

Boffa Miskell

issue
number: 18

news

Boffa Miskell^{NEWS}
summer²⁰⁰⁸



Kate Valley Landfill

03

Canterbury's fully consented regional landfill operates under numerous consent conditions. How workable are they?

— SEE PAGE 3.



Nuffield Street Precinct

05

A dilapidated streetscape is transformed.

— SEE PAGE 5.



St Patrick's Square

08

Good communication makes the difference in redesigning a central city open space.

— SEE PAGE 8.



Editorial: Looking forward after 35 years

Recently Boffa Miskell celebrated 35 years in practice – a significant milestone in our company's history.

We have been fortunate to have strong leadership throughout these years, particularly from our founder, Frank Boffa, who is still actively practising and mentoring our younger employees. Frank's consistent focus on client relationships, high standards of work and his business acumen has created a strong platform for the company.

We have also been fortunate in having you – our clients – who, over the last 35 years have seen the need for the environmental services that we have developed. One might say we've grown together, learning from our mutual experiences, challenging each other and responding as the biophysical, social and economic world around us changes.

We are increasingly aware of the magnitude of change facing us in the 21st century as environmental issues take on global dimensions.

We take those challenges seriously and welcome opportunities to assist you, our clients, to be leaders in the innovative thinking that will be needed.

It is on the future that our current leaders are focused – ensuring that we have the right people to produce the quality of work that you will need.

On behalf of the Board of Boffa Miskell, I would like to thank you for your continued support. We look forward to continuing our relationship with you – and perhaps taking some new directions – over the next 35 years.



John Goodwin, Chairman



▲ The floating walkway leads to a restored wetland and launch point for lake tours by boat.

Walk on Water

In 2005 Boffa Miskell prepared a master landscape plan for the Karori Sanctuary in Wellington, to optimise visitor experience and improve visitor flows.

One proposal – a floating walkway on the lake – has just been completed. Boffa Miskell landscape architects Sarah Poff and Chris Punt designed and supervised the construction.

"We wanted visitors to feel they were walking on water," Sarah says, "so the structure had to lie low to the water's surface and have comparatively unobtrusive safety railing."

With structural engineering advice from Ocel Consultants, a floating steel structure was installed and surfaced with recycled rubber matting. The stair and ramp access is hinged at both ends to allow for varying lake levels and accessibility.

Planting was done by staff from Boffa Miskell's Wellington office as a weekend volunteer project.

CONTACT: SARAH POFF sarah.poff@boffamiskell.co.nz

Boffa Miskell NEWS summer 2008

This newsletter is published three times a year by Boffa Miskell Ltd.

DESIGNED AND PRODUCED BY: DNA

EDITED BY: Shona McCahon

COVER: Karori Sanctuary floating walkway photo by Sarah Poff.

ILLUSTRATIONS: P5, Nuffield Street photos by Simon Devitt; P6, top left, courtesy Kensington Properties.

PRINTED IN WELLINGTON BY: Service Printers

Back issues of *Boffa Miskell NEWS* can be found at www.boffamiskell.co.nz



▲ Boffa Miskell celebrated 35 years of the company's practice in August. The event enabled people from different offices and disciplines to meet and strengthen the company-wide team approach that has underpinned Boffa Miskell from its earliest beginnings.

Kate Valley Landfill – putting consents into action

The Kate Valley Landfill, 70 kilometres north of Christchurch, is one of a few new landfills in New Zealand that have been fully consented under the Resource Management Act.

The regional landfill opened in June 2004. According to Martin Pinkham, Canterbury Waste Services Limited landfill manager, the 23 resource consents with 324 consent conditions, although numerous, are very workable.

“All the conditions and consents have fulfilled expectations except for one minor traffic issue,” Martin says.

Expectations were set at a high level by the core project team appointed in 1998 to find a suitable site and obtain resource consent. The team comprised project manager Gareth James

