

RANGITOOPUNI

DESIGN GUIDELINES

MARCH 2025



TE KAWERAU IWI
SETTLEMENT TRUST

RANGITOOPUNI

R I V E R H E A D



Boffa Miskell is proudly a
Toitū net carbonzero certified consultancy

DOCUMENT QUALITY ASSURANCE

BIBLIOGRAPHIC REFERENCE FOR CITATION:

Boffa Miskell, 2025. *Rangitootuni Design Guidelines*. Report by Boffa Miskell Limited.

PREPARED BY:	<div></div> Urban Designer	<div></div>
REVIEWED BY:	<div></div> Landscape Architect <div></div> Urban Designer <div></div> Landscape Architect	<div></div>
STATUS: FINAL	Revision / version: 1	Issue date: [March, 2025]

File ref: BM19058_Rangitootuni_Design_Guidelines

Cover photograph: Description, © 2025



CONNECTIONS TO OTHER DOCUMENTS

This document is developed in connection with:

LOT 1 & LOT 2 Landscape Concept Masterplan

LOT ONE Countryside Living

LOT TWO Retirement Village

APPENDIX ONE Landscape Elements

APPENDIX TWO Auckland Council Regional Parks Standard Details Engineering Drawings

RANGITOOPUNI Mahere Matua Ahurea | Cultural Masterplan

CONTENTS

RANGITOOPUNI COUNTRYSIDE LIVING: A SPECIAL PLACE	4
THE VISION AND THE PURPOSE	4
WHY HAVE GUIDELINES?	4
WHO DECIDES?	4
WHAT CHARACTER?	5
PROFESSIONAL DESIGN	5
SITE PLANNING AND DESIGN	6
THE RANGITOOPUNI LOT 1 MASTERPLAN	6
DEVELOPMENT FOOTPRINT AND BALANCE LOT	7
SITE PLANNING ON YOUR LOT	8
PHASED DEVELOPMENT	8
GRADING AND DRAINAGE	9
ACCESS AND PARKING	9
WATER STORAGE / TANKS	9
FENCING AND EDGES	10
LIGHTING AND SIGNAGE	10
UTILITIES SERVICES AND INFRASTRUCTURE	10
LANDSCAPE DESIGN	11
WITHIN THE DEVELOPMENT AREA	11
OUTSIDE OF THE DEVELOPMENT AREA	11
WASTEWATER MANAGEMENT FIELD	11
BUILDING DESIGN	12
ARCHITECTURAL VERNACULAR	12
THE DESIGN PRINCIPLES	13
APPROVAL PROCESS	14

APPENDIX A	15
PRELIMINARY SUBMISSION DOCUMENTATION AND CHECKLIST	15
RANGITOOPUNI DESIGN REVIEW PRELIMINARY SUBMISSION CHECKLIST	16
ARCHITECTS STATEMENT	17
APPENDIX B	18
FINAL SUBMISSION DOCUMENTATION AND CHECKLIST	18
DESIGN REVIEW FINAL SUBMISSION CHECKLIST	19
ARCHITECTS STATEMENT	20

RANGITOOPUNI COUNTRYSIDE LIVING: A SPECIAL PLACE



THE VISION AND THE PURPOSE

Rangitootpuni is a special Countryside Living community with 207 residential lots set within a 222.7ha landholding. The development will bring about a remarkable transformation of the whenua from production Pine plantation to native forest, restoring wetland, riparian and terrestrial forest habitats for the long term future. Homes and associated development on each lot are expected to have a harmonious relationship with the landscape, and to maintain the overall character and value of the collective whole.

Each residential lot comprises a building platform, within which all built development, the garden curtilage, access and parking must be contained. The balance area of the lot must be retained in its cover of indigenous revegetation the management of which will be undertaken under the overall control of the Residents' Association. A levy on all lot owners will fund the revegetation management, weed and pest control.

The purpose of these Guidelines is to clearly set out to all landowners the expectations for design quality within the Rangitootpuni Countryside Living development. The Guidelines also set out the two stage design review process that all proposed development is required to progress through prior to undertaking development / redevelopment of the lot and / or seeking Building Consent.

WHY HAVE GUIDELINES?

The Guidelines are designed to ensure the envisaged environmental outcomes for the Rangitootpuni Countryside Living development are achieved and to protect all owners interests in achieving an appropriate standard of quality architectural and landscape design that complements the unique bush residential character of the site.

The Guidelines clearly describe the expected character and quality of development so that everyone is working towards the same vision.

WHO DECIDES?

Purchasers of lots in Rangitootpuni Lot 1 development automatically become members of the Rangitootpuni Lot 1 Residents' Association (or equivalent name). The Residents' Association will appoint a 'Design Review Panel' comprising a qualified architect, a landscape architect, a representative of Te Kawerau a Maki and a representative of the Residents' Association (a four person panel) to review and approve all new architectural and landscape proposals. Approval of the Panel must be obtained before applying to the Council for Building Consent. A full description of the submission and approval process is set out at Section 08 of these Guidelines.

