

HAHNDORF TOWNSHIP PLAN

MARCH 2018



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IMPLEMENTATION

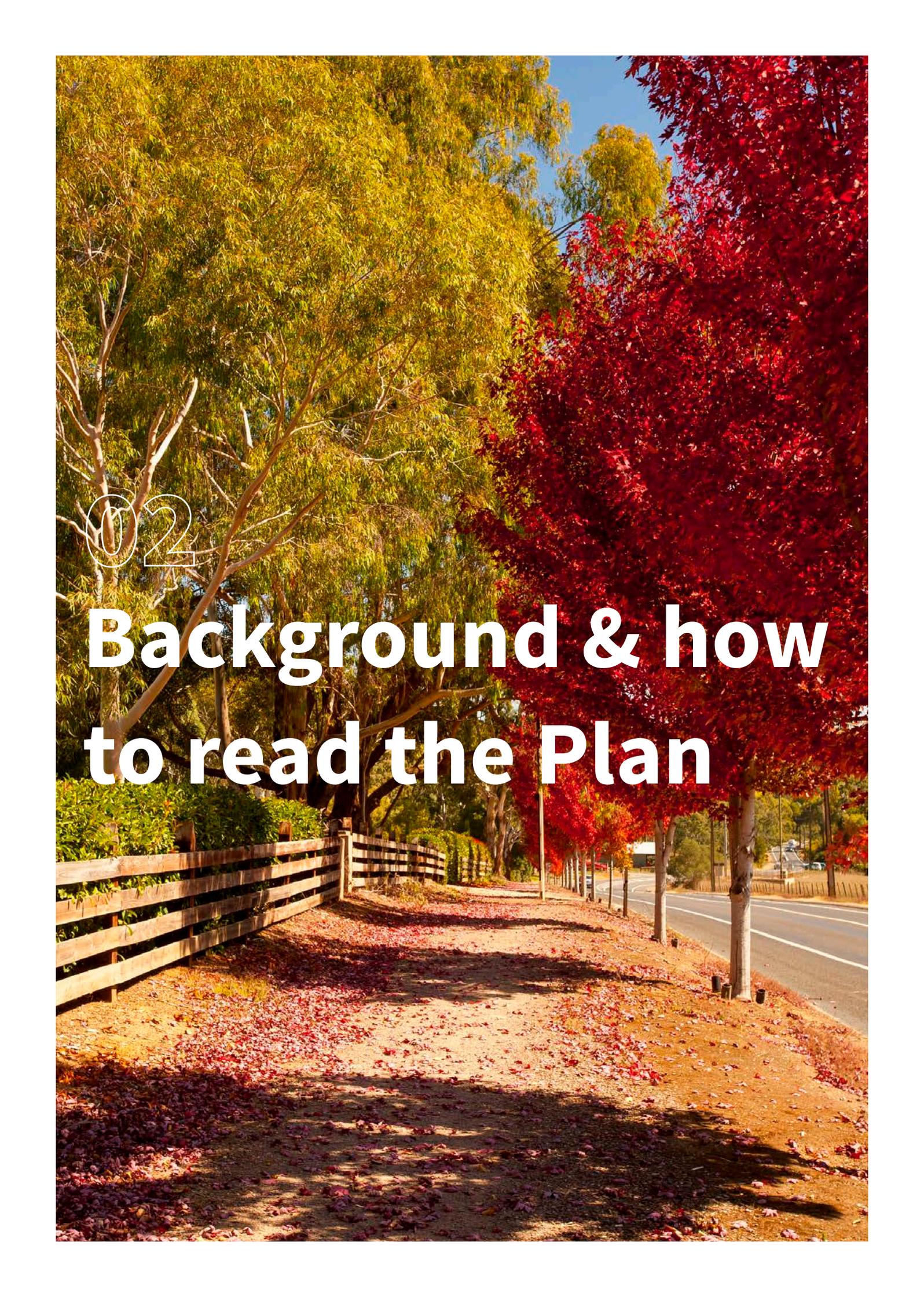
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01 PURPOSE

The Hahndorf Township Plan (the Plan) will guide the future of Hahndorf over the next 20 years. It is intended to assist Council in delivering coordinated projects, planning and services. It will also inform initiatives of external agencies such as community groups, private individuals, government agencies and the business sector who play a pivotal role in the future of Hahndorf. The Plan will:

- Provide a long term vision for the township of Hahndorf
- Identify opportunities to facilitate economic prosperity
- Respond to the changing diverse needs of the community
- Describe priorities and opportunities for improving infrastructure, the public realm, car parking and traffic, and open space.



02

Background & how to read the Plan

In October 2017, Council ran community consultation on a draft Hahndorf Township Plan. We reviewed all feedback, made changes where needed and finalised the document into this Plan.

Background

On 3 October 2017, Council endorsed the draft Hahndorf Township Plan to go out on public consultation. This consultation period ran from Monday 16 October til Thursday 16 November 2017.

The objective of the consultation was to answer the question; do the proposed priorities and key directions set by the draft Plan accurately reflect community expectations?

During the consultation period over 1,600 brochures were mailed to residents and an open day was held on the Academy Lawns on Thursday 2 November 2017.

There was a high participation rate among the community which included:

- 223 completed surveys
- 50 people attended the open day
- 52 responses from a children's workshop undertaken by St Michaels Lutheran School
- 18 written submissions received from 8 groups/agencies and 10 individuals
- Council staff met with community organisations during the consultation period, including the Hahndorf Residents Association as well as the Hahndorf Business and Tourism Association
- A detailed report on the summary of consultation was presented to Council on 4 December 2017 (Item 13.2). To view this report go to: mountbarker.sa.gov.au and open the 4 December 2017 Council Agenda.

How to read the Plan

This report has been broken up into two sections.

The first section provides an introduction to the Plan and includes information on the context of Hahndorf. It also provides detail on the 6 key themes of the Plan and associated principles.

The second part of the report takes a more in-depth look at each of the key themes. This section is under the heading of 'explore the plan'. Also included in this section is the implementation plan which sets priorities for actions detailed in the Plan.

This report is structured as follows:

1.0 INTRODUCTION

Introduces the Plan and provides an executive summary.

2.0 CONTEXT

Provides a background to Hahndorf including issues and opportunities that influenced the Plan.

3.0 PLAN THEMES AND PRINCIPLES

Provides an overview of the six key themes and the guiding principles which underpin the Plan.

4.0 EXPLORE THE PLAN

Provides an in-depth look at the Plan.

5.0 IMPLEMENTATION PLAN

Details the priorities of the Plan and their implementation.

03 THE PLAN

1 Enhance and protect heritage

- Advocate and support the continued protection of heritage places and areas
- Celebrate heritage and character of the area through initiatives such as interpretive signage, public art, and events

2 Reinforce township boundaries and character

- Reinforce existing township boundaries **A**
- Reinforce detached dwellings on large allotments
- Encourage private property owners to improve their land when adjacent significant heritage buildings/areas

3 Renew the Main Street **B**

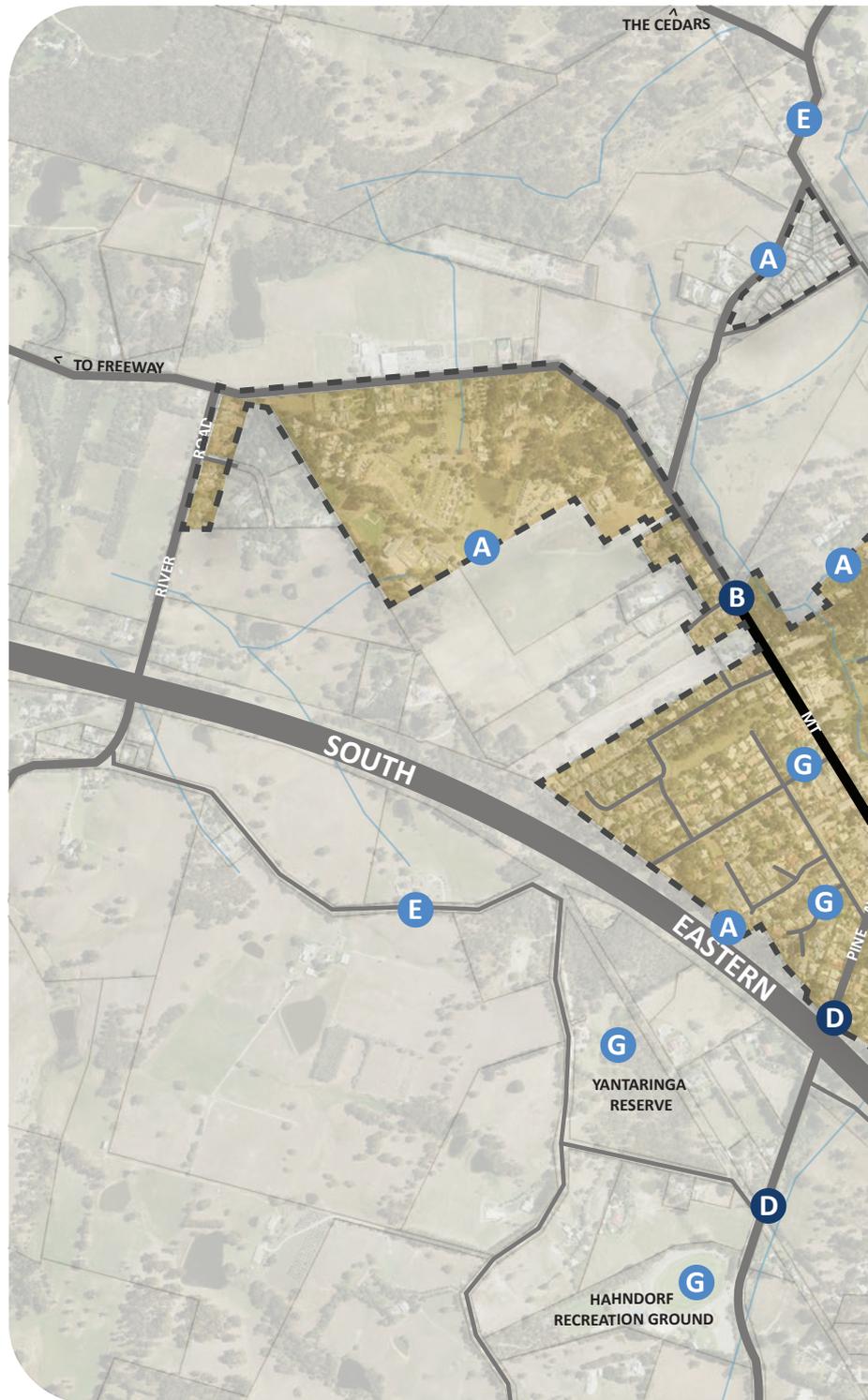
- Renew the Main Street footpath
- Upgrade street furniture
- Upgrade street lighting / install feature lighting
- Undertake and implement a tree succession plan

4 Bring activity to the Main Street

- Develop an arts and culture precinct **C**
- Activate the public realm through art, music and performance
- Support programming of events to assist with an expanded nighttime economy

