Item No: 14.4

Subject: KINGSTON PARK FORESHORE DRAFT MASTER PLAN CONSULTATION RESULTS

Date: 27 October 2015

Written By: Strategic Planner Policy

General Manager: Business Services, Mr I Walker

SUMMARY


This report summarises the outcomes of the community consultation and engagement and recommend changes to the draft Master Plan as a result of this consultation and anticipated project staging priorities prior to undertaking further detailed design work.

RECOMMENDATION

1. That Council notes the results from the consultation and engagement on the Kingston Park Foreshore Draft Master Plan, summarised in Attachment 1, 2 and 3 to Report Number 317/15.

2. That an updated Design Estimate costing be obtained from Rider Levett Bucknall (RLB) based upon the recommended changes and options to the Master Plan outlined in Report Number 317/15.

3. That a revised Staging Priorities Plan and final ‘Kingston Park Foreshore Master Plan’ be prepared based upon the recommended changes outlined in Report Number 317/15 and a copy be provided to the relevant State Government agencies prior to undertaking detailed design works.

4. That future detailed design documentation for the Kingston Park Foreshore Master Plan be staged and subject to future funding.

COMMUNITY PLAN

A Place that is Well Planned
A Place that Provides Choices and Enhances Life
A Place with a Quality Lifestyle
A Place for Every Generation
A Place that Celebrates Culture
A Place that Values its Natural Environment
A Place that Manages its Environmental Impacts
A Place that Welcomes Visitors

COUNCIL POLICY

The Coast Park project is a State Government led initiative. Consequently there is no Council -
level policy applicable to the initiative. While the minimum consultation requirements under
Council’s Community Consultation and Engagement Procedure were not applicable, consultation
was still undertaken with respect to the general Consultation Requirements.

STATUTORY PROVISIONS

Not applicable.

BACKGROUND

On 23 June 2015, Council considered Report No: 205/15 which detailed the history of the
Kingston Park Coast Park (known as Precinct 7) and provided a revised Draft Master Plan that
included the Coast Park shared use pathway and the upgrade of the Kingston Park Coastal
Reserve (known as the Kingston Park Foreshore Draft Master Plan). Council subsequently
endorsed the draft Master Plan for wider community and State Government agency
consultation which has now concluded.

REPORT

Consultation on the Kingston Park Foreshore Draft Master Plan occurred between 17 August
and 31 August 2015. Two drop-in information sessions were held at the Seacliff Surf Life Saving
Club on Wednesday 26 August.

Broadly, the consultation and engagement strategy included the following:

• an invitation to view and provide feedback on the draft Master Plan in the Guardian
  Messenger on the 18 August, an advertising banner on Council’s website and YourView
  Holdfast online engagement platform;

• a number of banners located around the Kingston Park Coastal Reserve, including at
  the Brighton Road / Scholefield Road entry alerting users of the proposal and providing
details for making comment and viewing more detailed information concerning the
  project;
375 written invitations to comment on the draft plan forwarded to all persons that previously received letters during the initial consultation stage, including Kaurna representatives, community interest groups, relevant State Government agencies (including a copy of the Master Plan) and selected property owners within 500 metres of the precinct;

registered users seeking updates on projects via email (1,400 people on the database) and use of the City of Holdfast Bay Twitter account for the duration of the engagement period;

two drop-in information sessions (2-4pm and 6-8pm) were held at the Seacliff Surf Life Saving Club on Wednesday 26 August to enable both people who work business hours and who are available during the day to participate;

an invitation for Council staff to provide comment.

Copies of the Master Plan and Report were also made available for viewing at Council’s Civic Centre, the Glenelg and Brighton Libraries and on Council’s website and an information pamphlet and survey form seeking feedback on key issues was also produced (see Attachment 5).

During the consultation period, Council received 50 email, online and hard copy responses. The drop-in sessions on Wednesday 26 August attracted 55 people. Council received over 560 visits to the YourView Engagement website with over 480 downloads of the relevant documents (the Draft Master Plan was downloaded 150 times and the Report downloaded 180 times). This is considered to be a relatively high level of engagement and feedback compared to other consultations Council has recently undertaken, however it should be noted that this represents only around 1% of the total population of the City of Holdfast Bay notwithstanding that feedback was received from people living outside of the Council area.

**Key Outcomes and Consultation Information**

A summary of the consultation and engagement findings is located at Attachment 1.

Refer Attachment 1

A detailed summary of comments from the drop-in sessions is located at Attachment 2.

