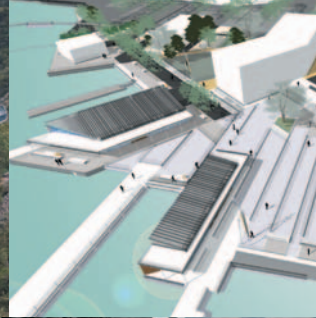




40
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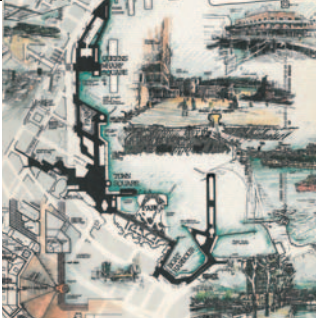


A forty-year
success story

02

Boffa Miskell celebrates a milestone
year in its evolving history.

— SEE PAGE 2.



Green centerpiece
for new town in
China

05

A new eco-park will bring sustainable
design into the heart of a satellite town
being developed near Zhenjiang City.

— SEE PAGE 5.



Shaping
New Zealand's
environment
since 1972



Winning designs

06

Design excellence is recognised
in a series of recent awards.

— SEE PAGE 6.



summer²⁰¹²

30
issue number



Boffa Miskell

news



Editorial:

Looking back to look forward

Joining Boffa Miskell in its 40th year couldn't have been a better-timed start for me as Chief Executive. It's been a fantastic opportunity to participate in the company's celebrations around the country and learn about its history from current and former staff as well as clients and valued partners.

At these events, I heard about the diversity of projects the company has been involved with over the past 40 years and their lasting significance for New Zealand's landscape. I also became aware of the collaborative and innovative approach that has been a key to the company's success and saw the genuine enthusiasm and pride in their projects shared by all the people involved.

So, when I reflect on Boffa Miskell's history, what I see is 40 years' of cumulative experience and expertise that we can bring to our clients on future projects; a depth and breadth of experience in our realm of business that would be hard to match.

Even in my first few months here I have seen the achievements continue, as this edition of *Boffa Miskell NEWS* shows: – the Christchurch Blueprint (p.3 & 7), the Zhenjiang City project in China (p. 5) and success with several awards (p.6), to name just a few.

This milestone year has also been an opportunity to pay tribute to Frank Boffa. Frank, not only can you be proud of the company that you began and helped build but also the kind of company that we have become – now led by a new generation of dedicated and talented professionals. Thank you.

And now we look forward to the next 40 years...

Kerry Gupwell, Chief Executive

Shaping New Zealand's environment since 1972

In its 40-year history, Boffa Miskell has been associated with projects that have influenced change in New Zealand's urban and rural landscapes.

What was it about the one-man landscape architecture practice, founded by Frank Boffa in 1972, that enabled it to grow into one of New Zealand's leading environmental planning and design companies?

Boffa Miskell NEWS

summer ²⁰¹²

This newsletter is published by Boffa Miskell Ltd. Back issues are available on www.boffamiskell.co.nz.

COVER: A selection of images from the many projects Boffa Miskell has been involved with over 40 years.

