



Boffa Miskell



Supreme planning award

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An iwi environmental management plan earns the New Zealand Planning Institute's top award.

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Community planning

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Cooperation underpins community projects in the Manawatu.

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Diverse projects have earned awards in environmental planning and design.

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Boffa Miskell

news



Editorial: Change

Changes in population distribution are a global issue and challenge. This was brought home to me at the recent, highly successful IFLA50 World Congress for Landscape Architects held in Auckland in April, where I gave a paper entitled 'How We Grow' (see p.7).

My paper considered Auckland's growth challenge in the context of global growth. The paper before mine, presented by Japanese landscape architect Yuko Tanabe, was cast in the context of Japan's declining population and slow economy.

The juxtaposition between these presentations highlighted the challenges inherent in demographic change.

Boffa Miskell is engaged with landowners and communities at both ends of the population growth scale. In Auckland, we are working on green and brown field residential, new town and business land projects to deliver on the City's aspirations for a high-quality, compact city. In the Manawatu (see p. 3) we are working with councils and communities in smaller, rural service towns that are facing retail decline whilst significant, commercially non-viable investment is required

in their character buildings to meet new earthquake strengthening regulations.

Perhaps because many of us are travellers by nature, we find significant value in experiencing relevant development and approaches overseas. Sarah Collins has recently returned from a housing study tour in North America (see p.7) and, in August, I will spend time with Yuko Tanabe on Kyushu, Japan getting an appreciation of their work with rural communities, adding value to small-scale rice production in world heritage landscapes as a way to grow the local economy.

Whatever the context of change, what is important to us, and our clients, is finding the response that works for that location and community whilst also strategically improving the sustainability of our urban and rural places.

Rachel de Lambert

Rachel de Lambert, Director :: Design

Top planning award

This year's New Zealand Planning Institute's (NZPI) supreme award went to Te Mana o Ngāti Rangitihī Trust, the Bay of Plenty Regional Council and Boffa Miskell for their *Ngāti Rangitihī Iwi Environmental Management Plan*.

The supreme Nancy Northcroft Planning Practice Award recognises creativity and innovation in planning methods; quality and innovation in project presentation; and the promotion through example of best planning practice, including sustainable management.

The plan also won the 'Best Practice Award – Non Statutory Planning'.

The NZPI Awards Panel described it as "an outstanding example of good practice" and "the catalyst" for Ngāti Rangitihī to play an active and constructive part in enhancing socio-economic and cultural aspects of environmental planning and resource management in their rohe.

They also noted various aspects of innovation and content that was "clear and succinct and reflective of the good practice collaborative community planning that underpins the plan... The quality... is even more impressive when the tight timeframe and budget under which the plan was developed is considered."

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Boffa Miskell NEWS

winter ²⁰¹³

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COVER: Enhanced public space designed by Boffa Miskell as part of the State Highway 1 Victoria Park Tunnel upgrade in central Auckland, provides a new setting for the relocated Rob Roy Hotel (background). Image by Patrick Reynolds.

ILLUSTRATIONS: P.5, middle right, courtesy Frasers Papamoa Limited.

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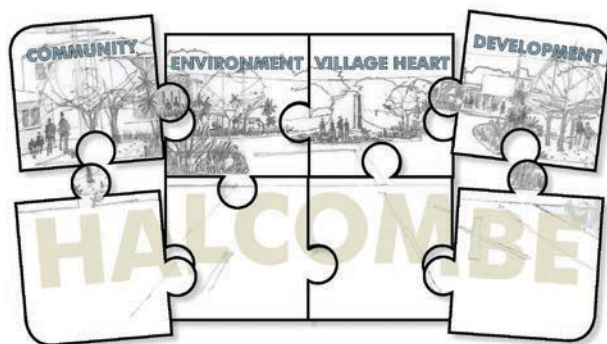


▲ Rangitihī Marae, Matatā, Bay of Plenty.

▼ Manawatu Mayor Margaret Kouvelis discusses with Marc Tomes from Boffa Miskell information panels prepared for community planning workshops.

▼ The Halcombe Community Plan was prepared by helping the community piece together its own plan for the future.

▼ Areas suitable for future growth were identified in the Feilding Urban Growth Framework Plan by applying a defined methodology.



