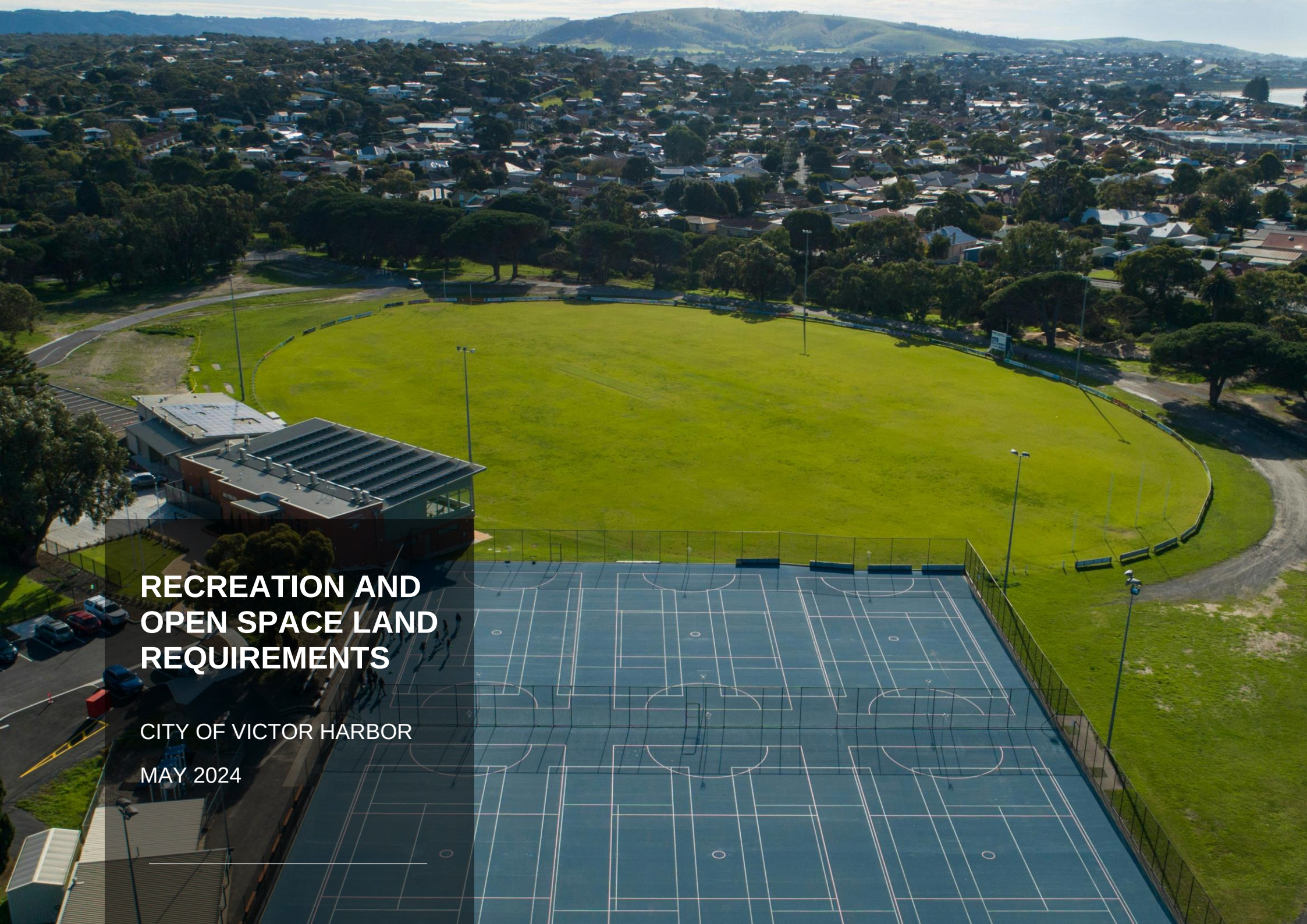


An aerial photograph showing a large green sports field with a blue basketball court in the foreground. The field is surrounded by a residential area with many houses and trees. In the background, there are rolling hills under a clear sky. A semi-circular building with solar panels on its roof is located on the left side of the field.

