

Submission to: Transport and Urban Development Committee Meeting -10 March 2016.

From: Save Jack Ilott Green Group

Subject: Opposition to proposal to allow a 27 metre building on Jack Ilott Green

1. Save Jack Ilott Green Group (SJIG) was established to raise public awareness of the Council's proposal to allow a building on Jack Ilott Green which, according to our calculations, comprises 7% of our inner city green space (See Appendix A). The Group are against any reduction of inner city green space, particularly as there has been a marked increase in inner city residents over the past 10 to 15 years.
2. A 2008 Wellington City Council survey of inner city dwellers found that the "use of recreational facilities and services is very popular amongst apartment dwellers with 96% of respondents stating that they use these types of facilities"¹. Considering this and the several new apartment developments underway, or in the pipeline, SJIG believe this will put pressure on the city for more, not less, green space, or we risk becoming another high rise jungle.
3. In 2013 Wellington City Council reported that "36% of the total growth for the City will demand high density apartment style housing and most new growth will occur in the central city". This same report advised that, under the Open Spaces and Recreation Framework "Our open spaces and natural areas are seen as a key part of the city's liveability and attractiveness" and recognised that "Wellington City is very compact and its green space has been hard won". The report also proposed the council undertook "to utilize the existing spaces by increasing their functionality and connectivity"². SJIG believes that Jack Ilott Green fits under these criteria.
4. Jack Ilott Green has been an important public inner city green space adjacent and complementary to the Civic Square. The green offers a wide welcoming vista of the waterfront when entering Civic Square from the compact enclosed inner city CBD and enhances the City to Sea Bridge, which is a very popular meeting and relaxing place for the public. Back 2004 Council's Urban Design Team, conveyed in its report to the Council July 22, that "the view shaft through Ilott Square [sic] is a useful link that establishes connections from the city to the waterfront and supports the character of the city to-sea bridge"³. This iconic bridge and the Civic Square are enhanced by their openness to the waterfront which will be lost if a high rise development is built adjacent to them.
5. SJIG is extremely concerned the council is even considering the construction of a 27 metre high building on the green. And, the suggestion of a roof garden on top of a high rise building to mitigate the loss of the green is unacceptable, as this could not replace the value or desirability of easily accessible ground level green space. In addition, SJIG believes there will be significant problems associated with shading and wind tunnelling on the Civic Square and surrounding areas. We have produced a series of images which we believe show the negative impact of any form of building on its surrounds, and we reiterate our opposition to it. (See Appendix A)
6. SJIG does not accept the council's contention that Jack Ilott Green is under-utilised and, where possible, has kept a daily log of Jack Ilott Green usage since 15 December 2015. The daily log results to Monday 1st February, along with some photographs of park activity, can be viewed in Appendix B. We believe that, even in its current rundown state, we have demonstrated how Jack Ilott Green is well used and therefore should be redesigned and maintained as a green oasis which would attract even more people. An

increasing number of studies worldwide recognise how well maintained and attractive green spaces attract more people and vital are for quality of life.

7. We know there is a strong public desire to retain Jack Ilott Green as since late 1999's there has been considerable repeated opposition to the various plans for building on the green. Out of the 99 submissions to the latest WCC - Our Ten Year Plan in regard to "Revitalising Civic Square Precinct," 16 submissions were related directly to Jack Ilott Green. And, of these 16 submissions, 15 were against the idea of selling off Jack Ilott Green. (See Appendix C). This is not surprising as a 2015 WCC survey of city dwellers reported the highest level of dissatisfaction was regarding parks/public outdoor space and 64% of people surveyed also said they were likely to visit a park or green space every day. Thus it becomes more important to retain and revitalise our existing green spaces⁴.
8. In view of this, SJIG have generated a 'Save Jack Ilott Green' petition to further gauge public opinion. Reactions to the petition from the public to date have been extremely positive. We now have over 800 signatures and, as we have just started our public campaign, we expect this to increase dramatically. It should also be noted that approximately 90% of people have not been aware of the plan to sell the green, and they have been very much against it on finding out (See Appendix D)
9. Accordingly, we refer you to the following statement which encapsulates our views completely. "Too many community leaders feel they must choose between economic growth and open space protection. But no such choice is necessary. Open space protection is good for a community's health, stability, beauty, and quality of life" and "In the long term, economic advantage will go to communities that are able to guide growth through land conservation and other smart growth measures"⁵
- 10. Finally, SJIG asks that Councillors seriously consider all of the foregoing, and wishes to make it clear that it DOES NOT support any form of building on Jack Ilott Green.**
- 11. SJIG requests:**
 - a) that Jack Ilott Green should not be leased or sold;**
 - b) that the Council delete any expectation of revenue from Jack Ilott Green from the Draft Budget, the Draft Annual Plan, and the 10 Year Plan.**
12. SJIG does wish to speak to this submission at the Transport and Urban Development Committee Meeting, 10 March 2016.


