warm and welcoming ceremony at Te Waipounamu House on 20 September.

Under the agreement, Boffa Miskell will provide Kaipapa Taiao with planning, landscape and ecology services, and both parties will actively seek opportunities for joint and co-operative projects.

The agreement recognises the cultural sensitivity Boffa Miskell brings to its work with many different clients.

“Kaipapa Taiao, in entering this agreement, is providing Boffa Miskell with a tangible and coveted accolade that reflects the company’s standard of excellence and expertise in environmental consultancy,” said Bob Penter at the signing.

Sarah said the agreement is “a commitment to working together with respect, openness and trust, working through any issues, and making the most of new opportunities to work alongside one another”.

Tangata whenua training workshops

A series of workshops on tangata whenua values and protocols are being held in each of Boffa Miskell’s four offices as part of a company-wide staff training programme.

The workshops are being run by Boffa Miskell planner, Vaughan Payne of the Tauranga office. The aim is to improve staff skills and understanding so they are better equipped to work and consult with tangata whenua.

New principals

Boffa Miskell has a principals' group of senior staff responsible for the company's strategic direction. We are pleased to announce two new appointments.



Sarah Collins

Landscape Architect, AUCKLAND

Sarah joined Boffa Miskell in 1987 as the only practitioner in the newly opened Auckland office.

The new branch was well established when Sarah had her first child two years later. She reduced her hours for a number of years before coming back full-time.

Sarah is an experienced landscape architect with particular skills in site planning and public consultation. She has been involved in the landscape planning and design of public utilities, particularly those involving electricity generation and supply.

Sarah also has special expertise in developing innovative solutions to stormwater management, dating back to her 1989 award-winning Michaels Avenue wetland restoration project (see BM News 06).



Catherine Clarke

Planner, AUCKLAND

Catherine joined Boffa Miskell's Auckland team in 2000, bringing 12

years' planning experience from regional and local government and consultancies.

Much of her work is in policy development and analysis, particularly with regard to regional water and land management issues. Through this work she has developed a strong relationship with the Auckland Regional Council.

Catherine also manages the preparation and assessment of resource consent applications for large-scale developments, and is currently providing planning advice for the development of an Auckland Fish Market.

Having recently been appointed by the Auckland Waterfront Advisory Group to its planning team, Catherine will also be involved in developing a concept plan for further development of the Auckland waterfront.

Profiles



Pete Summers

General Manager

The newly created position of Boffa Miskell general manager has been filled by Pete Summers, a qualified accountant.

Based in Christchurch, Pete will work closely with managing director, Allan Rackham, and will also play an active role in managing the administrative functions of all the company's offices.

Pete has extensive experience in marketing and information technology. He was previously general manager of a software company and has held accounting and marketing positions both in New Zealand and the United Kingdom.

He is looking forward to assisting with the current strategic plan review and helping the company meet client expectations through streamlined management.



Stephen Fuller

Ecologist, WELLINGTON

After 10 years' leading the highly successful and innovative Karori

Wildlife Sanctuary in Wellington, Stephen Fuller has joined Boffa Miskell.

Stephen was project manager for the sanctuary's feasibility study, management plan development, resource consent application process and predator fence design and construction. He was also general manager for the last five years.

Previously Stephen completed a number of ecological inventories in the Wellington region and has also been involved with on-going assessment of the potential ecological effects of major roading proposals in the region. Stephen brings with him a thorough grounding in applied ecology, along with extensive project management, team leadership and public relations experience.



Town Belt plan wins award

Boffa Miskell's *Wellington Town Belt Vegetation Implementation Plan 2000-2020* received a bronze award in the landscape planning section of the New Zealand Institute of Landscape Architects Awards 2002.

The judges commended the practical approach, which stressed monitoring and sustainability.

"Incorporation of apparently thoroughly researched cost estimates is exemplary and makes this plan an even more valuable tool to the local authority," noted the judges.

Wellington City Council commissioned the plan so that priorities and costs were available for short- and long-term planning and budgeting over the next 20 years.

Boffa Miskell project leader, Shona McCahon, said the long timeframes and multiple objectives for managing the inner city forest were very challenging.

