

WATER, POPULATION AND DEFENCE

by Graham Hart FIPA

AN EXAMINATION OF  
THE DEFENCE HAZARDS

of

A SPARSELY POPULATED NORTH-WEST  
THE DISINCENTIVE PUBLIC REVENUE SYSTEM  
THE EFFECTS OF LAND MONOPOLY AND SPECULATION

THE PROPOSED KIMBERLEY - PERTH PIPELINE

Compared with

ALTERNATIVE SOURCES OF WATER SUPPLY  
SAFER METHODS OF POWER GENERATION and  
ENVIRONMENTALLY COMPATIBLE TREATMENT

PRACTICAL PROPOSALS  
A TAX FREE ZONE NORTH OF GERALDTON  
TAX CONCESSIONS FOR THE SOUTHERN ZONE

Published July 1992

by the

Georgist Education Assn. Inc.

10 Broome St. South Perth

Western Australia 6151

Phone: 367 5386

## CONTENTS

1. The Kimberley - Perth Pipeline Study And Other Wasteful Expenditure
  2. Comparative Costs And Energy Consumption
  3. The Economic Effect Of The Pipeline Venture, Land Prices And Wage Demands.
  4. Untapped Water Resources
  5. The Vulnerable Northern Zone Of Western Australia
  6. Providing Water For Regional Population Growth
  7. Attractive Conditions Of Land Tenure - To Stimulate Population Growth And Provide Effective Defence
  8. Alternative Sources Of Water Supply
  9. Alternative Sources Of Energy And Environmental Protection
  10. Practical Proposals
    1. A Tax Free Northern Zone
    2. Tax Incentives For The Southern Zone
  11. Amended Terms Of Reference For The Kimberley - Perth Feasibility Study
  12. Acknowledgements And Credentials
- Appendix - The Proposed Aboriginal Sovereign State Incompatible With The Pipeline Project

## WATER, POPULATION AND DEFENCE

by Graham Hart FIPA

July 1992

1. South Perth City Councillor, Ted Maslen, is to be congratulated upon drawing attention to the Feasibility Study of the Kimberley to Perth pipeline project at an estimated cost of \$3,000,000.

The State government, despite disastrous ventures of W.A. Inc., is not backward in committing public funds to such purposes.

The foreshore development with the under-city tunnel, for example, is another costly and undesirable project.

All such proposals are based on the assumption that about three quarters of the State's population will continue to reside in Perth.

The Swan Brewery development fiasco provides further disturbing evidence of disregard of the interests of taxpayers. Here again the people have not been given full information or consulted before funds have been committed. It is believed that Japanese tourism and investments together with the Casino are involved.

2. The Kimberley pipeline is estimated to cost \$8.45 billion compared with seawater desalination at \$2.2 billion and the South West artesian source of supply at \$1.32 billion.

The energy consumption for the Kimberley venture would be ten times greater than the South West project and almost double that of seawater desalination.

The desalination of brackish surface water is a further option which it is estimated would cost 55% of that for seawater desalination.

The government has this information but is proceeding with the Kimberley study, after having lost almost \$2 billion in the past five years on numerous projects which are the subject of present legal enquiries.

3. Where are funds to come from and what is going on behind the scenes?

There is a prima facie case for grave concern.

Looking to the future and to correcting the imbalance of population, which is a defence hazard, and therefore, a most important consideration, we must understand what is likely to eventuate if the present conditions of land tenure and taxation continue.

The proposed Kimberley to Perth pipeline would have to traverse land, a substantial part of which would be claimable by the Aboriginal people if the Federal Government's 'Preferred Land Rights Model' becomes law.

In addition, all the north western ports and towns, which it is assumed the pipeline would also service en route, are ringed with speculative landholdings and, moreover, if the project runs true to form much of the traversed land, if not already alienated will be acquired by the right people armed with advance information, prior to development.

The taxpayer will foot the bill and be required to service the greatly increased public debt, which is now more than \$10 billion, but the real beneficiaries, as usual, will be the land owners, the value of whose holdings will increase enormously with the pipeline development, and indeed with alternative projects, but in different areas.

Trade unions, also, will come in for the kill if the Kimberley project is approved. Excessive wage demands have already contributed to the lack of industry and the dearth of population in the vulnerable North West.

It is certain that wage demands will increase as development proceeds and the final cost will greatly exceed the budget.

4. It is believed that there is an enormous untapped source of artesian water available in the South West, within one tenth of the distance to Perth compared with the Kimberley area, of which the Government is aware, but no disclosure has been made to the people.

There is a chain of lakes with interspersed minor rivers and dry river beds, extending from the Kimberley region in the general direction of an area between Geraldton, Busselton and Esperance where the artesian water basin is said to be located.

Indications are that there is an underground water course flowing in this direction.

The quality and treatment of water is also a major consideration. Ultra-violet treatment is now being introduced in many countries because the use of chlorine is thereby avoided, the release of which, is

believed to have a detrimental effect on the ozone layer.

5. The population of Western Australia is now about 1.75 million, more than two thirds of which inhabit the Perth metropolitan area.

If Australia is to be capable of effective defence, its northern population must be enormously increased and water supply planning prepared in advance.

