Boffa Miskell

Iwi: environmental management

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An iwi environmental management plan is a one-stop reference point for Ngāti Rangitihi.
– SEE PAGE 3.

New prison gets go-ahead

04

New public private partnership processes have been demonstrated in the recent approval of the proposed men's prison at Wiri.
– SEE PAGE 4.

Wildlife casualties of oil spill

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Counting the wildlife victims of the *Rena* grounding has been a gruelling task.
– SEE PAGE 7.

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news

Editorial:

Māori development, an inspiration and source of well-being

E mihi kau ana kia koutou rau rangatira mā. I mua i a tātou wa o te Kirihimete, te whanautanga o te tama, ko Ihu Karaiki. No reira paimarie kia koutou katoa. Ka hoki ngā whakaaro ki te Moana a Toi te Huatahi, ki te waka pakaru i te toka moana o Otaiti. E tikana te kōrero o tō tātou tūpuna, Toitū te marae o Tāne, Toitū te marae o Tangaroa, Toitū te iwi. Me mihi atū ra ki te hāpori o Mōtiti, e te tutahi, tae atu ki Tauranga Moana, ki ngā iwi me ngā hapu, mai Ngā Kuri o Whārei ki Tihirau.

I returned to Boffa Miskell's Te Hihiri cultural heritage services team earlier this year at a time when iwi participation in environmental management and development is continuing to rise. Iwi have always been committed to environmental guardianship.

This rise is a consequence of greater iwi capacity and capability to seek out development opportunities and of iwi agreeing to take opportunities to build robust partnerships, based on solid principles and mutual benefits.

In this edition of *Boffa Miskell NEWS* we see in the Ngāti Rangithi environmental management plan (p.3) and the Mātaatua wharenui restoration (p.4) examples of iwi initiatives in resource management and development with broad community, environmental and economic benefits.

The recent *Rena* oil spill (p.7) has reminded us all of how precious and fragile our coastal environment is. The disaster brings to mind one of our ancestors' proverbs: *'through the sustenance of our forests and the sea, the people will prosper.'*

Noho ora mai.

Antoine Coffin, Senior Cultural Advisor

Campus at the hub

The Manukau Institute of Technology (MIT) is developing stage 1 of a new campus, strategically sited with the new train station and bus interchange in the heart of Manukau's city centre.

The joint MIT/Auckland Transport development is the first major project that builds upon the Manukau city centre spatial structure plan.

Boffa Miskell landscape architects and urban designers, who were earlier involved with the campus master planning, are designing the public spaces on the campus.

"As the campus will be integrated with the Manukau urban environment, these spaces need to meet multiple functions," says Boffa Miskell landscape architect, Michael Hawes. "It is also an opportunity to put into action the Public Domain Manual we prepared to guide Manukau's public realm redevelopment."

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ILLUSTRATIONS: P.4 (left) photograph by Troy Baker; P.6 (right) Alexander Turnbull Library APG-1395-a-1/2-F.
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Walk, then linger at Viaduct Harbour

An eye-catching promenade (see front cover) and five-year outdoor installation on Auckland's waterfront, designed by Boffa Miskell, encourages visitors to use a new pedestrian route that now connects downtown Auckland directly with the heart of the Wynyard Quarter, the former port area being redeveloped by Waterfront Auckland.

At the threshold to the 'Wynyard Crossing' pedestrian/cycle drawbridge, visitors are encouraged to linger, mingle and enjoy the view in an outdoor 'living room' where brightly coloured resin armchairs are placed invitingly on an area of artificial lawn.

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▼ Ngāti Rangitihi settled in the geothermal lake area in the central North Island, including around Lake Tarawera and the sacred Mount Tarawera pictured.

Iwi management plan

Boffa Miskell is assisting Te Mana o Ngāti Rangitihi Trust to prepare its first environmental management plan.

Iwi management plans are recognised in the Resource Management Act and are a means for iwi to state their aspirations for cultural and natural resources important to them.