Refer Attachment 2

A detailed breakdown of individual submissions with responses and proposed actions is located at Attachment 3.

Refer Attachment 3

As part of the consultation and engagement process, a survey form was also developed which posed five key questions. A copy of the survey form is located at Attachment 4.

Refer Attachment 4
As part of the consultation and engagement process, a brochure summarising the draft Master Plan was developed. A copy is located at Attachment 5.

Refer Attachment 5

The survey questions were derived from feedback during the initial stakeholder engagement sessions and are listed below, along with the top three responses where relevant:

1. **What features are do you see as important to you when evaluating the priorities for Coast Park? (rate in order of preference)**

   - 77% - Extension and redesign of Monument Car Park
   - 74% - Multi-purpose hard court
   - 68% - Caravan Park Car Park redesign

2. **What material would you prefer to see for the shared-use Coast Park pathway?**

   - 28% - Square pavers with continuation of existing colour scheme
   - 24% - Timber boardwalk
   - 23% - Sand coloured concrete aggregate

3. **The Master Plan proposes a new multi-use hard court. What active hard court recreation facilities would you like to see in the precinct? (multiple choice)**

   - Tennis court
   - Volleyball court
   - Basketball court

4. **What sort of shade would you like to see over the Adventure Playground play equipment?**

   - 82% - Natural trees
   - 18% - Shade structure ie shade sails

**Staging Priorities**

The Draft Master Plan Report proposed breaking up the project into seven (7) discrete stages, which may be funded separately or as a whole project. The Coast Park shared use pathway is intended to be constructed first (as it is the primary reason for the Master Plan) and will be likely completed in two sections; from south of the Seacliff Surf Life Saving Club to the Caravan Park Car Park and from there to the Council boundary with Marion at Burnham Road (boundary between Kingston Park and Marino).
During the community consultation and engagement period Council sought feedback from the community about what they saw as important for staging priories for the Master Plan (other than the shared use pathway). Of the top three responses, two were associated with the upgrading of the Monument Car Park and Caravan Park Car Park redesign / upgrade, with the third being the multi-purpose hard court. This indicates that from the feedback received, car parking is considered to be a priority when it comes to upgrade works in the precinct along with a new multi-purpose hard court facility. This could be partially explained by the current condition of the existing tennis courts which are considered to be poor.

**Coast Park shared Use Pathway, Nodes and Boardwalk Components**

Feedback received regarding the shared use pathway was generally positive. The survey results suggest that there is a relatively even split with respect to the material used for the pathway. Currently the Draft Master Plan proposes the shared use pathway to be comprised primarily of concrete sand-coloured aggregate, including some timber boardwalk nodes around access points and a section of timber boardwalk over the drain outlet to the south of the Seacliff Surf Life Saving Club as well as over the Tjilbruke Spring outlet point. If it was determined by Council that the recycled plastic (‘replas’) material for the nodal points and boardwalk components is preferred, consideration should be given to a change in colour (from the blue currently used) to a more natural colour along with the balustrading posts with marine-grade stainless steel rails to soften the appearance of the boardwalk.

Several submissions indicated that there are not enough bins, taps and showers along the existing Coast Park and it was difficult to determine from the Draft Master Plan if this ‘soft’ infrastructure was going to be present along the shared use pathway. The Seacliff Surf Life Saving Club has also raised some concerns with the proposed pathway in front of the Club which they would like to see as more of a wider plaza type area (as was previously shown and consulted on in the 2011 Concept Plan) along with an area for a shower, taps and possibly a grassed section (as currently exists) to wash down beach craft such as canoes and stand up paddle boards.

**Car Parking**

A significant amount of feedback was centered on car parking within the Precinct. The proposed Draft Master Plan seeks to reconfigure and upgrade the existing Monument carpark at the top of Cameron Avenue. The existing car park would be reconfigured and upgraded to accommodate up to 12 formalised car parking spaces. This has direct access to the Caravan Park carpark via the steps. The Caravan Park carpark is also proposed to be reconfigured and narrowed to align with standard car park sizes, making it safer by complying with the relevant Australian Standards and providing additional room for an amenity node. This would also facilitate disabled parking spaces. Currently there are 31 car parks and this figure would likely be reduced to 28 spaces depending on the design. Constraints to making that car park bigger or re-orientating it include a registered aboriginal burial site immediately to the north and the Tjilbruke Spring (another registered site) to the south. As this is a ‘Draft’ Master Plan, a traffic study assessment and detailed car park re-design have not yet been undertaken.
Currently, there are approximately 185 car parking spaces within 350 metres to the north of the current Caravan Park carpark (Seacliff Yacht Club carpark), 150 metres to the east (Monument carpark) and 450 metres to the south (southern portion of Burnham Road). These are shared between a variety of users at different times of the day and night with different land uses having different demands at certain times of the year.

