



Kingston District Council

ANNUAL BUSINESS PLAN SUMMARY 2022-2023



Message from the **MAYOR & CEO**

It is our privilege to present our ambitious but realistic 2022-2023 Annual Business Plan (the Plan) for the Kingston District Council, which will see us commence planning for and delivery of several key major community and road infrastructure projects.

Developing the Plan for our community has undoubtedly been difficult as we emerge from the Covid-19 global pandemic and continue to juggle coastal influences impacting our shoreline and marine facilities, with a modest revenue base. It has been a balancing act, but one that we and the team at Kingston District Council have been carefully considering over many months.

The Plan outlines our proposed priorities and program of works for the coming financial year. Essentially it is the budget in words, with consideration of a fair and responsive rating strategy in the face of an upward trajectory of capital valuations across the district, particularly for our primary producers. Property owners will notice their rate rise varies to the relative value of their property – a factor outside of Council's control but we have a rate capping rebate of 12% available which acts as a buffer against this.

We will continue to focus on the immediate priorities in our Coastal Adaptation Strategy, with Stage 2 of the Wyomi Beach Seawall number one on the list. Council has selected an alignment which provides a balance between beach and dune impacts which has a projected cost of \$2.6m to construct 160m to the north and 110m to the south of the existing rock seawall. We are actively seeking funding support to complete this project and whilst you won't see an allowance for it in the budget, rest assured it will be added if we can secure external funding support.

Roads remain the highest capital expenditure cost, with some 63% of our \$2.928m renewal budget being for sealed and unsealed roads, mostly in the rural areas. With anticipated funding support of \$450k through the Special Local Roads Program, we plan to undertake the Cape Jaffa Road widening project.

Whilst funding and grants are welcome, they do put downward pressure on our resources and for new capital projects, an increase in depreciation. Having said this, we look forward to delivering some exciting projects because of the Black Summer Bushfire Recovery Program, Local Roads & Community Infrastructure Program, and the bipartisan agreement of a \$1.8m contribution from the Federal Government for a new childcare facility in Kingston.

We look forward to delivering what we have promised and working with our community to achieve our vision for our community as detailed in our Community Plan 2019-2029.



Kay Rasheed

KAY RASHEED
Mayor



Nat Traeger

NAT TRAEGER
Chief Executive Officer

Looking back on 2021-2022

The past 12 months have been extremely busy and challenging for the Kingston District Council and we are very proud of the following key achievements in 2021-2022:

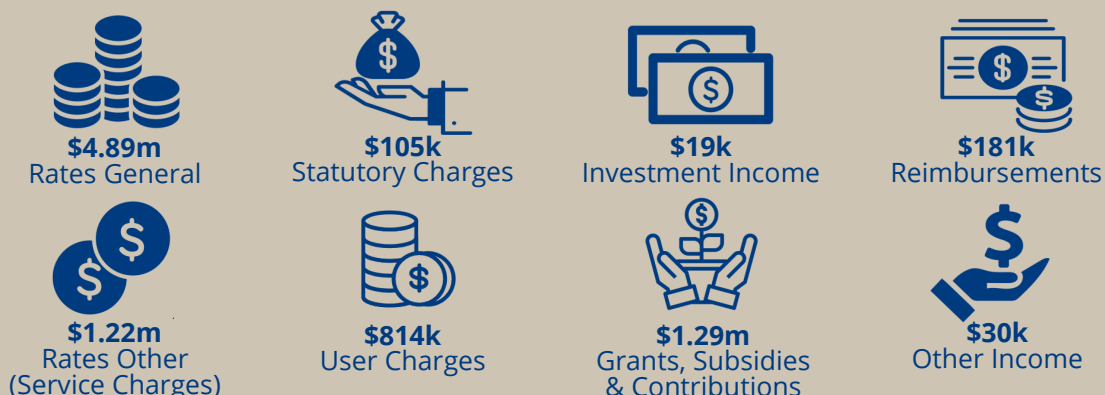
- Re-sheeted 26.71km's of unsealed roads;
- Resealed 3.409km's of sealed roads;
- Patrol graded over 1,650km's of unsealed roads;
- Footpath renewal works, James Street (Gough to Charles Street), Randall Lane (Southern side – Kingston Retirement Village to James Street), Agnes Street (Senior Citizens to Holland Street), Charles Street (Agnes Street to East Terrace);
- Kingston Foreshore Caravan Park, installation of two new cabins, one all access for the enjoyment of people living with a disability;
- Solar lighting extension, Maria Creek Walking Trail;
- Completed pilot activated lighting upgrade at the Kingston Airfield, commenced planning for the helipad and runway improvements which will be completed in 2022-2023;
- Secured \$415k Black Summer Bushfire Recovery Grants Program to deliver the following programs;
 - > Community Communication & Connection Program \$50k
 - > Community Wellbeing & Participation Program \$100k
 - > Keilira Community Precinct Development Project \$265k
- Reached a community preferred adaptation pathway and alignment for Stage 2 extension of the Wyomi Beach Seawall;
- Secured funding to host Fringe on Tour in Kingston with the staging of the 'Sea & Sand Carnival' which saw the development of new public artwork including an ephemeral sand sculpture, two new large-scale murals in the Lions Park and 'Larry's Offspring' environmental awareness project.