In this instance, the environmental plan includes a summary of Ngāti Rangitihi's social history, a map showing the rohe (traditional area of interest) and a series of policies and objectives in seven areas relevant to the iwi. These areas relate to traditional environmental realms such as Te Iwi (the people), He wai (water), Tangaroa (realm of the sea), Tutewehiwehi (realm of estuaries and inland waters), Ko Te Papa (the land), Tane Mahuta (flora and fauna on land) and Ngā Rawa Whakahirahira (important places of significance).

Mapping

Resource maps are the most significant part of the plan; they include some 180 places of significance and traditional customary resource areas, as well as more than 80 water bodies identified with traditional names.

The names of these places give an insight into the characteristics of the place and the function they may have served. Many places are named after ancestors who lived there; others after fish and bird life that was present and often harvested for food; other names recall events and activities that took place such as battles, peace making, fishing, harvesting and settlement.

"Compiling the resource maps has been the most rewarding exercise, with many places being identified from archival records dating back more than 120 years," says Antoine Coffin, Boffa Miskell Senior Cultural Advisor and project manager. "Ngāti Rangitihi ancestors provided a wealth of knowledge in the survey maps they commissioned and the minutes of the many court hearings for determining the owners of land in the late 19th and early 20th centuries."

Many hundreds of sites have yet to be identified and mapped and work on this will continue over the next few years.

Reference resource

The Ngāti Rangitihi Environmental Plan is intended to be both a reference source and a means of facilitating iwi policy and communication.

The plan also includes, for instance, a series of maps that bring together statutory planning information from many plans and documents in one place. These maps will be a one-stop reference point to assist iwi members quickly find important resource information across the whole rohe, such as planning zones, reserves or natural hazards.

Mapping overlays of all the identified cultural heritage places will also assist decision-making agencies to consider and recognise Ngāti Rangitihi interests.

Antoine says the policy framework has been designed to capture the essence of the Ngāti Rangitihi view in a way that can be implemented through regional and district plans, reducing the potential for aspects to be 'lost in translation'.

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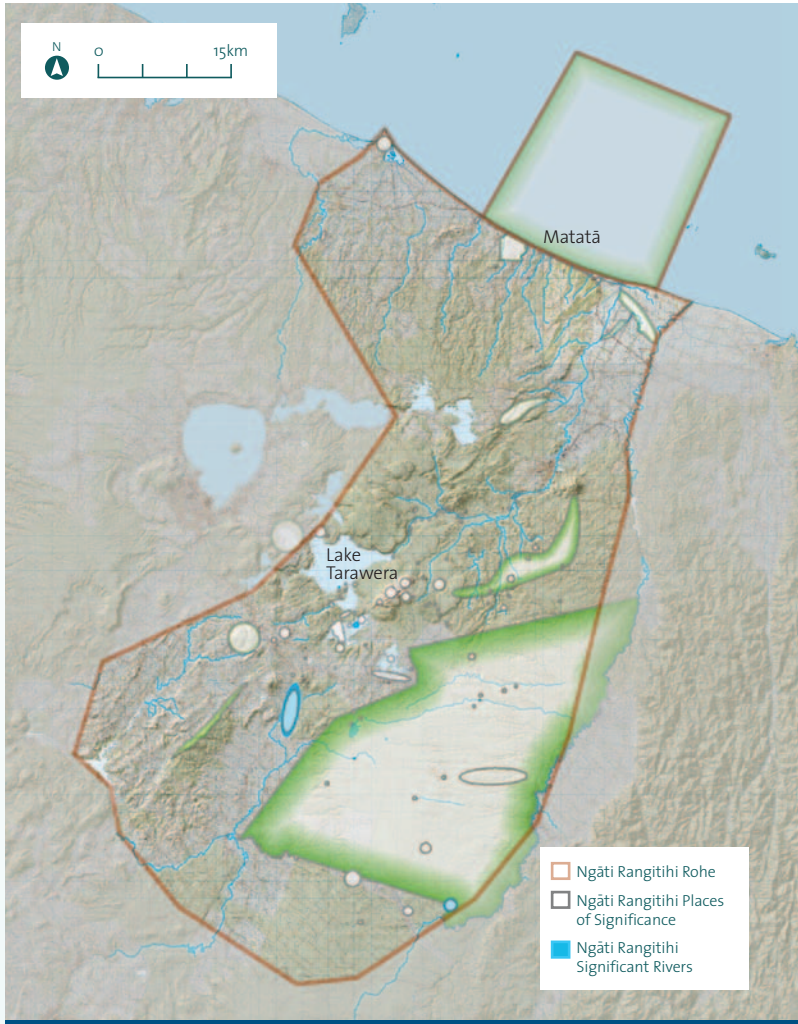

▲ Ngāti Rangitihi's rohe, or traditional area of interest, is very large; from the coastal areas of Matatā inland to Lake Tarawera and Kaingaroa.