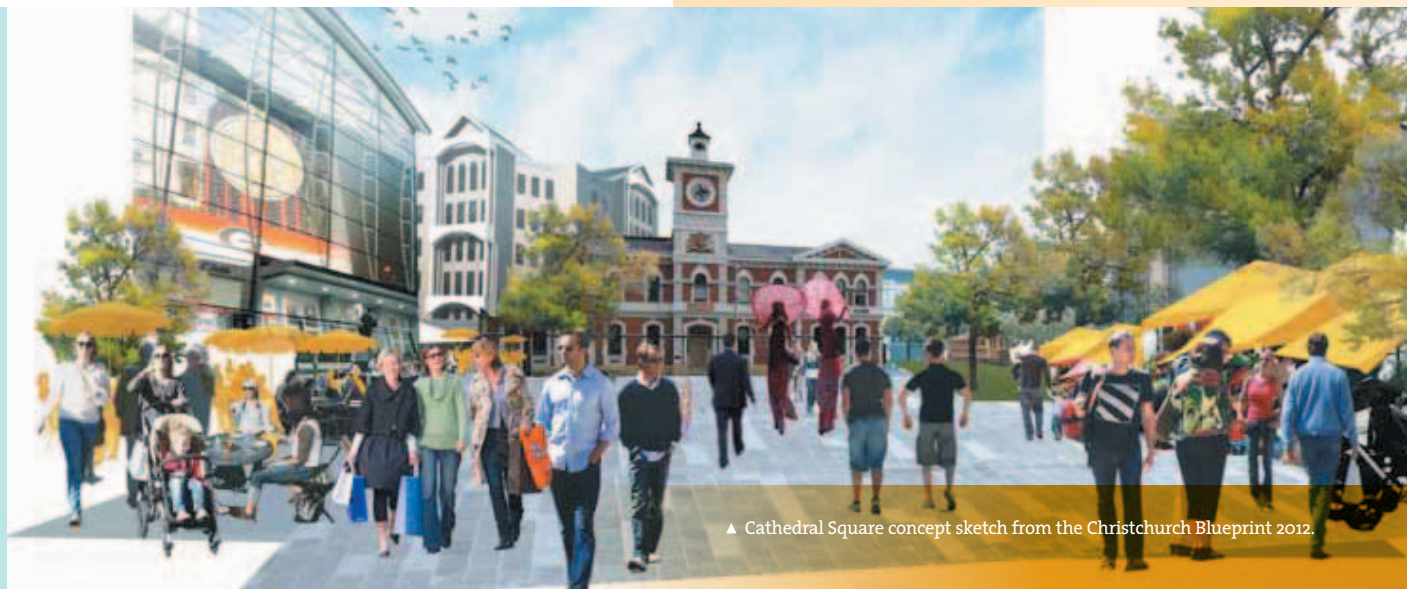
ILLUSTRATIONS: P.4 top right by Stephen Moore, Landcare Research; P.6, right, London Quay by Haakon Carruthers; P.7 lower right photograph by Ian Muir, BNZ; P.8 photography by Alistair Marshall.

Edited by: Shona McCahon.

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▲ Cathedral Square concept sketch from the Christchurch Blueprint 2012.

Integrated solutions

Ask anyone in the company this question and they would probably say, “integrated solutions” – meaning that the practice has always sought to understand each project’s inter-related social, ecological and statutory planning factors, whilst working with the client and stakeholders to explore sustainable opportunities.

Back in the 1970s, it was a new way of doing things that, though reflecting the emerging environmental consciousness of the times, required advocacy and marketing, as Frank recalls.

“We were constantly breaking new ground in the early years, educating our clients about the benefits of informed environmental planning and design.”

The Resource Management 1991 brought a statutory framework that, as Frank explains, “endorsed the very things that we were advocating and endeavouring to practice. It was all about our bottom-up approach – about understanding the way things worked so as to create something environmentally appropriate and enduring.”

Inevitably, this ‘big picture’ approach led to larger scale projects and the need to offer clients a more complete package of complementary professional services. In addition to landscape architects, the company gradually evolved into a niche multi-disciplinary practice employing planners, ecologists, urban designers and cultural heritage advisors – supported by specialists in digital technology whose skills in GIS, visual simulations, database management and graphic design have greatly enhanced the accuracy, efficiency and presentation quality of project work.

“In the coming years, collaborative working relationships with our clients, founded on personalised service, will be imperative to continued success.”