It would not be good policy to pipe water to Perth that will ultimately be needed in the North West as its population increases.

Economic development of the vulnerable North West depends on government policies relating to conditions of land tenure and the artificial fixing of wage rates above earning capacity, also to the means of raising public revenue.

When governments are made aware that present policies, if continued, will restrict development to such an extent that effective defence will be impossible, then changes may be expected.

6. Engineers require to know what population growth to plan for in particular areas.

The writer believes that engineers should be advised to plan initially for two million people located in the northern half of Western Australia, north of the Geraldton latitude and the same number in the southern half of the State.

It is obviously sound policy to draw water from the nearest source of available supply.

It is most important also that the damming of rivers should not be carried to a point that overflow is inadequate to prevent contamination and the destruction of marine life.

Existing weirs serving Perth and Kalgoorlie appear to have reached the limit of capacity in this regard.

7. Taking all factors into consideration, future planning must be based on the desirability of a maximum increase of population in the North West rather than in the Perth metropolitan area, which should be developed at a slower rate.

Western Australia has the largest land mass, richly endowed with natural resources, with the lowest population density, compared with any of the other Australian states.

When the over-polluted land-hungry conditions of the northern neighbouring countries, also, are taken into consideration, it is obvious that we must either use or lose Australia.

Western Australia is the most vulnerable State and time is running out. It must be assumed that immediate action is essential.

The objective must be to create conditions that will attract people to settle in large numbers in the North West of this State.

It has been stated and believed for many years, that the population of Australia is limited by the availability of water.

This problem has been solved by modern technology. The paramount consideration is the expenditure of funds in a manner that will generate public revenue and at the same time attract population.

Under present conditions of land tenure and taxation this is impossible, yet to support effective defence and continue the Australian way of life it must be done.

Major changes to the conditions of land tenure and to the raising of public revenue, obviously are imperative. Ultimately all, or most of, the sources of water supply, under reference, will need to be availed of, with the exception of those which cause environmental problems, i.e. the damming of rivers, to an extent which prevents adequate overflow.

These are examined as follows:

8. 1. The feasibility of interconnecting lakes between the Kimberley, Fitzroy region, extending in the Geraldton direction but not beyond the Geraldton latitude.

Open channelling could be used where levels are suitable or pumping through pipelines where necessary.

Extensive tree planting should be embarked upon as water becomes available.

This should have the effect of inducing increased rainfall in the interior region and so promoting agricultural and pastoral industry.

The water could also be used directly for irrigation, industrial and domestic use.

2. Desalination of brackish water projects should proceed in suitable areas such as the wheatbelt for

localised use and regional extensions, as engineers determine within the overall plan for populating the whole state.

3. The underground South West basin should be tapped for major sources of supply to the metropolitan area and the districts serviced by pipelines therefrom.

4. Sea water desalination should be used in coastal areas beyond the economical extension of piped sources of water supply or be used ultimately when additional supply is needed.

5. The local storage and use of rain water for domestic and industrial use should be encouraged to the maximum extent. This has the additional advantage of improving health by eliminating fluoride and chlorine from drinking water.

Architects should be instructed to design buildings suitable for the collection of rain water and discharge to underground storage where levels are suitable or to tanks above ground with piped discharge to kitchens, etc. This at one time was common practice, but with the enormous increase in land prices and taxation, has been largely discontinued except in rural areas where it is essential.

6. Underground, household, secondary water supply should be encouraged and permitted without restriction where possible and economically viable.

Ground water levels should be monitored periodically by governments to ensure that such are not lowered by increasing use. In such cases restrictions would need to be imposed.

7. The recycling of sewage and waste water is now feasible. Effluent suitable for parks and garden watering can be produced, and with additional lagooning, or ultra violet treatment, water safe for drinking purposes can be produced.

9. The source and cost of energy required for all projects is of vital concern. Safer sources of energy are well known and in use to some extent, but are capable of being availed of for much greater use.

Reference is made to solar energy, wind power, tidal power, including ocean waves, and to high and low water levels where there is a substantial difference in certain coastal areas. Power generation can also be obtained from overflow discharged from weirs.

Ultra violet water purification should be used for all new projects and substituted for chlorination, progressively in existing installations.

Cheaper sources of power with environmental and health advantages have never been pursued because of the enormous public revenue derived from fossil fuels - oil in particular.

The greatest hurdle to populating this State and making it defensible, as stated previously, is the taxation system: - the northern half of W.A. is most vulnerable.

10. The following is proposed:

1. That the northern region above and including Geraldton be declared a tax free zone.

All public revenue in this area to be raised by the full collection of the site rental value of land, plus competitive royalties from non renewable resources, necessary minimal charges for reticulated services, sufficient to prevent waste and from non-negotiable licenses for the exploitation of marine and timber resources, where necessary, to ensure regeneration.

Land rental values will increase progressively as population increases with the stimulus of the proposed water supply policy.

The loss of existing tax revenue would be small because more than three-quarters of the State's population inhabits the area south of Geraldton.

2. That all development on water supply south of Geraldton be financed by a charge, without graduations or exemptions, on the site rental value of land which will increase with the projects under reference.

