



OPEN SPACE AND PUBLIC REALM STRATEGY

2018–2030

SUMMARY



ACTING MAYOR'S MESSAGE

The City of Holdfast Bay has a fantastic network of quality public realm and open spaces that are highly valued within the community. We are lucky enough to have nine kilometres of safe and beautiful beaches with the soon to be completed Coast Park pathway to provide an uninterrupted walking and cycling route along our iconic coastline. The parks and reserves within our council area provide excellent facilities for recreation with several outstanding sporting grounds and play spaces for all ages. Council's open space is also treasured for its natural beauty, amenity and in supporting biodiversity.

Our open spaces play an important role in preserving and celebrating our local history. Examples include the preservation of the Old Gum Tree in Glenelg North and Kingston House at Kingston Park, and the protection of the sacred Tjilbruke Springs Site at Kingston Park that forms a significant part of Kaurna Dreaming and culture.

The *Open Space and Public Realm Strategy* clearly articulates the role, value and ongoing management of our public spaces. The strategy will enable prioritisation of open space and public realm improvements and ensure adequate protection and standard of maintenance for the enjoyment of our community into the future.



Amanda Wilson

Acting Mayor
City of Holdfast Bay

CEO MESSAGE

Management and maintenance of the public realm is one of the primary functions of local government.

The City of Holdfast Bay invests a significant proportion of its annual budget in providing attractive, well-maintained open spaces that balance the needs of the community, the environment and contribute to the City's character.

Our open spaces are highly prized and well-used. We are home to iconic spaces that are an integral part of the South Australian identity, including Glenelg and Brighton beaches, Moseley Square, Colley Reserve and Wigley Reserve.

Our natural, historic and urban public open spaces provide lifestyle amenity, aid the environment, help to create a sense of community, and support our local economy by attracting local, domestic and international visitors.

As our population increases, housing and lifestyles trends change, and we begin to experience the effects of climate change, it is increasingly important that we take a long-term view about the management of public open space.

This Strategy builds on the *2012 Open Space and Public Realm Strategy* to guide our approach to public open space over the next decade and aligns it with our Strategic Plan, *Our Place 2030*.

It provides a methodology and a roadmap to ensure that vital open spaces assets are maintained and enhanced for the ongoing benefit of the community.



Justin Lynch

Chief Executive Officer
City of Holdfast Bay



OUR COMMITMENT

The City of Holdfast Bay 2018 Open Space and Public Realm Strategy is an important strategic document that articulates a long-term vision for the provision of high quality, distinctive and vibrant open spaces and public realms across the City that support active and connected communities and visitors.

The Strategy recognises the important role that open space plays in the health and wellbeing of residents, the environment and the economy.

It future-proofs the City in response to a changing housing mix, population profile and lifestyles.

The Open Space Strategy supports the Placemaking pillar of the City of Holdfast Bay's Strategic Plan and works with other strategic and statutory documents that guide urban planning and design within the council area.

The purpose of the Strategy is to ensure that council has a holistic view and definition of open space that reflects the wide range of community uses and environmental imperatives. It provides a clear hierarchy for management purposes and defines a recognisable aesthetic, achieved through consistent use of construction materials and techniques.

It notes that the greatest challenge continuing to face the City of Holdfast Bay is the provision of more open space, with a finite public land supply that has many competing demands.

OPEN SPACE VISION

A diversity of high quality open and natural spaces complemented by a vibrant public realm that supports active and connected communities and visitors.

OPEN SPACE STRATEGIES

1. An equitable spread of good quality, functional open space across the city.
2. Enhanced character and vibrancy through innovation and distinctive public realm and placemaking.
3. Enhanced natural environment.
4. Better connected communities and facilities.
5. Responsive management.

Largely consistent with the findings and recommendations of the 2012 Open Space and Public Realm Strategy, the 2018 Strategy acknowledges the extensive work undertaken over the past five years.

The five open space strategies will be implemented through a series of discrete open space and public realm improvement and infrastructure projects. The following Key Actions implement the strategies. Further projects and enhancements for open spaces are listed in the strategy in Appendix E.