▼ The opening of the new marae complex: the Mātaatua Wharenui flanked by the new wharekai, and interpretation hall (rear left and right).

Mātaatua Wharenui – the house that came home

The return of a long-lost wharenui (carved meeting house) was the catalyst for Ngāti Awa to develop the recently opened Te Manūka Tūhati Marae complex in Whakatane.

The Mātaatua Wharenui was built in 1875 as a symbol of unity amongst the descendants of the Mātaatua waka. It was uplifted by the New Zealand Government for an international exhibition in Sydney in 1879 but was not returned until 1996, as part of Ngāti Awa's Treaty settlement. The restored wharenui now occupies centre place on the marae.

The complex is a focal point for Ngāti Awa and also a cultural tourist attraction and a conference venue.

Te Rūnanga o Ngāti Awa asked Boffa Miskell to guide them through the resource consent process and provide landscape design services.

"Preparing the consent application and landscape inputs was all about relationships, as there were complex planning issues to resolve along with the design solutions," explains Boffa Miskell planner Matt Allott. "We worked closely with the rūnanga and the project team to ensure the delivery of an outstanding development that Ngāti Awa and the wider community could be incredibly proud of."

More than 2000 visitors attended the September opening, signifying the importance of the wharenui's return to Whakatane, particularly from a cultural heritage perspective.

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Men's prison designation approved

In September this year, the proposed men's prison at Wiri, in Manukau City, was approved by an Environmental Protection Authority Board of Inquiry, with the prison's design still unspecified.

The prison will be the first major project developed in a public private partnership (PPP), where the government contracts out the design, build and operation of a given facility to the private sector.

Environment Minister, Nick Smith, deemed the prison a project of national significance last November and referred it to the Board for a decision on a proposed Notice of Requirement within nine months. In March 2011, proposals for the prison's design, construction and operation were invited from the private sector.

Boffa Miskell was selected from a nationally strong field of candidates to provide professional services to the Department of Corrections, including preparing the overall assessment of environmental effects, managing the consultation process, managing a large team of sub-consultants, and undertaking the assessments of landscape and ecological effects, and cultural impact.

These were challenging tasks, given the extremely tight timeframe and the parallel consent application and private partnership tendering processes.

"Maximum flexibility in the designation was essential, because the preferred private sector tenderer and detailed proposal would not be known until after the hearing," Boffa Miskell planner, Peter Hall, explains. "So, we sought approval for a designated 'envelope', within which a series of parameters to govern the prison design and its associated future activities would apply."

The parameters are specified as conditions in the Board's decision. They address such aspects as physical design and construction standards; short and long term community liaison; ongoing safety and operational requirements; and mitigation measures.

"This is the first time in New Zealand that a procurement process and RMA process has run in parallel for such a major project. The result was a halved timeframe and that has generated strong interest from other sectors," Peter says.

The preferred respondent to the private tender process will be notified early in 2012 and will be expected to have the new facility operational by September 2015.

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▲ The urban location of the correctional facilities at Wiri is expected to aid inmates' rehabilitation through access to support networks and employment.

▼ Visualisation of the proposed Porters Village in winter, from which gondola and chairlift access will take visitors up to the snow.

Porters ski area

A new alpine village and expanded ski area inland of Christchurch may soon be catering to a gap in the New Zealand ski market, if its application for a change to the Selwyn District Plan is granted.

Boffa Miskell has managed the plan change application for Porters Ski Area Limited, and provided additional services including the assessment of environmental effects, landscape and ecological assessment and advice, master planning, visual simulations and consultation.

