

PP - Maria vander Meer
18/30/5
SFC 8 - October 2009
WELLINGTON
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TO WHOM IT MAY CONCERN :
PARTICULARLY BUILDING OWNERS,
BUSINESS PROPRIETORS AND MANAGERS
IN OR AROUND MANNERS STREET.

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MAYOR'S OFFICE

WHO WANTS THE MANNERS STREET MALL ?

THE WILLIS STREET BUSINESSMEN'S SECTION OF THE CHAMBER OF COMMERCE, its committee comprised of businessmen from Manners Street to Lambton Quay, is well reported as believing that plans by the Wellington City Council to CLOSE Manners Street and the South section of Cuba Street, where they join, and turn them into a Mall should be ABANDONED.

YOUR VIEWS ON THIS SUBJECT WILL BE VALUED. PLEASE TAKE A MINUTE OF TWO to tell us what you think should be done about the proposed Mall. Read what we understand are the pros and cons in question and please be impartial while doing so, weigh up your conclusions and then answer the questions we think are relevant to the matter. If you want your views to count, please forward your answers to us no later than five days after you receive this: the address of our Secretary is shown above. Your form will be dealt with IN ABSOLUTE CONFIDENTIALITY: please add your signature and details for the purpose of validity but it will be removed and destroyed and only then will we count numbers.

LET US STATE OUR VIEW, NOT TO INFLUENCE YOU BUT SO YOU KNOW OUR STAND: we are in favour of MALLS in general, in the right places and as truly developed ones along modern lines; but not necessarily if a Mall means the closing of an important street and certainly not in the case of Manners Street.

This does not pretend to be a scientifically designed questionnaire but we think it gives reasonable scope for you to express your opinion in general terms. We have tried to give a balanced expression of the opposing points, even if more space is taken up by the case against: but remember, they are only what we think are the main ones. There are fewer FOR closing Manners Street and they are strong; the Council also has the strength of Law to go ahead, hence more space for explanations in our case AGAINST.

POINTS FOR AND AGAINST THIS MALL

FOR: THIS MALL IS ESTABLISHED IN THE TOWN PLAN. (Manners Street is liable to be closed from Farish to Taranaki Streets; at present only Farish to Cuba Streets is being mooted. Similarly with Cuba Street from Dixon to Jervois Quay but for the present only Dixon to Manners Streets.) CITY ADMINISTRATORS BELIEVE IN PROVIDING OPEN SPACES; SEPARATION OF PEDESTRIAN AND VEHICULAR TRAFFIC. (They have very strong public support for these concepts, and quite rightly so.) EFFECTIVE TRAFFIC FLOW AND CONTROL (as a result of the opening of the Motorway) IS A COUNCIL RESPONSIBILITY. (They projected from their studies that closure of that section of Manners Street would be necessary to reduce traffic conflicts.) THE COUNCIL WANTS TO PROVIDE A PLEASANT RECREATIONAL AREA IN MANNERS STREET (and other areas) AND EXTEND THE CUBA MALL TO JOIN IT. (If the scheme goes ahead, the plans we have seen are attractive and imaginative, including a life-sized chess board, but there seems to be a question about whether or not there are going to be sufficient public funds available to fully implement such plans.)

AGAINST: FEAR THAT SUFFICIENT FUNDS CANNOT BE MADE AVAILABLE TO FULLY IMPLEMENT THE PLANS. (It may be difficult for Council to raise sufficient money, whether by way of a special rate levy on businesses in the area or other appropriate source it can call on, to do much better than oil-drum type closure for some time; it can be argued that Cuba Street has a higher priority for proper Mall paving.) TRAFFIC CONFLICTS SEEM TO BE NON-EXISTENT COMPARED WITH THE PREDICTIONS. (This at least from a layman's observations. However, this could alter if the traffic lights are rephased. Thus, so far an important justification for closing Manners Street is no longer valid and it would be difficult to see the Council deliberately rephasing just to justify this point for closure.) THE MANNERS STREET MALL AS PROPOSED WILL NEVER BE A PROPER ONE. (A rear ring access road for parking and deliveries is never likely to be possible having regard for the buildings which would have to be demolished and their varying economic life-spans.) SHOPPERS CAN BE PUT OFF FROM SHOPPING IN A MALL. (Very often pedestrian counts go up when a Mall is introduced but these extra people are not necessarily extra shoppers. Some serious shoppers state they are put off by loiterers and skylarkers who congregate; for instance in the Cuba Mall and already already some are gathering at the corner of Manners and Herbert Streets.) SCARCITY OF CAR-PARKS CAN REDUCE CUSTOMER COUNT. (The Council is planning to provide car parking facilities to replace some of those whittled away over past years; the high priority one is in Marion Street, but whether or not Manners Street will benefit from it all that much is a moot point.)

