

Item No: **14.3**

Subject: **DRAFT KINGSTON PARK COASTAL RESERVE MASTER PLAN**

Date: 23 June 2015

Written By: Strategic Planner Policy

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SUMMARY

On 9 December 2014, Council was provided with an update on the draft Kingston Park Coastal Reserve Master Plan (Report Number 476/14 – Item 14.1.1).

Administration has facilitated development of an updated draft Master Plan which was based on the previously endorsed 2011 concept plan. This has been prepared in consultation with relevant internal and external stakeholders.

The design allows for both the protection and enhancement of the sacred Tjilbruke Spring site while still enabling the Kingston Park Coastal Reserve to provide opportunities for recreation and areas for native plantings. The design incorporates the Coast Park shared pathway through to Council's southern boundary with the City of Marion and details its location with respect to the Brighton Caravan Park with linkages through to key nodes and access ways.

The draft Kingston Park Coastal Reserve Master Plan is now presented to the Council for endorsement prior to formal community and agency consultation.

RECOMMENDATION

- 1. That Council endorses the draft Kingston Park Coastal Reserve Master Plan located at Attachment 1 for wider community and State Government agency consultation.**
 - 2. That Council endorses the Draft Master Plan Report located at Attachment 2 to accompany the draft Kingston Park Coastal Reserve Master Plan (Attachment 1) for wider community and State Government agency consultation.**
 - 3. Following the conclusion of the consultation period, Administration prepare a final 'Kingston Park Coastal Reserve Master Plan' for Council endorsement prior to undertaking detailed design of Stages 3-7 as noted in the Project Staging in the Draft Master Plan Report.**
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COMMUNITY PLAN

A Place that is Well Planned

A Place that Provides Choices and Enhances Life

COUNCIL COUNSULTATION POLICY

As part of the next step in the process, Council's staff will undertake consultation in accordance with Council's *Community Consultation and Engagement Policy 2010*.

BACKGROUND

Previous Reports, Council Resolutions and Engagement

At its meeting held on 12 April 2011, Council considered a draft concept design for Precinct 7 of the North Brighton to Kingston Park project, which included the Kingston Park Coastal Reserve (Report No. 120/11). Council subsequently endorsed the concept plan and recommendations to release the plan for wider community and State Government agency Consultation.

However, given that a Master Plan for the Brighton Caravan Park site was yet to be developed at the time and that there was some uncertainty as to the timing of funding of the State Coast Park project, consultation on the plan never occurred.

Further, since 2011, there have been a number of other changes in the locality, including the installation of the Adelaide Living Beaches (ALB) sand transfer infrastructure pipeline by the State Government, a resolution by Council at its meeting on 24 June 2014 (Report No. 196/14) to look at options for a long term kiosk facility within the precinct and the adoption of the Master Plan for the Brighton Caravan Park in August 2014 (Report No. 273/14). Development of the caravan park is now well underway.

At its meeting held on 9 December 2014 (Report No. 476/14), an update was provided to Council on the review of the draft Kingston Park Coastal Reserve Master Plan. Staff from Council's Strategic Planning Unit have since held several informal engagement workshops with relevant stakeholders including a number of other Council staff, representatives of Kaurana and the Ramindjeri indigenous groups, staff from various state government agencies and the City of Marion, the Mayor of the City of Holdfast Bay and Seacliff Ward Councilors and representatives of the Marino Residents Association to further develop the Plan.

Council's consultant, GHD Woodhead, have now completed the revised draft Kingston Park Master Plan, taking into account the changes since 2011 and the comments received from stakeholders at the workshops held in March and April this year. The revised plan is now presented to Council for endorsement for formal community and agency consultation.

REPORT

Key Issues Discussion

Draft Concept Design

The current design for the Kingston Park Coastal Reserve has been developed following the review of the previous concept design for Precinct 7 of the Coast Park, which included the Kingston Park Coastal Reserve. Importantly, this earlier concept was prepared with significant consultation with the Kurna Nation Cultural Heritage Association (KNCHA) Working Party. The design sought, amongst other things, to both protect and enhance the sacred Tjilbruke Spring site through subtle design features and more obvious allocations of areas for interpretative signage and artwork. The design was intended to celebrate the cultural aspects of the landscape, both traditional and contemporary.

As such, the endorsed concept plan from April 2011 (which also had regard to Council's previously adopted Kingston Park Urban Design Framework) underpins the 2015 draft Master Plan.

The previous 2011 draft concept plan was developed with a significant amount of engagement with relevant stakeholder groups. This included previous Community Reference Groups involved in Precincts 1 to 6 of the Coast Park project, the KNCHA Working Party, State Government agencies and various Council staff. Similarly, significant engagement has again occurred on the revised draft Master Plan with Council's staff having held a number of informal engagement workshops with relevant stakeholders, including representatives of local indigenous groups, various state government agencies and the City of Marion, and representatives of local residents groups.