5 Increase car parking efficiency and develop strategies to manage supply

- Implement short term strategies such as new signage and improving sight lines
- Undertake detailed investigations and implement recommendations from study to increase car parking utilisation and efficiency



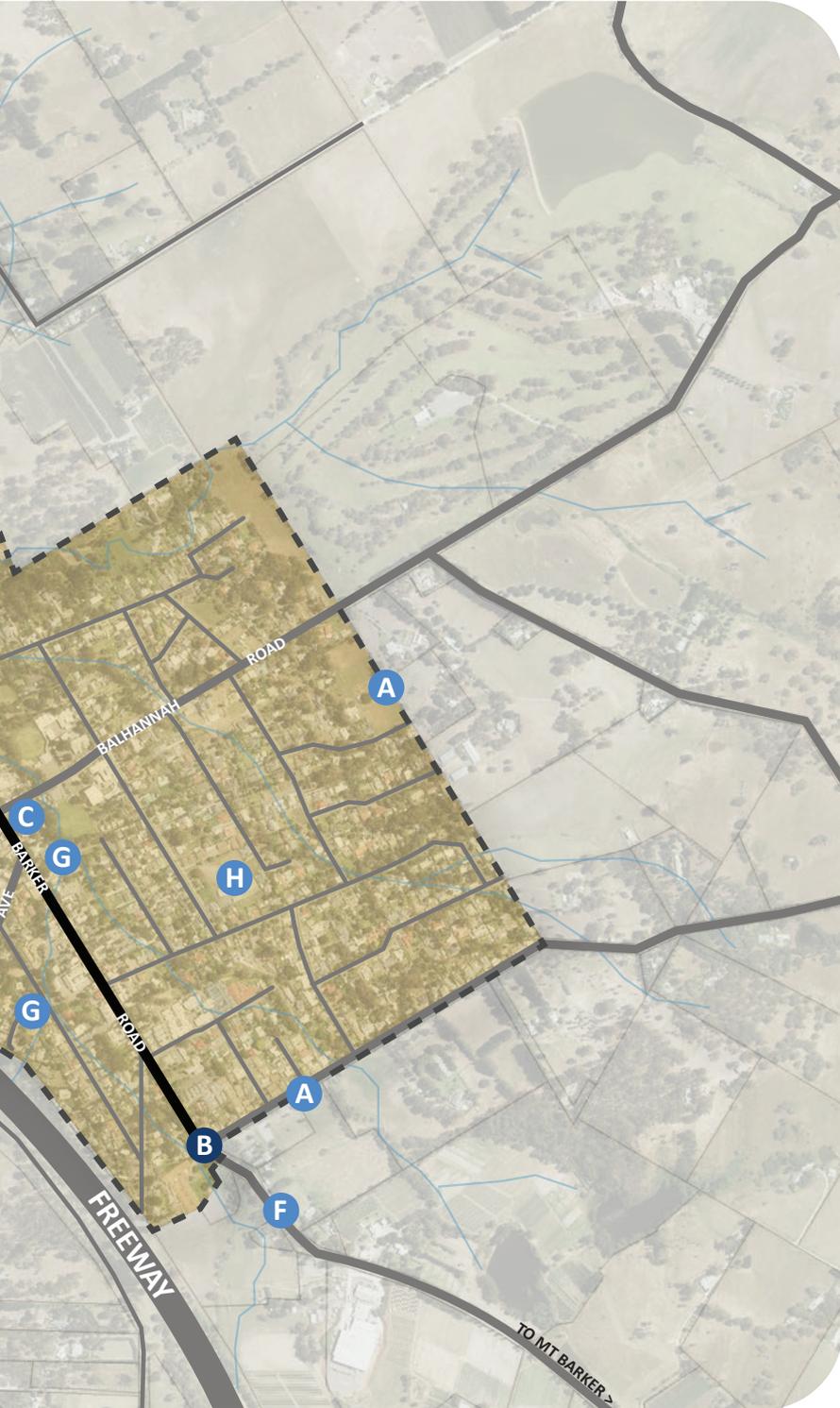
Heritage, character and identity



Car parking, traffic and access



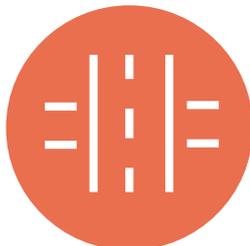
Open space and community facilities



- 6 Make it easier to move about**
 - Upgrade the footpath along Echunga Road to Hahndorf Recreation Ground **D**
 - Integrate Pioneer Women's Trail, the Cedars and Blueberry Hill to the Main Street **E**
 - Connect Hahndorf to Mount Barker **F**
- 7 Support economic growth and tourism**
 - Encourage and foster the Germanic/ Prussian experiences and influences
 - Install free Wi-Fi along the Main Street
 - Implement multi-lingual signage
- 8 Maintain and enhance key public open space **G****
 - Alec Johnson Park
 - Pioneer Memorial Garden
 - Pocket parks
 - Yantaringa Reserve
 - Hahndorf Recreation Ground
- 9 Add diversity to open space and recreation experiences**
 - Establish passive play, low key, minor trails
 - Investigate opportunities for youth space at Hahndorf Recreation Ground **H**
 - Investigate possible options for surplus land within the Bowling Club grounds
 - Work with schools to increase community access to play equipment
- 10 Further develop sustainable management of stormwater infrastructure**
 - Prepare a town wide Stormwater Management Plan
 - Assist with the improvement of creek line management practices



Economic development and tourism



The Main Street



Stormwater management

04 EXECUTIVE SUMMARY

Council's three top priorities over the next 5 years are to reinforce township boundaries, upgrade the main street and to develop an arts and culture precinct.

The vision

Over the next 20 years Hahndorf will undergo a renewal. A renewal which will see Hahndorf mature into a highly livable town as well as an exceptional iconic Australian tourist destination.

To achieve such a vision, this Plan is underpinned by 5 key strategies:

1. Reinforce existing township boundaries
2. Protect and enhance heritage and character
3. Renew the Main Street and public realm
4. Add diversity to open space and recreation areas
5. Increase car parking efficiency and develop strategies to manage supply.

Given the existing township boundaries, we as the Council and the community, need to be creative in our thinking, be adaptive with existing infrastructure, and be open to new ideas. We will meet this challenge with enthusiasm and see it as an opportunity to create strong public / private partnerships which will benefit the Hahndorf community as a whole.

Six key themes and their guiding principles

Six themes have been developed which address to key opportunities the Plan seeks to respond to. The six themes include:

1. Heritage, character and identity
2. Access, movement and car parking
3. Open space and community facilities
4. Economic development and tourism
5. The Main Street and arts and culture precinct
6. Stormwater management.

Each theme has guiding principles which inform strategies and priorities, these are detailed further in this Plan.

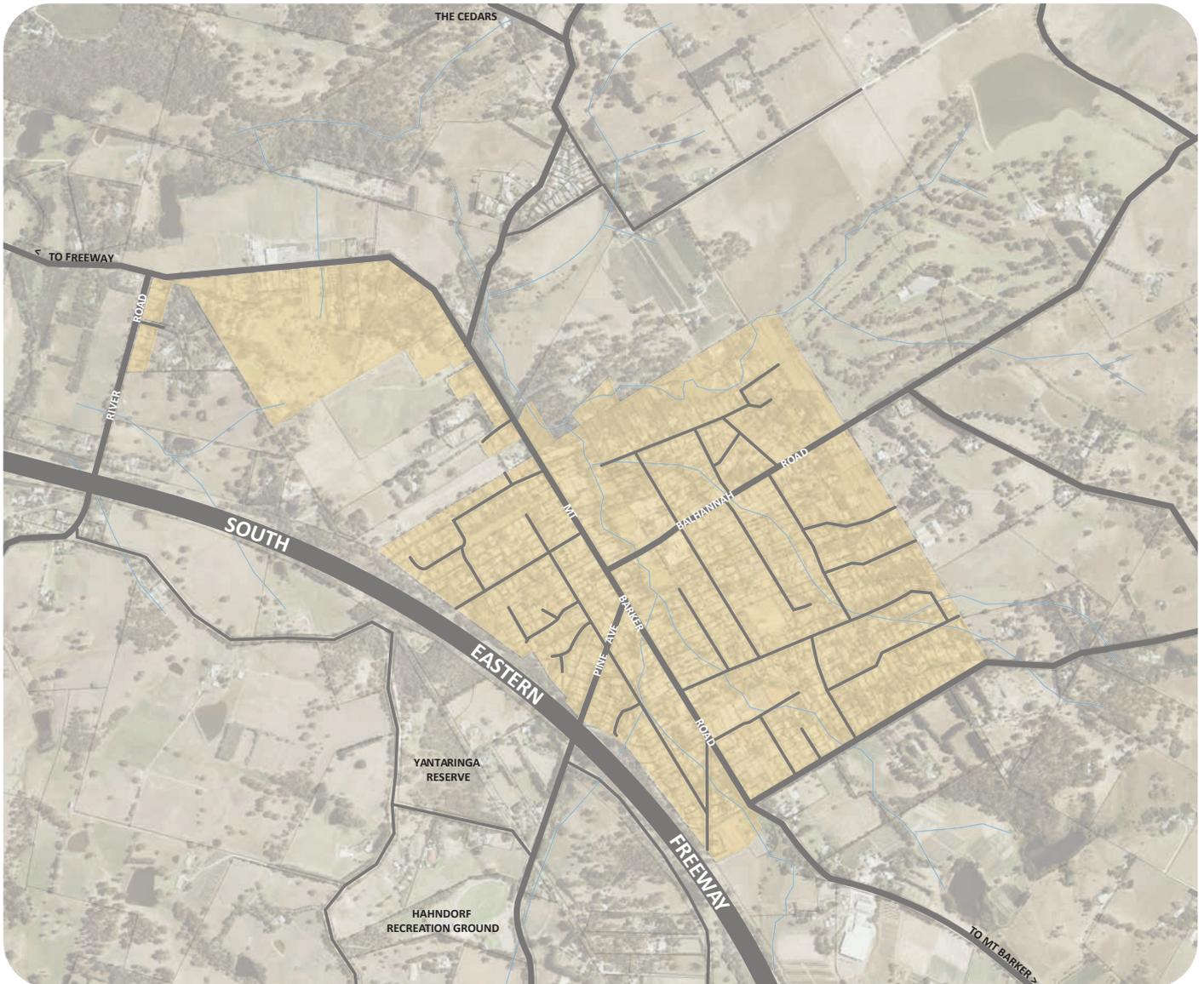
Implementation and priorities

Implementation of the Plan has been broken into short, medium and ongoing projects over a 20 year period.

Community consultation

Community consultation on the draft Plan was undertaken from Monday 16 October and concluded on Thursday 16 November 2017. Further details of the summary of consultation can be found on page 1 of this report, or by viewing the 4 December 2017 Council Agenda Item 13.2, which can be found on Council's website; mountbarker.sa.gov.au.

05 CONTEXT



Peramangk acknowledgment

We would like to acknowledge that the township of Hahndorf is located on the traditional land of the Peramangk people. We respect their spiritual relationship with their country and their cultural and heritage beliefs.