PROJECT TEAM: SHONA MCCAHON AND BOYDEN EVANS, BOFFA MISKELL; ROGER MAY, SILVICS NEW ZEALAND LTD

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Recent staff appointments

AUCKLAND

Shelley Heard
PERSONAL
ASSISTANT/SECRETARY

Tara Ross-Watt
MARINE ECOLOGIST

Michael Cassidy
LANDSCAPE ARCHITECT

Emma McKegg
CAD TECHNICIAN/LANDSCAPE
ARCHITECT

TAURANGA

Tē Pio Kawe
SENIOR CULTURAL ADVISOR

Richard Coles
SENIOR PLANNER

WELLINGTON

Bron Bennetts
LANDSCAPE ARCHITECT

Nada Stanish
LANDSCAPE ARCHITECT

Pauline Lyons
PLANNER

Dianne Skelton
OFFICE MANAGER

CHRISTCHURCH

Phillip Millar
LANDSCAPE ARCHITECT

Brian McAuslan
GIS/IT SPECIALIST

Sue McManaway
ASSISTANT LANDSCAPE
PLANNER

A winning publication

Boffa Miskell News received a bronze award in the communication category of the New Zealand Institute of Landscape Architects Awards 2002, cited as a "high quality" publication that "challenges the conventional notions of the company newsletter".

Overseas connections

Managing director, Allan Rackham, recently returned from a trip to the United States and Britain where he met with senior management in several leading consulting companies to benchmark governance and management. He found that Boffa Miskell compares very well, and says he will maintain relationships with these companies.

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dispatches continued...



Creating new shore bird habitat

Nesting sites of the threatened New Zealand dotterel lie in the path of the proposed Bus Rapid Transport project around Shoal Bay on Auckland's North Shore.

In order to mitigate this, Boffa Miskell has devised a means of providing much better nesting sites for the dotterel and other rare shore birds resident here. An existing shell bank in Shoal Bay, where only a small area remains above spring high tides, is to be built up to increase the amount of 'dry' area available for nesting. "The shell bank is already used by dotterels so we know it is attractive to them," explains Boffa Miskell ecologist, Dave Slaven. "Being separated from the mainland, it also provides far better protection from predators and people."

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L&P bottle on the move

The 'World Famous in New Zealand' town of Paeroa is about to bravely relocate its most recognised icon - a giant-sized Lemon and Paeroa bottle - with the help of Boffa Miskell.

The relocated bottle will take pride of place in the new provisionally named Bottle Park, where interpretation 'totems' will tell the history of the drink that made the town famous.

The design uses the concepts of spring water and effervescence to lead visitors to and around the bottle, and highlights the ideal spot for that all-important "been there, done that" photo opportunity.

Visitors will be able to take their photographs without straying onto the busy State Highway, which is a problem with the current location.

The Bottle Park project team aims to have the park ready for the summer rush of camera happy visitors.

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The beach comes to town

The coastal setting of Whangaparao Peninsula in Rodney District inspired the design of Whangaparao's new main street.

Boffa Miskell was engaged to design the new street, which will give order to the carparks on the northeast side of the peninsula's retail mall. The aim was to create a quality pedestrian environment that will be a community hub with improved access to shops and a strong sense of local identity.

The new street curves on a gentle arc reflecting the 'bay' landforms of the peninsula, and paving materials evoke the colours and patterns of the peninsula's beaches and intertidal areas. Tall 'rib' lights that arc over the street engender images of boat building and Moby Dick and the planting reflects the coastal and estuarine habitats of the peninsula's coasts.

The new main street is providing a catalyst for other private and public town centre enhancement projects. Part of the existing shopping mall, Peninsula Plaza, is to be redeveloped to take advantage of the new street frontage and other commercial redevelopment is also likely.

Urban 'squares' on both sides of the main street are planned, as well as a new public library.

While construction on the streetscape has begun, it will proceed in two stages to ensure retailers have a 'construction free' period over the all-important pre-Christmas shopping days.

PROJECT TEAM: RACHEL DE LAMBERT, CHRIS BENTLEY, DEBBIE UPTON

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Coastal references in the street design include the curve of a coastal bay and arching 'boat rib' street lights.

BOFFA MISKELL
planning • design • ecology

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▲ Colours and textures of local beaches.

