**Kings Forest proposed Special Rate Variation**

6 submissions/comments were received in relation to the Kings Forest proposed Special Rate Variation via Council’s “Your Say Tweed” web site.

4 of the submissions/comments were in favour of the special rate and 1 was against. The remaining submission/comment incorrectly assumed that the revenue raised from the rate would not be applied entirely towards the Kings Forest environmental land.

The comments received are outlined below:

**In Favour**

I, as a member of the community, have long supported the adoption of a Koala Plan of Management for the Kings Forest development. Within the plan are tree plantings and wildlife corridors all needing long term maintenance. We also need to know how the wildlife is faring within the land set aside to protect and sustain them and what can be done to ensure their survival. Therefore, it is important to fund the long-term maintenance and management of environmental protection lands within the Kings Forest development. Future residents will benefit from the closeness to nature and the joy and comfort wildlife in your backyard can bring.

Areas that support significant biodiversity and will be impacted by a housing estate must have a special levy paid by all future landowner to ensure that the biodiversity values are protected in perpetuity and to help offset their impact.

It seems fair that the community benefiting most from the environmental land within the Kings Forest development should be the ones to pay a small levy on their rates

TSC Special Rate Variation is proposed that rate payers/developer of the Kings Forest development will be the only ones to the variation and not 'all' of the rate payers of the TSC? If Kings Forest are the TSC Special Rate Variation, then I totally agree to the variation. If 'all' rate payers are to be part of the TSC Special Rate Variation for Kings forest then I strongly object.

**Against**

While I support the intent of the special rate there is no evidence to show that a special rate maintains or improves the environment surrounding the development. Until Council assesses the effectiveness of 20 years of special rate funding in the Koala Beach Estate there is no justification for imposing an additional rate.

**Other**

The proposal sees raised rates for the Kings Forest subdivision only, but the revenue is applied to works / services in other suburbs within the Tweed Shire area, which is manifestly unfair to the future Kings Forest residents (when the development is eventually realized and land released for sale).