

Littlehampton & Blakiston Neighbourhood Plan

OCTOBER 2016

A Plan to establish a program of local improvements,
guide future development and infrastructure and
protect the things that the community values



Mount Barker District Council has developed a Littlehampton & Blakiston Neighbourhood Plan to establish a program of local improvements, guide future development and infrastructure, and protect the things that the community values



The neighbourhood plan seeks to

- support and promote the area’s strengths as a highly attractive and livable village and rural living area
- progressively improve walkability and accessibility to transport infrastructure
- improve the public realm, streetscape and public places
- strengthen the connection between people and the places they share
- enhance opportunities for a vibrant and inclusive community life
- improve housing choice, and
- provide opportunities for business and services to meet current and future needs of the area.

Contents

| | |
|--|----|
| Introduction | 3 |
| About the area | 4 |
| Community engagement | 17 |
| Vision for Littlehampton & Blakiston | 20 |
| Planning Themes | 22 |
| The Glebe Land | 34 |
| Implementation | 37 |
| Snapshot | 38 |

What is this Plan about?

The Littlehampton & Blakiston Neighbourhood Plan will guide the future of this part of the Mount Barker District. It is intended to assist Council to deliver coordinated projects, planning and services. It can also inform the initiatives of others, such as community groups, private individuals, government agencies and the business sector who also have a role in Littlehampton and Blakiston's future.

A neighbourhood plan is not a statutory document. It does not include policies that will be used to control development. However, it may inform future amendments to Council's Development Plan, which is the document against which applications for development approval are assessed.

Neighbourhood plans can help facilitate economic prosperity, include proposals for open space development, describe priorities for improving infrastructure and the public realm, and describe how Council will support community development. Local environmental, social and economic factors have been considered, along with population growth, in the preparation of this neighbourhood plan.

About the Area

Littlehampton and Blakiston is largely a residential and rural living area. Around 10% of the Mount Barker District population, or 3 400 people, live here in 2016.

Littlehampton and Blakiston are recognised by Council as distinct localities, with different histories and development patterns. For the purpose of strategic and land use planning, however, it is sensible to consider them together because the largely rural residential area of Blakiston is adjacent the service centre of Littlehampton.

Littlehampton is also a service centre for the northern part of the District. There are a number of businesses located in the linear section of commercial land uses along North Terrace. There is a small area of industrial activity.

There are pockets of open space with sections of linear open space running along the north-south axis and north-east axis in Littlehampton. North Terrace acts as a main thoroughfare from Mount Barker and the South Eastern freeway to Nairne, Dawesley, Brukunga and Harrogate townships.

The Littlehampton and Blakiston area is blessed with abundant charm and natural beauty. The quality of the rural landscape setting is high, with gum-studded hills, farms with vineyards and animals grazing in open fields, and patches of remnant and regenerating bush. Blakiston's residents enjoy wide open spaces on their rural living properties, and Littlehampton's residents generally enjoy large gardens around their detached homes. There are numerous heritage places that add to the character of the area. These landscape qualities are important elements of what people value about this area and its sense of place.

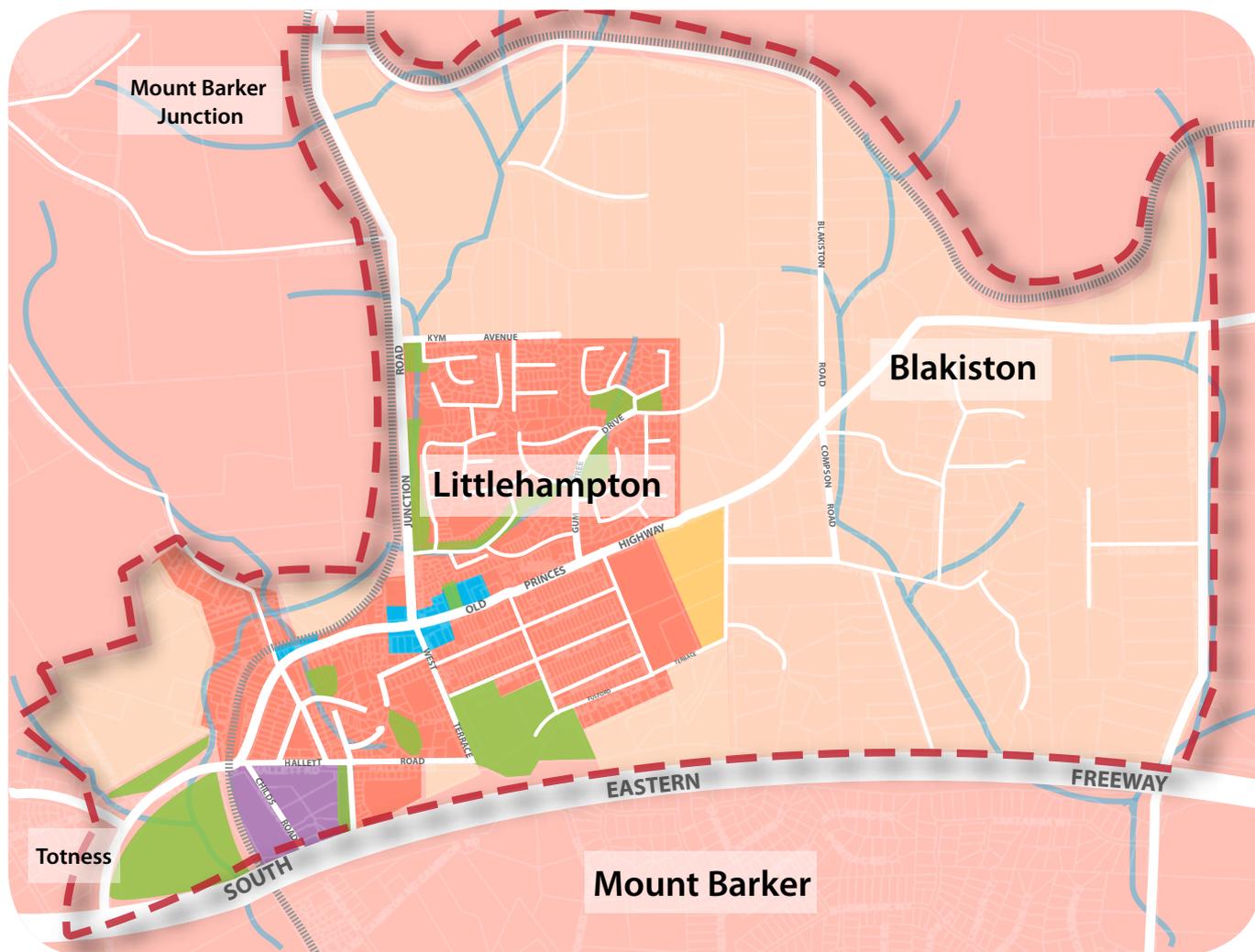
Council has recognised that there are two opportunities of strategic importance in Littlehampton and Blakiston.

These are:

- The opportunity to change the way the main street functions and looks, following the opening of new freeway ramps in 2016 which are expected to reduce the traffic volumes on North Terrace/Old Princes Highway,
- The opportunity to develop 8 ha of land owned by Council at the eastern edge of Littlehampton. Known as the Glebe Land, this site was purchased by Council in the 1990s, and is zoned 'Community Zone'. There is considerable community interest in its future use and development.



Study Area, land use and zones



Map 1 Study Area



The Study Area for this Plan includes the township of Littlehampton and the adjacent rural living area of Blakiston. It is bound by Adelaide Rd, the South Eastern Freeway, Junction Rd, Nischke Rd, Bald Hills Rd and the railway line that connects Adelaide to Victoria. It is largely surrounded by rural land, and is located to the east of the light industry area of Totness, and to the north of the regional centre of Mount Barker.

Current land uses closely match the existing zones in the Mount Barker District Council Development Plan. There are opportunities to review and update the existing policies and zones in the Development Plan that apply to this area, and these will be pursued.

Council has not identified a need to expand the urban area or rural living zone as part of its investigations for the Neighbourhood Plan. There is sufficient land zoned for residential development in the District for the next 25-30 years. Residential land supply should be reviewed around 2030.

History and heritage

The study area is located within traditional Peramangk lands. However there are very few visible reminders of Peramangk cultural heritage and land tenure remaining, and no contemporary interpretation or markers of the importance of the area to Peramangk people.

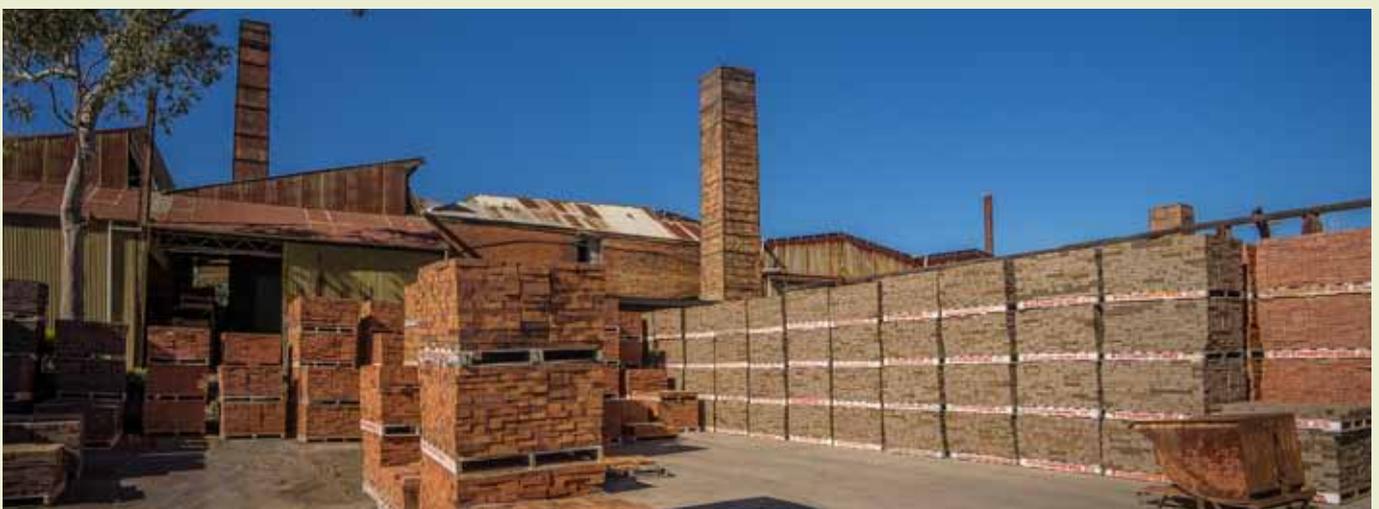
Historic and heritage-listed places and sites are scattered throughout the township of Littlehampton, the Blakiston locality and surrounding environs. These include a significant number of buildings dating from the 1840s and 1850s, the later colonial period and through to the early to mid-20th Century.

By 1900 Littlehampton had diversified economically from providing services to the surrounding farming district to an expanding industrial base. This included bacon, jam and condiment production in the main street as well as additional industries such as wattle bark extraction, sawmilling and brickmaking. Blakiston's 19th Century development included a brewery (in the cellar of Grey's Blakiston Hall) and a buttery factory.

There are also natural areas with heritage significance, such as Coppin's Bush in the Study Area. These places and sites (including industrial heritage) have been included in Council's Development Plan as local heritage places or part of an Historic Conservation Area, which offers them additional protection from inappropriate development.

There are only a small number of State Heritage places in the area comprising the St James Anglican Church complex at Blakiston, and the Shady Grove Unitarian Church and cemetery.

Combined these heritage places and Historic Conservation Area provide character and a strong reminder of the rural, residential, community and industrial development of the area since the beginning of the 1840s.