Porters Ski Area, in the Craigieburn Range, has been operating since 1968. When new owners bought it in 2007, they recognised the potential to expand into the adjacent Crystal Basin – thereby greatly increasing the opportunities for beginner to intermediate skiers, who are the most numerous in the ski market.

The owners also knew that many overseas skiers want to be able to stay onsite, with easy access to the snow, for the duration of their ski holidays. Yet, in New Zealand most ski areas have no onsite accommodation and many visitors fear the daily journey to the ski fields up rugged mountain access roads.

At Porters, gondolas and chairlifts will provide direct access to the snow from the proposed village, which will cater for up to 3,500 guests in a range of accommodation and related visitor facilities. Recreational opportunities for non-skier and off-season visitors will also be available, including mountain biking, hiking, ice skating and hot pools.

The proposal will be developed in stages, guided by the master plan that Boffa Miskell helped prepare after thorough assessment of the alpine environment. The village has been designed to fit with the natural topography and character of the site as illustrated in the modelling and visualisation prepared by Boffa Miskell.

The proposed plan change also makes provision for infrastructure, waste and stormwater disposal, together with mitigation measures to restore local natural habitats in addition to wider environmental compensation being offered by Porters Ski Area.

The plan change application was lodged in July 2010, hearings held in July 2011 and the decision is expected in February 2012.

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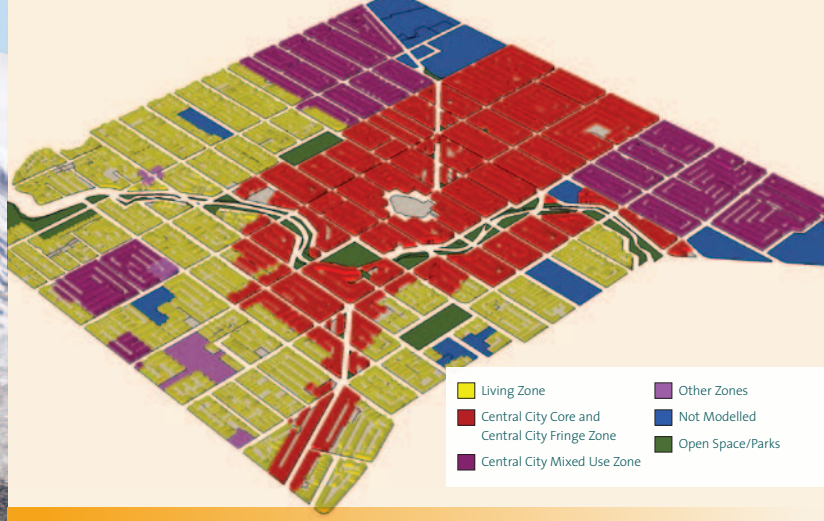

▲ The updated central city residential capacity model, reflecting fewer post-quake zones and amended development controls.

Christchurch central city plan

In August, the Christchurch City Council released its draft Christchurch Central City Plan. When finalised, the plan will replace the pre-earthquake district plan provisions with new provisions for the central city's redevelopment. Boffa Miskell has been assisting with the plan's development in several ways.

Tim Church, a senior urban designer in our Christchurch office, is on secondment to the Council's internal master planning team, which is developing the draft plan.

The council has also commissioned our GIS/urban design team to update the central city capacity modelling it had previously produced (see p.4 *Boffa Miskell NEWS* #20). The update compares the potential to accommodate a residential population in the central city under the pre- and post-quake plan provisions.

Under the Canterbury Earthquake Recovery Act, the plan preparation process has been compressed into a nine-month period so the time for consultation and input through submissions has also been condensed. Ken Gimblett and Don Miskell have assisted interest groups to prepare their submissions within this tight timeframe, by providing advice on statutory and spatial planning matters. These groups included business interests seeking provisions that will encourage their reinvestment.

Hearings were held in early October and the plan is due for completion in February 2012.

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The many facets of heritage

In the last issue of *Boffa Miskell NEWS*, Marc Baily talked about the value of understanding heritage. Some examples of Boffa Miskell's heritage work are now outlined here.

Auckland City's historic townscapes

In 2009, Boffa Miskell assisted the then Auckland City Council's heritage team to develop a methodology for assessing historic townscapes and then, during 2010-11, applied the methodology to a number of areas facing possible redevelopment within Auckland's city centre.

