



**KANGAROO  
ISLAND  
REGIONAL  
PLAN**

**Summary**  
January 2026



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## Minister's foreword



### Hon Nicholas Champion MP

Minister for Housing and Urban Development  
Minister for Housing Infrastructure  
Minister for Planning

**The Kangaroo Island Regional Plan (the Plan) is our blueprint for a sustainable, liveable, and well-planned region. With a population set to grow by 1,700 and 1,150 new homes needed by 2051, the Plan ensures our land use and infrastructure keep pace, creating strong, connected communities across the Island's unique townships.**

From planning for population growth to preserving our remarkable natural environment and promoting economic prosperity, the Plan is shaping Kangaroo Island's future. We are helping to meet future housing demand by ensuring there is sufficient land for new homes, supported by the necessary infrastructure, and providing flexibility for housing diversity to meet the changing needs of our communities, including ageing residents, seasonal workers, and growing families.

The Plan is not just about housing. It plays a vital role in securing South Australia's economic future by ensuring land is available for industry, jobs, and investment. Kangaroo Island's economy is driven by agriculture, tourism, and primary industries. The Plan strengthens housing diversity, infrastructure, and employment opportunities, while safeguarding the Island's native vegetation cover - the highest of any agricultural region in South Australia.

Infrastructure will not be delivered all at once but triggered at key points as our communities grow. By planning ahead, we can prevent urban encroachment on farming land, productive and agricultural land, and areas of high conservation value, protecting the Island's sensitive ecosystems and iconic landscapes.

Through the Plan, we are setting a clear direction for sustainable growth, backed by coordinated, long-term planning across government. Every state agency has a role to play, with a commitment to aligning infrastructure planning with population and land supply projections ahead of the next Housing Roadmap update. The State Government Infrastructure Coordination Group will continue to drive this collaboration, ensuring a joined-up approach across government.

Alongside the 20-Year State Infrastructure Strategy and the Transport Strategy, these policies will give certainty to the community, local councils, and developers about where long-term growth will occur. This is our plan for a more resilient, prosperous and connected Kangaroo Island, one that supports sustainable growth, protects the natural environment, and enhances liveability for generations to come.

## **Acknowledgment of Country**

The Ngarrindjeri, Kurna and Narungga Nations are the traditional owners of Kangaroo Island, connected to its lands and waters via ancient storylines and ancestral occupation.

The three Nations acknowledge and respect the interests that each group hold to Kangaroo Island, including their storylines, spiritual and cultural connections, and histories. The three Nations work together to protect and preserve the cultural values of the Island for current and future generations. The three Nations also acknowledge the interests of other Aboriginal groups who have historic connections to the Island.

The State Planning Commission and the Department for Housing and Urban Development acknowledges the deep, ongoing spiritual connection that Ngarrindjeri, Kurna and Narungga Nations hold to Kangaroo Island, and commit to working together to protect and preserve the cultural values of the Island for current and future generations.

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## Kangaroo Island planning region



- Major Service Centre
- Supporting Service Centre
- Local Service Centre
- National Parks and Conservation Reserves
- State Marine Park Network
- Main Transport Route



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# Introduction

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**Kangaroo Island, Australia's third largest island, is located off the coast of the Fleurieu Peninsula. Covering 4,400 square kilometres, Kangaroo Island (the Island) is geographically located alongside the Fleurieu Peninsula and the Adelaide Hills. Drawing reverence for its natural wonder and abundant wildlife, the Island's landscape varies dramatically, featuring raw and rugged coastlines and pristine beaches from high coastal cliffs at its north-west, to a large central plateau that slopes toward limestone plains and sand dunes along the southern coastline.**

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The Kangaroo Island Regional Plan (the Plan) maps the government's long-term planning vision for the region to 2051 and beyond. It provides governments, businesses, industry and not-for-profit organisations with the data and direction to better plan for and respond to growth and change in our community and towns, while achieving our conservation goals. All within in an electronic platform that can be tailored to the user's requirements.

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## What is the Kangaroo Island Regional Plan?

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**The Plan establishes a new 30-year plan for Kangaroo Island, identifying where people will live and work, how they will move around, and where they will access services.**

It replaces the *Kangaroo Island Plan (January 2011)* and *Addendum (January 2014)* determines how our future urban growth will be managed by investigating and guiding:

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**Where houses and employment land will go**



**How housing and population will be serviced**



**Which areas need conservation and protection**

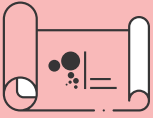


**What major infrastructure is needed and how it will be provided**

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Regional plans explore how areas are projected to grow, identify land and infrastructure for housing and jobs, while making recommendations about zoning and land development to support sustainable growth over the next 15 to 30 years.