Role of Littlehampton in the District

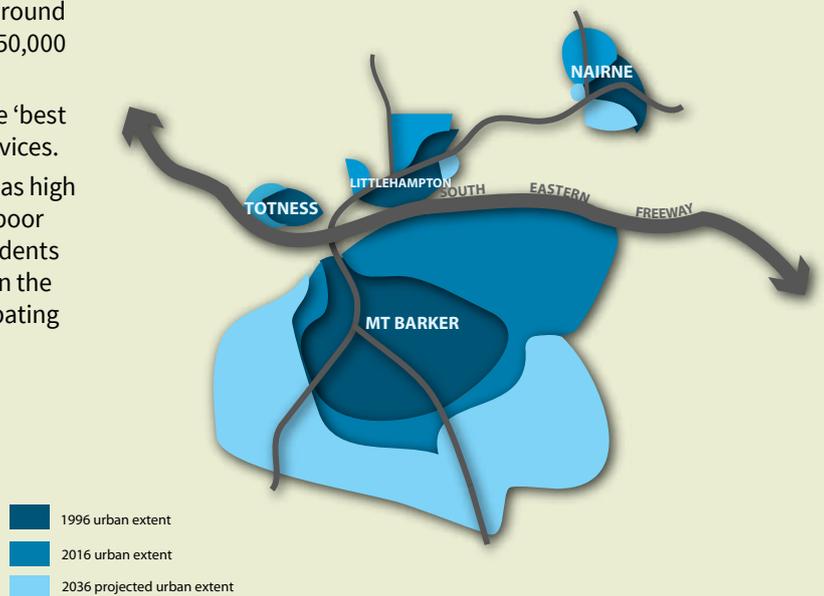
Littlehampton and Blakiston are part of a broader residential growth area that includes Nairne and Mount Barker. These towns are located just outside the area where development is restricted due to the need to protect Adelaide’s drinking water supply – known as the ‘Watershed Protection Zone’. The construction of the South Eastern Freeway and the Heysen Tunnels brought these attractive country towns and a rural lifestyle within a comfortable commuting range of Metropolitan Adelaide’s employment, education and leisure opportunities.

These factors are driving change in the ‘peri-urban’ Mount Barker District, and this has led to a sustained period of growth. Table 1 shows how the population has been increasing - from around 10,000 in the early 1990’s to around 20,000 in 2011. Council expects there to be more than 50,000 people in these three ‘growth towns’ by the 2040s.

The residents of Littlehampton and Blakiston enjoy the ‘best of both worlds’: a country lifestyle with convenient services.

But change has also had some negative impacts, such as high traffic volumes moving through Littlehampton, and a poor quality main street environment. Large number of residents who travel to work in the city can also have an effect on the local community, in terms of time available for participating in activities.

Just as the Study Area is affected by change, so it can also make a contribution to the ‘bigger picture’. Initiatives to improve Littlehampton and Blakiston must have regard to the context of the broader ‘growth corridor’. Facilities and services which are already located here, such as Anembo Park, the Peace Memorial Hall, childcare centres and other services have a catchment that is larger than just Littlehampton and Blakiston. There are also opportunities at the Glebe land to respond to broader community needs in the growth towns, not just those that exist in the immediate locality. This creates social and economic opportunities for the study area by attracting visitors.



Map 2 Growth Towns

Table 1: Actual and forecast population change in Mount Barker, Littlehampton and Nairne, 1991-2036

| Location | 1991 Census Enumerated | 2011 Census Place of usual residence | 2036 Forecast | 2040s Forecast |
|--|---------------------------|---|------------------|-------------------|
| Littlehampton (including Blakiston & Totness) | 1,432 | 3,099 | 4,200 | 4,200 |
| Nairne | 2,738 | 5,086 | 7,300 | 7,300 |
| Mount Barker | 6,248 | 12,265 | 29,000 | 42,000 |
| Total | 10,418 | 20,450 | 40,500 | 53,500 |

Population

From 2001 to 2011, the study area's population increased by 676 people (+27.8%). This represents an average annual change of 2.48% per year over the period.

The following description of the residents of Littlehampton and Blakiston is based on the 2011 Census. Information from the Census being conducted in 2016 will not be available until late 2017 - early 2018. Despite being 5 years old, this is the best data we have available to profile the residents of our District.



| | |
|-----------------------------|---|
| <p>Age structure</p> | <p>Littlehampton and Blakiston have very high proportion of young people and children aged under 18 (29%). This is a higher proportion of children and teens than the District average of 26% and the Adelaide average of 21.6% in 2011. There is currently a low proportion of residents (9%) who are aged over 65, but this proportion is expected to grow in the coming years.</p> |
| <p>Diversity</p> | <p>Littlehampton and Blakiston have similar ancestry and ethnicity to the broader Mount Barker District. Whilst 15% of the population was born overseas, only 4% come from countries where English was not their first language. This is much lower than Greater Adelaide's 25% born overseas and 15% from a non-English speaking background. Only 3% of Littlehampton and Blakiston residents speak a language other than English at home.</p> |
| <p>Education</p> | <p>Residents of the study area hold more educational qualifications than both the Council average, and Adelaide average. Overall, 51% of the population aged 15 and over hold post-school educational qualifications, and 43% have no qualifications, compared with 48% and 45% respectively for Mount Barker District Council.</p> <p>The share of the population who have completed Year 12 or equivalent is 51.7% in Littlehampton and Blakiston, compared with 47.1% for Greater Adelaide.</p> <p>Due to the young age structure, there are also high proportions of the population attending education institutions when compared to Greater Adelaide. For example, there is more than double the proportion of the community attending primary school when compared to Adelaide average (3.7% compared to 1.5%).</p> |
| <p>Employment</p> | <p>A similar proportion of the Littlehampton and Blakiston population is in employment, as well as a similar proportion unemployed, when compared to the Mount Barker District. Overall, 95.3% of the labour force was employed (68.6% of the population aged 15+), and 4.7% unemployed (3.4% of the population aged 15+), compared with 95.5% and 4.5% respectively for District Council of Mount Barker. These results compare favourably to Greater Adelaide, where there was 5.8% unemployment at the time of the 2011 Census.</p> <p>At 17.4% the youth unemployment rate (persons aged 15-24) in Littlehampton and Blakiston was the highest in the Council area, well above the District average (11.6%) and Greater Adelaide average (12.8%) in 2011.</p> <p>The occupations of employed people in Littlehampton and Blakiston were similar to the District profile. Compared to Greater Adelaide there were more people employed as Managers, sales and clerical workers, and fewer people employed as Professionals, Machinery Operators and Labourers.</p> |



| | |
|-------------------------------------|---|
| <p>Disability</p> | <p>In 2011 there were 51 people (1.7% of the population) living in Littlehampton and Blakiston who require assistance with core activities due to having a disability. This was significantly lower than the District average (4.2%) and the South Australian average (5.5%). This could reflect the younger population profile of the area to some extent, but there may also be a lack of appropriate housing that would enable members of the community with disabilities who require assistance to continue to live in this area.</p> |
| <p>Unpaid work</p> | <p>A higher proportion of Littlehampton and Blakiston residents are volunteers (28%) than the Council average (26%) and the Greater Adelaide average of 18%.</p> <p>There is around the same proportion of people who are unpaid carers as the District and Adelaide average in general, but Littlehampton and Blakiston have the highest proportion of people who are unpaid child carers in the District. This is probably a reflection of the age profile of the community and the large numbers of families with dependent children.</p> |
| <p>Income</p> | <p>The median household income in 2011 was \$1,595 per week in Littlehampton and Blakiston. This was higher than District average of \$1,254 as well as the Adelaide average \$1,106 and Australia wide average of \$1,242 per week.</p> <p>Littlehampton and Blakiston had a small proportion of ‘low income’ households (12.4%) when compared to the District (18.3%) and Adelaide average (22%). Around 19.6% of households were considered ‘high income’ in 2011, and this was higher than District (13.6%) and Adelaide (13%) averages.</p> <p>Low income households refers to those receiving less than \$600 per week, and high income households refers to those receiving more than \$2,500 per week (before tax in 2011).</p> |
| <p>Level of disadvantage</p> | <p>Reflecting factors like education levels, employment, occupation and income described above, the Littlehampton and Blakiston area is not considered a disadvantaged area.</p> |

Who are the residents of the future?

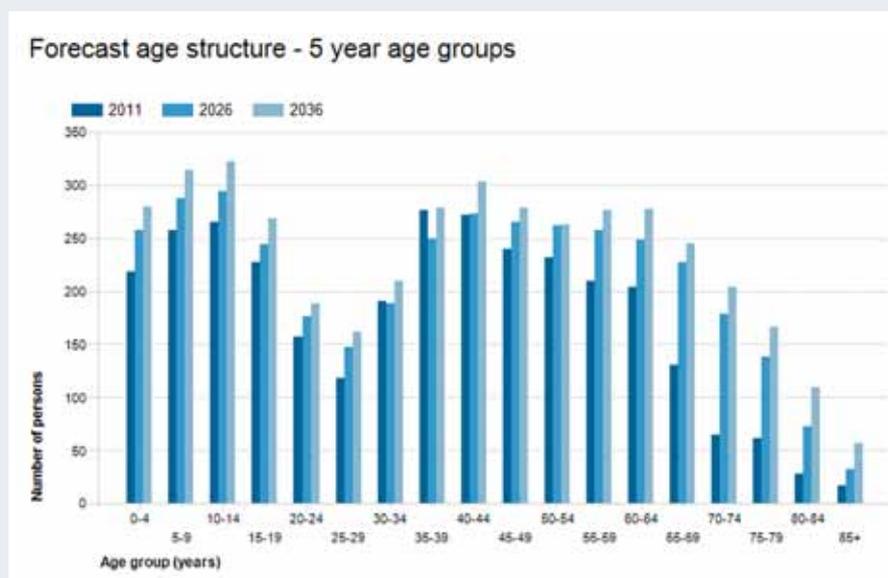
There are significant changes forecast to occur in the resident population of Littlehampton and Blakiston in the next 20 years.

Between 2011 and 2036 an additional 506 dwellings are expected to be built in Littlehampton and Blakiston, housing an additional 1,031 residents. By 2036 the population of the area will 4,200.

Like other parts of the Mount Barker District, Littlehampton and Blakiston's population will age in this period. The

proportion of older residents aged 65+ will more than double between 2016 – 2036, from 9% to 19%. By 2036 there will be 782 people in this age range, up from 302 in 2011.

The proportion of children in the local community is expected to remain high for the next 20 years, and there will be especially large numbers of children aged under 15 in the future. By 2036 there will be 976 people in this age range, up from 798 in 2011. These factors have been considered in the development of this Plan.



Housing

At the 2011 Census, the cost of housing was higher in Littlehampton and Blakiston than the District and Adelaide averages, both for rental and mortgage payments. However, higher household incomes also mean that the area is not experiencing high levels of housing stress (where cost of housing consumes an excessive proportion of household income).

There was a high proportion of households who owned (32%) or were purchasing (51%) their homes. Only 13% of households in the study area were renting in 2011, compared to 22.6% in the Council area and 27.5% in Greater Adelaide.

There is very little housing diversity in this area. Littlehampton and Blakiston has a very high proportion of dwellings that are detached houses (95%) and a very small proportion that are medium or high density (5%). The lack of diversity of housing stock is pronounced even when compared to the broader District (where 93% are detached dwellings and 7% are medium density), and compares very unfavourably (in terms of housing choice) to Greater Adelaide where only 76% of housing is detached housing. There are also few smaller

