

# 8. Ilam Gardens management strategy



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## 8.1 Introduction and purpose

The Ilam Gardens Management Strategy aligns with the Campus Master Plan and the Landscape Master Plan. It acknowledges the unique character of Ilam Gardens within the wider Campus landscape context and provides recommendations for future activity on the site. It is not intended to be a Conservation Plan or Heritage Management Plan, which is a separate piece of work that the Landscape Master Plan recommends be undertaken.

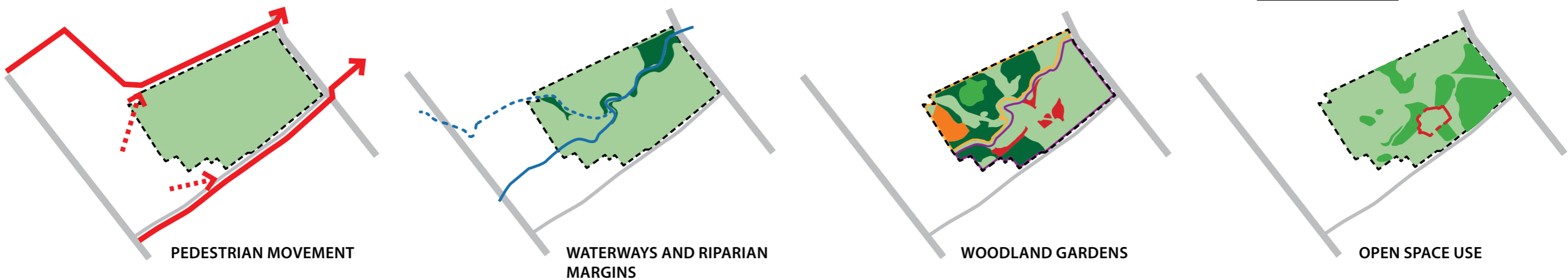
### 8.1.1 Audience

The Management Strategy provides guidance and tools for addressing operational pressures on Ilam Gardens, recognising matters of immediate concern such as:

- Wear and tear from pedestrian commuter routes and some informal routes that result in damage
- Current and appropriate future events for students, staff and public
- The location and design parameters for a new memorial site
- The condition and safety of the boundary interface with Ilam Fields

The Strategy provides recommendations to operational staff tasked with managing and maintaining Ilam Gardens and programming and booking events. The Strategy also informs future funding priorities for University of Canterbury and the Ilam Gardens Trust, and design considerations for scoping future project briefs.

#### MANAGEMENT STRATEGY LAYERS



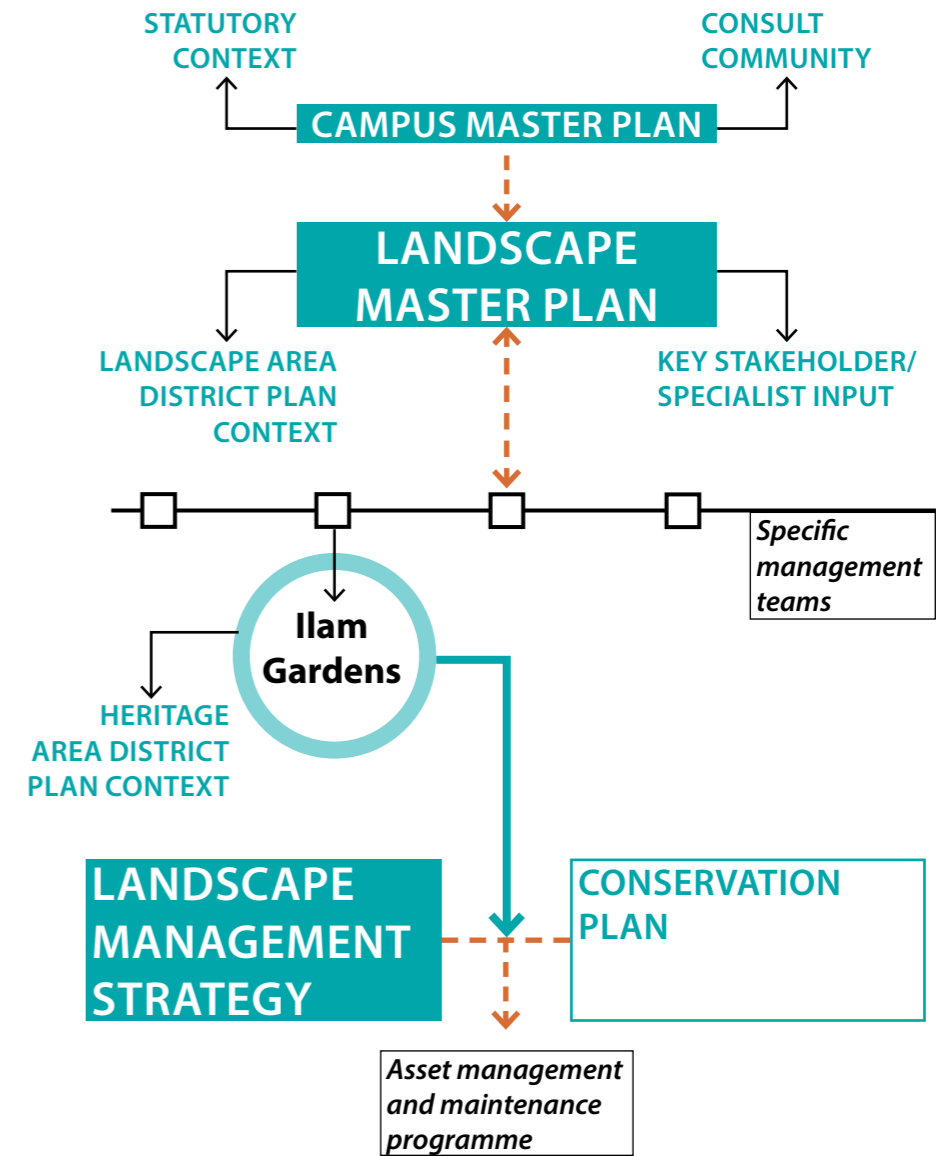
### 8.1.2 Structure

The Strategy provides an overall management framework for Ilam Gardens, while a Conservation Plan / Heritage Management Plan would provide an assessment of surviving heritage fabric and its significance, and proposals for long term management of these items. Both documents will inform and assist with future consenting requirements.

The Management Strategy divides landscape character, use and activities into 4 layers (as illustrated below):

- Pedestrian movement
- Waterways and riparian margins
- Woodland gardens
- Open space use (including memorial site options and recommendations)

The Strategy scopes particular issues, opportunities and design and management considerations to be advanced, and sets these out in a matrix accompanying each layer. Recommendations are then made to inform future detailed proposals (or business cases), and asset and event management and maintenance programmes. For example, the Management Strategy informs the brief for a memorial design process, and establishes the need for a Conservation Plan/ Heritage Management Plan.



## 8.2 Overarching objectives

Ilam Gardens is privately owned by the University of Canterbury, and serves both the University and wider community. It is a garden of historical significance, and the University is committed to the following values in its custodianship of Ilam Gardens:

- Conservation and celebration of Ilam Gardens and its significance in the history of the University and for Christchurch.
- Recognition of the globally significant role of Edgar Stead in the propagation and donation of rhododendron and azalea collections to other historically significant gardens in Christchurch and beyond, and to document and protect the surviving elements of his own garden at Ilam.
- To continue the University's association with Roland Stead and the Trust fund that has been set up to continue the improvement programme.
- Provision for the University community and visitors to enjoy the garden setting as a safe, peaceful retreat that supports the health and wellbeing of staff and students.
- To manage operational pressures and protect the gardens from undesirable or inappropriate use, including unnecessary wear and tear and activities that may compromise its role as a peaceful retreat.
- To create opportunities to sustain-ably manage and finance Ilam Homestead, and retain flexibility for compatible future uses.

The Roland Stead Ilam Gardens Fund is an endowment from Roland Stead for supporting the enhancement and improvement of the Ilam Gardens. The fund sits within the UC Foundation and an Advisory Board meets twice a year to decide on disbursement of the interest. Projects funded have included azalea and rhododendron purchases, spring bulbs and considerable tree work. The funding is not intended to displace the maintenance budget but to supplement and enhance the gardens.

**KEY**

- ILAM HOMESTEAD
- EXISTING STUDENT ACCOMMODATION
- WOODLAND GARDEN AREA
- ILAM HOMESTEAD SETTING
- HERITAGE ITEM BOUNDARY (REFER TO HERITAGE AERIAL MAPS IN APPENDICES)

Note: refer to appendices for University of Canterbury maps of significant trees



## 8.3 Context

### 8.2.1 Planning framework

Ilam Gardens and the Former Ilam Homestead are both identified as Highly Significant (Group 1) heritage items in the Proposed Christchurch Replacement District Plan, *Appendix 9.3.7.2 Schedules of Significant Historic Heritage*

Name	Item #	Setting #	Group
Former dwelling and setting, Ilam	301	620	1
Former Ilam Gardens	302	-	1

The relevant activity status and rules that apply are contained within *Chapter 9 Natural and Cultural Heritage* and relevant sections 9.3.5 *Rules - Matters of control* and 9.3.6 *Rules - Matters of discretion* of the Proposed Christchurch Replacement District Plan, including 9.3.7 *Appendices*.

#### Consent Triggers

- Ilam Gardens are listed in their own right, and any activity that would be construed as an alteration of heritage fabric would trigger a consent process – as a restricted discretionary activity.
- It is possible to gain certification for non-heritage fabric that may be modified. Temporary activities meeting certain rules (e.g. limited duration etc) may be permitted, and reconstruction/ restoration of heritage fabric meeting set requirements is likely to be a controlled activity.

#### Status

- All changes to the adjusted Ilam Gardens heritage protection area, elevated status to Group 1 and the associated rules have been completed and will be carried through to the Operative District Plan in due course.
- There are limited differences between Group 1 and 2 status items. At present Okeover lawn is a setting for the heritage item (building) rather than an item in its own right. There is potential for this to be addressed in future.