STRATEGY 1. AN EQUITABLE SPREAD OF GOOD QUALITY AND FUNCTIONAL OPEN SPACE ACROSS THE CITY



OBJECTIVES:

- 1A** Aim for all residents to be within 400 metres of accessible and usable open space that is at least 0.4 hectares in size.
- 1B** Provide diverse open space types with a focus on recreation, sport, events, physical activity, transport and nature.
- 1C** Provide activity opportunities that support physical activity, health and wellbeing, (mental and physical), fun, family unity and social connection for all age groups.
- 1D** Ensure sports hubs cater for the broader community and informal recreation as well as sport.

KEY ACTIONS	RELATES TO OBJECTIVE	INDICATIVE START DATE
1.1 Investigate shared use options for school open space for areas deemed to have lower open space provision (particularly East of Brighton Road in areas of Seacliff/South Brighton/Brighton and North Brighton/Somerton Park).	1A	Short term
1.2 Investigate establishing additional community gardens in key locations across the City linked to community facilities and higher density development areas.	1B	Short term
1.3 Review the adequacy, condition and provision of playspaces throughout the city.	1B, 1C	Short term
1.4 Investigate the role of streets as possible open space – consider partial closures, road narrowing and reduced on-street parking to provide greater verge widths and opportunities for greening, to promote use of streets as passive local open space.	1B	Medium term
1.5 Investigate the need for separate dog exercise/play areas.	1C	Short term
1.6 Upgrade sporting hubs at Brighton Oval, and Glenelg Oval in accordance with Master Plans.	1D	Short term
1.7 Conduct a Sports Participation analysis (e.g. update Sports in the Bay 2012) to adjust services to respond to demand.	1D	Medium term
1.8 Review policies for management of shared activities in open space – commercial, dogs/people, walking/cycling, large crowds.	1C	Short term
1.9 In liaison with other metropolitan coastal councils strategically increase access opportunities to the beach for mobility impaired people.	1C	Medium term





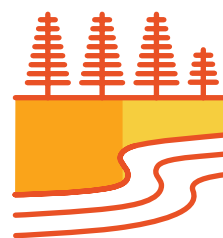
STRATEGY 2. ENHANCED CHARACTER AND VIBRANCY THROUGH INNOVATION AND DISTINCTIVE PUBLIC REALM AND PLACEMAKING

OBJECTIVES:

- 2A** Ensure public realm is adaptive and responsive in order to meet the demands of the community now and in the future.
- 2B** Maintain the underlying character of the City of Holdfast Bay by providing urban design responses that reflect and build upon the distinctive character and context (historical, social, landscape) of the City.
- 2C** Provide safe, accessible and functional environments in high profile and highly used places such as the Jetty Road Glenelg Precinct, whilst incorporating innovation and vibrancy.
- 2D** Integrate commercial initiatives that support businesses and tourism and broaden recreation experiences as part of public realm where appropriate to contribute to active and vibrant places.

KEY ACTIONS	RELATES TO OBJECTIVE	INDICATIVE START DATE
2.1 Adopt a distinctive and consistent approach to design using the design guidance in the Public Realm Style Guide and this Strategy.	2A	Short term
2.2 Design and manage public realm to complement and enhance the use and value of heritage buildings and cultural sites. Include actions in tourism, cultural and economic plans.	2B	Short term
2.3 Upgrade public realm in Jetty Road Glenelg.	2A/2C	Short term
2.4 Determine future role of public realm/streetscapes functions of Jetty Road, Brighton (pedestrian/cyclist accessibility and connection to coastal area).	2C	Medium term
2.5 Review Glenelg Foreshore Precinct Master Plan including Moseley Square, Colley Reserve and Wigley Reserve as a premier location for events, markets and other gatherings through improvements to event space amenities (including shade), support infrastructure and services.	2C	Short term
2.6 Develop Chapel Street Civic Plaza.	2D/2A	Short term
2.7 Investigate opportunities to implement and support a range of programs and initiatives within the municipality where economic outcomes can occur from the utilising of open space for events and temporary/casual lease activity that build business capacity and sustainability without significant alienation of open space from ongoing public use.	2D	Short term
2.8 Identify and enhance key public lookouts, views and vistas for the benefit of community and visitors.	2B/2C	Long term

STRATEGY 3. ENHANCED NATURAL ENVIRONMENTS



OBJECTIVES:

- 3A** Protect and enhance existing natural areas for biodiversity and habitat value (such as remnant dunes and bush areas) including on private land where appropriate.
- 3B** Increase natural areas where there is potential to acquire land or create or expand natural elements and habitat corridors within existing open space.
- 3C** Integrate native vegetation that is consistent with the coastal environments within open space and streetscapes to increase habitat value, environmental resilience and biodiversity.
- 3D** Ensure landscapes are adaptive to climate change (drought tolerant, sustainable) and water sensitive urban design principles are adopted.