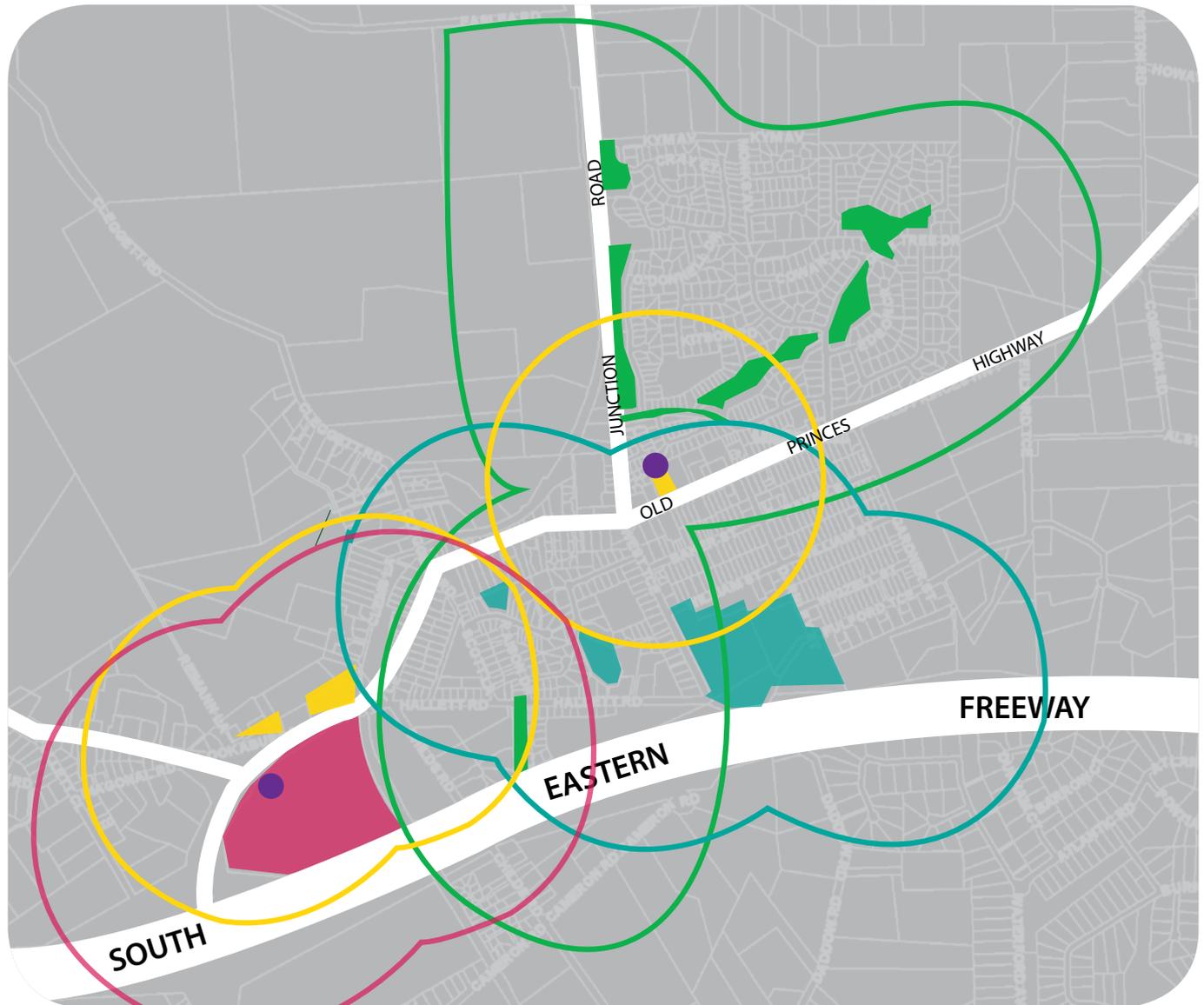
houses, as 91% of homes in the study area have 3 or more bedrooms.

Detached family homes with large gardens are one of the attractions to living in this area and they contribute to the valued neighbourhood character. Generally the residents of Littlehampton see this as a positive feature. Nevertheless it is important to continue to try and provide more housing diversity across the District (including in Littlehampton) to provide for a wider variety of households and lifestyles, including

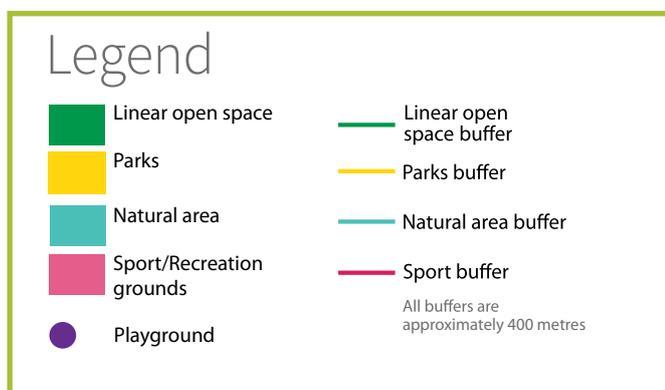
- First home buyers and younger households entering the housing market
- Lower income households looking for affordable homes
- Older residents looking to 'downsize'
- Smaller households composed of one or two people

For example, lone person households in Littlehampton and Blakiston are predicted to increase from 16% in 2011 to 21% of all households by 2036 according to Council's population Forecast. This will be largely driven by growth in the number of older people (65+) in the study area.

Open space and access to nature



Map 3 Open space



Littlehampton and Blakiston have an attractive rural setting, with many tree lined streets and rural roads. A lot of the greenery and established trees that residents value and enjoy is actually in private ownership. There are also some important stands of native vegetation in public reserves in Littlehampton, and along the Freeway corridor.

Littlehampton contains all of the public open space (parks and reserves) and has the following areas available:

| Type of open space | Area (ha) | Percentage |
|--------------------|-------------|------------|
| Linear Park | 4.3 | 17.4 |
| Natural Areas | 4.6 | 17.4 |
| Park | 3.9 | 15.7 |
| Sport | 11.9 | 48.1 |
| Total | 24.7 | 100 |

Open space and access to nature (continued)

There is a good distribution of public open space and a variety of open space types. Although the majority of open space is located on the southern side of North Terrace in Littlehampton, Map 3 shows that most residents of Littlehampton are located within a 400 m 'walkable distance' to open space of some sort. Council's analysis of the public open space shows that there is a small shortfall in the quantity of open space available in Littlehampton.

Other features of the open space network are that there is a dominance of open space that is provided for sport. Almost half of Littlehampton's open space is located at Anembo Park, which functions as a Regional level facility for a number of sports and recreational activities. Whilst Anembo Park is located at the western edge of Littlehampton, it is not very accessible (for pedestrians, cyclists or by public transport) if residents want to use it as their 'local' open space.

There are opportunities to improve the accessibility and level of use of Anembo Park for passive recreation, as well as further develop its facilities for regional recreation and community activities.

When compared to other towns such as Nairne, Hahndorf and Meadows, Littlehampton has a low proportion of 'parks' and a high proportion of 'linear reserves'.

Very little of the open space has been developed with features and infrastructure which facilitates its active use by the community. Anembo Park and Miels Park both have sports facilities, playgrounds, toilets and facilities for passive recreation such as picnics and BBQs.

There are walking paths in some of the linear reserves and natural areas, but little else in terms of reserve development. Large portions of the township are not within a 400m walking range of a developed park.

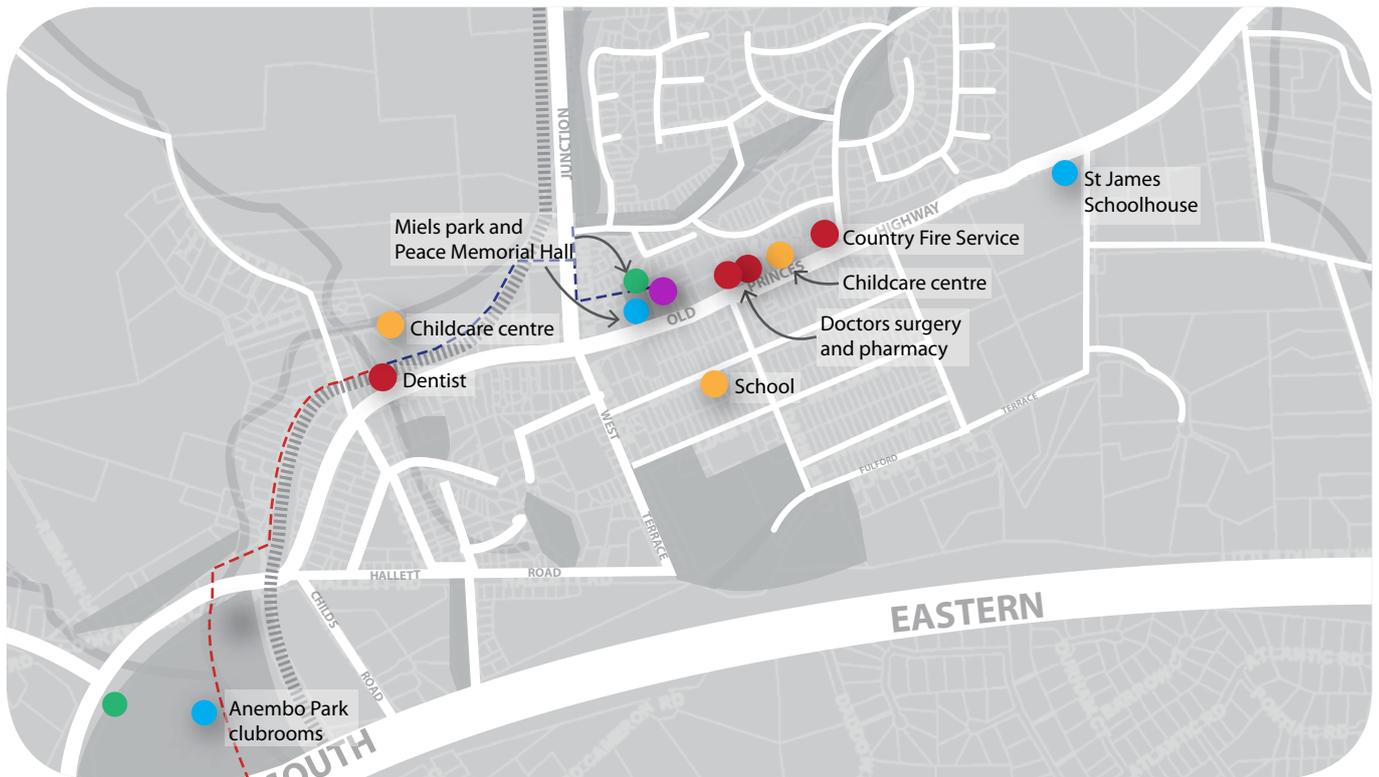
Miels Park is the main developed park that services Littlehampton. It is located next to another important community venue - the Peace Memorial Hall. The Park is valued by the local community but is looking a bit tired and is 'disconnected' between the front and back of the park. It is currently dominated by tennis/netball courts - almost quarter of the park is enclosed in fences and locked for much of the time.

The key issues regarding open space are

- shortfall in the quantity of open space
- low level of development of most of the open space
- dominance of competitive sporting uses in the developed open space
- poor accessibility of Anembo Park.



Infrastructure and services



Map 4 Infrastructure and services

| Legend | |
|---------------------------------------|--|
| ● | Community venues |
| ● | Playground |
| ● | Health and emergency services |
| ● | Education and childrens services |
| ● | Supermarket |
| --- | Wastewater infrastructure project - future |
| --- | Wastewater infrastructure project - complete |

Social infrastructure

Council owns a number of facilities in Littlehampton and Blakiston which provide space for the community to meet, celebrate, learn, relax, play sport and for cultural expression. These are important places in rural townships, and provide settings for the social life of the community.

The existing recreation, sport and community infrastructure is well used, but there are also some issues in terms of availability, quality and adaptability. There are few spaces that are equipped with modern IT, heating and cooling and which are flexible. The communities’ desire for civic qualities in Littlehampton’s facilities is not well met. Issues and opportunities include:

- The Peace Memorial Hall provides a centrally located community facility that has a long history of diverse uses. Its value to the community is considerable, but the Hall is also in need of some care and investment to make it more modern, DDA compliant, and flexible. There are opportunities to add value to this highly used facility through renovation and extensions.
- The existing playgrounds lack diversity and challenge, and thus are not attractive to a wide age group (eg anyone older than 7 or 8 years)

- There is no ‘town oval’ and most townships in the District have one of these for cricket, AFL, and large events. (Anembo Park as a regional level facility may not serve this function for Littlehampton/Blakiston).
- The Littlehampton Netball Club has requested an additional court and ‘clubroom’ space to support growth of the sport. This could be a shared space.
- There are opportunities to further develop Anembo Park, and to gain greater benefits from the \$2.28 mil that has been invested here during the last decade. This includes sports facility projects (eg hockey field) but also passive recreation and indoor community space (extend the recently rebuilt Clubrooms and develop this further as a community venue). Although Council will be developing additional regional recreation and sports facilities in Mount Barker, Anembo Park will continue to play an important role in competitive sport and other recreation.

Health and education services are generally considered adequate for a town of 3,000 – 4,000 people, and there is very good access to more facilities and services in the adjacent regional centre at Mount Barker.

Social infrastructure (continued)

Littlehampton Primary School provides a high quality public education to local residents. Its popularity in recent years has seen the school become 'zoned' by the Department for Education and Child Department. Enrolments are now restricted to a specific geographical area. The school site is constrained in terms of further expansion.

Growth in Mount Barker, Littlehampton and Nairne, along with the age structure of the population (lots of children), will drive demand for education and childhood services. There may be a case for providing additional education services, such as a secondary school, to meet the needs of Littlehampton and Nairne residents. With projected growth in these two townships, there will be 420 more school aged children (4 – 17 years) residing in the Littlehampton and Nairne areas in 2036, compared to in 2016. There are currently 800 secondary school aged students living in Nairne and Littlehampton (and surrounds) now, and there will be around 970 by 2036.