The Guidelines are just that. Creative, site and context responsive design approaches that meet the intent of the Guidelines are encouraged. The Residents' Association Design Review Panel (DRP) has the power to vary the Guidelines to accommodate innovative proposals, if they believe that the character and quality of Rangitootpuni will be maintained and further enhances by such proposals.

The Guidelines are non-statutory. They supplement the requirements of the 'Auckland Unitary Plan, Building Act and other relevant statutory documents. Any required resource or buildings consents are the sole responsibility of the individual lot owner. The Constitution of the Residents' Association and the covenants registered on each title outline these matters in more detail.

These Guidelines, the Rangitootpuni Lot 1 DRP composition and submission requirements are based on other successfully implemented and managed design review processes for similar rural landscape / countryside living development in Aotearoa New Zealand.

WHAT CHARACTER?

Rangitooopuni is situated in the north of the Auckland Region proximate to the settlements of Riverhead, Huapai and Kumeū.

The land is of significance to Te Kawerau ā Maki (TKAM), the owners of 3,275 ha of the Rangitooopuni-Riverhead Forest. This whenua was transferred to TKAM as commercial redress included in the settlement of its Waitangi Tribunal claim. The 222.7ha Rangitooopuni Lot 1 countryside living development has been advanced by TKAM as part of its long-term vision for the rehabilitation of the whenua from exotic plantation pine forest to a diverse re-afforested native bush, stream and wetland landscape with a low level of well-sited, well designed rural housing.

Essentially the DRP will be looking for two things:

- How will the proposal fit into the landscape; and
- Does the proposal belong in this particular rural, afforested, site context.

The starting point is the individual characteristics of each lot and its defined development area. Buildings should be located to capture the sun, avoid unduly dominating the ridgelines, use of natural materials, non-reflective finishes, and concealed lighting is anticipated to help homes blend into their surrounding environment and support rural amenity and a dark sky environment.

Whilst variety in architecture is expected, and encouraged, the Guidelines outline a number of preferred building forms and materials to provide unity and to lead to the development of an overall distinctive collective architectural vernacular amongst the homes within Rangitooopuni Lot 1. Architecture with strong associations to other locations, such as Mediterranean, Tudor, Adobe, Swiss Chalet and the like is not encouraged.

A similar approach to landscape design including hard and soft landscape materials is proposed and encouraged, leading to a harmonious, unified overall development. There is plenty of scope at the intimate scale of the dwelling and inner garden to express individual flair and identity within a more unified whole of the environment.

