

Boffa Miskell 

# THE CHANGING FACE OF SENIOR LIVING

2020

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With life expectancy continuing to rise, and evolving views on what life after retirement looks like, it's no wonder that today's aged-care residences are a far cry from those of twenty, or even ten, years ago. Moving into aged-care can be a big step in a person's life, but although residential enclaves may be designed for the over-65 set, they're no longer a place to sit quietly out of the way and wait for the inevitable.

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There are many ways in which these specialist living environments offer residents an enhanced quality of life. Some of the ways this can be achieved are through innovative, thoughtful design in the outdoor spaces of residential care complexes, such as:

## Creating communities

Creating a community is more than simply building houses; it's about building connections. To provide a physical framework in which a senior living community can thrive there should be a recognisable centre, and multiple spaces for residents to interact through a range of activities. Careful consideration will put in place a hierarchy of streets – from main through-routes to cul-de-sacs or lanes — that are legible and walkable, and that create a chain of connected spaces with a social heart.

## Green space and outlook

Visiting green open spaces has been proven to improve concentration, mood and your perception of health. It makes sense to provide easily accessible green spaces in every aged-care facility; whether roof gardens, courtyards

or lawns and trees. Continuing experience of seasonal change and the sensory stimulation of scents, wind on skin and sound of bird song all help residents to connect with the world around them, often bringing to mind memories from the past.

It's also important to ensure there will be views from the indoors out to a natural landscape or places of activity. Outlooks of this sort are therapeutic for residents and staff alike. Ideally, views can be optimised through a master plan for the whole site, but within an existing site layout outdoor spaces or window positions might be reconfigured to optimise views.

## Places to meet

Interaction is increasingly recognised as essential to older peoples' well-being. In the past, even the most sought-after senior living facilities often forgot the human need for socialisation in their design. With a focus on 'preserving independence', opportunities for communal experiences and encounters were a secondary consideration and unintentionally reduced.

Shared gardens, a café, open spaces for special events like a farmers' market, and on-site playgrounds are among the most sought-after amenities and are seen to have a positive impact in retaining inter-generational connections, while also providing a legible 'village green' social centre that encourages residents to get out and about.

## Places for exercise and activity

According to the National Institute for Clinical Excellence in the UK, exercise has multiple benefits for older people. Providing one or more routes around a site offers residents opportunities for physical activity – even those in wheelchairs, who will benefit from the fresh air alone. Residents gain a sense of independence and self-esteem by being able to step out confidently in safe, well-designed environments.

## Empowerment and community

Opportunity to interact with neighbours is an important consideration. Can a path run in to a nearby street pavement, where incidental 'Good morning, beautiful day' conversations can happen? Does an adjacent reserve provide the opportunity for residents to watch children's sport or families having fun on a playground? Is it appropriate to make a direct link into that reserve space as part of the network of paths?

The idea of integration with the neighbourhood reflects the fact that most residents of senior living communities come from the local area and wish to retain access to these familiar surroundings. The model of 'retirement villages' that are fully-fenced and isolated from the surrounding residential community is slowly changing.

## Creating safe environments

Some aged-care providers still insist on facilities with walls and gates, believing this provides a sense of security that residents want. However, working towards a mixed model where 'openness' and security concerns are balanced, and addressed through intuitive design and CPTED (crime prevention through environmental design) analysis during the concept and developed design process, is gaining traction.

CPTED strategies include careful consideration of planting design to provide privacy without causing visual obstructions and unsafe spaces, the correct use of street lighting, and encouraging pedestrian traffic and social interaction. The desired outcome is to create an environment that is well-cared for and occupied by residents throughout the day. Studies have shown that the application of CPTED measures overwhelmingly reduces criminal activity by encouraging 'shared ownership' and 'natural surveillance' by residents.

# COMMUNITIES THROUGHOUT AOTEAROA

Boffa Miskell has long track record of creating senior living environments throughout New Zealand. These selected projects are the most relevant and similar to the developments you are creating.