– John Goodwin, Chairman

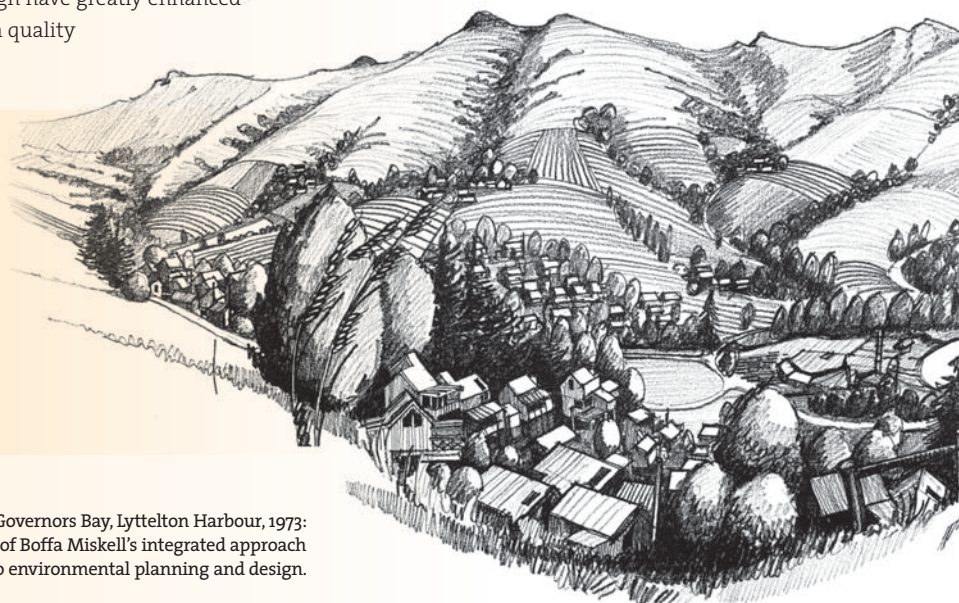
Our clients

Our clients have, of course, been essential to Boffa Miskell’s success – constantly challenging us to keep thinking creatively, to foresee trends and to help find solutions that are not only ‘fit for purpose’ but innovative and lasting.

Boffa Miskell has grown and developed by anticipating and responding to these demands. In the days of the 1980s’ Think Big projects, for instance, the company had to rapidly develop its capability in large-scale design, tendering and project management. In recent years, we have further diversified our professional services with specialised expertise, such as marine ecology.

The digital age with its instant communication and information sharing has, of course, greatly aided our ability to offer comprehensive and cost-effective services throughout New Zealand and offshore. With our core disciplines represented in all New Zealand offices, a growing office in Shanghai and associations with allied consultants, the company has the experience and ability to lead multi-disciplinary project teams.

“Enduring client relationships are ever more important in today’s challenging and competitive economy,” says Boffa Miskell Chairman, John Goodwin. “In the coming years, collaborative working relationships with our clients, founded on personalised service, will be imperative to continued success.”



Special development zone, Governors Bay, Lyttelton Harbour, 1973: one of the first examples of Boffa Miskell’s integrated approach to environmental planning and design.



▲ Don Miskell (left) and Frank Boffa (right), 2012.

Coming of age

2012, a milestone year for Boffa Miskell, has special ‘full circle’ significance for the company’s namesakes, Don Miskell and Frank Boffa, through a project that has seen the company truly come of age.

In 1972, when Frank founded Frank Boffa Associates in the heart of Christchurch, he would never have imagined the post-quake damage that the 2010 and 2011 earthquakes would wreak on the city – nor would he have foreseen the practice grow to lead the Christchurch Blueprint team responsible for the central city recovery masterplan.

Frank, who trained as a landscape architect in the USA and helped establish New Zealand’s first professional landscape architectural course before setting up practice, had seen a need to “really understand the New Zealand landscape” as the basis for high quality environmental planning and design.

Five years later, Don Miskell joined the firm as a new graduate.

“I was attracted to the exciting projects, the entrepreneurial leadership, the innovation – and the commitment to high quality.”

This year saw Don lead the Christchurch Blueprint team.

“We’ve come a long way in forty years. It’s both humbling and an honour for Boffa Miskell to lead such a momentous project.”

Milestones for Ruakura

Two significant milestones for the Ruakura growth area east of Hamilton are the culmination of over three years' intensive work.

Boffa Miskell has been assisting Tainui Group Holdings and Chedworth Park Limited with the master planning.

In November, decisions on the Proposed Waikato Regional Policy Statement confirmed an increase in the industrial land allocation from 130 ha to 405 ha and the Hamilton City Council adopted the Proposed Hamilton City District Plan, which includes the Ruakura Structure Plan.

Collaborative work with the FutureProof forum, New Zealand Transport Agency, Hamilton City and key landholders has resulted in the planning provisions, which will enable Ruakura's staged growth.

Chief Executive of Tainui Group Holdings, Mike Pohio, says of the proposal, "The core is to deliver much needed economic growth and to realise value from the public's significant infrastructure investment in rail and the soon-to-be-completed Waikato Expressway.

"This will be realised through Tainui Group Holdings' proven capability to develop a master-planned cluster of logistics-dependent businesses. 6,000 to 12,000 jobs are expected once the development is complete and, therefore, the spin-off to the community will be a huge boost to Hamilton and the Waikato."

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▲ The intermodal transport terminal will be strategically located between the East Coast main trunk railway line (top) and the proposed Waikato Expressway (right)

Long-term monitoring provides powerful data

Data from a long-term native fish monitoring project in Waitakere, Auckland, illustrates the benefits of long-term monitoring and the limitations of one-off sampling.

