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Submission: The SRV is being 'sold' as a means to fund what are just ideas, with no specific plans for the money yet outlined. The funds could conceivably be used for something different altogether to the uses now publicised.

Changed streetscapes for Raymond Terrace will be useless if the businesses can't pay the increased rents that will follow any rate rise. No shops, no people.

Many people are not aware that after 7 years, rates will stay at the higher level. This will present ongoing difficulties for people renting homes and for those on low incomes. It is a significant increase in rates. Some homeowners will never benefit from ideas now proposed. While it is fair to expect small rate changes over time, this is a 'big hit'.

The council plans to borrow big and get started early, so a large amount of the increase will be used to pay interest. Current maintenance should be attended to before any new projects are started.