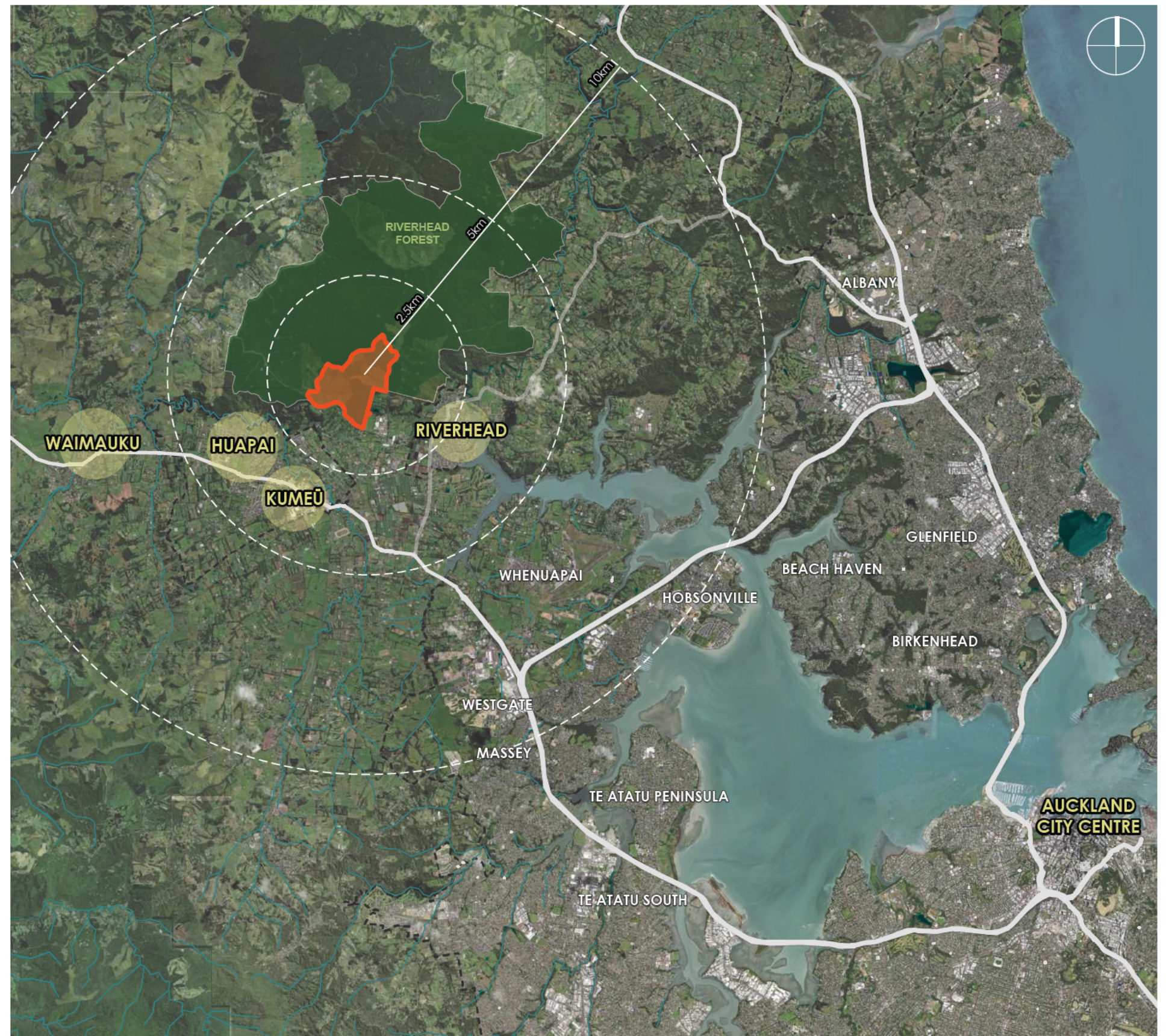
PROFESSIONAL DESIGN

Architectural design of all homes is encouraged.

Some Guidelines require professional architectural and landscape design. At Rangitooopuni this is encouraged without being mandated. What is required is site specific design with quality buildings that respond to the orientation and context of each site. Standard building designs are not encouraged.

KEY

 Rangitooopuni



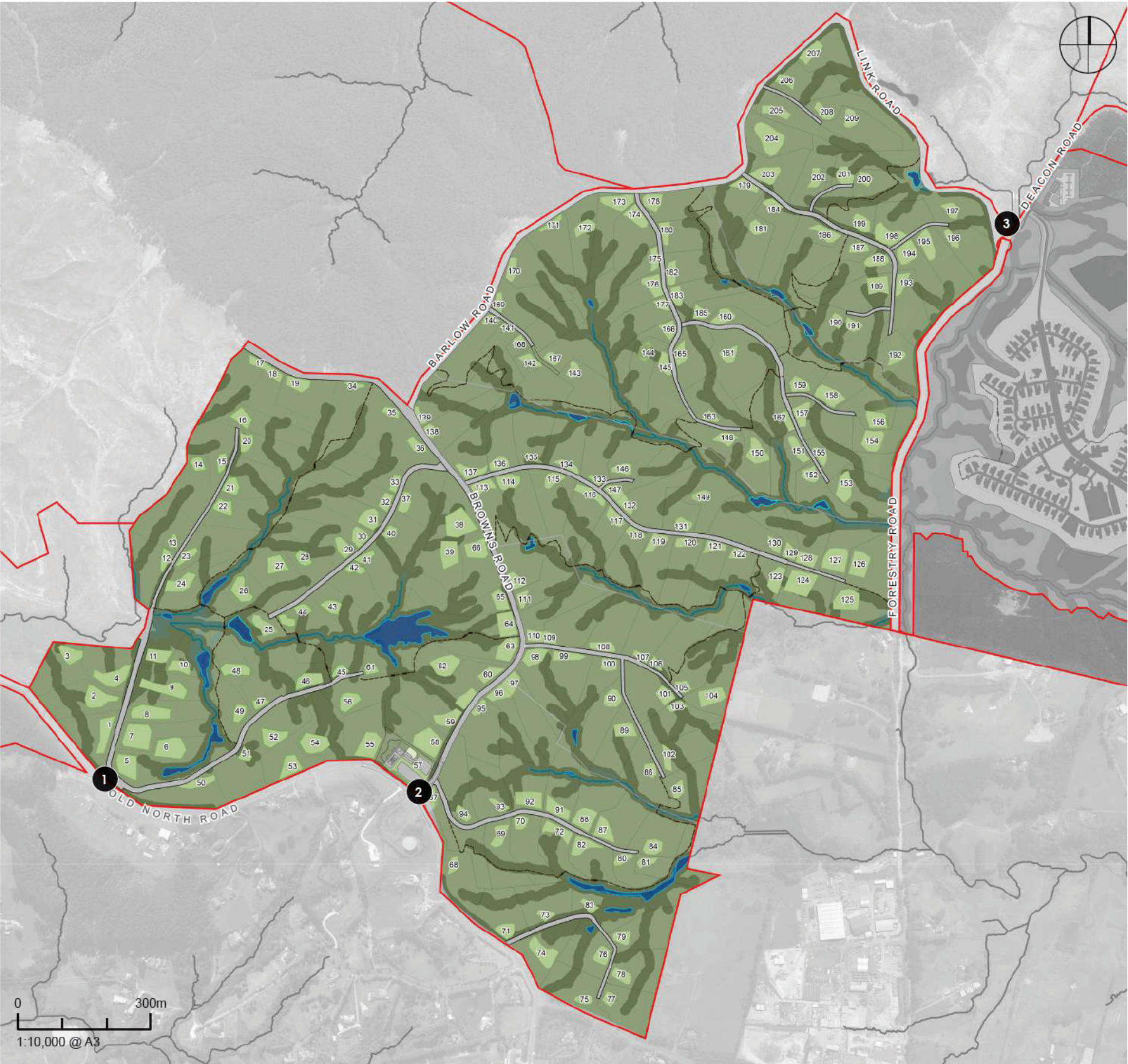
SITE PLANNING AND DESIGN

THE RANGITOOPUNI LOT 1 MASTERPLAN

The Rangitootupuni Lot 1 countryside living masterplan has located all 207 residential home sites within the overall 222.7ha site. Access to residential home sites is generally aligned along ridgelines, making use of former access tracks. Residential home sites are fixed for each lot, development outside of the defined footprint is not permitted.