RECREATION AND OPEN SPACE LAND REQUIREMENTS

CITY OF VICTOR HARBOR

MAY 2024

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1. INTRODUCTION

The City of Victor Harbor, (the Council), has experienced continual and relatively consistent population growth over recent decades. Population growth is likely to continue as the Council area remains an attractive lifestyle destination for a broad cross section of the community.

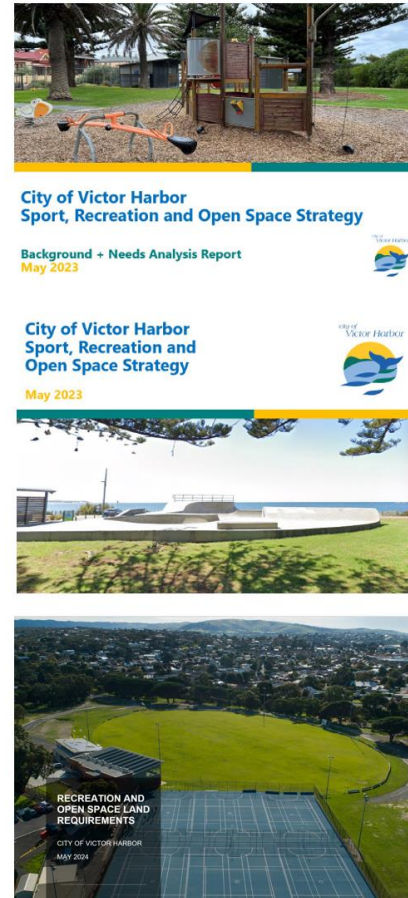
Continued population growth has strategic planning implications. There is the need to accommodate future housing and employment opportunities, together with associated infrastructure services. This should be balanced with protecting the environment, heritage and character, whilst creating a desirable and sustainable lifestyle for the local community. Planning for recreation and open space is one aspect of responsibly planning for population growth.

To better understand the demand for open space and recreation facilities resulting from population growth, the Council commissioned the preparation of the *Victor Harbor Sport, Recreation and Open Space Strategy 2023 – 2033*. The Strategy audited all existing sport, recreation, and open space within the Council area, forecast demand for sporting and recreational facilities and identified which new facilities would be needed to support population growth to 2036.

Future Urban Pty Ltd have been engaged by the Council to continue the work of this Strategy by preparing a Recreation and Open Space Land Requirements Report that:

- Forecasts the demand for recreation and open space to 2051; and
- Identifies the options and locations for recreation and open space land.

The findings of this Land Requirements Report will then be used to inform how and where Council plan for recreation and open space to 2051.



Sport, Recreation and
Open Space Strategy
Background and Needs
Analysis Report
The What and Why



City of Victor Harbor Sport,
Recreation and Open
Space Strategy
The When and How



Recreation and Open
Space Land Requirements
Report
(this document)
The Where

2. CONTEXT

This Land Requirements Report builds on the *Victor Harbor Sport, Recreation and Open Space Strategy 2023 – 2033*, herein referred to as ‘the Strategy’ and seeks to further the vision for open space across the City of Victor Harbor, which states:

In recognition of the importance of active wellbeing and biodiversity to our lifestyle, the City of Victor Harbor will maintain, conserve and promote a diversity of open spaces for the enjoyment and benefit of our community and visitors.

To achieve this vision, the Strategy provides:

- Strategic Priorities and Principles; and
- A Sport, Recreation and Open Space Framework.

Each of the above have guided and informed the findings of this report and it is recommended that the Strategy, and its supporting Background and Needs Analysis Report are read in conjunction with this document.

However, for ease of reference, the principles and framework underpinning this report, are summarised under the relevant headings below.