There are currently two Childcare Centres, and a third proposed, in Littlehampton. It is apparent that the childcare services in Littlehampton have a wider District catchment, and may even have some customers that reside in parts of the Adelaide Hills Council (Balhannah/Oakbank area). The convenient access to the South Eastern freeway is probably a factor in this private sector provision, as workers that commute to Adelaide can easily access Littlehampton to drop off or collect a child. This demonstrates that Littlehampton is probably an acceptable location for other services that meet District wide needs. There are no targeted facilities or services for teens and youth and older people located in the study area.

Economic infrastructure and utilities

Most other public infrastructure is adequate for the resident population and demand levels, or is able to be augmented when required. Council has a Strategic Infrastructure Plan for Mount Barker, Littlehampton and Nairne which was developed in 2014, and which it is implementing.

No major concerns have been identified regarding potable water or power infrastructure capacity. Telecommunications are being upgraded during 2016 with the roll out of the National Broadband Network.

Council has commenced a staged upgrade to the wastewater system (Littlehampton Gravity Trunk Main) that is expected to cost around \$2.42 mil. This infrastructure upgrade is expected to have environmental benefits by protecting creeks from waste run off. This can occur during heavy rainfall events which add pressure to the system and can lead to drains backing up (surcharge) and spills into watercourses. The area around Clems Lane is particularly vulnerable to this.

Council has prepared a draft Stormwater Management Plan that includes Littlehampton. There are some routine stormwater management issues of varying risk levels that will be addressed in due course.

Other services

Littlehampton is well provided for services that meet the needs of local residents on a daily basis, including a supermarket, pub, café/restaurants, service stations and post office. There is no postal delivery to residential addresses and there have been calls for this over the years.

A number of businesses here also provide services to the broader District eg tax agent, vet surgery. Littlehampton Brickworks is the main industrial activity, and there are a range of light industry and service trade businesses such as car mechanics and wreckers located in Littlehampton.

It is possible that the reduction in through traffic and passing trade expected when the new freeway ramps open may have a negative impact on some of these businesses.



Access and movement



Map 5 Access and movement

Legend

- Existing footpath*
- Pedestrian links (laneways)
- Existing trail/walking path
- Bus stop
- Existing pedestrian crossing

*Note: not all existing footpaths meet appropriate standards

Public transport

A large portion of Littlehampton is within 400 metres of a bus stop with buses running along the main street. Only a small portion of Blakiston is serviced by a bus stop which is located near Compson Road. Issues that have been identified regarding public transport include:

- the maintenance of bus shelters and footpaths leading to them
- the location of bus stops that are used regularly by children within 80kmph zones, which pose risk when they cross the road

- frequency of bus service, especially outside of regular commuting times (evenings and weekends)
- absence of a bus stop servicing Anembo Park

Walking and cycling

There are a number of footpaths in Littlehampton, but there are concerns about how well they meet standards. Some are unsafe due to steep angles, trip hazards, uneven surfaces or barriers such as stobie poles. Others are well formed but not continuous – there are gaps in the footpath network which causes users to walk on busy roads and uneven verges at certain points. This will be an issue for the growing number of people using mobility aids as resident population ages.

The northern part of the township has more footpaths than the southern part because they were installed as the ‘Spring Park Farm’ area was developed. There is a need to provide more footpaths in the older neighbourhoods, and link residential areas to the destinations that people might like to walk to such as the primary school, shops and reserves.

Currently there are few dedicated pedestrian/cycling trails in Littlehampton. Mount Barker’s existing trail ends at Childs Rd, in a tunnel under the SE Freeway. Previous work by Council on transport, trails and open space planning have all included proposals for trail extensions into Littlehampton. However there are practical challenges with achieving a safe and affordable trail route on the northern side of the Freeway.

Walking and cycling (continued)

There are a number of linear parks and pedestrian links (laneways) within Littlehampton that provide opportunities for increasing walking and cycling in the future.

There are two pedestrian crossings along the 2 km stretch of Old Princes Hwy that goes through Littlehampton township.

Roads

For many years Littlehampton functioned as a service stop on the main highway to Melbourne. Its commercial area has a linear form and although the Old Princes Hwy is no longer the main route between Adelaide and Melbourne, it still a busy road which links Nairne to the South Eastern freeway.

An additional set of Freeway ramps was opened at Bald Hills Road in the spring of 2016. At an estimated cost of \$27m, this is expected to have a significant positive impact in Littlehampton and Blakiston. It will provide an opportunity to transform the way the main street looks and works.

There could be a greater emphasis on its qualities as a place, and less emphasis on its role as a major linking route.

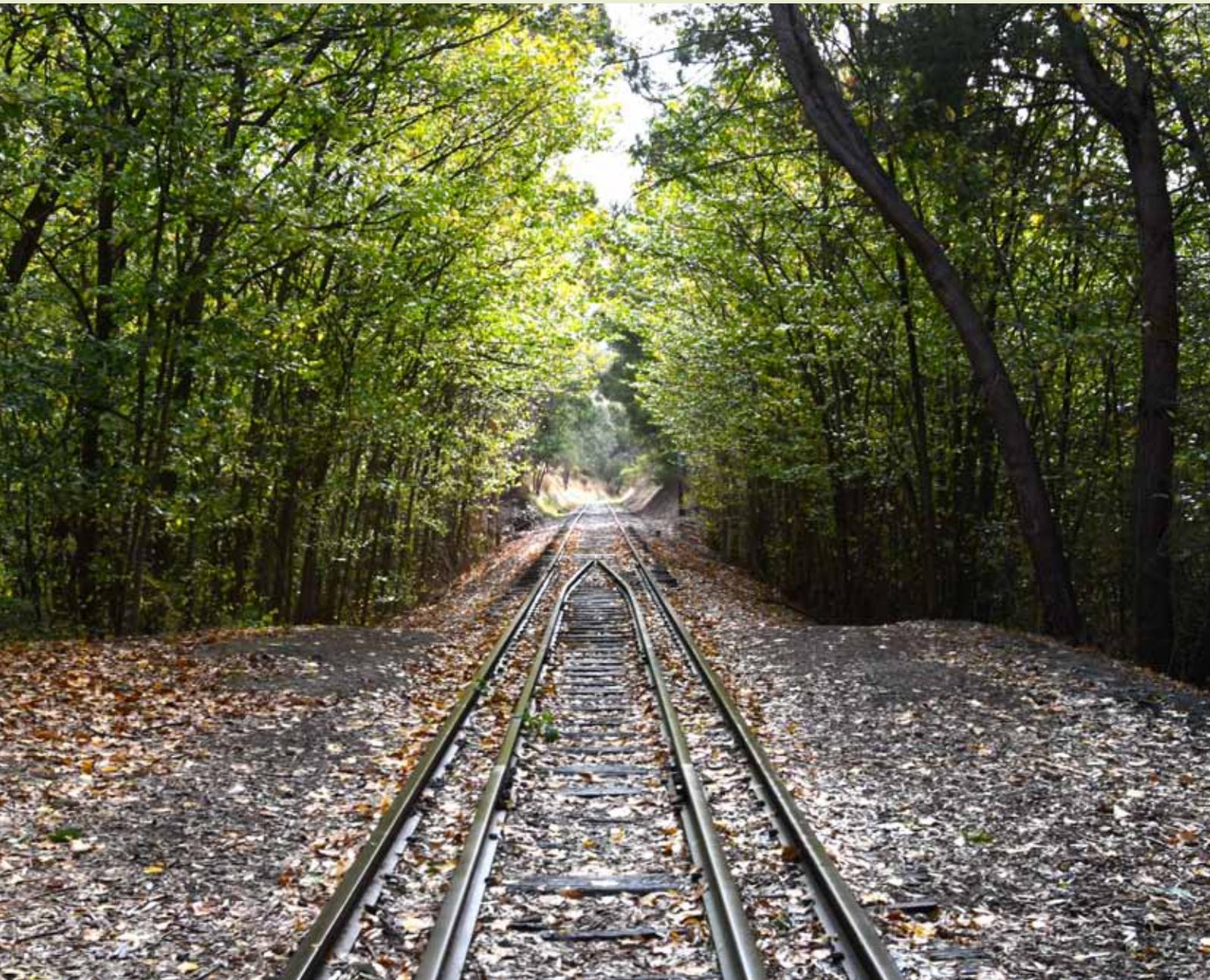
However, as this is a State Government controlled road, the Department for Planning, Transport and Infrastructure will need to approve any changes Council proposes.

Council has identified intersections that require improvement to meet anticipated vehicle movements. Improving the way roads function for pedestrians and cyclists has also been identified as an issue in the study area.

Rail

The study area includes two railway lines. The line at the northern edge of the study area links Adelaide to Victoria. It is actively used for both freight and passenger rail. This is managed by Australian Rail Track Corporation, the body that runs the national rail infrastructure.

The other line which runs from Mount Barker in the south, and along Junction Road, is not an active railway line. It is owned by State government (Crown lands) and is currently managed by SteamRanger under an agreement. It has potential as a future 'rail trail' for cycling and walking.



Community Engagement

During October and November 2015, the Mount Barker District Council undertook community engagement to inform the Littlehampton & Blakiston Neighbourhood Plan

Community members were provided with a number of opportunities to contribute their ideas about the things that matter to them, what they want protected, the improvements they would like to see, and the aspirations they have for their area. The consultation period was widely publicised, and the community was invited to get involved via

1. Community survey (hardcopy with online option)
2. Two public events in the “Open House” (drop in) format
3. Workshop with school children at Littlehampton Primary School
4. Stakeholder meetings
5. Invitation for written submissions

The variety of ways to contribute to the Plan resulted in a high level of community involvement: 1200 households directly informed, over 500 people involved in the consultation, and over 300 provided detailed contributions in the survey, Open House sessions, Children’s Workshop and written submissions.

There was good representation from Blakiston as well as Littlehampton. A small number of participants live outside of these two areas. However, teens, younger adults (under 35 years) and the business sector were not well represented in the consultation activities.

A detailed report on the consultation findings was presented to the Council in January 2016. This report highlighted the importance of the following issues to the community (continued on next page).



Summary of consultation

1. The importance of protecting the many strengths of the study area including the appeal of living in a small village, its friendly residents and convenient services, and its country setting and natural beauty. There are concerns that the community's assets are under threat and will be lost in the future due to more growth, poor quality and/or undesirable scale of development.
2. Dissatisfaction regarding safety for pedestrians and cyclists is widespread. There is a desire for improved road crossings, footpaths, trails, lighting, traffic calming and better connections to other towns. Littlehampton is a 'village' and residents want to be able to get around it without having to drive. Safety for children to be able to independently travel to school, friend's homes, local parks and shops is a high priority, but this is also important for elderly and other members of the community.
3. The poor aesthetics of the Littlehampton village centre, and the main street generally was a common theme. Generally there is a call for improved landscaping, especially more trees, and a more consistent and user-friendly public realm to make the village more attractive and pleasant for people to spend time in.
4. A number of comments suggest people want to feel proud of where they live, and there is a need to improve the appearance and maintenance levels of public places (including parks, natural areas, pavements, the Peace Memorial Hall, public toilets, town entrances) as well as private property.
5. The existing facilities are well used, but they are considered insufficient for the size of the community and not meeting contemporary needs. A number of comments were made that suggested that public facilities haven't kept pace with the growth and change in the community. Expanded or additional civic and recreational facilities are desired.
6. There is a strong desire to ensure the needs of community members of all ages and abilities are able to be met. More opportunities for the community to connect, more things to do, greater housing choices, and supporting infrastructure were requested. A better response to the young and the elderly in the community was highlighted. The importance of being consulted on matters that affect their communities was also raised.



7. The future of the Glebe land was a topic of keen interest and diverse comments. There is a strong and consistent view that the Glebe should be available for community use, with a recreation park broadly supported. Community members believe there is an opportunity for something special to happen with the land. The local community would like to maximise the area available for public use, and minimise buildings, but there is also a willingness to explore innovative uses and design of the Glebe land.

Council has considered the findings of community engagement in the development of the Littlehampton and Blakiston Neighbourhood Plan.