Boffa Miskell ecologists have been undertaking annual state-of-the-environment monitoring of fish communities in Waitakere waterways since 2002. This data keeps the Auckland Council well-informed on environmental health and allows effects on streams of development or restoration to be evaluated.

Freshwater ecologist Eddie Sides says some fish populations fluctuate from year to year without any clear trend whilst others change slowly over long periods.

The data for inanga (whitebait) in the graph (right), for instance, shows that if sampling had been carried out in 2002 only, inanga would have been found at just 5% of sites, yet just two years later in 2004 would have been found at 40% of sites. Both results are 'snap shots' and are not representative of normal values. Furthermore, single-year sampling could give rise to misleading conclusions: that, in 2002 and 2007, inanga populations were flat-lining (or dying out) or, in 2002 and 2004, that they were rocketing!

"Once we have enough data to plot population cycles and other patterns we have a powerful predictive tool for ecological management," Eddie says. "Our data provides Auckland Council with the information it needs to make decisions that help sustain native freshwater fish populations in Waitakere."



▲ Banded Kokopu: one of the species present in Waitakere waterways.

Stream health indicator

Eddie says the biodiversity of fish communities is a good indicator of stream health. "Freshwater ecosystems are incredibly productive – it is not uncommon to find fish at a density of one per square metre."

Factors affecting fish communities include water quality, habitat characteristics and barriers to fish movement such as hanging culverts.

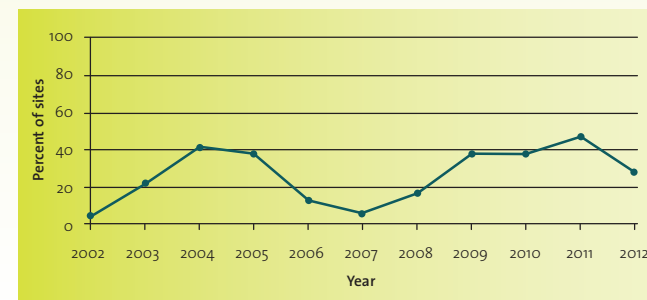
Surveys of fish communities can also reveal the whereabouts of pest species and endangered native species.

"We have over 50 native fish species, of which about two-thirds are classified as threatened or at-risk," Eddie points out. "Some species which are still common, such as longfin eel and inanga, have been in decline for decades due to fishing and impacts on their habitats.

"At some point we need to get serious about turning these trends around if we value these species."

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Occurrence of inanga at Waitakere monitoring sites, 2002-2012





▼ The 40-hectare eco-park will comprise eight sub-parks of public open space connected by the newly created stream.

Eco-park in Zhenjiang City

A 40-hectare parkland, designed by Boffa Miskell, will soon create a green corridor through a new satellite town being constructed east of Zhenjiang City area in China.

The Zhenjiang City local government has commissioned Boffa Miskell to carry out the park's conceptual and detailed design, and then engage a local design company to prepare the construction drawings and supervise the construction; an arrangement that brings together local knowledge with the expertise in our Shanghai office.

The project brief for an 'international style eco park' bordering the new development's main road is a challenging, though exciting, opportunity to create a vibrant linear park which will form the heart of the new town. Natural elements and processes will be restored to the site which, though farmland, has been modified over thousands of years.

Low impact storm water management

"Because the site is low-lying and receives runoff from the surrounding area, water is a fundamental component of the design," explains Chris Bentley, landscape architect and Managing Principal of Boffa Miskell's Shanghai office. "Together with our hydrological engineering sub-consultant, Ewaters, we've convinced the local road engineers to allow storm water to flow into the park from the nearby roads instead of piping it underground, as currently practiced. This involves retrofitting the existing roading storm water network."

The runoff will be treated to remove contaminants via a series of rain gardens, bio-swales and wetlands before discharge into a newly created stream, which will run the full 3.7-kilometre length of parkland. The park is also designed to reduce downstream flood risk by acting as a storm water retention basin during one-in-twenty-year rainfall events.

Low impact design (LID) storm water management will slow down the rate of storm water entering streams, improve water quality and enhance biodiversity. The new stream will provide habitat for fish and other water life. Locally indigenous aquatic plants will be used in the wetland and stream environments, and predominantly native plants used throughout the park.

Open space

The 40-hectare site will comprise eight parks, separated by cross roads. Five bridges will elevate the cross roads above the parkland to ensure open space connectivity and uninterrupted stream flow.