2.1 Strategic Priorities and Principles

The Strategy includes five key strategic principles. Principle 1 is most relevant to this report.

It is noted that the City Wide Priorities do not include identifying new land for recreation and open space. This is likely due to the reasonably equitable distribution of existing facilities and open spaces. However, there are gaps with respect to the function of open space (i.e., the provision of certain types of facilities). As a result, the focus is on upgrading of existing dedicated spaces to address areas of undersupply.

STRATEGIC PRIORITIES AND PRINCIPLES

- 1 Our open spaces will be well distributed, connected and be accessible by everyone in our community, regardless of where they reside or frequent within the city.
- 2 We will strive for our spaces to reflect the principles of universal design by promoting physical access for all abilities and genders.
- 3 Our sport and recreation facilities will be non- exclusive, fit for purpose and share resources to reduce the burden of our volunteers and ratepayers.
- 4 Local stories, heritage, environment and culture are considered and interpreted through design, strengthening our identity and fostering community ownership and pride in place.
- 5 Adopt a classification and hierarchical approach for developing and maintaining our open spaces.

2.2 Sport, Recreation and Open Space Framework

The Sport, Recreation and Open Space Framework provided by the Strategy establishes two categories:

2.2.1 Catchment Hierarchy

The catchment hierarchy serves two key purposes:

- To ensure that facilities and spaces are geographically accessible; and
- To ensure that facilities and open spaces are developed and maintained to a standard that aligns with its frequency of use and function.

This report considers the provision of open space at all four levels.

LOCAL	NEIGHBOURHOOD	DISTRICT	REGIONAL
Small parks that service the recreational needs of the immediate surrounding population	Serves as the recreational and social focus of a community.	Principally designed to provide for organised formal sport.	Important recreation and organised sport spaces and/or significant conservation and/or environmental features.
Within 400m or 5 minute walk	Within 800m or 10 minute walk	Within 2kms or 5 minute drive	Serves one or more geographical or social region
0.4 ha - 1 ha	1 ha to 5 ha	5+ ha	Size is variable and dependant on function

2.2.2 Function

The function of recreational facilities and open spaces are grouped into four categories, which are shown in the figure below.

Planning for each of the below functions ensure that the provision of facilities and spaces is diverse to provide the enjoyment and benefit of the entire community.

It is important to note that public open space is the focus of the strategy and private open space such as private lawn bowls, golf courses, fitness and aquatic centres have not been included in the strategy.

RECREATION	SPORT	PUBLIC REALM	NATURE / LINEAR
Accessed by all to play socialise, exercise, celebrate or participate in other activities that provide personal satisfaction or intrinsic reward.	Formal structured sporting activities. Facilities are designed with specific infrastructure requirements such as playing surfaces, buffer zones, off field amenities.	Includes shared spaces in a city for its visitors and residents to socialise and interact with others.	Low impact recreation in a setting where people can enjoy nature and protect local biodiversity and natural areas. These spaces can also include open spaces that provide connections between spaces or along natural features like waterways.

3. RECREATION AND OPEN SPACE LAND SUPPLY

3.1.1 Existing Supply

As part of the preparation of the Strategy, Inside Edge audited 142 open spaces across the City of Victor Harbor. Each audit included assessments of:

- Site location and characteristics;
- Function and catchment;
- Assessment of infrastructure, including playing areas, play spaces, outdoor fitness equipment, basketball/netball courts, public tennis courts, cricket nets, skate parks and BMX tracks; and
- Supporting infrastructure such as toilets and park furniture

The audit identified the following spaces:

Catchment Hierarchy	Local Level	Neighbourhood Level	District Level	Regional Level
	94	21	18	9
Function	Recreation	Sport	Nature	Public Realm
	42	12	77	11

In relation to regional level open spaces, the audit focussed on spaces within the City of Victor Harbor. As part of this analysis, a review of regional level open space in Alexandrina Council and the District Council of Yankalilla was also undertaken to understand if these open spaces could address any facilities that were in deficit. However, all regional open spaces in these two Council areas were nature open spaces, rather than recreation or sport open spaces. Therefore, they did not contribute to the deficits identified in the Strategy or section 4 of this report.