- KEY**
- 1. Old north road entrance
 - 2. Browns road entrance
 - 3. The hub / water hole
 - 4. Numbered list

- LEGEND**
- PUBLIC WALKING TRACK
 - ROADS
 - WETLANDS
 - BUILDING PLATFORM
 - REVEGETATION
 - RIPARIAN



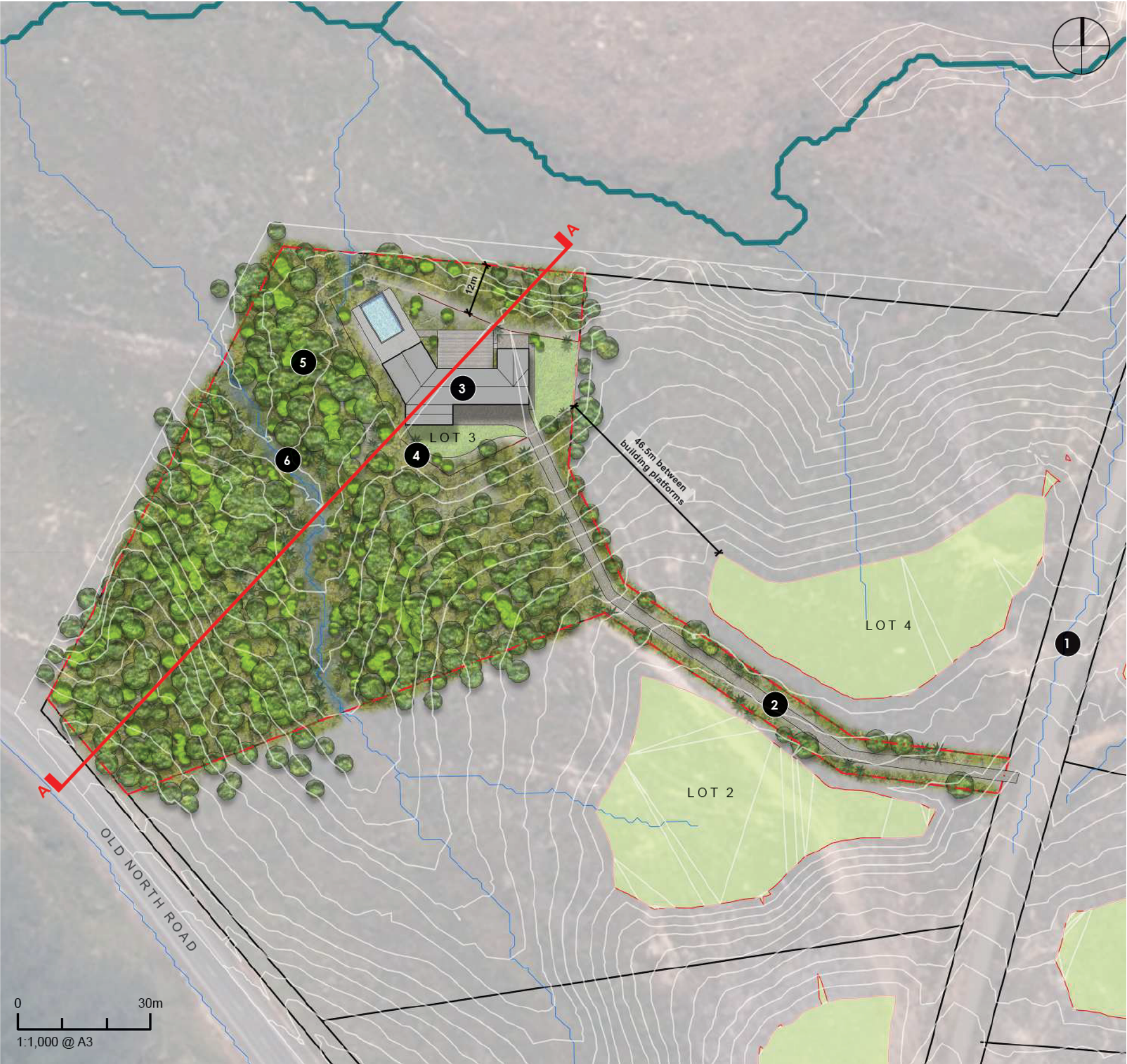
DEVELOPMENT FOOTPRINT AND BALANCE LOT

Each site in the subdivision has a defined and formed building platform and a balance lot area. All development must be contained within the defined building platform area, with the balance area fully revegetated to bring about the re-establishment of a cover of indigenous forest.

