



COMMUNITY LAND MANAGEMENT PLAN

Chapter 1 Framework

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THE ADELAIDE PARK LANDS

Adelaide is the only Australian city to be completely enclosed by parks.

The Adelaide Park Lands are based on Colonel William Light's 1837 plan for the City of Adelaide (see Figure 2 below).

Comprising over 760 hectares, the Park Lands are a defining element of the City and are registered on the National Heritage List.

Characterised by a figure-eight ring of parks encircling the City and North Adelaide, including six Squares, the Adelaide Park Lands were an innovative design which still endures today.

Vision for the Park Lands is established in the Adelaide Park Lands Strategy

"The Adelaide Park Lands will provide inspiring and distinctive landscapes with rich recreational experiences; be sustainable, with strong natural ecosystems; communicate a rich heritage through conservation and interpretation; and be freely enjoyed by all."

Adelaide Park Lands Management Strategy: Towards 2020:

THE QUALITIES SOUGHT

The Adelaide Park Lands will...

- be a highly significant place valued for its natural and cultural landscape.
- continue to encircle the City of Adelaide as the 'City in the Park'
- be recognised for their distinctive landscape character with diverse settings
- have a strong sense of unification
- have effective physical and visual connections across the Park Lands
- incorporate equitable access to diverse and quality places and a strong focus on outdoor recreation
- be built on enduring and sustainable landscapes, where water and other environmental initiatives will be achieved
- recognise and celebrate Aboriginal, European and multicultural heritage
- incorporate well-managed, high quality recreational, cultural and semi-natural settings and facilities for current and future generations

The Adelaide Park Lands are based on Colonel William Light's 1837 plan for the City of Adelaide (see Figure 2 below).

Figure 2: Colonel William Light's Plan for City of Adelaide 1837



Adelaide Park Lands 2011



Managing the Park Lands

The Adelaide City Council and the State Government of South Australia are committed to protecting, managing and enhancing the Adelaide Park Lands for the benefit of all South Australians.

Park Lands Planning Framework

The Park Lands Planning Framework is made up of all of the documents which inform the planning, management and decision making for the Park Lands.

All the documents (acts, policies, strategies and plans) have different roles, which are explained opposite and in the Appendices to this document.

It is important to note that the CLMP forms only one part of the Park Lands Planning Framework.

Each document in the Park Lands Planning Framework is explained further in the Appendices to this document (Chapter 1).

The CLMPs have been developed with reference to, and are consistent with, all documents in the Planning Framework, however they do not contain or repeat all of the information in the other documents.

When reading the CLMP it is important to be aware of, and refer to when necessary, the other documents which make up the Park Lands Planning Framework.

What is the Community Land Management Plan?

The Park Lands Community Land Management Plan ("CLMP") provides management direction for the Adelaide Park Lands, as required by the Adelaide Park Lands Act 2005 and the Local Government Act 1999.

This document covers those parts managed by the Council.

The State Government is also preparing management plans for the areas of the Park Lands that it manages.

What is the Community Land Management Plan used for?

To provide information for the community about the use of the Park Lands.

To inform the decision making of the Adelaide Park Lands Authority, Adelaide City Council (Elected Members and staff) and other government agencies with respect to management and improvement (enhancement) of the Park Lands.

PLANNING CONTEXT

Park Lands Planning Framework

Further details in Appendices.

National Heritage List

The Park Lands are included on the National Heritage List. It is important to recognise the importance of views and vistas through, into and out of the Park.

The 30 Year Plan for Greater Adelaide
Reinforces the role of the Park Lands as a major recreational, sporting, natural and open-space asset servicing metropolitan Adelaide.

Creating Our Future, City of Adelaide Strategic Plan 2008-2012
Recognises the importance of activating the City's Park Lands and Squares.

Adelaide Park Lands Management Strategy: Towards 2020
Sets the Vision and Qualities Sought for the Park Lands, and identifies strategies and projects which contribute to the achievement of these. Strategies and Projects are grouped under the themes of Recreation, Landscape, Natural Systems and Heritage.

Park Lands 10 Year Action Plan
Prioritises the staged implementation of the initiatives arising from the Adelaide Park Lands Management Strategy. The Action Plan is used to set long-term and annual budgets, and to record, assess and rank new Park Lands project proposals as they arise.

