



BOFFA
MISKELL
planning • design • ecology

news:

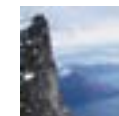
issue
number: II



Green light for
Loch Eagles

03

A 'landscape driven' subdivision has been given the go-ahead in development-wary Taupo district. – SEE PAGE 3.



First look
both ways

04

Computer-based visibility modelling works well for Lake Wakatipu development. – SEE PAGE 4.



Big tick for
Waipori

05

An existing hydro-electric scheme in Otago has won fresh resource consents. – SEE PAGE 5.

Boffa Miskell NEWS
& PROJECT INFORMATION

autumn ²⁰⁰⁴



Editorial: After Aqua

Resource management has been in the news lately – particularly with the demise of Project Aqua. New Zealand will now need to find other ways to meet its growing energy demands. Whether it is hydro, coal, wind, sun or tide – all power schemes have environmental effects, none are environmentally benign. The challenge is to enable development to occur while retaining the character and quality of our ecological and social landscapes. This applies to updating our roads and other infrastructure networks, allocating water resources, and handling sensitive coastal and high country development pressures.

Legislative change may be part of the response, but it will never be the whole answer. At the end of the day, sustainable solutions will come from a deep understanding of our physical and social environments and our ability to maximise opportunities for creative and effective solutions. This is the inspiration behind Boffa Miskell's approach to assisting our clients.

Neither a return to past environmentally destructive and wasteful ways nor a reliance on restrictive environmentalism is an acceptable way forward. The creation of quality environments – ecological,

aesthetic and social – requires a sophisticated and integrated understanding and application. That was key to our work with Meridian Energy on Project Aqua. The resource consent process would have provided an opportunity to test the efficacy of this approach. Frustratingly, we will now never know how Project Aqua would have been received.

On a more positive note, Boffa Miskell is part of the Northern Gateway Alliance that will be responsible for the next phase of Auckland's northern motorway extension. This will be another major project that will test our ability to find innovative solutions. The challenge, and our role, is to find an appropriate balance between development and the environment.



Allan Rackham, Managing Director

Boffa Miskell NEWS

& PROJECT INFORMATION

2004
autumn

This newsletter is published twice a year by Boffa Miskell Ltd.
DESIGNED AND PRODUCED BY: DNA Designed Communications Ltd.
EDITED BY: Naomi O'Connor, Wordsmith.
COVER: Detail, Fisher & Paykel Healthcare corporate headquarters
PHOTOGRAPHY: Cover and P8 (top) by Simon Devitt; P8 (bottom left) by Stephen Robinson Photography; P8 (bottom centre) by Guy Robinson.
PRINTED IN WELLINGTON BY: Astra Print.
Back issues of *Boffa Miskell NEWS* can be found at www.boffamiskell.co.nz

dispatches



Waikato landscape study stands test of time

Boffa Miskell has recently reviewed a landscape and visual assessment of the Waikato district carried out more than a decade ago. The verdict: confirmation of the methodology and results, with some interesting challenges presented by changing trends in land use.

Boffa Miskell landscape architect John Goodwin says the original 1992 assessment was one of the first to be carried out for a territorial authority and then translated into a district plan under the Resource Management Act 1991. It has been reviewed as part of the Waikato District Council's full review of its district plan.

John says the review showed the assessment still holds true, and as such also validates the Landscape Policy Areas and related provisions in the plan. What did need new attention, however, were the landscape and amenity issues that have emerged over the last 10 years. In particular, the demand for rural residential subdivision from Auckland and Hamilton commuters, which is putting rural, coastal, and river and lakeside areas under pressure.

Boffa Miskell made several recommendations to address these new trends, including the addition of landscape management policies in the district plan for identified areas of high rural amenity. John says intensifying land use around existing rural settlements and nodes could also be encouraged to protect and enhance landscape and open space values, and could be achieved through mechanisms such as Structure Plans and best practice guidelines.

The council is considering the recommendations in its district plan review and is currently consulting with interest groups and the wider community before notifying the revised plan later in 2004.

CONTACT: JOHN GOODWIN john@boffamiskell.co.nz

Integrated approach given green light

A residential subdivision on a prominent site near Taupo has been given the green light, just ahead of a council go-slow on development in the district.