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OTHER SHOPPING AREAS MAY BE UNREASONABLY CUT OFF FROM TRADITIONAL CUSTOMERS. (By introducing this barrier to vehicular traffic, potential and traditional customers may give up the struggle to go on down to Courtenay Place, Lower Manners Street, or even to get as far as the Cuba Mall let alone stop conveniently near the proposed Manners Street Mall. Victoria Street and extension together with Willis Street are speedy and efficient ways of getting away from Wellington or to other parts of it but for a shopper to find a legal park along them or conveniently near is a difficulty you will not need to be convinced about.) ACCESS FOR DELIVERY OF YOUR STOCKS WILL BE RESTRICTED. (The Council plans show they are concerned to ensure vehicular access to the proposed Manners Street Mall so your stocks can be delivered; but this will only be during certain hours and therefore more restrictive than at present in this difficult area on this question.) IN THE EVENT OF FIRE OR LIKE DISASTER IN OR AROUND THIS AREA EVEN MORE BLOCKAGES AND DISRUPTIONS CAN BE EXPECTED IF MANNERS STREET IS CLOSED. (There will be few people who are not aware how easily the central business district of Wellington can become completely jammed on such occasions. Unless a ring road access is provided, and the reasons why it cannot be around the immediate vicinity of Manners Street were given earlier, the closing of Manners Street will, we believe, increase this problem.)

THANK YOU FOR READING SO FAR : THE QUESTIONS BELOW ARE FOR YOUR ACTION.
QUESTIONNAIRE

Please answer the questions below only in connection with the proposed closure of Manners Street and the Cuba Mall extension and not for Malls in general. Show your answer by underlining the one that most nearly agrees with your own views or briefly note your special personal answer. Every question should be answered and only one answer for each question will be counted.

1. Which views, if any, should carry the greatest weight ?
 - a. The public wanting Malls in general, even though they are not personally involved with the site in question
 - b. The Council with better access to data on problems and responsibility for long term planning ?
 - c. Groups, such as ours or environmentalists ?
 - d. Yours, because you work and live, so to speak, in the area ?
 - e. Personal Answer:.....

2. If a major reason for the Mall disappears (i.e. traffic conflicts), should it still go ahead ?
 - a. YES / NO
 - b. Personal Answer:.....

3. Do you think the almost certain higher pedestrian count will mean more people will come to your business for trade purposes ?
 - a. YES / NO / NOT NECESSARILY
 - b. Personal Answer:.....

4. Do you think the position of your business in the total Mall will mean greater distances for your customers to travel from buses (then moving along Dixon St.) or car parks so it will discourage them from coming ?
 - a. YES / NO / NOT NECESSARILY
 - b. Personal Answer:.....

5. Will the Mall affect your rental or overhead costs ?
 - a. Raise them.
 - b. Lower them.
 - c. No influence one way or the other.
 - d. Personal Answer:.....

6. With buses running along Dixon St. across the Mall and delivery trucks going into the Mall will the concept of separation of people and vehicles be achieved sufficiently to justify going ahead with the Mall ?
 - a. YES / NO
 - b. Personal Answer:.....

7. Do you think the Mall will make it more difficult for fire, police and similar services to protect you and your property with the usual high standards?

a. YES / NO / NO DIFFERENCE

b. Personal Answer:.....

8. If the Mall goes ahead will you?

a. Want to stay all the more.

b. Think about moving elsewhere.

c. Think about moving NOW because of its possibility.

d. Be moving regardless.

e. Wait and see.

f. Personal Answer:.....

9. Will deliveries to your business be more of a problem with the Mall?

a. YES / NO / NO DIFFERENCE / N.A.