Right: Heritage Items and Settings Map from the Proposed Christchurch Replacement District Plan, *Chapter 9.3 Historic Heritage, Appendix 9.3.7.7 The Heritage Aerial Maps*.

Maps also included in appendices.



#### Requirement

Reference to a Conservation Plan 'requirement' is outlined as follows:

*The extent to which the works are in accordance with the principles in Policy 9.3.2.4(b), and whether the proposal:*

1. *is supported by a conservation plan or expert heritage report; and*
2. *the extent to which it is consistent with the Statement of Significance and Conservation Plan and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural (Heritage Value (ICOMOS New Zealand Charter 2010).*

- A Conservation Plan is not mandatory but Council will give regard to one if it exists.
- It is more efficient and consistent to have a Conservation Plan to support all future consents (rather than commissioning individual heritage reports to support each consent application).
- A Conservation Plan is a very useful tool for identification and ongoing management of a heritage item.
- If the subject of the consent application is ongoing/ long term heritage work, then a Conservation Plan would be a useful management tool that could guide proposed works and support any necessary consents.

#### Format

- A Conservation Plan can be a flexible document – its layout and content is not set in stone and it can be tailored to the needs of the heritage item. But should be consistent with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (2010). (The Charter, a set of guidelines on cultural heritage conservation, produced by ICOMOS New Zealand, is widely used in the New Zealand heritage sector and forms a recognised

benchmark for conservation standards and practice).

- For Ilam Gardens this could be a Conservation Report, or **Heritage Management Plan** that would constitute the equivalent of a Conservation Plan, as long as the document provides information on the heritage significance of the landscape as a whole as well as its constituent parts- both as a collection and in terms of itemised 'fabric', along with proposals around long term management (called policies in a CP).
- The document should be user friendly and a useful guide to UC for day to day management and maintenance.

#### Ongoing consents

- A Heritage Management Plan would provide more detailed guidance on management and maintenance and would help define permitted and controlled activities for all of the landscape fabric, i.e. what is required to retain heritage condition, and for ongoing maintenance.
- This could potentially be used to seek a long term/ rolling consent for landscape reconstruction/restoration, as long as it could be demonstrated that maintenance is not having adverse effects on the components that contribute to the heritage fabric. This would potentially provide more flexibility for a 'working garden', and create parameters for maintenance vs fundamental changes to layout, trees and collections.
- This would also potentially allow for management of a 'visually permeable buffer' along the edge of Ilam fields to address safety and integration issues.

## 8.3.1 Historic overview

### Timeline

*For a complete timeline of Ilam Homestead and Gardens, refer to the University of Canterbury booklet in the appendices.*

#### 1850s-1866: The Watts-Russell Period

1850: John Charles Watts-Russell buys a 500-acre lot at Riccarton and names it 'Ilam' after his birthplace. Two cottages are transported to the site to make the first Ilam Homestead.

1856: The second homestead - an English style mansion with 10 acres of pleasure grounds. A garden and paths are developed, and much of its layout remains today.

1866: The Homestead is sold.

1910: The second homestead destroyed by fire.

#### 1917-1950: The Edgar Stead Period

1910s: The present homestead is built at some time between 1914 and 1918.

1914: Edgar Stead buys the property at Ilam. He devotes his life to growing and hybridising rhododendrons and azaleas.

1925: Stead is given a collection of rhododendrons on a trip to England, which forms the basis of his breeding program. Stead imports seeds from a large range of species and develops many of his own hybrids.

1950: the Homestead and Garden are acquired by Canterbury College, now the University of Canterbury. Today the lawns and garden are maintained by the University Grounds Team.

#### Historic images of Ilam Homestead

Top and middle: The second Ilam Homestead, an English-style mansion in the 1880s, in the gardens laid out by John Charles Watts-Russell.

Bottom row: Ilam Gardens in the 1920s, during the Edgar Stead Period, showing the early rhododendron and azalea collection, native planting on the stream edges, and some of the six Japanese style bridges that remain today.



#### 1950-1954: The Hulme Period

Dr Henry Rainsford Hulme, Rector of Canterbury University College, was in residence at the time of the Parker-Hulme scandal.

#### 1950 - Present

Transition from a private residence to venue for university and private events. Garden managed as part of university-wide management and maintenance programme with specialist staff assigned as management and support for restoration through the Roland Stead trust fund.

#### Earthquake and restoration

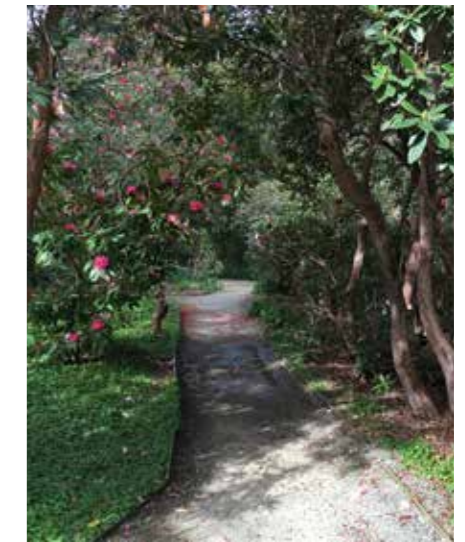
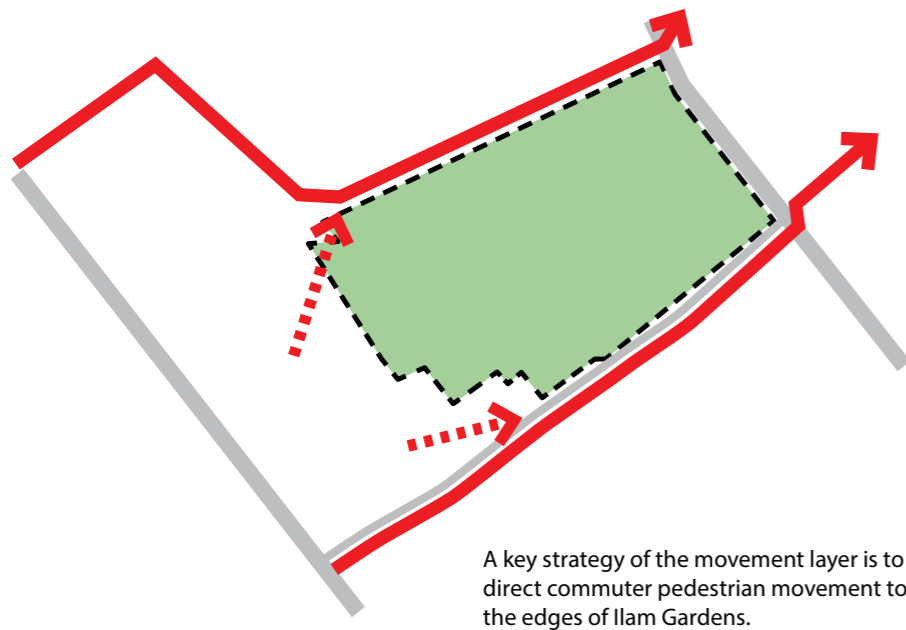
The homestead sustained considerable damage during the Canterbury Earthquakes. The University of Canterbury elected to strengthen the homestead to 100% of the new building standard. Strengthening and extensive retrofitting was completed in 2013.



## 8.4 Management layers

### 8.4.1 Pedestrian movement

The intent of the movement layer is to connect Ilam Gardens with the wider campus movement strategy, and provide strategies to minimise the damage caused by informal pedestrian commuter routes. With increasing foot traffic between student accommodation and Ilam Campus, desire lines across lawn areas and along boundaries become more prominent. A balance between heritage protection, safety and universal access priorities is considered.

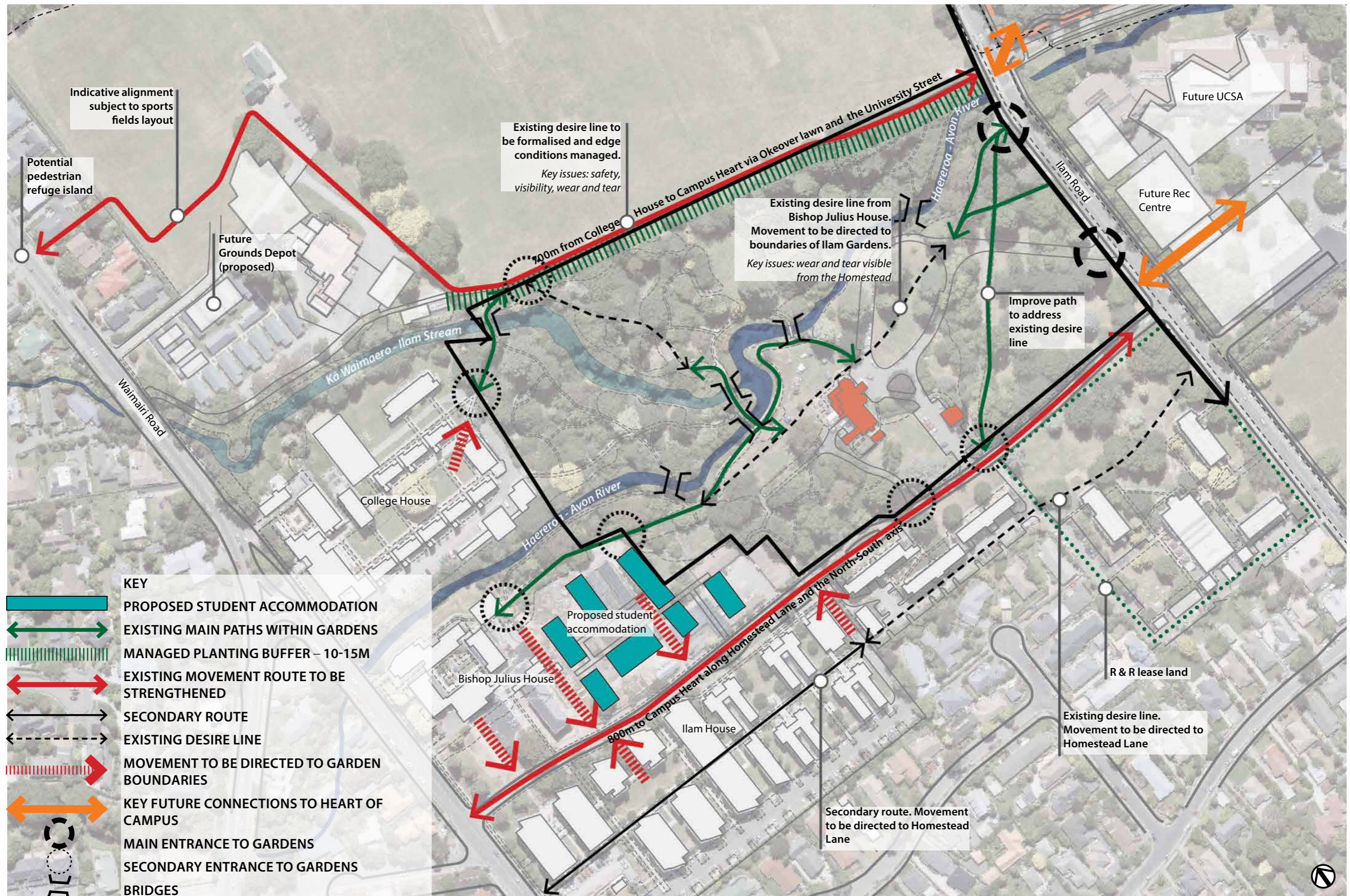


Top row: Homestead Lane and secondary route through Ilam House student accommodation