Wendy Armitage
Chairperson

¹ Central City Apartment Dwellers Survey – a summary of results (2009)

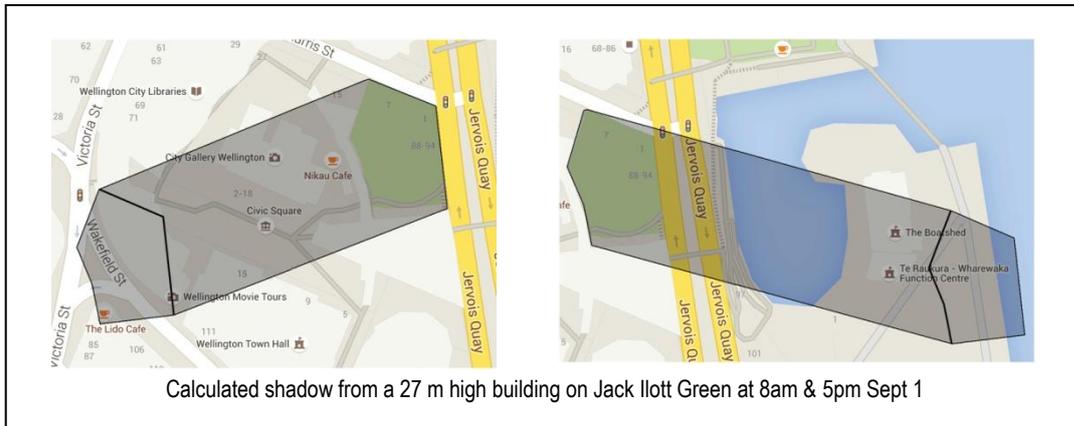
² Neate, H. *Improving functional connectivity in Wellington City's urban ecological network* (2013).

³ Submission from the Wellington Civic Trust 27 August 2004

⁴ Nielsen, *Survey of Central City Dwellers* (2015)

⁵ *The Economic Benefits of Parks and Open Space, 1999, Trust for Public Space, USA*