Sustainable design features will be incorporated into park facilities including green roofs, solar panels and natural ventilation in park buildings; gabions filled with recycled materials in retaining walls; and footpaths of permeable concrete and local stone construction.

Activities will vary from park to park as appropriate to the type of adjacent development, which will include residential use, schools, healthcare, retail, high tech business activities and a commercial centre.

Construction of the entire park is due to begin by the end of this year and is currently scheduled for completion by May 2013.

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The proposed botanical zone will integrate public recreation with water features and gardens displaying a wide range of plant types.

Award winners: recognised for innovation and high quality

New Zealand best design awards

The Te Wero Island pedestrian waterfront route on the Auckland Waterfront, earned a silver award in the spatial design category of the annual New Zealand Best Design Awards 2012.

The eye-catching promenade was designed to encourage visitors to use the pedestrian route that connects downtown Auckland with the heart of the Wynyard Quarter, the former port area being redeveloped by Waterfront Auckland.

Vibrantly coloured Ballatini-Strada resin surfacing was used to transform the former car parking surface into an inviting walking route, emphasised by the bold 'pedestrian crossing' patterns.

CONTACT: John Potter john.potter@boffamiskell.co.nz

▼ Bold stripes signal 'pedestrians here' at Te Wero Island.



Best use of colour

Two Boffa Miskell designs won awards in the Resene Total Colour Awards 2012, run annually to encourage and celebrate excellent and creative use of colour.

Trestle Leg Series, Auckland Harbour Bridge

The 'Trestle Leg Series' won the Display + Product Colour category, for enhancements to a public space. The series, designed for the New Zealand Transport Agency, comprises poetry and prose excerpts painted onto the 'trestle legs' beneath the Auckland Harbour Bridge.

The Resene judges commented on the good fit of the chosen colours and described the series as "a delightful discovery.... In a space that you would normally not give a second glance, it encourages you to stop and engage. The small accent of the flame red just stops you in your tracks and demands attention."

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▼ The Trestle Leg series: grey tones with red accents.



London Quay waterfront redevelopment

The Picton waterfront and town square redevelopment earned the Landscape Colour Award.

Colour was used to evoke dynamism and vivid visitor experiences in the revitalised public space. Perforated side panels on seats and poles were painted in vibrant colours to animate and provide strong accents within different views across the site.

"A flash of yellow like a lightning bolt invigorates the waterfront in this project. The colour selection adds fire to the solidarity of the greys and steel and is subtle yet lively... The perforations are unique and highlighted by the colour. It's a glorious unified scheme."

CONTACT: Michael Hawes michael.hawes@boffamiskell.co.nz

▼ Seating detail, London Quay: vibrant yellows contrast with recessive tones of timber and metallic greys.





▲ Coloured lighting and bold painted designs at the Wai-atarau Plaza: one of the innovative features of the Victoria Park project.



▲ Shared space at Fort Street: succeeding as a more people-friendly environment.

Roading Excellence Awards 2012

Victoria Park Tunnel

The Victoria Park Alliance consortium won the Z Energy Excellence Award for a Major Road Project and the HireQuip Best Practice Award for Environmental Sustainability for its motorway widening project in central Auckland.

As the urban design and landscape architecture sub-consultant on the project, Boffa Miskell completed the Urban Design and Landscape Framework for the Notice of Requirement in 2005 and was subsequently responsible for the design and supervision of all the landscape works.

The judges commented that, despite its complexity, it was an “outstanding project”, completed three months ahead of schedule with outcomes that “exceeded all expectations”.

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Auckland City Centre Shared Space Streetscape

The Maccaferri Excellence Award for a Medium Road Project went to the Auckland City Centre Shared Space Streetscape, a project undertaken collaboratively by Auckland Council, Auckland Transport, Boffa Miskell, Architectus and JFC.

Boffa Miskell was the lead consultant on the Fort and Elliott/Darby Street upgrades, responsible for the preliminary site analysis, the design and the supervision of works.

The judges commented that a “ground-breaking shift is taking place and pedestrians, vehicle drivers and retailers using the streets are pleased. The project produced a great result to help revitalise downtown Auckland City, which can also be applied in other city centres – a win/win outcome,” they said.

...and shared street spaces work!

Recently published preliminary evaluation results of the completed Stage 1 Fort Street area show more people are visiting and spending more time there.