The features of the design are shown on the draft Master Plan at Attachment 1 and explained in greater detail in the Draft Master Plan Report at Attachment 2.

Refer Attachments 1 & 2

A link to these documents will be sent electronically to members

A summary of the key components of the draft Master Plan is provided below:

Coast Park Shared Pathway

- The path is proposed to be located to the sea side of the Coastal Reserve and Caravan Park to remain as close as practical to the coast line. The path would be comprised primarily of concrete aggregate, including some board walk nodes around access points, and includes sections for bridges and nodal points.
- The path will link with other access ways including the 'zigzag' access steps to the rear of the Caravan Park (via a path running along the southern side of the redesigned Caravan Park car park), the Caravan Park itself (via three internal access points located where the nodal points are), the Kingston Park (Yurlowirra) Native Garden and viewing platforms, through to the proposed activity areas of the Coastal Reserve and the Burnham Road car parking area.

- The path will cross the overflow of the Tjilbruke spring outlet via a small bridge.
- The path will continue adjacent the western edge of Burnham Road, with sections of landscaping, and will ultimately link up with the Coast Park path in the City of Marion at the boundary of the suburb of Kingston Park and Marino.
- Consistent with the previous paths constructed by Council, it will be fitted with suitable street furniture including bike racks, taps, drinking fountains with integrated dog bowls, showers and seating.

Caravan Park Car Park

- The existing car park would be reconfigured and narrowed to align with standard car park sizes, making it safer and providing additional room for an amenity node. There is a registered burial site immediately to the north and the Tjilbruke Spring (another registered site) to the south which constrained re-orienting the car park or making it bigger.
- The proposal suggests formalising and extending the Monument car park located to the east of Strickland Road, and connecting it to Kingston Park via a walkway and Wombat or Zebra Crossing.
- The caravan park check in lanes would be reconfigured to allow for three vans at any given time and would require removing some minor alterations and relocating the boom gates.

The Tjilbruke Spring Site

- The Spring Site would be enhanced and protected by the design through the integration of interpretative signage, artwork and creative protective barriers around its perimeter.
- The natural path of above surface water flow will be clearly delineated using soft embankments with water tolerant plantings.
- Kaurna's preference for the general public to be kept away from the site itself. The Coast Park path has been kept as close as practical to the coast. A small bridge will be constructed over the outfall to the sea, with interpretive signage and artwork alongside to acknowledge its significance.
- The Yurlowirra Garden to the south east of the Spring will remain untouched. However, the natural look and feel of this garden will be repeated throughout Kingston Park for consistency.

Interpretative Centre and or Kiosk

- As part of this design, the brief included finding a suitable location for a new kiosk (with the existing kiosk being partially located over an SA Water easement) and possible interpretative centre. Significant constraints, including the existing SA Water easement, possible emergency access requirements to the adjacent SA Water pumping station, proximity to the sacred Spring site and possible reconfiguration of the adjacent

car park and the registered burial site to the north, resulted in a new 'potential location' being sought. After substantial input from the relevant stakeholder groups that identified and acknowledged these constraints, a location has been identified further north-west of the current kiosk site and south-west of the carpark towards the beach end.

- The proposed Interpretive Centre has been designed to guide people from either the Coast Park Shared use path or the Car Park and into the reserve. The use of different floor materials such as decking and concrete aggregate has been used to delineate different areas. The Interpretive Centre is essentially a gallery with two curved walls that guide the visitor into and through the gallery.
- Subject to further consideration regarding future management arrangements, the Interpretive Centre could be used by the Kaurna community for small gatherings and include the safe keeping of sacred items discovered in the area (and adjacent Caravan Park).
- The Kiosk will be located on the western side of the building, fronting both the Coast Park and the ocean.
- Instead of bollards or walls, differentiation in materials will delineate the kiosk seating area from the path itself.
- The kiosk is envisaged to sit unobtrusively in the locality framed by glass with only two solid curved walls that define the gallery space.
- To the east of the building would be the provision for a three-pan Exeloo toilet, including male, female and disabled/parent room. The Exeloo will be externally accessible so that it can be accessed even when the kiosk and interpretive centre are closed. On either side of the Exeloo are store rooms, accessible via the interpretive centre gallery, one for the kiosk and the other for the interpretive centre.
- The southern side opens up to the performance platform and informal outdoor amphitheatre.
- A shade structure adjacent the informal amphitheatre to the south is also proposed.
- An opportunity has been provided to utilise the slope of the land and create a three tiered informal amphitheatre just north-west of the spring site. This area will be available for a range of informal and formal uses including Kaurna teaching to school groups, performance or dance. The area is primarily for educational and performance purposes associated with Kaurna Cultural Heritage.

Activity Areas

- The recreational and playground areas have been purposefully relocated away from the Tjilbruke Spring site as a sign of respect and to provide two distinct parts to the reserve – one of activity and play, the other of respectfulness and contemplation.