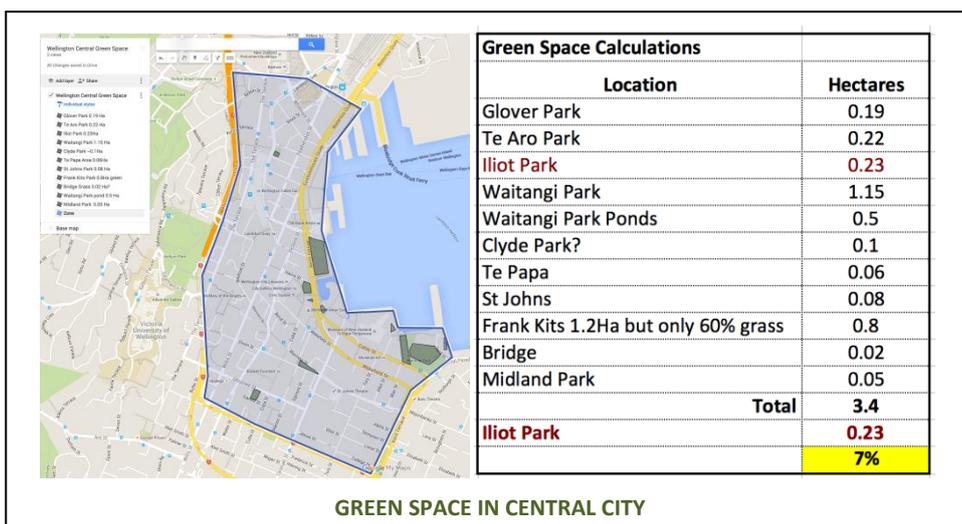
Building impact on surrounds



Impact walking up to City Sea bridge from side of the library

Impact walking from Civic Square

Impact from Waterfront



Images & daily usage information



Analysis of Observations taken on the Usage of Jack Illot Green

Supported by individual daily data: Period: Monday 14 December 2015 – Monday 1st February 2016

SUMMARY

Jack Illot Green, both the grassy area and the petanque area, is used daily, except when it is raining. It is a clearly a green space in the city used for relaxation and enjoying pastimes for individuals, groups of friends, families and tourists, workers in the area and residents.

Activities Observed:

- Gym Sessions
- Young men playing volleyball and football
- Tai Chi
- Children running around enjoying the open space
- Petanque
- Picnicking
- Sunbathing
- A place to eat lunch
- A place to relax and read
- A place to take photos of the waterfront and environs
- A green space to walk through instead of the busy Quay
- A place just to relax and enjoy the sunshine

DETAILED OBSERVATION OF USAGE OF JACK ILLOT GREEN

Monday 14 December 2015 – Monday 1st February 2016

Monday 14 December 2015:

- Lady with baby in buggy sitting in the sun in Jack Illot Green
- A group of people doing a gym session
- A group of young men playing soccer
- A number of people walking through the Green, looking at the Rugby Statue and sitting on the grass in the sun
- People sitting on benches in petanque area eating their lunch over the 12 – 2 p.m. lunchtime
- Young men playing volleyball
- Young people sitting in the grassy area enjoying the sun
- Various people during the afternoon enjoying the sun
- Late afternoon people in the Green sitting and chatting
- Man walking up and down the Green

Tuesday 15 December:

- People sitting on benches in grassy area
- A group of people doing a gym session
- A group of people sitting, taking photos of Rugby statue and surrounding area, particularly across to the Harbour
- People sitting on benches in the sun
- Lots of people walking through the green
- Young men playing volleyball – **Photograph available**

Wednesday 16 December:

- Not much activity as damp and overcast but when it cleared up in the afternoon there were people on separate occasions sitting on the benches in the Green.

Thursday 17 December:

- People sitting on benches
- People eating their lunches on the benches in the Green
- Young men playing volleyball
- People eating their lunch sitting on the benches in the petanque area
- A lot of people walk through Jack Illot Green – obviously nicer than walking along Jervois Quay

Friday 18 December:

- Raining during the day though people sitting on benches later in the day when the rain stopped.

Saturday 19 December:

- People sitting on benches during the day

Sunday 20 December:

- People sitting on benches during various times of the day – **photograph available**

Monday 21 December:

- People sitting on benches in the sun during the morning
- 8 people doing a gym session at lunchtime
- 6 people playing petanque
- A number of people sitting on both the benches and on the grass eating their lunch
- A number of people walked through the Green as always
- Many people sitting in the park and on the benches during the afternoon – **photograph available**

Tuesday 22 December:

- People sitting on benches
- Young men playing volleyball at lunchtime
- People sitting on benches in both the Green area and petanque area eating their lunch
- People sitting on benches in the Green area as well as the petanque area before it started to rain

Wednesday 23 December:

- People sitting on benches
- Young men playing soccer
- In the afternoon various people sitting on benches
- Little children running around the grassy area while their caregivers sat on the benches

Thursday 24 December:

- No observations taken

Friday 25 December:

- In the afternoon people were playing petanque – **photograph available**

Saturday 26 December:

- Young men throwing football around on the Green
- People sitting on benches in the sun
- Various people coming in to photograph the Rugby Statue and stayed to relax in the sun

Sunday 27 December:

- People sitting on benches in the morning in both the petanque area and the grassy area
- Various people relaxing in the sun in the afternoon in the grassy area, on the benches and on the grass
- In the late afternoon people on the grass taking photos, sitting on the benches enjoying the sunshine

Monday 28 December:

- No observations taken

Tuesday 29 December:

- People sitting in the petanque area
- People sunbathing – **photograph available**
- Children playing while their caregivers sat on benches

Wednesday 30 December:

- People sitting on benches in the petanque area in the sunshine
- People sitting on benches in the grassy area
- People sunbathing on grass

Thursday 31 December:

- Lady biked in and sat down on the bench in the petanque area to eat her lunch
- Men sitting in the grassy area
- Many people walked through the park
- A number of people during the afternoon sitting on benches in the sunshine
- Many people sitting in Jack Illot Green for the New Year's Eve Celebrations on benches, picnicking on rugs and enjoying the ambience, good weather and music

Friday 1st January 2016:

- Throughout the day people were sunbathing, sleeping and resting on the green

Saturday 2 January:

- Wet day in the morning but later in the afternoon people sitting on benches in the petanque area

Sunday 3 January:

- Rained all day

Monday 4 January:

- Many people walking through the Green stopping to photograph the Rugby Statue and surrounding area
- People sitting by the statue in the sun
- Person sitting in the sun by the statue for some time enjoying the warmth and reading
- In the late afternoon a number of people were sitting in the sun on the benches in the grassy area and petanque area as Civic Square was in shadow
- Young men and children playing on the grass in the sun
- Parents with children enjoying the sun in the grassy area

Tuesday 5 January:

- People eating their lunch on the benches in the petanque area
- People sunbathing in the grassy area
- People sitting on benches in both the grassy area and the petanque area in the sunshine.
- Many people walking through the green taking photos

Wednesday 6 January:

- People sitting on benches in the sun in both the petanque area and the grassy area
- People walking through the area for photographs
- Children playing on the grass while parents sitting on the benches
- People eating their lunch sitting on the benches in the sun
- People sitting in the sun on the benches in the afternoon
- 7.18 p.m – a couple doing tai chi in the sunshine

Thursday 7 January:

- People sitting on benches in the petanque area
- People sitting on benches having lunch in both the petanque area and grassy area
- Many people in Jack Illot Green during the lunchtime, eating, sitting, talking, enjoying the sunshine
- Group of people sitting on the grassy area with their two dogs who were rolling around enjoying themselves
- Early evening – people sitting on benches in the grassy area

Friday 8 January:

- Wet windy day so nobody sitting outside anywhere in Wellington – however later in the afternoon when the rain stopped a number of people visited the green to look at the Rugby statue

Saturday 9 January:

- People sitting on the benches in both parts of Jack Illot Green
- Lots of people sitting on the grass and on the benches in the sunshine during the day
- Mothers and babies sitting on the grassy area

Sunday 10 January:

- People in and out of the Green all during the day
- People sitting on benches in the sun in both areas of Jack Illot Green
- 7pm: Children playing with a football on the grassy area

Monday 11 January:

- People in the grassy area sitting on benches
- A group of people going a gym training session at lunchtime
- People sitting eating their lunch in both the petanque area and grassy area
- Group doing a gym session on the grassy area – **photograph available**
- In the afternoon two groups of 4 people picnicking in the grassy area
- Two families with their children picnicking and playing in the grassy area
- People playing petanque

Tuesday 12 January:

- People in grassy area sitting eating their lunch
- People on benches in both the grassy area and the petanque area
- Groups of people picnicking in the grassy area

Wednesday 12 January to Saturday 16 January:

- No observations taken

Sunday 17 January:

- People sitting in Jack Illot Green both on the grass and on the benches
- Young men playing ball – **photograph available**
- Many people during the day picnicking and sunbathing in the grassy area

Monday 18 January:

- People sitting on Jack Illot Green on benches and on the grass - photograph
- Children playing ball
- People sitting on benches in petanque area
- People sitting down by the statue in the sunshine

Tuesday 19 January:

- People sitting on the benches in the grassy area and in the petanque area
- People sunbathing in the grassy area
- People sitting on benches in both the grassy area and the petanque area eating their lunch and/or reading

