

# Kingston District Council

## 2017/18 Annual Business Plan & Budget Summary

In accordance with the Local Government Act 1999, Council is required to include a summary of the Annual Business Plan with the first rate notice

The past 12 months have been extremely challenging for Council and the community, with the district suffering considerable damage and incurring significant unbudgeted costs due to severe winter storms. As a result, Council will need to invest significant capital funds in 2017/18 installing a rock seawall at Wyomi Beach and purchasing a dredge to manage the Cape Jaffa Anchorage Marina and Kingston Boat Launch Facility.

It is important that Council and the community remains focused on its vision of transitioning the district into a vibrant destination, preserving our rural atmosphere and ensuring infrastructure such as rural roads and other community owned assets are well maintained. We must also ensure that we continue to advocate strongly for high standards in healthcare, aged care and educational facilities and services.

The upcoming year will be challenging but also very exciting and rewarding for Council and the community with several interesting and critical projects proposed. The diversity of these projects will ensure the economics of the district continues to grow and the quality of our lives continues to improve.

I look forward to working with you, Elected Members and Council Staff over the coming year.

Yours sincerely,

Reg Lyon *Mayor*

### Message from the Mayor

## Plans for the 2017/2018 Financial Year

During 2017/18 Council will continue to maintain rural roads and township roads by investing more than \$966,152 maintaining and enhancing these important assets.

Rural road works include: Saltwell Road, Blackford Road, Butchers Lane, Tapfield Road, Henry Creek Road, Mail Bridge Road, Old Coorong Road, Petherick Road, Starling Lane, Williams Road and Woolumbool Road.

Council will continue to develop and maintain the township's footpath and bike track networks by investing \$100K into the following projects:

- rebuilding Gough and Charles Street footpaths between Agnes St and James St
- rebuilding the Wyomi Beach bike track lost during the 2016 storms
- renewing a section of the Maria Creek bike track.

In addition to infrastructure maintenance and upgrades, Council will focus on new initiatives by investing more than \$2.8M delivering the following key projects:

- In partnership with the National Trust Kingston, installation of heritage information signage throughout the township promoting the history of Kingston.

- Installation of coastal drive signage on the corner of Southern Ports Highway and Pinks Beach Road.
- Installation of 24 solar lights around the Maria Creek footpath/bike track (*bridge to bridge*)
- Installation of large planter boxes and mature trees to help green and beautify Kingston's Main Streets.
- Tendering for the replacement of one (1) of Council's four (4) graders.
- The purchase of a \$1.5M dredge to manage sand movement at Cape Jaffa and Kingston (*subject to guaranteed funding from Cape Jaffa Development Company*).
- The installation of a 350m rock seawall at Wyomi Beach, including the reinstatement of the bike track.
- The introduction of a small fee for the use of the Kingston RV Park and extended length of stay to 48 hours.
- Purchase and operation of the Kingston Caravan Park.
- Minor upgrades to Cape Jaffa Township toilet facilities.
- Installation of LED lighting for Larry the Lobster.

## Budget Summary

In delivering services and programs contained within this Annual Business Plan, Council is targeting an operating deficit of \$316,299 in 2017/18, due to budgeted operating revenues of \$6,011,618 and budgeted operating expenses of \$6,327,917. The operating deficit is a direct result of an additional \$374K in depreciation expenses and increased borrowings for the Wyomi Beach rock seawall and the purchase of a dredge for Cape Jaffa and Kingston. This Annual Business Plan outlines a total Capital Expenditure budget of \$4,145,152.



## Rates and 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.

### Rates & Service Charges

Council will raise \$3,451,902 (net) in general rates for the 2017/18 financial year. As a result, Council proposes the following rates in the dollar for the differential land use categories:

**Residential** - \$0.3670 cents in the dollar for rateable properties with a land use of category (a) [Residential].

**Commercial [Shop, Office, Other]** - \$0.3670 cents in the dollar for rateable properties with a land use of categories (b) [Commercial – Shop], (c) [Commercial – Office] and (d) [Commercial – Other].