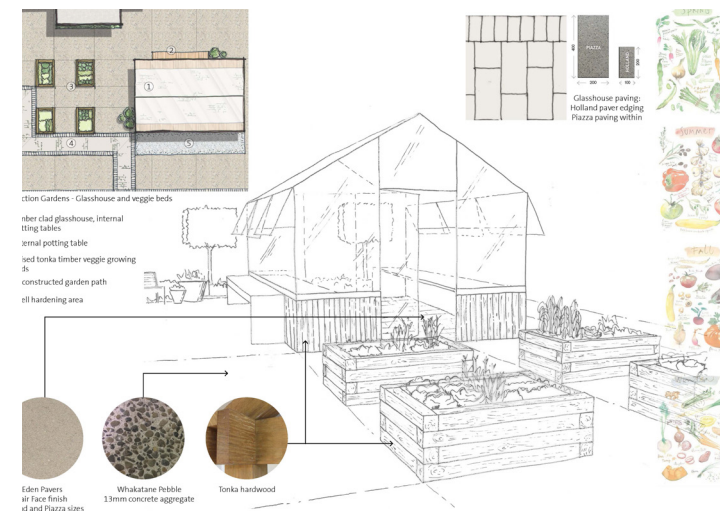
Project	Concept Development & Masterplanning	Resource Consent	Assessment of Effects (Landscape, visual, ecological & cultural)	Detailed Design & Implementation
<b>Gulf Rise, Red Beach</b> > <a href="http://www.gulfrise.co.nz">www.gulfrise.co.nz</a> 6ha, Stage 1 adjoining town houses & apartments	●	●	●	●
<b>Pohutukawa Landing, Beachlands</b> > <a href="http://www.pohutukawalanding.co.nz">www.pohutukawalanding.co.nz</a> 5ha, Villas, two- & three-bedroom apartments, care facilities & communal building	●	●	●	●
<b>Orion Point, Hobsonville</b> > <a href="http://Orion Point Village">Orion Point Village</a> 5.5ha, Serviced apartments and care facilities	●	●	●	●
<b>The Sands, Browns Bay</b> > <a href="http://The Sands">The Sands</a> Two-bedroom apartments	●	●	●	●
<b>The Poynton, Takapuna</b> > <a href="http://The Poynton">The Poynton</a> Mixed apartments	●	●	●	●
<b>Rawhiti Estate, Remuera</b> > <a href="http://www.rawhitiestate.co.nz">www.rawhitiestate.co.nz</a> 27 apartments and 48 care suites	●	●	●	●
<b>Russley Retirement Village, Christchurch</b> > <a href="http://www.russleyvillage.co.nz">www.russleyvillage.co.nz</a> Traditional villas, terraced houses, apartments and care suites	●	●	●	●
<b>The Vines at Bethlehem, Tauranga</b> > <a href="http://www.thevinesatbethlehem.co.nz">www.thevinesatbethlehem.co.nz</a> 12ha, two- & three-bedroom villas	●	●	●	●
<b>Pembroke Lifestyle Retirement Village, Wanaka</b> > <a href="http://www.pembroke.nz">www.pembroke.nz</a> 6ha, chalets and resort-style amenities	●	●	●	●
<b>Green Gables Retirement Village, Nelson</b> > <a href="http://Green Gables">Green Gables</a> Boutique village with 31 luxury care suites and 27 new two- & three-bedroom apartments	●	●	●	●
<b>Tamahere Country Club, Hamilton</b> > <a href="http://Tamahere">Tamahere</a> 93 stand-alone villas featuring either two or three bedrooms, 9 terraced/duplex villas, 23 two-bedroom apartments & a 30-bed advanced care unit	●	●	●	●
<b>Queenstown Country Club</b> > <a href="http://Queenstown">Queenstown</a> 51ha, two- & three-bedroom housing, care facilities, worker accommodation, community and commercial facilities, public spaces, ecological restoration and infrastructure upgrades.	●	●	●	●





# GULF RISE

This 5ha development will feature a range of residential offerings — apartments, manor houses and villas. The landscape design provides for numerous connected outdoor spaces including a social garden, butterfly walk, production gardens, pavilion and outdoor dining spaces. Active recreation includes bowling green and petanque; there are also sensory gardens, private garden spaces and car parking. Boffa Miskell landscape architects have worked with Metlifecare since 2015. We have been involved in the masterplanning and concept design; landscape, visual and ecological assessments, and successfully gained Resource Consent for this multi-level comprehensive development. We successfully delivered detailed design and implementation for the final stages of the villas, gardens, and the community hub/pavilion. We are currently working on the detailed design for the second stage including the communal spaces around the main building.