The report on the consultation from 2015 is available at www.mountbarker.sa.gov.au/consultation



VISION

The vision for Littlehampton & Blakiston

Littlehampton and Blakiston have an open and leafy character where the residential core is framed by larger, rural land holdings. The Littlehampton village centre provides an attractive focus for community life, with reinvigorated and successful public spaces, businesses and services for the local community and visitors.

Littlehampton is a walkable neighbourhood. Direct, clear and safe walking routes connect Littlehampton, Blakiston and Mount Barker, and provide good access to important destinations such as parks and natural areas, the Littlehampton Primary school, shops and services, community venues and public transport.

Good design and planning controls lead to visually appealing buildings which respect the rural residential character of Blakiston and the country township character of Littlehampton. The built heritage of Littlehampton and Blakiston, including the working brick production factory, and many local

heritage places is valued and celebrated. The natural environment of the Littlehampton and Blakiston area is protected and impacts of new development are minimized.

A strong sense of community is fostered among residents as community facilities and activities are progressively enhanced. A new public park at the Glebe provides both a significant focus for Littlehampton and Blakiston, and a special destination that benefits the whole of the District.

Increased housing choice in Littlehampton will support community diversity by providing opportunities for smaller households, and both younger and older residents. Littlehampton's local community groups are encouraged and supported to improve the cultural and social life of various age and interest groups in the area.

Planning Themes

The three themes below describe how Council intends to achieve this vision. All of the planning ideas proposed by the Littlehampton & Blakiston Neighbourhood Plan sit within these themes and are detailed in the following sections.



Theme 1: Make it easier to move about

Make it easier, safer and more pleasant for people to walk, cycle and use public transport to get to where they are going and enjoy a more active lifestyle. Better connect residential areas to key local destinations and to Mount Barker.



Theme 2: Improve village character and facilitate quality development

Define and enhance the Littlehampton 'village centre' and improve the Main Street. Continue to protect and reuse heritage buildings, and retain rural living areas for their contribution to the area's identity and appeal. Improve local housing choice within the town, but constrain further outward expansion. Provide opportunity for business and local services through appropriate planning policies and infrastructure upgrades.



Theme 3: Provide places for people and support community life

Reinvigorate and beautify public spaces, reserves and venues. Provide diverse and interesting places for people to meet and enjoy their community and local environment. Support initiatives that strengthen community connections, inclusion and leadership.

Theme 1

Make it easier
to move about



Direction

Make it easier, safer and more pleasant for people to walk, cycle and use public transport to get around and to enjoy a more active lifestyle. Better connect residential areas to key local destinations and to Mount Barker.

Overview and rationale

Safe and convenient movement around Littlehampton and Blakiston is a very high priority for residents.

The design of the urban environments can enable people to make healthy lifestyle choices and, in particular, to incorporate incidental physical activity. Active transport facilitates better social connections too. This issue will become even more important in the future as the population of older people with mobility difficulties increases.

The new South Eastern Freeway ramps constructed near Nairne in 2016 will reduce the volume of traffic moving through Littlehampton and Blakiston.

We need to capitalise on the impact of this major infrastructure investment with complementary changes that will encourage more active transport and deliver maximum community benefits. Improving the public realm in the main street, linking up footpaths and trails and providing more crossing points will ensure Littlehampton is a pedestrian-friendly and walkable village.

Getting people to change their established habits can take some encouragement. Promotion and community activities will support the desired behavioural change, and Council will work in partnership to contribute to this.



What you told us

“Especially important to provide pleasant pedestrian and cycling environment. Join up the green spaces!”

“The footpaths are TERRIBLE! If you have ever tried to push a pram along the right side of the main road, you would know that you are on an incredibly steep angle most of the way. Some places are missing paving or concrete altogether.”

“There should be better pedestrian access around the main Littlehampton shopping area. It sometimes gets very chaotic, not good for the elderly and small children.”

“Crossing the Main Road can be a nightmare for people who are not so agile.”

“I have 3 kids who love to ride to school but it is unsafe as we have no footpaths in our area of Littlehampton.”

“Everybody, of all ages needs to feel safe whatever and whenever they leave their homes for whatever reason.”

“This is by far the most important issue facing our town.”



“I made a traffic light crossing because having another safe crossing would make it easier and safer to walk to and from school.”
Nyah Gaffage

Potential initiatives and projects.

1. Build a functional, safe and linked-up network of pedestrian and cycling routes between important destinations

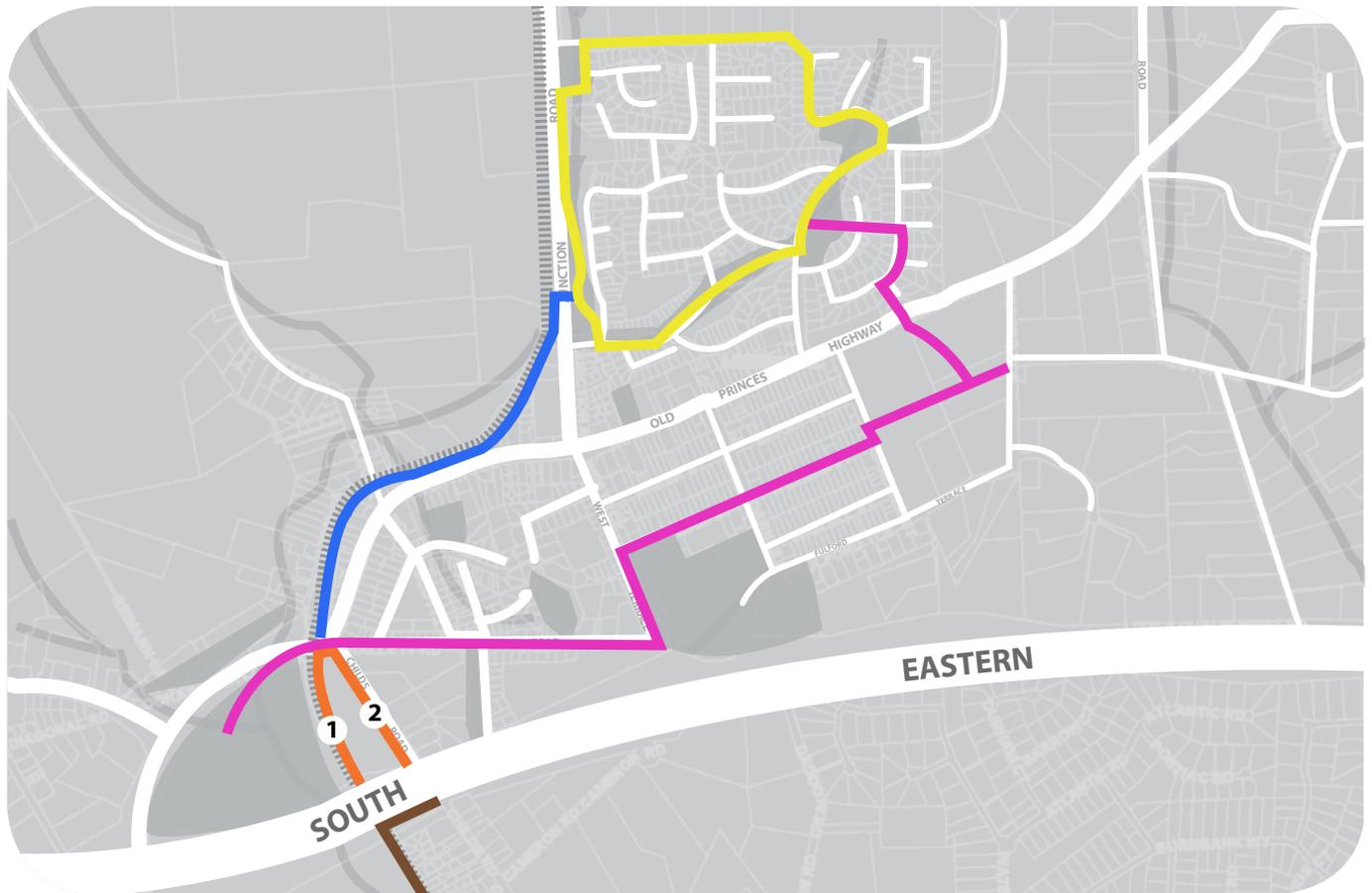
- 1.1. Develop an attractive and well designed public realm along North Tce/Old Princes Hwy, including staged undergrounding of powerlines between Cleggett Rd and Darnley St.
- 1.2. Provide a continuous and safe footpath along North Tce/Old Princes Hwy that links Adelaide Rd, Mount Barker, to Anembo Park, Littlehampton’s village centre and on to the Glebe land.
- 1.3. Construct (and renew) footpaths and crossings in residential neighbourhoods to develop safe walking routes that connect residents to destinations such as shops, the Primary School and open space.
- 1.4. Prioritise footpath construction to complete highly used routes, fill in strategic gaps and provide good links to Blakiston, Totness and Mount Barker. This could include West Tce, Junction Rd, Kym Ave, Gardner St, Baker St, Williams St and Darnley St.
- 1.5. Take advantage of the linear parks and laneways in the northern part of Littlehampton to create a walking/cycling loop that includes the reserves at Benjamin Gray Drive, Andrewville Tce, Kym avenue, Lloyd Cres and the Spring Park Farm Reserve.
- 1.6. Identify the route for, and complete the trail extension from Mount Barker into Littlehampton.
- 1.7. Develop a shared trail along the railway corridor from Anembo Park, crossing Junction Rd and joining the walking cycling loop proposed for the Spring Park Farm area.

- 1.8. Ensure developers provide adequate standard of footpaths in new residential developments.
- 1.9. Implement innovative approaches to path construction that enable more paths to be built at lower cost.

2. Work with partners to increase the level of active transport

- 2.1. Work with DPTI to provide more pedestrian crossings on North Tce and Junction Rd.
- 2.2. Review speed limits with DPTI with an aim to slow traffic at key points and increase road safety, including for pedestrians and cyclists, on Junction Rd (between Benjamin Gray Dr and Kym Ave) and Old Princes Hwy (between Gardner St and Fulford Tce).
- 2.3. Improve signage at crossings, including the crossings in the commercial area and carparks around Foodland.
- 2.4. Advocate for improved public transport services and infrastructure, including more regular bus services outside of commuter hours, better paths and shelters at bus stops, and a new bus stop at Anembo Park.
- 2.5. Promote new and existing trails to encourage more use of them.
- 2.6. In partnership with Littlehampton Primary School and community groups, facilitate more walking and cycling to school and support community events that promote the use of the trail and footpath network.

Concept Plan 1 Proposed walking and cycling routes



Legend

- Two options for extending trail from Mt Barker
- Railway corridor trail proposal
- Northern Littlehampton circuit proposal
- Potential Anembo to Glebe land link proposal
- Existing trail

Council Priorities

1. Develop and implement streetscape plans for North Tce/Old Princes Hwy including continuous footpaths, more crossing points, improved landscaping and reducing vehicle speed in key locations
2. Connect up the footpath network, with emphasis on linking important destinations and filling in gaps.
3. Investigate and develop a new trail that connects from Mount Barker through to Junction rd, and into the Spring Park Farm area, using the opportunity of the rail corridor and linking up the linear parks.

Theme 2

Improve village character and facilitate quality development



Direction

Define and enhance the Littlehampton ‘village centre’ and improve the Main Street. Continue to protect and reuse heritage buildings. Retain rural living areas for their contribution to the area’s identity and appeal. Improve local housing choice within the town, but constrain further outward expansion. Provide opportunity for business and local services through appropriate planning policies and infrastructure upgrades.

Overview and rationale

This Plan will promote the protection of the rural setting and landscape qualities, and does not propose township expansion into rural land around Littlehampton and Blakiston. Instead, growth will be contained to within the existing residential and rural living areas for the next 20 years. Council will update and modernise the development controls in the Development Plan which apply to this area.

This will help to promote better quality development outcomes and facilitate the implementation of the Littlehampton and Blakiston Plan.

There are a number of opportunities for improving the character of the village and developing a more coordinated public realm, especially in the main street environment along the North Terrace and the Old Princes Hwy, and at the entrances to Littlehampton near Anembo Park and on Junction Rd.

North Terrace will be redesigned as a ‘street for people’ rather than a street that functions only for vehicle movement.

Concept plans have been developed for the main street that will transform it over time into a tree lined avenue, with a more coordinated streetscape (See Concept Plan on page 28). A key step in achieving this will be undergrounding the powerlines in stages on North Tce between Cleggett Rd and Darnley St.