Middle row: Character of existing paths in Ilam Gardens

Bottom row: Existing desire lines around and through Ilam Gardens will become more prominent as numbers in student accommodation increase.

# Pedestrian movement



# Pedestrian movement

## Issues, opportunities, considerations and recommendations matrix

	Analysis and observation		Management Strategy	
	Issues	Opportunities	Design and management considerations	Recommendations
<b>Pedestrian desire lines</b>	<p>Direct pedestrian commuter routes between Ilam campus and student accommodation have resulted in 'desire line' wear and tear from foot traffic within Ilam Gardens, mainly from Bishop Julius House.</p> <p>Student accommodation infill will increase the number of students tracking through Ilam Gardens, typically across lawns rather than utilising existing paths.</p> <p>The Uni-cycle shared path is too great a distance from Ilam Gardens to provide an alternate safe route to Ilam Campus.</p>	<p>Completion of the Wellness Precinct (UCSA and Recreation Centre), will help direct pedestrian entry to the campus heart via the southern-most Ilam Road entry and north-south axis. This aligns approximately with the Homestead Lane route.</p> <p>Formalising strong desire lines not altered by future proposals in the Campus Masterplan will improve pedestrian safety and convenience.</p>	<p>Convenience, safety and walking distance to 'pedestrian arterials' determines whether students will be deterred from shortcuts through the Gardens.</p> <p>Resulting cost and management implications for areas of campus outside the boundary of Ilam Gardens (e.g. Homestead Lane).</p> <p>Any alteration to the Ilam Gardens path network that is part of the heritage fabric within the heritage protection boundary will require consent as a limited discretionary activity. Similarly the introduction of any new paths will be subject to discretionary consent.</p>	<p>Direct pedestrian traffic to the periphery of the Ilam Gardens heritage protection area, by providing convenient, safe alternative routes with direct access to the campus heart (subject to recommendations proposed below for Ilam Fields and Homestead Lane)</p>
<b>Ilam Fields interface</b>	<p>The boundary between Ilam Fields and Ilam Gardens is a strong pedestrian desire line, regularly used by students during the day and showing considerable wear and tear, mainly from College House.</p> <p>The vegetated boundary of Ilam Gardens is typically dense with mid-height shrubs preventing views into the Gardens, and is not very safe for pedestrians.</p> <p>Sports field lighting along this boundary is on until 11pm when the fields are in use, providing only partial lighting and increased safety issues at night.</p> <p>The only existing safe crossing for Waimairi Road is the signalised crossing aligned with the uni-cycle route. Other informal routes connecting desire lines between Dovedale and Ilam Campuses have potential traffic safety issues.</p>	<p>In places along the boundary interface, there is a precedent of vegetation management with mid-height shrubbery removed. There are open sight lines in between the trees canopy and ground cover planting.</p> <p>For example, In the case of The Glen or Redwood Lawn, there is an open edge between the fields and the Gardens with glimpses of Ilam Homestead.</p> <p>In future the proposed relocation of the UC Grounds Depot will mean that a shared service route would be desirable along this edge for maintenance access.</p>	<p>The vegetation along this boundary sits within the heritage protection area for Ilam Gardens, and vegetation clearance may be subject to a restricted discretionary consent process, unless it could be proven (by way of certification) that this is non-heritage fabric. A Conservation Plan or Heritage Management Plan could assist with a long term consent for ongoing vegetation management along the boundary.</p> <p>The enclosure of the gardens as a peaceful retreat would need to be managed and maintained. This could be done by creating a transitional buffer with graduated vertical layering of planting from low to mid-height moving from the edge of the fields and into the Gardens.</p> <p>An informal edge is desirable, as opposed to rigidly linear planting along the boundary. This can be achieved through moments of openness (lawn) connected to the fields.</p> <p>Pedestrian separation from the vegetated edge is desirable, with potential to move outside the heritage boundary. This may be constrained by the sports field layout.</p>	<p>Implement a concrete path along the boundary interface between Ilam Fields and Ilam Gardens, with sufficient width (min. 3m) to accommodate shared use and small maintenance vehicles, and sufficient separation from the vegetated edge (min same width as the path).</p> <p>Design and review as part of sports field layout and consultation project.</p> <p>Extend and connect existing garden paths (currently exiting onto Ilam Fields) to the shared path.</p> <p>Continue the shared path to a visible and safe destination point (refer to campus- wide spatial typology plans in the LMP), and connect with the Uni-Cycle route to cross at Waimairi Road controlled intersection.</p> <p>Investigate lighting options for night use - either fully lit or not lit at all to discourage night time use.</p> <p>Establish a managed vegetation buffer of min. 10m width, and determine significance of heritage fabric and consenting options (via Conservation Plan).</p>
<b>Homestead Lane</b>	<p>Homestead Lane is effectively a rear service lane for student accommodation, with an internalised pedestrian only route through the core.</p> <p>Homestead Lane is dangerous for pedestrians with narrow or no paths, and limited slow speed interventions for cars. It is also the current orbiter bus route.</p> <p>The internalised pedestrian route is interrupted by building overhangs and protruding stairwells, passes through R &amp; R lease land and does not extend to Ilam Road.</p>	<p>The Transport Strategy recommends that the current Orbiter bus route is moved from Homestead Lane to Rountree Street.</p> <p>Homestead Lane is currently used as a pedestrian commuter route, and is the most logical route to redirect commuter foot traffic out of the Gardens and into the campus heart.</p> <p>A secondary route is the internalised pedestrian path through student accommodation which could be extended to intersect with Ilam Road.</p>	<p>Design interventions to slow traffic and prioritise pedestrian movement could include raised tables and shared surface treatments. A tactical urbanism approach may be taken with temporary, low cost interventions to test suitable permanent solutions.</p> <p>The internalised student accommodation path could be extended, but would need to connect to the formalised Ilam Road crossing opposite the new Wellness Precinct entrance (north-south axis). A temporary, low cost path (permeable surface) could be installed to test usage. Any works should consider the R&amp;R lease cost agreement.</p>	<p>Further investigate design options for both Homestead Lane traffic calming and extension of the internalised pedestrian route, taking into account the likelihood of moving the orbiter route, and resolving parking and servicing requirements for student accommodation.</p> <p>The preferred option is a pedestrianised upgrade of Homestead Lane, however both options should be costed and compared, and the proposal discussed with ECAN.</p> <p>Temporary solutions are recommended in the interim to test usage, e.g. trialling shared space without buses (as a single-lane, one-way street shared with pedestrians).</p>
<b>Accessibility</b>	<p>Most paths within the Gardens require assisted access, have steep slopes or steps to short span bridges.</p> <p>Loose path material is generally inhospitable for wheels, which helps to deter cyclists but also deters wheelchairs and assisted users.</p>	<p>The two halves of Ilam Gardens separated by the Haereroa-Avon River have potential for full accessible routes from Ilam Road; the homestead setting via the existing entrance, and the woodland garden via the Ilam Fields boundary (if a new path were created).</p> <p>An accessible route could be created beyond the homestead curtilage by replacing or building a new bridge with increased span and height. This would be preferable to earthworks.</p>	<p>One of the principles in the LMP relating to the theme of Shared Space Movement is 'Arrival, welcoming and a safe journey with dignity for everyone'.</p> <p>The opportunity for at least one fully accessible route across the waterways should be further investigated- preferably to the Dell. This would most likely require restricted discretionary consent for altering heritage fabric.</p>	<p>Following conservation assessment of heritage fabric including bridges and crossings, a potential universally accessible route across beyond the homestead curtilage to the Dell should be identified for future upgrade or implementation.</p> <p>Other improvements for assisted access could be integrated into minor works in consultation with accessibility representation groups.</p>
<b>Safety (passive surveillance)</b>	<p>Ilam Gardens has limited passive surveillance, and redirecting foot traffic may reduce activity in the Gardens. At times, informal student activities have resulted in damage to waterway areas and plants.</p> <p>Safety issues with Ilam fields interface are addressed above</p>	<p>Student accommodation provides passive surveillance and increased pedestrian activity which in turn improves safety.</p> <p>Gates in student accommodation fencing bordering Ilam Gardens provide direct access into Ilam Gardens which may increase the likelihood of commuter wear and tear, but also increases activity.</p> <p>Bringing students into the gardens for learning activities and appropriate events, and making it more permeable to the fields is likely to increase 'duty of care'.</p>	<p>The proposed memorial site, along with open spaces programmed for outdoor learning and compatible events will encourage day time usage.</p> <p>Gates signal use and ownership which is important.</p>	<p>Maintain existing gates for College House and Bishop Julius to the gardens.</p> <p>Maintain paths redirecting students from accommodation to peripheral paths.</p> <p>Increase student use of the gardens for education and appropriate events.</p>

