



VICTORIA UNIVERSITY OF WELLINGTON LANDSCAPE MANAGEMENT PLAN

Wellington, New Zealand

Review: 25th June 2021

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OVERVIEW

The purpose of the Victoria University of Wellington (VUW) Landscape Management Plan (LMP) is to provide framework that ensures continuity in planning, design, development and maintenance of exterior spaces at all VUW campuses. The framework needs to align with the physical reality of the urban sites, maintenance requirements, budgetary constraints and form part of the integral Project Management Framework.

Unlike the buildings, the campus landscapes are accessible and used by the entire campus community as well as the general public; in alignment with providing a holistic learning, teaching and student experience the grounds should be maintained to the highest visual standards.

Property Services recognise that the grounds, though minimal, have the potential to unify the varying architecture styles and ages of the buildings. Iconic areas such as the Hunter lawn, Old Government Building and the Tim Beaglehole courtyard serve as a quality benchmark for the landscape of the campus and future landscape projects.

As a highly developed urban campus large open spaces are limited, so smaller more intimate spaces are to be maximised for use and highlight the views in Wellington. Green leafy campuses have been shown to promote student recruitment and retention along with well-being and productivity, therefore all reasonable opportunities to provide comfortable and functional green space should be taken.

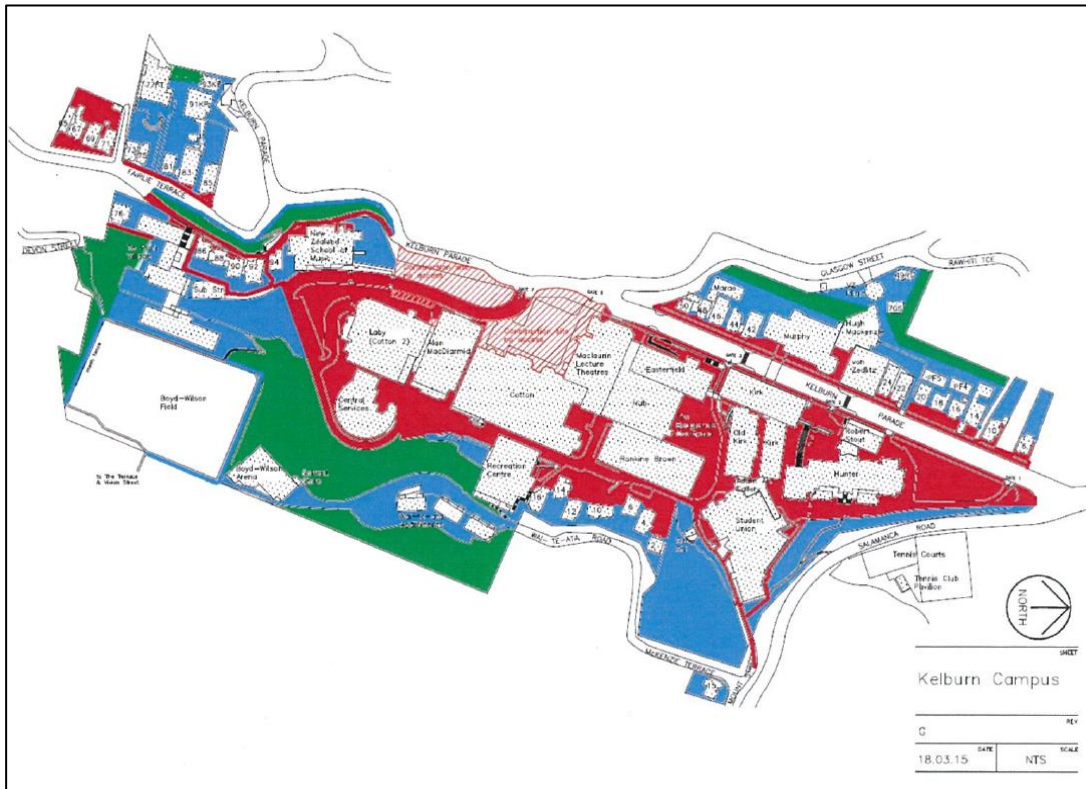
The LMP will strive to establish synergy between the land use, site development and landscape enhancements while contributing to the successful reputation of the university by establishing a distinctive campus landscape character that acknowledges the university's heritage and dynamic future.

