



Boffa Miskell



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Boffa Miskell<sup>NEWS</sup>

winter<sup>2007</sup>



## Editorial: The triple top line

At the beginning of 2007, I succeeded Allan Rackham as Managing Director of Boffa Miskell and John Goodwin took my place as Chairman of the Board.

During Allan's six years at the helm, the company doubled in size and our core disciplines of landscape architecture, landscape planning, resource management planning and ecology expanded. So, too, did our urban design, digital technology, graphic design and cultural advisory capabilities. Allan's quiet, considered leadership built strongly upon the company foundation that Frank Boffa laid before him. Allan will remain an executive director on the Board.

My role is to champion Boffa Miskell's core values and environmental quality ideology while developing our people, products and processes so we are able to better assist you – our clients – refine and achieve your environmental objectives.

My priorities will be focused on strategic initiatives aimed at our 'triple top line', which we see as the three foundation stones to Boffa Miskell's sustained good health; our clients, our quality and our people.

I will be ensuring that lessons learned over the past 35 years are handed on. It is a key priority to inspire and energise our emerging leaders and developing specialists to continually grow so that we deliver superior services to you, our clients.

I look forward to engaging with you in my new role, including those of you I have not yet met from centres outside of Christchurch. It is vital that you all see us as trusted advisors who deliver on our promises every time. I will be inviting you to tell me where we can do better.

**Don Miskell**, Managing Director



▲ Parts of the former drug and alcohol treatment centre (pictured) will be selectively re-used for community activities.

## New lease of life for Rotoroa Island

An exciting long-term vision is being created for a Hauraki Gulf island – including providing public access for the first time in 100 years.

Rotoroa Island has operated as a drug and alcohol rehabilitation facility since the Salvation Army bought it in 1908. Boffa Miskell was asked in mid-2005 to undertake a land use options and feasibility study, given that the centre would close at the end of that year.

The study's outcomes led to some key decisions by the Salvation Army Property Trust Board; it wanted to keep the island, restore much of it to native vegetation and ensure the community would benefit in some way. The challenge was to find a way for the island to be financially self-supporting.

"We considered various options, including selling some land," Boffa Miskell planner Phil Stickney says, "but a detailed assessment showed the potential of the island's natural and heritage features, location and existing infrastructure. It was ideal for several complementary activities and wider community benefit."

The option that best met the Board's requirements was to manage most of the island for conservation and public recreation, funded by a small number of carefully selected dwelling sites at one end of the island. Additional facilities would include day-visitor facilities and parkland areas.

Boffa Miskell has prepared new district plan provisions for inclusion in the Auckland District Plan, which is currently being reviewed. A comprehensive development and management plan is also being progressively prepared in consultation between the Salvation Army, iwi and other stakeholders.

The island is expected to open to the public in three to four years.

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▼ Future visitors to Rotoroa Island will observe the gradual restoration of native vegetation and enjoy views to Waiheke Island in the distance.



# Master plan for an educational environment

When Boffa Miskell recommended a whole-campus master plan for Kristin School, the school's executive immediately saw how it complemented their approach to education.

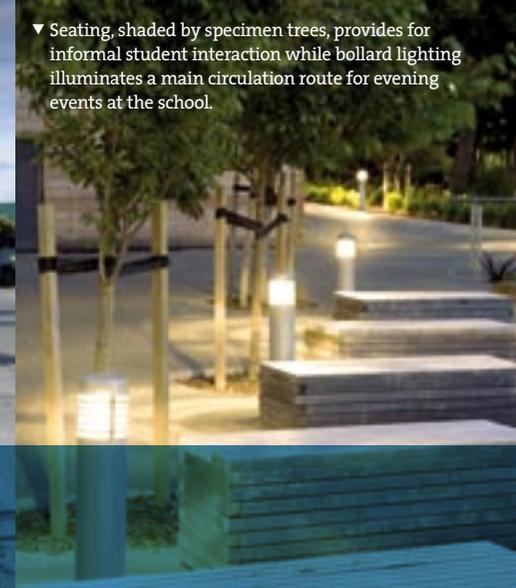
"Master planning is essentially about considering the whole environment and making sure that the different components will mesh together in a way that not only meets but enhances requirements," John Potter, Boffa Miskell landscape architect, explains. "Kristin School seeks to provide its students with a superior all-round education, and wants to provide a physical school environment that enhances learning opportunities as well as helping students develop a sense of community and mutual responsibility."