► LochEagles will be developed on gentle downland behind Kinloch and integrated with the existing settlement and reserves.



▼ LochEagles' distinctive housing neighbourhoods (yellow) will be linked by amenity parkland (bright green). Native revegetation and exotic woodland planting (olive green) will also integrate the development with an adjacent bush reserve and catchment area.



LochEagles is a 'landscape driven' subdivision of 177 sections at Kinloch, a lakeside settlement 20 minutes drive from Taupo on the western bays road. Developer Merlin Bartley appointed Boffa Miskell as the lead consultants for the challenging LochEagles project, to help realise the developer's philosophy of achieving sustainable environmental and community outcomes, in addition to financial returns.

"We understood from the outset that Boffa Miskell's approach was aligned with ours, and the multi-discipline approach they used has been instrumental in building on the positive qualities of the site," says spokesman Bruce Bartley.

Boffa Miskell planner Phil Stickney says when Boffa Miskell was engaged in 2002 to plan and design the proposed development, Taupo district was just starting to experience growing demand for residential 'lifestyle living'.

Phil says LochEagles has been able to proceed as a result of the Taupo District Council understanding the developer's commitment to environmental and community benefits, the landscape driven approach, and the integrated planning and design. The integrated approach involved extensive consultation with the community and local authorities, to make sure the development fits the distinctive character of the township, and meshes with other plans for the area.

"Early on we showed our willingness to be proactive with environmental and community issues, and our client was

very supportive of this approach. This enabled us to engage constructively with the council and community, finding win-win solutions."

Boffa Miskell landscape architect John Goodwin says the approved design was based on thorough analysis of the site and its surroundings. Opportunities for reserve networks, walking routes, amenity planting areas and stormwater management areas were identified and worked into the overall concept. A series of 'neighbourhoods' were created, with different development densities and standards to attract a range of buyers and a varied community. At the hub of LochEagles, a planned local centre offers a potential commercial heart for Kinloch, which currently lacks such a centre. Consistent landscape treatment, amenity planting themes and lighting styles will be used to link the neighbourhoods together to a high standard.

John says the 'layering' approach of gradually building up the final concept from thorough site and community analysis, was explained at the resource consent application hearing and feedback from the council officers and councillors was very positive.

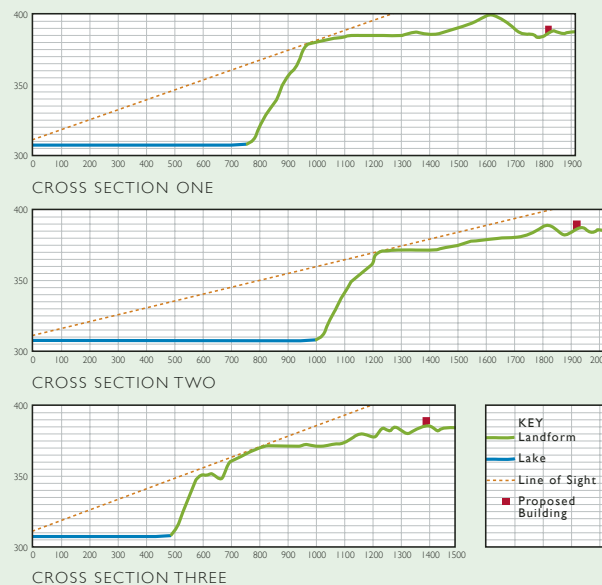
Building is due to start on the first stage of LochEagles, which sold 71 sections from the concept plans – in the first 36 hours.

CONTACT: PHIL STICKNEY phils@boffamiskell.co.nz

First look both ways

Accurate computer-based modelling techniques can help planners and designers make the most of a site while having the least possible impact on the landscape. These techniques can also provide valuable input to resource consent and district plan change applications.

▼ View from the Remarkables down to the Henley Downs site.



▲ Cross sections showing views from the lake to various house sites. Note the different aspects the houses themselves have.

Computer-based visibility modelling has been a particularly valuable design tool for the proposed Henley Downs development overlooking Lake Wakatipu in Otago. Lake Wakatipu is a recognised ‘outstanding natural feature’ in the district, and sound resource management practice requires that no new buildings in the rural landscape are visible in the foreground of views from the lake.