- KEY
- 1. Entrance road / joal 1
 - 2. Private driveway
 - 3. Indicative house site
 - 4. Low vegetation
 - 5. High vegetation
 - 6. riparian planting

LEGEND

	PERMANENT STREAMS
	OVER LAND FLOW PATHS
	WETLAND EXTENT
	PUBLIC WALKING TRACK
	BUILDING PLATFORMS
	LOT BOUNDARIES



SITE PLANNING ON YOUR LOT

Identified building platforms are generous to support the development of spacious, one and two storey family homes with associated on site vehicle manoeuvring, parking and gardens.

- Buildings and structures must comply with the relevant height and yard controls of the Auckland Unitary Plan.
- Site planning should start with a consideration of solar access to the different aspects of the property and dwelling and to the creation of sheltered, sunny, outdoor living spaces.
- Buildings should be set into the landscape and respond to the sheltering and shading of the landform and future native vegetation context.
- Where sites have a landform backdrop the siting of the home relative to the backdrop should be part of the design consideration.
- Buildings should take advantage of views ‘framed’ by vegetation and landform.
- Buildings should fit into rather than dominate the landscape.
- Views from, into and past the site from other homes should be considered.



PHASED DEVELOPMENT

Building in phases is permitted.

Building a smaller initial dwelling with allowance for extension to a larger home is appropriate. However such phased construction will only be considered in the context of an approved plan showing the overall development and proposed phasing.

Temporary dwellings are not allowed.

Each future phase of development including major landscape works and or landform modification (only permitted within the building platform) will require DRP approval.



GRADING AND DRAINAGE

No earthworks or grading other than at a minimum for driveways, underground services, and wastewater management fields, is permitted outside of the building platform.

Modifications to the ground levels, grading and drainage approved for each building platform are not permitted without the written approval of the DRP.

All site and roof drainage shall be retained on site and managed as part of the water harvesting and stormwater management system.

ACCESS AND PARKING

No paving, or parking areas are to be located outside of the building platform.

Driveways will be paved ideally with exposed aggregate concrete to a maximum width of 3.0m. The inclusion of stone sets and unit pavers to break up hard paving is encouraged. Chip seal may also be appropriate.

Parking areas may be paved to match / complement the driveway or comprise permeable materials including gravel and / or grass-cell / permeable paving.

Impermeable surfaces should be minimised and located so as to no dominate the frontage of the property to the 'street'.

Garages should ideally be oriented with their doors at right angles to the street, creating a rural car court screened from the 'street' by planting.

WATER STORAGE / TANKS

Homes will rely on tank water supply. Water storage tanks and pumps must be located within the building platform and should be located below ground or screened by vegetation.



FENCING AND EDGES

Fences, walls, retaining walls and hedges are not to be located outside of the defined building platform.

Fences, walls, retaining walls and hedges within the defined building platform are to be no greater than 2.0m in height from ground level.

Fences and walls are to be of a rural vernacular and a comparable quality to the dwelling.

Close boarded timber fences are not permitted.

Informal edge planting, hedges, rustic stone walls and rural styled fences, such as post and rail and including seven wire post and batten fences are preferred. Properties with dogs must contain the dog within the building platform area with appropriate fencing. Dogs are required to be on leash outside of the fenced lot to protect native fauna (cats are not allowed).



LIGHTING AND SIGNAGE

Rangitootuni is envisaged as a dark sky development.

Limited outdoor lighting using LED fixtures with cut off are allowed.

Lit outdoor recreation areas within the building platform are not permitted.

Uplighting and other forms of lighting causing light spill are not permitted.

Signage to identify each property is allowed, however backlit or illuminated signage is not allowed.

UTILITIES SERVICES AND INFRASTRUCTURE

All utilities and services are to be underground. No above ground wiring will be permitted.

Wastewater disposal fields are to be located within the residual lot / revegetation area.

The use of grey water for non-potable uses, low flow plumbing fixtures and other water conservation measures are encouraged.

All heating and air conditioning equipment must be enclosed within the building envelope or otherwise screened from view of the 'street' or other residences.

LANDSCAPE DESIGN

Rangitootuni will comprising an evolving indigenous forest landscape. In the beginning, the revegetation will be in an early stage of establishment. Within 5 years it is expected that the colonising species will start to achieve canopy closure and forest enrichment, both naturally and through targeted planting. Private gardens are also expected to comprise primarily native species but with the opportunity for additional seasonal variation, including to support nectar feeding birds, with strategically located exotic trees, shrubs and groundcover plants.

WITHIN THE DEFINED BUILDING PLATFORM

It is expected that planting within the building platform will comprise a predominantly native plant palette.

Exotic plant species will only be approved if they are known not to be invasive, free-seeding, or bird attracting in respect of dispersal species. All plants identified in the Auckland Council Biosecurity Pest Plant list and any other plant species known to be a problem within the region are prohibited for use.

Planting should contribute to the demarcation of spaces within the curtilage of the buildings, assist in avoiding the dominance of buildings, and provide privacy. Planting should be used to provide natural screening elements when viewed from outside the lot including from the street.