The school first approached Boffa Miskell in 2000, seeking landscape design services to improve an outdoor amenity area. During discussions, it became evident that this was just one of numerous campus developments planned for the rapidly growing independent school and a master plan would help map out future expansion.

"There were real benefits in looking at the whole campus and understanding the site conditions," John explains. "It meant we could identify the opportunities and constraints and plan ahead to optimize the spatial and educational requirements of future development projects."



▲ A select palette of landscape elements unify the campus, including (pictured) kauri and plane specimen tree planting, feature concrete paving and bluestone retaining walls.



▼ Seating, shaded by specimen trees, provides for informal student interaction while bollard lighting illuminates a main circulation route for evening events at the school.

The Boffa Miskell team consulted closely with students and teaching staff to ensure the educational and developmental requirements of the junior, middle and senior schools were considered. Kristin's students range in age from kindergarten to Year 13 so it was important to develop a distinctive and age-appropriate character for each component school.

A select palette of high-quality materials and plants was recommended for repeated use across the 20-hectare site to unify the campus and provide a landscape framework to contain distinctive focal areas.

Since completing the initial master plan, Boffa Miskell has assisted the school's management team to progressively implement its campus development programme; undertaking the detailed design, contract documentation, tendering and administration of each landscape project.

"It's been our role to ensure the original design intent is realized through the physical implementation of the works," says John.

To date, projects have included the main campus entrance and car park, landscape works around several significant new buildings,



▼ Students cross a restored wetland area which is part of the stormwater management system.

a new middle school courtyard and a stormwater management system linked with a stream that crosses the 20-hectare site.

The stormwater project arose from a resource consent condition that required development impacts on water quality to be mitigated. It was an ideal opportunity to integrate functional, environmental enhancement and educational objectives. Together with civil engineers from URS, Boffa Miskell designed two stormwater retention ponds to reduce run-off intensities and catch sediments and contaminants. The large upper pond has become a central focal point in the campus and the smaller, informal pond and wetland has provided opportunities for habitat creation and a valuable student learning resource.

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# Hayes Paddock: a state housing treasure

Boffa Miskell landscape architect Ed Phillips recognises almost any façade of a 1930s or 40s state house, having spent many hours drawing their characteristic forms.

The drawings illustrate the design guide commissioned by the Hamilton City Council to assist in managing the special heritage character of the Hayes Paddock state housing neighbourhood.

Built during the late 1930s and early 1940s, Hayes Paddock exemplifies the then first Labour Government's intention to provide quality worker housing in modern planned subdivisions. The area has been assessed as having national heritage significance by conservation architect Dave Pearson of Dave Pearson Architects Ltd, who teamed up with Boffa Miskell to prepare the guide.

"Hayes Paddock is remarkably intact, even though most of the properties are now privately owned, and is an excellent example of the garden suburb ideal that was popular at the time," says Boffa Miskell landscape architect and heritage landscape advisor, Rachel de Lambert.



▲▲ The soundly-built 1940s state houses have remained remarkably intact in their garden suburb setting.

## Promoting recognition

Controversy flared around the question of protecting the area's heritage value when, in 2002, several houses were removed for redevelopment. Home extensions, alterations and the addition of garages were also seen to be altering the neighbourhood's unified character.

In 2005, the council decided to promote recognition of Hayes Paddock as a Special Character Area in the district plan and to consider a range of regulatory and non-regulatory measures that would advocate property improvements and development consistent with the area's essential character.