Adelaide Park Lands Landscape Master Plan
Guides the reinforcement, enhancement, recognition and interpretation of the Park Lands heritage and cultural landscape.

Council Policies and Strategies related to the Park Lands

- City of Adelaide Development Plan
- Active City Policy
- Biodiversity and Water Quality Action Plan
- Events in the Park Lands Policy
- On-Street Parking Policy
- Adelaide Park Lands Building Design Guidelines

Park Lands Community Land Management Plan

Chapter 1 - The Park Lands Planning Framework
is the introductory section to a series of chapters which deal separately with different Parks, parts of Parks or groups of Parks (depending on factors such as size and complexity of issues).

The Planning Framework provides the introductory, contextual and background information about the Community Land Management Plan for the Adelaide Park Lands.

Each of the subsequent Chapters (Chapters 2 - 16) details the:

- Desired Future Character
- Management Directions
- additional background information for each Park or group of Parks.

Park Lands Planning Framework

Environment Protection and Biodiversity Conservation Act 1999
An Act to provide for planning and regulate development in the State, to replicate the use and management of land and buildings, and the design and construction of buildings to make provision for the maintenance and conservation of land and buildings where appropriate and for other purposes.

Local Government Act 1999
An Act to provide for the governance and management of local government and for other purposes.



Acts

- Environment Protection and Biodiversity Conservation Act 1999
- Adelaide Park Lands Act 2005
- Local Government Act 1999
- Development Act 1993