Wednesday 20 January:

- People enjoying the sun and taking photos of each other in Jack Illot Green
- 25 people at mid-day doing a gym training class
- People sitting on benches in the sun in both the grassy area and the petanque area

Thursday 21 January:

- Many people in Jack Illot Green today, picnicking, sunbathing, sitting on the benches, eating their lunch, reading, enjoying the sun
- Families with babies in strollers and children playing on the grass
- People sitting in the petanque area on the benches reading the enjoying the sun

Friday 22 January:

- People sitting on benches eating their lunch in the grassy area
- A number of people taking photos of the area
- People sitting on benches in the afternoon in both the grassy area and petanque area enjoying the sun

Saturday 23 January:

- People sitting on benches in the grassy area enjoying the sun during the day
- In the late afternoon a group of people were taking photos then sat on the benches in the sunshine
- A person sitting down on the grass by the statue

Sunday 24 January:

- No observations taken

Monday 25 January:

- A number of people walking through Jack Illot Green taking photos of the area
- People relaxing at the foot of the statue
- People sitting on benches and on the grass
- Families playing in the grassy area of Jack Illot Green

Tuesday 26 January:

- In the morning people sitting on benches in both the grassy area and petanque area
- Over lunchtime people sitting on benches in both area eating their lunch
- People sitting on the grass during lunchtime – eating their lunch and relaxing
- Lots of people in and out of the Green during the afternoon taking photographs of themselves, the harbour and environs
- People walking through the park to access Civic Square
- Late afternoon people sitting on the benches in the sunshine

Wednesday 27 January:

- Overcast and drizzling for most of the day

Thursday 28 January:

- People in and out of the Green taking photos of the statue, themselves and surrounding area
- Many people eating their lunch in both the Green and petanque area even though it is an overcast day
- There is a media event for the Sevens in the Green – photographers, TV, reporters. Possibly the Captains of the various Sevens Teams – around 40 people. Photos taken by the Rugby Statue and on the grass
- Large group of young men playing rugby after the Media Event departed
- People in and around Jack Illot Green during the afternoon taking photos of the area

Friday 29 January:

- People sitting on benches in the petanque area
- Man doing exercises in the grassy area
- At lunchtime a group of young men playing volleyball
- People sitting on benches having their lunch in both the petanque and the grassy area
- A couple of men sitting on the benches reading later in the afternoon

Saturday 30 January:

- People sitting on benches in both the petanque and grassy areas relaxing
- Lunchtime there are groups of people dressed for the Sevens tournament taking photos and enjoying themselves
- Groups of visitors/locals enjoying the park, watching and photographing the people dressed for the Sevens Tournament and environs and staying to relax and soak up the atmosphere
- People sitting at the base of the statue relaxing in the sunshine
- Afternoon people sitting on benches in both the petanque and grassy area in the sunshine
- Late afternoon people sitting on the grass in the sunshine

Sunday 31 January:

- Groups of people sitting on the benches and on the grass relaxing in the sunshine
- Many people walking through taking photographs during the day
- In the afternoon people sitting on the grass relaxing
- Couples sitting on the grass relaxing in the sunshine
- Children playing on the grass with the parents in the late afternoon
- 7 pm: Groups of people sitting in the sunshine at the base of the statue as Civic Square is in shadow

Monday 1 February:

- People sitting on benches in the sunshine in both the petanque and grassy area eating their lunch
- People sitting on the benches in both the grassy area and petanque area in the sunshine
- People walking through the green during the day to access Civic Square
- People sitting on benches in both the grassy area and the petanque area in the late afternoon sun

SUMMARY OF SUBMISSIONS HIGHLIGHTING JACK ILOTT GREEN REFERENCES

Our Ten Year Plan – Wellington City Council

A revitalised Civic Square precinct would include a national music hub, more activity, and a strengthened Town Hall

What you think

Here are the highlights of the feedback you've provided.
Please make yourself heard and keep the feedback coming.