**Industrial [Light, Other]** - \$0.3670 cents in the dollar for rateable properties with a land use of categories (e) [Industry – Light] and (f) [Industry – Other].

**Primary Production** - \$0.2936 cents in the dollar for rateable properties with a land use of category (g) [Primary Production]. Primary Production rate is set at 20% less than the Residential rate in the dollar in accordance with Council's 'Rating Policy [FA018]'. The reduced differential rate is to acknowledge the importance and significance of Primary Production to our community.

**Vacant Land** - \$0.4221 cents in the dollar for rateable properties with a land use of category (h) [Vacant Land]. Vacant Land rate in the dollar is set at 15% higher than the Residential rate in the dollar in accordance with Council's 'Rating Policy [FA018]'. The increased differential rate is to encourage development of vacant land and reduce investment holdings.

**Other** - \$0.3670 cents in the dollar for rateable properties with a land use of category (i) [Other].

**Marina Berth** - \$0.3670 cents in the dollar for rateable properties with a land use of category (j) [Marina Berth].

### Maximum Increase on Rates

Council will apply a maximum increase on general rates of 10% to all assessments within the Council area (except in circumstances as detailed in Council's 'Rating Policy [FA018]').

This maximum increase has been set in an aim to provide relief to those ratepayers who may be unfairly affected due to the change to the basis of rating (implementation of 'land use' based rating), and to minimise significant rate increases where valuation movements (not related to development) have occurred.

### Minimum Rate

The Council will impose a minimum rate of \$557.50 per annum.

### 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.

- > \$243.00 for each unoccupied property unit
- > \$363.50 for each occupied property unit

### Mobile Garbage Bin Levy

The Council provides a mobile garbage bin collection and disposal service within a defined area of the district. The service charge is levied in accordance with legislation and Council policy 'E008 – Mobile Garbage Collection and Disposal Policy', to recover the cost of providing this service.

- > \$169.50 for each service which shall consist of a 240 litre and 140 litre mobile garbage bin service provided to the property.

### Natural Resource Management Levy

Council is required under the Natural Resource Management Act to collect the NRM levy on behalf of the South East Natural Resource Management Board. Council does not retain this revenue or determine how the revenue is spent. In accordance with the SE NRM Annual Business Plan, the NRM levy is applied based on land use. The following levies are applicable for 2017/18:

- > \$75.50 for Residential, Vacant and Other
- > \$115.00 for Commercial
- > \$180.00 for Industrial
- > \$328.50 for Primary Production

### Assistance Available

Council rate concessions and Community Wastewater Management System (CWMS) concessions are no longer administered by Councils and have been replaced by the 'Cost of Living Allowance'. Please visit [www.sa.gov.au](http://www.sa.gov.au) concessions for further information on State Government Concessions. If you are having difficulty paying your rates, please contact the Council office for a confidential discussion regarding assistance and options available.

### Further Information

The full Annual Business Plan and Budget documents can be obtained from the Council Office or on Council's website [www.kingstondc.sa.gov.au](http://www.kingstondc.sa.gov.au).

## 2016/2017 Financial Year Achievements

- ✓ Installation of tourism signage entering the Kingston township
- ✓ Reconstruction of Jarman Terrace
- ✓ Installation of upgraded main street lighting [Agnes, Holland and Hanson Streets]
- ✓ Completion of main streets concept planning in partnership with Jensen Planning and Design
- ✓ Engagement of Assetic (engineering consultant) to assist Council with the establishment of an IT based Asset Management System and a conditions audit of all Council assets
- ✓ Completion of Cape Jaffa Anchorage LED lighting upgrade (14 new lights)
- ✓ Installation of 10 solar lights along Marine Parade Bike Track
- ✓ Stage (2) of Agnes Street Footpath network rebuild, from Janet Street to Young Street
- ✓ Annual Free Tree Program distributed 2,000 trees to residents
- ✓ Visitor Information Outlet provided tourism information for over 10,000 visitors