The 30-Year Plan for Greater Adelaide

A Volume of the South Australian Planning Strategy

Creating our Future City of Adelaide

Strategic Plan 2008-2012

Adelaide Park Lands Management Strategy

Towards 2020

Adelaide Park Lands Landscape Master Plan

ACC/Taylor Cullity Lethlean 7 November 2011

Council Policies and Strategies Related to the Park Lands

Community Land Management Plan

Chapter 1

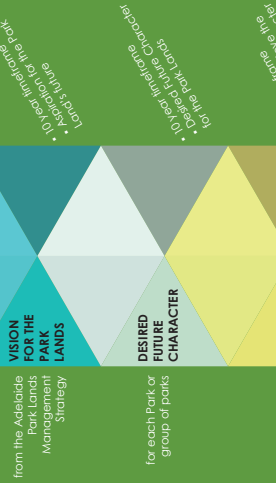
Community Land Management Plan

Chapters 2-16

CLMP



PLANNING

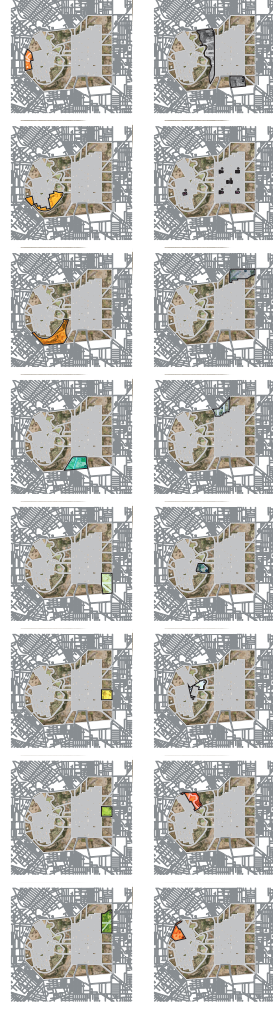


CHAPTERS

- CHAPTER 02**
Turtlingga (Park 17), Wita Wirra (Park 18) & Piyarilla (Park 19)
- CHAPTER 03**
Kurungga (Park 20)
- CHAPTER 04**
Waiyu Yarta (Park 21)
- CHAPTER 05**
Mirru Wirra (Park 21 W), Wikapamtu Wirra (Park 22) and Wiramininhi (Park 23)
- CHAPTER 06**
Tampawardi (Park 24) and Namungga (Park 25)
- CHAPTER 07**
Bonython Park/Tulya Wardli
- CHAPTER 08**
Pitlawardi (Park 1)
- CHAPTER 09**
Paralparinyilla (Park 2), Kantarilla (Park 3), Kangatilla (Park 4) and Ngompa Yarta (Park 5)
- CHAPTER 10**
Nantu Wama (Park 6), Kuntingga (Park 7) and Pamgulilla (Park 8)
- CHAPTER 11**
Talanngga (Park 9), Wampangga (Park 10) and Tammuhilla (Park 11)
- CHAPTER 12**
Karrawirra (Park 12), Brougham Gardens/Tantutlingga and Palmer Place/Pangki Pangki
- CHAPTER 13**
Tamtanya Wama (Park 26)
- CHAPTER 14**
Rundle Park/Kadilipina, Rymill Park/Mulawirapurka and Iyamah-hipina (Park 15)
- CHAPTER 15**
Victoria Park/Pakapakanthi
- CHAPTER 16**
Victoria Square/Tamtanyangga
- CHAPTER 17**
Wellington Square/Kudharu, Hurfile Square/Tangkatra, Light Square/Wauwi, Hindmarsh Square/Mukata and Whitmore Square/parrityi

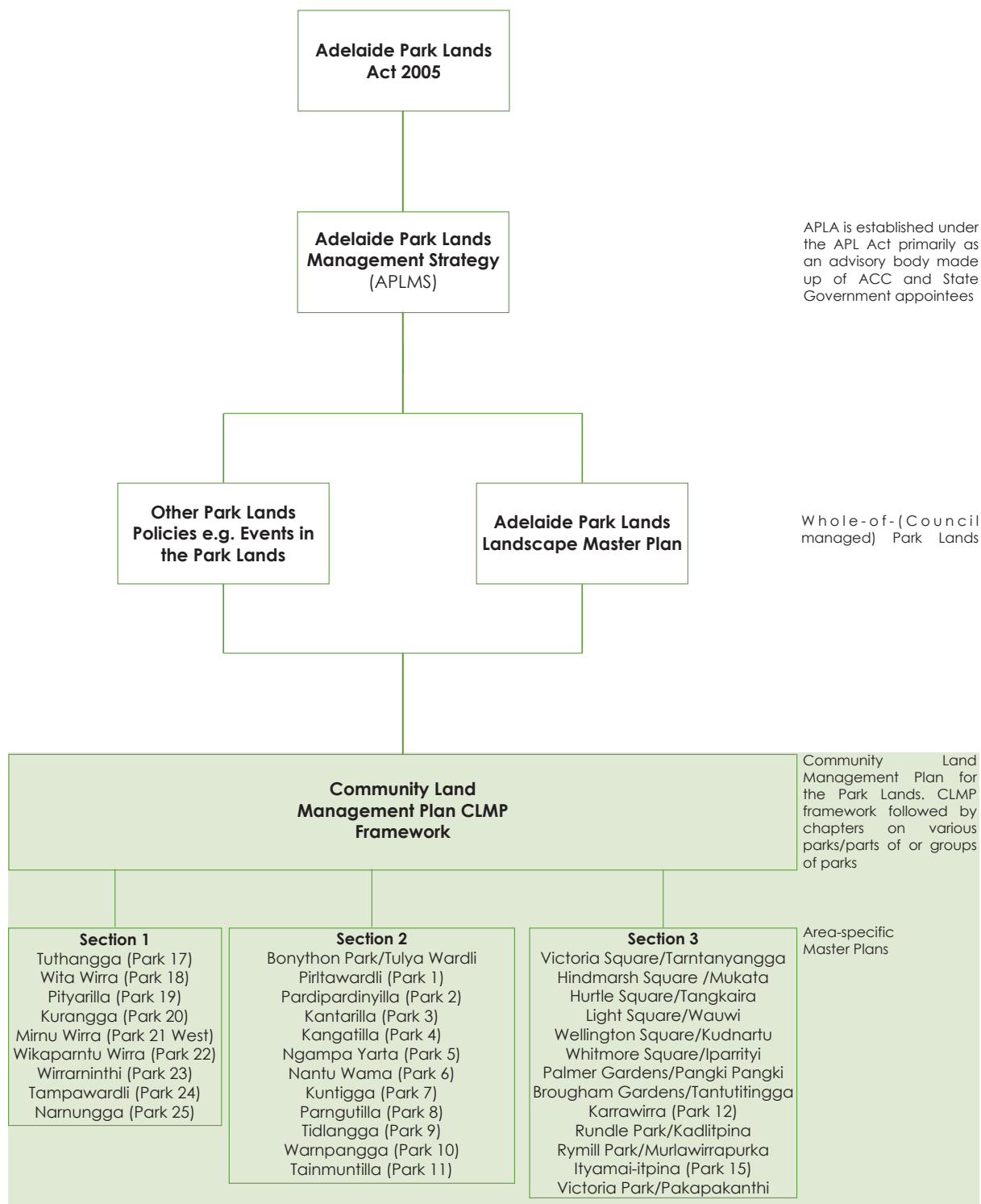
- STATE MANAGED AREAS**
(excluded from Adelaide City Council Park Lands CLMP)
- Adelaide Zoo
 - Botanic Gardens
 - Botanic Park
 - West Terrace Cemetery
 - New Royal Adelaide Hospital
 - Riverbank Precinct
 - University of Adelaide etc.
 - Current Royal Adelaide Hospital