Site Definitions

Victoria University is comprised of three main campuses and several offsite locations:

- Kelburn Campus (map below)
 - *Premier Locations* – Core of the Campus
 Corner Salamanca Road and Kelburn Parade including both sides of Kelburn Parade up to driveway and carpark south side of Laby, Cotton and Central Services Building.
 As this is the core of the largest campus, the standards in these areas will reflect its importance, location and the volume of people through on a daily basis.
 - *General Regions*
 Rear of houses Kelburn Parade (6-50 including Von Zedlitz, Murphy, Hugh Mackenzie and Te Herenga Waka Marae); Waiteata Road houses (2-16); Music and Fairlie Terrace houses, Te Puni Village and Kelburn Parade houses.
 - *Outer Areas* – large banks and open spaces
 Below Glasgow Street running behind on Kelburn Parade; above Salamanca Road; Cemetery; between Fairlie Terrace – Kelburn Parade houses & School of Music; above Boyd Wilson field running through to Recreation Centre; below Waiteata apartments.
- Pipitea Campus
 - *Premier Locations*
 Old Government Building and Rutherford House

- Te Aro Campus
- Offsite Locations
 - Coastal Ecology Lab



STANDARDS

Victoria strives for its campus community and stakeholders to have sufficient access to appealing and comfortable green areas. The promotion and creation of healthy, sustainable and natural space is highly desirable and we can achieve this through the implementation of the following standards.

Biodiversity

Campus biodiversity is recognized as a marketing draw card by many universities around the world and can increase leafy campus environments to encourage students and academics to choose a particular University over another.

In following the VUW Environmental Policy;

To actively seek to enhance biodiversity of natural areas and investigate opportunities to introduce natural areas into the built environment,

VUW endeavors to align itself with the Wellington City Council biodiversity action plan and focus on the following main elements:

- Protect threatened or locally significant species of flora and fauna

- Control pest animals and pest plant species to sufficient levels and eradicate them if possible
- Increase the number and population size of indigenous species and their habitats where possible
- Utilise natural regeneration particularly on steep sites where planting may be hazardous
- Choose plants to increase potential Pollination – healthy ecosystems and a diverse range of pollinators will pollinate many plants, including edibles and ornamentals. This could include introducing Bee hives into the University grounds
- Increase soil health by minimising harmful chemical usage and utilising mulch where possible to ensure micro-organisms thrive in the soil. A thriving underground ecosystem means healthier plants and less chemical control required for pest and diseases.
- Limit the use of pesticides and avoid preventative spraying - A biodiverse garden can have fewer problems with pests as it is welcoming to beneficial birds and insects that keep pest insects under control. Only use chemical pesticides when they are necessary in small localized areas and at times when beneficial insects are not present or active. Also select pesticide that is least harmful to beneficial insects.



Rare and threatened tree species are to be identified with signage (where possible), monitored regularly for health and acknowledged in considerations of campus development.

Signage example for Rare Tree

Signage and lighting

As an urban campus we have limited leafy green areas to develop so existing areas should be promoted to the university community to enjoy and access. In the thesis study by Frances Mary Jean Forsyth, 'Biodiversity Planning for Victoria University of Wellington's Kelburn Campus', a survey of students and staff revealed there was a lack of knowledge of where external green spaces were available, there is a considered shortage of external seating areas and the community also considers external locations as some of their favourite green areas; such as the Botanical Gardens and the Mount Street Cemetery.

Based on this research the LMP aims to create and maximise a cohesive wayfinding path and signage plan for external areas, along with clear security guidelines. The implementing techniques include:

- Signage directing to green areas with seating, including the naming of external green areas for more definition.
- Maintain and strengthen existing pedestrian external corridors with lighting and seating elements
- Maps of green areas, sculptures and memorial plaques of interest
- Maximise seating areas and a variety of resting or meeting places
- Include signage promoting external green areas such as the botanical gardens and Mount Street Cemetery
- Ensure we have efficient external lighting, clear pathways and remove all potential hiding places for security measures.
- Adequate CCTV camera coverage around these green spaces and the contract provider is to ensure views from CCTV cameras are obstacle-free and good site-lines are maintained along footpaths and other access routes.

Standard External Fixtures

The use of consistent external fixtures in non-development areas can assist in injecting pockets of comfortable and intimate usable areas in minimal available space. The furniture including seating and planters are to be of simple and modern designs which can be adapted across the campus and moved when new developments are implemented.

The fixtures are chosen to maintain consistency across the campuses and to blend with the existing structures and materials but allow flexibility in creating comfortable outdoor areas. The External Furniture List (Appendix 1.2) is a living document which will be reviewed annually.

Prestigious Areas

The main campus prestigious green areas are the benchmark for all new development and require thorough planning and maintenance as they are either the main enjoyable green space for students and staff or part of historic or ceremonial significance.

