

Kingscote Wharf Unsolicited Proposal

Frequently Asked Questions

What is proposed for Kangaroo Island?

The South Australian beverage company Bickfords Pty Ltd has submitted an unsolicited proposal to the State Government to establish a craft distillery and microbrewery in the Kingscote Wharf precinct on Kangaroo Island.

Bickfords proposes to buy parcels of land in the wharf precinct to develop the distillery, microbrewery and a visitor and function centre.

The proposal involves the redevelopment of the former Kingscote Police Station and cells.

The land under consideration is Crown Land that has been dedicated to the Kangaroo Island Council for community use.

What is an unsolicited proposal and what is occurring?

The unsolicited proposal process provides a framework for the Government to consider proposals lodged by a business or other organisation when there has been no formal request for proposals.

Under this framework the State Coordinator General works with developers on projects with a value of more than \$3 million to reduce red tape and generate new investment.

The Government has elected to proceed with a Stage 2 assessment of this proposal. The Department of Environment, Water and Natural Resources (DEWNR) is leading this assessment, in conjunction with a number of other agencies including the Department of Planning, Transport and Infrastructure (DPTI), and the Kangaroo Island Council.

What will happen during the Stage 2 assessment process?

Bickfords has been given the opportunity to develop a detailed proposal and business case following the approval of the Stage 2 assessment.

Bickfords now has the opportunity to present its proposal to the community, and will answer questions about the development and plans for the business.

The Kangaroo Island Council has agreed to assist the State Government to consult with the Kingscote community about the proposed future use of the site in the Kingscote Wharf precinct. This will include an opportunity to ask questions directly to Bickfords representatives about the proposal, and to DEWNR representatives about the process. The State Government will also conduct online consultation through its YourSAy site, which is open to the general community.

DEWNR will conduct a detailed examination of the nature and terms of the proposal including the benefit, the costs and the risks to the government and the community and the benefit for taxpayers. The proposal must promote economic, social and /or environmental outcomes for the South Australian community. DEWNR will then provide a report to Cabinet.

Cabinet will assess both the potential benefits and risks of the proposal, before making a decision on whether it should proceed.

Can the State Government sell land that is dedicated for community use?

The State Government can sell Crown Land that has been dedicated for community use. If the application is to proceed, and Bickfords indicates a desire to purchase this land, the community land dedication would need to be revoked.

What about the playground and the war memorials?

Bickfords has indicated that their proposal will not have any impact on the nearby playground, bbq facilities and the war memorials which would remain unchanged.

There are presently several major developments proposed on Kangaroo Island, including a major development at American River. Does Kangaroo Island have the capacity to sustain all of these developments?

The capacity of the Island to sustain Bickford's proposed development in light of other competing developments is one of the considerations that will be taken into account when a decision is made whether or not the project should proceed.



Will any State Government funding be invested in the proposal?

This is an unsolicited proposal, led by Bickfords, for the purchase of land at market value. At this point in time no funding has been requested of or committed by the State Government. **If the proposal is successful, how will government ensure that the development goes ahead? What measures are in place to stop the proponent from on-selling the land for a profit?**

There are several options available to Government to ensure completion, including contractual arrangements and/or encumbrances on the land. Each of these will be investigated through the assessment process, and advice sought on the best way to ensure the proposal goes ahead if approved. If the proposal is approved, it will progress to Stage 3 (contract negotiation) where these arrangements will be finalised.

Bickfords has also undertaken similar developments on sites of historical significance, such as the Renmano site in Renmark and the Beenleigh Distillery in Queensland, incorporating the existing local history with sympathetic modern designs.

Does this mean the proponent doesn't have to go through the normal Development Application process?

The proponent will still need to undertake the normal Development Application processes if their proposal is successful.

Who is behind this unsolicited proposal?

The Bickfords Group comprises Bickfords Australia which produces cordial, juices, sodas and mixers, and iced coffee syrup, and Vok Beverages which markets wine, cider, spirits and ready to drink beverages. The company's assets include a winery at Langhorne Creek, the Beresford Estate function centre, Tasting Pavilion and vineyards in the McLaren Vale, vineyards in the Adelaide Hills, the Beenleigh Distillery in Queensland, and the Black Bottle Distillery in the Riverland.

Further information is available at www.bickfords.net or www.vok.com.au

For more information

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