THE PARK LAND CHAPTERS



APPENDICES

APPENDIX A – FLOWCHART: PARK LANDS LEGISLATIVE AND PLANNING FRAMEWORK



APPENDIX B – LEGISLATIVE CONTEXT

The requirements for a community land management plan for the Park Lands are established in the *Adelaide Park Lands Act 2005* and the *Local Government Act 1999*. These are explained below.

The Adelaide Park Lands

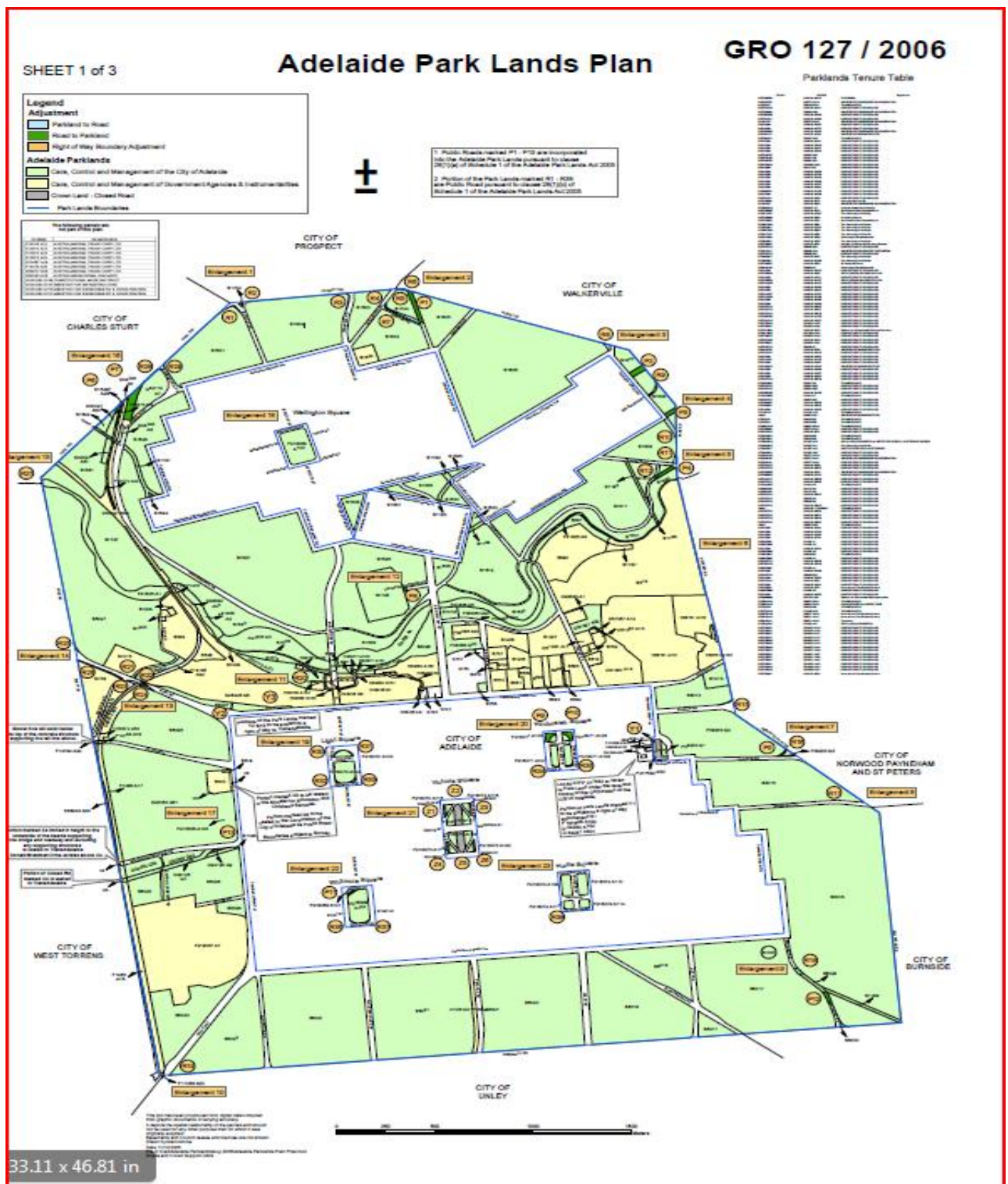
The *Adelaide Park Lands Act 2005* establishes the Adelaide Park Lands Authority (“**APLA**”) to provide policy advice to Council on Park Lands issues. APLA has a responsibility to prepare and maintain the [*Adelaide Park Lands Management Strategy*](#) (“**the APLMS**”) for the Park Lands.