The prestigious areas are as follows:

- Hunter Building Lawn and surrounding gardens
- Hunter and Robert Stout Courtyard
- Te Herenga Waka Marae
- Tim Beaglehole Courtyard
- Kelburn Parade front and Living Wall
- Te Toki a Rata Courtyard

Regular reviews should be undertaken by the grounds maintenance service provider together with a VUW contract representative assessing the appeal of these areas and establish possible remediation work and/or explore development opportunities to keep these areas modern and appealing whilst maintaining respect for their significance as the main visible green spaces of the university.

Statues, sculptures and memorial plaques (Appendix 1.1) on campus should be maintained with careful consideration on a regular basis. These should be kept clear at all times for ease of visibility and should be complemented not overpowered by the surrounding landscape.

Maintenance

The grounds maintenance is completed by our grounds service provider as specified within the contract. All grounds and gardens are to be maintained at a high standard and to achieve a service level where all grounds and gardens are in a condition appropriate to their locations and function in a clean, tidy, healthy, weed and pest free condition at all times.

However, the VUW Contract representative in conjunction with the contract provider is required to program reviews of maintenance as follows:

- Prestigious area and memorial plaque review
- Internal plant review
- Annual review of vegetation growth around houses/buildings
- Annual review of large tree's on campus
- Constant review and upkeep of external bins, benches and lighting for maintenance

New Campus Developments

As a constant growing university new developments are imminent to keep up with faculty and student growth demands. As the grounds play a key part in connecting the large range of buildings, effective limits of work with all new building projects should be established to include site and landscape work that complements the building and improves exterior spaces. This should be a key part in development and fully considered in conjunction with the service provider.

As representative of the grounds and responsible for upkeep of the current style and its requirements the contract providers are to be consulted on all new ground works under development so they can impart knowledge on what will work with the surroundings, realistic planting options for the conditions and upkeep concerns.

This is to maintain a consistent overview and eliminate costly changes to landscape design after completion.

Maintenance Plan

A maintenance plan of grounds developments is to be managed by the VUW contract representative, this will be a living document reviewed annually to reflect current objectives, regular maintenance and critical works. This document should include any major developments planned for the years ahead as well as regular annual or three yearly maintenance.

This will be reviewed annually with the service provider in conjunction with their annual planned maintenance to make sure they align.

PLANTING SCOPE

Robust principals around the design and detailing of the various landscape units within the campus should be developed to ensure that:

- Planted gardens have a high degree of visual amenity.
- Ecological resilience is woven into the site.
- There is a high level of plant biodiversity over the campus.
- Areas, artefacts or plant material requiring restoration, renovation, redevelopment, or replacement are identified and treated appropriately.
- Maintenance is consistent, appropriate, affordable and to a uniformly high and sustainable standard.

Plant Mix

To support our indigenous fauna, yet allow for diversity and elements of interest the following indigenous cover is used across the campus areas:

- Tree and shrub species through the Premier Locations area shall be 70% indigenous.
- Tree and shrub species through the Outer areas shall be 95% indigenous.
- Tree and shrub species through the General areas shall be 80% indigenous.



Phormium



Arthropodium

Core plant species should be replicated throughout the campus to ensure that the campus feels like one big garden rather than a number of smaller areas. This should not be at the detriment of diversity of plant material, however 5-7 core species as base plants is recommended;

- Arthropodium sp.
- Pratia sp.
- Asplenium bulbiferum (Hen and Chicken fern or its cultivars)
- Sophora sp.
- Lavendula sp.
- Phormium sp.
- Coprosma sp.



Pratia



Coprosma



Sophora



Lavendula



Asplenium bulbiferum

Other considerations to be taken into account when choosing suitable plant material;

Weather conditions Areas such as Kelburn Parade can be prone to extreme winds, there are only a very small amount of areas within the campus that are sheltered from the wind. Plants need to be chosen with this in mind
Large parts of the campus do not have irrigation and can become very dry through the summer months

Soil Conditions Premier Areas are generally a clay loam soil, added humus material may be required in some cases
General and Outer area are a mixture of clay loam and bedrock, added humus material will more than likely be required

Human Movement A large amount of people visit the University each day, this needs to be taken into account when choosing plants, especially in the main public areas. Limiting the use of plants that have high pollen counts in these areas is recommended to ensure the campus experience is enjoyed. Hardy plants should be used on areas where there is potential for foot traffic to enter the garden for various reasons (functions, tight pathways etc.)

