



# Urban Scrawl

## Editorial



Bryce Julian – Editor

Planning is a constantly evolving profession. Great opportunities exist in harnessing the creativity and new schools of thought that come from our profession being part of a global network of planning ideas. The Beca Planning business is also continually evolving, bringing new ideas and solutions to our mix of public and private sector clients. This edition of Urban Scrawl provides an overview of some of our current or recent projects. Our market is increasingly global and we are aware of our clients looking for best practice examples across New Zealand, the Pacific region or beyond. Within New Zealand, our legislative environment has been undergoing changes and provides new opportunities to help deliver more integrated environmental outcomes.

Our clients with 'jurisdictional boundaries' (such as local government) have for many years been looking around New Zealand and offshore for new ideas and partnerships to help improve the service they deliver to their local area. Conversely homegrown solutions, arising out of necessity, are increasingly very 'marketable' on a global stage.

As well as growing in Australia, Beca is also now establishing a planning business in the United Kingdom, and we are active in a number of other markets in the Pacific, Asia and Middle East. What does this mean for you? Our planners can draw on a wider range of experiences in servicing your projects, we can access international best practice more readily, and we have a growing number of specialist skills that are transferable and available to our clients worldwide.

Our New Zealand business has grown to over 50 planners, and combined with our planning staff overseas we now number over 60 internationally. More importantly, however, we are offering a much broader range of planning services, a greater variety of skills and can now service our clients from a wider number of global locations.

More information on our global capabilities and international work will follow in the next edition of Urban Scrawl. In the meantime, we look forward to meeting you and talking to you about how we can service your needs better in the future.

## Contents

### Editorial

#### A dedicated route

Working with stakeholders to deliver a major passenger transport project

#### Determining the communities voice

Infrastructure planning and consultation for WWTP upgrade

#### Converting vision into design

Rural towns urban design projects get plan of action

#### Dealing with complexity

Long-term management of multiple consents assists property developer

#### Strategic movements

New appointments share resources and experiences



Northern Busway Stage 2 (see inside for details)

### Long-term planning support for major rapid transit project



A dedicated busway will mean buses will no longer need to share lanes with general traffic

## A dedicated route

Beca Planning enjoy an ongoing involvement with Transit New Zealand on their Northern Busway project on Auckland’s North Shore.

The Northern Busway, once completed, will be New Zealand’s first purpose built road dedicated to rapid transit bus passenger transport. The latest phase of work (Stage 2) is on the last remaining section of the Busway, and includes a reconstruction of the Onewa Interchange.

Beca Planning successfully worked with stakeholders and managed a multi-disciplinary team of technical specialists to provide input into the Outline Plan of Works associated with Stage 2, which is located within an ecologically sensitive surrounding environment.

Building on the knowledge gained on work with this project to date, Beca Planning has also successfully consented an associated project, the Stafford to Esmonde Bus Priority Lane (SEBPL)

project. This development will provide a new northbound bus lane for Transit on State Highway 1 between the Stafford and Esmonde Road interchanges to coincide with the opening of the Northern Busway.

Additional rapid transit work being undertaken by Beca Planning includes work for North Shore City Council (NSCC). A suite of consents and an outline plan of works were delivered for a new high occupancy vehicle/bus lane, pedestrian bridge and embankment enhancement project on the North Shore’s Onewa Road leading to the Interchange.

The Northern Busway, SEBPL and part of the NSCC Onewa Road transit lane will be operational by January 2008. Onewa Interchange will be complete in early 2009.

**For more information, contact:** Jamie Swan  
**Email:** jamie.swan@beca.com  
**Telephone:** +64 9 300 9213

### Strong community consultation integral in WWTP applications for Regional and District plan consents



Manaia WWTP oxidation pond with inlet pipe in foreground

Beca Planning’s skills in infrastructure planning and consultation are assisting the South Taranaki District Council to obtain resource consents to upgrade the wastewater treatment plant (WWTP) in Manaia, 90 kilometres south of New Plymouth.

Beca has put together the Manaia WWTP Issues and Options Report, which fully analyses all treatment and disposal options. The planning process involved consultation meetings with all key stakeholders and interested parties, including a site visit and consultation workshop.

“Our intention was to provide adequate information to enable informed consideration of the proposals. Following consultation information was disseminated to all parties clearly outlining the preferred options for treatment and disposal of effluent, and seeking their responses to each,” says Bruce Baker, New Plymouth Planning Team Leader. “As a consequence of our work the applications lodged for processing by the respective councils were able to report full community involvement in the consideration of options.”

The upgraded treatment plant aims to improve the quality of the discharge of wastewater effluent and the quality of wastewater management systems. As well as giving regard to the guidelines in the New Zealand Coastal Policy Statement, cultural preferences for human effluent disposal were recognised and provided for through consultation with Maori.

The designation in the District Plan will enable the Council to achieve its long-term community outcomes, including the efficient ongoing provision of essential services at reasonable cost.

**For more information, contact:** Bruce Baker  
**Email:** bruce.baker@beca.com  
**Telephone:** +64 6 759 5755

## Converting vision into design

An urban design study undertaken by Beca Planning is helping establish priority actions for projects to improve the vibrancy and life of three Waikato towns, Te Aroha, Morrinsville and Matamata. Beca was challenged with developing a methodology and priorities that were relevant to all three towns, reducing the need for the preparation of three separate reports.