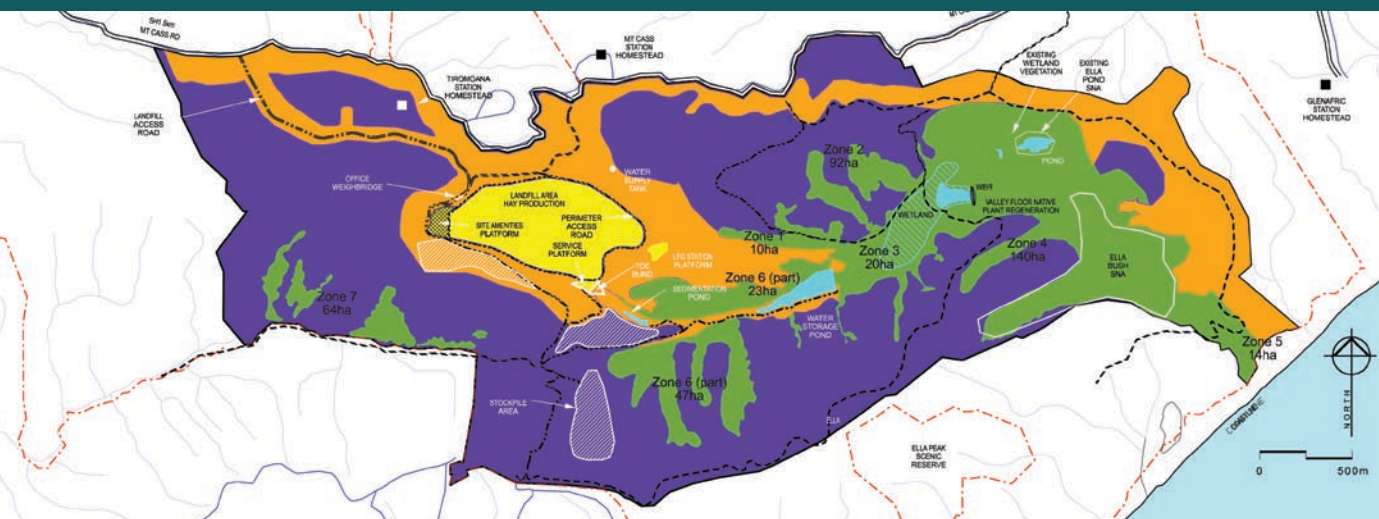
of Canterbury Waste Services, Trevor Gould (now deceased) of Chapman Tripp, Tonkin and Taylor’s Tony Kortegast, Pattle Delamore’s Peter Callendar, geologist Mark Yetton, and Boffa Miskell planner Sarah Dawson, as well as Martin himself. They determined that the landfill had to meet world best practice design and management standards, which exceeded New Zealand’s.

“Site selection was a massive exercise,” Sarah Dawson recalls. “It had to be exhaustive and properly documented as we knew it would be intensely scrutinised”.

The team worked closely with engineers and other specialists to assess a number of likely sites in the region using ranked criteria. Once the Kate Valley site had been identified as the preferred option, Sarah worked with Gareth, Martin and Trevor to co-ordinate all documentation. She guided the consultation process, which – unusually for such a large project – was not criticised by opponents, wrote the assessment of effects on the environment and presented the planning evidence at the council and Environment Court hearings.

The Landscape Management Plan specifies staged mitigation, rehabilitation and management measures within four management areas:

- Landfill area – for landfill use
- Landscape area – key mitigation measures to screen and buffer the landfill
- General management area for such activities as commercial forestry
- Conservation management area – now the well-regarded Tiromoana Bush restoration project initiated in partnership with the community and conservation agencies.



▲ Boffa Miskell ecologist Diana Robertson and Martin Pinkham of Transwaste, overlook the Tiromoana Bush conservation management area, where extensive habitat restoration is underway.

“The application was very comprehensive, due to Sarah’s advice,” Martin says. “She recommended, for instance, that we include draft consent conditions in the application. They were a large measure of our success because even those in opposition could see clearly what was involved. Only minor changes were made during the local hearings and by the Environment Court judge.”

Boffa Miskell experts also assessed and presented evidence on potential ecological and landscape effects, which included identifying remnant natural habitats for protection and demonstrating, by intervisibility mapping, the extent that the landfill would be seen from near and far. The Court required a Landscape Management Plan to be prepared, based on this evidence, to guide staged implementation of landscape works and rehabilitation over the landfill’s projected 35-year life span.

The plan, prepared by Boffa Miskell, specifies rehabilitation measures for all land disturbed by landfill operations as well as mitigation and enhancement measures over the 1050-hectare total landholding around the 37-hectare landfill site.

Martin, who reviews the Landscape Management Plan every year and reports on progress to the consent authority, says, “It works very, very well. The basic concept is sound and Don Miskell’s advice, in particular, has been extremely helpful.”