Given the topography of the Coastal Reserve, the Aboriginal cultural heritage constraints of the precinct, the desire to retain as much open space as possible and the intent of Coast Park to encourage and promote active transportation (walking, riding, running), achieving an increase in off-street parking is challenging and not necessarily the primary intent of the Master Plan which is the continuation of the Council’s Coast Park shared use pathway and the upgrade of the Kingston Park Coastal Reserve.

**Multi-use Hardcourt**

Feedback received regarding the proposed multi-use court was generally positive. Despite a number of tennis courts being available within 750 metres of the Coastal Reserve (two recently resurfaced courts at Kingston House and twelve competition-grade courts being constructed at Kauri Parade sporting complex), a tennis court was the most selected response, followed by volleyball court and basketball court. The proposed multi-use hard court as shown on the Master Plan would facilitate tennis, volleyball and basketball. Different nets would need to be erected and removed for tennis and volleyball and the associated operational logistics should be considered further at the detailed design stage. Some of the feedback suggested having two courts and, while this is a possibility, additional open space area may need to be allocated for this on the plans.

**Toilets**

The draft Master Plan proposes to remove the existing toilet block adjacent Burnham Road in the Coastal Reserve to the east of the tennis courts and replace with up to three sets of Exeloo toilets dispersed throughout the precinct. One of these sets of toilets is proposed to be located just south of the Seacliff Surf Life Saving Club. Another set of toilets is proposed to be incorporated into the eastern side of the kiosk (a three-pan Exeloo toilet) including male, female and disabled/parent room. This Exeloo will be externally accessible so that it can be accessed even when the kiosk and interpretive centre are closed. Toilets proposed in the southern end of the precinct were indicated as a ‘potential location’ for a third set of toilets. A review of the number of facilities within the entire precinct suggests that two could be sufficient; one at the northern end and another within close proximity to the caravan park car park and kiosk facility. A third facility could be incorporated later down the track if the demand was sufficient.

**The Tjilbruke Spring Site / Aboriginal Heritage**

The intent of the Coastal Reserve upgrade is to increase the opportunities for local residents and the broader community to enjoy the space while honouring the site’s cultural significance and retaining the valuable open space. One of the submissions received during the consultation and engagement period noted that the preliminary cost estimate prepared by RLB didn’t make
allowances for the revegetation for the upgrade of the Tjilbruke Spring site. The Draft Master Plan Report identifies a number of funding opportunities which could be accessed for the various stages of the project to assist in achieving financial sustainability and would include enhancement / revegetation of the Tjilbruke Spring site.

Kiosk and Interpretative Centre

The intent of the Draft Master Plan was to find a suitable location for a kiosk and possible interpretative centre that was still within close proximity to the Caravan Park and that did not interfere with registered sites of significance, was not located over easements and was accessible for all types of users. A toilet facility for a variety of users was also a requirement. Feedback received regarding the kiosk and interpretative centre was generally very positive. Previous opposition to the relocation of the existing kiosk appears to have diminished, perhaps as a result of the revised Draft Master Plan process which explained that SA Water, a key stakeholder, would not support the rebuilding of a new kiosk in its current location over the existing easement which houses significant infrastructure for the area. In principle, support was given by the Aboriginal groups for the new proposed location but this will need to be fully confirmed.

Activity areas and play equipment

Several of the submissions received during the consultation and engagement period queried the need and scale of the proposed ‘adventure’ play space area on the draft Master Plan. The plans indicate up to nine pieces of play equipment including slides on mounding, spider web, junior play equipment, hamster wheel, tire swing, sandpit with sand sorting table, balance beams, swings (including disabled swing) and interactive sculpture. A review of the open space ‘ratio’ and amount of area allocated to play space and more formalised activities is recommended.

A number of submissions also suggested that an additional beach access point from the playground area should be included. At this location throughout the year, when the tide is high there is no beach and when the tide is low the beach is predominantly exposed rocks. However, further consideration will be given to an additional beach access point at this suggested location in the final Master Plan.