3.1.2 Adequacy of Existing Supply

At a high level, this audit identified that:

- The open space provision within the City of Victor Harbor is relatively high per person at 27.1 hectares per 1,000 residents, noting that the Statewide standard equates to approximately 4 hectares per 1,000 residentsⁱ.
- In relation to suburbs or sub-regions, 'Victor Harbor Central' contains the most open space (33.14% of total land) and the highest provision per person (26.98 hectares per 1,000 residents) whilst McCracken has the lowest provision of public open space (0.84% of total land and 2.39 hectares per 1,000 residents)ⁱⁱ.

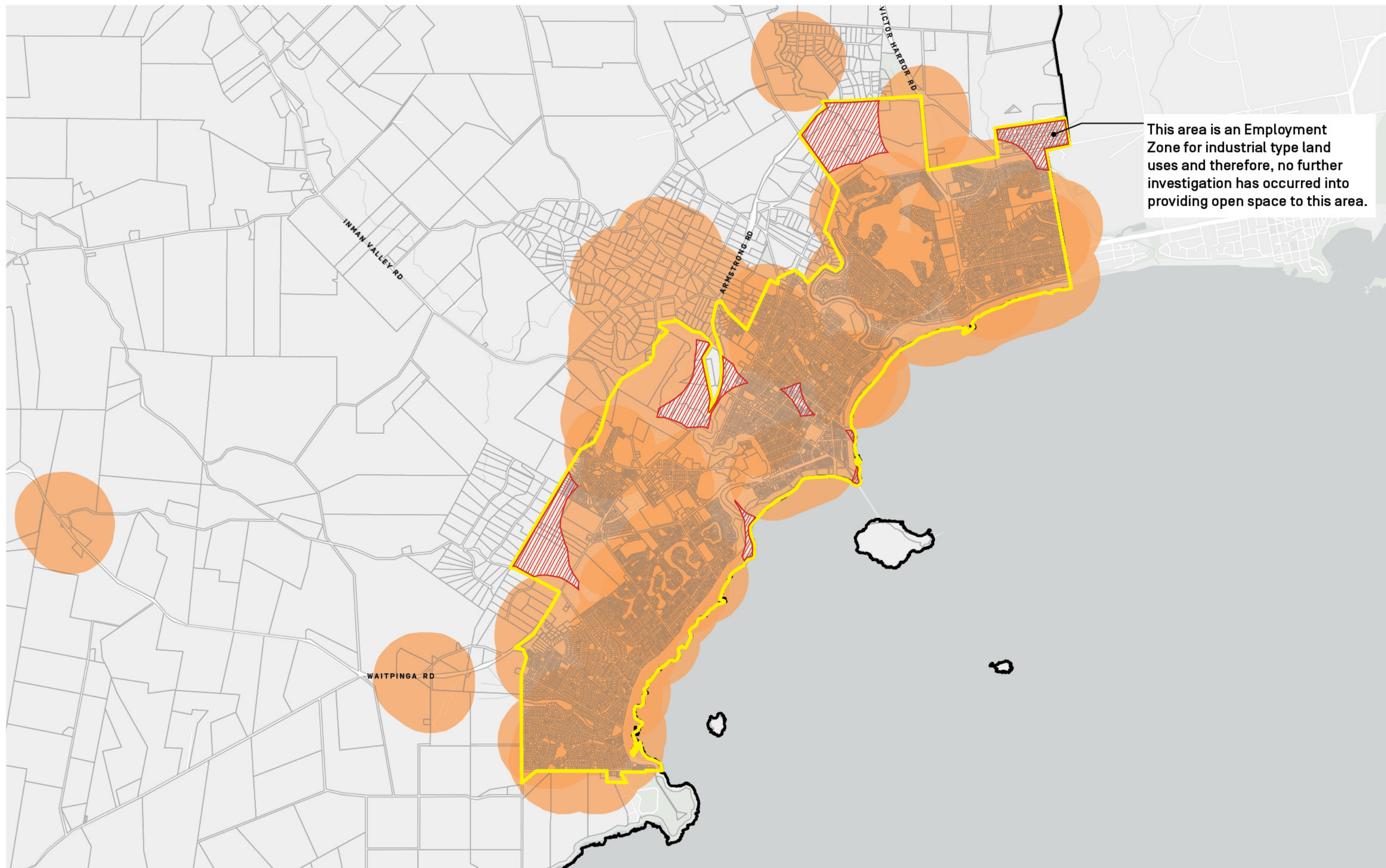
The catchment analysis undertaken as part of the audit is reproduced over the following pages (Maps 1, 2 and 3) and shows:

- All land within the catchment area for each level of open space; and
- Areas which are outside of the catchment area and have a greater distance to travel to open space.

The catchment analysis focuses on the extent of the existing urban areaⁱⁱⁱ, where the existing population is concentrated, and where the demand recreational facilities and open space is generated.

All areas which have a greater distance to open space are collated on Map 4 and an analysis has been undertaken to determine if any of these areas should be investigated for the acquisition of land (i.e. to reduce the distance to open space). This analysis is shown on Map 4.

The analysis identified that there is an equitable distribution of open space within the existing urban area of Victor Harbor and there are only limited areas which a greater distance to travel to open space. These areas are also typically near other levels of open space. As a result, this analysis identified that acquisition of land within the 'areas with a greater distance to open space' is not warranted.



MAP 1

Plan Production: 23/04/2024

LOCAL LEVEL
OPEN SPACE
CATCHMENT ANALYSIS

LEGEND

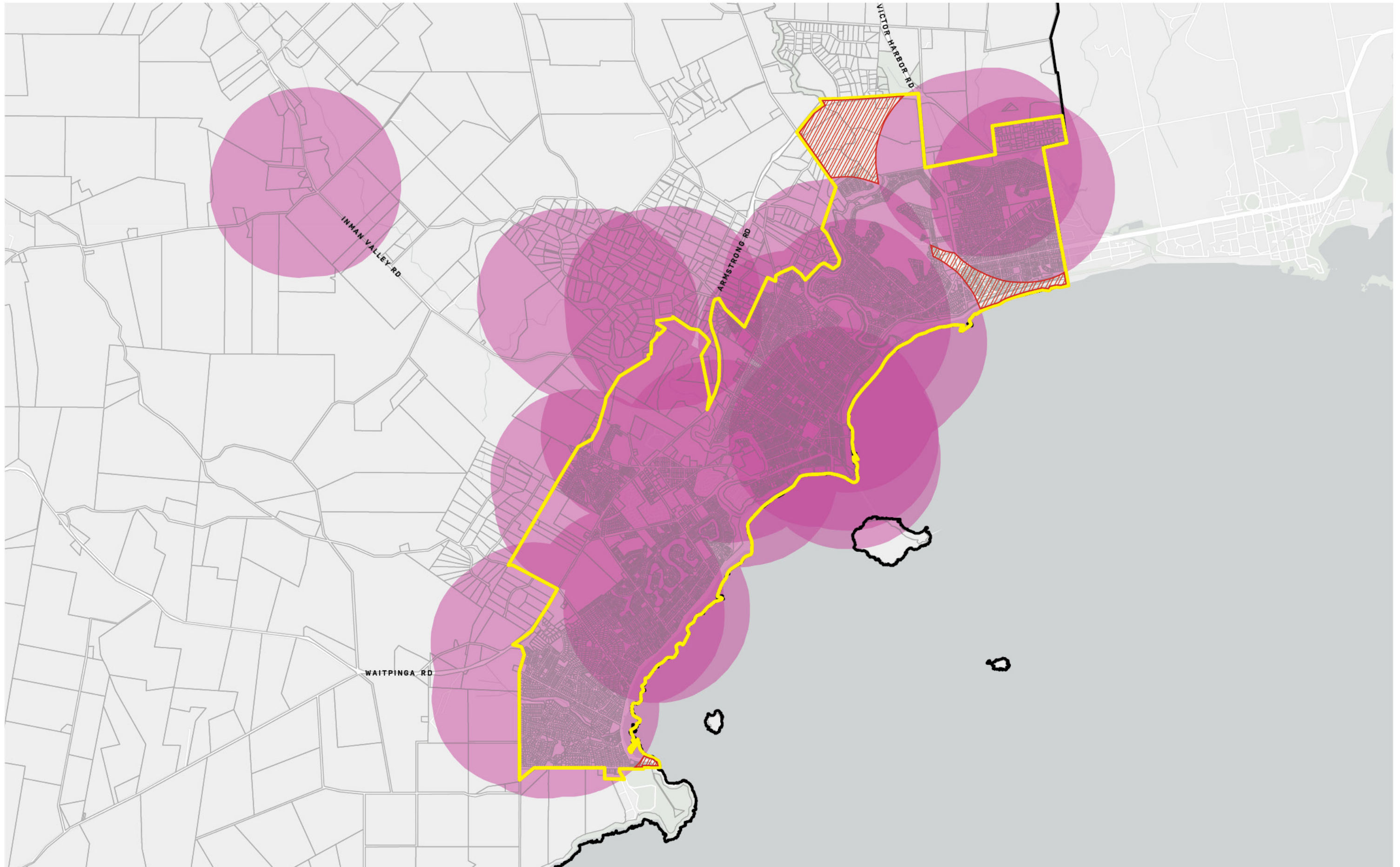
 Victor Harbor
Council Boundary

 500m or 5-minute
walk buffer

 Areas more than 500m from
local open space

 Existing Urban
Area Boundaryⁱⁱⁱ





MAP 2

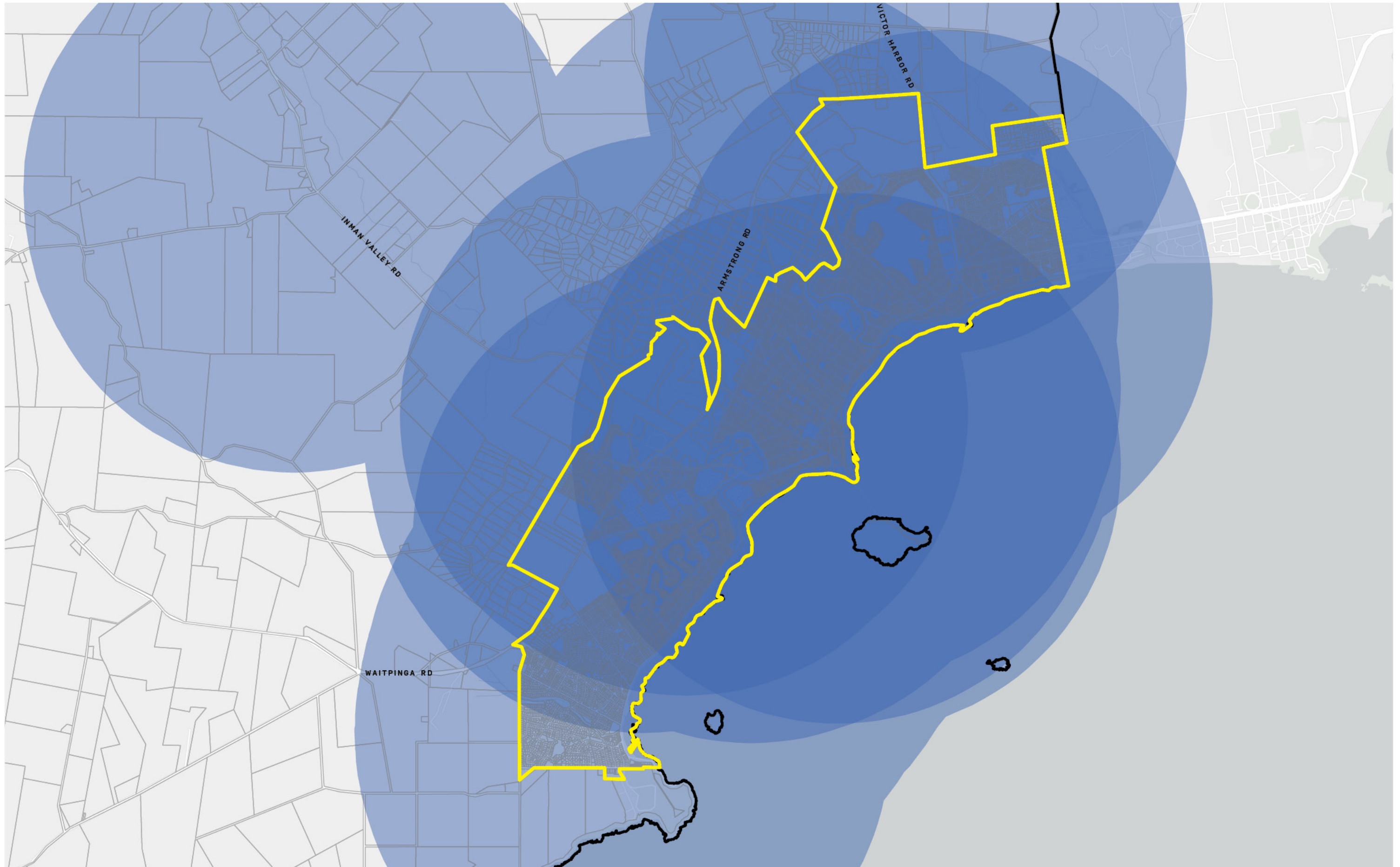
Plan Production: 23/04/2024

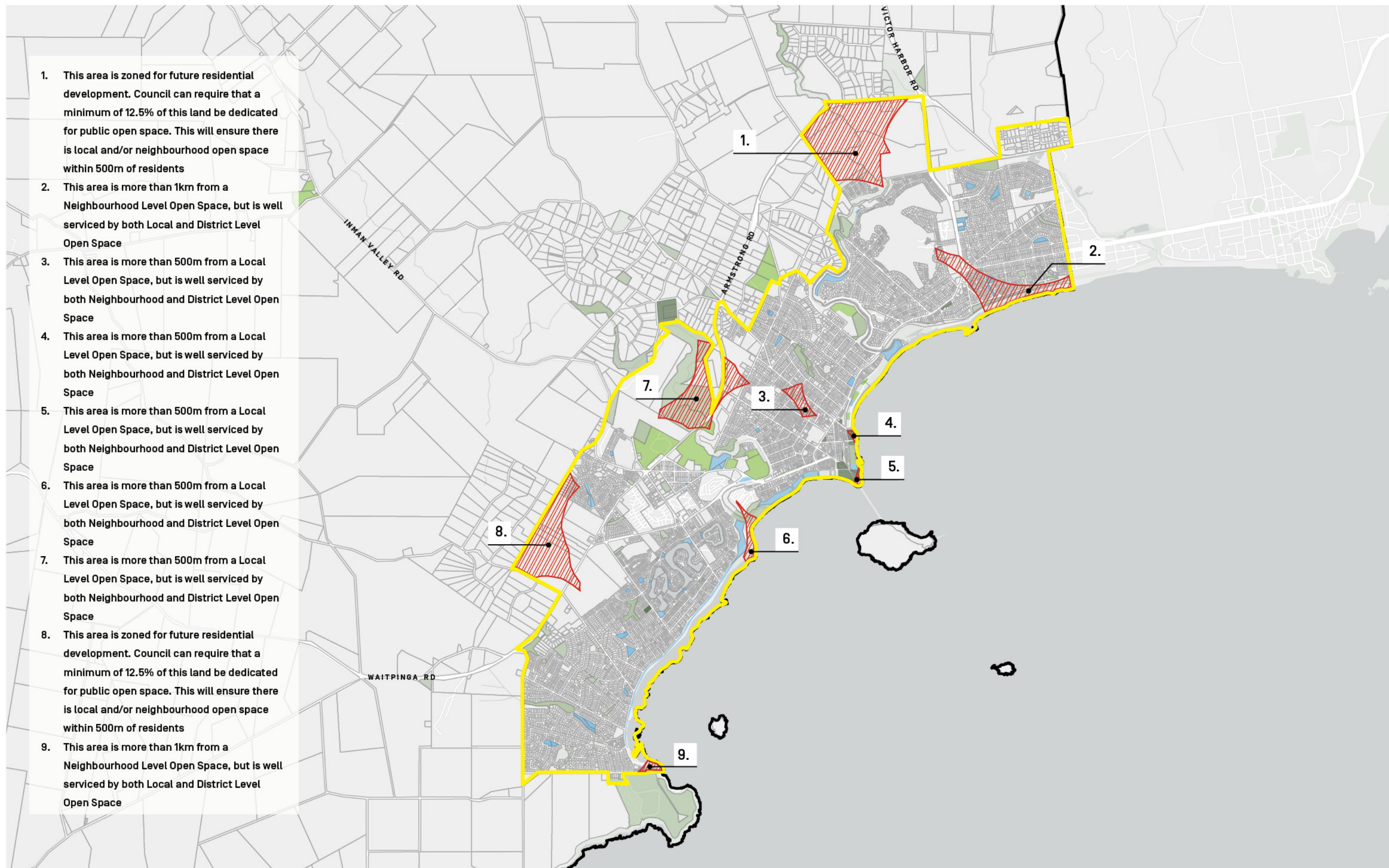
NEIGHBOURHOOD LEVEL
OPEN SPACE
CATCHMENT ANALYSIS

LEGEND