“ I drew an Animal habitat because we have lots of animals. Ali Turner Aged 7 ”



What you told us

“The main street is quite barren compared to Mount Barker & Nairne main streets. Has been some excellent beautification happening in Mount Barker especially so it would be to see that continue into Littlehampton.”

“The town centre needs more trees.”

“Create a village ‘heart’ which has a distinctive Littlehampton character with good pedestrian, cyclist and disability access, shady street trees, garden beds and seating. A healthy village atmosphere where the motor car is not the main focus...”

“I think it’s important to keep it tidy, but don’t overdo it. After all we are just a country town and should stay like that.”

“Imperative to preserve all remaining native vegetation and look after that which remains.”

“It is important for entrances to look great, welcoming and have useful signage for any town and Littlehampton is no different. The entrance from Adelaide has definitely been improved already. Well done.”

“Town entrances are not important in comparison to providing safe footpaths or bike access for children.”



This Plan also proposes defining a ‘village centre’ on the main street – a core area that has a higher level of investment in the public realm. This is suggested to be between the Hotel and the Bakery. Whilst there is strong community support for substantial change to the appearance of the main street of Littlehampton, many people commented that they want to keep the ‘country town feel’. This will be part of the design brief for further work.

Whilst large gardens and detached houses are popular and contribute to neighbourhood character in Littlehampton, they do not provide much diversity of housing choice. Recognising the needs of younger and older members of the community involves improving housing choice in this area.

This will permit younger and smaller households to find a home that suits their stage of life and household type. It will also support senior community members wishing to ‘age in place’ and not have to leave their community if they wish to downsize their house or garden. This also enables intergenerational support, so that different generations can live within practical distance for providing family support eg childcare or elder care.

Council will promote opportunities to include some medium density housing, such as town houses, and housing targeted to older people, in new development areas such as the residential land on Gardner street that has not yet been developed, and a few large sites adjacent to the commercial areas. This strategy will avoid the impact that increasing housing density would have in established neighbourhoods.

Potential initiatives and projects

3. Improve the appearance and character of key areas

- 3.1. Renew and beautify the main street environment along North Tce/Old Princes Hwy (proposed landscape plan) including priority areas for powerline undergrounding between Darnley St and Clegett Rd.
- 3.2. Define the 'village centre' with landscape treatments which 'green up' the public realm with more trees, replace bitumen with paving and plants, introduce water sensitive urban design features and more street furniture.
- 3.3. Celebrate the heritage and culture of the area through initiatives such as interpretive signage, public art, and the materials chosen for public realm improvements.
- 3.4. Improve the appearance at township entrances and approaches. Develop gateway treatments that reflect the local sense of place. (see page 29 for one example of how this could be achieved at the Western town entrance near Anembo Park).
- 3.5. Improve landscaping between Freeway and the entrance to Littlehampton, and around Anembo Park, with more plantings and clear pedestrian routes.
- 3.6. Progressively renew signage and wayfinding, and reduce unnecessary visual clutter in the public realm.
- 3.7. In partnership with community groups, strengthen existing measures that protect and enhance natural areas and actively manage bushland reserves.
- 3.8. Undertake watercourse restoration works with priority to Littlehampton Creek.
- 3.9. Undertake review of current maintenance levels of public places and reserves.
- 3.10. Encourage private property owners to improve their land and buildings that have an interface with important public spaces. Investigate the viability and costs of an incentive scheme to achieve this.
- 3.11. Investigate renaming the main street of Littlehampton to achieve one consistent name through the town where there are currently four names.

4. Manage urban development to minimize negative impacts of change and promote quality development outcomes

- 4.1. Reinforce the desired character of existing residential neighbourhoods, whilst working to improve the character and aesthetics of entrances and the main street
- 4.2. Continue to limit urban development outside of existing zone boundaries.
- 4.3. Review planning provisions to implement the directions of this Plan, and to update the Mount Barker Development Plan. The existing development potential of land currently zoned for urban or rural living uses is not to be reduced, but there may be opportunities for policy changes that lead to better outcomes of development.
- 4.4. Encourage housing diversity and choice in appropriate locations including near major open space and activity centres. For example housing for older people, supported housing for people with disabilities and some medium density housing.
- 4.5. Provide opportunity for businesses and local services through flexible and modern planning policy and infrastructure upgrades.

5. Continue to upgrade infrastructure and services to appropriate standard for forecast population growth and urban development

- 5.1. Implement staged wastewater and stormwater infrastructure upgrades
- 5.2. Investigate the potential for an education facility at the Glebe that services the Nairne area as well as Littlehampton/Blakiston eg a school with secondary education offering.
- 5.3. Investigate the provision of charging stations for electric vehicles.



Concept Plan 2 Main Street Key Changes



- 5.4. Progressively improve junctions, roads and car parks to enhance safety and performance, including for pedestrians and cyclists:
- 5.4.1. Improve the intersection at Cleggett Rd and North Tce, focusing on pedestrian safety.
 - 5.4.2. Improve the intersections of Gardner St and Gum Tree Dr with Old Princes Hwy to a standard suitable for anticipated traffic volumes. This will be required when further development occurs on Gardner St.
 - 5.4.3. Continue to review sightlines, safety, function and design standard of roads where appropriate, with consideration of Alston Rd, Joseph Rd, Baker St, Blakiston Rd, Hallet Rd, West Tce, Rule Court, Kym Ave, Junction Rd, Childs Rd, Fulford Tce and the internal road at Anembo Park.
 - 5.4.4. Investigate opportunities to increase car park provision to support business activities, while also improving safety for pedestrians in car parking areas.

Legend

| | |
|--|--|
| <ul style="list-style-type: none"> New and renewed landscaping Underground powerlines Footpath projects Civic/community space projects | <ul style="list-style-type: none"> Improved town entrance Junction safety upgrade Possible new pedestrian crossing location Possible new pedestrian bridge |
|--|--|

- 5.4.5. Investigate the viability of relocating car park from the front of Miels park to behind the Peace Memorial Hall
- 5.4.6. Wherever possible locate car parking behind or at the side of buildings along the main street to encourage active uses of buildings fronting roads and improve safety and quality of the public realm.



Town Entrances

The level of importance of town entrances to community members varies, with many people rating it a lower priority than issues like footpaths and safety for pedestrians, improving existing public spaces and the quality of the main street environment. Others raised the valid point that 'first impressions count'. This Plan proposes modest changes to enhance the approaches to Littlehampton and Blakiston.

During the public consultation for this Plan, the sculpture in Willow Park drew some criticism regarding its relevance to Littlehampton. This sculpture is part of a broader regional initiative in tourism and the arts, however, with relevance beyond local concerns. It will remain in its current location, and Council proposes to further develop this town entrance with complementary landscaping to harmonise the elements in this area and improve the sense of arrival.



Council priorities

1. Beautify the village centre with a staged landscape upgrade of North Terrace, including undergrounding of powerlines between Darnley St and Cleggett Rd.
2. Improve housing choice, including more housing suitable for older people.
3. Celebrate the heritage and culture of the area through initiatives such as interpretive signage, public art, and the materials chosen for public realm improvements.

Theme 3

Provide places for people and support community life



Direction

Renew public places, reserves and venues. Provide diverse and interesting places for people to meet and enjoy their community and local environment. Support initiatives that strengthen community connections, inclusion and leadership.

Overview and rationale

Attractive and well used public space is important for sustainable communities. Places to meet, celebrate, relax and undertake purposeful activity together are a foundation for strong and connected communities. Littlehampton and Blakiston has some highly valued and well used public facilities and places, but they are in need of some TLC. Changes that have occurred in the local community also need to be reflected in facilities and places that meet contemporary needs and are accessible to all.

This Plan proposes transforming the commercial and civic centre of Littlehampton into a modern and vibrant place for people. Miels Park and the Peace Memorial Hall will be renewed. The Peace Memorial Hall will be renovated in time to celebrate the 100 birthday of the facility as a significant community meeting place in November 1919. A staged overhaul of Miels Park could reduce the area committed to fenced courts and parking area - currently 36% - and enable it to be a more beautiful and flexible park for community events and passive recreation. (See page 32 showing how this might work).

We will continue to develop Anembo Park as a higher order hub for community, recreation and sport. Selected reserves will also get some modest improvements to ensure they provide more value to residents.



“I chose to draw a park because it would be a safe place to stay and play. And we don't have many parks in Littlehampton.”
Sophie Leach
age 10

A major new parkland is proposed for the Glebe land, and it will benefit locals as well as members of the broader District community. Some of the Glebe land is proposed to be developed for a complementary use, in order to fund the development of the new parkland. (See page 34 to show how this parkland might be developed, subject to further consultation and detailed design).

But strong communities are more than just the quality of their built and natural environment. This plan also proposes support for community building initiatives, where community groups take the initiative and Council backs their leadership where it contributes to a healthier and more inclusive community. “Placemaking” approaches that encourage more activity in the public realm will be applied to Littlehampton’s Main Street and key public spaces. Public art and heritage interpretation, including Peramangk culture and heritage, will also enrich public spaces. These initiatives will be developed with input from local community members.



What you told us

Existing reserves and public facilities

“Miels Park and the Hall precinct is worthy of more planting and beautification. The hall itself is worth having facilities upgraded while keeping the old world look. Many groups meet here and need facilities upgraded to their needs.”

“Do we really need the tennis courts at Miels Park when we have 12 at Anembo Park? Return it to park space for families and what about introducing a soft surface figure 8 track that children can learn to ride their bikes on.

“Make the Coppins reserve area and the bushland area at the top of Blundy Way more people friendly for walkers by having clearer walkways and maintaining the scrub.”

“Tidy areas already existing, cutting grass, fencing.”

“Make the existing parks more welcoming and beautify them first (Anembo and Miels) before spending more money on a new one.”



Concept Plan 3

Miels Park Renewal

Subject to further design and consultation

KEY:

- (A) EXISTING WALKWAY TO PARK
- (B) NEW WALKWAY / ENTRY
- (C) NEW VEHICULAR ENTRY
- (D) WAR MEMORIAL SHELTER (RELOCATION TBC)
- (E) CARPARK ASSOCIATED WITH NEW DEVELOPMENT & POSSIBLE LINK TO JUNCTION RD
- (F) RELOCATE EXISTING COURT - OPTION TO RETURN TO GREEN SPACE
- (G) RECREATION PLAZA:
SHORT TERM USE: RETAIN FOR NETBALL OR MULTI-FUNCTION SPACE, PING PONG, 1/2 COURT BASKETBALL, MURAL WALL-
LONG TERM USE: OPTION FOR RELOCATION OF RETAINED COURT TO INCREASE PARK SPACE & LINK TO PLAY AREA - NET PROVISION FOR SPORT NOT REDUCED; COURTS TO BE BUILT ELSEWHERE
- (H) INTEGRATE PLAY & RECREATION PLAZA - TERRACING REQUIRED (NOTE: CHANGE IN LEVEL)
- (I) EXISTING PLAYGROUND - TO BE RETAINED
- (J) LONG TERM: PROVIDE NEW TOILETS AWAY FROM MIDDLE OF PARK TO FREE UP SPACE - KEEP LEVEL ACCESS TO TOILETS IN NEW LOCATION (POTENTIALLY SIDE OF PARK/ REAR OF HALL)
- (K) HALL FORECOURT TO BE LANDSCAPED - ACTING AS A GREEN "BUFFER" / FRONTAGE TO STREET
- (L) ALLOW FOR FLEXIBLE BUS / DISABILITY BAY AT STREET FRONT
- (M) POTENTIAL PLAZA SPACE WITH PERGOLA
- (N) CONTINUOUS PAVED FOOTPATH OR TREATMENT