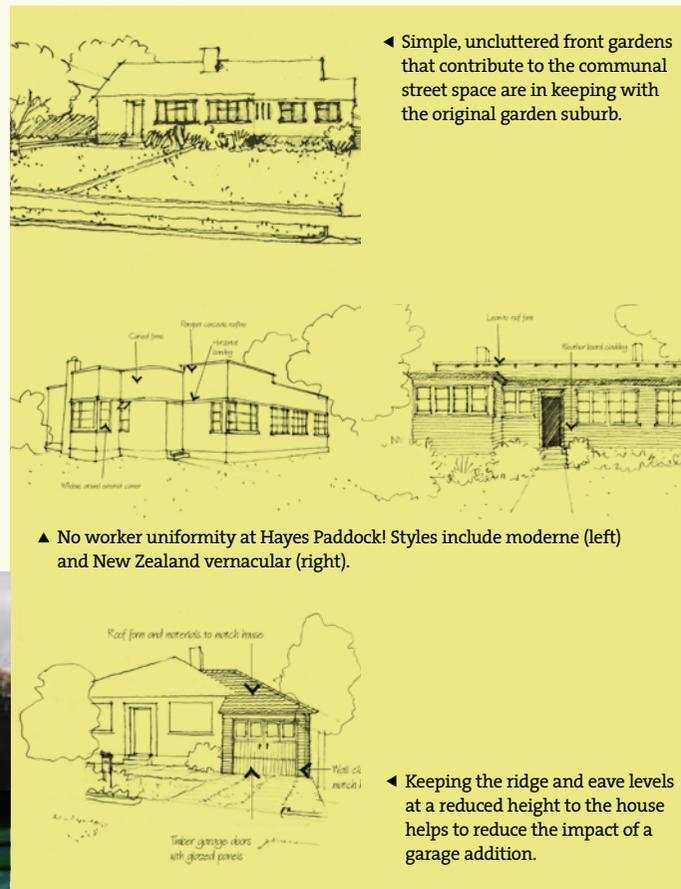
The Hayes Paddock Design Guide, which contains over 100 drawings, was one of these measures. It shows, firstly, the site layouts, varied building styles and detailing that typify the area's special character. Secondly, it illustrates how owners can

alter or extend their houses to accommodate modern lifestyle requirements whilst respecting the important characteristics of their particular property or house.

"The council brief explicitly requested a very visual and simple document that would be user-friendly for property owners," Rachel says. "So we used text sparingly and made the most of Ed's excellent illustrative skills."

The design guide was completed in April 2006 and launched at a public meeting. The council's City Development Committee has since determined to incorporate the guide into the district plan as a regulatory tool for managing the proposed special character area. The Plan variation was notified in October 2006.

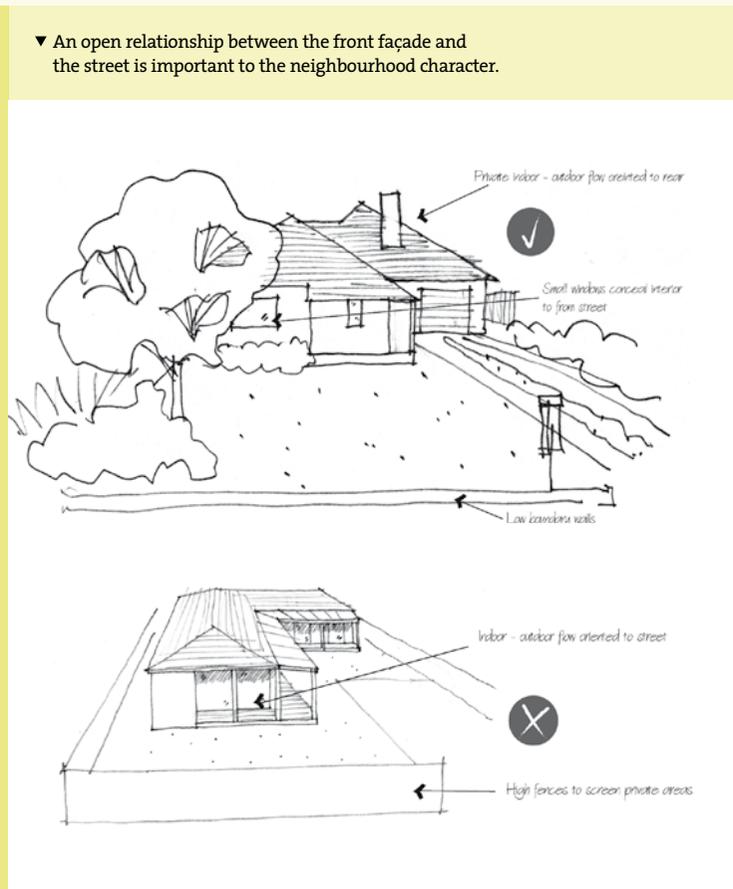
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◀ Simple, uncluttered front gardens that contribute to the communal street space are in keeping with the original garden suburb.

▲ No worker uniformity at Hayes Paddock! Styles include moderne (left) and New Zealand vernacular (right).

◀ Keeping the ridge and eave levels at a reduced height to the house helps to reduce the impact of a garage addition.



▼ An open relationship between the front façade and the street is important to the neighbourhood character.

Private indoor - outdoor flow oriented to rear



Small windows conceal interior to front street

Low eave/ridge levels

Indoor - outdoor flow oriented to street



High eaves to screen private areas

## Tauriko Business Estate

A new business park is underway at Tauriko, near Tauranga, following a successful private Plan Change application managed by Boffa Miskell for IMF New Zealand Limited.