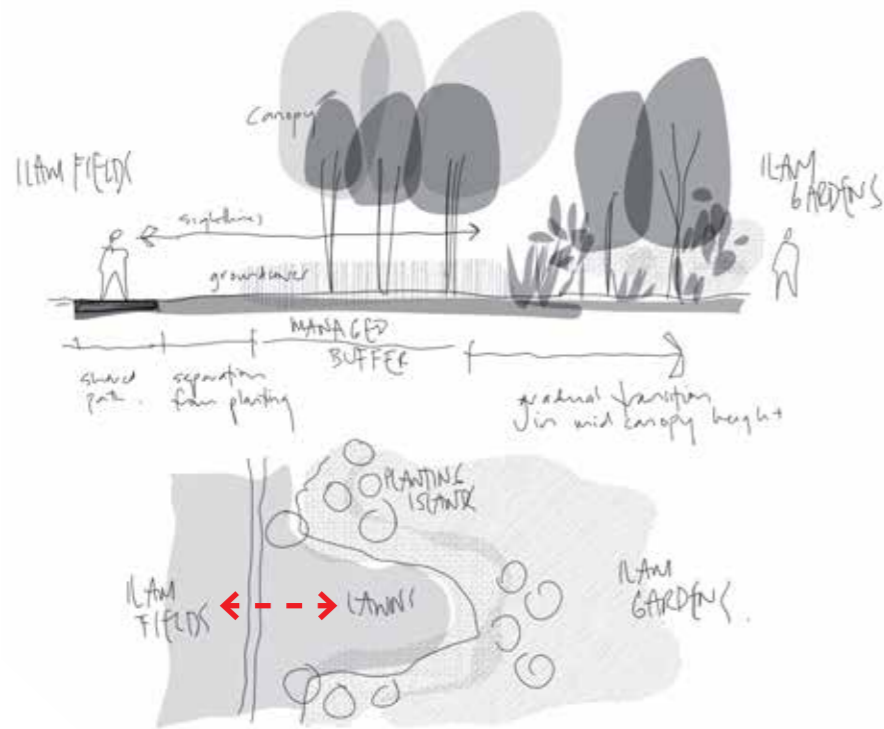


# Pedestrian movement

## ILAM GARDENS

### Ilam Gardens – Ilam Fields planted buffer edge

Safety issues along the Ilam Fields – Ilam Gardens edge need to be solved before the existing desire line can be formalised into a path. The edge condition is currently a mixture of dense and open planting. A 10-15m buffer should be created to increase visibility along the path by thinning out mid-height planting.



Gaps in vegetation in The Glen allow sight lines and good visibility between Ilam Fields and Ilam Gardens

### Managed permeable edge - existing desirable condition



### Dense vegetated edge - existing undesirable condition



Thin buffer edge of planting to create sight lines

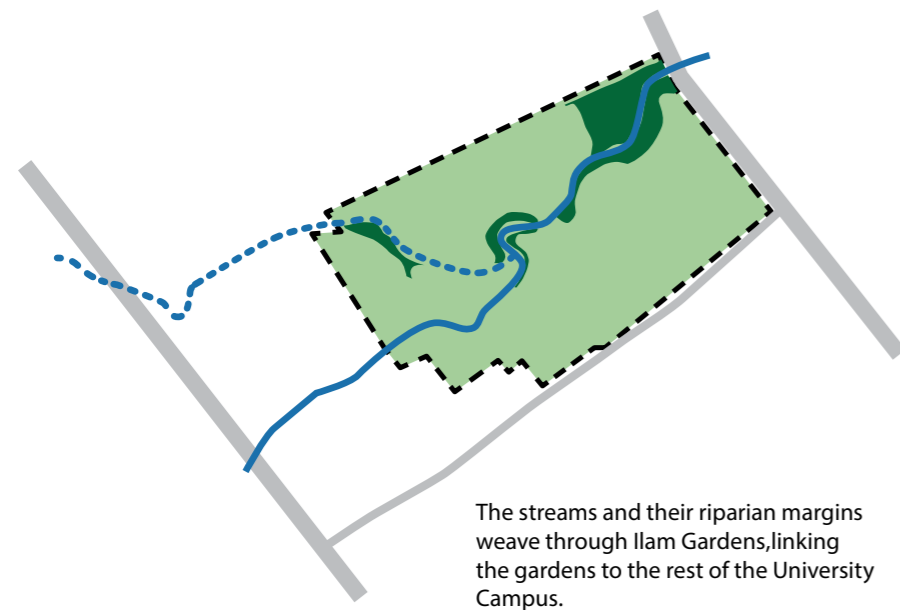
# Waterways and riparian margins

ILAM GARDENS

## 8.4.2 Waterways and riparian margins

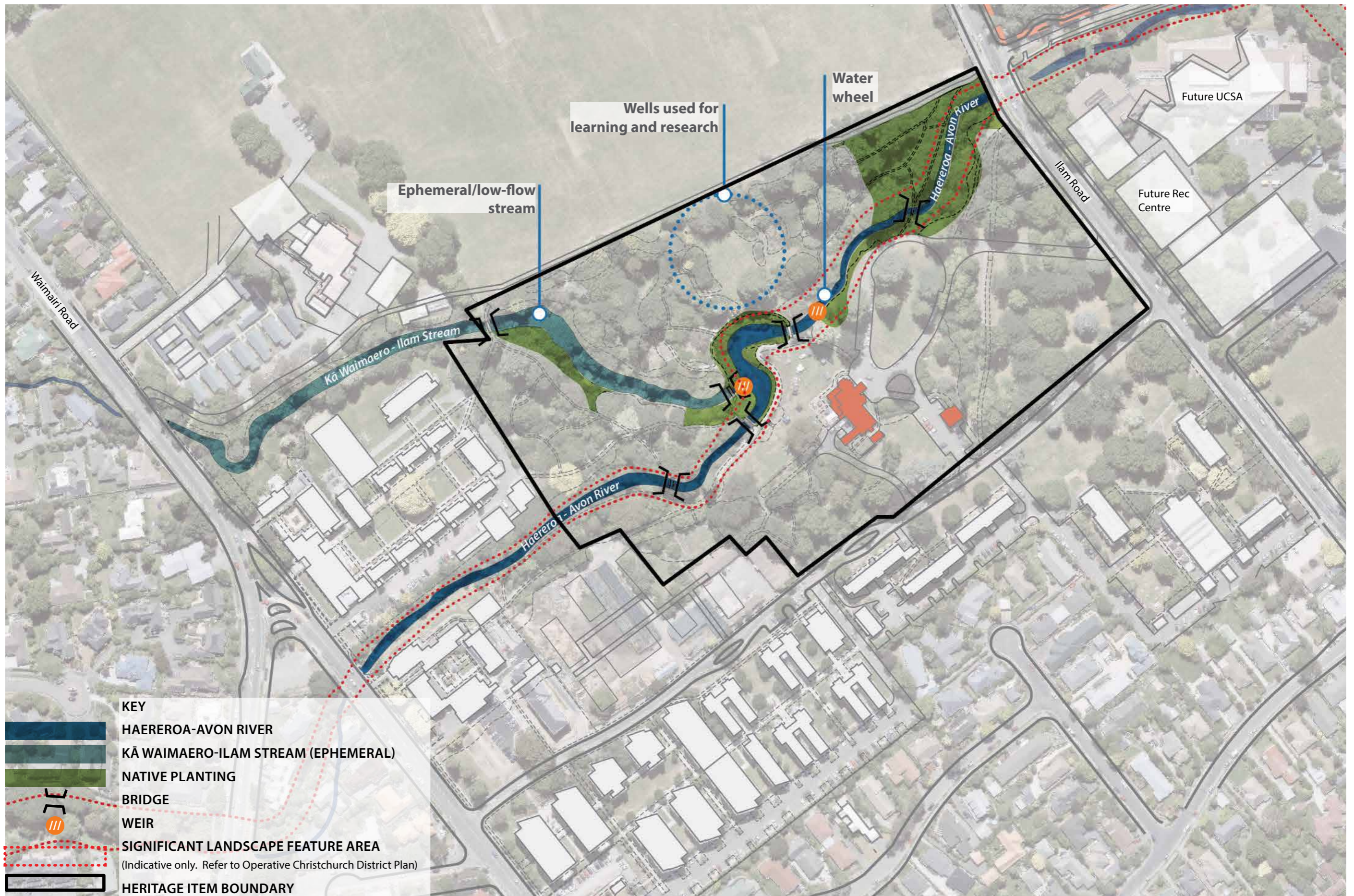
The waterways and riparian margins layer aligns with the wider campus 'Healthy Waterways' strategy, while acknowledging the heritage status of the site, and the 'significant landscape' feature overlay for the Haereroa-Avon River in the Christchurch Replacement District Plan.

The Regional Council has responsibility for waterways, including in-stream maintenance. Works within the water bodies may trigger regional consents. Kā Waimaero-Ilam Stream and Haereroa-Avon River are classified as 'spring-fed – plains urban' in the Environment Canterbury Land and Water Regional Plan.



Top row: Haereroa-Avon river  
Middle row: bridges, wells and pathways down to the streams in Ilam Gardens  
Bottom row: Kā Waimaero-Ilam Stream

# Waterways and riparian margins



# Waterways and riparian margins

## Issues, opportunities, considerations and recommendations matrix

Refer to campus wide Healthy Waterways Plan and matrix for further information. This matrix provides specific detail for Ilam Gardens waterways, while wider campus design considerations and initiatives also apply for water quality management and monitoring.