- The existing tennis courts are proposed to be removed and a multi-use court has been suggested. This court could accommodate activities such as netball, basketball, badminton, volleyball and tennis.
- To the east of the court are grassed areas with seating for viewing. The topography allows for the seating to form a casual amphitheatre.
- The main recreational activity areas of the coastal reserve are generally proposed to be centralised. This not only provides a respectful separation between the Spring site and the recreational activities but also capitalises on the protection offered by existing vegetation and the site's topography.
- The activity area will be enhanced through integration of additional terracing to the eastern retaining wall of the reserve to provide seating and observation areas, with play opportunities provided through a grassed embankment.
- A nature based Adventure Playground area is proposed which will cater for all ages from zero to teenager.
- A 'petanque field' is proposed as well as large grassed areas to allow for other games such as bocce, croquet and ringtoss.
- Grassed areas can also be used as a location for wedding or special event photo shoots.
- Permanent outdoor chair and table configurations located throughout the zone - chairs to be like armchairs and tables to include in built draft, chess or checker boards.
- A BBQ shelter that can accommodate up to 4 BBQs and a scattering of picnic tables have been included so that families can utilise and view the playing areas within the park.
- A potential location for a one-pan Exeloo toilet located near the shelter and BBQ picnic facilities in the southern corner of the park.
- Access and wayfinding signage throughout the activities area.
- Pathways have been defined, footpath connections improved and trees and shady landscape retained.

Southern End

- There is a natural swale in this area which will be retained and re-vegetated. The key elements of this space will be the natural beauty and coastal views.
- Vehicle access (paths at least 4 metres wide) for maintenance vehicles will be provided to allow access to all areas of the park.
- The location of the existing memorial seat overlooking the ocean to the north of this area is proposed to be retained (seat itself to be updated).
- Sculpture and wayfinding signage will be used extensively through this section to signify the beginning of Kingston Park and create an entry statement, to bookend with that at the kiosk end. Both the sculpture and signage are to have respect for both Kaurua and European Heritage.

Wider Consultation

While extensive community consultation occurred prior to the development of the original plan in 2011, and a range of key stakeholders have been consulted as part of the recent review, it is now proposed to consult formally with the general community and relevant State Government agencies once Council has endorsed the draft Kingston Park Coastal Reserve Master Plan (Attachment 1) and associated Draft Master Plan Report (Attachment 2).

While some of the cultural design themes will be determined through further work with the Kurna, it is appropriate to seek general community input regarding the desired and required recreational facilities to ensure optimal use of the reserve and, in turn, optimal return on investment in this infrastructure and the Coast Park.

The methodology for consultation will include extensive use of the media (printed and online), mail-outs to surrounding properties (including the Brighton Caravan Park), signs erected at key entrance points to the reserve and other locations. Feedback will be received online, in writing or in person. A more detailed methodology for consultation will be developed should the draft Master Plan be endorsed by Council.

BUDGET

No funding has been allocated in 2015/16 for any further changes and subsequent detailed design work for the draft Master Plan as a whole.

However, the Draft Master Plan Report proposes breaking up the project into seven (7) discrete stages (refer to page 62 of the report) which may be funded separately (ie Coast Park pathway sections where funding has already been sought from the State Government). The report also includes a Preliminary Design Estimate costing by Rider Levett Bucknall (Appendix B, page 74) and identifies a number of funding opportunities which could be accessed for the various stages of the project to assist in achieving financial sustainability (refer to page 54 of the report). These include:

- DPTI - The Planning and Development Fund - Open Space Program
- DPTI - The Planning and Development Fund - Places for People Program
- Coast Protection Board – Coast Protection Fund
- Department of Environment, Water and Natural Resources – Significant Environmental Benefit Grants
- Office for Recreation and Sport – Community Recreation and Sport Facilities Program
- Australian Government Department of the Environment – 20 Million Trees Program
- Australian Government Department of the Environment Indigenous Heritage Program
- Opportunities for further funding will be considered as the project progresses.

FULL LIFE CYCLE COSTS

On-going maintenance costs of the constructed Coast Park and Kingston Park Coastal Reserve will be considered during the detailed design phase with respect to the extent and type of furniture and material options available.

CONCLUSION

The Coast Park project is a highly valued project with benefits extending beyond the City of Holdfast Bay to the community at large, offering unrestricted and open access to the State's premium coastal areas and immeasurable benefits to tourism and business within Holdfast Bay. Precinct 7 of the Seacliff to Kingston Park Coast Park offers the additional opportunity of integration with adjacent Kingston Coastal Reserve, the Brighton Caravan Park and the sacred Tjilbruke Spring Site and is likely to become a highly valued community asset once completed. To progress the project further, it is important that Council engage with the community and seek input regarding the draft Kingston Park Coastal Reserve Master Plan design so that a final Master Plan can be progressed to detailed design and construction phases.