IMF took the initiative when the Tauriko area was identified as a future growth and employment node in the 2004 Western Bay of Plenty SmartGrowth Strategy.

Boffa Miskell project manager Craig Batchelar says, “The Tauriko business estate is consistent with Smartgrowth big-picture principles including remedying a shortfall in business land and providing business opportunities that are well located for access to markets and where people live.”

IMF Westland Chief Executive, Allan McGregor, says he was impressed with Boffa Miskell’s ability to understand and address IMF’s needs as well as co-ordinating the input of other professionals and preparing a robust Plan Change proposal.

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## Conserving a national memorial

Boffa Miskell and Salmond Reed Conservation Architects, together with Endangered Gardens and the Specimen Tree Company, are preparing a conservation plan and landscape restoration plan for the Michael Joseph Savage Memorial on Auckland’s Bastion Point.

The Right Honourable Michael Joseph Savage was instrumental in establishing state housing when he was Prime Minister of New Zealand’s first Labour government. Following his death in 1940, the Government set aside land at Bastion Point for a memorial comprising a monument and gardens of remembrance. Since its opening in 1943, the Memorial has been a popular visitor destination.

The two plans have been commissioned by the Auckland City Council to guide the memorial’s future conservation and maintenance.

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Michael Joseph Savage Memorial, circa 1960s. ▶

# Village concept leads the way to Smartgrowth

Soon-to-be-built Excelsa Village in Papamoa East is a departure from conventional suburbia, according to Boffa Miskell planner Craig Batchelar.



▲ Mid-rise buildings will enclose a central square at Excelsa Village where a primary school, shops and apartments will be a hub for the village neighbourhood.

“Conventional suburban development separates out land uses but at Excelsa a range of housing, work places, open spaces and commercial/retail activities will be in close proximity within the single neighbourhood.”

The 7.8 hectare site will contain 260 mixed-type residential units, 6,000 square metres of commercial development, a town square and a local reserve. Craig says the aim is to create an environment with a strong sense of place and community that can accommodate a range of lifestyles and activities – a village in other words.

It’s an approach that Excelsa Village developer, Bluehaven Holdings, is keen to champion.

“We toured overseas looking at examples of successful urban design that created authentic neighbourhoods and we’re keen to demonstrate leadership and apply international experience in New Zealand,” says Chief Executive, Jason Macdonald.

Excelsa Village is a pilot project for implementing the Papamoa East Urban Development Strategy, which will create a new community of 12,500 people under a comprehensive urban design concept. It, in turn, is a major part of the Western Bay of Plenty Smartgrowth Strategy.

In preparing the Excelsa Village resource consent application, Craig was mindful that the proposal should not only exemplify Smartgrowth principles but have robust mechanisms for implementation.

A series of detailed design standards were specified by the design team, which comprised urban designers DPZ Pacific Design & Development, Roberts Day, Avery Team Architecture, Chibnall Swann Team Architecture and Boffa Miskell landscape architects. A development control document was devised to ensure the standards would be met.



▲ Excelsa comprises a mixed-use centre (left), mixed housing (centre and right) and a public reserve (centre) within existing development at Papamoa Beach.

Resource consent was granted in late 2006 with no appeals, an outcome that Bluehaven Holdings attributes to the way Craig presented the application.

“Craig built relationships along the way and started with a planning approach that enabled the council to have positive input,” Jason says.

The council will continue to have input through a co-operative working party, set up to monitor implementation, which Craig will facilitate.

“There’s a strong imperative to do this really well,” Craig says. “This is the pilot project for the bigger framework and will test both the consent conditions and how best to work with the council for the future.”

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▲ ► The visual simulation prepared by Boffa Miskell for the Environment Court hearing in August 2001 (left) compares well with the same view photographed in March 2007 (right). John May's house nestles into kanuka on the hill and the main difference is due to growth of the foreground willow tree that has screened a pre-existing building.

▼ The new park will provide walking opportunities with connections to Manukau Harbour.

## New park near Manukau Harbour

Boffa Miskell is assisting Watercare Services Ltd to develop a park next to the Mangere Wastewater Treatment Plant.

The 30-hectare park will add to the restored coastal foreshore land around Manukau Harbour that Watercare has made available for public use in recent years. The park will include areas of restored vegetation, grazed open space, seating and walking routes with connections to the Watercare Coastal Walkway, which Boffa Miskell earlier helped develop.

