



Draft Kangaroo Island Regional Plan

The State Planning Commission (the Commission) has released the draft [Kangaroo Island Regional Plan](#) (KIRP) for a 12-week public consultation open from 14 March 2024 to 5pm on 6 June 2024.

The KIRP addresses key priorities for Kangaroo Island such as planning for projected population growth, preserving the island's pristine and natural environment, and promoting economic prosperity.

To support the launch of the KIRP, Planning and Land Use Services (PLUS) has developed Australia's first fully digitised, dynamic and interactive [Regional Planning Portal](#).

The KIRP is the first of seven new regional plans for South Australia that will be available through this innovative online platform. The platform allows for real-time updates and easy access via its user-friendly interface.

What is the Kangaroo Island Regional Plan?

The KIRP is a visionary roadmap for Kangaroo Island that provides the community, council, and industry with a guide for planning for the island's residential and employment growth over the next three decades.

It reflects the South Australian Government's long-term vision for managing sustainable growth on Kangaroo Island and plays a significant role in identifying appropriate land for future housing, employment, and commercial uses, as well as the necessary supporting infrastructure.

The KIRP aims to ensure there is an appropriate pipeline of land supply and housing diversity to improve availability, accessibility, and affordability for the benefit of all island communities.

Growth on the island is driven by tourism, primary production and other sectors, and a steadily increasing permanent population. The planning system must ensure there's enough land in the right places to support employment and housing demand.

The KIRP has been drafted with considerable community input. This next consultation phase will capture further feedback that will assist in finalising the plan.

What does the plan cover?

The plan is divided into four themes:

Theme 1: Population, housing and liveability

- Population growth and housing demands will be shaped by job opportunities in tourism and primary industries, attracting both permanent and temporary workers. Lifestyle changes such as flexible work arrangements and people seeking a lifestyle change will play a role.
- While the island has a permanent population of just over 5,000 people, it hosts up to 205,000 annual visitors. At peak holiday times, its population can swell by as much as 17 per cent, making it harder for workers to find short-term accommodation.
- Over the next 30 years to 2054, the island can expect a modest growth of 1,792 extra permanent residents, taking the total population to 6,876.
- Even a small population increase requires more housing and a greater choice of housing styles to accommodate older people, smaller households, seasonal and temporary workers and tourists.
- The draft KIRP estimates 28 new homes would need to be built annually on the island to house newcomers. Meeting this demand is vital for the island's future prosperity and overall quality of life.
- The number of older people, especially those over 65, will increase by 2054, bringing challenges such as loneliness, limited access to transport and an increased need for more health and aged care.
- Residential growth on the island will be primarily concentrated in American River, Kingscote, Parndana, and Penneshaw, with additional opportunities for housing also identified in Emu Bay.
- New housing will be built in established towns for convenient access to existing infrastructure and services. This approach protects farmland, the natural environment, and minimises the risk of natural hazards for both residents and properties.
- There is a need to provide additional housing for temporary and permanent workers, especially on the island's western side to support a thriving agriculture and tourist economy.
- We acknowledge the deep, ongoing spiritual connection that Ngarrindjeri, Kurna and Narungga Nations hold to Kangaroo Island. Aboriginal and non-Aboriginal heritage sites should be protected for current and future generations' benefit.

Theme 2: Productive economy

- Protecting productive and valuable farmland across the island is a priority.
- Protecting primary production activities and areas (sheep for meat and wool, beef cattle, cropping, egg production, horticulture, honey, forestry, viticulture, fishing and aquaculture), which make up nearly a third of the island's economy.
- Encourage rural value-added opportunities in tourism, visitor experiences, distilleries, wineries, and Ligurian bee apiaries.