Bukartilla is the traditional name given to the site, as a reference to the local water holes, around what we know as the township of Hahndorf.

Focus Area

The focus area of the Plan is the township of Hahndorf, however, more broadly the plan takes into account the surrounding hinterland.

Four main factors have influenced Hahndorf to make it what it is today, these being its historic, demographic, tourism, and environmental context. All factors are discussed in detail as follows.

05 CONTEXT CONTINUED



German settlement

Hahndorf is the oldest surviving German settlement in Australia.

The original Lutheran pioneers came to South Australia to escape religious persecution in Prussia. Many were passengers on the “Zebra” which reached Adelaide on 28th December 1838. The township was named Hahndorf (Hahn’s Town) after the master of the ship, who helped them find farming land and settle together.

Some of the older buildings exhibit traditional characteristics such as ‘fachwerk’ with timber framing and wattle and daub infill panels and deeply pitched roofs.

The world famous artist Sir Hans Heysen lived and worked in the township for more than 60 years and his historic property, home garden and studios are open daily to the public, and remain one of the township’s unique cultural experiences. The Hahndorf Academy (regional art gallery) hosts the Annual Heysen Prize.

Hahndorf today is a thriving tourism town with restaurants, motels, galleries, craft shops, handcrafts, special events and festivals, catering to the large number of visitors.



Demographics

The Census usual resident population of Hahndorf (and its surrounding hinterland) in 2016 was 2,919 which represents 8.7% of the Mount Barker Districts population.

There is a relatively even spread of age groups in Hahndorf. However, Hahndorf has a higher proportion of seniors in the 70-84 age category (12.7) compared to Mount Barker (6.2%).

Overall, 14.8% of total households with children were a couple with young children, and 8.9% were couples with older children, compared with 18.4% and 10.4% respectively for Mount Barker District Council. Between 2011 and 2016, the number of households with children decreased by 42 households or 10.4%.

In the 2016 Census, there was a higher proportion of residents in the Hahndorf study area who had a disability requiring the need of assistance with core activities (8.8%) compared to 5.9% in Greater Adelaide and 4.6% in the wider Mount Barker District. The higher proportion of residents requiring assistance may be reflective of the slightly older population demographic compared to the wider Mount Barker and Greater Adelaide region. Both statistics highlight the need for diversity in housing and universal design.



Economy and tourism

At the time of writing this document, the total contribution to Gross Regional Product (GRP) by Hahndorf Business and Tourism Association (HBTA) businesses was approximately \$88 million in 2016/17 and \$102 million in 2017/18, representing approximately 7 per cent of GRP generated in the Mt Barker Local Government Area in 2016/17. Total employment of the HBTA was estimated to be 603 full time jobs in 2016/17 and is expected to increase to 878 full time. This growth can largely be contributed to tourism.

Hahndorf is currently the 7th most visited tourist town in Australia and whilst it is also a desirable location to live, it is host to local, intrastate, interstate and international visitors on an on-going basis.

Of the international visitors, Chinese tourists make up the largest proportion. The average spend of a Chinese tourist in South Australia is approximately \$4,000 - \$6,000 per head, which is higher than other states in Australia where the average spend is around \$3,000 per head.

Visitors are attracted to the historic character of Hahndorf alongside the many features of the area including Hahndorf Academy, St Paul's and St Michael's Lutheran churches, The Cedars historic home, Beerenberg Strawberry Farm and the many wineries which surround the township.

In order to continue to maintain and improve the town's status as a major tourist destination, infrastructure in the area needs to be maintained, so that the township does not take on a 'tired' look.



Physical environment

The township and surrounding hinterland of Hahndorf are distinctly different. The township is tightly held within an existing township boundary which covers an area of approximately 179ha. The township is largely residential with commercial land uses forming a strip along the Main Street. Hahndorf's residents generally enjoy large gardens around their detached homes. The median size allotment in Hahndorf is in the order of 1,000sqm.

Four creek lines run through the township of Hahndorf which connect with the Onkaparinga River.

The surrounding hinterland has a high landscape setting with gum-studded hills, farms with vineyards and animals grazing in open fields and patches of remnant and regenerating bush. These landscape qualities are important elements of what people value about this area and its sense of place.

Current land uses closely match the existing zones in the Mount Barker Council Development Plan. While there are opportunities to update the existing policies and zones in the Development Plan that apply to Hahndorf, there is no opportunity to extend the existing township boundaries. This is due to the town being surrounded by the Environment and Food Protection Area which legislates there is to be no residential development on this land.

06 9 GUIDING PRINCIPLES & THE 6 THEMES

The 9 guiding principles are:

1. Protect and enhance heritage and build on the existing Germanic identity
2. Reinforce township boundaries whilst adding diversity
3. Increase car parking efficiency and develop strategies to manage car parking supply
4. Make it easier to move about and find your way around
5. Maintain and enhance, whilst adding diversity, to open space and recreation experiences
6. Support economic growth along the Main Street through the enhancement of public spaces and activation
7. Continue to promote and encourage Hahndorf as a popular tourist destination with a diverse range of experiences and amenity
8. Encourage development of community groups
9. Sustainable management of stormwater infrastructure and Hahndorf Creek.

The icons on the following page represent the 6 key themes of the plan. You can explore each theme on the following pages. The creation of the themes was guided through discussions with both external community groups and state government agencies including:

- Hahndorf Community Association
- Hahndorf Business and Tourism Association
- The Academy and National Trust
- Hahndorf Recreation Ground Committee
- St Michael's Lutheran Primary School
- Hahndorf Primary School
- SA State Heritage Branch
- Department of Planning, Transport and Infrastructure
- Natural Resource Management Board
- South Australian Tourism Commission; and
- Adelaide Hills Tourism.

From these discussions, 9 guiding principles were developed which underpin the overall framework of the Plan.



HERITAGE, CHARACTER AND
IDENTITY
(see page 16)



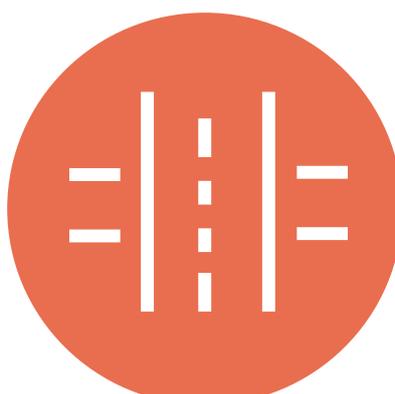
CAR PARKING, ACCESS AND
MOVEMENT
(see page 18)



OPEN SPACE AND
COMMUNITY FACILITIES
(see page 22)



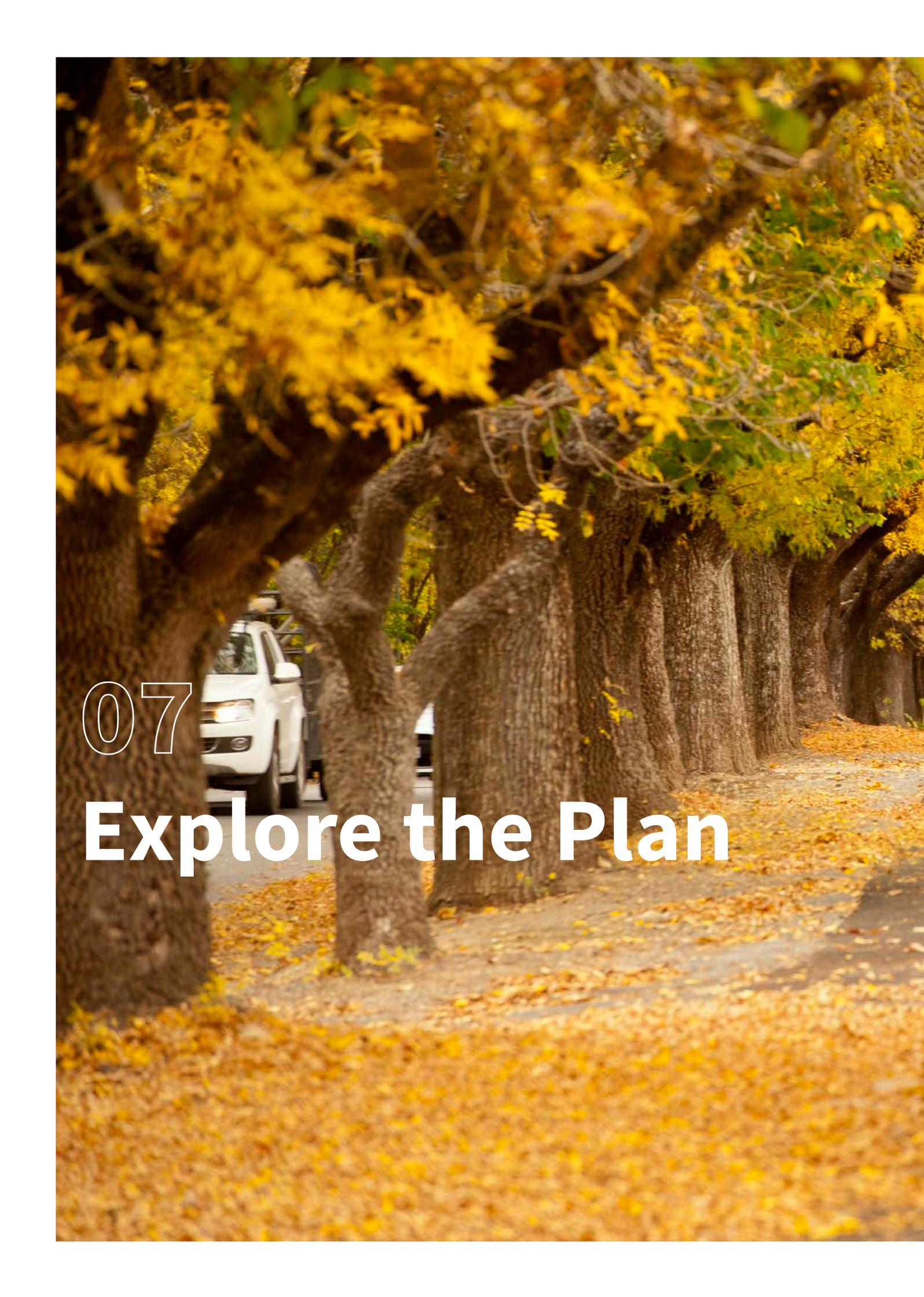
ECONOMIC DEVELOPMENT
AND TOURISM
(see page 24)



THE MAIN STREET
(see page 26)



STORMWATER
MANAGEMENT
(see page 32)



07

Explore the Plan



07 HERITAGE, CHARACTER & IDENTITY



The historic character of Hahndorf arises primarily from two main aspects (a) its unique plan form (both the Hufendorf and Strassendorf patterns) and (b) the 19th century buildings. The buildings were originally constructed as traditional German designs, but later were adapted to suit the Australian climate and local materials. The small rural scale of the buildings, the open spaces, and the avenue of trees along the Main Street all contribute to the area's character.

In 1988, Hahndorf was declared as a State Heritage Area. Today there are 17 State Heritage buildings located on the Main Street, and five along the northern side of Victoria Street. Other historic landmarks in Hahndorf include St Michael's Lutheran Church and Hahndorf Primary School. There are also 18 Local Heritage Places and 5 Historic Conservation Areas located outside of the State Heritage Area.