Population growth on the Island will be concentrated within key townships to facilitate access to services and facilities, reduce the risk of natural hazards such as bushfires on people and property, and prevent urban development encroaching into environmentally sensitive areas or high value agricultural land. The planning policies for growth areas should be sufficiently flexible to accommodate future housing models and associated support services that are suitable for the Island. These townships currently have a healthy supply of zoned land to accommodate the projected growth over the next 15 years, however, housing must be responsive to changing needs and preferences. The Plan includes long-term investigation areas to provide housing for the 16- to 30-year time period.



# A snapshot of the Plan

**Home to over 5,100 people, Kangaroo Island, located south-west of Adelaide, is a 4,400 square kilometre island known for its rugged coastlines, national parks, and diverse ecosystems and wildlife. With almost 40% of people living in Kingscote the region attracts over 182,000 visitors a year.**

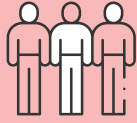
The Island's permanent population is expected to grow by 1,700 by 2051. The Plan identifies the land and infrastructure required to support sustainable growth and economic prosperity in a manner that reflects community aspirations and is considerate of the Island's sensitive environment.

Population growth will be influenced by investment and job growth in tourism and primary industry, increasing permanent and temporary workers. The Island will also experience a significant increase in people aged 65 and over by 2051.

These changes will require not just more housing, but a greater choice in housing to accommodate ageing and smaller households, and seasonal and temporary workers. The Plan facilitates an appropriate increase in housing stock and diversity, accommodated within key townships to ensure access to services and facilities, reduce the risk of natural hazards, and prevent urban development from encroaching onto environmentally sensitive or high-value agricultural land.

The Island is renowned for its remarkable natural environment and diverse wildlife, attracting visitors from across the globe. The Island is home to some of the most intact ecosystems in the state, providing habitats for the largest number of endemic species in South Australia and more than 30 threatened animal and plant species.

The Plan includes actions to protect this biodiversity, secure water supplies, safeguard coastal areas, and address climate change. These efforts are crucial for ensuring Kangaroo Island remains a healthy, liveable place for both people and wildlife in the future. Furthermore, the Plan recognises that the Island's primary industries and thriving visitor economy are supported by rural, natural and coastal landscapes, and that health of these landscapes is key to a sustainable and prosperous economic future.



**5k**  
population  
2021



**7k**  
2051 population  
projection



**1,150**  
new homes  
required by 2051

## Key economic features and drivers



### Agriculture, Forestry & Fishing

The Island's largest employment sector, supporting over 530 jobs



### Tourism

\$197 million visitor expenditure (2024) and over 182,000 visitors per year



### Biodiversity

The Island has the highest level of native vegetation cover (48%) of any agricultural region of South Australia, and features the endangered glossy black-cockatoo



### Infrastructure

Penneshaw harbour precinct, an important piece of infrastructure which acts as a gateway to Kangaroo Island and South Australia



Source: George Apostolicis



# A planning vision for Kangaroo Island

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**A resilient, prosperous, attractive, healthy and connected region, with a thriving community and a valued natural environment.**

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Kangaroo Island is home to resilient and close-knit communities that continue to adapt and grow, supported by well-connected townships offering diverse lifestyles, reliable infrastructure, and accessible services. A range of affordable and sustainable housing options caters to individual, shared, family, and intergenerational living needs, reinforcing the principle that safe and secure housing is a fundamental right. Aboriginal culture is respected and celebrated, with Planning with Country models developed in collaboration with Elders and cultural leaders to guide regenerative approaches to planning and development that honour traditional knowledge and values.

The Island's economy is strong and future-focused, driven by sustainable agriculture and innovative tourism industries that respond to global demand for high-quality products and experiences. Kangaroo Island's pristine natural environment and abundant wildlife remain central to its identity, with national strategies supporting climate resilience and adaptation embraced by communities, industries, and government. The Island's future is shaped by regenerative practices, technological innovation, and collaborative efforts, positioning it as a model for sustainable regional development.