Potential initiatives and projects

- 6. Continue to develop and update existing public facilities and reserves, building on historic investment and recognising the value of these places to the community:**
 - 6.1. Develop a detailed design for renewing Miels Park and the Peace Memorial Hall precinct as the ‘civic heart’ of Littlehampton.
 - 6.2. Investigate provision of a car park behind the Hall on the old tennis courts, enabling the front of the park to be redeveloped and landscaped.
 - 6.3. Develop a program of works in consultation with the management Committee for the Hall to progressively update the Peace Memorial Hall in order for it to continue to be relevant as the main community venue in Littlehampton well into the future. Commence this work in time to celebrate the 100th birthday of the facility.
 - 6.4. Investigate the opportunity for a new community space to be developed by replacing the unsafe lean to structure at the rear of the Hall.
 - 6.5. Continue to develop Anembo Park as an important regional facility for sport and community activities. Add more passive recreation facilities (eg picnic seating and shelters, walking paths, water fountain), complete planned sports facility projects.
 - 6.6. Investigate extending the Anembo Park Clubrooms to provide additional flexible community space.
 - 6.7. Enhance existing local parks & natural areas to increase their use and amenity. This will involve low cost improvements such as;
 - 6.7.1. An all weather walking path at Coppin’s and Turner’s Bush reserves.
 - 6.7.2. An ‘outdoor classroom’ at Coppin’s Bush eg seating logs
 - 6.7.3. Picnic facilities and simple play elements in the Mitchell Court Reserve and the Spring Park Farm Reserve (eg at corner of Gum Tree Dr and Edson Cres)
- 7. Improve the diversity of opportunities in public facilities and reserves:**
 - 7.1. Develop a new recreation park at the Glebe land that includes elements which make it a special destination serving both locals and the broader District. Involve the community in the design and development of the parkland. (See page 34 for further information).
 - 7.2. Work with community partners to add value to the St James School House so that the community can use and enjoy the historic structure and its setting more regularly. Undertake this in a way that complements the simple historic structure.
 - 7.3. Investigate the viability and level of support for a dog park in Littlehampton. Investigate the northern portion of Fulford Tce Reserve as a possible location for this.
 - 7.4. Provide features in all park and public space upgrades that support accessibility and social inclusion, and address identified community concerns. These include a desire for more play and activity opportunities for older children and teens, and aged friendly design.
 - 7.5. Apply the principles of ‘place making’ - providing more activities in public facilities and parks, incorporating public and community art, and work with community partners to make great places in Littlehampton.
- 8. Encourage active citizenship:**
 - 8.1. Provide opportunities for residents to identify and lead community driven projects, within a Council provided framework that guides and encourages their initiative.
 - 8.2. Provide targeted opportunities for young people to contribute to the design and priorities for open space projects.
 - 8.3. Establish a monitoring process (eg reference group) to track progress on this Plan with interested members of community and stakeholder groups.

Council priorities

1. Progressively improve existing local parks & natural areas with small investments and better maintenance to add value and increase their use by the community.
2. Develop a detailed design for renewing Miels Park and the Peace Memorial Hall precinct as the ‘civic heart’ of Littlehampton, and commence works in time for the Hall’s 100th birthday celebration.
3. Continue to develop Anembo Park as an important regional facility for recreation, sport and community activities.
4. Develop a new recreation parkland at the Glebe land that includes elements which make it a special destination for both locals and the broader District.

A new parkland at the Glebe

Council proposes to develop the Glebe land to achieve a range of community benefits. Chief among them will be a major new park for the District, a special open space destination, which will be enjoyed for generations to come.



Concept Plan 4 Glebe Land park

Subject to further design and consultation

The proposed Glebe park will be developed to a high standard, and will have a different character to the existing parks in the District, to offer diversity in Council’s open space network. It will be designed to appeal to the wider District community as well as enhance the lives of the residents of Littlehampton and Blakiston.

The park will include tranquil areas for relaxation, as well as areas for active play and recreation. It is proposed that ‘woodland’ plantings will provide an attractive setting for play spaces, picnic facilities and walking trails. Other features that have been requested by the community such as an adventure playground, a pavilion/ meeting space, museum, a water feature and outdoor events space could also be included.

Although some sporting facilities may be provided here – for example netball courts and junior oval sized playing field - organised sport will not be the main focus of this park.

New pedestrian and road links will ensure that the park is accessible to the surrounding area, and can be easily accessed by Littlehampton Primary School students for school activities.

Council proposes to make this park at least 5 ha in size. This is larger than Byethorne Park in Nairne (2.2 ha), and the flat portion of Mount Barker’s Keith Stephenson Park (between the lake and the car park). The scale and level of development of the park will ensure that it can accommodate multiple groups and different types of activities simultaneously. A small oval and courts would take about 1 ha of land, leaving the remaining 4 ha for passive recreation and play spaces.

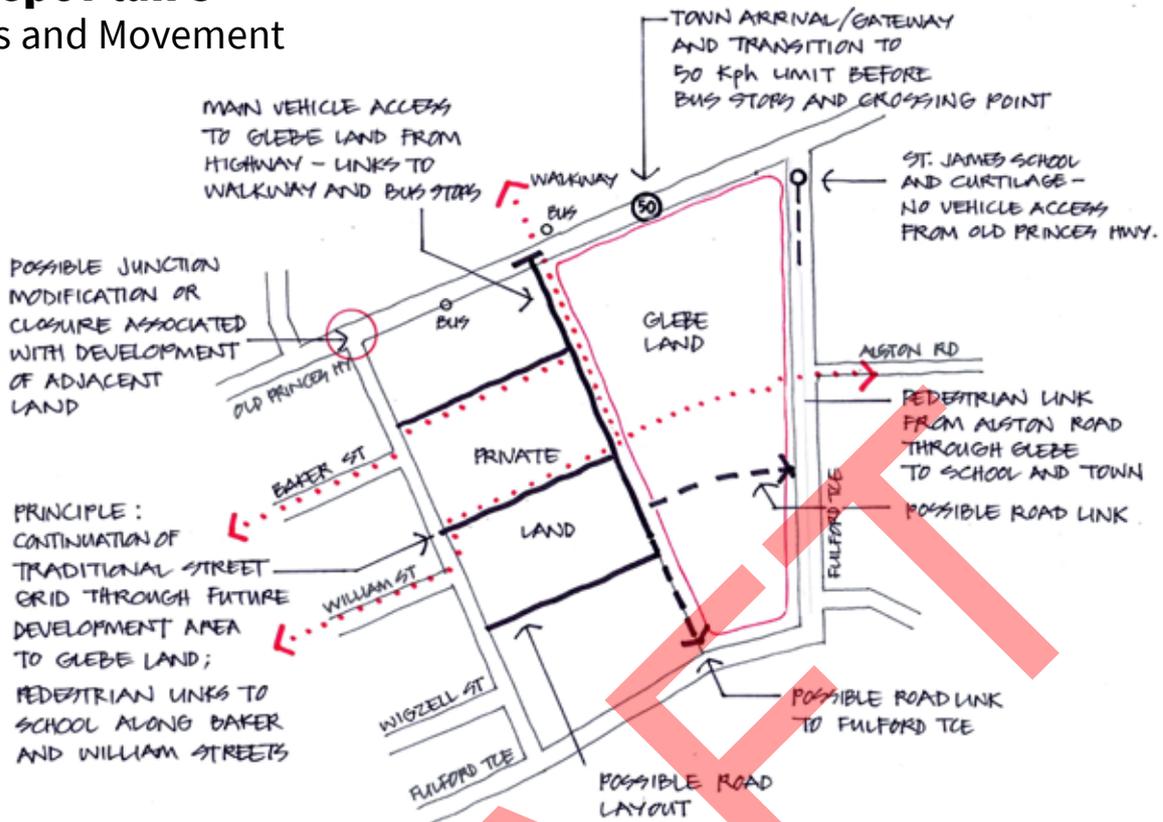
Concept Plans 4, 5 and 6 show the proposals for this site. These are subject to further consultation and design.

Council recognizes that achieving community benefits sooner, rather than later, is important at the Glebe land. There are also a lot of competing demands on Council’s resources and concern in the community about rate rises. The development of the park will require a large injection of funds.

Therefore Council’s delivery strategy for the Glebe park includes selling in the vicinity of 2.5 – 3 ha of the site.

Concept Plan 5

Access and Movement



Contributions from adjacent, future residential development (on Gardner St), and grants from State Government’s open space fund will also be sought to contribute resources for the open space development. This is a practical approach to delivering multiple community outcomes at the Glebe land in a timely way.

The portion of the Glebe land that is not included in the park is still expected to provide community benefits through development that integrates with the park, meets a need or provides a community service. Council will seek development proposals for the 2.5 – 3 ha to be sold which are consistent with the existing zoning, which will support the success and safety of the open space, and fit in with the surrounding land uses.

The whole of the Glebe land is zoned “Community Zone”. The promoted uses in this zone include education, recreation, cultural and community facilities, health care and community services, cemetery, place of worship, nursing home and supported housing. Not all of these, however,

may have sufficient demand, be appropriate or viable in this location. Proposals for the portion to be sold will be assessed against a set of criteria to ensure that the outcomes of community benefit, appropriate land use, quality design, and financial returns are achieved.

Council does not propose developing the site solely as a residential development.

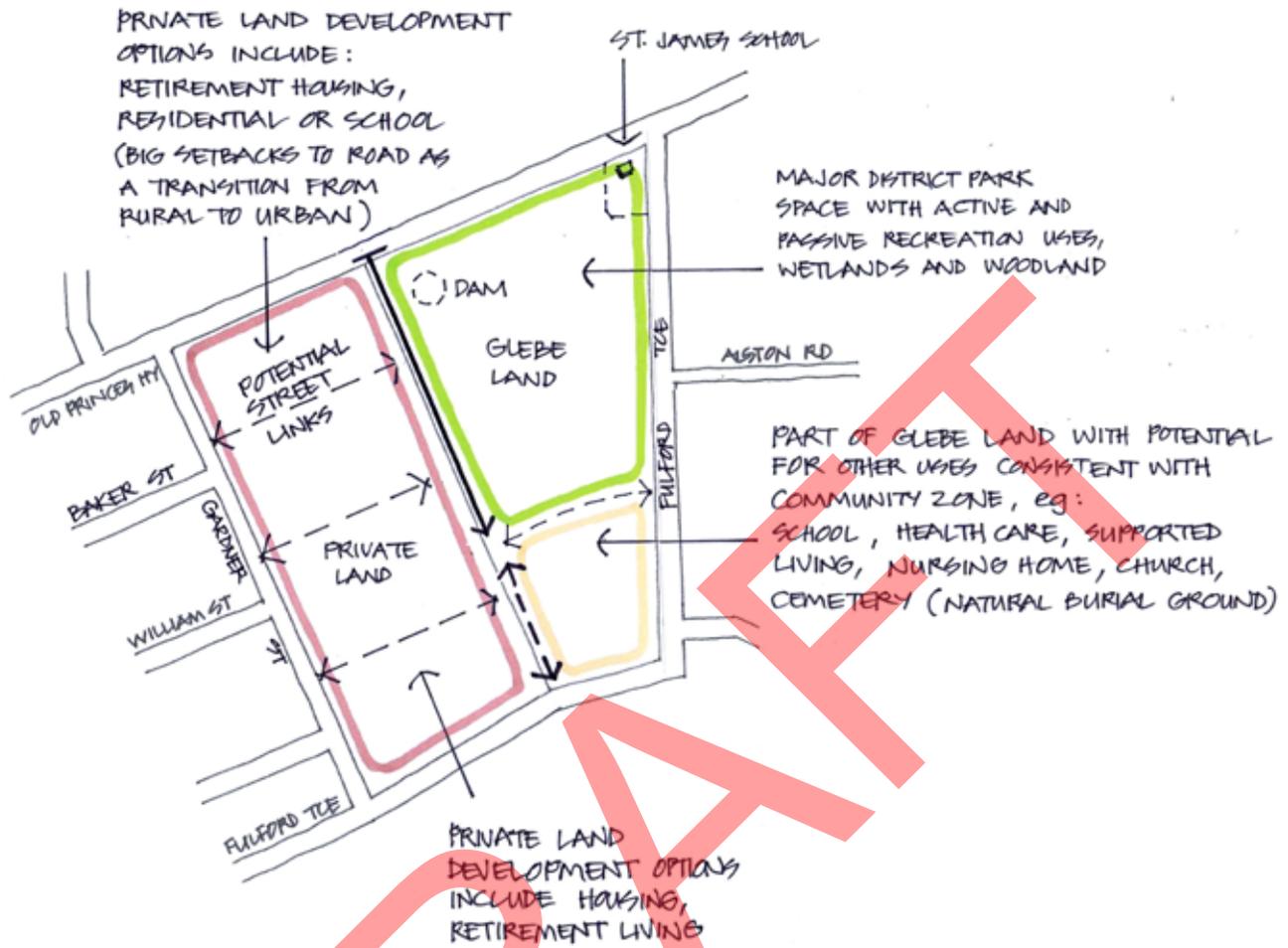
It is possible, however, that a small amount of housing could be included in an integrated development proposal for the portion of the Glebe land to be sold, if it will contribute to surveillance of the public open space or meet a local need. An example of this might be housing designed for older or disabled people which fronts part of the new park.