<http://consultation.our10yearplan.co.nz/what-you-think/comments?IdealID=15&Sort=asc>

Analysis of Submission Data: 99 Submissions received in the Category of Revitalising Civic Square Precinct (building on Jack Illot Green is part of this category)

15 submissions state: Don't build on Jack Illot Green or not sure

There are 5 categories under this submission category– Extremely Unhappy (3), Moderately Unhappy (2), Neither Happy nor Unhappy (12), Moderately Happy (28) and Extremely Happy (54) (with the idea of revitalizing Civic Square precinct). It is interesting to note that In the Moderately Happy Category (with the Revitalising The Civic Square Concept) 7 out of the 28 submissions state they do not want Jack Illot Square built on even if they are moderately happy with the idea of revitalizing Civic Square.

1. Richard, Island Bay

[Revitalise the Civic Square precinct](#) – 11 months ago #

Do not sell the carpark or old Circa Theatre site.

2. Curtis Nixon, Berhampore

[Revitalise the Civic Square precinct](#) – 11 months ago #

I support opening up the ground floor spaces for cafes etc but the square has a unique character that needs preserving. It should have its name changed to the 'Sir Edmund Hillary Memorial Plaza'. **I am opposed to building on Illot Green or Michael Fowler Centre.**

3. Don, Roseneath

[Revitalise the Civic Square precinct](#) – 10 months ago #

A great idea, but **please keep Illot Green, green as intended by the donor of the land. A building on the site would rob the precinct of light and a visual connection with Frank Kitts park.**

4. Kirsty, Island Bay

[Revitalise the Civic Square precinct](#) – 10 months ago #

Agree with strengthening town hall etc, and general upgrade of area but opposed to building on the existing green spaces. There are so few green spots as it is, those that remain should be protected. A building on the green would detract from the square by making it feel hemmed in.

5. Jos, Kelburn

[Revitalise the Civic Square precinct](#) – 10 months ago #

A revitalised Civic Square would be an improved asset for the city. The removal of the overhead offices between Library and Council building has opened up and improved the square nicely. **The Jack Illot green should remain**

green and open. The decision to refurbish or rebuild the Town Hall should be based on a full cost- benefit analysis. A plus would be improved music practice, recording and performance facilities, especially if they are more accessible to the public. More open air cafés, seating and performing spaces would be an improvement. I'd support development on the MFC car park area, with car-parking and other facilities on the basis that they provide a significant positive economic benefit.

6. David, Oriental Bay

Revitalise the Civic Square precinct – 10 months ago #

I don't feel precious about retaining Jack Ilott Green if it makes better economic sense to use for a School of Music etc, but wouldn't want a strictly commercial use for the site

7. VK, Te Aro

Revitalise the Civic Square precinct – 9 months ago #

I like Civic Square, I think it's already pretty vital and not necessarily in need of revitalisation. But I can see the need for quake strengthening and recognise that has to be funded somehow. **I think it's better to sell or lease the council's offices than to build on Jack Ilott Green - putting another building in there would make the square less welcoming** although I guess I'd be less opposed if it could be designed to keep the entrance area open somehow? I think I'd only support building on the car park if it's limited to being a low rise car park. I think it's important for less mobile people to be able to access decent parking near the arts precinct. Not sure about opening up ground floor cafes, I guess that could keep people using the square in bad weather? Please keep Civic Square's arts and music focus, it's so so important to the character of Wellington. I want the Town Hall to be kept as a music venue, but don't restrict it to classical concerts, keep the rock / dance / pop / whatever bands coming.

8. Jan McCarthy, Te Aro

Revitalise the Civic Square precinct – 9 months ago #

Not sure. Don't think the Jack Ilott Green should be used for car parking. How many cars would it hold?

9. Bill, Brooklyn

Revitalise the Civic Square precinct – 9 months ago #

The square has become central to the city with its connection to both the CBD and the waterfront. it needs to be kept fresh and lively

10. Mike, Seatoun

Revitalise the Civic Square precinct – 9 months ago #

Yes, but don't build on Jack Ilott Green

11. Alison

Revitalise the Civic Square precinct – 9 months ago #

Civic Square is a treasure, and the way the City to Sea bridge connects it to the waterfront - fabulous. **Yes, please, earthquake strengthen existing buildings, but don't try and 'offset' costs by leasing the right to build on Jack Ilott Green.** No, its not a well-used space BUT importantly it provides a feeling of spaciousness, and great view-lines out to and connectedness with the harbour, which means any building taller than one storey will get in the way. A performing music centre in the town hall and MFC: great. Cafes around the Square - sure. Keep it vibrant and lively.