10. Have you had previous experience or connection with a Mall?

a. YES / NO / INVOLVED NOW

b. Personal Answer:.....

11. Is there a rear ring access road immediately around the Mall you are (or were) concerned with?

a. YES / NO / NOT APPLICABLE

b. Personal Answer:.....

12. Do you think that even without a rear ring access road, with the limited parking spaces nearby, and with the tendency of this Mall to block even more the easiness of East/West travel across the City, the Mall is better to have than not?

a. YES / NO / MAKES NO DIFFERENCE

b. Personal Answer:.....

13. Do you agree with the idea that when you shop, shop hard, and when you play, play hard, but never mix the two?

a. YES / NO / NO DIFFERENCE

b. People shop or conduct business better if they mix play

c. People shop or conduct business less well if they mix

d. Personal Answer:.....

14. Will the Mall improve the environment so this is more important than any effects major or minor on business?

a. YES / NO / NO EFFECTS EITHER WAY

b. GOOD / ADVERSE effects will arise.

c. Personal Answer:.....

15. Do you want to see the Mall go ahead even if it means little better than oil-drum type closure for a short or maybe quite a long time?

a. YES / NO

b. Not unless a firm undertaking is given by Council to complete the Mall properly by a stated date.

c. Personal Answer:.....

16. FINALLY: disregard all your answers above and simply state, DO YOU WANT THE MALL TO GO AHEAD?

a. YES / NO

(Secretary to tear off portion below immediately after return received)

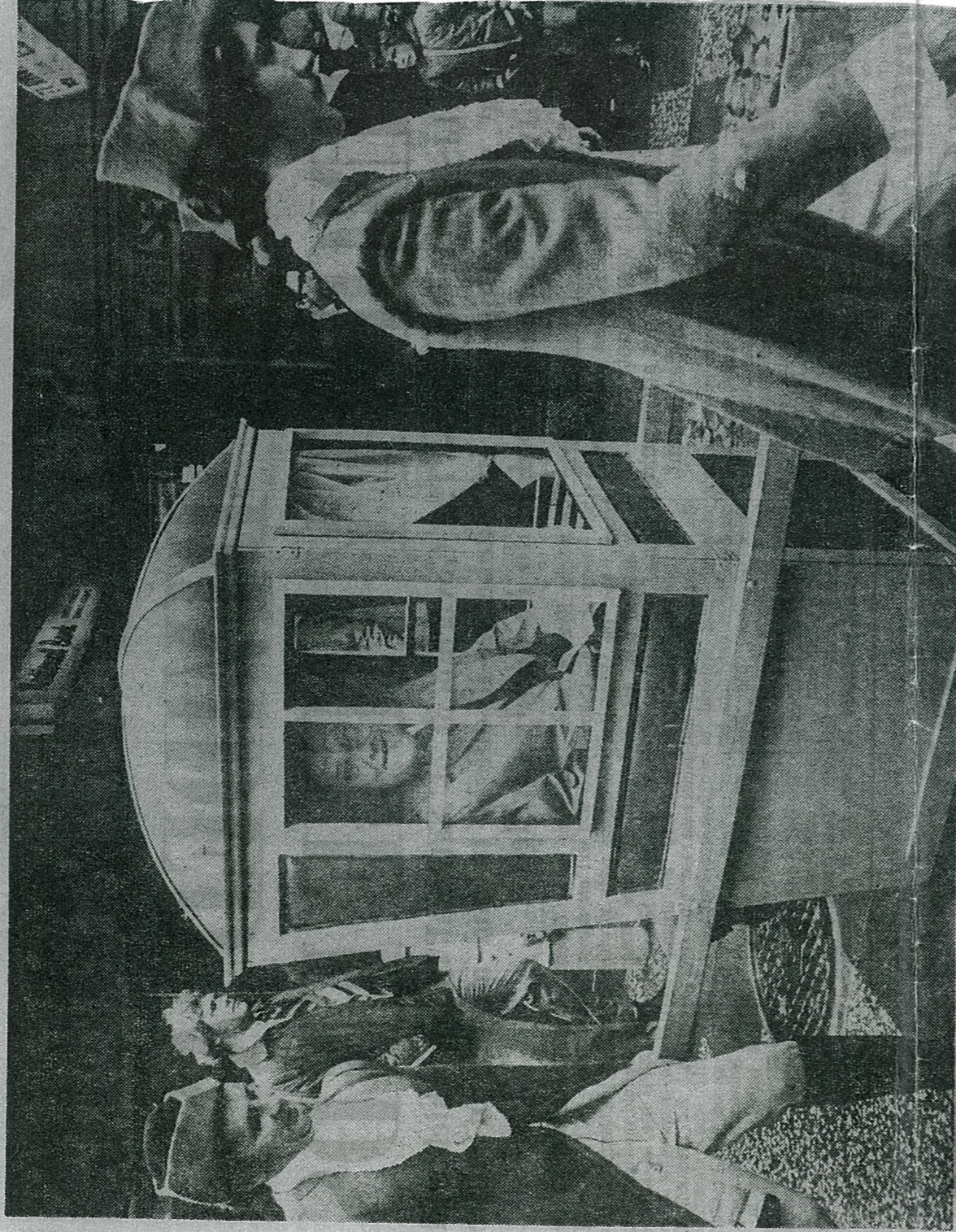
This portion will be torn off and destroyed before your answers are counted so as to preserve secrecy. Please enter the details requested so we can count your responses as responsible and valid ones. THANK YOU, ONCE AGAIN, FOR YOUR TIME AND HELP ON THIS MATTER.