# HUAPAI COUNTRY CLUB

Set on 6ha with 300 accommodation units, including independent villas, apartment buildings, a 70-bed care/hospital facility, and centralised main amenities building. Facilities include restaurant/café, bowling green, croquet lawn, indoor swimming pool, high quality entry with country club aesthetic, communal open spaces, private villa gardens and basement car parking. The aim is to provide pleasant, high-quality spaces centralised around the main amenity building which contains shared facilities. The well-connected open space areas dispersed throughout the development assist in grounding the buildings within the landscape and provide inviting and safe routes for pedestrians, usable outdoor spaces for residents, and gardens for private villas. A high-quality, low-speed network of streets offers safe and attractive areas for both vehicular and pedestrian movement. Boffa Miskell provided masterplanning, landscape visual and ecological assessment, landscape concept design and detailed design for the first stage including villas and entrance.







# TAMAHERE COUNTRY CLUB

The masterplan has a central 'spine' with small-scaled side streets giving access to proposed independent living houses in the south of the site, and leading to the common facilities and larger-scaled apartment development in the north. Pedestrian pathways are proposed to St Stephens Church in the north to facilitate the social connection between the sites. Overall, the masterplan is designed to have a clear and legible structure with desired on-site amenities for older residents, generous tree planting and a limited off-site presence in the landscape.





# THE VINES AT BETHLEHEM

Set within 12ha, The Vines combines natural beauty with modern architecture. The development includes 198 two- and three-bedroom villas to be built over several stages. The Art Deco landmark Mills Reef winery building will be retained as the centrepiece and focal point for the community. It will be complemented by a full range of facilities, including spa, fitness centre, bowling green and indoor lap pool. Boffa Miskell has been involved with this development since 2016 and have provided landscape and urban design services.





# RUSSELY VILLAGE

Russley Retirement Village is a 3.3ha, staged development, senior living complex. Boffa Miskell was engaged in 2007 to provide masterplanning and urban design including provision of a series of guiding design principles. The layout of buildings, circulation routes and gardens is thoughtfully organised to optimise site utilisation, and to offer variety, spaciousness and a sequence of interesting views. Ownership of common and private spaces is clearly signalled, and carefully considered plantings ensure a cohesive 'look' with no 'empty spaces'.





# ABOUT BOFFA MISKELL

Boffa Miskell has been shaping New Zealand's landscape since 1972 through an integrated design approach and a deeply ingrained culture of sustainability. We are 100% employee-owned with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Queenstown and Dunedin.

Our experience, enthusiasm and integrity underpin how we work to achieve successful outcomes for our clients, communities, and the wider environment in which they sit. Our processes evolve for each project; but fundamentally we Listen, Enquire, Create, Debate, Realise and Enjoy. Understanding is at the forefront of our approach. We begin by listening to what our clients need to achieve; along with understanding the context of the place, people and processes we are working with. We believe intelligent design starts with an open mind and mutual respect. Enthusiasm for our work drives us. We believe that what we do makes a real difference for our clients, the communities and environments in which we work. We believe our work should engender delight, connect people with place and, ultimately, be sustainable.

## How we can help

- Concept option development and assessments
- Landscape concept design and masterplanning
- Assessments of effects: landscape, visual, ecological and cultural
- Preparation of landscape packages suitable for Resource Consents
- Resource consents: landscape, urban design and planning
- Detailed design and implementation

# PRICING

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Clients choose Boffa Miskell because we have the experience, specialist technical skills and collaborative outlook required to navigate complex projects. They value our judgement, guidance, professionalism and trustworthy advice. They expect us to be responsive, collaborative, creative and attentive and to understand their values and goals.