Shade and other matters

The results from the survey indicated that the vast majority of people supported using trees for natural shade of the play equipment spaces rather than shade structures. This should be given consideration in the redevelopment of the Coastal Reserve, however it is acknowledged that this is reliant upon larger trees that will grow with a canopy that produces sufficient shade and which don’t pose significant risk to users of that space.

A few queries were also raised regarding the existing memorial seats. It is intended to retain these plaques (not necessarily the actual seats) and replace with new seating along the pathway. Another submission raised the “Loo” memorial plaque near the southern end of the precinct. This could be retained in the pathway at its current location.
**Recommended changes to the Master Plan**

Based on the above, the following changes are proposed to the Master Plan:

- Revise proposed Staging Plan to prioritise upgrading / reconfiguring the Monument and Caravan Park Car Park along with the construction of the multi-use hard court.

- Review the design of the area directly in front of Seacliff Surf Life Saving Club to incorporate a larger paved area with shower, taps and wash-down area for crafts such as paddle boards, kayaks which could include a grassed area (similar to what exists).

- Provide further details of soft infrastructure such as rubbish bins and shower locations in the final Master Plan, however seek to include a shower at every second beach access point / node as well as a bin and seating at every beach access point.

- That a traffic study be commissioned during the summer months between January to March when the area is at its peak to assess car parking capacity within a defined area before undertaking further detailed design work on the carparks.

- Retain the proposed multi-use court and ensure that it can accommodate tennis, basketball and volleyball.

- Provide an option for a double tennis court (similar size footprint as the two existing tennis courts) in a revised Cost Estimate prior to any detailed design.

- Retain sewer provisions for a toilet facility in the southern end of the precinct but remove the Exeloo labelled ‘potential location’.

- Further dialogue to occur with Aboriginal groups with respect to revegetation / enhancement of the Tjilbruke Spring site. Additional dialogue will also occur with the Department of State Development - Aboriginal Affairs and Reconciliation.

- Subject to further dialogue with the relevant Aboriginal groups, retain the proposed kiosk and interpretative centre in the location shown on the Draft Master Plan in the final version.

- Review the amount and location of the play equipment in the Coastal Reserve as part of the final Master Plan and consider the open space ‘ratio’ and amount of area allocated to play space and more formalised activities.

- Investigate the suitability of an additional beach access point from the playground area in the final Master Plan.
• Include the existing memorial seat plaques in new seating along the shared use pathway.

• Include the “Loo” memorial plaque near the southern end of the precinct in the new shared use pathway at its current location.

Seek a revised Cost Estimate with the following:

• The Coast Park shared use pathway ‘as proposed’ with the current mixture of materials, including the aggregate, timber nodes and timber boardwalk over the Tjilbruke Spring outlet.

• An option for ‘replas’ boardwalk for the nodal points and any bridges where indicated on the plans.

• The provision for power supply conduit alongside the shared use pathway.

BUDGET

Council was notified in August by the Department of Planning, Transport and Infrastructure that it was unsuccessful in its latest application for grant funding to continue the Coast Park construction through Precinct 6 (finishing off the boardwalk in front of the Seacliff Beach Hotel) and for the first part of Precinct 7 (south of the Seacliff Surf Club to the Caravan Park Car Park).

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, there are funds available in the Policy and Strategic Planning budget to enable minor adjustments to the Draft Master Plan and to obtain a revised Design Estimate costing from RLB.

The previous report (Report Number 205/15 – Item 14.3) detailed a number of funding opportunities that could be accessed for the various stages of the project to assist in achieving financial sustainability. These include:

• DPTI - The Planning and Development Fund - Open Space Program and 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 Indigenous Heritage Program
• Australian Government – Department of Infrastructure and Regional Development Community Grants Program.

DPTI have alluded to grant funding becoming more competitive and it may not be unreasonable for Council to assume that future State Government grants will be provided for the remaining sections of Coast Park. It may therefore be prudent for Council to consider funding the remaining Coast Park work of Precinct 7 in future budgets without it being contingent on matched funding from the State Government.
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 Kingston Park Foreshore Draft Master Plan proposes two significant projects; completing the Kingston Park section of the Coast Park and redeveloping the Coastal Reserve. The project provides 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. As a package, the Master Plan is more likely to attract external funding once these further amendments are made. Importantly, as the project is proposed to be staged, priority should be given to constructing the shared use pathway to Council’s boundary to complete one of the last remaining sections of Coast Park.