

Have Your Say!

Peninsula Project

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You can have your say on the proposals outlined in this newsletter by filling in and returning this form. Your comments will be considered a formal submission on Environment Waikato's Draft Long-Term Council Community Plan. Complete this submission form, fold, seal and freepost to Environment Waikato to reach us by May 14, 2004.

Name _____

Address _____

Nearest town to your property on the Peninsula (if different from above) _____

Phone _____ Email _____

I/We wish to present my/our group's comments to the Council in person at the end of May.

Yes No Signed _____

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Do you have any comments on the proposed work programme?

Thinking about the five options proposed for rating the Peninsula Project, which **ONE** of the options do you support?

Please tick only one.

- Option 1 - Capital value rate across Peninsula
- Option 2 - Per property rate across Peninsula
- Option 3 - East/west split based on capital value
- Option 4 - East/west split with some collective rating, all based on capital value
- Option 5 - East/west split based on targeted rates, with some collective rating based on capital value

Comments on the rating options (please specify which option you're referring to)

Fold outward here

No stamp required

Strategic Development Unit
 Freepost Environment Waikato
 PO Box 4010
 HAMILTON EAST 2032



Benefits for the Coromandel Peninsula

Currently river and catchment issues are causing damage to buildings, bridges and roads, loss of productive land and livestock, increased flooding and damage to native bush, harbours and estuaries. By taking a Peninsula-wide approach to improving the condition of rivers, streams and catchments we want to:

- protect people, property and essential services from flooding
- avoid damage to roads and avoid road closures caused by flooding
- reduce social and economic disruption caused by flooding
- protect the land, including native forest
- reduce pests like possums and goats
- improve conditions for native plants and animals
- improve water quality in our streams and rivers
- help rivers and streams remain stable
- protect estuaries and harbours against a build-up of silt.

Proposed work programme

The key work components of the project are river and catchment management, animal pest control and flood protection. To do this work, around \$28 million will need to be spent on the Coromandel Peninsula over the next 20 years. The work is Peninsula wide, with approximately 55 percent taking place on the east coast and 45 percent on the west coast. The spread of the work is detailed in the following tables:

Proposed Work Programme	Total spend over 20 years (maintenance and capital)	Capital work	Average annual spend for maintenance
River and Catchment Management: • Catchment oversight • Soil Conservation Work • River Management	7,800,000		{ 82,000 160,000 400,000
Animal Pest Control	5,760,000		813,000
Flood Protection Thames Coast Other areas	5,400,000 9,000,000	5,400,000 9,000,000	155,000 500,000
	27,960,000	14,400,000	2,110,000

Table 1: Proposed Work Programme

It is proposed to fund the work as shown below:

Funded by	Capital work	%	Average Annual Spend for maintenance	%
Regional General Rate	1,400,000	10%	268,000	13%
Peninsula Catchment Rate	1,979,000	14%	598,000	28%
Local Community Targeted Rate	8,686,000	60%	425,000	20%
Direct Landowner Charge			401,000	19%
District Council Contribution	307,000	2%		
Government Contribution	2,028,000	14%	418,000	20%
	14,400,000	100%	2,110,000	100%

Table 2: Sources of Funding for the Peninsula Project

The Peninsula rate is calculated as shown below:

Peninsula Catchment Rate	
Annual maintenance	598,000
Capital work contribution	72,000
Proposed Peninsula Catchment Rate	670,000
Plus GST	83,750
Total Catchment Rate requirement	753,750

Table 3: Total Requirement Needed for Peninsula Catchment Rate

The \$753,750 is the Peninsula Catchment rate requirement. See over the page for the five rating options which could be used to collect this revenue.

How will it affect you?

This work will improve your local environment, your safety and make your area a better place to live. People across the whole Peninsula will need to contribute to the cost of this work before it can go ahead.

Under the proposals outlined in this newsletter you would be required to pay:

- a new 'Peninsula Catchment Rate' spread across most Coromandel Peninsula ratepayers.
- local community targeted rates if you benefit from local flood protection works.
- a direct contribution by landowners towards erosion protection and river management work on their properties.