The beneficial use of biosolids from the wastewater treatment plant as a fertilizer and soil conditioner is being tested by others within trial plots set aside in the park.

Boffa Miskell has been responsible for the park landscape design, contract documentation and tendering, and is currently managing the site implementation process. Paths, boardwalks and fencing are being installed and will be followed by planting.

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## Seagrass: a new concept in housing estates

Shared open space designed by Boffa Miskell will occupy more than 75% of the recently-launched Seagrass beach house development at Otaki Beach on the Kapiti Coast.

Seagrass Developments decided to keep the 52 lot sizes small so that communal space, managed under a body corporate, could be optimised for recreational facilities and outdoor areas.

The landscape design emphasises the area's duneland character with extensive dune grass and coastal tree planting across the site. A central knoll provides views to Kapiti Island and wetland planting will enhance the Waitohu Stream that flows along the north side of the site.

Boffa Miskell is managing the staged implementation of the landscape works including recontouring, construction of walls, paths and a walkway, and planting.

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# Fitting into an outstanding landscape

Five years after gaining Environment Court consent, a new house on Roy's Peninsula at Lake Wanaka is demonstrating Boffa Miskell's predictions about its long-term visual effects.

Owner John May's original application was turned down by the Queenstown Lakes District Council in 2000 on the grounds that it would adversely affect the Wanaka landscape. He then sought ecological and landscape advice and Environment Court expert evidence from Boffa Miskell.

"There's a presumption against inappropriate development on Roy's Peninsula, which is classified as an outstanding natural feature within an outstanding natural landscape in the district plan," says Boffa Miskell landscape architect Don Miskell. "It has

to be an exceptional proposal to satisfy the very comprehensive landscape assessment criteria prescribed in the plan."

The house was carefully sited and designed by Wanaka architect Sarah Scott to preserve existing rock features and the naturally occurring kanuka and matagouri. Building form, scale, colours and materials were selected to ensure the house merged with the existing vegetation and the surrounding landscape. John May also proposed a covenant over his 80-hectare property to prevent further subdivision, of which 40 hectares would be retired from grazing and managed to restore native vegetation.

The court found Boffa Miskell's visual simulation of the modified house proposal to be "quite persuasive" and accepted that it would meet the district plan consideration of being "reasonably difficult to see from most public viewpoints." It also found that John May's intention to recreate the indigenous ecosystems "would achieve in exemplary form the purpose of the Act".

John has been diligent about implementing the consent conditions for both the house and restoration project. As well as the weed and pest control required in the consent, he has planted more than 10,000 native seedlings, which far exceed the extent of mitigation planting required.

"It's developed into a passion and I'm very proud of the outcome," John says. "I believe it's important for proposals to be comprehensive and appropriate to the place.

"The key thing here was getting thorough and realistic advice about what can be achieved – and then being fully committed to doing it."

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## Planning Institute Award

**Frank Boffa** has been awarded the New Zealand Planning Institute's Alfred O Glasse Award, which recognises outstanding services to planning by non-planners.

Frank's contribution to landscape planning and development throughout New Zealand, South East Asia and the Pacific was recognised, as well as his exemplary strategic advisory work, expert witness testimony and work as a Commissioner for territorial local authorities.

The NZPI® Awards Committee saluted his "invaluable contribution to actively promoting the need to understand and sustainably manage landscape change, especially in sensitive rural and coastal environments."

## Urban Design Training

Boffa Miskell principal, **Doug Leighton**, was a tutor in a series of introductory urban design courses held from February to April this year.

Sponsored by the New Zealand Planning Institute, the two day sessions in Auckland, Wellington and Christchurch were well received by participants, who were primarily planners, engineers, landscape architects and surveyors.

"We try to de-mystify urban design through lots of case studies and hands-on exercises," says Doug. "The people who attended were certainly enthusiastic participants."

Doug notes that there was a similar response last year to the Ministry for the Environment courses on Structure Planning, which he also co-taught. As a result, the NZPI is in the early stages of planning more advanced courses in urban design and sustainable development.

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## Ecologists aim for new certification

**Dr Judith Roper-Lindsay** is the first Boffa Miskell ecologist to become a Certified Environmental Practitioner under a new professional standard administered by CENVP, a body established by the Environment Institute of Australia and New Zealand.

"Certification is equivalent to other professions' registration procedures." Judith says. "It sets high standards of professional and ethical conduct and will give clients a good assurance of our standing."