NAME (of person answering):..... POSITION:

NAME OF BUSINESS, GROUP ETC.:.....

ADDRESS:

6/4/9



Assured by Wellington's Mayor Fowler that the elaborate sedan chair and four bearers were trustworthy, the Prime Minister (Mr Muldoon) sat back and enjoyed his first visit to Wellington's new Manners-Cuba Mall today.

Replacement 'buttonhole' plants, a mall — and rain

WELLINGTON officially got a new pedestrian mall today — known as the Manners-Cuba Mall — and a couple of dozen new flower plants for it into the bargain.

The mall was opened by the Prime Minister (Mr Muldoon) shortly after noon, but before he arrived, council workmen were busy planting and replacing squashed flowers.

"You'd better take a good look now," said one of the workmen with a dejected pot plant in his hand. "This is the best it's ever going to look."

The mall has at least 45 concrete planter boxes, each attractively planted with bright flowers which, in the two weeks they have been there, have proved popular for buttonhole blooms on Saturday nights.

So, for the last few Monday mornings, the workmen have come along with new blooms. But it was bad weather more than anything else which plagued today's opening.

Just an hour before proceedings were due to start, Mayor's City Fools (Chameleon) did not know whether they would go on in the rain or not.

And the city's design engineer responsible for a lot of the work on the mall, Mr Roger Lane, said a lot of the day's activities had been cancelled.

These included the human chess players' game, the karate and gymnastics displays, the Punch and Judy show, the two fashion shows, and the Polytechnic orchestra. This left the day to be carried by the modern dancers and the

fools.

its two jets had to come from Australia.

Bad weather was also put down by Mr Lane as the reason why the mall's \$10,000 fountain was not ready for the ceremony. It was covered with bricks and plastic instead. Its tiles could not be laid in the wet, and, in addition, parts of

The children's play sculpture was not ready for the petition to choose the best design has not yet closed — and the mall's controversial play-tiles feature "sputnik" design is understood to be under review.

Mall removes 'conflict' — PM

WELLINGTON'S new Manners-Cuba Mall removed the conflict between motorists and pedestrians, the Prime Minister (Mr Muldoon) said in an official opening of the mall at lunchtime today.

"There is really no question of 'us' and 'them,'" Mr Muldoon said.

The mall removed the conflict between the two by giving each "his or her place in the network of communications belonging to this city."

Mr Muldoon said a mall gave a city a heart, changing thoroughfares within the

inner city into "a place for people."

"It is a place for total freedom within the bounds of reasonable behaviour, for mingling and having what is generally referred to as a good yarn."

Mall proposals generally ran into a good deal of opposition "and I do not think this one was any exception," Mr Muldoon said.

"As a rule, experience of them proves fears of business interests to be unfounded and the mall itself a response to the wishes of the ordinary folk of a city."