KEY ACTIONS		RELATES TO OBJECTIVE	INDICATIVE START DATE
3.1	Implement the Gullies Master Plan – Rejuvenate and expand the natural features of Kingston Park Coastal Reserve through the integration of the Pine Gully land and regeneration of the site through indigenous plantings and weed management, and Enhance the natural value of Gilbertson Gully Reserve through indigenous tree planting and revegetation, removal of dead trees and debris, and the formation of walking tracks that enable people to experience and interact with nature.	3A	Short term
3.2	Naturalise and green corridors (increased flora and fauna) – Explore the potential to naturalise sections of the Patawalonga embankments and water edges to create an appealing setting, cultural interpretive importance, improve the various functions of the water body and increase biodiversity and habitat value within the urban setting.	3B	Medium term
3.3	Partner with Minda Inc to develop an approach for the retention and appropriate management of the remnant dunes on the Minda site.	3C	Short term
3.4	Review Tree Management and Implementation Plans to establish trees and landscapes across all types and hierarchy of open space, including streets, with a focus on indigenous and climate appropriate vegetation that is sustainable and adaptive to the coastal setting and climate change while providing a high degree of amenity.	3D	Short–medium term



STRATEGY 4. BETTER CONNECTED COMMUNITIES AND FACILITIES



OBJECTIVES:

- 4A** Define key locations such as entrances to the City, commercial precincts, foreshores, activity areas and public spaces through the use of design, public art and landscapes to create distinctive places.
- 4B** Connect adjoining open spaces through integrated design and complementary landscapes, pathways, activity opportunities, signage and other initiatives.
- 4C** Create walking and cycling opportunities wherever possible including through linear and connecting open spaces, public realm, streetscapes and establishment of greenways.
- 4D** Establish and maintain pathway networks that connect the City of Holdfast Bay to adjoining council areas.

KEY ACTIONS	RELATES TO OBJECTIVE	INDICATIVE START DATE
4.1 Improve entrances to our city through public art, better signage and or planting.	4A/2A	Short–medium term
4.2 Coast Park Path Ongoing Improvements – including improved viewing platforms – Provide more shade spaces, monitor usage to identify priority locations.	4A, 4D	Medium Term
4.3 Connect Coast Park path through Minda Dunes section.	4B, 4C	Short term
4.4 Widely promote linear connections and pathway networks through signage, maps, walking and cycling events and other promotional material.	4B	Medium term
4.5 Strengthen cycle/pedestrian connections that improve movement between activity precincts and enhance pathway networks, recreation nodes, landscapes and streetscapes.	4C	Short term
4.6 Establish a high quality linear connection loop around the Patawalonga that includes rest and ‘stop off’ areas, shady pathways and connections to the Coast Park, West Beach Park and residential areas of Glenelg North.	4B	Medium term
4.7 Seaford Rail Line Green Corridor (with DPTI) – Unlock existing parcels of underutilised land for usable greenway and corridor open space.	4C	Short term Medium term
4.8 North Brighton Cemetery walking/cycling improvements.	4C	Short term
4.9 Strengthen linear connections along the Mike Turtur Bikeway and consider connection with Jetty Road Precinct (as identified in the Jetty Road Masterplan) and Coast Park.	4D	Short term
4.10 Establish shared use path along Sturt River Linear Park to connect to Reece Jennings Bikeway off Tapleys Hill Road and the completed section within West Torrens at Pine Avenue.	4D	Medium term
4.11 Undertake a Masterplan of Brighton Road to identify better connection between the east and west of the city.	4D	Medium term

STRATEGY 5. RESPONSIVE MANAGEMENT



OBJECTIVES:

- 5A** Develop and manage open space and public realm as well as sport and recreation facilities according to a hierarchy framework with regional and district facilities being a higher standard.
- 5B** Maintain amenities and infrastructure to a good quality standard, ensuring they are safe and functional as a minimum.
- 5C** Consolidate existing facilities where there is an oversupply or a need to improve the existing service levels. Where there is an under-supply but no land available, plan to acquire additional land when opportune, or provide higher quality spaces and facilities.
- 5D** Retain all existing open space unless the open space has limited social, aesthetic or environmental value, other open space is nearby, and disposal will enable other open space to be provided or improved.