This means a 400-home village and 18 large-lot homes have had to be carefully sited at the Henley Downs site, adjacent to Jacks Point 10 km from Queenstown.

Boffa Miskell carried out a series of intervisibility studies (which map the terrain that can be seen from given points) to identify the areas of the site most visible from important public viewing areas such as the lake and the State Highways. This helped identify ‘no-go’ areas and, together with landscape character and ecological assessments, was used to plan the overall site layout – including the general location of the village, access roads, open space and larger-lot home sites.

The siting of individual dwellings on the visually sensitive downlands required particular care. In fact the team needed to look two ways at once: aiming to minimise visibility while maximizing the value to potential purchasers. To do this, representative views of the site were selected from a range of locations and viewing distances, and cross sections set up between the viewpoints and building sites to see how much of each building would be seen. Computer-generated photographic simulations were then used to approximate what the human eye would see if a building was placed in the landscape.

Further intervisibility studies, this time looking out from the site, and computer-generated analysis of sunshine hours, were used to ensure each dwelling would be optimally located for sun and for enjoyment of the distant lake and mountain vistas.

Don Miskell, Boffa Miskell project manager for Henley Downs, says working both ways – looking into and out from the site – ensures that visual impact is minimised while design quality is maximised. “These techniques are really useful design tools. It means our clients submit robust applications for planning consent that have already been through a rigorous process of design and visual effects assessment.”

CONTACT: DON MISKELL donm@boffamiskell.co.nz



▲ Intervisibility analysis map, showing where one site (+) can be seen from out on the lake (yellow area).



Big tick for Waipori

The Waipori hydro-electric power scheme in Otago has won approval to continue generation, including 35 resource consents and an appeal to the Environment Court over operating water levels.

Boffa Miskell managed the resource consent application process for owner TrustPower. The scheme was built in the early 20th century and needed 'reconsenting' under the Resource Management Act 1991. It is made up of four dams on the Waipori River, 60 kilometres south of Dunedin, which supply power to Dunedin city and to the national grid.

Boffa Miskell's approach was to set high standards from the start of the process in 1999: the resource consent applications had to be based on rigorous and defensible assessments of effects, and robust consultation processes. The specialist project team was selected for expertise in a range of fields including ecology, hydrology and landscape, as well as legal counsel and resource planning.

The Otago Regional Council granted all the resource consents in 2002 subject to a reduced 7.5 metre range of water extraction – compared to the 10 metre range TrustPower had requested. TrustPower appealed, as it was confident it could defend the level it had sought, given the rigorous assessment

▲ Views of Lake Mahinerangi, created by the Waipori scheme, with maps of effects on the lake edge at different water levels.



Lake at 378.4m



Lake at 380m



Lake at 383.4m



Extent of lake

Extent of exposed lakebed

of effects carried out. Save Mahinerangi Society Incorporated also appealed, seeking a further reduction to the range.

In its recent decision, the Court ruled in TrustPower's favour, having concluded that the effects of the scheme on the environment were "less than minor" and that "minimal conditions of consent are necessary". In fact, the Court suggested that TrustPower had been over-zealous in the mitigation and operating conditions that it had set for itself.

"We're delighted with the outcome," says Gavin Kemble, Trustpower's Manager – Environment. "Boffa Miskell guided our strategic direction and the appointment of specialist expertise wisely and were instrumental in a positive decision being achieved."

CONTACT: DON MISKELL donm@boffamiskell.co.nz

dispatches continued...



Kotuku Park lakes

Careful treatment of stormwater will protect an estuary and a nationally significant scientific reserve alongside a new residential development on the Kapiti Coast.

Boffa Miskell came up with the stormwater management concept and then worked with Truebridge Calender Beach engineers to design purpose-built lakes for Kotuku Park, near Paraparaumu north of Wellington. These lakes will capture and filter stormwater before it is discharged into the adjacent salt marsh. Substantial eco-sourced native planting around the lakes will also improve wildlife habitat and visual amenity.

