



Maria Creek Business Case

Kingston District Council

Background

Coastal Assets

- Kingston Jetty
 - State government owned
 - Sand build-up
- Cape Jaffa Anchorage
 - Constructed between 2007 and 2008
 - Active dredging program required, funded jointly with developer
- Maria Creek Boat Ramp
 - 4 lane floating pontoon protected by breakwaters
 - Closed in 2019
 - Council seeking financially sustainable solution

Background

Wavelength Consulting Options

- Council criteria
 - Provide a financially sustainable boat launching facility
 - Provide a jetty to service the community and visitors
 - Create an opportunity to activate open spaces between the jetty and breakwaters
 - Consider the effects of natural processes and the coastal environment
- Five concepts considered
 - No concept meets all four criteria

Community consultation

What does the community think?

- Concept Study
- Community Focus Group
- Community Feedback
 - Strong support for the retention of the Maria Creek
 - Decreased trading opportunities
 - Some but not all businesses had decline in trade
 - Some businesses will leave the community
 - Housing market is buoyant but launch facilities are an attractor
 - Permanent closure will have significant negative impact on the local economy and on tourism
 - Strong sentiment that a Jetty was more important than a boat ramp to encouraging tourism

Economic impact

Tourism

- Tourism
 - Maria Creek is an attractor
 - The total value of tourism and hospitality sales \$7.7 million
 - 8% of visitors identified 'fishing' as an activity when visiting the Limestone Coast equates to \$0.616 million
 - Not all fishing is boating related
- Caravan Park
 - Council vested interest as owner
 - No adverse impact on revenues
- Second homes
 - Demand exceeds supply

Financial Impact

Can Kingston afford this?

- The cost of the Project to the community each year is:
 - \$0.721m (no grant)
 - \$0.673m (if 50% grant funding secured)
 - This is 9.3% of current operating expenditures
 - Higher impact on cash due to debt repayments
- Funding this will require Council to increase revenues (Council rates) or reduce costs, or a combination
- The average increase in Council rates would be:
 - 18% (no grant) | 15% (if 50% grant funding secured)
- Council financial sustainability requires the on-going costs to be funded

Conclusion

Project Viability

- Reinstatement of Maria Creek will have a significant detrimental impact on Council's financial sustainability without:
 - an increase in Council rates; or
 - a decrease in cost base; or
 - both
- Council should only proceed if it is confident that the community as a whole is willing to pay to meet the on-going cost of this service
- Restoring the Jetty should be a high priority to provide a tourism focal point



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