CONTACTS: SARAH DAWSON sarah.dawson@boffamiskell.co.nz
DON MISKELL don.miskell@boffamiskell.co.nz

Monitoring mangroves

Mangroves are being removed from many North Island estuarine environments because of their apparent rapid spread and invasion.

Boffa Miskell ecologist, Dr Sharon De Luca-Abbott, says little is known about the ecological effects of such removal but monitoring data she is collecting in Tauranga Harbour is providing useful information.

The monitoring, for Tauranga City Council, is required under a resource consent to remove mangroves. Marine invertebrates, shore birds, sediment characteristics and mangrove stand dynamics will be monitored twice yearly for three years. Although it is too early to determine effects of mangrove removal, the data has already proved useful, with several new, potentially invasive marine species found.

Sharon says the findings show a need for a co-operative effort between government and research agencies to undertake further systematic research on marine invertebrates.

CONTACT: DR SHARON DE LUCA-ABBOTT sharon.delucaabbott@boffamiskell.co.nz

See p.7 for details of Sharon's conference paper about her findings.



▲ Muddy work but urgently needed: Boffa Miskell Dr Sharon de Luca-Abbott monitoring mangrove environments, Tauranga Harbour.



▲ The Tunamau Stream flows invisibly under Western Park (top) but could be returned to the surface with ecological and amenity benefits (above).

If our urban rivers and streams were liberated from underground pipes and brought to the surface again, what might change?

It's a question Boffa Miskell landscape architect and ecologist Mark Lewis has been investigating.

"Stream daylighting, as it's called, is a pretty radical change in thinking about our urban drainage systems," Mark says. "There's a growing realisation, here and overseas, that properly-managed urban waterways offer multiple benefits."

Rivers and streams can provide the basis for high-amenity open space corridors, with walking and cycling routes through our towns and cities. Further environmental benefits can include improved flow capacity and water quality, opportunities for flood mitigation, natural habitat restoration and – no long-term liabilities for underground pipe replacement!

Mark says overseas examples of stream daylighting have shown economic and social benefits too. "Water edge property

is always at a premium and restored waterways have proved a driving factor in urban revitalisation. Citizens have quickly engaged with the idea for re-inventing nature in the city."

Developing methodology

Auckland Regional Council's Stormwater Team has been interested in the stream daylighting question too and worked with Boffa Miskell, engineers Pattle Delamore Partners and historian Lisa Truttman to investigate opportunities in central Auckland.

Focusing on three watercourses in Freeman's Bay, Parnell and the CBD, Boffa Miskell developed a methodology for identifying the historic location of watercourses. The team then assessed and mapped potential stream daylighting constraints and opportunities, and concluded that two of the catchments – the Tunamau and Waipapa Streams – had very real short-term potential to see the light of day again!

"This methodology enabled us to assess feasibility and prioritise the daylighting potential of these particular streams," Mark says. "It's also provided the basis for further catchment investigations."

CONTACT: MARK LEWIS mark.lewis@boffamiskell.co.nz

Vision for ancestral lands

Faced with advancing urbanisation, Ngai Tukairangi hapu is taking a proactive approach to managing its ancestral lands on the Matapihi Peninsula in Tauranga Harbour.

The peninsula has remained largely rural despite intensifying urban, industrial and port-related development nearby. The hapu wants to retain the rural character and protect its landholding while also housing more families and deriving sustainable economic returns.

As Ngai Tukairangi representative Neil Te Kani explains, “Matapihi is our jewel in the crown. We decided to prepare a hapu management plan for Matapihi and our wider hapu area to articulate our vision and enable long-term sustainable solutions.”

Boffa Miskell is assisting the hapu to prepare its plan by facilitating workshops and advising on possible scenarios for residential and rural-residential development. At the same time, the practice is working with Tauranga City Council on a comprehensive land use plan for Matapihi.

Boffa Miskell senior cultural advisor, Antoine Coffin, says the dual involvement has been beneficial. “We have been able to bring together the hapu’s community-based approach with the council’s strategic planning approach to help realise the residents’ aspirations.”

The land use plan and the hapu management plan are due to be completed in early 2008.

CONTACT: ANTOINE COFFIN antoine.coffin@boffamiskell.co.nz



▲ Envisaging Matapihi’s future: land use scenarios were modelled using ESRI ArcView 9.2 software.



▲ Natural stone surface materials and simple seating set off refurbished buildings.