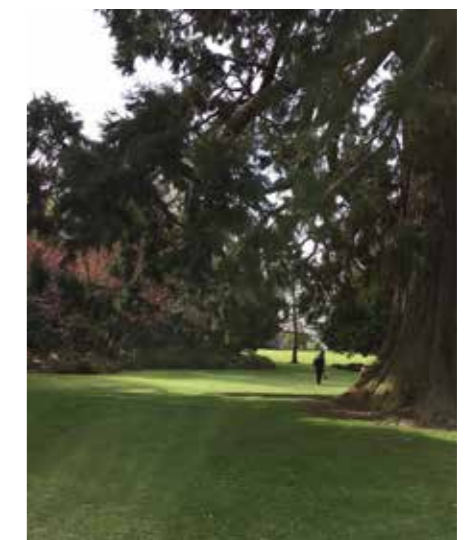
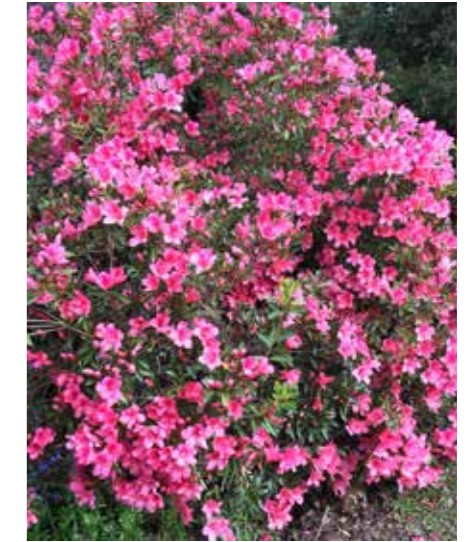
	Analysis and observation		Management Strategy	
	Issues	Opportunities	Design and management considerations	Recommendations
<b>Ephemeral stream management</b>	<p>Until recently water has been artificially pumped into the Kā Waimaero-Ilam Stream from the Haereroa-Avon River to supplement low flows. However, reduced flows in the Haereroa-Avon River mean this is no longer sustainable. Heavy silting and bank erosion of the Kā Waimaero-Ilam Stream and the Haereroa-Avon River have contributed to poor water quality, along with wider catchment issues.</p>	<p>Return Kā Waimaero-Ilam Stream to a naturalised state with wetland planting.</p> <p>Riparian and in-stream planting will contribute to bank stabilisation, water cleansing, improved visual amenity, reduced maintenance, and opportunities for learning and research.</p> <p>Planting will also help to deter trampling of the stream bed caused by pedestrian shortcuts</p>	<p>Wetland planting must be able to withstand both drought and inundation from fluctuating water levels, and should be eco-sourced from the Canterbury ecological region.</p> <p>Naturalisation may also require a vegetated stream bank amouring system in places to hold riparian planting during establishment and minimise ongoing erosion. Installation of bank stabilisation systems should not interfere with protected heritage fabric.</p>	<p>Cease pumping water into Kā Waimaero-Ilam Stream.</p> <p>Prioritise naturalisation of Kā Waimaero-Ilam Stream as part of a comprehensive Waterways Management Plan that addresses whole of catchment issues for sedimentation and water quality. Continue to apply learnings from the restoration of the Waitutu-Okeover stream</p>
<b>Stream classification and protection, and flood management</b>	<p>The Haereroa-Avon River has a landscape overlay scheduled in the Christchurch District Plan as a significant feature (SF) (planning map: 30, SF8.3)</p> <ul style="list-style-type: none"> <li>Chapter 9 Heritage, Section 9.2.9.2.3 Schedule of Significant features</li> <li>Otākaro / Avon River Open Space water and margins</li> <li>Refer to District Planning Map showing the extent of SF8.3 in the grounds of the University of Canterbury, Ilam.</li> </ul> <p>A significant portion of Ilam Gardens accommodates a Flood Management Area (planning map: 30)</p> <ul style="list-style-type: none"> <li>Chapter 5 Natural Hazards</li> <li>Rule 5.5.1 Activities and earthworks in the Flood Management Area</li> </ul> <p>Haereroa-Avon River and Kā Waimaero-Ilam Stream are both classified as <i>spring-fed plains urban</i> waterways in the Environment Canterbury (ECan) <i>Canterbury Land and Water Regional Plan</i> (LWRP).</p> <ul style="list-style-type: none"> <li>Refer to the LWRP, Section 9 Christchurch West Melton; and</li> <li>LWRP Planning maps A-C09 and B-C09</li> </ul>	<p>A consistent approach is applied to the protection, restoration and management of Haereroa-Avon River, with particular relevance to buildings and access tracks.</p> <p>ECan (Regional Council) is responsible for managing and maintaining the in stream waterway environment, while the University of Canterbury is responsible for river / stream margins. A collaborative partnering approach to waterway management is imperative.</p>	<p>Specific activities are subject to rules contained in Rule 9.2.5 Rules - Landscape overlays - significant features and rural amenity landscapes.</p> <p>Relevant activities may include new buildings or access tracks. Matters for discretion are contained within rules for significant features 9.2.8.2.</p> <p>9.2.9 Appendices describes the significant features and their qualities.</p> <p>Planning restrictions relating to flood management areas primarily relate to building and filling or excavation. Filling or excavation associated with the maintenance of flood protection and bank erosion protection works is a permitted activity in the District Plan.</p> <p>Works in waterways are likely to require regional consents and further consultation with ECan.</p>	<p>The heritage protection rules applicable to Ilam Gardens are more stringent than the landscape feature protection rules in this case. However both should be reviewed and interpreted on a project specific basis.</p> <p>Resource consent requirements applying to the management and maintenance of waterways should be assessed on a project by project basis and in consultation with ECan and Christchurch City Council as part of a comprehensive Waterways Management Plan that addresses whole of catchment issues for sedimentation and water quality affecting University of Canterbury waterways.</p>
<b>Waterway structures, bank stabilisation and heritage protection</b>	<p>Ongoing repair and maintenance is required for waterway structures at UC's expense, including weirs, bridges, waterwheel and bank stabilisation walls along the Haereroa-Avon River within Ilam Gardens.</p> <p>There is limited information regarding heritage fabric and its significance.</p> <p>Ongoing issues with siltation and water quality, currently managed by weirs for flushing the stream.</p> <p>Bank stabilisation walls/ retaining walls along waterway edges are fragmented, constructed of differing materials and in a general state of disrepair. Bank erosion is evident in places and contributes to siltation of the Haereroa-Avon River.</p> <p>Bridges are typically short span and difficult to access for some people (refer movement matrix)</p>	<p>Weirs are used to artificially control water levels within the Haereroa-Avon River.</p> <p>The repair of weirs and the waterwheel has in the past been the responsibility of Engineering Services. They have potential to be used as an outdoor learning environment.</p> <p>Weirs that are not historically significant and/or no longer effective or sustainable for maintaining water levels and flushing sediment could be decommissioned and replaced by other effective silt trap solutions (with appropriate certification).</p> <p>Riparian planting could contribute to bank stabilisation measures (see below).</p>	<p>Maintenance and repairs to heritage items, or upgrade works required as a result of damage may be undertaken as permitted activities, and reconstruction or restoration as controlled activities under the Christchurch Replacement District Plan.</p> <p>New structures or alterations to existing bridges and in stream structures are likely to trigger a restricted discretionary consent for both heritage protection and works within a Flood Management Area (refer Christchurch District Plan).</p> <p>Where new bank stabilisation works are required for erosion or siltation, consider visually unobtrusive options such as a vegetated stream bank amouring system, and/or consistent use of materials and systems that are appropriate to place, and support the character and heritage significance of Ilam Gardens, and of the Haereroa-Avon River as an important feature of the Christchurch landscape.</p>	<p>Commission Conservation/ Heritage Management Report to identify, record and assign management and maintenance strategies for heritage fabric according to significance and protection requirements.</p> <p>Undertake project by project assessment of consenting requirements.</p> <p>Undertake a specific feasibility investigation as part of the UC Waterways Management programme to rationalise the use of materials, systems and effective strategies for bank stabilisation - balancing best practice tools for water quality management together with the cohesive restoration of heritage fabric where applicable in Ilam Gardens. This will be informed by the Conservation Plan as above.</p>
<b>Riparian edge and native bush balance</b>	<p>Native planting consistent with the riparian restoration of campus waterways and the wider catchment may conflict in places with historically significant garden layout and character, plant collections and trees.</p> <p>Riparian planting may visually obstruct composed views of Ilam Homestead from within Ilam Gardens, and/or contribute to personal safety issues.</p>	<p>The Haereroa-Avon River is ecologically important, culturally significant, and has strong historic heritage and amenity values. This provides an opportunity to showcase the University story within the context of Canterbury and Christchurch.</p> <p>This may result in varying edge conditions, all of which support these values and the character of Ilam Gardens.</p>	<p>Eco-sourced planting from the Canterbury ecological district is preferable for riparian restoration. Plant species should be selected from the Ngahere Native Planting Guide and Matapopere Planting Guide.</p> <p>Guidelines for campus wide planting, particularly along waterways also apply to Ilam Gardens, including mixing of native understory and exotic trees, and mid-height vegetation carefully rationalised to maintain sightlines.</p> <p>In other highly visual locations particularly those associated with the Ilam Homestead setting, the lawns may extend down to the waters edge, or retained edge.</p>	<p>Where possible (and excluding the homestead setting), the riparian margins of waterways within Ilam Gardens should be planted with native plants suited to the stream bank profile and ephemeral or fluctuating nature of the water levels.</p> <p>Mid-height native vegetation in the north-eastern corner of Ilam Gardens which abuts Ilam Road and Ilam fields should be managed to address safety issues and visual coherence (refer movement matrix, managed buffer)</p>

# Woodland gardens

ILAM GARDENS

## 8.4.3 Woodland gardens

The Woodland Garden layer considers the ongoing restoration of the original garden and subsequent periods of the Gardens history, including recommendations to guide specific management policies to be further crafted through a Conservation Plan. The Strategy outlines management considerations for character, use, visual amenity, safety experience and enjoyment of these areas, rather than specific plant collections and their heritage significance.