The evaluation compared ‘before and after’ data of such aspects as pedestrian and vehicle movements, user perceptions, safety and consumer spending. The encouraging early trends, included:

- 50% increase in peak hour foot traffic;
- 25% drop in vehicle speeds;
- more than 30% decrease in vehicle traffic;
- 65% increase in consumer spending.

The full evaluation, which is available online at the Auckland Council website, will provide baseline data for future evaluations, which will include local property and employment trends and inform Stage 3 design decisions.

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Michael Hawes michael.hawes@boffamiskell.co.nz

Overseas connection



The Rebuilding of Christchurch

In November, Boffa Miskell Director, Don Miskell, delivered the annual Johnson and Johnson lecture at the School of Natural Resources and Environment, University of Michigan. Don was invited to describe the 100-day process by which the multi-disciplinary consortium he led designed the spatial blueprint for rebuilding quake-damaged central Christchurch.

Since the Christchurch Blueprint project, Don has been seconded into the Canterbury Earthquake Recovery Authority as General Manager – Planning and Design. In his lecture, he also described how the Christchurch community is seeking innovative ways to rebuild the city.



Sponsorship

A new kiwi population is being established on Motutapu Island in the Hauraki Gulf by the Department of Conservation (DOC) and the Motutapu Restoration Trust. The first five kiwi, recently released, were all supplied by the Project Kiwi Trust, which Boffa Miskell sponsors.

The five belong to the Coromandel North Island brown kiwi sub-species, which currently numbers around 1500. The Project Kiwi Trust protects about 600 at its sanctuary on the Kuoatunu Peninsula.

In a collaborative effort, the plan is to establish a permanent population of all kiwi species and sub-species on the predator-free island, which is managed by DOC.

“For all those, like Project Kiwi, who are working to reverse the serious decline in kiwi numbers, the island population will help safeguard against possible mainland catastrophes and boost numbers through breeding,” says Dave Slaven, Boffa Miskell ecologist and Trust patron.



The new Whare Tipuna, Wheke, with the marae atea (foreground) and sacred mountain Te Poho o Tamatea (background.)

Reflecting the rohe: Rāpaki Marae

Long ago, Ngāi Tahu Chief Te Rakiwhakaputa claimed the settlement at Rāpaki for himself by laying his rāpaki (waist mat) on the shores of the bay. Since then the small Ngāi Tahu settlement, also known as Rāpaki o Te Rakiwhakaputa, has been home to his descendants, ngā uri o Te Hapū o Ngāti Wheke.

Since early 2000 Te Hapū o Ngāti Wheke planned for the construction of a new Whare Tipuna at Rāpaki Marae and in November 2010 'Wheke' was unveiled.

Nik Kneale, Boffa Miskell design leader and landscape architect, worked collaboratively with the Rāpaki Marae Development Board and project team to develop a concept plan based on understanding the unique natural and cultural history of the rohe (area) and its people. He worked closely with renowned master weaver Aunty Doe Parata, of Rāpaki, to develop the concept of the atea space being a rāpaki laid on the ground.

"All who enter the marae must be welcomed onto, and pass over the atea, so we designed it to maximise the usable surface on the sloping site while also preserving visual connections to the harbour and the ancestral mountain, Te Poho o Tamatea," Nik explains. "From his place at the apex of the whare, Te Rakiwhakaputa looks down over his atea, his rāpaki, and all who enter his marae."

Local and recycled materials were used wherever possible to reflect Rāpaki's genus loci and to save costs. For instance, the foundation stones from the original whare, Te Wheke, were re-used to form protective garden edges and to reference the memory of the former whare tipuna.

Locally sourced plants were used in the gardens around the area to frame important views, and, further down the site, to provide ingredients for kai and rongoā as well as a future source of harakeke for weaving.

Many in the community found refuge at the whare in the months that followed the 2011 Canterbury earthquake – proof of its success as a community facility and place of special meaning to the people of Rāpaki.

The whare's success has special significance, too, for Boffa Miskell's cultural advisor and planner, Amos Kamo, who is a member of Ngāti Wheke and has been involved since the early stages of the marae development project.

Meanwhile, Nik is currently working with Te Ngāi Tūāhuriri on their new marae development at Tuahiwi north of Christchurch.

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▲ Honed and bush-hammered paving surfaces form abstracted patikitiki patterns.

▲ Basalt stones, used as foundations under the former whare Te Wheke, are re-used to protect gardens in the atea space.

Boffa Miskell



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