

Long-term Plan 2024–34



Respondent No. 88

Response ID 5633790

Date of contribution Apr 12 24 01:26:36 pm

Personal information

First name Mark

Last name McIntyre

I'm providing a submission (choose one): as an individual

Please let us know what ward you live in Ōtaki

Do you want to speak to Council about your submission at our public hearings on 2 May? No

Are you happy for your name to be published with your feedback: My name can be published with my feedback

Submission

Proposal 1: Three waters funding
Which option should we choose? (select one option)

Option 1: Fund \$4.7 million shortfall with an additional 5% rates increase in Year 1.

Would you like to expand on your answer for option 1?

Council is also looking to reduce debt, by selecting Option 1 this continues to help reduce this debt

Proposal 2: Proactively reduce Council's debt
Which option should we choose? (select one option)

Option 2: Apply average rates increases of 7% per year from 2025/26 to 2033/34

Would you like to expand on your answer for option 2?

Provides management of debt reduction and rate payers costs

**Proposal 3: Transfer Council's housing for older people
Which option should we choose? (select one option)**

Option 1: Transfer our older persons' housing assets to a new Community Housing Provider

**New climate action rate
Which option should we choose? (select one option)**

Option 1: Introduce a new targeted climate action rate based on a property's capital value rather than the current land-value based general rate

If you have any views on these policies, please comment here:

I fully support the use of Development Contributions to enable the council to move forward with required infrastructure service/maintenance and growth. This enables infrastructure growth without the council having to fully fit the bill which then enables reduced debt borrowing and an overall reduction towards debt, plus New housing opportunities made available to meet the ever increasing demand for affordable housing throughout Otaki.

I am an owner of 12 Waitohu Valley Road (Lot 2 DP 59205), a 7.1ha property immediately adjoining the existing General Residential Zone on the north-eastern side of Ōtaki. The property is within an area identified as a priority greenfield growth area.

I believe that it is appropriate for this property/area to be included in the Priority Development Area for Ōtaki. It is a perfect area of land for the provision of much needed affordable housing to both Ōtaki and wider Wellington Region. The property is located on a Major Community Connector Road (Waitohu Valley Road) and immediately adjacent to the General Residential Zone. The area is enclosed, situated between the General Residential Zone, the Rural Lifestyle Zone and the old State Highway One, a Main Road. Waitohu School is located immediately across the road and the Ōtaki main road CBD less than 1km away. The site is on the strategic transport network with easy access to Ōtaki train station and CBD.