It is Council’s responsibility to ensure that its Community Land Management Plan for the Park Lands is consistent with the APLMS. The Act provides direction for the Park Lands through its statutory principles (provided below at 1.4.1) and also defines the extent of the Park Lands with the Adelaide Park Lands Plan (**see Figure 2 below**).

In preparing each Chapter of the Park Lands CLMP, Council had regard to, and has sought to apply, the Statutory principles established in the *Adelaide Park Lands Act 2005* (section 4), as follows:

- (a) *The land comprising the Adelaide Park Lands should, as far as is reasonably appropriate, correspond to the general intentions of Colonel William Light in establishing the first Plan of Adelaide in 1837;*
- (b) *The Adelaide Park Lands should be held for the public benefit of the people of South Australia, and should be generally available to them for their use and enjoyment (recognising that certain uses of the Park Lands may restrict or prevent access to particular parts of the Park Lands);*
- (c) *The Adelaide Park Lands reflect and support a diverse range of environmental, cultural, recreational and social values and activities that should be protected and enhanced;*
- (d) *The Adelaide Park Lands provide a defining feature for the City of Adelaide and contribute to the economic and social well-being of the City in a manner that should be recognised and enhanced;*
- (e) *The contribution that the Adelaide Park Lands make to the natural heritage of the Adelaide Plains should be recognised, and consideration given to the extent to which initiatives involving the Park Lands can improve the biodiversity and sustainability of the Adelaide Plains;*
- (f) *The State Government, State agencies and authorities, and the Adelaide City Council, should actively seek to co-operate and collaborate with each other in order to protect and enhance the Adelaide Park Lands;*
- (g) *The interests of the South Australian community in ensuring the preservation of the Adelaide Park Lands are to be recognised, and activities that may affect the Park Lands should be consistent with maintaining or enhancing the environmental, cultural, recreational and social heritage status of the Park Lands for the benefit of the State.*

Figure 2: Adelaide Park Lands Plan



Local Government Act

Council must manage its community land (the Adelaide Park Lands) in accordance with its management plan for the land (s. 199 of the *Local Government Act 1999*).

As well as the requirements under the *Adelaide Park Lands Act 2005*, the *Local Government Act 1999* establishes certain requirements for Council's management plan for the Adelaide Park Lands (s.196).

According to the *Local Government Act 1999* (s.196(3)), community land management plans must:

1 Identify the land covered by the CLMP.

See **Figure 2**, the Adelaide Park Lands Plan (s. 196(9)).

2 Purpose that the land is held.

The Adelaide Park Lands are managed for the benefit or enjoyment of the community.

3 Objectives, Policies and Proposals for the management of the land.

See individual chapters for each Park or group of Parks.

4 Performance targets and measures (for the CLMP as a whole):

- Annual reviews of Council staff and the public
- Monitoring of Council decision-making processes
- Monitoring of complaints to Council
- Reviews of Park Lands Ten Year Action Plan and actions completed will be undertaken to ensure the CLMP is effective and adhered to.