KEY ACTIONS	RELATES TO OBJECTIVE	INDICATIVE START DATE
5.1 Align with the policies, directions and targets of the Regional Plan for Greater Adelaide.	5A	Short term
5.2 Seek funding opportunities for open space partnerships from new sources (and maintain existing).	5A	Ongoing
5.3 Recognise key open spaces outside of the council area and work with adjacent councils to provide access and wider community benefit and utilisation.	5C	Medium term
5.4 Investigate provision of open space in areas of low open space provision, and areas of increasing population growth (through urban renewal, higher density development).	5C	Short term
5.5 Identify additional types of usable open space in lieu of additional land (i.e. utilisation of vertical, rooftop or private spaces).	5C	Short term
5.6 Improve the quality of small pocket park spaces and acknowledge them as significant contributors of open space for local residents with limited mobility especially in areas of low provision.	5C	Medium term
5.7 Conduct Strategic Property Review to consolidate existing facilities where there is an oversupply or a need to improve the existing service levels.	5C/5D	Short term



OUR COMMUNITY

Since 2011 the population of the City of Holdfast Bay has grown by about 400 people (average 50–100 pa).

The population on average is generally older than surrounding areas with the median age of a Holdfast Bay resident being 46 years.

Forecasts suggest the population will continue to grow, reaching around 40,000 by 2031 (Government of SA Population projections for SA LGAs, 2016). This represents about 250 additional residents per annum, which is about two-three times the recent rates of growth, but still relatively low in comparison to Greater Adelaide

The occupancy rate of dwellings has increased from 2.1 to 2.2 persons per household 2011–2016—the first increase in decades. While one and two-person households comprise 70 per cent of City of Holdfast Bay households, the proportion of four-person households has increased slightly and the percentage of family households is projected to grow over the next 20 years (AECOM 2017).

Suburbs with greatest proportion of family households include Glenelg North, Glenelg East, Somerton Park, Brighton, South Brighton and Seacliff (AECOM 2017).

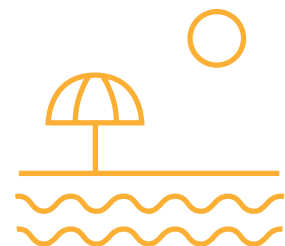


City of Holdfast Bay comprises of 1,375ha

70ha is community open space or 5% excluding coastal areas

Open Space 7.7% if coastal areas are included

Density 25 person/ha



Approximately 39ha of coastal areas



Current population of 36,500 (2017) and is predicted to be over 40,000 by 2031

INFORMING OUR STRATEGIC PRIORITIES

Lifestyle Trends and locations for future development

As the population continues to grow, and we shift towards denser urban environments, the City will continue to lose private green space and become more reliant on public open space, including, beaches, parks, streetscapes, land and water corridors.

The *30-Year Plan for Greater Adelaide 2017* calls for increased population density in locations near jobs and services. It promotes walkable neighbourhoods that provide close access by foot, bike or public transport to local services, shops, primary schools and public open space.

The *2017 City of Holdfast Bay Housing Strategy: Proposed Directions* recommended that to meet future population growth, low-density areas should be maintained and medium density locations be expanded.

The Directions Paper took into account a range of factors including housing stock age, allotment sizes, activity centres, movement networks, low supply of non-beach open space, stormwater constraints.

It recommended that any additional medium density and high density residential development be aligned with public transport, infrastructure and open space. Policies should encourage more 'missing-middle' forms of housing in medium density policy areas, as well as encouraging a greater range of housing forms in other residential zones.

CHALLENGES AND OPPORTUNITIES

Existing Open Space Use and Locations

The State Government has a target of people living within a walkable distance of 400m of open spaces of at least 0.4 hectares.

Open space in the City is currently very diverse with a 9 km foreshore area, larger open space areas in key nodes and a variety of open spaces smaller than 0.4 hectares spread throughout long established residential areas. There are gaps requiring consideration for future provision.