Top row: garden collections  
Middle row: The Woodland in spring  
Bottom row: The Glen

# Woodland gardens



- KEY**
-  WOODLAND GARDEN AREA
  -  ILAM HOMESTEAD SETTING
  -  GARDEN COLLECTIONS
  -  GARDEN COLLECTIONS - HIGH VISIBILITY
  -  WOODLAND
  -  'NEW' GARDEN (1980S COLLECTIONS)
  -  HOMESTEAD COLOUR AND BEDDING GARDENS
  -  HERITAGE ITEM BOUNDARY
  -  MANAGED PLANTING BUFFER – 10-15M
- Note: refer to appendices for University of Canterbury maps of significant trees

# Woodland gardens

## Issues, opportunities, considerations and recommendations matrix

Refer to campus wide Activation Plans for further information.

	Analysis and observation		Management Strategy	
	Issues	Opportunities	Design and management considerations	Recommendations
<b>Coherence of garden layout and collections</b>	Heritage values and plant collections are only partially documented through photos and fragmented records held by the Trust, University grounds staff and various institutions and interest groups.  Important Rhododendron and Azalea collections are pepper potted throughout the Gardens.	Much of the character of Ilam Gardens and the wider campus was established by Edgar Stead. Stead's collection and breeding of rhododendrons and azaleas is world famous, and these plants have a special place on the Ilam Campus, and especially through the Ilam Gardens. Stead's donated plants are also present in the history of many gardens in Christchurch, as is the 'Galaxy' variety, which came from a collection created by M. Clothier and Peter Cadigan.	Ilam Gardens is a working garden like Christchurch Botanic Gardens with high foot traffic and varied public and private uses. Some flexibility needs to be retained in order to manage the condition and performance of plant collections and their suitability to micro-climates, while responding to the heritage values of both the landscape setting and important plant collections or trees.  Existing partnerships with the Christchurch Botanic Gardens and research/ horticultural institutions to systemise plant collections/ digitise plant records.	Commission a Conservation Plan/Heritage Management Plan for Ilam Gardens which serves to document and protect surviving heritage fabric and landscape setting, including policies or proposals for continued conservation of significant plant collections within a heritage landscape setting.  Retain knowledge and understanding of significant plant collections through plant records and site identification to inform future planning and conservation initiatives. Continue improvement programmes.
<b>Propagation</b>	Propagation of heritage and unique plant varieties is likely to be compromised by the relocation and downsizing of the nursery and depot to accommodate student accommodation.	Further opportunities could be explored for planning and fundraising initiatives for enabling works.	Ongoing propagation is a form of conservation, preservation and research.	Continue established relationships with the Christchurch Botanic Gardens and the Trust to expand and enable conservation and research efforts for highly valued plant collections within Ilam Gardens through on-site propagation.  This work is not currently resourced internally by the University, and may need to be out-sourced.
<b>Interpretation and profile</b>	There is limited on-site interpretation or clues to suggest the significance of rhododendron and azalea collections, or other plant varieties and garden features.	Grounds staff are working with the Manager of the Christchurch Botanic Gardens and with Roland Stead through the Trust established to re-create the original woodland garden.	Ilam Gardens could be used as a satellite garden for the Christchurch Botanic Gardens to help raise its profile and importance as a storehouse of important collections. This could be explored through further discussions with CCC.	Maintain a low key approach to signage and interpretation, with potential for clues and web-site links to obtain more information. Raise profile through working partnerships and horticultural/ heritage interest groups. Map for self guided walks.
<b>Management and character zones</b>	Character areas are not clearly identified with the Gardens. The Gardens are managed as two distinct areas:  1. the Homestead and its setting extending to the Avon River, and  2. The Woodland Garden extending from the Avon River to the Ilam Fields edge.  There is a dedicated resource of one grounds staff personnel to the Ilam Gardens management zone (one of 33 management zones across campus). Limited resources and funding allocation need to be targeted and prioritised for such a complex site.	Ilam Gardens could be further managed by 'subset' character zones that enhance the visitor experience and tailor maintenance efforts with limited resources.  Plant collections could be grouped in places for impact, display and demonstration of variety and significance.  The 1980's garden, the rose garden and the woodland bulbs garden are examples of character zones within the Gardens.	Character areas and management priorities should be further detailed in a Conservation Plan/ Heritage Management Plan to guide management and maintenance priorities. The early periods of garden layout and design intent are likely to influence management and maintenance of character zones  High visibility/ frequent use areas include:  The 'garden core' (gardens visible on the other side of the Avon River when viewed from the Homestead front lawn or terrace, included within a potential loop walk linking the Dell and the Glen.  The Ilam Fields edge which is highly visible from Ilam Fields and Ilam Road, and currently foreboding and fragmented in appearance.	Commission Conservation Plan/ Heritage Management Plan as above.  Assign highest priority/ quality standard to maintenance of the 'garden core' which is defined as the gardens most visible from the homestead / font terrace and lawn, and the gardens might likely to be visited in a short loop from the homestead.  Create a managed vegetation buffer along the Ilam Fields boundary as detailed in the 'Pedestrian Movement' matrix.
<b>Trees</b>	Tree stock within Ilam Gardens is aging, with no clear replacement or successional strategy.  In general Ilam Gardens is over-supplied with mature trees, and canopy closure is affecting the growing conditions and performance of other garden plants. Only hazardous trees are removed.  Campus tree surveys provide species names and locations, but not information on age, source, height or condition.  Maintenance costs and hazards are increasing with an aging stock and can be complex operations requiring large exclusion zones. Current management and maintenance practices do not require consent. Many trees are likely to form part of the heritage fabric identified in a conservation plan.	Mature trees within Ilam Gardens contribute to the parkland character of Ilam Gardens and the parkland setting for the wider campus. Landmark species include giant conifers, redwoods, pines and oaks. Exotics are blended with landmark native trees including kowhai and totara. Large rhododendron varieties are also landmark trees.  Commemorative trees have been documented, along with International Union for Conservation (ICUN) significant species (refer appendices).  Potential to partner with Christchurch Botanic Gardens to support best practice, given similar issues with tree stock.	There are no individually scheduled/ notable trees in the District Plan. However the historic heritage provisions in the Christchurch Proposed Replacement District Plan provide blanket protection for the removal of trees or vegetation clearance.  Removal of trees is a restricted discretionary activity as it alters the heritage fabric (unless non-heritage fabric can be certified).  Decisions for tree replacement include 'like for like' replacement or introduction of another significant species, or non-replacement due to overcrowding or the need to retain open space areas for historical garden composition and/ or future use. Representation of the same species elsewhere on campus may lower the priority for replacement.  Utilise resources that may be provided by partnering with research institutions and NZ Arboricultural Association to undertake condition surveys.	Complete condition assessment for trees in Ilam Gardens, starting with the oldest landmark trees (preferably determined through a Conservation Plan/ Heritage Management Report and based on historic records, aerial photos or photographic evidence). Complete successional strategy for these trees, including priority for replacement or securing seed stock. Identify locations where trees are adversely affecting historically significant plant collections, and tag these for non-replacement at the end of their natural lifespan.  Continue improvement and restoration programme in partnership with the Ilam Gardens Trust.  Controlled activity works for tree maintenance would need to be clearly defined in the conservation or heritage management plan.

# Open Space Use

ILAM GARDENS

## 8.4.4 Open space use

The lawns around Ilam Homestead are currently used for university events, many of which will be relocated to the Campus Heart and the UCSA/ Wellness Precinct when those projects are completed. Appropriate student, staff and public events are anticipated to continue around Ilam Homestead, balanced with places for quiet retreat and learning landscapes. The merits of two potential memorial sites are considered, with design considerations to inform a future project brief.



The open spaces in Ilam Gardens and around Ilam Homestead can continue to play a valuable role in activating the Campus in appropriate ways.



Top row: The Glen and The Dell  
Middle row: The Tree lawn and Ilam Fields  
Bottom row: The Oval and Homestead Lawn



# Open Space Use



# Open Space Use

ILAM GARDENS

## Issues, opportunities, considerations and recommendations matrix

Refer to campus wide Activation Plans for further information.