Boffa Miskell ecologist Stephen Fuller is currently gathering baseline data to monitor pollutants and nutrient levels. The monitoring will be long-term to ensure the stormwater wetlands are functioning and that discharges into the estuary meet acceptable water quality standards.

CONTACT: STEPHEN FULLER stephenf@boffamiskell.co.nz



Wellington green goes global

Wellington's urban green spaces have gone global – courtesy of Boffa Miskell input to an international collection of case studies of urban green space management.

Wellington was one of ten selected cities for a study funded by the Commission for Built Architecture and Environment in England. Boffa Miskell, assisted by the Wellington City Council, prepared an illustrated report describing urban green space management in the capital, and the relevant statutory framework in New Zealand. The focus was on innovation and best practice, as well as issues and everyday problems encountered.

The Bartlett School of Planning in London and Landscape Design Associates, who are jointly running the study, will compare and analyse the 10 case studies. Their findings, together with the case studies, will be published later in 2004 as a guide for green space policymakers in the United Kingdom.

CONTACT: SHONA MCCAHERN shonam@boffamiskell.co.nz



▲ Herons might be naturally shy but the 'models' loaned by Virginia and Stuart Angus of Garden Art were able to withstand the crowds.

► Peering into the future –
▼ Ellerslie Flower Show visitors get a glimpse of the bird hides and planting planned for the restored Manukau foreshore.

Manukau foreshore shines at flower show

A display featuring Watercare Services Ltd's restoration of the Manukau foreshore proved a winner at the last Ellerslie Flower Show. Boffa Miskell helped Watercare design the stand, which won a silver award in the Television One Exhibition Gardens section of the November 2003 show.



The display represented the major restoration project underway around the Manukau Harbour: more than 13km of coastline is being rehabilitated, with new paths and 300,000 native plants, to create open space for public use. Boffa Miskell has acted as the ecology and landscape consultant for Watercare's upgrade of the Mangere Wastewater Treatment Plant, which has opened up 500ha of oxidation ponds to the sea (see *Boffa Miskell NEWS 04*).

The display at the flower show was based around one of the new bird hides through which people could sneak a preview of the 'fresh look' foreshore (including a sunset



image of birds over the Manukau Harbour as the backdrop to a restored 'beach'). The stand also featured bird sculptures and examples of the 'eco-sourced' native plants that will go around the foreshore. These plants all naturally occur in the Manukau area, and have been raised from locally derived seed sources. Wave-shaped interpretation panels explained the project.

Over 40,000 people visited the flower show. The response from those who visited the Project Manukau display was extremely positive – people were impressed with the stand and the look of the actual restoration.

CONTACT: SARAH COLLINS sarahc@boffamiskell.co.nz

dispatches continued...

How low can you go?



Boffa Miskell will be researching people's perceptions of low river levels as part of a new six-year research project.

The NIWA-led project, "Protection of Instream Values resulting from Water Allocation", aims to develop objective assessment methods to guide decision makers in New Zealand, and is funded by the Foundation for Research, Science and Technology.

Boffa Miskell, led by Allan Rackham, is responsible for researching people's perceptions of low river flows and extended periods of low flow. "We already have considerable experience in this field," Allan says, "but the six-year programme enables us to further develop and really test the methodologies we've used to date".

Allan says river perception studies are complex, given the range of river types and factors that influence people's responses, such as natural, aesthetic, recreational and cultural values. The first steps will be to review existing literature and methodology in New Zealand and overseas, including an assessment of how effective photography and computer modelling is at illustrating river flows.

Primary research will then be undertaken to add to the existing knowledge. This will include working with Gail Tipa of Tipa and Associates who is researching tangata whenua values, as well as surveys of stakeholder groups to determine their sensitivity to flow changes and the factors that influence their threshold of acceptable change.

CONTACT: ALLAN RACKHAM allanr@boffamiskell.co.nz

Profiles



Jane Masters

**Senior Planner,
AUCKLAND**

Jane Masters has recently joined the Auckland office as a senior planner. Jane has nine years experience running resource management projects for a wide range of private sector clients throughout New Zealand and the United Kingdom. These covered environmental issues in the retail commercial, industrial, residential, recreation and tourism sectors.

She is also experienced in preparation of land use consent applications and Assessments of Environmental Effects, as well as processing resource consent applications on behalf of local authorities.