Funding the ANNUAL BUSINESS PLAN

In delivering services and programs contained within the Annual Business Plan, Council is targeting an operating deficit of **\$1,004,970** due to budgeted operating revenues of **\$8,549,957** and budgeted operating expenses of **\$9,554,927**. The Annual Business Plan outlines a total Capital Expenditure budget of **\$3,556,729**, which consists of **\$2,928,229** to renew existing assets and **\$628,500** to be spent on new assets.

WHERE WILL COUNCIL SOURCE FUNDS IN 2022-2023?



INFLUENCES, PRIORITIES & CHALLENGES

In the development of the Annual Business Plan, we undertake a review of our internal environment and broader external situations that include political, environmental, social, and technological influences.

- State government owned jetty, the long-term lease, its condition, and anticipated cost to repair;
- Climate change & coastal adaptation;
- Requirements to maintain and improve infrastructure assets to acceptable standards, including roads, footpaths, buildings, stormwater drainage and Community Wastewater Management Scheme (CWMS);
- Balancing community expectations with a small rate base and large marine & coastal issues;
- Supply chain issues: persistent disruption to supply chains and distribution networks is providing uncertainty and making it difficult to meet project and grant funding deadlines;
- Secure funding for Stage 2 Rock Seawall extension at Wyomi Beach;
- Complete Main Street Entrance Beautification Project;
- Resolution of childcare shortage for the Kingston community;
- Upward trajectory in capital valuations, particularly in the primary production land use code;
- State, federal, and local government elections in 2022.

Major PROJECTS 2022-2023



\$2.1m

Road Construction & Footpaths

Council will invest \$1.9m in resealing and re-sheeting of Council roads. This includes \$1.2m for widening the shoulders of Cape Jaffa Road, with some funding support through the Special Local Roads Program.

A further \$245k will be spent on new and renewal of footpaths, with funding support through the Local Roads & Community Infrastructure Program. Refer to the 2022-2023 Annual Business Plan for a full list of intended roads and footpaths.



\$165k

Public Realm Upgrades

A variety of public realm upgrades will take place in 2022-2023, including the following:

- Develop and install signage for a new Cape Jaffa Tourist Drive \$20k.
- Street bin enclosure upgrades, Cape Jaffa & Kingston \$60k.
- New solar lighting for walking trail on East Terrace \$65k.
- Directional signage (industrial estate, beach access & tourism) \$30k.

Projects funded through the Local Roads & Community Infrastructure Program.



\$129k

Kingston Main Street Entrance

This project will see the beautification and re-development of the entrance to the Kingston Main Street Precinct.

The concept plans have been completed and are available on Council's website, under the major projects page.

Project funded through the Local Roads & Community Infrastructure Program.



\$265k

Keilira Community Precinct Development

An improved facility based at the Keilira CFS precinct, including new amenities and upgrade to recreational facilities.

Project funded through the Black Summer Bushfire Program.



\$70k

Improving Disability Access

The following disability access improvement projects are planned in 2022-2023:

- Purchase and installation of beach access matting \$60k.
- Construct a ramp and improve access to BBQ shelter and beach at Cape Jaffa Marina \$10k.

Projects funded through the Local Roads & Community Infrastructure Program.



\$50k

Kingston Foreshore Precinct

In partnership with the Department for Infrastructure & Transport, planning will continue for an exciting new concept, which explores the possibility of foreshore precinct development in the vicinity of the Lions Park, whilst considering innovative linkages and upgrade of the Kingston Jetty area.