	Analysis and observation		Management Strategy	
	Issues	Opportunities	Design and management considerations	Recommendations
<b>Events and programmed activities- overview</b>	<p>Ilam Gardens has become increasingly popular as an outdoor venue for student events, particularly due to the temporary exclusion of other venues on campus during demolition and construction of major build projects.</p> <p>This has placed operational pressures on Ilam Gardens in the interim, and raised questions about what events may be appropriate in future and where.</p>	<p>Once completed, outdoor event spaces around the UCSA building and within the campus heart (The Plaza and University Street) will reduce the pressure on Ilam Gardens to host events.</p> <p>Events are managed as part of a campus-wide booking system, allowing a holistic approach to what events are best suited where.</p> <p>Events help to bring prominence to Ilam Homestead and Ilam Gardens, which in turn could boost management funds through events or attract donations from interest groups.</p>	<p>Contracts should be in place to ensure that appropriate protection measures are in place (such as temporary ground coverings, tree protection) and that sites are restored to 'pre-event' condition at the cost of the event organiser.</p> <p>The frequency and rotation of events needs to be monitored and managed to enable recovery of lawn areas before the next event.</p> <p><i>Christchurch Proposed Replacement District Plan 9.3.4.1 permitted activities</i></p> <p>Temporary buildings or structures for events in a heritage item which is an open space are permitted, provided that the building or structure is removed within one month after the event. (Additional restrictions apply to signage.)</p>	<p>The energy and 'urban buzz' created by events is desirable within the campus heart and this should be the priority venue for events. Ilam Gardens provides an important retreat for quiet contemplation and this should not be compromised by inappropriate or over-prescribed events.</p> <p>Event bookings for specific locations within Ilam Gardens should only be accepted if they are not suited to the campus heart or UCSA event sites, and the type of event meets the specified criteria for Ilam Garden event sites- including scale, duration, nature of the event.</p> <p>Rotate event locations (e.g. between the oval and tree lawn, or seasonal use). One event on at any given time.</p>
<b>Tree lawn and oval</b>	<p>Potential noise and boundary issues with proximity to Ilam Road, and nuisance to neighbours- noise and privacy issues</p> <p>Protection of trees as part of the parkland character of the University, and the heritage fabric of the Garden.</p> <p>Restricted parking provision limits the ability for on-site parking during events.</p>	<p>The tree lawn is well suited to appropriately scaled events, providing shade and shelter and close proximity to the UCSA and recreational facilities on campus via existing path networks within the Gardens. Existing trees and planting can help to buffer and mitigate noise and visual effects.</p> <p>Alternative modes of transport to events are readily available (such as proximity to bus stop)</p> <p>The Oval could be used as a secondary event space to rotate with the Tree Lawn if required (e.g. to allow for recovery of lawn areas). However, this is the main entry to the Homestead, and it is preferable that the Tree Lawn be used as the priority venue.</p>	<p>Vehicle and car parking restrictions should be in place during events. Homestead Lane provides an appropriate 'back of house' entry for set up and operations, first aid, chill out area, and portable toilets, and can be temporarily fenced off.</p> <p>Back of house set up in the Homestead Lane car park would restrict use of Ilam Homestead for private functions, so events could not be overlapping.</p> <p>Events should not be back to back, or longer than one day duration. One event per month during summer, and one every two months during winter as a rule of thumb.</p> <p>Large vehicles or food trucks should not be permitted on the tree lawn. Controlled access for stage set up should avoid tree roots and existing paths or put appropriate measures in place to avoid damage.</p>	<p>Future events to be contained within the site boundary shown on the Open Space Use plan, to ensure set back from boundaries and neighbours. This also helps restrict numbers and secure the event boundary.</p> <p>Appropriate events could include:</p> <ul style="list-style-type: none"> <li>• University 'Tea party'</li> <li>• Picnic/ food event</li> <li>• Outdoor theatre</li> <li>• Low key 'music in parks' type event</li> <li>• Commemorative event</li> <li>• Historical, or cultural or horticultural themed event</li> <li>• Events with limited infrastructure and set up requirements</li> </ul> <p>As part of condition assessment, consider appropriate location of trees in this specimen area to help facilitate event management and cleanup.</p>
<b>Front lawn and marquee lawn</b>	<p>The Homestead is currently exclusively used by the staff club, but this may change in future to become more economically viable.</p> <p>Limited car parking is available to service events at the Homestead or on the marquee lawn</p>	<p>In the past the Homestead has been managed as a private venue for functions. Shared occupancy/ access is desirable to preserve UC's use of the Homestead but may not be commercially viable.</p> <p>The marquee lawn has good access from the external courtyard/ BBQ area and can be serviced from the Homestead for staff events or private functions. Two large oaks provide a pleasant setting, and marquees do not visually obstruct the front of the Homestead in this location.</p>	<p>The potential for future management and occupancy of Ilam Homestead as a venue for public or private functions should not compromise the University Community's access to and enjoyment of the Homestead setting. This includes the continuation of BBQs, staff gatherings, and temporary events on the marquee lawn. This may require a shared booking system for outdoor venues associated with the Homestead, and good communication to manage the events programme with external partners.</p> <p>The front lawn provides an important setting for the Homestead and should not be programmed for events.</p>	<p>Continue to investigate appropriate future commercial options (such as private functions and weddings), and ensure continued University access to the Homestead setting.</p> <p>There should be no tents, marquees or temporary structures erected on the front lawn.</p> <p>Temporary marquees may be erected on the marquee lawn, provided they comply with the relevant District Plan provisions.</p> <p>Appropriate events for the Homestead and marquee lawn include:</p> <ul style="list-style-type: none"> <li>• Weddings, family events, Christmas parties</li> <li>• Staff and student formal celebrations and recognition of achievements</li> <li>• Conferences and corporate hire</li> </ul>

# Open Space Use

## ILAM GARDENS

	Analysis and observation		Management Strategy	
	Issues	Opportunities	Design and management considerations	Recommendations
<b>The Glen/ Redwood Lawn</b>	<p>The Glen is directly accessible from Ilam Fields, and is used as an informal route into the heart of the Gardens/ Ilam Homestead. There are signs of foot traffic wear and tear and no formed path.</p> <p>The lawn is occasionally exposed to prevailing winds and noise from the sports fields</p>	<p>The Glen is distinguished by the giant Redwood tree. The open space is long and linear, and suited to smaller scale events. There is good service access from the edge of Ilam Fields which could be formalised.</p> <p>There are 5 wells within The Glen, which are increasingly being used for monitoring and recording ground water levels. The Glen has been used as an outdoor classroom on occasion.</p>	<p>The Glen could be provided with more seating for outdoor learning, but also for small social gatherings and events. It is a convenient and pleasant place for the wider community, and place for children to play and explore while siblings play sport. It could have a garden path extended from the bridge into the south-eastern corner (near the existing drinking fountain and seat) to formalise existing desire lines (subject to consent).</p> <p>The Glen is suitable for small shelters such as 'easy ups' / market style gazebo tents.</p>	<p>The Glen should be prioritised as a learning and teaching environment first and a small-scale event site second. Recurring outdoor classroom bookings could be co-ordinated through the campus event booking system.</p> <p>Appropriate events for the Homestead and marquee lawn include:</p> <ul style="list-style-type: none"> <li>• Small social gatherings for clubs and community interest groups</li> <li>• Family events and gatherings (e.g. for a birthday party or reunion)</li> <li>• Learning, teaching and research based events (display, demonstration, and community education), particularly related to waterways and history.</li> </ul>
<b>The Dell, Rose Lawn and little lawn</b>	<p>The Dell is not well suited for events. It is small and located close to student accommodation (College House). Access is by way of garden path across the dual waterways, or from the back gate of College House. There is no service access for event set up.</p>	<p>The Dell is the preferred location for the proposed memorial site/ memorial garden. It is sheltered and quiet.</p> <p>The Dell, Rose Lawn and little lawn provide a backyard retreat- particularly for students in accommodation, supporting health and wellbeing for the campus community.</p>	<p>Refer to memorial site options matrix, and design considerations for a future memorial landscape response.</p> <p>Seating should be provided in these locations for relaxing, reading a book, study groups, or hanging out with friends.</p> <p>The Rose Lawn may also provide a suitable location for a working garden shed for storage for tools and operational requirements.</p>	<p>The Dell, rose lawn and little lawn should not be used for events. They should have good seating.</p> <p>Access to the Dell should be prioritised in terms of path maintenance and potential upgrades (subject to consent).</p>
<b>Public facilities</b>	<p>There are currently no public toilet facilities within the Gardens. The Gardens are not well used for passive recreation.</p>	<p>Public facilities for basic amenity and comfort all contribute to the amount of time people are likely to stay and enjoy the gardens, and potential for increased and repeat visitation.</p> <p>More activity in the Gardens will increase passive surveillance and personal safety (CPTED).</p>	<p>Basic amenities include toilets, shelter, drinking water, bike racks, seating.</p> <p>The most logical location for public toilets is a retrofitted/ re-purposed portion of the Homestead building. Entry and exit to toilets should have passive surveillance for safety (CPTED), while not adversely affecting heritage values and visual amenity.</p>	<p>Additional facilities are required to increase informal use of the Gardens. Investigate heritage significance and potential to re-purpose and retrofit the existing small building at the rear of the Homestead for public toilets.</p>
<b>Car parking</b>	<p>Car parking on site is limited and is likely to restrict the size and frequency of events or functions in the Homestead and on the marquee lawn.</p>	<p>Bike racks and bus routes in close proximity provide good alternative transport options.</p> <p>Provision for car parking is currently in keeping with the original 'front and back' layout of the Homestead and grounds.</p>	<p>Bike racks should be located where they encourage increased use of the gardens, but near entrances to the Gardens and/or Homestead to discourage cycling through/ within Ilam Gardens. Bike racks should be visible (to limit vandalism), but unobtrusive – i.e. not blocking pedestrian routes, and limited in size).</p> <p>Potential for occasional overflow parking should be explored for the back lawn. Particularly if limited parking has a significant effect on use of the Homestead and opportunities for commercial return.</p>	<p>Retain limited short stay parking and drop-off zones at front of house (access via Ilam Road and the Oval), and disabled parking and longer stay parking at back of house (with access from Homestead Lane).</p> <p>Provide additional bike racks – small blocks in discrete locations.</p>

## 8.5 Recommendations summary

A conservation or heritage management plan is recommended for Ilam Gardens to inform ongoing operational requirements and future consenting requirements for individual projects within the gardens. A conservation/heritage management plan in tandem with the landscape management strategy should guide the asset management and maintenance programme.

The following recommendations apply to the four management layers.

### 8.5.1 Pedestrian Movement

- Design and implement a concrete shared path along the boundary interface between Ilam Fields and Ilam Gardens, taking into account sports field layout and connection to existing path network
- Maintain existing gates for College House and Bishop Julius House to the Gardens and direct commuter traffic to the periphery of the Ilam Gardens heritage protection area
- Improve safety along Ilam Fields edge, including lighting investigation and a managed vegetation buffer
- Further investigate design options for both Homestead Lane traffic calming and extension of pedestrian route through Ilam House with interim temporary interventions
- Investigate universally accessible route from the Homestead grounds to The Dell (refer to memorial garden recommendations)

### 8.5.2 Waterways and riparian edges

- Prioritise the naturalisation of Kā Waimaero-Ilam Stream as part of the UC Waterways Management Programme
- Undertake a review of bank stabilisation methods within Ilam Gardens, balancing best practice for water quality management together with restoration of heritage fabric
- Plant riparian margins of streams with native plants as part of the wider UC Waterways Management Programme, while applying site-specific heritage management policies arising from the conservation plan
- Manage mid-height vegetation in the north-eastern corner of Ilam Gardens to address safety issues

### 8.5.3 Woodland gardens

- Continue established relationship with the Christchurch Botanic Gardens and the Ilam Gardens Trust to document and restore significant plant collections and garden layout in accordance with a conservation plan
- Maintain a low-key approach to signage and interpretation
- Assign highest priority/quality standard to maintenance of the 'garden core'
- Complete condition assessment for trees in Ilam Gardens, and a successional strategy for the oldest landmark trees
- Investigate opportunities to digitise plant collection records with research/horticultural institutions