Since joining Boffa Miskell, Jane has been working on a site selection study for importing liquid nitrogen gas into New Zealand, and she will be part of the 'Northern Gateway' team working on the ALPURT B2 motorway extension (see 'Breaking News' this page).



Craig Batchelar

**Office Managing Principal
and Planner, TAURANGA**

Craig Batchelar joined Boffa Miskell in January 2004, taking up the leadership role for a largely new team in the Tauranga office.

Craig brings 20 years of experience to the company, much of it in the high growth areas of Tauranga and the Western Bay of Plenty, including six years as Environment Group Manager for Tauranga District Council.

For the past two and a half years Craig has specialised in growth management, acting as consultant Technical Director on the SmartGrowth project covering Tauranga and the Western Bay of Plenty.

Craig has substantial practical experience with development contributions under the Resource Management Act and the new Local Government Act, as well as structure planning, urban subdivision, transport, education, and natural hazard management.

Institute Fellows

John Goodwin, Sarah Collins and Rachel de Lambert from Boffa Miskell's Auckland office have been made fellows of the New Zealand Institute of Landscape Architects, in recognition of their significant contribution to 'the status or advancement of the profession in New Zealand'. In particular, their contributions in landscape design, landscape planning and management, leadership, and distinguished service to the Institute were recognised.



▲ Michael (right) chats to presenter Jim Mora on location.

Mucking In

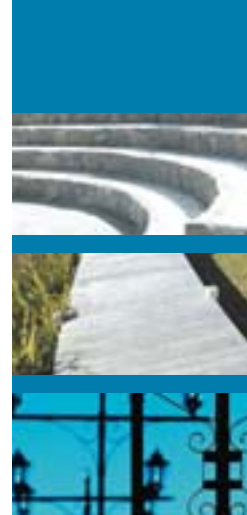
Landscape architect Michael Cassidy is, as they say, "currently filming" Mucking In.

The pitch of the show is simple. Punters out there in the suburbs nominate a person who deserves a special luxury – namely a substantial garden makeover completed in two days by a team of dedicated professionals, including our Michael.

He tells us it is hard work, that decisions are made fast and acted on even more quickly, and that overall it is an exhilarating experience. The created gardens are in a range of styles and contexts, but with a predominant clean-lined urban theme.

The 10-episode show will screen on Sunday prime time on Channel One from late May 2004.

CONTACT: MICHAEL CASSIDY
michaelc@boffamiskell.co.nz



Recent staff appointments

AUCKLAND

Sam Bourne
LANDSCAPE ARCHITECT
INTERN

Lisa Grainger
URBAN DESIGNER/PLANNER

Kristy Halliday
LANDSCAPE ARCHITECT/
CAD TECHNICIAN

Lauren Hawken
PLANNER

Nicola Tree
LANDSCAPE ARCHITECT/
PLANNER

Claire Walker
LANDSCAPE ARCHITECT

Kerstie Wilson
LANDSCAPE ARCHITECT

WELLINGTON

Blair Hiscoke
CAD OPERATOR

Richard Jones
LANDSCAPE ARCHITECT

CHRISTCHURCH

Charlotte Jackson
ASSISTANT LANDSCAPE
PLANNER

Vaughan Keesing
PRINCIPAL AND ECOLOGIST,
ON TRANSFER FROM BOFFA
MISKELL TAURANGA

Talks and papers

Stephen Fuller, ecologist from the Wellington office, presented a paper to wetland enthusiasts who gathered in Wellington on 27-28 February for a practical forum on restoring wetlands. The forum was organised by the National Wetland Trust and Action Bio-Community in conjunction with the Greater Wellington Regional Council and NIWA. Stephen's paper titled "Water, Wetlands and Sustainable Cities", was about sustainable use of stormwater in urban environments.

Rachel de Lambert, landscape architect from the Auckland office, presented a joint paper with John Coop of Warren and Mahoney at the New Zealand Institute of Landscape Architects conference on urban sustainability, 'Ecopolis – Vision and Means'. The paper was about the benefits of collaboration between architects and landscape architects in the design of public buildings and public spaces.