Working together

Like many smaller local authorities, the Manawatu District Council runs an efficient ship – it has to, given the heat on local government to be both efficient and effective.

In rising to the challenge, the council seeks to call on specialist knowledge when required for particular issues, whilst also finding opportunities for its staff to learn and grow their careers.

A cooperative approach, developed after the council engaged Boffa Miskell in 2009 on an urban planning project, has helped the council meet its needs.

Through this approach, Boffa Miskell provided specialist advice and guidance to council staff who undertook a lot of the 'leg work', coordinating project inputs, consulting with the community and reporting to the Council.

"The benefits of this approach are simple really," says Boffa Miskell urban planner Marc Baily. "Council management has confidence that the work being delivered is effective, given our specialist inputs, and efficient, given the work council staff undertake. Council officers are happy because they get support as they need it by calling on our experience, whilst also getting opportunities to learn and gain confidence in new areas."

The relationship has been so successful that it has extended to a number of exciting projects across the Manawatu District, including facilitating a community planning programme for towns and villages such as Sanson, Halcombe and Kimbolton; preparing designs for cycle / walk ways in Feilding; and working on heritage planning and urban design projects in the Feilding town centre.

Boffa Miskell landscape architect, Marc Tomes, who worked closely with council staff and the Manawatu communities on these projects says the relationship remains positive.

"It is built on a mindset of cooperation, positive reinforcement from the council's senior team and councillors, and attentiveness to staff needs from us. Feedback from council staff, councillors and the local communities has been exceptional, making us extremely proud that we have been able to be involved."

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Award winners

Boffa Miskell is proud that our environmental planning and design skills have been recognised in multiple awards this year.

The awards were bestowed in the biennial New Zealand Institute of Landscape Architects' (NZILA) Resene Pride of Place awards; the Property Council of New Zealand (PCNZ) Rider Levett Bucknall Property Industry Awards; the New Zealand Institute of Architects' New Zealand Architecture Awards, and the Wellington Civic Trust Awards.

"We have been fortunate over the past few years to work with some great project teams on a wide range of challenging, complex and demanding projects," says Rachel de Lambert, Boffa Miskell Director :: Design. "It is really rewarding to have so many of the projects judged as winners and to share in this success with our clients and collaborators".



Te Wero Island and the Eastern Viaduct

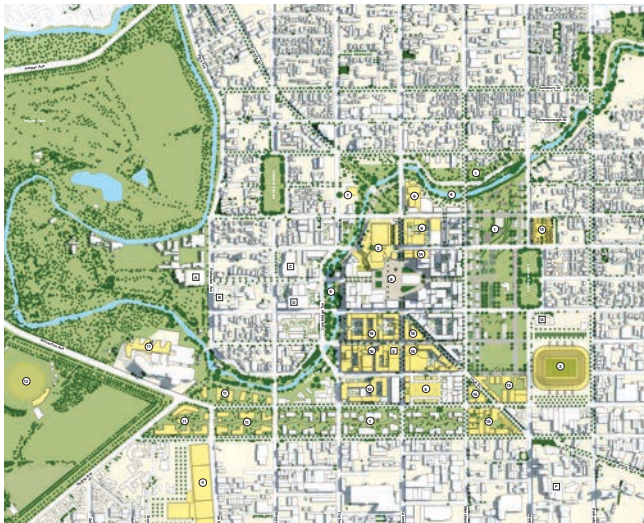
NZILA DISTINCTION AWARD – Resene colour award of excellence

NZILA DISTINCTION AWARD – urban design

Client: Waterfront Auckland

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

"A bold and deceptively complex resolution."



Christchurch Blueprint

NZILA AWARD OF EXCELLENCE – landscape planning and environmental studies

Client: Christchurch Earthquake Recovery Authority

Consortium partners: Warren and Mahoney, RCP, Populous, Woods Bagot, and Sheppard & Rout

CONTACT: Rachel de Lambert rachel.delambert@boffamiskell.co.nz

"A unique project that has received international recognition."



Canterbury Regional Landscape Study Review 2010

NZILA DISTINCTION AWARD – landscape planning and environmental studies

Client: Environment Canterbury

CONTACT: Yvonne Pfluger yvonne.pfluger@boffamiskell.co.nz

"An excellent example of a robust process that is clearly articulated and attractively presented."