The Plan seeks to not only protect this heritage, but to build on the existing identity and are underpinned by the guiding principles and actions on the following page.

Principles and actions:

Protect and enhance heritage

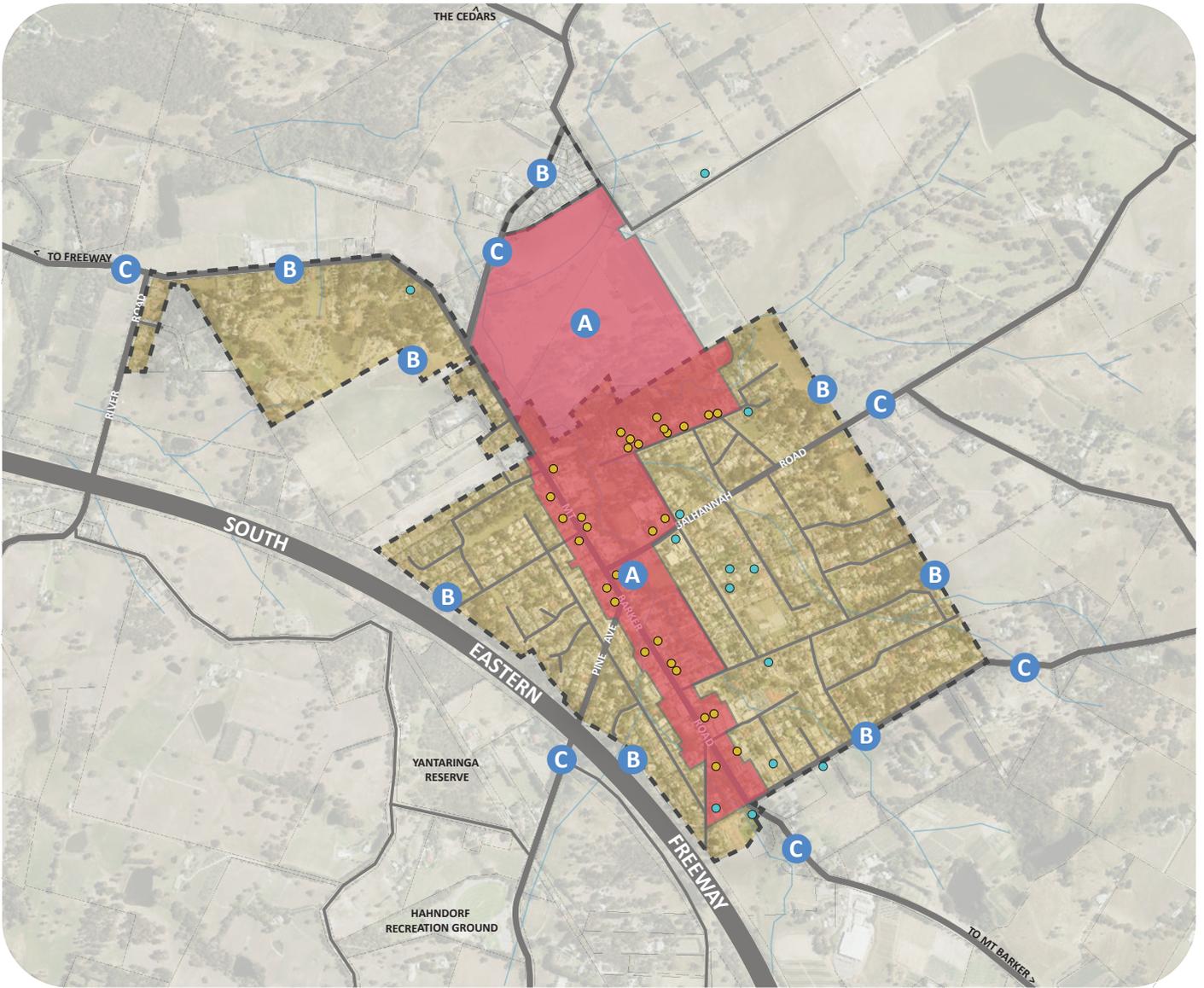
1. Advocate and support the continued protection of heritage places and areas. **A**
2. Celebrate heritage and culture of the area through initiatives such as interpretive signage, public art, and the materials chosen for public realm improvements.
3. Work in partnership with SA Heritage Branch to continually inform and facilitate community and trader information sessions on planning and development of State Heritage Places.

Reinforce township boundaries and character **B**

4. Reinforce detached dwellings on large allotments, whilst investigating opportunities for housing diversity in appropriate locations (outside of heritage areas).
5. Encourage private property owners to improve their land and buildings in line with heritage objectives that have an interface with important public spaces. Investigate the viability and costs of an incentive scheme to achieve this.

Build on existing identity

6. Improve the appearance of township entrances and approaches. Develop gateway treatments that reflect the local sense of place and heritage. **C**

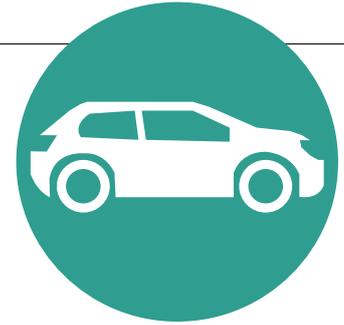


X Specific proposal
 X General strategy
 Focus area
 State Heritage Area
 - - - Township boundary
 State Heritage Place
 Local Heritage Place



1. Precedent image: Interpretive signage
2. Existing public art
3. Character of dwellings on large allotments

08 CAR PARKING, TRAFFIC AND MOVEMENT



Peak car parking demand in Hahndorf typically occurs every day of the week from 10:00 am until 4:30 pm. Seasonal variation and events also play a factor in demand. Typically, summer months have greater car parking demand.

On-street parking is available with a 3 hour limit along the Main Street and there are two public carparks, an unmarked gravel carpark at the western end of town, providing approximately 50 spaces, and parking behind the Institute, accessed from Auricht Road and providing 31 carparks. Parking for buses/coaches is available at the rear of The Manna, with access off Auricht Road. Initial investigations have identified that car parking is underutilised, in part, due to drivers not being able to see and understand where car parking is located. In the first instance, the Plan aims to increase this awareness and therefore increase existing parking utilisation.

During peak periods the traffic volume in Hahndorf results in slow moving traffic. This is created by the narrow lanes (due to the parked vehicles) and the volume. It gives the perception of congestion, however this provides benefit in that it provides a safer environment for pedestrians. However, this can create delays for drivers

Given the limited land supply in Hahndorf and limitations of development due to the State Heritage status of the Main Street, car parking during the peak periods can be difficult to manage.

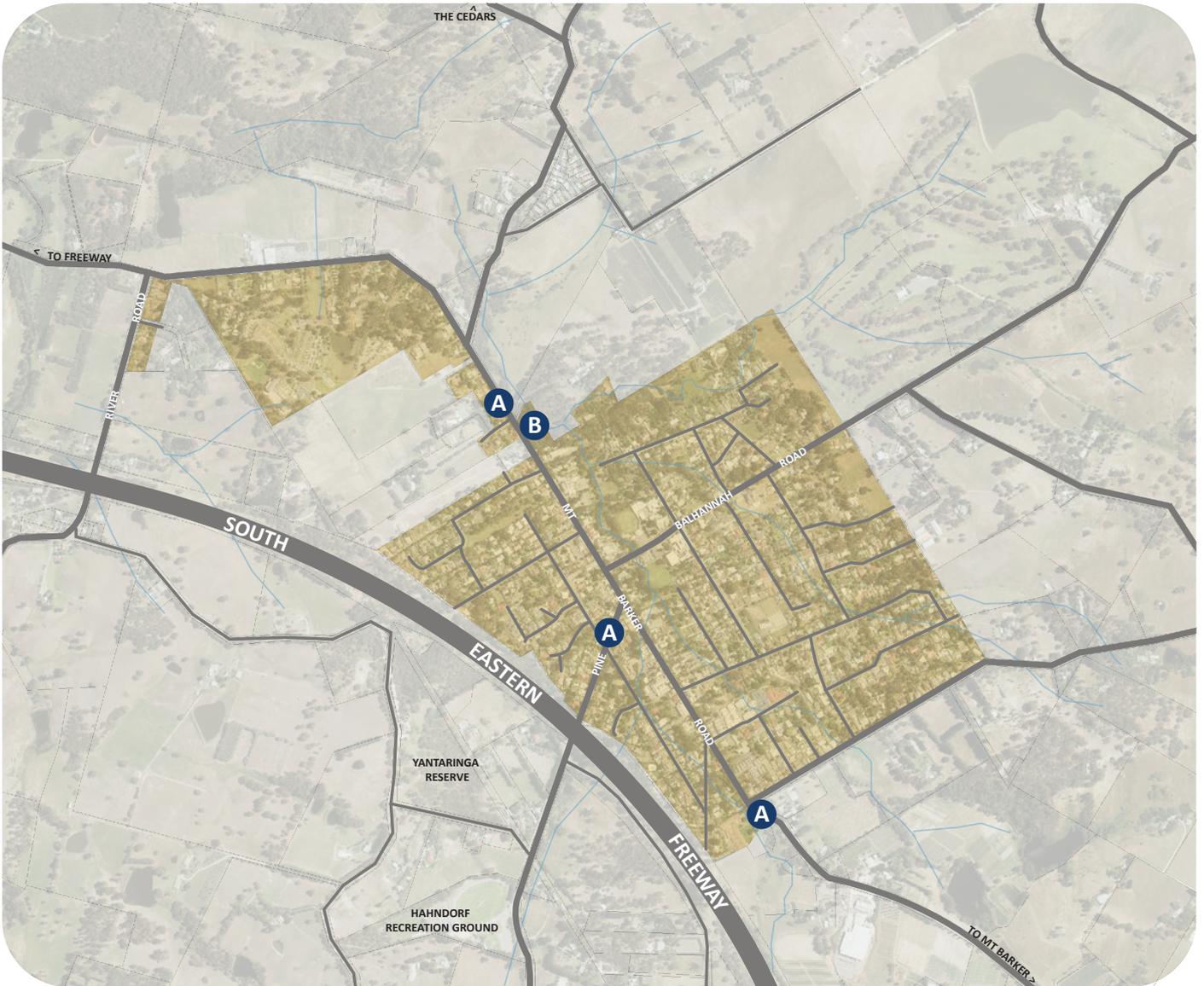
While the Plan doesn't provide an initial solution to parking issues during peak demand, it does set a priority for traffic and parking management to be the subject of a detailed study which will provide recommendations which can then be actioned.

The car parking plan is shown on the following page.

Principles and actions:

Increase car parking efficiency and develop strategies to manage supply

7. Implement short-term strategies to maximise use of existing car parking including:
 - (a) Improve car parking way-finding. **A**
 - (b) Improve sight lines to direct drivers to parking areas.
 - (c) Seal and formalise parking to Carl Nitschke park. **B**
8. As a priority, begin investigations to develop strategies to alleviate car parking supply and demand issues in the Main Street. Investigations may include:
 - (a) Opportunities to create public/private partnerships to deliver new car parking areas.
 - (b) Opportunities to develop a shared car parking policy.
 - (c) Review of car parking zones and time limits.
 - (d) Opportunities to increase the number of disabled car parking spaces.