Otherwise tax payers will foot the bill and land owners, as such, will reap the benefits of the improved services.

There should also be compensating reductions in taxes which discourage production exchange and consumption, (which all taxes do except the land tax - wrongly so-called, and local rates based on unimproved land value). Loss of revenue would be recouped by the stimulus to production and employment.

3. That local government rates on the unimproved land value basis be made mandatory as in New South Wales and Queensland.

4. The foregoing proposal for a tax free zone north of Geraldton would be a low cost experiment that would prove, beyond doubt, the justice and feasibility of raising all public revenue from

socially generated site values and promote development at the same time.

5. The prosperity generated in the northern zone would have the effect of demonstrating to inhabitants of the southern zone and to the governments, that to follow suit is in the interests of all concerned, except the 10% minority of land monopolists and speculators, as such, whose incomes are earned by others.

6. As a temporary measure in the southern zone, expenditure on rain water storage and reticulation should be made tax deductible.

The foregoing proposals are contingent upon the Federal Government not proceeding with the treaty whereby the Aborigines were to be given 'sovereign nation status' to about one third of the land of Western Australia, (and a similar area in South Australia and the Northern Territory).

The central government should receive a proportion of site revenue collections in the Northern zone in lieu of present taxes which discourage population growth and productivity. Required Federal expenditure should be low and confined mostly to telecommunications and postal services which are charged for, defence and interstate roads and railways where needed.

Such services would increase land rental values and so provide the revenue.

The Aboriginal race should have land rights on the same basis as all Australians, that is, equality of opportunity of access to the freely provided, God-given resources of nature - the land of their country. Such rights do not exist at present.

Each land user or occupier should pay for the market assessed, relative advantages of the land to which they hold title. Tenants should pay proportionately through the title-holder as they do now, but the latter is not obliged to pass such payments on the people as public revenue. Users of marginal land which bears no rent would pay nothing.

The foregoing proposals would encourage families to raise children in reverse of the present conditions, but immigration must also be stimulated in view of the urgency in providing effective defence.

Discrimination against Anglo-Saxons and Celtic people, who colonised this country must be withdrawn immediately. Asians should be admitted proportionately to present racial inhabitants and

subject to being capable of assimilation without cost to the Australian people.

The proposed attractive conditions for employment and investment will encourage population and investment in Western Australia.

It is essential that Western Australia be populated by people who are loyal to our sovereignty and traditions, particularly in the northern zone, and who have a vested interest in the defence of such.

11. It is proposed that the terms of reference of the feasibility study be changed from the Kimberley pipeline to this report and that engineers of the Water Authority become involved.
12. The writer acknowledges, with thanks, the furnishing of documents from the Water Authority from which statistical information has been taken.

It is necessary that decision makers have a knowledge of sound business principles, economic science, care for the environment and water supply engineering.

The writer has the following credentials:

1. Developed and managed private and public companies engaged in the field of use related to this report.
2. Is a past State and Federal President of the Master Plumbers Association.
3. Is a Fellow of the Institute of Plumbing Australia.
4. Is a Trustee of the Henry George Foundation (Australia), an economic funding Trust, and
5. Has written published booklets on the environment, various aspects of science of political economy and social justice.

# LAND RIGHTS FOR ABORIGINES

— AND

# FOR ALL OTHERS

by

Graham Hart

# OR AN APARTHEID SOLUTION

# CULMINATING IN A DEFENCELESS NATION



**AUTHORIZED BY**  
**GEORGIST COUNCIL OF AUSTRALIA**  
31 HARDWARE STREET  
MELBOURNE VIC 3000

**STATE BRANCHES**

**VICTORIA**  
Tax Reform Australia  
31 Hardware Street  
Melbourne 3000  
Phone: (03) 670 2754

**QUEENSLAND**  
Site Revenue Society  
P.O. Box 311,  
Ashmore 4214

**SOUTH AUSTRALIA**  
Henry George League  
86 Landsdowne  
Belair 5052  
Phone: (08) 278 7560

**NEW SOUTH WALES**  
Association For Good Government  
143 Lawson Street  
Redfern 2016  
Phone: (02) 699 7153

**TASMANIA**  
Henry George League  
P.O. Box 1370P  
Hobart 7000  
Phone: (002) 34 6553

**A.C.T.**  
Land Tax Association  
8 Cherry Place  
Pearce 2607  
Phone: (062) 86 1353

**INTERNATIONAL AFFILIATIONS**

**U.S.A.**  
Council of Georgist Organizations  
121 East 30th Street  
New York  
N.Y. 10021  
Phone: 212 889 8020

Robert Schalkenbach Foundation  
41 East 72nd Street  
New York  
N.Y. 10021

**ENGLAND**  
International Union for  
Land Value Taxation & Free Trade  
177 Vauxhall Bridge Road  
London S.W.1. IEU  
Phone: 071 834 4266

**NEW ZEALAND**  
Henry George League  
20 Connaught Terrace  
Brooklyn, Wellington

**PRODUCED BY**  
Georgist Education Association  
10 Broome Street, South Perth  
WA 6151 Phone: (09) 367 5386