Te Puke Walkway, Heritage Courtyard and Jubilee Park Destination Playground Development

NZILA DISTINCTION AWARD – urban design

Client: Western Bay of Plenty District Council

CONTACT: Morné Hugo morne.hugo@boffamiskell.co.nz

"Quality of materials and strong use of vertical elements assists in creating a destination space."



Elliott & Darby Street Area Upgrade

NZILA AWARD OF EXCELLENCE – urban design

Client: Auckland City

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

“An excellent showcase of the potential of shared space in the NZ.”



Freeman's Bay School Courtyard

NZILA DISTINCTION AWARD – commercial / industrial / institutional

Client: Freeman's Bay School Board of Trustees

CONTACT: Sarah Collins sarah.collins@boffamiskell.co.nz

“Beautifully simple and highly functional.”



ANZ Centre Auckland

PCNZ Rider Levett Bucknall SUPREME AWARD

PCNZ BEST IN CATEGORY – Hays Commercial Office Property Award

Client: Precinct Properties

Lead consultants: Warren & Mahoney and RCP

CONTACT: Cathy Challinor cathy.challinor@boffamiskell.co.nz



Paykel Building (Fisher & Paykel)

PCNZ MERIT AWARD – Trends Publishing Industrial Property Award

Client: Fisher & Paykel Healthcare

Other consultants: Davis Langdon, project managers; Mason and Wales, architects

CONTACT: Sarah Collins sarah.collins@boffamiskell.co.nz



Coast Papamoa Beach

PCNZ MERIT AWARD – Natural Habitats Urban Land Development Property Award

Client: Frasers Papamoa Limited

Other consultants: Aurecon

CONTACT: Morné Hugo morne.hugo@boffamiskell.co.nz



Caroline Bay Trust Aoraki Centre

PCNZ MERIT AWARD – Holmes Consulting Group Tourism and Leisure Property Award

Client: Timaru District Council

Lead consultant: Boon Goldsmith Bhaskar Brebner Team Architects / Aurecon

CONTACT: Mark Brown mark.brown@boffamiskell.co.nz



Te Aro Hihiko, College of Creative Arts

PCNZ BEST IN CATEGORY – Coffey Education and Arts Property Award

Client: Massey University

Lead consultant: Arrow International NZ

CONTACT: Marc Tomes marc.tomes@boffamiskell.co.nz

Continued over...

Award winners Continued...



Regent Park Apartments

PCNZ BEST IN CATEGORY – Arrow International Multi-unit Residential Property Award

NZIA ARCHITECTURE AWARDS – housing category

Client: Wellington City Council

Lead consultant: Designgroup Stapleton Elliott Architects

CONTACT: Steve Dunn steve.dunn@boffamiskell.co.nz



Central Park Flats

CATEGORY WINNER – Wellington Civic Trust Built Environment Award

Client: Wellington City Council

Lead consultant: Novak and Middleton Architects

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▼ The central 'waka' bridge traverses wetlands at the 2013 World Landscape Art Exposition garden in Jinzhou.



Update from China

Landscape art garden opens

The Boffa Miskell-designed 'Wetland Waka' garden is one of 19 finalist entries completed for the May opening of the 2013 World Landscape Art Exposition in Jinzhou, a world-wide design competition run by the International Federation of Landscape Architects and Jinzhou City.

The Boffa Miskell garden is centred on a stylised water-purifying wetland traversed by a boardwalk evocative of a Māori waka. The design represents water as the source of life and boats as symbols of travel, journey and family in both Māori and Chinese cultures.

The garden will remain a permanent feature in a new 139-hectare public park which is being developed around the Expo site.

Dong Jiao Villas, Shanghai

Stage 3 of this 20 hectare residential development, which features extensive gardens, constructed streams with a series of pools and cascades, is well underway. Boffa Miskell completed the master planning and landscape design in 2009, and has subsequently been providing landscape construction observation and advice for the client, Dongchang Group Real Estate Development Company.

Zhenjiang New Town Central Park

An intense seven-month construction period, culminating in October this year, will see fully completed this 40-hectare, 3.7-kilometre-long eco park, designed by Boffa Miskell. Chris Bentley, Boffa Miskell landscape architect and director in our Shanghai office, says good working relationships with client Zhenjiang City local government and with local expertise supervising the construction is making the ambitious timeframe achievable. (See also *Boffa Miskell NEWS* 30.)