Five Options for Peninsula Project Rating

There are a range of ways to pay for The Peninsula Project work. The Local Government Act requires Environment Waikato to consider the options. On that basis and as a result of the feedback received from residents and ratepayers we have developed five rating options which are described below. The rates are based on both the spread of the proposed work and the number and value of properties on the Peninsula. The rating option which is chosen will apply to all ratepayers within the Peninsula Project area from July 1, 2004.

Option 1:

A flat rate of \$14 per \$100,000 capital value of your property each year towards the Peninsula Project.

This option was discussed in a brochure sent to all ratepayers in January. Following feedback from that brochure and concerns raised by east coast ratepayers on the level of funding from that area due to capital values, we have developed the following alternative options.

As a guide...

If the capital value of your property is \$200,000 you would pay \$28 per year for the Peninsula Project work under option 1.

Option 2:

A targeted rate of \$43 per property per year towards the Peninsula Project*.

Options 1 and 2 provide for a consistent charge across the whole Peninsula, irrespective of where properties are located. They recognise the collective indirect benefit that all property owners would receive from the work.

The targeted rate proposed under Option 2 avoids penalising property owners whose property capital values have risen dramatically over recent years.

As a guide...

Regardless of where you live and the value of your property, you would pay a flat rate of \$43 per year.

Option 3:

That the Peninsula be split into an East Zone (Mercury Bay, Tairua-Pauanui, Whangamata wards and part Waihi ward) and a West Zone (part Thames ward including the Thames Coast and Coromandel-Colville ward).

Under this Option:

- ratepayers in the East Zone would pay \$8 per \$100,000 capital value of their property towards the Peninsula Project.
- ratepayers in the West Zone would pay \$43 per \$100,000 capital value of their property.

This Option collects most funding from where the work most needs to be done. However, it does not capture the benefits that the whole community would receive from the work as opposed to purely local benefits.

As a guide...

If your property is in the East Zone and its capital value is \$200,000 you would pay \$16 per year for the Peninsula Project work under Option 3.

If your property is in the West Zone and its capital value is \$200,000, you would pay \$86 per year for the Peninsula Project work under Option 3.

* This rate would apply equally to all properties regardless of their capital value.

Option 4:

Fifty percent of Peninsula Project rate would be collected across the total Coromandel Peninsula, and the remaining 50 percent would be collected on the basis of the location of works - all based on capital value.

Peninsula wide rate	\$6 per \$100,000 capital value of property PLUS
East Zone rate	\$4 per \$100,000 capital value of property, OR
West Zone rate	\$21 per \$100,000 capital value of property.

Option 4 is a combination of Options 1 and 3. It recognises both the widespread benefits of the work across the Peninsula and also allocates a proportion of money more directly to the area that the work needs to be done in. Ratepayers in both zones would pay an additional portion based on capital value.

As a guide...

If your property is in the East Zone and its capital value is \$200,000 you would pay \$20 per year for the Peninsula Project work under Option 4.

If your property is in the West Zone and its capital value is \$200,000, you would pay \$54 per year for the Peninsula Project work under Option 4.

Option 5:

Fifty percent of the Peninsula Project rate would be collected across the total Coromandel Peninsula and the remaining 50 percent collected on the basis of the location of work. This option is a mixture of capital value and a targeted rate.

Peninsula wide rate	\$6 per \$100,000 capital value of property PLUS
East Zone rate	\$15 targeted rate per property*, OR
West Zone rate	\$76 targeted rate per property*.

Option 5 recognises both the widespread benefits of the work across the Peninsula and also allocates a proportion of money more directly to the area that the work needs to be done in. Ratepayers in both zones would pay an additional targeted rate, irrespective of their property value.

As a guide...

If your property is in the East Zone and its capital value is \$200,000, you would pay \$27 per year for the Peninsula Project work under Option 5.

If your property is in the West Zone and its capital value is \$200,000, you would pay \$88 per year for the Peninsula Project work under Option 5.

* This rate would apply equally to all properties regardless of their capital value.