The challenge of developing the methodology and reporting for the three towns in an efficient and timely manner was tackled by undertaking field trips, and then researching each of the towns stated visions.

"A visioning exercise was undertaken to identify characteristics and values that were applied to an

assessment matrix. The matrix was used to grade and prioritise projects common to each town - thereby reflecting the uniqueness of each town," says James Low, Tauranga Planning Team Leader. "Although it is early days, the project shows how succinct visions and community aspirations can be used to influence day to day activities such as planting, parks design and urban renewal. The client, has gained not only a list of projects, but also a system for prioritising them."

**For more information, contact:** James Low

**Email:** james.low@beca.com

**Telephone:** +64 7 577 1140

Urban Design

Developing a plan of action for urban design projects in the Matamata-Piako district

## Dealing with complexity

In playing a comprehensive role managing an array of resource consents for SMG Properties Limited, Beca Planning is helping them realise a multi-level luxury apartment complex in Queenstown.

The Rees complex, an \$85 million development, is scheduled to open in November 2007. Beca has been involved with the project since 2003 when Associate – Planning, Peter Constantine was approached to assist SMG Properties Limited with consenting issues.

"The Stage 1 application sought consent for 98 units but after acquiring two neighbouring sites a further 35 units were added to the proposal, leading to a second consent being lodged. The Stage 1 resource consent application was publicly notified, with five submitters. All were opposed to the proposal on a variety of essentially amenity issues," says Peter.

A hearing in December 2004 resulted in the consent being declined. The decision was appealed; lengthy negotiations with all submitters ensued, leading to a formal mediation in June 2005. As a result of this, agreement was reached and resource consent was subsequently issued, through a consent order, for Stage 1 without the need for an Environment Court hearing. The agreement involved amendments to the consent conditions.

The Stage II resource consent application, despite being publicly notified, was granted without the need for a hearing after successful negotiations with all the submitters.

Beca were commissioned again in March 2006 to obtain resource consent for a proposed jetty adjacent to The Rees complex with consent being granted in December.

"Our coordination role throughout was fairly wide ranging," says Peter. "We covered briefing and liaison with counsel, briefing evidence and the preparation and presentation of expert planning evidence. We also provided post consent advice on various issues arising from the complex consent conditions."

**For more information, contact:** Peter Constantine

**Email:** peter.constantine@beca.com

**Telephone:** +64 3 477 4202

Property development

Assistance with consenting issues over time helps build momentum for a luxury apartment complex



The Rees Apartments - Main Entry (artists impression)

## Strategic movements

### Management changes at Beca Planning



Graeme Roberts



Rupert Hodson



David Simpson



Greg Pollock

A round of recently announced appointments at Beca Planning has strengthened ties between Planning and other Beca teams (International, Management Services). The appointments are anticipated to help develop a more global view for the Planning business.

The most recent round of changes in Planning began in late 2006 with (former Planning Manager) **Graeme Roberts** beginning his transition into Beca's International team. In his new role as the Manager of Beca International Consultants Ltd (BICL), Graeme will be developing links between all parts of the wider Beca group and the International team. His work will involve servicing International contracts with resources from within the Beca group, supported by any applicable associated companies and individual contractors. He will also continue to work with Planning, spending a small proportion of his time as a director for key projects, and supporting business development and marketing initiatives.

**Rupert Hodson** has been appointed Section Manager of the Auckland Planning team. Rupert has been with Beca since 2004 as a Senior Planner in Auckland. He has eight years' experience within New Zealand and the United Kingdom in statutory and environmental planning, and environmental monitoring. He brings to the role strong people management skills and his appointment will maintain continuity in Beca Planning's business direction and performance.

**David Simpson** joins Beca as our Planning Manager – UK. David, a British economist and chartered town planner, brings over 30 years of experience in urban planning and regeneration (mainly in Greater London and South East England) to the role. After spending 12 years as Development Planning Manager for the London Docklands Development Corporation (responsible for securing the comprehensive regeneration of the Tower Hamlets and Royal Docks areas), David set up his own planning consultancy. He followed this with a six-year stint as Head of Planning for British engineering, transport and management consultants Mott MacDonald – setting up and growing the company's worldwide planning business.

David is spending the next two months in Auckland to get to know the Planning team and Beca before he returns to London in May to launch Beca's new European planning consultancy.

**Greg Pollock** moved to Melbourne in 2003 to establish Beca's Australian planning business. After creating a profitable business with an excellent range of services to a mix of clients in the government and private sectors, Greg returned to New Zealand in late 2006. Now based in Wellington he's carrying out a dual role for Beca. He's developing new business for the Beca group across the board and has also taken a strategic role as Business Director Planning, co-ordinating the planning business within New Zealand, and with Australia and the UK.



Send your feedback and suggestions for future issues to [becaplanning@beca.com](mailto:becaplanning@beca.com)

#### New Zealand

Auckland  
Wellington  
New Plymouth  
Christchurch  
Tauranga  
Hamilton  
Dunedin

#### Australia

Adelaide  
Brisbane  
Melbourne  
Sydney  
Wollongong

#### Brazil

Sao Paolo

#### China

Suzhou  
Beijing

#### India

New Delhi

#### Indonesia

Jakarta

#### Malaysia

Kuala Lumpur

#### New Caledonia

#### Papua New Guinea

Port Moresby

#### Singapore

#### United Kingdom

London