CONTACT: Chris Bentley chris.bentley@boffamiskell.co.nz



Specimen trees are lifted into place at Dong Jiao Villas at the start of the planting season, March 2013.



▶ Hurunui Wind is located approximately 60 kilometres north of Christchurch.

Wind farm approved

Permission to build and run 'Hurunui Wind', Meridian Energy's proposed wind farm in North Canterbury,

was recently granted in an unusual process that saw the resource consent application referred straight to the Environment Court.

Boffa Miskell provided planning and terrestrial / aquatic ecological services to Meridian Energy in preparing the consent application and presenting expert evidence.

Ken Gimblett, Boffa Miskell planner and director, says the direct referral was requested to streamline the hearings process in view of the large number of submissions received, both for and against the proposal, which meant an Environment Court hearing was almost inevitable.

Of the proposed 33 wind turbines, 31 were approved, with a combined generating capacity of 71.3 MW. There were no appeals.

CONTACT: Ken Gimblett ken.gimblett@boffamiskell.co.nz

Careful planning for retail development



How would Rotorua's central business district be affected if trade activities were developed nearby?

This was the critical issue that Boffa Miskell planner, Richard Coles, had to address in preparing an application

for a land use consent on behalf of Pukeroa Properties No2 Ltd.

Trade-related activities had already been approved for the 4-hectare site in 2011. However, there was demand for complementary drive-by retail space as well. By obtaining an economist's opinion, Richard was able to determine which activities would be in conflict with the CBD and exclude those from the consent application. This formed the basis of the application and was supported by Council. Consent was granted in early 2013, enabling the development of 2,100 m² of complementary drive-by retail space.

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▶ High Point, Seattle: 1600-household, 9.7-hectare, medium density housing featuring community gardens amidst intensive development.



Overseas connections

Study tour – medium – density housing

Sarah Collins, Senior principal and landscape architect, recently returned from a Boffa Miskell-assisted study tour of medium density housing in the North American cities of Victoria, Seattle and Portland.

The tour group, from New Zealand, included representatives from central and local government, the private sector and the tour organiser, Beacon Pathway.

Sarah says the group saw a range of 35 medium-density developments incorporating low impact stormwater management, public open space, community centres and community gardens.

"The opportunity to bring case study experience back to New Zealand was invaluable, especially given the similarities. Like us, these Pacific rim cities face seismic challenges, have ageing populations and have shortages of affordable housing.

"We saw medium density developments that delivered successful and sustainable neighbourhoods at higher densities, verifying housing intensification strategies currently being developed in New Zealand."



Sarah Collins

New director

We are pleased to announce that **Peter Hall** has been appointed a Boffa Miskell Director.

Peter who has already been involved in the company's Board as Associate Director, is a highly respected planner and policy analyst, whose professional expertise is well known to many of Boffa Miskell's clients.



Peter Hall

Sponsorships

Boffa Miskell regularly supports, through participation and sponsorship, events and activities that promote understanding or enhancement of the environment.

International Federation of Landscape Architects' 50th World Congress

Boffa Miskell sponsored this international event, which saw 670 delegates from 39 countries meet in Auckland during April. They explored key issues facing landscape architects around the globe under the Congress theme, 'Shared Wisdom in an Age of Change'.



Senior landscape architects **Rachel de Lambert** and **Sarah Collins** were members of the organising committee. Rachel also presented a paper entitled 'How we Grow', about the challenge of providing for Auckland's population growth. Boffa Miskell cultural advisor **Antoine Coffin** facilitated a session about the role and potential of indigenous culture in landscape architecture.

Project Kiwi

Boffa Miskell's Project Kiwi Trust sponsorship has led to wonderful opportunities for staff to participate in kiwi conservation first-hand.



In April, Kirsten Hauschild, a planner in our Auckland office, collected three kiwi chicks, raised by Operation Nest Egg in Rotorua, for release at the Trust's Kuaotunu Sanctuary on the Coromandel Peninsula. Kirsten, with two friends, delivered the chicks to the sanctuary and helped release the chicks into the bush.