Map 1 identifies key areas to investigate how to provide improved open space.

All residents in the City of Holdfast Bay are within 2.5 km of the coast and those to the west of Brighton Road have even higher accessibility to coastal open spaces.

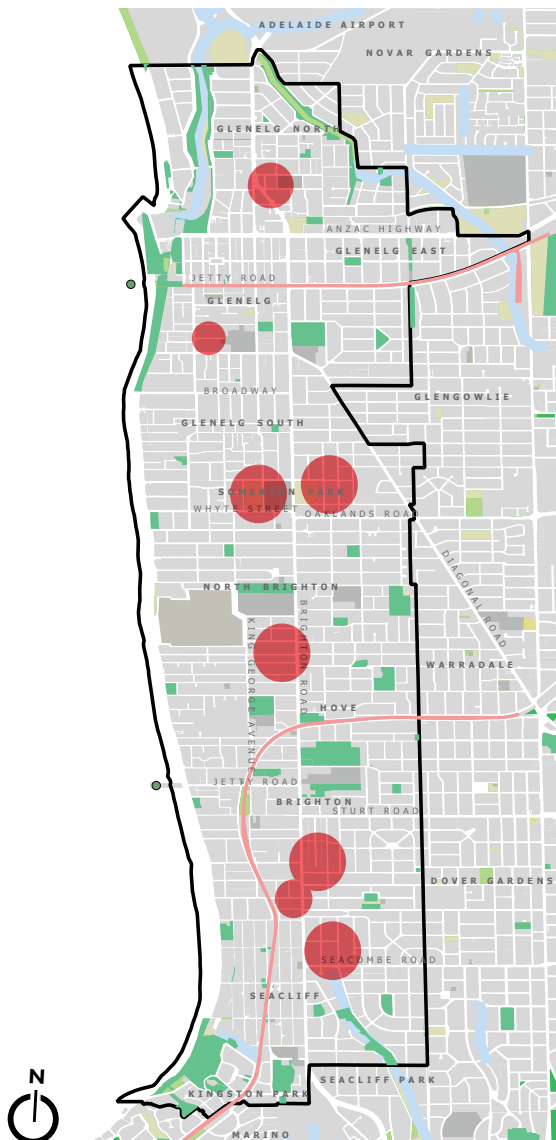
There are a range of technological tools that are improving understanding of how facilities and places are being used and support more responsive planning in the future.

Strava, the social network for athletes, provides a global heatmap visualising 'heat' made by aggregated public activities such as walking and cycling, running and swimming (by Strava users).

The Strava Heatmap (Map 2) shows that the existing public realm network west of Brighton Road receives good use and is well connected, however active use diminishes in areas further away from the coast. This is identified as an issue in terms of providing adequate distribution of quality open space across the City. In addition strengthening connectivity between the eastern side of the City and the coast will mitigate any barrier effects of Brighton Road.

Map 1. Walkability to Open Space – locations further than 400m from larger open space (indicative)

(BASED ON 400M WALKING DISTANCE FROM
SPACES 0.4HA OR LARGER)