WITHIN THE BALANCE AREA

Outside of the defined building platform only indigenous species are permitted. A zone of lower height species have been specified adjacent to the building platform boundary. The purpose of this planting is to provide a buffer to the native revegetation and preserve the amount of sunlight available to the house sites. No other plant species are to be used in this zone.

The balance area of each lot has been planted in revegetation species with the intention of creating a richly diverse indigenous habitat in the long term. Rehabilitating a post-harvest pine forest landscape is a long, but ultimately rewarding process. Lot owners are not permitted to alter or privately manage the revegetation within their balance lot. All the planting in the balance area, including the buffer and revegetation zones, will be comprehensively managed by the Residents' Association and Te Kawerau A Maki. All residents will be levied as part of their Residents' Association levy to support the cost of revegetation management as well as weed and pest control.

WASTEWATER DISPOSAL FIELD

Wastewater disposal fields are to be located within the balance lot revegetation area. These areas have an abundance of available water associated with them which makes them prone to weed infestation. It is important to plant appropriate moisture adapted plants that do not have aggressive root systems into these zones. Carex grasses, oioi and other groundcovers are ideally suited to these environments.



Figure 1: The Nick's Head Station by Nelson Byrd Woltz Landscape Architects

Figure 2: Hobson Bay garden by Jared Lockhart



BUILDING DESIGN

ARCHITECTURAL VERNACULAR

Rangitootuni will evolve to establish as a large lot, native forest, countryside living environment. In the early stages of development much of the site will comprise early phase indigenous species revegetation. In the longer term the forest framing homes will comprise a matrix of habitats including stream (riparian) corridors, wetlands and a diversity of terrestrial forest types based on slope, aspect and soil characteristics. The forest will support the revitalisation of indigenous fauna, providing a stepping stone between the eastern offshore islands including Tiritiri Matangi and the Waitakere Ranges. The forest will be alive with birdsong. Homes and other buildings will complement this predominant and changing natural environment, having a rural vernacular as established by the following architectural design principles:

The character of buildings in Rangitootuni will be defined by:

- Buildings with simple architectural form, drawing inspiration from rural buildings and structures yet refined with a sophisticated contemporary edge.
- Buildings that are subservient to the 'rural-bush' character, drawing inspiration from the natural beauty of the regenerated landscape.
- A palette of natural materials with recessive tones to maintain empathy with the natural landscape.
- Apparently informal definition of property boundaries that foster a sense of community while maintaining individual private space.
- Building form, materiality, and site placement that enhances and protects the overall quality of the Rangitootuni Lot 1 development, while enabling the potential for the unique combination of building elements and individual architectural expression.

While there will be a requirement for new homes to be consistent with the Design Principles, there will be ample scope for property owners to express individuality on a home-by-home basis.



Figure 3: Anakiwa House by Arthouse Architects



Figure 4: Matakana House by Crosson Architects



Figure 5: Tutukaka House by Crosson Architects



Figure 6: Kauri Home by Bull O'Sullivan



Figure 7: Omata Beach House by Herbst Architects

THE DESIGN PRINCIPLES

SITE LAYOUT AND COVERAGE

Buildings are to be situated within the defined building platform and building coverage should be proportional to the size of the building platform. No buildings or other structures are permitted outside of the building platform.

ACCESSORY BUILDINGS AND STRUCTURES

Accessory buildings are included in the maximum building coverage and are to be designed as part of an overall architectural design concept.

EARTHWORKS AND RETAINING

The building platform for each residential lot will be established to provide an essentially flat building area. Positioning of buildings and structures shall be designed to minimise any further earthworks within the building platform area. Earthworks outside of the building platform are not permitted other than for minor driveway works, the establishment of the wastewater field and other limited infrastructure.

BUILDING HEIGHT AND YARDS

Buildings are to be limited in height in accordance with the Auckland Unitary Plan and not exceed a maximum height of 9m, other than as below.

In respect of yards, buildings are enabled within the AUP yards provided that the following requirements are complied with (as provided for through the overarching resource consent):

- A minimum yard of 3m must be provided.
- Maximum height within the AUP yards shall not exceed 6m.
- The combined maximum building footprint within the AUP yards on any lot shall not exceed 100m²

Failure to meet any of the requirements noted above will necessitate a resource consent application to the Council for the AUP yard infringement.

BUILDING FORM

Courtyard houses or forms which create a diversity of sunny, sheltered spaces for people to enjoy at different times of the day and in different climatic conditions are encouraged to support indoor / outdoor living in a rural environment.

GARAGES AND ANCILLARY BUILDINGS

All homes are to have a minimum of a 2-car garage. All vehicles, trailers, or boats that are kept at the property are to be parked in a garage or be well-screened from views outside of the property.

ROOFS AND ROOFLINES

All buildings should have simple strong rooflines with a preference for gabled roofs or roofs that define the architectural character of the building. Roofs with a single pitch can be appropriate when related to the lie of the surrounding landform.

CHIMNEYS AND ROOFTOP STRUCTURES

Chimneys are allowed but other rooftop structures including aerials, receiver dishes, and airconditioning units are not permitted on roofs.

