

**Submitter: Murray Anderson**

The CBD continues to struggle with its redevelopment of retail operations. Retail foot traffic we need a vibrant town centre.

Our transport Co, to move their Depots out of town was a great move.

It has been disappointing to see Council allow large scale retail developments on the south side of South St. It makes traffic movements more difficult in this area and will continue to get worse in the future.

With the River and flood plain at the back of their premises it sadly reduces the options for traffic. Remember it is not in close proximity of the residential area.

Where the Council is currently building its new Civic Centre . North East of this is much more conducive to traffic movements and residential access.

The original Countdown is a good example of what I am trying to say It would also help to complement and to consolidate the CBD area.

Racecourse Road

Subdivisions

Spine Road ? Connecting to Golf Links Road. I believe this is a must and suggest

that Council help facilitate a good outcome here for all parties. Ashburton

Golf Club with a large number of traffic movements per day it is vital that an alternative outlet is available out to Racecourse Road. The access onto the Highway is and will become more difficult in the future. I have discussed this with Golf Club Board and Council Staff who have been very helpful.

2 Subdivision North side of Racecourse Road. I support this but it was of some concern 140h of residential D could be developed in a fragmented manner.

It is paramount that residential developments are achieved with good quality outcomes. Make wise use of the land and let the traffic flow. I have spoken to Planning Staff on these concerns and are very aware of the need to address these issues to achieve good long term outcomes.

CBD Eastfield Investment JV Co.

Are plans available for community inspection on the intended business developments on this block. Is there a planned strategy to ensure good outcomes are achieved for the future vibrancy of this Centre.

Rates - Income - Expenditure

Council rate rises are considerable, but I suggest it is worse than that.

You appear to be cribbing a bit.

Depreciation is not always funded consistently. Property sales, Forestry sales, Lyttelton Port shares, Approx how much from these reserves on an annual basis are used to supplement Rates. Port Shares, how much of this fund is left.?

Council debt is expected to be \$166 million in 5 years time. What is the reserve account intended to be at this stage.

Council point out in the Document the dollar value of this Business and their responsibilities that go with it.

This is the reason for the comments made above It is a big business that you have Inherited and must maintain and improve the district infrastructure, at the same time improve the revenue stream for the benefit of Ratepayers.

Thank you Murray Anderson.