

Boffa Miskell 

# Southern Excellence Awards

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Waterloo Business Park







## SECTION 1 – Urban Fabric

**Located at the former Islington Freezing Works site, the Waterloo Business Park (WBP) industrial estate has been developed in accordance with a comprehensive masterplan, designed to create a functional area with the ability to grow, adapt and evolve over time.**

This masterplan emphasises environmental sustainability and user accessibility with a goal of supporting sustainable future growth. Designed to provide a dynamic environment for businesses and the people who work within them, WBP promotes a sense of community; where thoughtfully landscaped recreation spaces and manicured tree-lined avenues blend seamlessly with innovative, functional commercial spaces. This is a development where people can work and play.





## SECTION 2 – Best Practice

### Context

Tenants can easily navigate the zoning and consent rules that inform WBP, thanks to a Design Guideline document. This document sets out controls for building development and landscaping on lots within WBP to ensure each lot development is part of the whole, rather than individual and unrelated elements. These guidelines ensure a consistent look: a high standard of contemporary industrial building design, landscape and profile that integrates with the street. A business park is a place for work and industry, but at Waterloo Business Park, the needs of the people are just as important. This philosophy will ensure that WBP remains a sound investment over the long term, an aesthetically pleasing place to work, and a quality addition to the city of Christchurch.

The Design Guideline document was developed and updated by Waterloo Business Park Limited and Boffa Miskell Limited, based on original design guidelines produced by Harrison Grierson.

### Character

The reinvention of the former Islington Freezing Works site into Waterloo Business Park is an opportunity to celebrate one of Christchurch's historic industrial landmarks – and this is appealing, because so many of the city's heritage buildings were lost in the earthquakes.

Much of the business park's open space and public realm design was inspired by the industrial character and fixtures from the early 20th century Islington Freezing Works buildings, and design cues were taken from the extensive colour-coded pipe network and surrounding infrastructure. As an example, the main entrance into the business park references historic elements of the founding of the original freezing works at the time of the Industrial Revolution, the associated 'Gardenesque' movement, and the use of rail for transportation of goods.

### Choice

A founding principle of the WBP masterplan was to provide a range of transport options for those working at the park. In addition to private cars, public busses, cycling, and pedestrian options are all integrated into the layout of the development. The business park is also well positioned to be serviced by future commuter train use. Dedicated cycle lanes, shared pedestrian and cycle paths and on-street cycle stands ensure that a range of transport modes are provided for.

Lot development guidelines guarantee appropriate able-bodied and disabled parking is provided along with separated pedestrian access to building entries from the street, and visitor and employee cycle parking.

WBP is unique in Christchurch as it includes a range of public open space, including parks and recreational facilities, encouraging those who work there to be active during work breaks.

## Connections

WBP is located within easy reach of Christchurch Airport (10km), Lyttelton Port (25km) and Christchurch CBD (14km). To service exporters and companies whose industries rely on freight, a direct route through the park towards the airport has been established.

As part of the site development, Waterloo Road has been realigned within the business park creating a row of sites with rail sidings. The southern end of Pound Road has been realigned through the business park to connect with Waterloo Road and an extension has been added to link through to State Highway One. Wider connection has been improved with Halswell Junction Road extending up through WBP through to Pound Road giving tenants easy access to the CBD, Airport and beyond.

Dedicated cycle lanes, shared pedestrian and cycle paths and on-street cycle stands are provided to ensure that a range of transport modes are provided for.

## Creativity

Although much of the design was inspired by the industrial fixtures of the early 20th century Freezing Works, and those heritage elements are visible throughout the precinct, WBP is in step with the expectations of modern businesses.

The streets within the development have been designed to provide for the large trucks and vehicles that service the industrial business lots, and also for the people who work within the development.

High quality materials, generous pathways and well-maintained garden areas ensure that the streets at WBP are an aesthetically pleasing place to be. Stormwater from the public spaces and streets within the development is managed in raingardens which have been integrated with the streetscape and have an aesthetic quality.

Street furniture, in a considered palette that references the colours of pipes from the freezing works, is provided at various pause-points in the streets around the development, providing opportunities for workers to gather and socialise.

## Custodianship

The underlying philosophy of WBP prioritises the people who work and use the facility; and looks for ways to improve their lives and, in turn, the businesses they work for or own.

From the beginning, custodianship of the wider environment has been woven through every aspect of the site development

Accessible green spaces, health and recreation opportunities, along with future convenience retail, quality childcare and social services available to all will have a significant impact on those working in the park and surrounding community.

Sustainable stormwater collection, use of solar power, and a well-maintained planting scheme of trees, shrubs and grasses along the streets and in the parks are just a few examples of how WBP aims to better the environment.

## Collaboration

Any purchase and development of land at WBP requires the owner of a lot to submit proposal plans and gain approval from WBP in accordance with the development's design guidelines. Consideration of these design controls is a key component of preparing a development proposal.

The review of design proposals, and feedback provided by WBP, is intended to ensure the landowner is optimising the use of their land and meeting the vision of the whole WBP, in support of quality development outcomes.







## SECTION 3 Enhanced Community

Improvement of the social, cultural and economic context at the site of the development has already benefitted the surrounding community and will continue to do so.

A small part of the former Islington Freezing Works remained operational prior to the WBP development. The introduction of the development has increased the number of people working in Hornby / Islington and will continue to provide economic benefit and employment opportunities in the area.

Socially, the infrastructure provided as part of the WBP development encourages those who live in adjacent residential areas to visit and use the facilities. One example is the basketball half-court in Little Waterloo Park. The court is used by workers during the week, and also those who live close by. The future development of another park, adjacent to the former freezing works buildings, will encourage further use. The benefit of this is that WBP has life and people about in the weekends and evenings – times that traditional business parks are quiet with no one around.

The extra effort that has been put into the appearance of the business park. In particular the open spaces, entries and streetscapes have been received very positively by the local community. The developers have made an ongoing effort to engage with neighbours and the local community board to ensure they have been informed as the project has progressed.

**“From the outset of the Business Park project, the Waterloo team kept both the local board and the wider community informed on the different stages of development and provided opportunities for inclusion...”**

Mike Mora, Chairman  
Halswell - Hornby - Riccarton Community Board

# SECTION 4 Inspirational

There is an increasing expectation that work environments provide an enriching experience, and keep us connected and integrated with our broader worlds. More and more organisations are responding to this expectation and are seeing increased attraction, engagement and retention of staff as a result. These new business fundamentals are exactly what WBP is bringing to life. A truly unique area, that will provide distinct opportunities and potential for those businesses operating within it.

Additionally, although the adaptive re-purposing of a former industrial site is not a new concept, it has particular resonance in post-quake Christchurch where the majority of heritage buildings and structures have been lost.

# SECTION 5 Supporting evidence

## DOCUMENTS:

- Waterloo Business Park Design Controls
- Central Park Landscape Masterplan
- Letter from Mike Mora, Chairman of Halswell-Hornby-Riccarton Community Board

## PROJECT TEAM:

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**Waterloo Business Park Limited:** Hamish Clarke, development manager; Ashley McLachlan, project manager

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**Boffa Miskell:** Mark Brown, project manager; Sally Bishop, Hilary Blackburn, Sam Campbell, Katie Chilton, Andrew King, Laura Pyne, Jane Rennie, Megan Walker

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**Civil Engineers:** Davis Ogilvie & Partners

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**Contractor:** HEB Construction Ltd

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**Street Furniture:** Streetscape Ltd

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**Photography:** Sarah Rowlands