WINDOWS, GLAZING, AND PRIVACY

All glazing is to be non-reflective and the placement of windows should not compromise the privacy of an adjoining neighbour by 'overlooking'.

EXTERNAL MATERIALS AND DETAILS.

Natural materials with recessive tones that are sympathetic to the natural environment are encouraged. Use of painted materials is discouraged.

COLOUR

Colours are to relate to the surrounding natural environment with paint colours being recessive and have a LRV of no more than 40%, and generally being in a matte finish.



Figure 8: Bach Bach by Crosson Architects



Figure 9: Bach with Two Roofs by Irving Smith Architects



Figure 10: The Bay by Christian Anderson

APPROVAL PROCESS

The Rangitōopuni DRP comprises a two step design submission and review process. It uses a tried and true professional process to first review site planning and overall development layout within the building platform including access, onsite circulation and parking, building location and solar orientation, service areas and the creation of garden, and secondly to review the architectural and landscape design detailing, materiality and colour.

The DRP will provide written feedback to the lot owner following each review session. Approval of the Final Submission proposal is required before the lot owner can progress to any statutory (e.g. Building consent) consenting process and/or undertake any site/construction works.

The following appendices set out the submission requirements for each of the two steps of design review.

The four person DRP is managed through the Rangitōopuni Lot 1 Residents' Association and will comprise an architect, landscape architect, representative of Rangitōopuni Developments LP and representative of the Residents' Association.

The DRP will provide a response within one month of each submission.

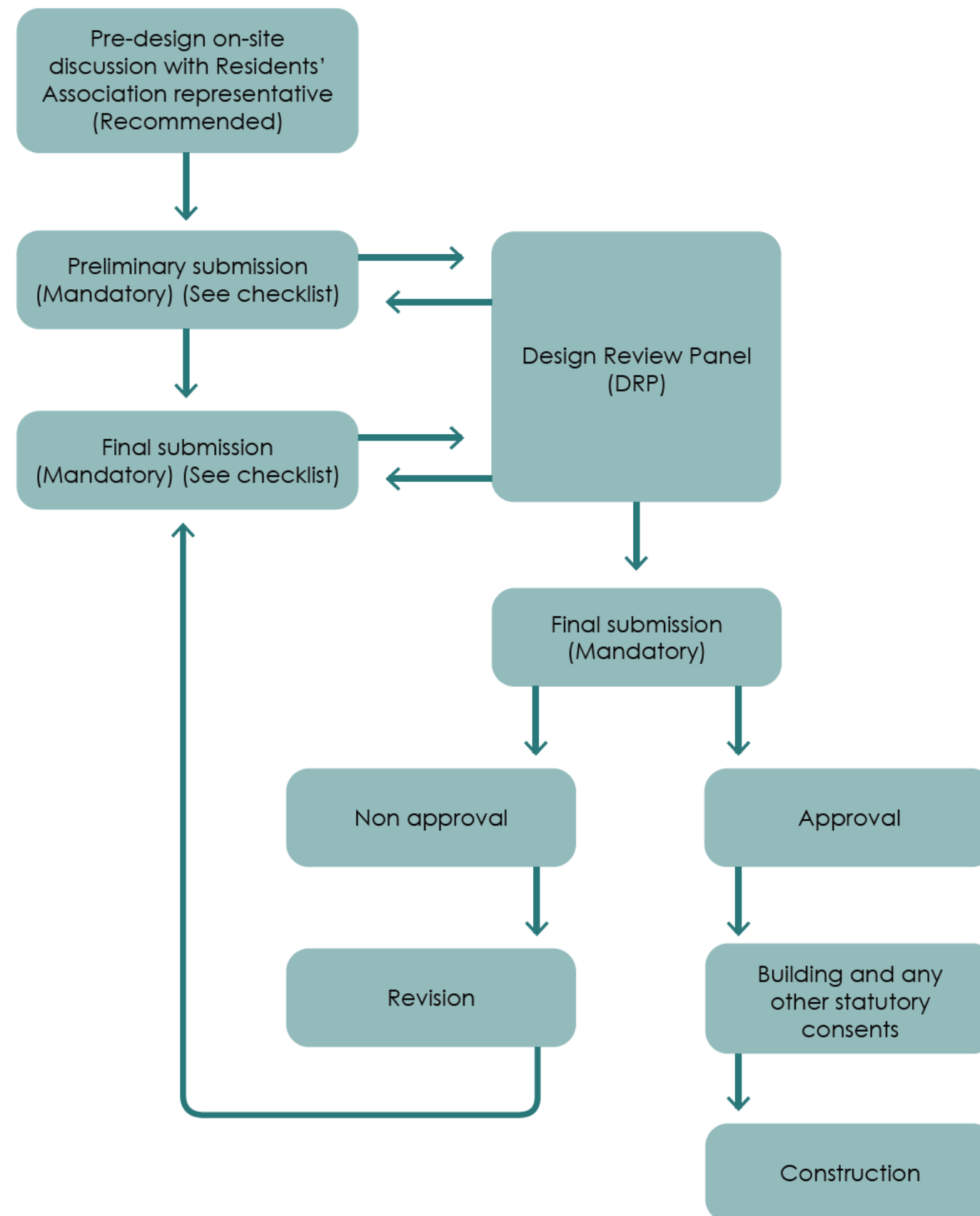


Figure 11: Rangitōopuni Design Approval Process

APPENDIX A

PRELIMINARY SUBMISSION DOCUMENTATION AND CHECKLIST

Name of Submitter

Date of Submission

OWNER DETAILS:

Names:				
Lot Number	Physical Address	Postal Address	Phone Numbers	Email

ARCHITECT DETAILS:

Name	Contact Address	Contact Numbers	Email

RANGITOOPUNI DESIGN REVIEW PRELIMINARY SUBMISSION CHECKLIST

Please provide a single hard copy with all plans at A3 and in electronic form.

The following material is required to be submitted for the Preliminary Review.

Please note this is a minimum and more detail is welcome.

ITEM	SCALE	DETAIL REQUIRED	PROVIDED	
			YES	NO
Site Plan	1:100	North arrow		
		Site boundaries and contours after development need to be shown in relation to the house, to the area outside the defined building platforms, neighbouring lots and homes		
		Identify areas of cut and fill, and retaining (not encouraged)		
		Site access, vehicle circulation and any proposed parking / carport		
		Landscape concepts showing outdoor entertainment and utility areas, planting areas, built elements and location of water tanks		
Building Plans	1:100	Building floor plans including room identification, levels and sections		
		Roof plan showing falls and location of accessory fixtures		
Exterior elevations and/or sketches	1:100	Concept plans must show building footprint, parking, driveways, footpaths, screening, fencing and any other structures or infrastructure that may be created		
		Exterior cladding and roof materials		
		Window and door positions		
		Boundary setbacks		
		Indication of where aerials, solar panels etc are to be located		
		Elevations - at this stage sketch plans are acceptable		
Building/Site sections	1:100	Building sections to show roof form, relationship to the ground, landscape walls etc		
		Floor to floor heights and roof heights		
		Design features for environmental control		

Note:

The information provided is required to enable the DRP to best assess the build proposal.

Plans need to show heights, dimensions, materials and colours

ARCHITECTS STATEMENT

I have reviewed the Auckland Unitary Plan, Rangitootuni Design Guidelines, and Preliminary Submission and Checklist.

I believe the concept shown on the attached drawings complies with these.

Signed

Date

Note:

The applicant should ensure that the design complies with the Auckland Unitary Plan (AUP).

The Design Review Panel does not consider this as part of the process and takes no responsibility as to any discrepancy between the concept provided and the Auckland Unitary Plan (AUP).

No building application to Auckland Council should be made until the DRP has approved the Final Design. If the applicant does submit the building consent application prior to the Final Design approval this is done so entirely at the applicant’s risk.

APPENDIX B

FINAL SUBMISSION DOCUMENTATION AND CHECKLIST

Name of Submitter

Date of Submission

OWNER DETAILS:

Names:				
Lot Number	Physical Address	Postal Address	Phone Numbers	Email

ARCHITECT DETAILS:

Name	Contact Address	Contact Numbers	Email

DESIGN REVIEW FINAL SUBMISSION CHECKLIST

Please provide a single hard copy with all plans at A3 and in electronic form

The following material is required to be submitted for the Final Submission

Please note this is a minimum and more detail is welcome

ITEM	SCALE	DETAIL REQUIRED	PROVIDED	
			YES	NO
Architectural drawings and documents		The full architectural documentation that will be submitted for Building Consent, including all drawings complete with specifications		
		Plans showing site in relation to neighbouring lots		
		Plans must show detail of setbacks, building footprint, outdoor entertaining and utility areas including tanks, driveways, footpaths, parking, screening, retaining, clothes lines and storage areas.		
		Fencing, walls and any other structures or infrastructure.		
		Floor plans		
		Elevations and sections showing the final relationship with the surrounding land		
Landscape drawings		Final landscape drawings for construction and planting including materials, finishes in detail		
Exterior materials and colours		Detail of all final external colours and cladding materials (preferably including samples) including joinery, roof, walls, glazing and any other features must be provided		
Other material		Other presentation material such as 3D views, Plans or models are welcome		

Note:

The information provided is required to enable the DRP to best assess the build proposal.

Plans must show heights, dimensions, materials and colours

ARCHITECTS STATEMENT

I have reviewed the Auckland Unitary Plan, Rangitootuni Design Guidelines, and Final Submission and Checklist.

I believe the concept shown on the attached drawings complies with these.

Signed

Date

Note:

The applicant should ensure that the design complies with the Auckland Unitary Plan (AUP).

The Design Review Panel does not consider this as part of the process and takes no responsibility as to any discrepancy between the concept provided and the Auckland Unitary Plan (AUP).

No building application to Auckland Council should be made until the DRP has approved the Final Design. If the applicant does submit the building consent application prior to the Final Design approval received this is done entirely at the applicant's risk.

Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation and excellence by understanding each project's interconnections with the wider environmental, social, cultural and economic context.