Mulching Mulch should be applied to all garden areas after planting. A variety of mulches can be used, with the following recommended

Premier Areas – compost, fine to medium Bark chip,





General Areas – bark chip, aged tree mulch, stones

Outer regions – aged tree mulch

While wind can create issues with the retention of mulches, natural mulches that can breakdown over time are preferred over stone or gravel mulches for aesthetic reasons. In areas that do get extreme winds stone or gravel mulch is allowed, but in a limited capacity.

APPENDIX

1.1 External Memorials

Memorials on Campus Grounds		
Hunter Courtyard, under tree	<p>Celebrating the life of John R. McCreary</p> <p>Professor of Social Work 1971-1982</p> <p>Lest auld acquaintance be forgot.</p>	
On Kelburn Parade, between Gate 1 and the Hunter Courtyard	<p>A seat for everyone and no one.</p> <p>EM Kingston</p>	
Beside the path between the Student Union Building and the Mount Street Cemetery	<p>In Loving Memory of Anne Butler, S.B.S. Technician, 1900-1991</p>	
In the garden outside the Von Zedlitz Building	<p>This garden was given in memory of Audrey B. O'Brien B.Sc.</p> <p>1927-1981</p> <p>By her family</p>	
Under a tree on steps leading up to the Quad from the Old Kirk Building	<p>In memory of Jan Pinborg, 1937-1982</p> <p>Professor of Classical Philology at the University of Copenhagen</p> <p>This tree was planted by his friends at Victoria University</p>	
Two seats, on path to Waiteata Road houses	<p>Presented by Mrs A Danilow in memory of her husband Dr Nicholas Danilow who pioneered the teaching of Russian at Victoria University of Wellington from 1942-1967</p>	

<p>Seating behind 12 Waiteata Road</p>	<p>For my Dad</p> <p>Ron Thwaite</p> <p>Head Carpenter & Locksmith here at Vic for 32 yrs</p> <p>1963 – 1995</p> <p>“Died on the job”</p> <p>4 October 1995</p>	
<p>In courtyard between MacLaurin Building and Rankine Brown Building</p>	<p>In memory of Jim Ansell</p> <p>Professor of Geophysics</p> <p>d. 28 July 1993</p>	
<p>Half-way down steps to Devon Street</p>	<p>This Kowhai Tree commemorates the founding of the Speech Communication Association (NZ) Inc following a meeting held on this campus in October 1952.</p> <p>Presented by The New Zealand Speech Board November 1992.</p>	
<p>Cotton Courtyard, below memorial tree</p>	<p>Planted in memory of Alf Harris</p> <p>1920 - 1982</p>	
<p>Garden bed outside Rankine Brown</p>	<p>This University Sucks</p>	

<p>Outside Campus Security Office</p>	<p>Brian Croton</p> <p>BC 53</p> <p>18 years dedicated service</p> <p>May the fish always bite</p> <p>May your horse come in</p> <p>May the beer always be cold</p>	
<p>Affixed to boulder in the garden at the southeast entrance of the building</p>	<p>Rutherford House</p> <p>So named to commemorate New Zealand's most famous scientist Baron Rutherford of Nelson, O.M., F.R.S, (1871 – 1937) whose research laid the foundations of modern nuclear physics.</p> <p>Rutherford House, headquarters of the New Zealand Electricity Department, was officially opened by –</p> <p>The Rt. Hon. Norman Kirk, Prime Minister of New Zealand, on 26 November, 1973</p>	

1.2 External Furniture – Non Development

Supplier	Product	Price excluding GST	Material	Dimension	Image
A.E. Tilley	Plaza Platform	\$2100	NZ grown hardwood in a natural finish. Laser cut mild steel frame.	2000 x 831mm	
A.E. Tilley	S96W		Hardwood in unfinished timber or micro porous wood stain. (Same colour as Plaza to be used)	1800/2400 x 565mm	
A.E. Tilley	Aotea Bench	\$1039	Powder coated aluminium	2000 x 400mm	
A.E. Tilley	Aotea Table	\$2027	Powder coated aluminium		

Thonet	Bistro Outdoor Café Chair		Lacquered and galvanised steel in 24 colours.		
Thonet	Bistro Square Folding Outdoor Table		Lacquered steel	710 x 710 x 740h mm	
Thonet	Bistro Round Folding Outdoor Table		Lacquered steel	600d x 740h	
Metal Art	Civic Bollards		Powder coated	800/1100 mm h	

Metal Art	Civic Bin		Powder coated. Surface, ground or wall mounting	475d x 740h mm	
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