

## **Ashburton District Parking Strategy and Parking Management Plan Submissions Cover Letter.**

To Whom it May Concern

As a business owner and landlord of several properties in and surrounding the Commercial A zone of the CBD, namely the Triangle Precinct, I see a number of issues with parking and the proposed solutions.

Firstly, the proposed carpark on West Street, is a positive solution to provide parking for primarily the Civic Centre staff, while it may pick up some users from SH 1 and residents from the West side of Ashburton, it is not going to ease the situation for anyone east of West Street.

From my experience of owning a business in The Triangle, residing in the area and maybe most importantly, with the development of the buildings I have purchased in the area and speaking to potential tenants, the most pressing issue for all is parking, or lack of. I foresee that this issue will only worsen once the new Council Building and Library opens and all staff are relocated to this site.

I have developed the area on the theory of "if you build it, they will come", which with all the positive feedback from the community and prospective tenants, it is working. I have invested heavily into rejuvenating the Triangle, increasing lighting, commissioning street art and increasing security measures to make the area a vibrant precinct for our community, ensuring my developments adds to the town and is enjoyed by the whole community, unfortunately parking is something that I can't control.

At least 10 prospective tenants have all had the same queries and concerns regarding parking on the east side of the CBD, of these 80% are hospitality businesses, almost all are new businesses in town, which would add to the vibrancy of the CBD, linking the Triangle to the town centre, via Baring Square, it would add jobs to the district and create a fantastic atmosphere to the town, but the biggest hurdle currently is parking, now and in the future. If I could show the tenants, a written commitment to increasing parking on this side of town, I know that would ease most concerns.

I noted with interest that a show was currently advertised at the Event Centre, advising patrons to park in either the Neumanns Tyres carpark or behind the Balmoral Hall, this already indicates a shortage of parking on this side of town, let alone when the Council building opens, considering an ageing population, really it is not viable to expect people to park on West Street and walk down.

With ADC focus being on moving business back into the CBD, which I support, along with the rejuvenation of the CBD, a potential second bridge off Chalmers Ave and the large subdivision developments on Trevors Road and in Tinwald, there will be considerable residential growth on the eastern side of Ashburton, there really has to be an option for additional parking on that side of the CBD.

Therefore, I suggest, that ADC consider extending the time limit parking within the CBD from Wills Street to Peter Street, and down Victoria Street/Wills Street to past the Devon, this could happen immediately. I further recommend that Council consider utilising the Balmoral Hall site for parking, which is central and accessible to CBD and surrounding venues, ideally multi storey to future proof additional parking issues. A further suggestion would be to build a Margaret Mahy type playground, with car parking

building behind it, this would ensure that all generations within our community are catered for, it is future proofed and would enhance the offering to our community. I have previously suggested this in another submission and also to Council Staff.

In summary, while I support the new West Street carpark in the very short term, this is a band aid solution to a much larger parking problem. We need a written commitment from Council, that further parking within the CBD, is also coming in the short to mid term. This enables us to attract new business to town, build on existing business and future proof our town. If the building of the new Civic Centre is going to be the centre of town, the most central place for further parking would be the site on the corner of Cass Street and Cameron Street.

Kind regards

Justin Skilling  
JMS Developments Ltd

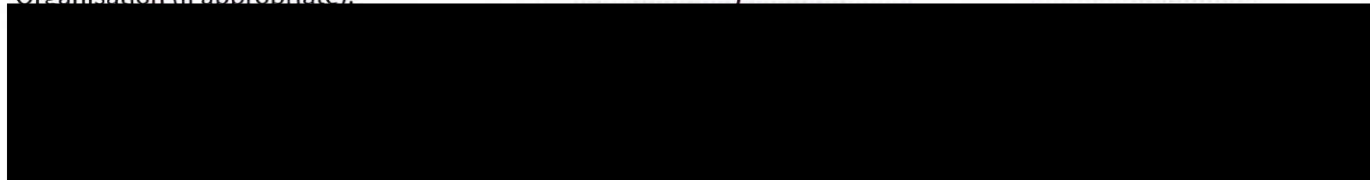


Submissions presented in the form of a petition or accompanied by multiple signatures will be processed as a single submission.



**Your details**

First name: Justin Last name: SKilling  
Organisation (if appropriate): JMS Developments Ltd.



**Do you wish to speak in support of your submission at the hearing?**

(If no boxes are ticked, it will be considered that you do not wish to be heard)

**Yes:** The hearing is expected to be held in the Council Chamber on Thursday 21 October 2021. Please note that hearings are live-streamed to our online channels.

**No:** I do not wish to speak in support of my submission and ask that the following written submission be fully considered.

Signature: [Handwritten Signature] Date: 5 October 2021.

*\*Please note all submissions are public documents and will be made available on Council's website with the names of submitters included.*

A full version of the Ashburton District Parking Strategy and the Ashburton Town Centre Parking Management Plan is available from [ashburtondc.govt.nz/haveyoursay](http://ashburtondc.govt.nz/haveyoursay)

You can submit on any or all of the questions below. You don't have to complete every question.

### Feedback on the draft Parking Strategy

**1** Do you agree with the draft objectives for the Parking Strategy?

a. Which ones do you support and why?

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b. Which ones don't you support and why?

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**2** Do you support the draft Action Plan?

a. Which ones do you support and why?

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b. Which ones don't you support and why?

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3 Is there anything else we need to think about for parking in the district?

*Please see cover letter attached*

4 Any other comments? We also asked a couple of specific questions on pages 5 & 7. Let us know your answers here.

## Feedback on the draft Ashburton Town Centre Parking Management Plan

1 Do you support the draft Action Plan?

a. Which actions do you support and why?

b. Which actions don't you support and why?

2 Is there anything else we need to think about for parking in the Ashburton town centre?

*Please see cover letter attached*

3 Any other comments? We also asked a couple of specific questions on pages 2, 11-13. Let us know your answers here.



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