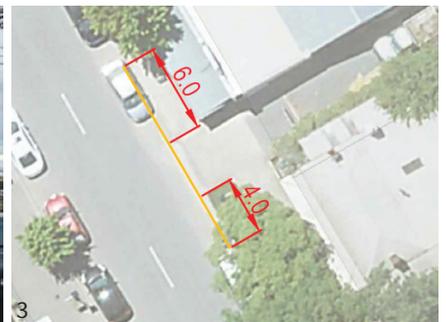
X Specific proposal X General strategy Focus area



1



2



3

1. Precedent image: car parking directional sign
2. Precedent image: electronic directional sign
3. Potential method to increase access visibility

08 CAR PARKING, TRAFFIC AND MOVEMENT

Pedestrian volumes in Hahndorf are consistently high during peak periods (10am - 4:30pm) and are highest on weekends and holiday periods. As a result, a high priority should be given in respect to transport planning for the township.

Generally streets closer to the Main Street have a footpath on one side. Many residential streets, particularly in the northern and north-eastern part of town have no footpaths. While the lack of footpaths reduces the amount of hard, impermeable surface it also contributes to the high quality semi-rural feel and appearance of these residential streets. Council will continue to review all requests that are received in relationship to extending the footpath network. Requests will be assessed on several criteria that includes connectivity, safety, and proximity to pedestrian generating facilities, to ensure a sustainable footpath network

The Pioneer Women's trail extends from Verdun to Beaumont. The trail has particular historical importance for Hahndorf as it honors the early European settlers from Hahndorf who supplied Adelaide with fresh produce in the early-mid 1800's. Martin Road Walk (4.5km) and Blueberry Hill Walk (3 or 5.8km) are also located adjacent to Hahndorf. The Plan proposes to integrate the trails to the Main Street.

Cycling facilities in Hahndorf are limited. The use of the street by cyclists with adjacent parked vehicles along the Main Street can be hazardous and the footpath is not appropriate for cycling due to the number of pedestrians and other obstructions. The creation of a cycling route into Hahndorf to enable good access while not actually using the Main Street is desirable. Consideration will be given to an off-street route, albeit it would potentially require use of private land. In addition, parking areas for groups of cyclists should be established to cater for weekend cycling groups who may wish for Hahndorf to be their destination.

The access and movement plan is shown on the following page.

Principles and actions:

Make it easier to move about

9. Extend the Pine Avenue footpath to Hahndorf Recreation Ground. **A** **A**
10. Investigate opportunity to construct a pedestrian refuge at Beerenberg on Mount Barker Road. **C**
11. Seek opportunities to create a trail along the creek-line from the Arts and Culture Precinct to Alec Johnson Park. **D**
12. Investigate appropriate strategies to encourage cyclists.
13. Integrate cycling and walking trails to connect key destinations such as Women's Pioneer Trail, the Cedars and Blueberry Hill Trail to the Main Street. **E**
14. Advocate for the construction of a 4 way interchange at Verdun.
15. Undertake study at schools including: **F**
 - (a) Pick up / set down zones
 - (b) Parking demand
 - (c) Intersection treatments
 - (d) Pedestrians
16. Redefine the priority of the Auricht Road / Auricht Close intersection. **G**
17. Investigate removal of on-street parking directly adjacent the Balhannah Road / Mt Barker Road intersection to improve traffic flow. **H**
18. Improve sight lines at the Johns Lane / Auricht Rd intersection. **I**
19. Advocate for improved public transport services and infrastructure, for example a park n' ride, better shelters and paths.
20. Investigate alternative routes for heavy vehicles to bypass the Main Street.



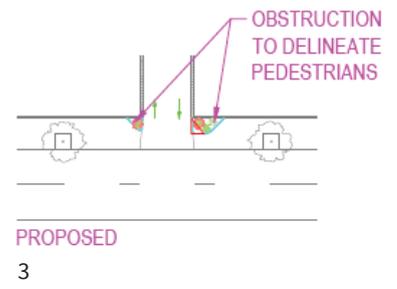
X Specific proposal
 X General strategy
 Focus area
 ■ ■ ■ New/upgraded footpaths
 - - - New trail links



1



2



3

1. Traffic at school pick up
2. Existing footpath along Echunga Road
3. Potential treatment to improve sightlines

09 OPEN SPACE AND COMMUNITY FACILITIES



The township of Hahndorf (including the residential northern approaches and Selma Avenue/Pain Road) has 13.1% open space which is above the state standard of 12.5%. This open space is made up of Yantaringa Reserve, Pioneer Memorial Gardens, Alec Johnson Park, small pocket reserves, and recreational facilities including the Bowling Club grounds and Hahndorf Recreation Ground.

However, when you consider that both the Recreation Grounds and Yantaringa Reserve are located outside the town, on the other side of the South-eastern Freeway. This limits their accessibility and therefore utilisation which is also exacerbated, in part, by the impermeable nature of residential streets. When Yantaringa Reserve is excluded, but all sporting facilities and small parks are included, the provision of open space falls to 5.9% which is 6.6% below the standard state provision of 12.5%.

While the Plan doesn't seek to increase the amount of open space, it does aim to increase the usability/ accessibility and connection of existing open space where it's lacking. A number of trails will also be provided with better connections to the Main Street.

In terms of community facilities, Hahndorf is well serviced by both Council and groups including schools and churches. The Plan aims to strengthen community connections to ensure connected and well utilised community facilities.

Principles and actions:

Reinforce existing recreational facilities

21. Reinforce the Hahndorf Recreation Ground as a key destination for community sporting facilities. **A**

Maintain and enhance key public open space

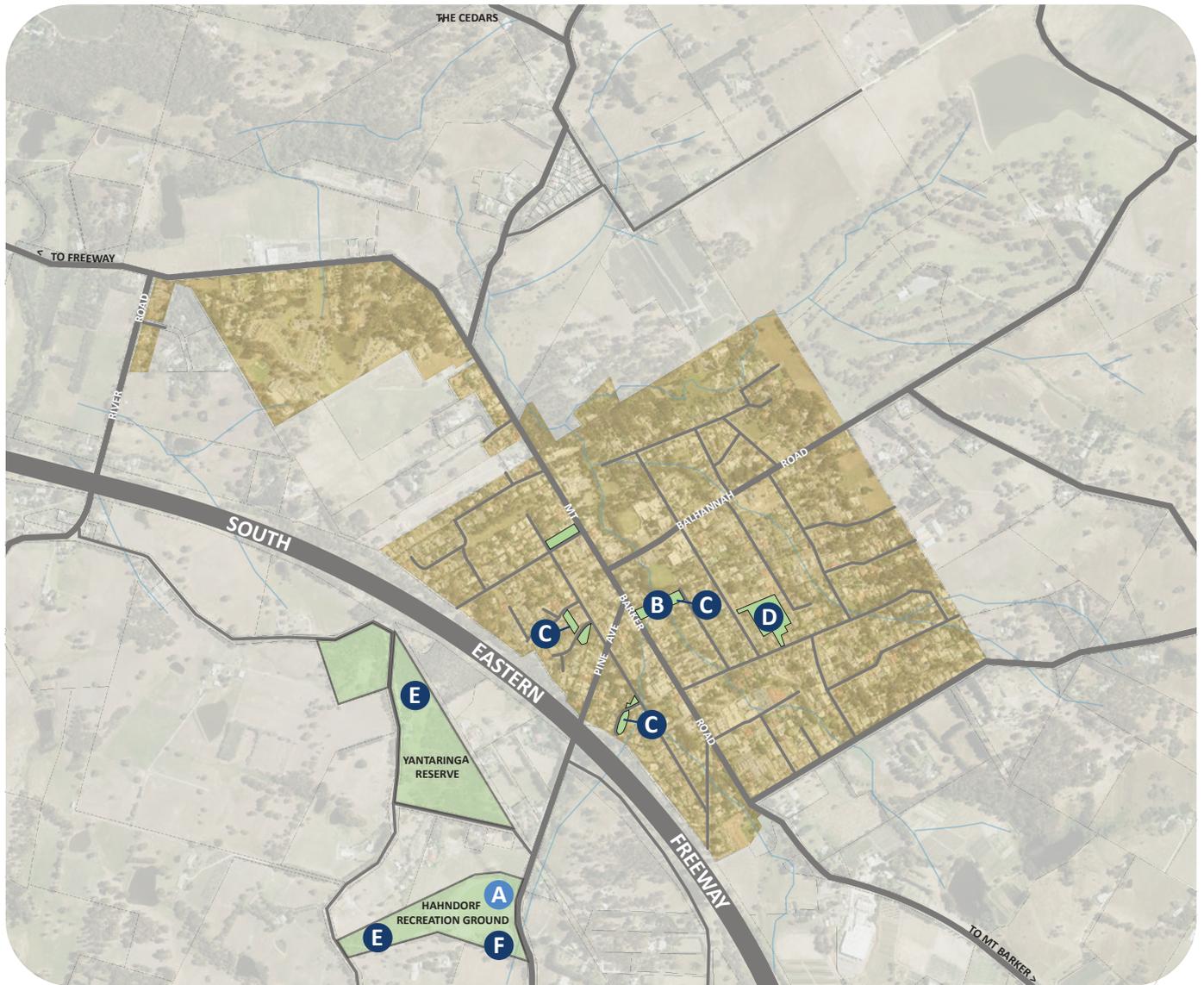
22. Enhance Alec Johnson Park through improved playspace and creek corridor. **B**
23. Enhance the creek through Alec Johnson Park and pocket parks with an aim to educate people on 'best practice' creek maintenance and enhancement. **C**
24. Continue to develop the Bowling Club facility as an important community space and investigate possible options for surplus land within the Bowling Club grounds. **D**

Add diversity to open space and recreational experiences

25. Establish passive play, low key, minor trails in bushland areas at Yantaringa Reserve and Hahndorf Recreation Ground. **E**
26. Investigate opportunities for greater community use of the Hahndorf Recreation Ground, for example a youth space and/or outdoor gym equipment. **F**

Strengthen community connections

27. Support the community to manage and protect native vegetation areas including adjacent Hahndorf Recreation Ground, Yantaringa Reserve and other community re-vegetation projects.
28. Work with the Hahndorf Institute Committee to increase shared community use of the building and grounds to ensure a high level of utilisation.
29. Work with the local schools, church and community groups to identify opportunities to share their facilities for community use.
30. Work with the Hahndorf CFS to investigate potential relocation to a more convenient location.



X Specific proposal
 X General strategy
 Focus area
 Open space



1. Precedent image: Creek line management
2. Precedent image: Nature play
3. Precedent image: Activity node

10 ECONOMIC DEVELOPMENT AND TOURISM



At the time of writing this document, the total contribution to Gross Regional Product (GRP) by Hahndorf Business and Tourism Association (HBTA) businesses was approximately \$88 million in 2016/17 and \$102 million in 2017/18, representing approximately 7 per cent of GRP generated in the Mt Barker Local Government Area in 2016/17. Total employment of the HBTA was estimated to be 603 full time jobs in 2016/17 and is expected to increase to 878 full time. This growth can largely be contributed to tourism.

