



# Kingston District Council ANNUAL BUSINESS PLAN SUMMARY 2021-2022



## Message from the **MAYOR & CEO**

This plan has been prepared being mindful of the impacts of the COVID-19 pandemic and that Council needs to be adaptable and resilient to mitigate any potential risks. Council is cautiously optimistic that its planned activities for 2021-2022 will be largely unrestricted by COVID-19 whilst being cognisant that the success of the vaccine rollout, which began in February 2021, will determine the speed of the economic recovery and define the 'new normal'.

Council has prepared a budget for 2021-2022 which is aligned to its Long-Term Financial Plan and Community Plan, which includes COVID-19, and ongoing challenges faced by coastal influences impacting our shoreline and facilities. There will undoubtedly be significant community and financial impacts from both matters, which have been accounted for in this Annual Business Plan.

Therefore, when considering an appropriate rating strategy, Council has been mindful of being conservative, to acknowledge future challenges and the potential for continuing economic uncertainty. It will allow property valuations to determine any rating increase, with a freeze being placed on the differential rate in the dollar.

Having now decided, in conjunction with our ratepayers, to not reinstate the Maria Creek Boat Launching Facility, we will focus on investing in projects that will enhance our visitor appeal and capitalize on the booming regional visitor trade. With the Kingston Main Street Stimulus Project completed in May 2021, our next significant project will focus on the redevelopment of the Jetty Precinct, including the development of plans to rejuvenate the Lions Park and jetty refurbishment. Whilst these plans are great, Council's ongoing operational deficit will need to be considered, including the attraction of significant state and federal grants funds for this and other projects we have in the pipeline.

With our next major project understood, Council will continue its focus on the promotion of other recreation and lifestyle opportunities, introduce more arts, cultural and historical drawcards to create an even more vibrant place for our residents and visitors.

We look forward to working with you all in a positive and proactive way as we seek to deliver this plan together.



*Kay Rasheed*  
**KAY RASHEED**  
Mayor



*Nat Traeger*  
**NAT TRAEGER**  
Chief Executive Officer

# Looking back on 2020-2021

Despite the unprecedented challenges faced by Council and its administration and works teams at the start of and throughout 2020, we are very proud of the following key achievements delivered in 2020-2021:

- Completed Main Streets Stimulus Project. Stage 2 of 2 for upgrading Agnes, Holland & Hanson Street including stormwater upgrades. Total cost of the project \$1.73M supported by grant funding;
- Re-sheeted 55.41km of unsealed roads;
- Patrol graded over 1,000km of unsealed roads;
- New footpath construction on Holland Street and South Terrace;
- Resurfacing of Dudley Street bridge;
- Extension of solar lighting network along Marine Parade with the installation of 8 new solar lights;
- Successfully obtained funding through an Australian Government bushfire recovery initiative to develop South Australia's first augmented reality public mural 'Wind Dance';
- Completion and adoption of the Kingston District Coastal Adaptation Strategy;
- Formulation of Maria Creek Sustainable Infrastructure Project Community Focus Group. This targeted group contributed to the decision which saw Council reach the position that it not proceed with the reinstatement of the boat launching facility due to ratepayers overwhelmingly not being willing to pay the increased rates required to meet the ongoing costs of the facility; and
- 2,500 free trees were gratefully accepted by the community through Council's Annual Free Tree Program.



## Funding the ANNUAL BUSINESS PLAN

In delivering services and programs contained within this Annual Business Plan, Council is targeting an operating deficit of **\$738,609** due to budgeted operating revenues of **\$7,498,367** and budgeted operating expenses of **\$8,236,976**. The primary reasons for this deficit is due to planned dredging at the Cape Jaffa Anchorage Marina, with dredging costs expected to decrease as Council addresses the backlog of sand management requirements.

The Annual Business Plan outlines a total capital expenditure budget of **\$2,329,880**. This consists of **\$1,584,880** to renew existing assets and **\$745,000** will be spent on new assets.

### WHERE WILL COUNCIL SOURCE FUNDS IN 2021-2022?



**\$4.26M**  
Rates General



**\$83K**  
Statutory Charges



**\$42K**  
Investment Income



**\$142K**  
Reimbursements



**\$1.17M**  
Rates Other  
(Service Charges)



**\$710K**  
User Charges



**\$1.05M**  
Grants, Subsidies &  
Contributions



**\$31K**  
Other Income

# INFLUENCES, PRIORITIES & CHALLENGES

There are a number of significant factors which have influenced the preparations of Council's Annual Business Plan and Budget for 2021-2022. These include:

- State government owned Jetty, the long-term lease, its condition, and anticipated cost to repair;
- Climate change and coastal adaptation;
- Requirements to maintain and improve infrastructure assets to acceptable standards, including roads, footpaths, buildings, stormwater drainage and Community Wastewater Management System (CWMS);
- Balancing community expectations with a small ratepayer base and complex marine and coastal issues;
- Maria Creek Sustainable Infrastructure Project Pathway;
- Community Participation and Resilience Program;
- Resolution of childcare shortage for the Kingston community;
- Ongoing development of the Kingston Foreshore Caravan Park;
- Commitment and contractual obligations at the Cape Jaffa Marina;
- Decrease in financial assistance grants due to increasing property valuations in the primary production rating category;
- Regional boom and increase in property sales; and
- The national program of vaccinations is now underway, providing significant change to the COVID-19 outlook, in planning for the upcoming financial year, Council is operating under the assumption that most COVID-19 related restrictions which have impacted Council facilities and operations will abate.

## MAJOR PROJECTS 2021-2022



\$938,265

### Road Construction & Footpaths

The total amount for capital renewal of roads is determined through Council's Infrastructure & Asset Management Plan and integrated asset management system (Asstetic).