▲ Lighting was designed to enhance safety and street appeal for those enjoying Nuffield Street’s night life.

Nuffield Street Precinct

Transforming a dilapidated streetscape into a high quality retail precinct presented Boffa Miskell landscape architects with some design challenges.

The Nuffield Street precinct in Newmarket, Auckland, came about when Westfield New Zealand Ltd upgraded the street and refurbished the 60-year-old buildings to meet resource consent conditions. The street design was agreed jointly with the Auckland City Council.

Boffa Miskell landscape architect, John Potter, says requirements to retain two-way traffic, on-street parking and an avenue of mature liquidambar trees constrained the options.

“Given widening of the footpaths was not an available option, and accepting foot traffic would increase, we opted for a simple approach that would minimise street clutter while making the most of the existing character in the trees and refurbished buildings.”

Working with Traffic Design Group and Connell Wagner civil and lighting engineers, focal areas for seating and street crossings were developed at strategic locations and lighting was designed to enhance the night scene and improve night-time safety.

The precinct opened in August 2006 and Steve Mark, Westfield Project Design Manager, says the company is delighted with the result.

CONTACT: JOHN POTTER john.potter@boffamiskell.co.nz



▲ Cast-iron manhole covers with poetic texts are a feature designed by local artist Mary Louise-Brown.

Kensington Park

Local knowledge proved beneficial when Kensington Properties asked Boffa Miskell to help plan a residential neighbourhood in the coastal town of Orewa.

“We already knew the strategic importance of the site because we had worked with the community on a long-term vision for the future of the town,” says Boffa Miskell urban designer, Doug Leighton. “We had also completed urban design concepts for the previous owner of the site and plans for the Orewa Town Centre.”

Orewa is a recognised urban growth node in the Auckland Regional Strategy and the 16-hectare Kensington Park development is one of the few remaining residential development sites within walking distance of the town centre. Boffa Miskell prepared the initial master plan of the overall roading, development and open space structure, designed to integrate the new neighbourhood of 750 housing units with its surroundings.

Boffa Miskell planner Phil Stickney is managing the resource consent applications for Kensington Properties through a co-operative case management approach that Rodney District Council has introduced. Under this approach, the overall master plan concept has been agreed to but each stage of development is specifically consented as the work progresses.

Phil says the master plan has provided the framework for well-built, high density housing that fulfils both strategic growth-management and client objectives.

“The progressive consenting and co-operative approach allows flexibility to anticipate and respond to issues and opportunities as they arise with each stage of development,” Phil says. “It has also fostered effective working relationships between the council, Kensington Properties and other parties.”



▲ Distinctive site features, such as the mature trees pictured, Nukamea Stream and Millenium Trail, have been retained and enhanced to integrate the new housing into Orewa township.



▲ Orewa, a fast-growing coastal town, within which Kensington Park (red) is strategically located close to the town centre and beach.

“Phil has added a huge amount of value to the project,” says Patrick Fontein, Director of Kensington Properties. “He’s got a good visualisation of the rules and what can be done in terms of those rules.”

With the first stage nearly complete, sales have exceeded expectations and prospective buyers are awaiting the next set of resource consents that are now in process.

CONTACTS: DOUG LEIGHTON doug.leighton@boffamiskell.co.nz
PHIL STICKNEY phil.stickney@boffamiskell.co.nz

Walkability mapping

People are more inclined to walk if public transport and frequently-used facilities such as shops are within easy reach.

According to Boffa Miskell urban designer, Tim Church, this ‘walkability’ not only encourages people to be less reliant on cars; it also reduces associated traffic congestion and pollution, and enables higher levels of residential density to be sustained.

Urban designers use various rule-of-thumb measures for identifying comfortable walkable distances, such as a 400-metre distance – or five-minute walk – between home and a neighbourhood centre. The walkable area around a given destination is commonly mapped by drawing a circle with a radius of the walkable distance but Tim says it is not very accurate because it measures only as the crow flies.