Hahndorf is currently the 7th most visited tourist town in Australia and whilst it is also a desirable location to live, it is host to local, intrastate, interstate and international visitors on an on-going basis.

Of the International visitors, Chinese tourist make up the largest proportion. The average spend of the Chinese tourist in South Australia is approximately \$4,000 - \$6,000 per head, which is higher than other states in Australia where the average spend is around \$3,000 per head.

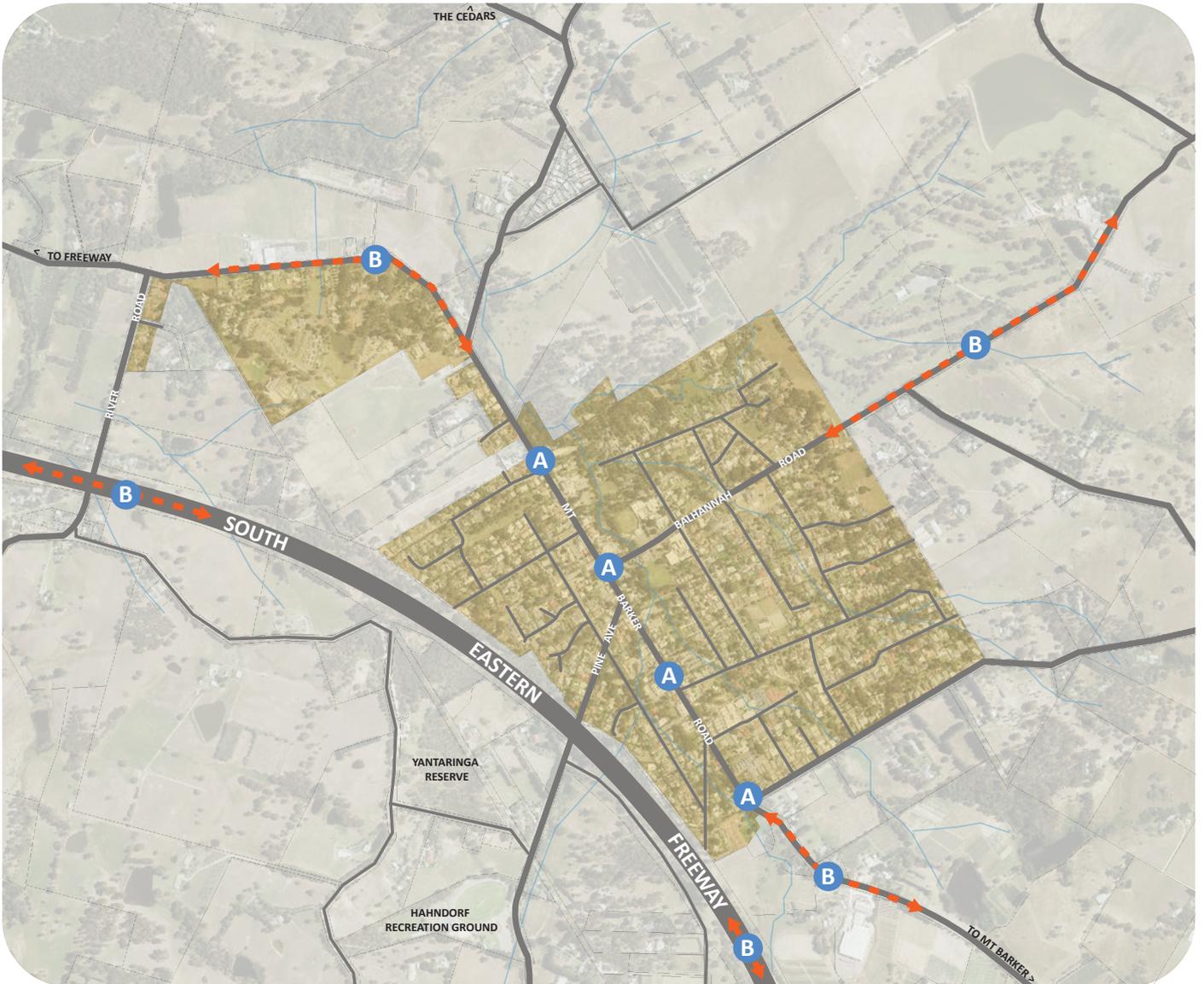
Visitors are attracted to the historic character of Hahndorf alongside the many major features of the area including Hahndorf Academy, St Paul's and St Michael's Lutheran churches, The Cedars historic home, Beerenberg Strawberry Farm and the many wineries which surround the township.

In order to continue to maintain and improve the town's status as a major tourist destination, infrastructure of the area needs to be maintained and enhanced to reflect the changing needs of tourism. Examples of this could include increasing

Principles and actions:

Support economic growth and tourism

31. Brand and promote Hahndorf alongside the Hahndorf Traders and Business Association (HTBA), South Australian Tourism Commission (SATC) and Adelaide Hills Tourism (AHT) for its heritage, landscape quality and environment, and tourist experiences.
32. Encourage and foster the inclusion of Germanic experiences and East Prussian heritage, for example streetscape elements in the Main Street such as flower boxes.
33. Install free Wi-Fi along the Main Street. **A**
34. Develop and promote touring routes through the Adelaide Hills which connects to other towns and experiences in the region with the aim to increase overnight stays. **B**
35. Acknowledge the high visitation rates of international tourists to Hahndorf and investigate implementing multi-lingual signage (e.g. German, Chinese and English) on key way finding / interpretive points.
36. Incorporate smart cities technology to gather and share data to inform decision making (e.g. car parking sensors).



X Specific proposal
 X General strategy
 Focus area
 Key touring routes



1. Precedent image: Multi-lingual sign



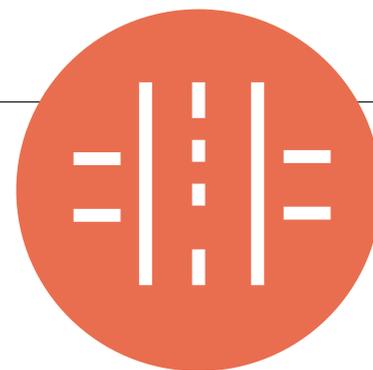
2 Old. New. Endless.



3

3. Precedent image: Free Wi-Fi location

11 THE MAIN STREET



The character of the Main Street of Hahndorf arises from a combination of factors including the “Strassendorf” allotment pattern, the 19C German and colonial Australian built form, the intimate scale of the street and the trees which line the street.

The Main Street extends approximately 1.2km from Windsor Street until the Carl Nitschke Car Park. Along this stretch, land uses vary and include retail, accommodation, community facilities and residential. The mixture of land uses, in part, adds to the character of the Main Street.

Traders on the Main Street generally trade 7 days a week with opening hours between 9:00am til 5:00pm. However, some restaurants and hotels remain open later at night. Given the high visitation rates to Hahndorf there is some opportunities to create greater street activation past 5:00pm.

The Plan sets the scene for rejuvenation of the Main Street and includes priority for upgrading of the footpaths, lighting and street furniture. It also anticipates increased trading hours and encourages nighttime activation and an Arts and Culture precinct centered around the Hahndorf Academy site.

Principles and actions:

Renewal of Main Street infrastructure **A**

37. Renew footpaths on both sides of the Main Street (to the kerb) and include interpretation as well as safety elements.
38. Upgrade street furniture (for example seating and bins) along the Main Street which enhances the sense of place and identity.
39. Upgrade street lighting / install feature lighting along the main street and extend lighting to Carl Nitschke Memorial car park. **B**

Make it easy to find your way around

40. Undertake and implement a succession plan of all street trees along the Main Street.
41. Renew signage and way finding, and reduce unnecessary visual clutter in the public realm.

Create activation opportunities and enhance the public realm

42. Develop The Academy as a key cultural and arts precinct and integrate Wolf Blass Museum, the Old School House and The Academy - see following page for concept.
43. Activation of the public realm through art, music and performance to enhance the customer experience. **C**
44. Support programming of events in evenings to support an expanded evening economy.

Continue to create strong partnerships

45. Continue to support and work with Hahndorf Business and Tourism Association.



X Specific proposal
 X General strategy
 Focus area
 Mount Barker Road (the Main Street)



1. The Hahndorf Main Street
2. Precedent image: footpath treatment
3. Tour Down Under in Hahndorf
4. Precedent image: Main Street lighting

11 THE MAIN STREET: ARTS AND CULTURE PRECINCT

The Hahndorf Arts and Cultural Precinct includes the land and buildings on the south-eastern corner of Balhannah Road and Mount Barker Road and is boarded by the creek line to the east.

The site has a long history in Hahndorf, with land uses including a school, nursing hospital and residential units. The land is now owned by Mount Barker Council and is currently used by the Visitor Centre and the Hahndorf Academy.

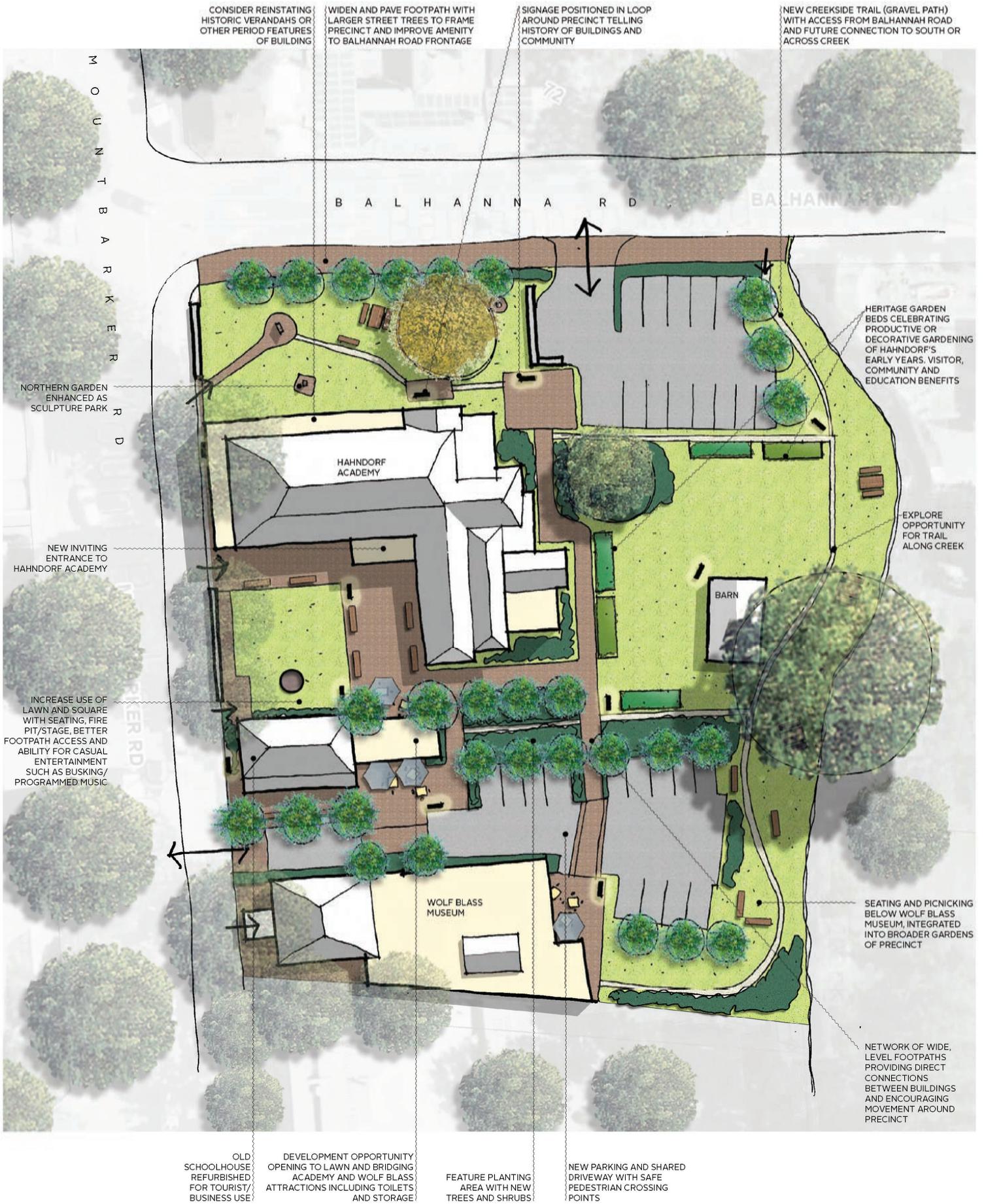
It is intended the Arts and Culture Precinct will celebrate and support a diverse range of artistic activities whilst celebrating and telling the history of the site itself.