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## Key themes, priorities and implementation

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### People, housing and liveability More housing in the right places

#### Key priorities for the region:

- Support the Island's projected population increase of 1,700 by 2051.
- Facilitate a diversity of housing that is affordable and accessible to accommodate an ageing population, smaller household types and temporary workers.
- Ensuring housing is well-located, connected to infrastructure, and meets the diverse needs of communities, including accommodating different household types (e.g. lone person households, older couples without children).
- Consolidate populations within existing township boundaries where possible, to avoid impacts of development on sensitive environments and to protect residents from natural hazards.
- Protect and enhance the Island's unique heritage and character.

#### How the Plan addresses these priorities:

- Strengthening the relationship between land use planning and our First Nations, through the introduction of cultural mapping and the integration of Aboriginal knowledge in structure planning and the code amendment process.
- High priority code amendments will be initiated to unlock land for housing, including affordable housing and worker's accommodation.
- Reviewing the Planning and Design Code to enable greater housing diversity in Kingscote and to provide greater protection of heritage places and areas in Kingscote and Penneshaw.

- Enhancement of the Land Supply Dashboard, providing up to date land availability and rezoning activity.

### Productive economy A strong economy built on a smarter, cleaner future

#### Key priorities for the region:

- Ensure a readily available supply of employment land that is well-connected to housing, to create local employment opportunities and attract and retain key workers.
- Protect primary production land from incompatible development.
- Bolster the Island's thriving tourism industry by supporting appropriately designed and located tourism facilities in the planning system, to enable the diversification of small and medium enterprises.

#### How the Plan addresses these priorities:

- Update to the land capability mapping of productive land and identification of key primary production assets that should be protected.
- Initiation of code amendments to provide greater protection of employment lands from incompatible land uses.
- Introduces the township hierarchy to guide investment and development in key service precincts.
- Review of the Planning and Design Code to enable the development of appropriate tourism accommodation in American River.

## Natural resources, environment and landscapes

### A more climate-resilient and sustainable region

#### Key priorities for the region:

- Protect the Island's diverse and sensitive natural environment and species from incompatible development.
- Improve understanding of the Island's landscape and biodiversity in the planning system, to guide future planning outcomes that are considerate of sensitive areas.
- Preparing for the impacts of climate change, including rising temperatures, reduced rainfall, and increased frequency of natural hazards such as bushfires, floods, and coastal erosion.
- Incorporating climate risk projections to inform strategic land-use decisions and mitigate the effects of climate change on the environment, economy, and communities.
- Promoting resilience through climate adaptation strategies and aligning the plan with the South Australian Government Climate Change Action Plan.

#### How the Plan addresses these priorities:

- Enhanced mapping of biodiversity, coastal and habitat areas, to identify areas that require greater protection, or that are suitable for development.
- Enhanced hazards mapping including hazardous activities, bushfire, flooding, coastal flooding and storm surge.
- Highlights the "Preparing Kangaroo Island: a whole-of-Island disaster risk reduction and mitigation action plan" prepared by council.

## Transport and infrastructure An integrated and connected region

#### Key priorities for the region:

- Protect and improve strategic transport networks to ensure connectivity and support sustainable growth.
- Maximise the use of existing, committed and planned utility and transport infrastructure when locating future housing and employment lands.
- Facilitate planning policies that support a sustainable and climate resilient energy and water supply.

#### How the Plan addresses these priorities:

- Integration with key state transport and infrastructure strategies.
- Introduction of publicly available social infrastructure benchmarks.
- Integration of relevant findings from the Fleurieu Peninsula and Kangaroo Island Transport Study.

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## Implementation and delivery Coordinated delivery of land use and infrastructure planning

### Key priorities for the region:

- Ongoing monitoring and adjustment of land-use policies and infrastructure planning to accommodate growth over a 15-30 year period.
- Utilising climate data to inform planning that addresses increased temperatures, reduced rainfall, and associated risks such as heatwaves, bushfire and floods.
- Identifying long-term land supply areas to accommodate permanent and short-term housing needs.
- Ensuring sustainable land supply to support population growth, with zoning for residential expansion aligned with employment areas, health and community services.
- Ongoing collaboration between local, regional and state authorities to ensure infrastructure is in place to support population growth.

### How the Plan addresses these priorities:

- Further investigation of wastewater management infrastructure and prioritisation requirements to service Emu Bay.
- Investigation of alternative infrastructure approaches for low-density, off-grid housing.
- Strengthening processes to profile regional infrastructure priorities.
- Better integration with council led strategic work, for example strategic land use plans, master plans, and growth strategies.