RATES & CHARGES *Summary*

What are Rates?

Rates are levied as a tax on property in accordance with the provisions of the Local Government Act 1999. Rates are not a fee for service or user charge. For example, not all ratepayers use all services such as libraries, playgrounds, public conveniences and they are unlikely to travel on every walking track, local or rural road. Ratepayers contribute to the costs of all local government services, even if they do not use those services.

Rates are a tax based on the value of property; those with higher valued properties pay more than those with lower valued property. Rates are the principal source of income for Council and represent approximately 71% of Councils total operating revenue.

How are Rates Determined?

To determine the amount of rates to be raised, Council takes into consideration the objectives outlined in its Community Plan and Long Term Financial Plan, the current economic climate, specific issues faced by its community, the need to maintain and improve community infrastructure assets and the long-term financial sustainability of the Council.

The rate revenue Council needs to collect for the 2022-2023 year to meet its strategic and long-term objectives is \$4,958,815. This is 6.1% more than the rates raised in 2021-2022 and is made up of 4.7% CPI, 0.6% rate increase and 0.8% growth (newly created properties resulting from sub-division). The actual impact of rate increases on individuals will vary depending on the land use category for their property and any changes in valuation to those properties over the past year.

How are Rates Calculated?

General rates are calculated by multiplying the rate in the dollar (set by Council) by the capital value of your property (as determined by the Valuer-General of South Australia). Council utilises Differential Rating which allows the application of different rates in the dollar for different land use codes (LUC), in order to achieve its strategic rating objectives and the equitable distribution of rates across the ratepayer base.

To raise the required amount to achieve Council's budget and Community Plan objectives, and to counterbalance the valuation increase across the Council area of 22.99%, the rate in the dollar for 2022-2023 will reduce by 10% across all LUC's. In addition, Council will reduce the Primary Production differential from 75% in 2021-2022 to 70% in 2022-2023, to minimise the impact of significant and ongoing valuation increases in this LUC.

The following table sets out the Differential LUC's and the rates in the dollar for the 2022-2023 year.

LAND USE CODE	DIFFERENTIAL BASE RATE	RATE IN DOLLAR
Residential	100%	0.304920
Commercial	95%	0.289674
Industrial	95%	0.289674
Primary Production	70%	0.213444
Vacant Land	125%	0.381150
Other	100%	0.304920
Marina Berth	95%	0.289674

The rating methodology for 2022-2023 results in 80% of all properties receiving a moderate change in general rates (-4.9% to 10%) when compared to rates raised in 2021-2022. A small percentage of ratepayers (9.7%) will experience general rate increases over 12%. These ratepayers can utilise Council's rate capping provisions to determine their eligibility for a rate capping rebate on their 2022-2023 rates.

Service Charges

Service charges are levied on those properties where Community Wastewater Management System (CWMS) or Mobile Garbage Bin Services are provided or made available. Service Charges for 2022-2023 are:

CWMS

- \$316.00 per unit on each vacant allotment
- \$473.00 per unit on each occupied allotment

Mobile Garbage Bin

- \$262.50 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 required to collect the Regional Landscape Levy on behalf of the Limestone Coast Landscape Board. The following levies are applicable for 2022-23:

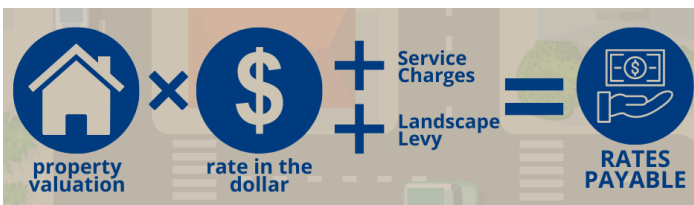
- \$80.20 for Residential, Vacant & Other
- \$120.70 for Commercial
- \$192.70 for Industrial
- \$353.70 for Primary Production

Rate Capping Rebate

Council continues to offer a rebate of general rates (rate capping), where the increase in general rates levied exceeds the 2021-2022 general rates levied on that property by more than 12%. Rate capping applications must be made in writing on the prescribed form and are required to be lodged to Council by 31 March 2023.

Difficulty Paying Rates

Ratepayers who are experiencing difficulty in paying rates are encouraged to contact the Rates Team to discuss payment options. All enquires are treated in confidence and considered on a case by case basis.



Contact us

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