The Precinct will be a clear and proud demonstration of Council's presence on the Main Street and be a space for both residents and tourists alike.

All buildings will be conserved and enhanced with visual integration with the creek and Wolf Blass Museum.

The adjoining plan shows the proposed conceptual master plan for the site followed by the design strategy and precedents.



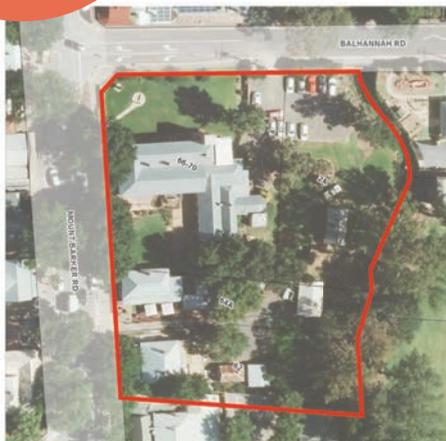


Drawn by: Jensen Plus

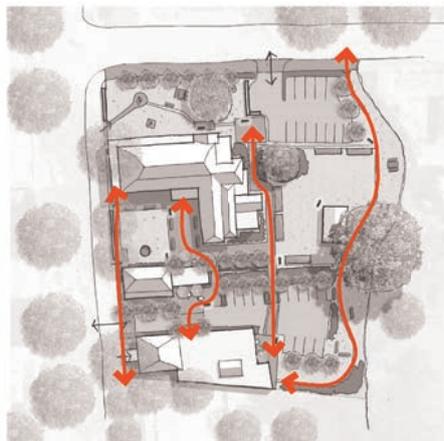


Design strategy

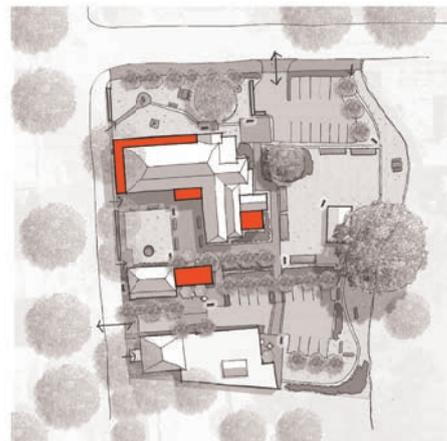
Prepared by: Jensen Plus



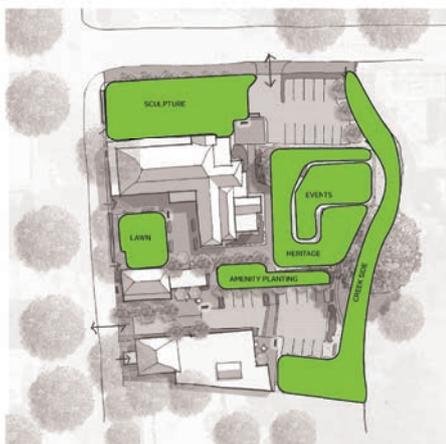
Precinct location



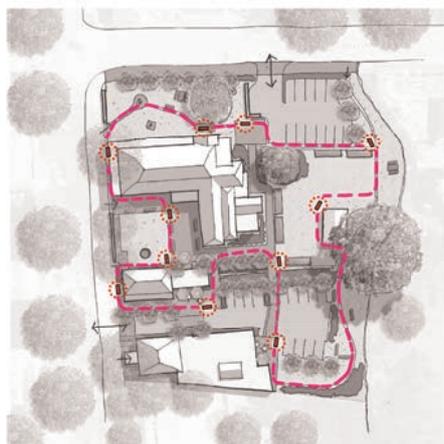
1. Integrate sites with footpaths and trails, materials, signage and landscape



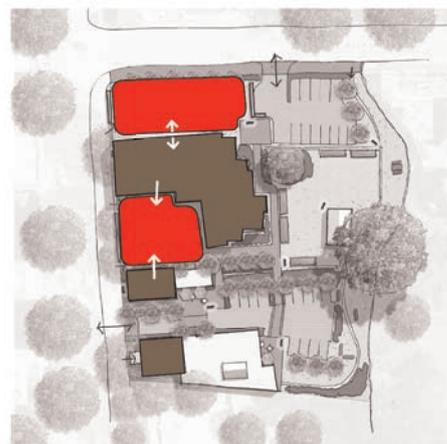
2. Allow for Academy and Schoolhouse improvements and expansion



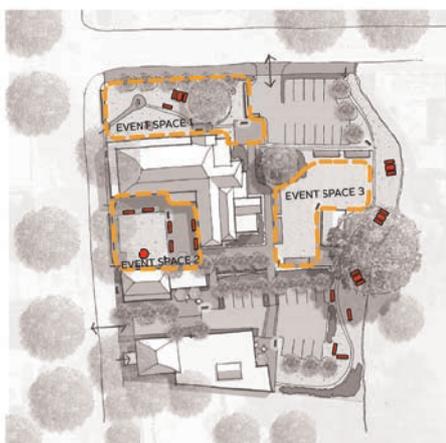
3. Create gardens including heritage garden to walk and enjoy



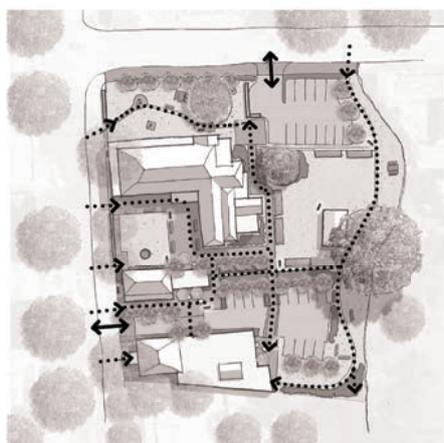
4. Learn about site history with interpretive walk through grounds



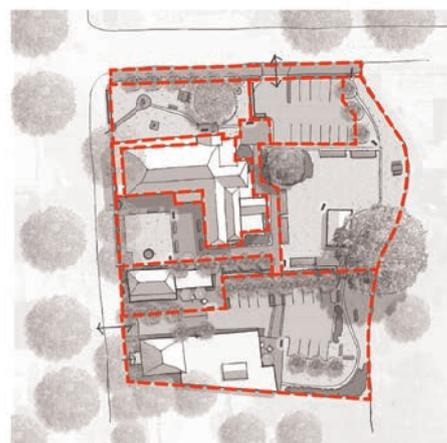
5. Celebrate art and culture both indoors and outdoors



6. Increase site activity including visitation, relaxation, picnics, music and events



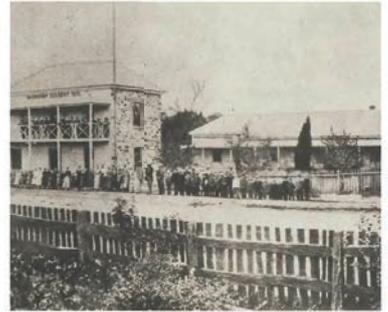
7. Improve precinct access including new Academy entrance, parking and footpaths



8. Stage development in series of achievable projects

Precedents

Prepared by: Jensen Plus



12 STORMWATER MANAGEMENT



The character of the Main Street of Hahndorf arises from a combination of factors including the “Strassendorf” allotment pattern, the 19C German and colonial Australian built form, the intimate scale of the street and the trees which line the street.

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Traders on the Main Street generally trade 7 days a week with opening hours between 9:00am til 5:00pm. However, some restaurants and hotels remain open later at night. Given the high visitation rates to Hahndorf there is some opportunities to create greater street activation past 5:00pm.

The Plan sets the scene for rejuvenation of the Main Street and includes priority for upgrading of the footpaths, lighting and street furniture. It also anticipates increased trading hours and encourages nighttime activation and an Arts and Culture precinct centered around the Hahndorf Academy site.