Map 2. Consolidated Strava Heatmap, 2018 WALKING / CYCLING / RUNNING / SWIMMING

STRAVA USERS

WALKING / CYCLING /
RUNNING HEATMAP

SWIMMING HEATMAP



STRAVA



LEVELS OF ACTIVITY /
RECREATIONAL USE

HIGH MEDIUM LOW

Coast
Beach
Esplanade
Coastal neighbourhood
Brighton Rd
City neighbourhood

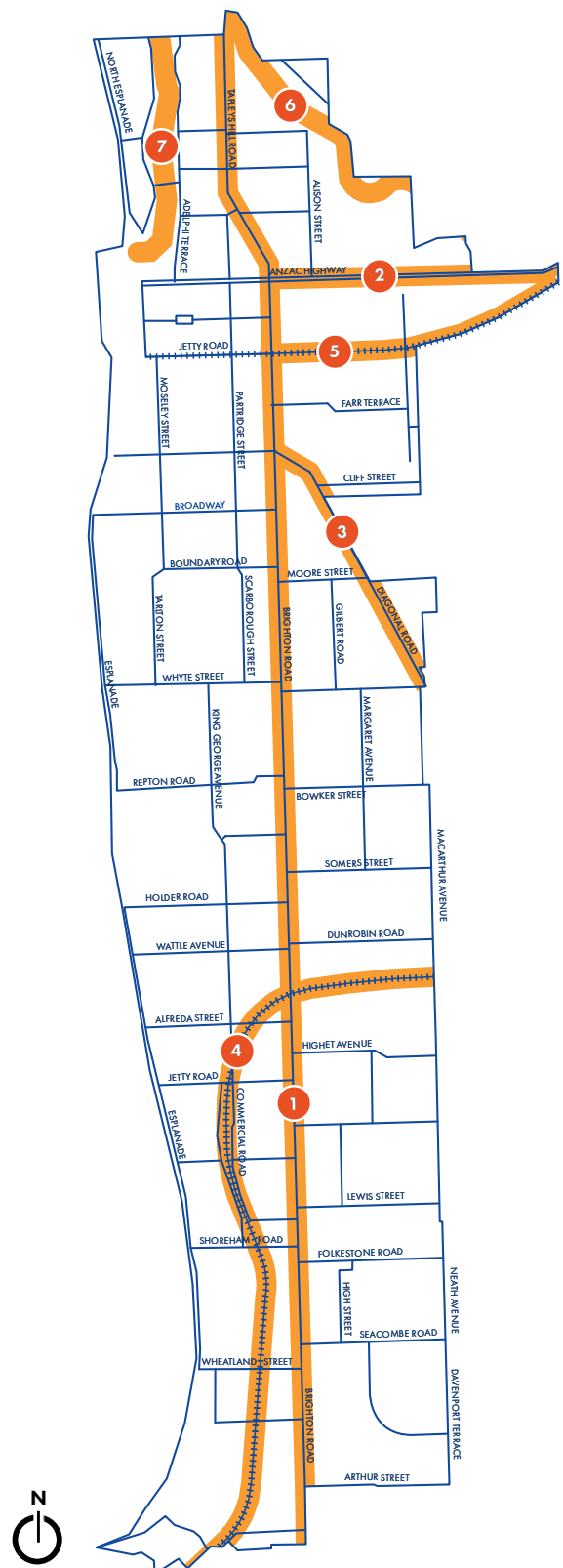
CHALLENGES

- › Difficulty of providing additional open space in a highly built-up council area with few surplus land assets.
- › Projected 25% increase in visitation placing potential strain on existing open space assets.
- › Loss of privately owned green space as a result of increasing housing density.
- › Providing adequate distribution of quality open space across the City, particularly east of Brighton Road.
- › Maximising access to open space resources across fixed infrastructure lines and major road corridors.
- › Increasing more active modes of use (walking and cycling) that enable access to neighbourhood open space and facilities with minimal car use.
- › Impact of climate change on both coastal areas and management of green spaces and reserves.

OPPORTUNITIES

- › Greater integration of the coastline into open space plans as major asset (noting that the City of Holdfast Bay has care and control of beach/foreshore area in its area).
- › Improve the quality of experience in existing spaces.
- › Use the hierarchy of open space for management purposes (with greater recognition of the differing treatments for coastal assets and streets as part of the City's open space).
- › Achieve a consistent style and a recognisable aesthetic that is functional, attractive, sustainable and considers lifecycle costs.
- › Use Strava and other technologies to augment community engagement and better understand and cater for open space usage patterns.
- › Apply innovative approaches to the provision of public open space as the population increases – (e.g. roof top gardens, re-purposed car parks, verge community food gardens).
- › Improve access to existing open space assets, specifically through better use of corridors and streets.
- › Explore accessing land outside Council ownership and opportunities to provide for additional recreational facilities.
- › Use larger areas of corridors safely for a range of recreational opportunities e.g. Brighton Pump Track.

Map 3.
Opportunities in Corridors



- 1 Brighton and Tapleys Hill Roads**
- 2 ANZAC Highway**
- 3 Diagonal Road**

- 4 Seaford Rail Line**
- 5 Glenelg Tram Line**
- 6 Sturt Creek**
- 7 Patawalonga**



PO Box 19
Brighton, SA 5048

T (08) 8229 9999
F (08) 8298 4561

mail@holdfast.sa.gov.au
holdfast.sa.gov.au
yourviewholdfast.com