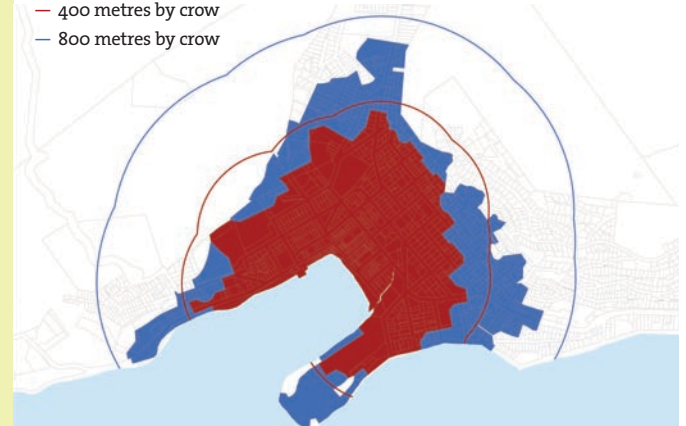
Instead, Boffa Miskell uses mapping software that measures the actual distances people walk along streets and pedestrian paths, thereby identifying both short cuts and less accessible route layouts such as cul de sacs, and demonstrating where improvements to pedestrian accessibility or public transport routes could be targeted by future development.

The mapping has been used to assist the Queenstown Lakes District Council with their transportation planning and to identify areas suitable for high density development in central Queenstown.

CONTACT: TIM CHURCH tim.church@boffamiskell.co.nz

Queenstown town centre walkability map

- within 400 metres by foot
- within 800 metres by foot
- 400 metres by crow
- 800 metres by crow





◀ Featured were spokespeople such as Chloe Smith, obligatory Zena shots and crew-in-action scenes.

Novel approach to council submission

When faced with possible filming restrictions in the Waitakere Ranges Regional Park, Film Auckland responded in the best way they knew – they made a film.

“We felt it would be a highly effective way of communicating the industry’s concerns,” says

Boffa Miskell planner Peter Hall, who prepared and presented Film Auckland’s submission, opposing the proposed changes to the Regional Parks Management Plan.

The seven-minute feature was shown at the council hearing, enabling well-known film production luminaries such as Chloe Smith, producer of *Xena*, *Warrior Princess* and *Hercules*, to plead their case; that “film-makers have a culture of respect for parks in New Zealand”.

The submission succeeded in ensuring that the film interests were specifically recognised in the Parks Management Plan.

CONTACT: PETER HALL peter.hall@boffamiskell.co.nz

Keeping up with best environmental practice

During September, a number of Boffa Miskell people attended one-day forums aimed at informing environment professionals about best practice in the years ahead.

The forums, called ‘EP3 – The Third Wave of Environmental Practice’, were part of a series across New Zealand and Australia (EIANZ) run by the Environment Institute of Australia and New Zealand to celebrate its 20th anniversary.

Boffa Miskell ecologist and EIANZ New Zealand Chapter President, Judith Roper-Lindsay, introduced the three New Zealand forums, which addressed key local concerns as well as global trends and issues.

CONTACT: JUDITH ROPER-LINDSAY judith.ropperlindsay@boffamiskell.co.nz

A winner

Jonathan Wong, one of our graduate landscape architects, won one of two prizes for final student projects in the prestigious Cavalier Bremworth Auckland Architects Association Design Awards 2007.

Jonathan, who graduated from UNITEC, Institute of Technology in 2006, received the award for his project entitled *Complex Adaptive Systems for the Tank Farm*, which investigated options for the re-use of the tank farm at Wynyard Wharf on Auckland’s waterfront over a 25-year period.



Stirring up debate about planning

Boffa Miskell senior planner and former President of the New Zealand Planning Institute, **Robert Schofield**, recently completed a discussion paper for the Institute, entitled “Alternative perspectives: the Future for Planning in New Zealand”.

The Institute commissioned the paper to stimulate debate within the profession about how planning can more effectively promote a sustainable future. In the paper, released in August, Robert examines New Zealand’s planning framework together with alternative approaches taken overseas, and outlines eight challenges he believes need to be addressed if New Zealand’s planners are to effectively tackle the key environmental issues of the 21st century.

Robert presented his paper to NZPI branches in Auckland, Wellington and Christchurch, and the NZPI received feedback through to the end of October. The full text is available on <http://www.nzplanning.co.nz/Events/Robert-Scholfield.asp>

Electronic Boffa Miskell NEWS?

From the next issue, Boffa Miskell will offer the option of receiving *Boffa Miskell NEWS* in electronic format. A link to a downloadable PDF version will be emailed to those wishing to take up the option.

If you wish to receive your copy electronically please email Dianne Skelton at info@boffamiskell.co.nz.

Conferences and sponsorships

Boffa Miskell has been proud to participate and sponsor the following events that promote understanding or enhancement of the environment.