Breaking news

Best route forward

Boffa Miskell is part of the recently announced Northern Gateway Alliance formed to design and build the next stage of Auckland's northern motorway extension (ALPURT B2). The Alliance also includes Fulton Hogan, Leighton Contractors, URS New Zealand, Tonkin & Taylor, VSL and Transit New Zealand.

Boffa Miskell is championing the environmental aspects of the project, including considering how Transit's concept design can be enhanced to achieve the best environmental and social outcomes, as well as consultation with stakeholders and the wider community.

ALPURT B2 has been identified as the first state highway project that can be advanced by tolling under the Land Transport Management Act 2003. Consultation with the local community on the design and operation of ALPURT B2 as a toll road will begin in May this year. (See *NEWS 01* for a story about ALPURT Phase One.)

CONTACT: JOHN GOODWIN johnhg@boffamiskell.co.nz

Landscape Awards

Boffa Miskell projects have won seven awards in the 2004 Pride of Place Landscape Awards, run jointly by the New Zealand Institute of Landscape Architects (NZILA) and the Landscape Industries Association of New Zealand (LIANZ), to showcase exceptional achievement in the landscape industry. The awards were all in the NZILA section.

**BOFFA
MISKELL**
planning • design • ecology



COMMERCIAL/INDUSTRIAL/ INSTITUTIONAL

**Fisher and Paykel
Healthcare, Auckland:**
Silver award for design of
corporate HQ grounds.

CONTACT: CHRIS BENTLEY
chrisb@boffamiskell.co.nz

AUCKLAND

Level 3, IBM Centre, 82 Wyndham Street,
PO Box 91 250, AUCKLAND
PH: 09-358 2526
FAX: 09-359 5300

TAURANGA

Ground Floor, 141 Cameron Road
PO Box 13 373, TAURANGA
PH: 07-571 5511
FAX: 07-571 3333

WELLINGTON

Level 9, Logical House, 190 Willis Street
PO Box 11 340, WELLINGTON
PH: 04-385 9315
FAX: 04-384 3089

CHRISTCHURCH

7th Floor, 86 Gloucester Street
PO Box 110, CHRISTCHURCH
PH: 03-366 8891
FAX: 03-365 7539

WEBSITE: www.boffamiskell.co.nz
EMAIL: info@boffamiskell.co.nz



SUSTAINABILITY

**Meadowbank School
Environment Trail,
Auckland:**
Gold award for concept and
development of educational
and community resource.

CONTACT: SARAH COLLINS
sarahc@boffamiskell.co.nz

COMMERCIAL/INDUSTRIAL/ INSTITUTIONAL

**The Palms Mall Entry Plaza,
Christchurch:** Silver award
for design of public space
outside retail mall.

CONTACT: NANCY SIMOVIC
nancys@boffamiskell.co.nz



COMMERCIAL/INDUSTRIAL/ INSTITUTIONAL

Telecom@Tory, Wellington:
Bronze award for inner city
forecourt redevelopment
(see NEWS 10).

CONTACT: NADA STANISH
nadas@boffamiskell.co.nz



RURAL/PARK/ RECREATIONAL DESIGN

**Balmoral Heights Reserve,
Auckland:** Bronze award for
neighbourhood park design.

**CONTACT: RACHEL DE
LAMBERT**

LANDSCAPE PLANNING AND ENVIRONMENTAL STUDIES

**Natural Character Assessment of the Firth of
Thames and the Kaipara Harbour:** Silver award.

CONTACT: JOHN GOODWIN johng@boffamiskell.co.nz

STAR GRADUATES

Newly graduated landscape architects, Sam Bourne and Charlotte Jackson, who recently joined Boffa Miskell, received student awards. Sam received a merit award in the urban design category for his use of GIS as an urban design tool in a case study of Taylors Mistake at Whitianga. Charlotte received a merit award in the design category for her redesign of Ian Galloway Park in Wellington.

CONTACTS: samb@boffamiskell.co.nz
charlottej@boffamiskell.co.nz

URBAN DESIGN

Waihi Town Centre:
Silver award for streetscape
enhancement (see NEWS 09).

**CONTACT:
RACHEL DE LAMBERT**
racheld@boffamiskell.co.nz