5 Arrangements or restrictions on public use / movement.

See individual chapters for each Park or group of Parks and 1.2.2.6 below.

6 Specific information on Council's policies for the granting of leases / licences.

A lease or licence in the Park Lands must be consistent with this CLMP (s. 202(6)).

Council may grant a lease or licence over community land following Council's [Public Communication and Consultation Policy](#) (s.202(2)).

Consultation is not required if the grant of the lease or licence is authorised in the CLMP and the term of the lease or licence is 5 years or less (s. 202(3)).

Events in the Park Lands

The Park Lands may be subject to leases and licences for events where the use is:

- consistent with the objectives of management of the Park
- provides community benefit and
- supports the outdoor recreational use of the Park Lands,

consistent with the *Adelaide Park Lands Management Strategy* and subject to the provisions outlined above.

Events in the Park Lands are managed according to Council's [Events in the Park Lands Policy](#).

See individual chapters for each Park or group of Parks about events in that Park or group of Parks.

Sporting leases and licences

The Park Lands may be subject to sporting leases and licences where the use:

- is consistent with the objectives of management of the Park
- provides community benefit and
- supports the outdoor recreational use of the Park Lands,

consistent with the *Adelaide Park Lands Management Strategy* and subject to the provisions outlined above.

Areas currently used for sporting leases and licences are shown on the *Lease and Licence Area maps* in each Chapter of the CLMP.

Leases for commercial facilities

The Park Lands may be subject to leases and licences for commercial services (such as restaurants, cafes, hire services etc.) where the use:

- is consistent with the objectives of management of the Park
- provides community benefit and
- supports outdoor recreational use of the Park Lands,

consistent with the *Adelaide Park Lands Management Strategy* and subject to the provisions outlined above.

Areas currently used for commercial facilities are shown on the *Lease and Licence Area maps* in each Chapter of the CLMP.

The Park Lands are exempt from the application of the *Retail and Commercial Leases Act 1995*.

Temporary Works and Compounds

The Park Lands may be subject to leases and licences for temporary works and compounds where the use is:

- required for a period of one year or less
- restricted in the extent of exclusion of the public (area of one hectare or less)
- for the purpose of constructing, improving or maintaining infrastructure on or adjacent to Park Lands and
- for the purposes of Council or Government instrumentalities or contractors acting on their behalf.

APPENDIX C - PLANNING CONTEXT

National Heritage List

The National Heritage List is the nation's highest heritage honour and is managed by the federal government according to the *Environmental Protection and Biodiversity Act 1999 (Cth)*. The [Adelaide Park Lands and City Layout](#) was recognised in November 2008. It is the overall layout of the City and surrounding Park Lands, the layout of the two city areas separated by the River Torrens, the six town squares and the grid of major and minor roads that are listed for their historic value.

For the purposes of the CLMP, it is important to recognise the importance of views and vistas through, into and out of the Park.

The Development Plan also identifies state and local heritage places in the Park Lands which are managed subject to the heritage provisions of the *Development Act 1993* and the [Adelaide \(City\) Development Plan](#). These places are identified in each chapter of the CLMP.

The 30 Year Plan for Greater Adelaide

The 30 Year Plan for Greater Adelaide is the State Government's strategic plan for the vision of Adelaide over the next thirty years. It addresses the open space needs and expectations of the growing residential communities of the City of Adelaide and adjacent local government areas, such as Unley, Norwood, Payneham and St Peters, Burnside, Prospect, Walkerville and Charles Sturt. *The 30 Year Plan for Greater Adelaide* reinforces the role of the Park Lands as a major recreational, sporting, natural and open-space asset servicing metropolitan Adelaide.

The 30 Year Plan highlights the following considerations which specifically relate to the CLMP:

- increased population
- ageing population and
- increased rate of obesity.

Further analysis is provided here of how the 30 Year Plan relates to the CLMP and issues which are considered as the chapters are developed dealing with various Parks, groups of Parks or parts of Parks.