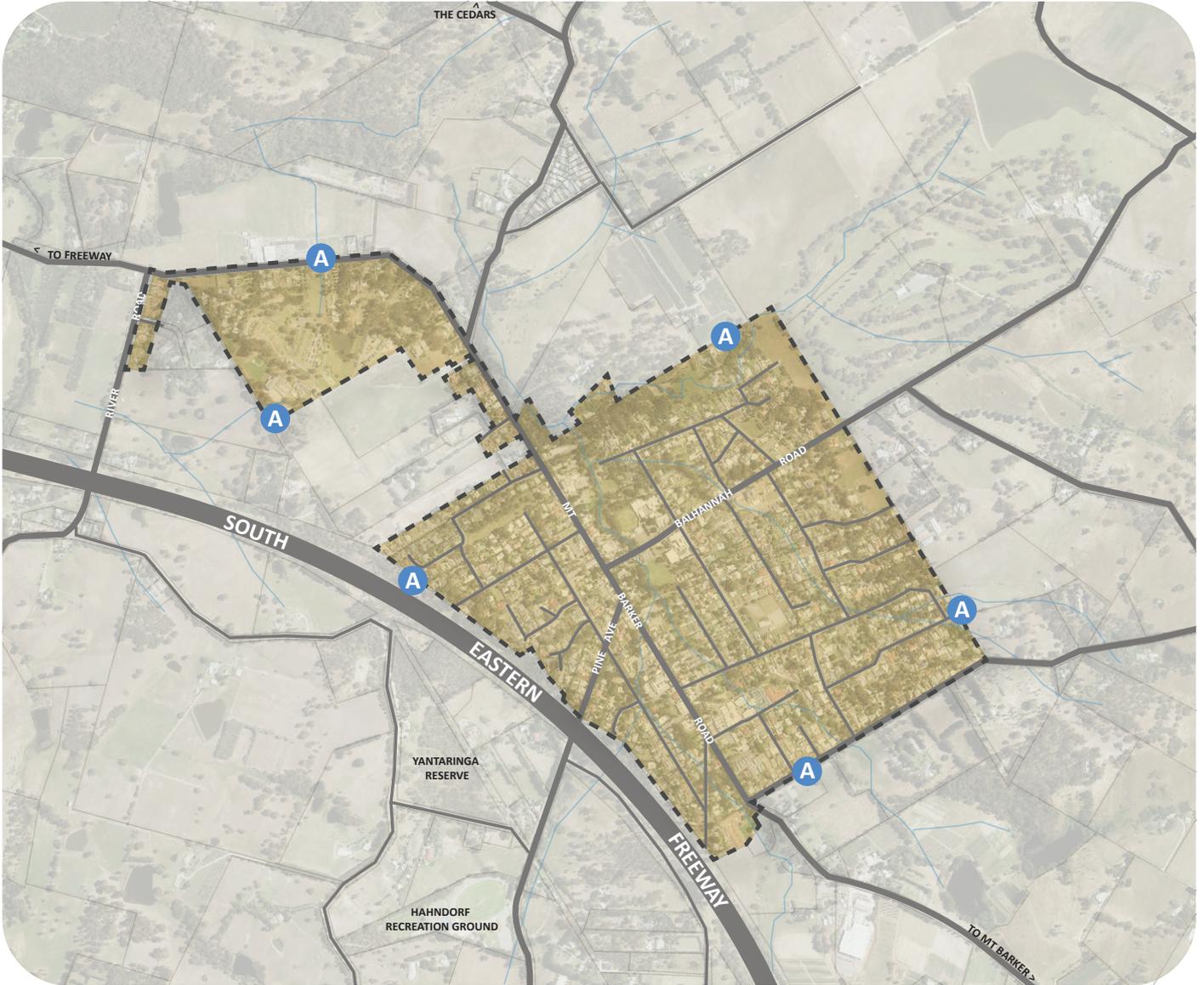
Principles and actions: Sustainable management of stormwater infrastructure

46. Prepare a Stormwater Management Plan (SMP) in accordance with the Stormwater Management Guidelines. The SMP will provide: **A**
- (a) Catchment specific objectives for management of stormwater runoff from the catchment.
 - (b) Potential management strategies that could be used to meet the identified management objectives.
 - (c) Estimated costs and benefits associated with each type of strategy.
 - (d) Clear priorities, responsibilities.

Educate the community on best practice creek line management

47. Liaise with Natural Resource Management to improve land management practices and continually inform and facilitate public information sessions on how to manage creek lines.





X Specific proposal **X** General strategy Focus area - - - Potential study area of SMP

13 IMPLEMENTATION PLAN

Principle	Ref.	Direction	General strategy or specific proposal	Time frame
Heritage, character and identity				
Enhance and protect heritage	1	Advocate and support the continued protection of heritage places and areas	General	Ongoing
	2	Celebrate heritage and culture of the area through initiatives such as interpretive signage, public art, and the materials chosen for public realm improvements.	General	Ongoing
	3	Work in partnership with SA Heritage Branch to continually inform and facilitate community and trader information sessions on planning and development of state heritage places.	Specific	Ongoing
Reinforce township boundaries and character	4	Reinforce detached dwellings on large allotments, whilst investigating opportunities for housing diversity in appropriate locations (outside of heritage areas).	General	Ongoing
	5	Encourage private property owners to improve their land and buildings in line with heritage objectives that have an interface with important public spaces. Investigate the viability and costs of an incentive scheme to achieve this.	General	Ongoing
Develop identity	6	Improve the appearance of town entrances and approaches. Develop gateway treatments that reflect the local sense of place and heritage	General	Ongoing
Car parking, access and movement				
Increase car parking efficiency and develop strategies to manage supply	7	Implement short-term strategies to maximise use of existing car parking including: <ul style="list-style-type: none"> (a) Improve car parking signage and way-finding. (b) Improve sight lines to direct drivers to parking areas. (c) Seal and formalise parking to Carl Nitschke park. 	Specific	Short
	8	As a priority, begin investigations to develop strategies to alleviate car parking supply and demand issues in the Main Street. Investigations may include: <ul style="list-style-type: none"> (a) Opportunities to create public/private partnerships to deliver new car parking areas. (b) Opportunities to develop a shared car parking policy. (c) Review of car parking zones and time limits. (d) Opportunities to increase the number of disabled car parking spaces. 	Specific	Short

Definitions

Short: 0-3 years

Medium: 3+ years

Ongoing: for the life of the plan

Principle	Ref.	Direction	General strategy or specific proposal	Time frame
Car parking, access and movement				
Make it easier to move about	9	Extend the Pine Avenue footpath to Hahndorf Recreation Ground.	Specific	Short
	10	Investigate opportunity to construct a pedestrian refuge at Beerenberg on Mount Barker Road.	Specific	Short
	11	Seek opportunities to create a trail along the creek line from the Arts and Culture Precinct to Alec Johnson Park	Specific	Ongoing
	12	Investigate appropriate strategies to encourage cyclists.	General	Medium
	13	Integrate cycling and walking trails to connect key destinations such as Women’s Pioneer Trail, the Cedars and Blueberry Hill Trail to the Main Street.	General	Medium
Private and public transport	14	Advocate for the construction of a 4 way interchange at Verdun.	Specific	Ongoing
	15	Undertake study at schools including: (a) Pick up / set down zones (b) Parking demand (c) Intersection treatments (d) Pedestrians	Specific	Short
	16	Redefine the priority of the Auricht Road / Auricht Close intersection.	Specific	Medium
	17	Investigate removal of on-street parking directly adjacent the Balhannah Road / Mt Barker Road intersection to improve traffic flow	Specific	Short
	18	Improve sight lines at the Johns Lane / Auricht Rd intersection.	Specific	Medium
	19	Advocate for improved public transport services and infrastructure, for example a park n’ ride, better shelters and paths.	General	Ongoing
	20	Investigate alternative routes for heavy vehicle traffic to bypass the main street.	Specific	Short
Open space and community facilities				
Reinforce existing recreational facilities	21	Reinforce the Hahndorf Recreation Ground as a key destination for community sporting facilities.	Specific	Ongoing
Maintain and enhance key public open space	22	Enhance Alec Johnson Park through improved playspace and creek corridor.	Specific	Medium

Definitions

Short: 0-3 years

Medium: 3+ years

Ongoing: for the life of the plan

13 IMPLEMENTATION PLAN CONT.

Principle	Ref.	Direction	General strategy or specific proposal	Time frame
Open space and community facilities				
Maintain and enhance key public open space	23	Enhance the creek through Alec Johnson Park and pocket parks with an aim to educate people on 'best practice' creek maintenance and enhancement.	Specific	Short
	24	Continue to develop the Bowling Club facility as an important community space and investigate possible options for surplus land within the Bowling Club grounds.	General	Medium
Add diversity to open space and recreation experiences	25	Establish passive play, low key, minor trails in bushland areas at Yantaringa Reserve and Hahndorf Recreation Ground.	General	Short
	26	Investigate opportunities for greater community use of the Hahndorf Recreation Ground, for example a youth space and/or outdoor gym equipment.	Specific	Short
Strengthen community connections	27	Support the community to manage and protect native vegetation areas including adjacent Hahndorf Recreation Ground, Yantaringa Reserve and other community re-vegetation projects.	General	Ongoing
	28	Work with the Hahndorf Institute Committee to increase shared community use of the building and grounds to ensure a high level of utilisation.	General	Ongoing
	29	Work with the local schools, church and community groups to identify opportunities to share their facilities for community use.	General	Ongoing
	30	Work with Hahndorf CFS to investigate potential relocation to a more convenient location.	Specific	Short
Economic development and tourism				
Support economic growth and tourism	31	Brand and promote Hahndorf alongside the Hahndorf Traders and Business Association (HTBA), South Australian Tourism Commission (SATC) and Adelaide Hills Tourism (AHT) for its heritage, landscape quality and environment, and tourist experiences.	General	Ongoing
	32	Encourage and foster the inclusion of Germanic experiences and East Prussian heritage, for example streetscape elements in the Main Street such as flower boxes.	General	Ongoing
	33	Install free Wi-Fi along the Main Street.	Specific	Medium
	34	Develop and promote touring routes through the Adelaide Hills which connects to other towns and experiences in the region with the aim to increase overnight stays.	General	Ongoing

Definitions

Short: 0-3 years

Medium: 3+ years

Ongoing: for the life of the plan

Principle	Ref.	Direction	General strategy or specific proposal	Time frame
Economic development and tourism				
Support economic growth and tourism	35	Acknowledge the high visitation rates of international tourists to Hahndorf and investigate implementing multi-lingual signage (e.g. German, Chinese and English) on key way finding / interpretive points.	Specific	Medium
	36	Incorporate smart cities technology to gather and share data to inform decision making (e.g. car parking sensors).	General	Ongoing
The Main Street				
Renewal of the Main Street infrastructure	37	Renew footpaths on both sides of the Main Street (to the kerb) and include interpretation as well as safety elements.	Specific	Short
	38	Upgrade street furniture (for example seating and bins) along the Main Street which enhances the sense of place and identity.	Specific	Short
	39	Upgrade street lighting / install feature lighting along the main street and extend lighting to Carl Nitschke Memorial car park to enhance safety and street activation.	Specific	Short
	40	Undertake and implement a succession plan of all street trees along the Main Street.	Specific	Short
	41	Renew signage and way finding, and reduce unnecessary visual clutter in the public realm.	General	Ongoing
Create activation opportunities and enhance the public realm	42	Develop The Academy as a key cultural and arts precinct and integrate Wolf Blass Museum, the Old School House and The Academy - see following page for concept.	General	Ongoing
	43	Activation of the public realm through art, music and performance to enhance the customer experience.	General	Ongoing
	44	Support programming of events in evenings to support an expanded evening economy.	General	Ongoing
Continue to create strong partnerships	45	Continue to support and work with Hahndorf Business and Tourism Association.	General	Ongoing
Stormwater management				
Sustainable management of stormwater infrastructure	46	Prepare a Stormwater Management Plan (SMP) in accordance with the Stormwater Management Guidelines. A SMP will provide: (a) Catchment specific objectives for management of stormwater runoff from the catchment. (b) Potential management strategies that could be used to meet the identified management objectives. (c) Estimated costs and benefits associated with each type of strategy. (d) Clear priorities, responsibilities and time frames.	Specific	Short
Educate the community on best practice creek line management	47	Liaise with Natural Resource Management to improve land management practices and continually inform and facilitate public information sessions on how to manage creek lines.	General	Ongoing

Definitions

Short: 0-3 years

Medium: 3+ years

Ongoing: for the life of the plan



MOUNT BARKER
DISTRICT COUNCIL