For each area, the criteria were used to conduct a quantitative and qualitative assessment, and a statement of significance was produced that included mapping and historical information.

The townscape assessments enable an improved understanding of development patterns and the forces of change that shape the urban landscape. Through this understanding better provisions can be made for the future of these townscapes by protecting the historic elements of value and managing new development to respect its historic neighbours.

▲ Heritage townscape at Sale Street, Auckland: new development integrated with historic buildings.

Conservation plans for historic gardens and grounds

Boffa Miskell is assisting the New Zealand Historic Places Trust to prepare conservation plans for early colonial landscapes at two of the Trust's properties.

Te Waimate Mission and the Pompallier Mission date back respectively to 1832 and 1842. Located in Northland, both missions saw the early intermingling of Māori and European history.

"The grounds at Pompallier Mission need protection as a significant example of colonial New Zealand garden layout," says Boffa Miskell urban designer Lisa Mein. "At Te Waimate Mission, on the other hand, the site is less well known and its settlement history more fractured; therefore, the objective is to create a cohesive vision and enhance interpretation and the visitor experience."

In both instances, the conservation plans will articulate the historic landscapes' significance and establish conservation policies, including guidance on appropriate use, restoration, maintenance and interpretation.

▲ The grounds at Te Waimate Mission, Northland, have important historic values.

▼ Ngauranga Gorge Road, Wellington, 1912: vestiges of old roads tell stories about settlement patterns, former construction techniques and modes of transport.

Thematic approach to heritage

A thematic approach to heritage assessment is a tool that Boffa Miskell uses to assist councils review and prioritise their district plan heritage lists.

"With increased pressure for earthquake strengthening and associated costs, it is prudent to ensure that there is a sound basis for heritage listings," says Boffa Miskell heritage planner, Greg Vossler. "Existing listings can both over- and under-represent aspects of a given area's history. A thematic approach provides a sound way to systematically identify the places that are representative of local history and to assess their relative significance."

The first step, working with historians, is to look at what has influenced the character of a district or city over time and, from that, to develop a framework of relevant themes and sub-themes. Themes can be as diverse as road building, religion or communications.

This framework can then be applied to existing district plan lists to check for over- and under-representation of places, and undertake research to fill any gaps.

"Good research and documentation is vital," Greg says. "It assists councils and their communities to make informed choices about what places to list and and how to manage them through both statutory and non-statutory means."

Thematic heritage work has been undertaken for the Wellington and Porirua city councils.

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Post-*Rena*: wildlife recovery

Through their volunteering efforts, eight staff from our Tauranga office have confronted the short and long-term effects of the oil spillage that polluted the Tauranga coastline when container vessel, *Rena*, ran aground in early October.

Marine ecologist, Dr Sharon De Luca, was amongst the few ecologists and veterinarians selected from Maritime New Zealand's (MNZ) volunteer database to prepare an inventory of affected wildlife. She spent five days at MNZ's Wildlife Recovery Centre, extracting dead birds from countless bags of viscous oil in order to identify and count them. Sharon also assisted a pathologist with the dissection of livers and examination of stomach contents of less heavily oiled animals in order to detect internal lethal effects of oil. Sharon said it was gruelling work.

"You get engrossed and then look around and see hundreds of once-beautiful birds in bins, heads hanging down, covered in oil, and it really hits you."

Elsewhere, other staff assisted with the clean-up, including caring for surviving animals and helping the Bay of Plenty Regional Council collect shellfish for hydrocarbon analysis.

Penguin monitoring

Meanwhile, Dr Leigh Bull, Wellington-based Boffa Miskell ecologist and seabird specialist, was contracted by Maritime New Zealand to prepare a long-term monitoring plan of little blue penguins in the Tauranga area.

The monitoring will compare the rates of survival and breeding productivity of rehabilitated (cleaned of oil and released) and non-oiled penguins; potentially over the next five years.

Leigh completed the plan in mid-November prior to the release of the penguins.

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▼ Dr Sharon De Luca identifying birds in the pathology unit at the Wildlife Recovery Centre.