- Includes the following policies relating to the Adelaide City Centre (p.85):
 - 5. strengthen built-form edge of the City facing the Park Lands
 - 6. frame the outer edge of the Park Lands
 - 9. regenerate Victoria Square
 - 10. reinforce role of the Park Lands as a major recreational, sporting, natural and open-space asset servicing metropolitan Adelaide
 - 11.-activate the Park Lands to increase appeal and safety through increased passive surveillance. Encourage events which are sited and managed to minimise impact on the Park Lands.
- Includes the following policies relating to Open Space, Sport and Recreation (p.130):
 - Provides a network of walking, cycling and horse riding trails
 - Introduces 'greenways'

- Recognises importance of integrated sporting facilities accessible by all communities.
- Includes the following policies relating to Greater Adelaide Open Space System (p.132):
 - provide for Greater Adelaide Open Space framework that builds on MOSS
 - ensure open space is accessible by all
 - protect and improve the amenity, accessibility and useability of the National Heritage-listed Park Lands to ensure they function as a highly valued green belt for the City of Adelaide and as a focal point for community activity.
- Includes the following policies relating to Greenways (p.135):
 - connect the Park Lands by paths and trails for walking and cycling.

Creating Our Future, City of Adelaide Strategic Plan 2008-2012

[*The City of Adelaide Strategic Plan 2012-2016*](#) establishes the strategic context for the CLMP and incorporates the following outcome statement:

City of Great Places - The Park Lands and River Torrens are treasured landscapes and places of diverse outdoor activities and events, used by residents and visitors alike

Accessible City - A City of well-connected places that's easy to get to and around

Liveable City - Diverse recreational opportunities and green spaces support the wellbeing of residents and visitors

Environmentally Sustainable City - Ecological systems and habitats that thrive and enrich the City

and the following strategic directions to:

Protect and activate the City's built heritage and Park Lands

Improve accessibility and connectivity into and within the City and Park Lands

Create, facilitate and grow recreation and sport programs and facilities that support all people to be active

Protect and improve the ecological values of watercourses and the Park Lands

Adelaide Park Lands Management Strategy: Towards 2020

Development of the [*Adelaide Park Lands Management Strategy*](#) ("**the APLMS**") by the Adelaide Park Lands Authority was a requirement of the *Adelaide Park Lands Act 2005*. The Act requires that the CLMP be developed and that it be consistent with the APLMS.

The Strategy establishes detailed principles on:

- Management
- Landscape
- Recreation
- Natural Systems
- Heritage.

Refer to the Overview section above re the Vision for the Park Lands and Qualities Sought for the Park Lands.

Adelaide Park Lands Landscape Master Plan

The [Adelaide Park Lands Landscape Master Plan](#) (*the Landscape Master Plan*) was developed as a recommendation from the APLMS.

The Landscape Master Plan builds on the landscape direction in the APLMS, being:

- Reinforcement of the 'City in a Park' concept;
- Recognition and interpretation of the Park Lands heritage and cultural landscape significance;
- A strong and distinctive cultural landscape character with unique and diverse features;
- A unified Park Lands with strong linkages within and beyond, and community appreciation of them; and
- A reinvigorated and enhanced River Torrens/Karrawirra Parri landscape.

The Landscape Master Plan provides a landscape vision for the Park Lands:

...."to develop the diverse landscapes of the Park Lands to provide rest and respite, places for active recreation and sports, greater biodiversity and support for the evolving contemporary urban lifestyle of Adelaideans."

Four different zones within the Park Lands form the basis for landscape direction in the Park Lands (*see Figure 3 below*). \

Figure 3 - The Landscape Master Plan was adopted by Council in April 2011.



Council Policies, Strategies & Plans related to the Park Lands

Council Policies which apply across the Park Lands are explained below:

The Adelaide (City) Development Plan:

The [Adelaide \(City\) Development Plan](#) establishes the legislative requirements for development in the City including the Park Lands under the *Development Act 1993* and comes into effect should development be proposed. It contains Objectives to achieve the Desired Character and Principles of Development Control for the Park Lands Zone and should be read in conjunction with the Park Lands CLMP. The Development recognises the various uses and functions of the Park Lands and the need to balance these issues.