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We have a long history of successful outcomes, which allows us to bring innovative ideas and industry best-practice to your project. Given the nature of our business and the services we provide — landscape architecture, urban design, planning, ecology, biosecurity and cultural services — we deliver a comprehensive and robust approach to our work for you. Our landscape architects can step across the office to discuss your project with our planning team, or get feedback from our cultural advisors about possible risks to consider. This ingrained collaboration leads to better risk management and ensures fewer issues arise for you to deal with during the project.

## How we price work

When clients put work out to market, we know they are looking for certainty around cost. To assist with this, we provide a clear outline of our proposed approach so you can see exactly what our tasks will be, what outputs we will deliver, and how much investment is required in each stage of the project. We usually base this on a clear set of assumptions which are outlined to you in our fee proposals.

## How we manage costs

Project costs will be managed via Boffa Miskell's 'Greentree' time and cost management system, which allows project managers to monitor time and expenses and track those against project progress and tasks. Any variation from the established scope of work will be recorded and agreed to with your team before being undertaken by any team member.

Our project management processes include a schedule of fees which is maintained to show time billed-to-date and impending payments. This enables our project managers to track fees-to-date against the fee estimate on a daily, weekly or monthly basis. This includes payments to-date and impending payments, so that clients and our team can accurately track project progress.

Weekly time sheets are kept by all project staff. Time spent on this project will be recorded against a dedicated internal project number. All disbursements have the project number subscribed in similar fashion.

## Invoicing

Invoices are sent to clients on a monthly basis, or as scheduled by mutual agreement by both parties. Boffa Miskell invoices outline progress against agreed-to tasks as well as general areas of consultant activity. Invoices also include a full breakdown of any disbursements.

## Financial viability

Boffa Miskell has been trading since 1972. We are an employee-owned limited liability company and have a long history of profitable financial performance. Each year BDO audit the company's financial statements and in doing so consider the overall financial performance and position of the company. The last audited accounts were signed off at the end of the Company's financial year ending 31 December 2019.

Below is an itemisation of the professional services we provide and size of our teams. These services are replicated across all our offices.

- Landscape Architecture = 62
- Planning = 33
- Ecology = 29
- Biosecurity = 6
- Landscape Planning = 12
- Cultural Advisory = 4
- Urban Design = 11
- Spatial Mapping and Graphics = 11
- Business Services = 40



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#### EMMA TODD - AUCKLAND

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**Landscape Architect, Associate Partner**  
emma.todd@boffamiskell.co.nz

Emma has over 16 years' experience ranging in scale from large rural, urban and coastal developments to site-specific projects including mixed-use housing developments, social housing, aged-care design, streetscape and public realm design, retail and commercial developments, parks and reserve design and planting, rural and residential subdivision design, landscape ecology and ecological restoration.



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#### MORNÉ HUGO - TAURANGA

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**Landscape Architect, Associate Partner**  
morne.hugo@boffamiskell.co.nz

Morné's approach is centred around his holistic understanding of the integration between the natural and built environment. He specialises in subdivision design, master planning of housing developments, urban design advice and detailed design of public and private realm projects.



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#### RACHEL DE LAMBERT - AUCKLAND

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**Landscape Architect, Partner**  
rachel.delambert@boffamiskell.co.nz

Rachel is respected for her strategic thinking and contextual knowledge. She has more than 30 years' experience in landscape design, masterplanning, urban design, heritage planning / management, open space planning and landscape and visual assessment. She has co-ordinated urban revitalisation and design projects through to implementation.



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#### MARK BROWN - SOUTH ISLAND

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**Landscape Architect, Associate Partner**  
mark.lewis@boffamiskell.co.nz

Mark has experience in master planning, designing, detailing, preparing contracts and supervising the implementation of a wide range of landscape projects. Mark has a strong interest in taking projects from the initial concept through to successful implementation and takes great satisfaction seeing built projects being enjoyed.



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#### PETER WHITING - AUCKLAND

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**Landscape Architect, Senior Principal**  
peter.whiting@boffamiskell.co.nz

Peter has a strong background in architectural draughting and construction with a proficient understanding of construction methods and design detailing. He is particularly talented in masterplanning and conceptual design solutions, detailed design and project management.



KA Capability Statements Retirement 2020/21