‘Building Partnerships’ Botanic Gardens of Australia and New Zealand Australasian Congress, 2007. Boffa Miskell was a gold sponsor of the Congress, which was held at Hamilton Gardens in October and focused on ways that botanic gardens can work successfully with communities, sponsors, and conservation/research agencies. Boffa Miskell landscape architect and Principal **Steve Dunn** presented a paper entitled “From Private Retreat to Public Realm” about the rejuvenation of heritage Tupare and Hollard Gardens for the Taranaki Regional Council.

‘Developing Sustainable Societies’ South-East Asian Survey Congress 2007. The congress was held in Christchurch in October. Boffa Miskell ecologist and Principal **Judith Roper-Lindsay** chaired a workshop session that looked at examples of low impact urban design in New Zealand, including a presentation by Boffa Miskell urban designer and Principal **Doug Leighton**. Doug led a discussion about how surveyors can contribute to good urban design and sustainable development.

‘Pushing the Boundaries’ – New Zealand Coastal Society Conference 2007. The conference, held in Tauranga in November, was an opportunity for people with special interests in New Zealand’s coastline to debate coastal management issues. Boffa Miskell was a sponsor and our ecologist **Sharon De Luca-Abbott** was a member of the organising committee. Sharon presented a joint paper with **Steve O’Shea** of the Auckland University of Technology, entitled “Benthic Invertebrate Communities of Inner Tauranga Harbour” about her mangrove monitoring work – see p.4.

Copies of Steve Dunn’s and Sharon De Luca-Abbott’s papers are available at [www.boffamiskell.co.nz/news & publications](http://www.boffamiskell.co.nz/news&publications).



Communication makes the difference for St Patrick's Square

Central Auckland's St. Patrick's Square is a much-cherished open space so, when designing its upgrade, good communication with stakeholders was essential.

Not only is the square one of the few open spaces where people find a haven from the central city bustle; it is also significant for its Maori and European heritage and is, of course, closely associated with St Patrick's Cathedral. The cathedral itself has just undergone a \$12m refurbishment.

▼ Trees and water will help to maintain the square's tranquil atmosphere.



When the Auckland City Council engaged Boffa Miskell landscape architects, Hugh Fendall Consultants, Lighting Design Partnership and Traffic Planning Consultants to undertake the upgrade, the council planned a comprehensive consultation programme from the start. Specific interest groups such as the Catholic parish, iwi and local businesses were consulted as well as members of the public. Their feedback helped to determine the project objectives and refine the subsequent design.

Auckland City Council Project Manager Central Business District, Eric Van Essen, says graphic communication was important in helping people to visualise the design concepts and talk through the various issues that the design had to negotiate.

"The high quality design images, prepared by Boffa Miskell, assisted the many presentations required and helped to get endorsement for the project.

"Boffa Miskell's clear design rationale, with linkages to the project objectives and urban design principles, also made project communications easier and more effective. Their landscape architect, John Potter, was on the journey with us the whole way – adding value at every turn."

The concept design received strong public support and has met design objectives aimed at respecting the square's unique character, reinforcing its role as an urban oasis and prioritising pedestrian movement, safety and amenity.

Construction of the upgrade, which is part of Auckland City's 10-year Streetscape Upgrade Programme, is due to start in May 2008.

CONTACT: JOHN POTTER, john.potter@boffamiskell.co.nz



- ▲ Simulations of St Patrick's Square were prepared to help people visualise design concepts using 3D Microstation modelling and Photoshop rendering.
- ▼ Night-time lighting was designed with Lighting Design Partnership to address safety concerns as well as showcasing the refurbished St Patrick's Cathedral.



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

AUCKLAND
Level 3, IBM Centre,
82 Wyndham Street,
PO Box 91 250, AUCKLAND 1142
PH: 09-358-2526
FAX: 09-359-5300

TAURANGA
Level 2, 116 on Cameron,
cnr Cameron Road and Wharf Street,
PO Box 13 373, TAURANGA 3141
PH: 07-571-5511
FAX: 07-571-3333

WELLINGTON
Level 9, 190 Willis Street,
PO Box 11 340, WELLINGTON 6142
PH: 04-385-9315
FAX: 04-384-3089

CHRISTCHURCH
7th Floor, 86 Gloucester Street,
PO Box 110, CHRISTCHURCH 8140
PH: 03-366-8891
FAX: 03-365-7539