The desired character for the Zone is comprised of:

- (a) a unique open space system which is the most valued characteristic of the historic layout of the City providing a distinctive image for the City;
- (b) conservation and enhancement for the relaxation, enjoyment and leisure of the City's workers, residents and students, the metropolitan population and visitors;
- (c) open publicly accessible landscaped park setting for the built-form of South Adelaide and North Adelaide, which separates the built areas of the City from the surrounding suburban areas;
- (d) a balance of both formal and informal recreational activities including sporting clubs, walking and cycling trails, formal gardens and passive recreation areas as well as providing a setting for a variety of special events such as festivals and sporting events; and
- (e) enhancement of the Park Lands through the reduction in building floor areas, fenced and hard paved areas.

Events in the Park Lands Policy:

- Council will:
 - *Attract and support a culturally diverse range of events to activate the Park Lands;*
 - *Respect the needs of the community and ensure they are not unduly affected by events; and*
 - *Provide well serviced, managed and maintained event venues.*

Water Security Action Plan

- *Encourage and support Council lease holders to connect to GAP.*

Park Lands 10 Year Action Plan

- *The objectives of the 10 Year Action Plan are to:*
 - *Prioritise the planning and delivery of projects arising from the Adelaide Park Lands Management Strategy*
 - *Support a co-ordinated and whole of Park Lands (system) based approach to project prioritisation and delivery*
 - *Inform Council's annual Business Plan and Budget process in order to prioritise projects in the context of available resources*
 - *Balance the delivery of new assets (enhancement) with the requirement to renew and maintain the existing (asset renewal)*
 - *Support the development of project based partnerships with State Government, neighbouring Councils and other stakeholders.*

[Adelaide City Council Biodiversity and Water Quality Action Plan](#)

- *Protect remnant vegetation, reinstate and link vegetation, and manage fauna habitat.*
- *Improve the management of water courses with a focus on the improvement of water quality.*
- *Facilitate partnerships, improve volunteer engagement and support environmental education and activities.*

[Active City Policy](#)

- *Maximum Participation*
- *Health and Wellbeing for ALL*
- *The Best of the Best*
- *Working with Partners*
- *Economic Sustainability*
- *An Informed and Educated Community*

[Adelaide Park Lands Building Design Guidelines](#)

The Guidelines establish the characteristics of desirable buildings in the Park Lands and provide specific recommendations and techniques for achieving appropriate buildings in the Park Lands.

[Tarndanyunga Kurna Yerta: A Report on the Indigenous Significance of the Adelaide Park Lands](#)

- *Recognises the indigenous significance of the Park Lands.*
- *Notes that the Adelaide Park Lands are part of the Red Kangaroo Dreaming Place, an important place for the Kurna people long before Adelaide was established.*

[Park Lands Asset Management Plans](#)

- *Reinforce that the Park Lands are managed to supply the public with outcomes which include Quality, Reliability, Sustainability, Safety and Accessibility at an affordable cost. These criteria represent a level of service that is determined by Corporate Strategy and Budgets. Change of use or future development will impact on the ability to maintain the current Level of Service.*

[Smart Move Strategy – The City of Adelaide’s Transport and Movement Strategy 2012-22](#)

The Strategy outlines Council’s transport and movement outcomes for the City and sets the direction for achieving an Accessible City, particularly outlining the pedestrian, cyclist and vehicle parking within the Park Lands and Squares. In order to achieve an Accessible City, the existing networks will be strengthened and expanded to facilitate movement.

Key relevant strategic directions of this policy are:

- ***Easy Walking***

Improved pedestrian access to the Park Lands and Squares, including upgrading existing paths and providing new paths to key facilities, ensuring the Park Lands are safe, well maintained and well-lit for day and night-time access, and completion of the Park Lands Trail.

- **Safe cycling**

Improved cyclist accessibility to the City and Park Lands, including improved cyclist information and navigation, taking into account the needs of pedestrians, cyclists, public transport users, vehicle drivers and the visually impaired.

- **Smart Parking**

Appropriate car parking uses in the Park Lands, including on-street and off-street parking for users of the Park Lands, particularly in the evenings and at weekends.

On roads adjacent to the Park Lands, priority for on-street parking will be given to short-term parking (under four hours) for users of the Park Lands.

In the longer term, all-day free parking in and around the Park Lands will be removed.

With the support of the beneficiary clubs and organisations, Council will seek to reduce the total area of the Park Lands used for parking by improving the distribution and layout of existing car parks.

Council will continue to provide fee-based temporary parking for events, while protecting vegetation.