▼ GIS analyst, Lucy Manning, who has an ecology background, worked in the Wildlife Recovery Centre helping to wash oiled birds.

Overseas connection

Welcome back Andrew King

We welcome back Senior Landscape Architect, Andrew King, to our Shanghai project office.

Andrew worked as a landscape architect in our Wellington office from 1998 to 2001 before seeking overseas work experience in Singapore, Melbourne and Dubai. Most recently, he led the landscape architecture and urban design team at Shankland Cox, a multidisciplinary architectural consultancy based in Abu Dhabi in the United Arab Emirates.

His experience includes resorts, commercial development, urban design and master planning of projects throughout Asia, Australasia and the Middle East. Andrew says he is fortunate to have gained such diverse experience, which he finds a rich source of creative inspiration, and is looking forward to new design opportunities at the Shanghai office.

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Heritage and sculpture

Auckland City recently appointed Rachel de Lambert, Boffa Miskell's Director::Design, to its new 16-member Heritage Advisory Panel. The panel has been set up to provide independent advice to the Council on heritage issues. Rachel is a long-standing member of ICOMOS NZ (International Council of Monuments and Sites) and has brought her special interest in cultural and historic landscapes to her landscape architecture and urban design work for many years.

Rachel was also invited to join Alexa Johnson and Richard Mathieson as one of three curators to the recently opened 'Sculpture in the Gardens' exhibition, which runs until 12 February 2012 at the Auckland Botanic Gardens. The curators selected 21 out of 71 large-scale sculptures, and worked alongside the artists to site the works in the Gardens.

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A lift for active recreation in Papakura

Take a 100-year-plus sports park, add decades of ad hoc development, mix in some vandalism, and what do you have? – a need for rationalisation and refurbishment.

▲ Rain gardens, bridged with eco-decking boardwalks, receive and treat stormwater from the surrounding entrance plaza.

In 2008, this was the scenario at Massey Park in Papakura. The then Papakura District Council (now Auckland Council) decided to upgrade the park into a premier sports ground and a recreation hub, with the primary objective of encouraging the community to participate in physical activity.

Boffa Miskell was asked, as part of a consultancy team coordinated by Aecom, to design and manage the landscape upgrade, which required engagement with Te Roopu Kaitiaki o Papakura and sports club representatives.

Evaluation showed that the park's rugby, athletics, karate, swimming and bowling facilities – including a 99-year old grandstand relocated from Eden Park in 1957 – had been developed with little cohesion.

"It was tired and poorly utilised, with left-over spaces that had become unsafe," says Boffa Miskell landscape architect Peter Kensington. "We set out to improve the overall functionality through a consistent design framework, unifying the whole and achieving a better integration for the multiple uses."

The upgrade, which was completed on schedule in September 2011, included grandstand refurbishment; sports turf resurfacing; tree maintenance and replanting; new onsite parking and outdoor plaza spaces (with low impact design stormwater management); a new and repositioned playground; and improved walking links.

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▼ In September 2011, stakeholders and two local schools planted 1,000 wetland plants supplied by Greater Wellington Regional Council.

Remedy for the Okowai Lagoons

In the 1960s, a causeway was built across a bay in the Porirua Harbour that, apart from a culvert connection, isolated two linked salt-water lagoons from the main harbour.

This isolation and ongoing sedimentation from the adjacent area resulted in long-standing water quality and visual amenity issues.

In 2008, residential development company, Carrus Corporation, was keen to see improvement and engaged Boffa Miskell ecologists to investigate. After a year of monitoring to understand the lagoon dynamics, it was evident that inadequate tidal flushing was a root problem underlying a range of factors.

"We came up with several remedial options but realised it would be best to develop a joint solution with the other key stakeholders, Greater Wellington Regional Council, Porirua City Council and the Department of Conservation," Boffa Miskell ecologist Matiu Park explains.

Together, the stakeholders agreed to transform the southern of the two lagoons into a large freshwater wetland. To start the process, Carrus Corporation employed contractors earlier this year to complete remediation works, including earthworks and planting. The other stakeholders will be undertaking ongoing works but already water quality has noticeably improved, with pied stilts and royal spoonbill now regular visitors to the newly formed wetland margins.

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