12. Geraint, Te Aro

[Revitalise the Civic Square precinct](#) – 9 months ago #

Great! This is a really important part of our city and it needs to be reserved. I'm also very happy about the idea of a national music hub in the Civic Square - this will help foster the amazing performance talent we have in Wellington, and will give local music students the type of modern facility they deserve after so many years of the ill-designed school at Vic uni. As for leasing the Jack Iltot Green and MFC carpark, I have some reservations but I could potentially support this. I wouldn't want any old development to go there, but something that increased the design value of the area and contributed to the community would be great.

13. Rochelle, Other

[Revitalise the Civic Square precinct](#) – 9 months ago #

Keep Iltot Green area as is.. it is used for rest and contemplation now.. was gifted as open space, and the space/green/nature sets off the rest of Civic Square, allows long views from the City To Sea bridge. It must not be built on. Strengthening funds must come from elsewhere [? no airport runway extension?]. Otherwise OK. I do wonder how many eating locations are needed. Every new one cannibalises those already there.

14. William, Island Bay

[Revitalise the Civic Square precinct](#) – 9 months ago #

Jack Iltot Green must remain as open space, a building there will have the effect of cutting the square off from surrounding streets. The proposed Chinese Garden could be constructed on Jack Iltot Green, leaving Frank Kitts Park as open space

15. Elena, Miramar

[Revitalise the Civic Square precinct](#) – 10 months ago #

we don't need to build something new. We need to reuse/renew existing area and buildings

16. Ben, Roseneath

[Revitalise the Civic Square precinct](#) – 10 months ago #

It is being presented cunningly but manipulatively that if citizens want to retain the Town Hall, then they must also accept the sale of the car park for commercial development. Decisions should be made in sequence not as a take one take them all ultimatum.

1. Strengthen the Town Hall - it is a unique and wonderful building with world class acoustics that is a beautiful concert venue. It is irreplaceable.

2. Downsize the council offices and lease the Civic Building to someone who bears the cost of its upgrade.

3. Sell the Iltot Space at a commercial price. This has been discussed for YEARS.

4. Use the money from 2 and 3 to strengthen the Town Hall.

5. Do NOT build on the carpark in front of the Michael Fowler Centre because that would destroy the view of the building itself from Wakefield St, and from all of Mt Victoria.

PS - The carpark was an amenity to support the Centre - and over time many carparks have been leased to the Wellington Regional Council and to private companies located nearby. This was never the intention or promise for this car park. WRC and other companies can lease a space in the James Smiths carpark as do other businesses. They should not take priority for parking outside the Centre - which should be dedicated to Centre patrons. Even worse the businesses have locked off the parking places 24/7 and yet they are NEVER used in the weekend and evenings when public demand is high. This is stupid!

EXTRACT OF COMMENTS FROM PETITION

COMMENT	COMMENT
I like sun.	NO! NO! NO!
Keep this space green - it's stunning!	" "
Our green sacred places in urban jungles are our SOUL! Never For Sale! Save	ditto
Save	??
City Space	No thanks!
Spoil our wonderful waterfront	Keep it green
Save it please	" " "
SAVE it please	
CITY SPACE important!	
We need it!	
part of Wghtn history.	Too many buildings already.
England	Keep some green spaces
WE'VE ELECTED IDIOTS	need spaces.
TOO MANY BUILDINGS!	
No way	
great space for tourists	leave the green space
we We have something special here	No!!
Ridiculous	NO more sky scrapers!
CRAZY.	
Terrible!	DON'T DO IT!
	? Not enough green as is
	HELL NO!
Will completely wreck this artsy area.	
Crazy talk!	DONT DO IT
	Keep it Green
	"