### 8.5.4 Open space use

- Embed Landscape Management Strategy recommendations for events into campus-wide event booking system to ensure grounds are only used for appropriate activities that support events in the Campus Heart, and rotated to avoid wear and tear on the grounds
- Future events should be contained within the site boundaries shown on the Open Space Use plan
- Review contracts for event set up and pack down to ensure that the site is appropriately restored to its former condition

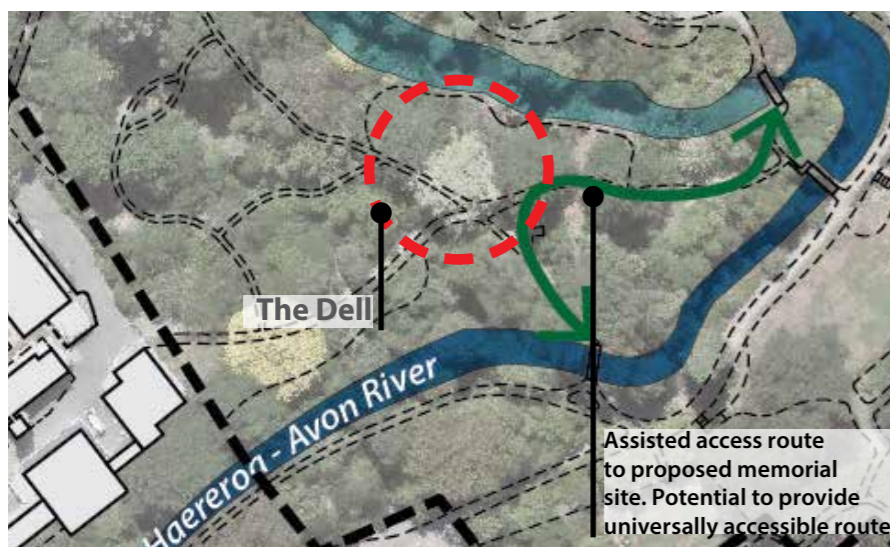
# Memorial garden

ILAM GARDENS

## 8.5.5 Memorial garden location

The proposed Memorial Garden would be a centralised destination for commemoration and reflection. Students and staff would be able to commemorate people and events within this space, in replacement of ongoing ad-hoc memorial plantings and plaques around campus. There is a risk that these plantings are not recorded, or are planted in an inappropriate location. The recommended site for a memorial garden is The Dell, which is sheltered and most suited to a quiet retreat.

Access to the site is currently assisted (i.e. a wheelchair would need to be pushed), but universally accessible access is possible if consents can be obtained for altering the heritage landscape fabric by implementing accessible path and bridge improvements. A Conservation Plan/ Heritage Management Plan would inform the heritage significance of existing landscape fabric



University of Canterbury Landscape Master Plan  
May 2017

### Comparison of potential locations

	Option 1: The Dell (Between 2 waterways) <i>PREFERRED OPTION</i>		Option 2: The Glen (off to side of Redwood lawn- tucked into woodland area near existing fountain/ seat)		Priority/ impact on recommendation
	Pros	Cons	Pros	Cons	
<b>Considerations</b>					
<b>Privacy</b>	Secluded space, generally quiet and peaceful. Not on commuter desire line			Closer to sports field activities, screened but potential noise	<b>High priority</b> (The Dell most suited)
<b>Accessibility</b>	Existing assisted access	Between two waterways with no accessible route (steeper than 1:12 grade to stream crossings with steps). Would require significant grade change or new bridge	Accessible route from edge of sports fields, and direct access within gardens from homestead	Requires new formed path through The Glen	<b>High priority</b> (Universal access to The Dell is restricted, and dependent on both budget for upgrades and heritage protection/ restrictions)
<b>Heritage</b>		Within heritage protection area (Operative CC Plan and Proposed Replacement District Plan). Restrictions apply		Within heritage protection area Proposed Replacement District Plan (Previously not within Christchurch City Plan heritage protection boundary- may have lower significance)	<b>High priority</b> (Rules for Replacement District Plan heritage areas still under review. Both sites have modification restrictions)
<b>Current use</b>	No programmed use, favoured for quiet contemplation			Redwood lawn used on occasion for small events and teaching space	Moderate priority
<b>Cultural significance</b>	Near water (the stream), which has significance for its cleansing properties			No immediate access to a waterway	Moderate priority
<b>Character and setting</b>	Simple group of trees in lawn and views of stream		Existing areas of lawn and specimen trees, with under-planting of azaleas		Moderate priority
<b>Significant trees</b>	Some existing trees- e.g. cherry trees, but not significant or large scale?		Some large trees around site, but able to be located away from tree roots		Moderate priority (dependent on proposal-type of memorial and potential conflict with trees)
<b>Safety</b>	Site is relatively open with visual connectivity across stream. Relatively close to College House.	Limited passive surveillance	Site is relatively open- lawn and large trees with garden backdrop. Some daytime passive surveillance to Redwood lawn.	Some existing safety issues at night with students walking along sports field boundary	Moderate priority
<b>Prominence</b>	Contained, visual screening from wider catchment	Less well known- may bring less visitors and understanding of the Garden		More open visual catchment May receive increased visitation if more visible from sports fields and more widely known, with casual use not suited to contemplation	Moderate priority
<b>Shelter</b>	Sheltered from prevailing winds			Slightly more exposed to prevailing winds	Moderate priority
<b>Topography</b>	Gentle slope on lawn down to Ilam stream		Relatively flat		Lower priority (memorial can be designed to suit site)
<b>Maintenance</b>		Restricted maintenance vehicle access (e.g. for repairing any memorial infrastructure?)	Good potential maintenance vehicle access- especially if shared path formed along sports field boundary		Lower priority
<b>Waterways</b>	Overlooking ephemeral stream- twin stream setting	Low flows- encourages 'mud run', diminishes amenity		Not overlooking waterway	Lower priority

# Memorial garden

ILAM GARDENS

## 8.5.6 Memorial garden design considerations

The memorial brief would be informed by a Conservation Plan or heritage Management Plan.

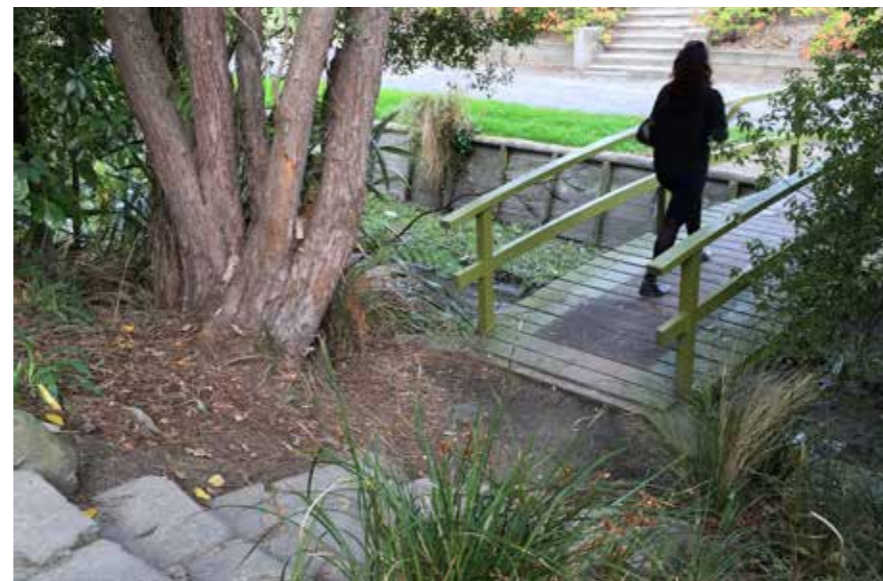
### General considerations:

- Access to the memorial, and potential increased use of the site
- Functional potential of the memorial as a path, seat or shelter
- Ability to minimise footprint or integrate unobtrusively within the gardens
- Permanence, durability
- Ease of maintenance, cleaning, repair and/ or replacement
- Sympathetic design response to site and heritage significance
- Compliance with relevant building standards and safety codes
- Placement in relation to existing site features- trees, waterways
- Ability to accommodate additions as a continuing dynamic feature
- Guidance requirements for additions to the memorial, e.g. standard element and events
- Site constraints/capacity (day-to-day use – informal vs. capacity for commemorative events and potential bookable space)

### Specific site response:

The memorial should respond to the site as a significant heritage landscape, and the potential to contribute to the collective memory of people and place. This could be done in a number of ways from a conservative approach (a small intervention such as a plinth) through to a field or ground plane intervention (such as a path or defined edge), to a landmark or 'object' response with a minimised footprint (such as a sculptural seat, vertical element or shelter)

### Site images



Access to The Dell



The Dell

# Memorial garden

ILAM GARDENS

## 8.5.7 Memorial design process

The memorial design process should be inclusive, with a far reaching audience.

- Consultation to confirm preferred site location (with both options tabled): UC senior management team, CCC heritage, accessibility advisors, cultural advisors, Ilam Gardens Trust
- Consultation with representatives of the Trust, staff and student community to define desirable characteristics- e.g. shade, shelter, seating, place to position names or interact with memorial in some way (such as ongoing additions to the memorial, or events), response to site features
- Consultation to define site constraints and opportunities to inform brief: CCC heritage, Heritage NZ

There is potential to host a design competition with a public voting process to select a 'favoured site response'. The benefits of a design competition include:

- Varied response to site conditions- a wide selection to consider and choose from.
- Democratic process

The disadvantages include:

- Design process that may be disconnected from consultation and liaison with stakeholders, and heritage restrictions
- Misalignment between 'popular public vote' and final panel decision
- Cost and incentives to manage the competition process

### Precedents: ground plane response



JFK Memorial, by Geoffrey Jellicoe



Wildwood Plaza, by Studio Vulkan  
Landschaftsarchitektur



Give Peace a Chance, by Cardinal Hardy

### Precedents: object response



Memorial for the 2011 Japan Earthquake, by Ishi-no-kinendo



Utøya memorial, by 3RW



Droneport, by Norman Foster