Council will invest \$858,265 resealing and re-sheeting Council roads.

Council has identified four locations for footpath upgrades:

- \$28,000 (new) | Agnes Street
- \$28,000 (new) | Charles Street
- \$17,000 (new) | James Street
- 7,000 (new) | Randall Lane



\$30,000

### Boundary Signage

Upgrade of Council's boundary signage, which welcomes visitors to the district, at all road entrances to the Council area will be undertaken. This project will replace current signage which is ageing and, in some places, damaged.

This project is completely funded by Round 2 of the Local Roads Community Infrastructure Program.

Planning for this project will commence in September 2021.



\$50,000

### Keilira Telstra Tower

Council will make a contribution to the installation of a tower at the Telstra Mobile Network Site at Keilira.

For several years, Council has lobbied for a black spot funded site for the Keilira area. The Keilira bushfire in late December 2019 sparked a renewed bid for funding, with the deficiencies of the location exposed and communication made almost impossible during the event.

The tower will benefit a large cross section of the community.



\$60,000

### Solar Lighting - Maria Creek

Following the success of the solar lighting project along the Marine Parade walking trail, Council will continue this project with the installation of 24 new solar lights along the 1.2km walking loop around Maria Creek.

This project is completely funded by Round 2 of the Local Roads Community Infrastructure Program.

Planning for this project will commence in September 2021.



\$50,000

### Kingston Foreshore Precinct

Development planning for an exciting new concept, which will explore the possibility of a foreshore precinct development will commence in 2021-2022.

The project will include rejuvenation of the Lions Park, whilst considering innovate linkages to the Kingston Jetty area.

Extensive community engagement for this project will be undertaken with plans to be developed, approved and adopted by early 2022.



\$100,000

### Maria Creek Sustainable Infrastructure Project

Council will invest \$50,000 to continue the Maria Creek Sustainable Infrastructure Project in 2021-2022.

In conjunction with this project, Council will also invest \$50,000 to undertake a condition assessment and gap analysis of the Kingston Jetty in readiness for funding opportunities.



# RATES & CHARGES *Summary*

## Method used to Value Land

Council has adopted the use of capital value as the basis for valuing land. Council considers that this method is the fairest method to distribute the rate burden across the community.

In adopting capital value as the basis for valuing land, Council believes that this more appropriately addresses the 'principles of taxation' and is a better indication of capacity to pay.

## Rating Methodology

The Annual Business Plan and Budget will raise \$4,267,690 (net) in general rates for the 2021-2022 financial year. As a result, Council will apply the following cents in the dollar for the differential land use categories:

*Residential* - \$0.3388

*Commercial (Shop, Office, Other)* - \$0.32186\*

*Industry (Light, Other)* - \$0.32186\*

*Primary Production* - \$0.2541

Primary Production rate has been set at 25% less than the Residential rate in the dollar to acknowledge the importance and significance of Primary Production to our community.

*Vacant Land* - \$0.4235

Vacant Land cents in the dollar has been set at 25% higher than the Residential cents in the dollar to encourage development of vacant land and reduce investment holdings.

*Other* - \$0.3388

*Marina Berth* - \$0.32186\*

\*Commercial, Industrial and Marina Berth cents in the dollar have been set at 5% less than Residential cents in the dollar to provide support to local businesses and encourage business development.

## Rate Rebate Arrangements (Rate Capping)

To provide relief against what could otherwise amount to a substantial change in general rates payable by a ratepayer due to rapid changes in valuation, a rebate of general rates for the 2021-2022 year is granted to the principal ratepayer in respect of an Assessment on written application to the Council, where the general rates in respect of that Assessment have increased by more than 12% when compared to the amount of general rates paid for the 2020-2021 year, except in the following circumstances:

- a) Where the valuation increase is due to capital improvements to the land (as determined by the Office of the Valuer General); or

- b) Where a boundary realignment, subdivision, amalgamation or rezoning of the land has occurred; or

- c) Where an application to change the use of the land has been lodged and a subsequent change in land use has occurred; or

- d) Where the ownership of the land has changed since 1 July of the preceding financial year; and

- e) If the land use is vacant land.

## Minimum Rate

Council will impose a minimum rate of \$598.60.

## Community Wastewater Management System Levy

Council provides a Community Wastewater Management System (CWMS) to defined properties in the township of Kingston. Council will recover the cost of operating and maintaining the service through the imposition of a service charge of:

- > \$300.00 per unit on each vacant allotment
- > \$450.00 per unit on each occupied allotment

## Mobile Garbage Bin Levy

To meet the costs associated with the kerbside collection of putrescible waste and recycling, Council has a Mobile Garbage Bin (MGB) service charge on all properties within the defined collection area. The service charge is levied in accordance with Council's 'Mobile Garbage Collection and Disposal Policy':

- > \$261.00 for each service which shall consist of a 240 litre and 140 litre mobile garbage bin service provided to the property

## Regional Landscape Levy

Council is in the Limestone Coast Landscape Board area and is required to collect the Landscape Levy on their behalf. Council does not retain the revenue or determine how the revenue is spent. In 2021-2022, the Regional Landscape Levy will continue to be based on 'local government land use'.

The following levies are applicable:

- > \$80.50 for Residential, Vacant & Other
- > \$121.00 for Commercial
- > \$193.00 for Industrial
- > \$354.00 for Primary Production

## Assistance Available

Council's 'Rates Hardship Policy' provides information to ratepayers who may be experiencing difficulty in paying rates as a result of financial hardship. Ratepayers experiencing financial difficulty are encouraged to contact the Council office for a confidential discussion.

Please note that this policy includes an extraordinary provision for the ongoing COVID-19 pandemic.

## Contact us

### Kingston District Council

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The full Annual Business Plan and Budget documents can be obtained from the Council office or on our website.