Boffa Miskell's other senior ecologists are also applying for certification.

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## Putting it on paper

Boffa Miskell landscape architect **Rachel de Lambert** presented a paper exploring the theme of rural lifestyle development at the 2007 New Zealand Institute of Landscape Architects conference, 'The Landscape of Lifestyle', in Hawkes Bay (April 12 – 14).

Rachel questioned whether we should be 'living in the country' and explored the challenge for landscape architects to design such development to retain rural New Zealand and enhance landscape values whilst also providing for the residential choice of the 'rural lifestylers'.

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▲ Ascot Waters in north-eastern Perth has diverse housing types and 30% open space where former landfills have been rehabilitated.

## Overseas connections

### Urban Design in Perth

Boffa Miskell urban designers, landscape architects and planners – **Doug Leighton, Phil Stickney, Craig Batchelar, Bruno Gilmour** and **Tim Church** – attended an urban design study tour run by the Australian Council for New Urbanism in Perth last November.

The tour focused on twelve projects in a range of inner city and suburban locations in and around Perth, including both new developments in 'greenfield' areas and redevelopments in existing urban areas.

Tim Church says the chance to see Perth's rapid, large-scale development was valuable, with some useful lessons to be learnt. "For instance, there's been a real commitment to getting infrastructure in place early and trying to integrate higher density development with public transport. Interestingly, new development has proved very marketable where good public transport has been provided."

Other trends noted were the effectiveness of Area Development Agencies, which are given funding and planning powers by the state government to coordinate regeneration, and the quite rapid adoption of best subdivision practice following the publication of 'Liveable Neighbourhoods' guidelines.

"Nevertheless, there's still a wide gap between public expectations for flat building platforms and a more sustainable approach that leaves landforms and indigenous ecosystems more intact," Tim says.

The lessons learnt and comparisons with New Zealand situations have been incorporated into Boffa Miskell's ongoing internal training programme.

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▲ A former contaminated 'brownfield' area in eastern Perth has been successfully regenerated into a higher density, mixed use neighbourhood.



▲► Three dimensional computer modelling was used to illustrate before and after views of the proposal during consultation and resource consent hearings.

archaeological, cultural and ecological value and to revegetate retired farmland.

Boffa Miskell worked closely with project architect Pete Bossley to ensure houses will be visually integrated with the landscape through both the siting and controls on the form and design of buildings and landscape design. A design review process is specified in a long-term management plan to ensure that all buildings will comply with design requirements.

The management plan also contains detailed landscape plans and specifications for implementing and managing site revegetation, together with an ongoing pest and predator control programme.

“Long-term management and quality is a critical factor, given the quite stringent development conditions and the extent of the revegetation project,” Boffa Miskell planner, Peter Hall says. “Lot purchasers will be required to join a residents’ association which will have a legal obligation to implement the management plan.

“This is regarded as a successful example of the management plan provisions in the Far North District Plan, which seek to provide for innovative subdivision where environmental enhancement initiatives are used.”

Environmental enhancements at Omarino include reducing nutrient and sediment runoff into adjacent coastal waters through the revegetation of all the open farmland, except for the defined house sites and accessways. A wetland, which is habitat for the endangered brown teal, is also being protected and archaeological and cultural heritage sites of significance to the Rawhiti hapu have been recognised and preserved.

When consents were granted at the end of 2006, more than 400,000 native plants had already been established over several years’ planting. Construction of access ways and other site works are now largely complete.

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# Restorative approach to residential subdivision

More than 80% of a 140-hectare coastal site in the Bay of Islands is being restored to native forest as part of the innovative Omarino residential subdivision – previously known as Bentzen Farm.

Owner Bentzen Farm Limited bought the former farm property in 2003 with the intention of developing the land in a way that would enhance the environment while also providing an economic return.

“This land should never have been farmed, and the company wanted a coherent plan for a low-impact subdivision that

would set high standards of quality and stewardship, for the future” says Omarino project manager James Downey.

Boffa Miskell prepared a comprehensive proposal for the site, bringing together a team of its own planners, landscape architects and ecologists as well as consultant architects, surveyors, archaeologists and engineers, and managed the successful resource consent application process.

The 18-lot subdivision includes a single communal lot with shared infrastructure and facilities, and the 17 individually-owned lots are subject to detailed site development and management conditions.

Within each lot, a building site and surrounding curtilage area have been specified for future owners’ exclusive use. The balance of each lot will be covenanted as a condition of sale and managed collectively to protect areas of



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