Council will retain some flexibility regarding the portion to be sold, but expects that the majority of this would be at the southern end of the site. An area at the north western part of the Glebe land, fronting onto the Old Princes Hwy, could also be suitable for some uses, eg a nursing home.



Concept Plan 6

Land Use



What you told us Glebe Land

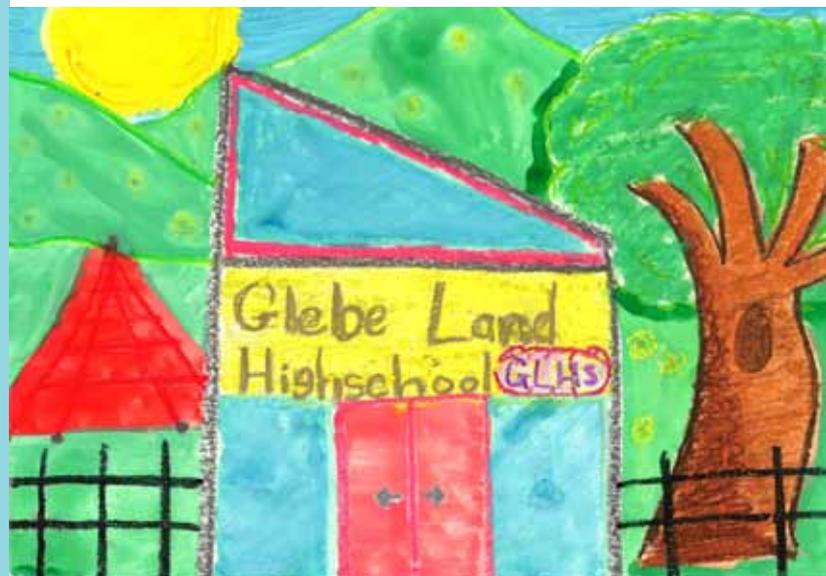
“Littlehampton is a lovely family town, why not have somewhere local families can spend time together.”

“As long as its a rural park open to all, not just specific sporting community/community groups. Needs to be a destination place for casual picnics, somewhere to sit and enjoy outdoors.”

“Not just a regular park or organised sport venue at the Glebe. Something special and unique for this area e.g. Nature Play or Adventure Park for all ages. Give people a reason to come and stop in Littlehampton not just drive through.”

“What an opportunity for an innovative shared space - retirement housing & childcare or school facilities & parkland & recreation space & event space - get some creative thinkers together with community.”

“ I drew a Glebe Land Highschool.
I chose to draw this because I think we should
have high school close so we could go to a high school
closer to home.
11 years
Kayla Riddle ”



Implementation

This plan will be implemented over a 20 year period, with five yearly action plan updates.

Action Plan

A five year action plan will be developed following consultation on the draft Plan.



Snapshot:

Key Directions for the next 20 years

1 Make Littlehampton a pedestrian-friendly village

- More crossings on busy roads **A**
- Link up and build more footpaths
- Slow the traffic down in key places **B**

2 Beautify the village centre and entrances

- Green the main street with trees and landscaping
- Underground powerlines in critical areas **C**
- Improve entrances into the area **D**

3 Develop a special open space destination for the District at the Glebe Land **E**

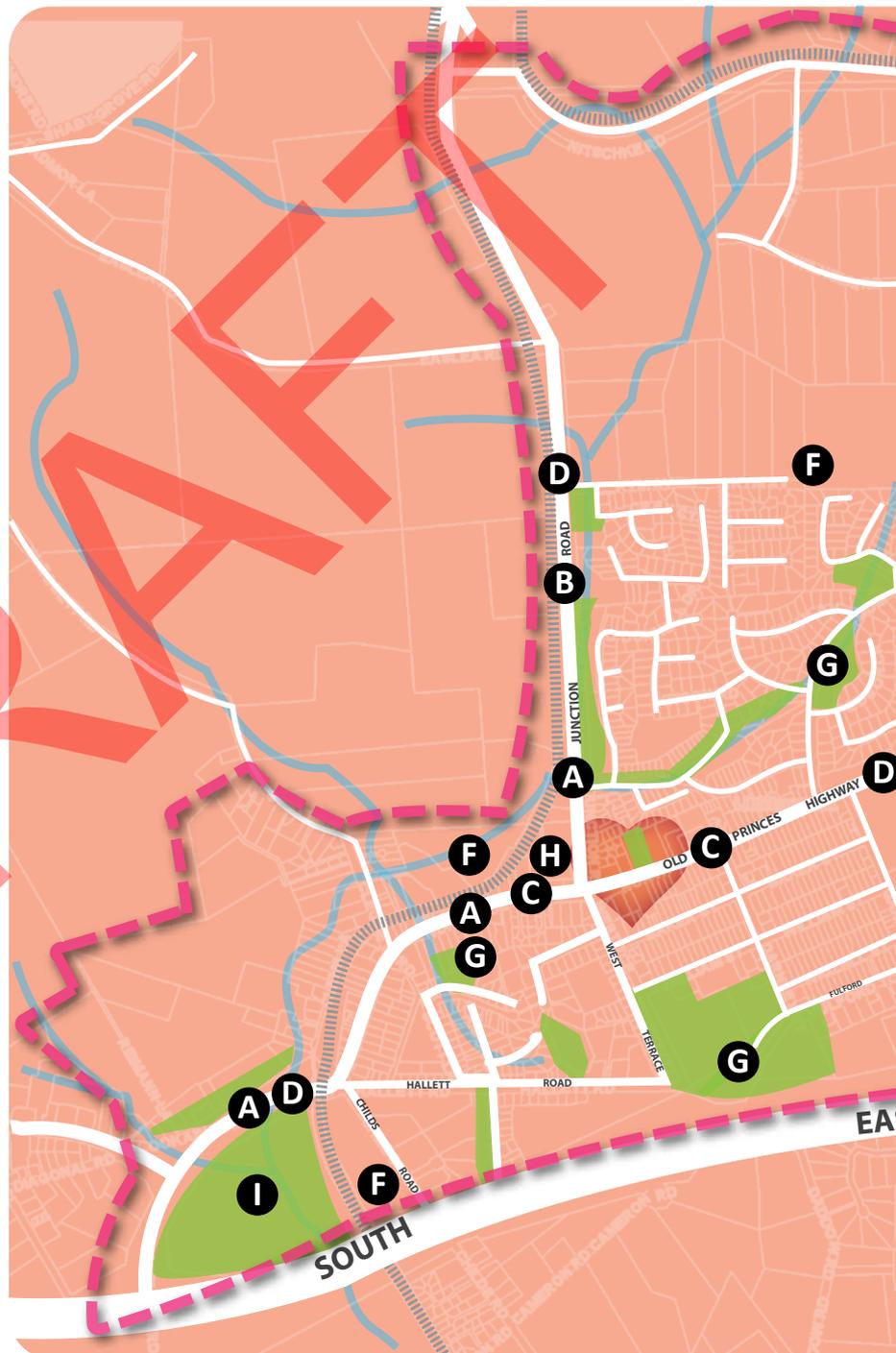
- Minimum of 5 hectares of open space
- Focus on informal recreation and diverse play opportunities
- Sell some land to fund the new park

4 Invest in the civic precinct for the town

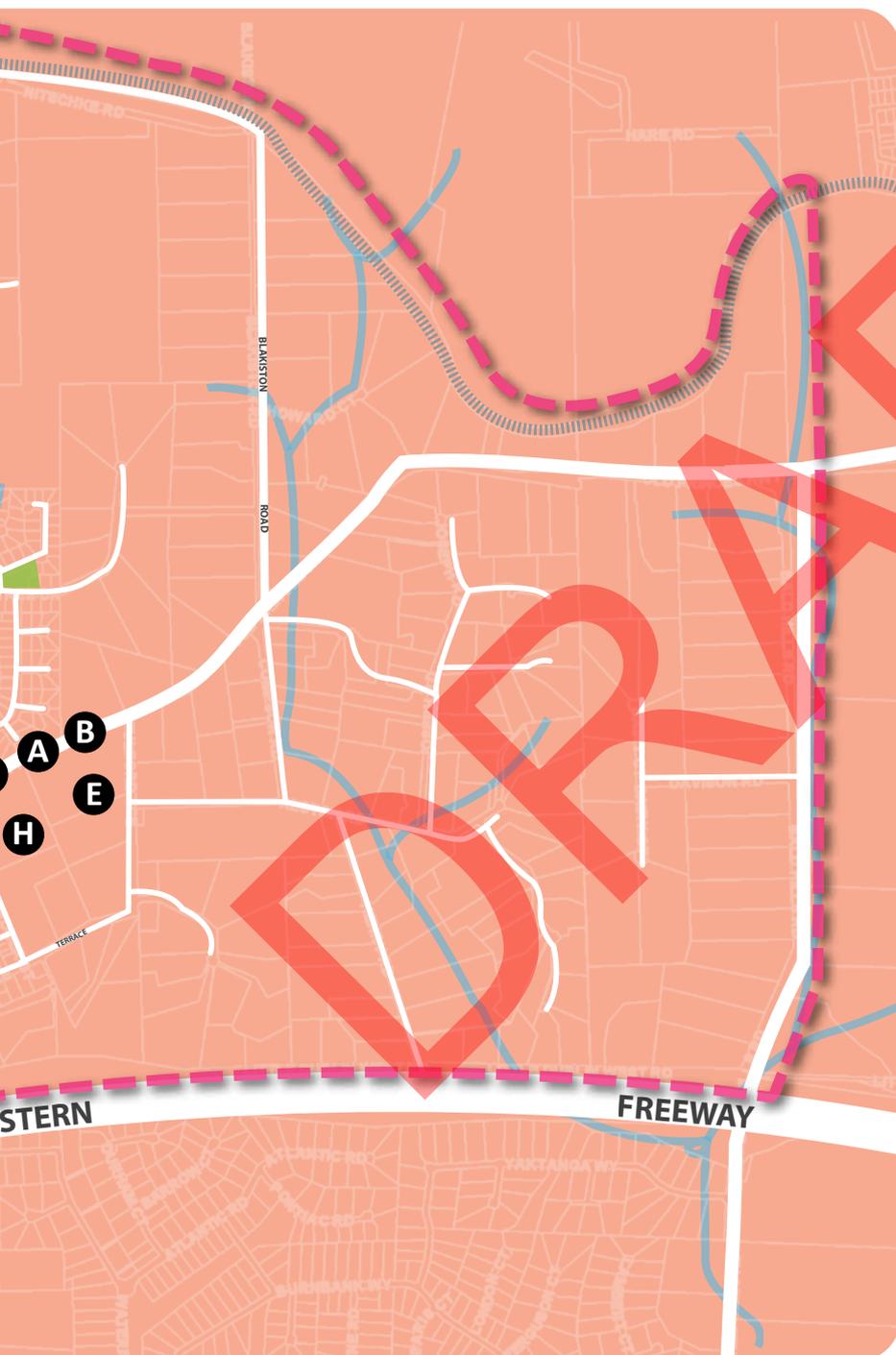
- Renew Miels Park
- Renovate the Peace Memorial Hall
- Provide opportunities for more community activities and events.

5 Manage impacts of growth

- Infrastructure upgrades eg, road and junction improvements and wastewater scheme
- Protect valued character of residential and rural living neighbourhoods
- Update planning controls
- Limit growth to existing boundaries



Littlehampton & Blakiston Neighbourhood Plan



6 Develop a new **F** recreation trail network

- Connect Mount Barker and Littlehampton
- Use the railway corridor for a trail
- Join up existing linear park paths in Spring Park

7 Enhance existing parks and reserves **G**

- Fulford Terrace Reserve
- Mitchell Court Reserve
- Spring Park Reserve
- Coppins Bush

8 Build a strong and inclusive community

- Diverse and challenging play opportunities for older children and teens
- Support community leadership
- More housing for older people
- A mix of allotment sizes and housing types in new developments **H**

9 Continue to develop Anembo Park as a major community and sporting facility **I**

- More passive recreation like trails, picnic and playgrounds
- Complete sports facilities
- Make it more accessible
- Extend clubrooms

For more detail about these directions and to view the draft plan: <http://www.mountbarker.sa.gov.au/consultation>