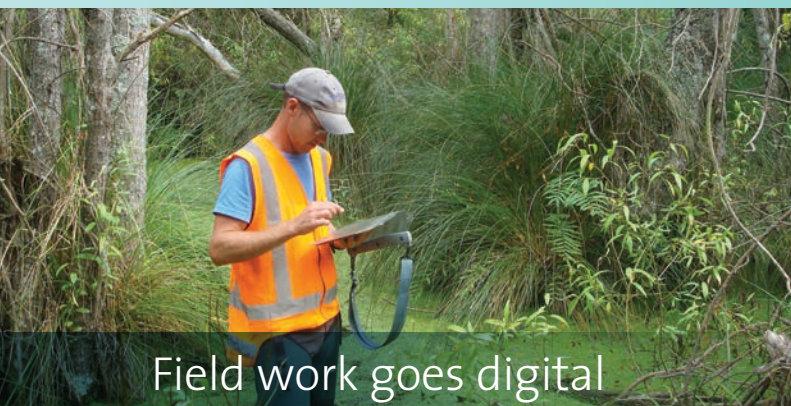
One chick, named 'Frankie' after Boffa Miskell's founder Frank Boffa, scurried away immediately, demonstrating a predicted feisty instinct for survival!

For her part, Kirsten felt "incredibly privileged to have participated in a kiwi release."



Kiwi chick, Frankie, ▶ ready for release.

▼ Ecologist Scott Hooson uses an iPad to record wetland vegetation data in digital formats compatible with ArcGIS spatial mapping.



Field work goes digital

Boffa Miskell staff can now access, record and update digital data including spatial (GIS) data while working remotely in the field. This has been made possible with the purchase of an ArcGIS Online license utilising the 'Cloud' and secure interfaces to enable field-based editing and data input.

"Until now, most field data was recorded in notebooks or hard copy maps and had to be digitised back in the office," explains Gary White, Boffa Miskell GIS / CAD specialist. "We've now successfully trialled mobile online access, enabling a more streamlined process with cost and time efficiencies for field-related project work."

The field trial was set up with Boffa Miskell ecologist Scott Hooson, who used an iPad to map vegetation communities and record a range of data while onsite in a series of wetlands he was surveying in the Waitaki Valley for Meridian Energy.

When Scott returned to the office, the data had been automatically downloaded into the company's GIS, ready for reviewing.

And Scott's conclusion? "It's great technology – it increases the accuracy of the field data and cuts back the work in the office."

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Riparian plant selection made easy

Landowners in the Waikato and Waipa River catchments can now easily plan riparian planting along their waterways, using a new Boffa Miskell-designed plant selection tool.

The circular tool, widely known as 'the Wheel', enables landowners to identify their waterways' specific riparian management issues and objectives. They can then select riparian plants suited to the site conditions to address those issues.

The Waikato River Authority (WRA) funded development of the Wheel from its Waikato River Clean-up Fund after Boffa Miskell ecologist, Louise Clark, presented a proposal for the concept in 2011.

The Wheel was developed by analysing more than 60 data sources, including technical publications, GIS resources and databases, and also incorporating the practical experience of nursery staff and riparian management practitioners. The Wheel is specific to the Waikato and Waipa River catchments. It takes into account biophysical factors such as soil type, slope, and plant distribution, as well as plant function with respect to key riparian issues such as contaminant runoff, bank stability and biodiversity.

An accompanying pamphlet provides guidance on use and technical detail on identification of issues. Over 3,000 Wheel / pamphlet sets are being distributed through a wide range of organisations.

Louise is also demonstrating the use of the Wheel to rural professionals and landowners in a series of workshops jointly funded by DairyNZ and the WRA.

"Under the new water take consent conditions in Variation 6 of the Waikato Regional Plan and the commitments contained in the Sustainable Dairying Water Accord, there is an increasing requirement for farmers to fence and plant drains, streams and wetlands," Louise explains. "The Wheel is one method of assisting farmers to not only meet those requirements but also tailor their planting to optimise successful outcomes for riparian management within the context of agricultural land management."

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▲ The Riparian Plant Selection Wheel: users start by identifying their objective at the centre of the Wheel and work their way out through a series of colour coded parameters to find a list of suitable plants on the outer two circles.

Boffa Miskell



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