- The island's ageing population will increase demand for skilled health and aged care services and workers.
- The tourism and hospitality sectors are predicted to continue growing strongly.
- Employment growth requires enough land in the right places to support the necessary infrastructure.
- New job areas should be concentrated in key townships where most workers will live and be close to infrastructure, transportation, and supply chains.
- Kingscote will continue as the primary town and employment centre, with opportunities for a new employment precinct around the Kingscote Airport.
- American River has potential for a new retail and service centre due to its growth.
- The island's valuable 'clean and green' image is dependent on well-managed natural environments protected from conflicting uses.

Theme 3: Natural resources, environment and landscapes

- Kangaroo Island is famous for its stunning natural scenery, coastal landscapes, and rich wildlife, attracting visitors from around the world.
- Decision-making should be informed by the latest climate science to minimise the need for future adjustments. This includes identifying areas prone to hazards such as coastal erosion, flooding, and bushfires.
- New development and infrastructure should be located away from high-risk natural hazard areas and those with high biodiversity value; large-scale renewable energy projects should avoid disrupting scenic landscapes or culturally significant places.
- Areas of critical habitat, including the glossy black cockatoo habitat (drooping sheoak in American River), bandicoot habitat in Parndana, and the eastern osprey and white-bellied sea eagle nesting sites in coastal areas should be identified and protected from future development.
- Coastal areas, marine environments, and water catchments should be protected, restored, or enhanced. Development and infrastructure will be directed away from areas exposed to rising sea levels, coastal flooding, and inland flooding risks.
- The planning system can help build a region more resilient to the impacts of climate change while achieving the State Government's target of net zero emissions by 2050.
- Improving Kangaroo Island's community, economy, buildings, and natural environment resilience involves integrating climate change considerations into all planning and design processes.

Theme 4: Infrastructure and transport

- Connectivity, whether through transportation or digital technology, is crucial for Kangaroo Island, both internally and externally.
- The Fleurieu and Kangaroo Island Transport Study, to be undertaken by the Department for Infrastructure and Transport, will investigate transport connectivity and infrastructure needs for the island. The relevant findings will be integrated into the Kangaroo Island Regional Plan.

- Improved capacity and reliability to move freight and goods to and from the island will be facilitated through upgraded ports, ferry services and road connections. Upgrades to existing assets such as the Penneshaw and Cape Jervis ports will begin in 2025.
- Opportunity exists to establish a business and employment hub near Kingscote Airport, supporting future tourism and economic growth.
- Strategic locations for future infrastructure corridors and facilities will be identified to accommodate for growth, new technology, and the island's changing needs.

How to get involved

You are invited to provide feedback on the Kangaroo Island Regional Plan during the public consultation period beginning on 14 March 2024 and concluding on 6 June 2024 at 5pm. Provide your submissions via:

- [The Regional Planning Portal](#)
- [the Kangaroo Island Regional Plan YourSAy page](#)
- [the PlanSA online submission form](#)
- email: plansasubmissions@sa.gov.au (subject: Submission – Kangaroo Island Regional Plan)
- post: Attention: Strategic Planning Team, Planning and Land Use Services
Department for Trade and Investment
GPO Box 1816, Adelaide, SA 5001

All written submissions will be made publicly available on the PlanSA portal when the engagement report is released.

A series of drop-in and online information sessions have been planned for people to attend and learn more about what is proposed in the KIRP. Registration is essential for all community information sessions and can be done at [PlanSAevents.eventbrite.com](https://www.plan.sa.gov.au/PlanSAevents.eventbrite.com).

The State Planning Commission is also seeking feedback on proposed improvements to the Community Engagement Charter, which guides public participation in preparing and amending designated planning policies, strategies and schemes. Proposed improvements will streamline changes to planning rules such as rezoning land, where the community has had an opportunity to give their views and influence the decision as part of the regional planning process – 'complying changes' would be subject to a streamlined engagement process.

Public consultation on the Charter is taking place alongside the Kangaroo Island Regional Plan engagement program.

For more information on the Community Engagement Charter Update visit: yoursay.sa.gov.au/community-engagement-charter

Need more help?

To find out more visit www.plan.sa.gov.au, email PlanSA@sa.gov.au or call the PlanSA Service Desk on 1800 752 664.