- Victor Harbor Council Boundary
- 1km or 10-minute walk buffer
- Areas more than 1km from Neighbourhood Level Open Space
- Existing Urban Area Boundary







MAP 4

Plan Production: 23/04/2024

AREAS WITH
GREATER DISTANCE TO
OPEN SPACE

LEGEND



Victor Harbor Council Boundary



Existing Urban Area Boundary



Public Realm



Recreation



Local Sport



Nature



Areas with greater
distance to open space



N

4. DEMAND FOR RECREATION FACILITIES AND OPEN SPACE

The City of Victor Harbor Sport, Recreation and Open Space Strategy 2023 – 2033 included a facility provision analysis based on population-to-facility ratios. These ratios were used to evaluate:

- whether the current provision of facilities is sufficient to service the current population;
- the demand for new facilities based on forecast population growth to the year 2036; and
- the gap between the current provision of facilities and the demand for new facilities, expressed as a surplus or deficit.

This analysis has adapted these findings and used them to inform the demand for facilities to 2051, based on forecast population growth^{iv}, and is shown below.

Facility Component	Target Provision	Current Provision	Provision need based on 2022 population (16,720)	Provision need based on 2051 population (24,050)	Current Surplus/ Deficit	2051 Surplus/ Deficit
AFL Oval	1:5,000	2	3	5	-1	-3
Cricket Oval	1:5,000	3	3	5	0	-2
Aquatic Centre	1:75,000	1	1	1	0	0
Soccer Field	1:6,000	0	3	4	-3	-4
Netball (Outdoor)	1:5,000	9	3	5	+6	+4
Tennis Court	1:3,000	15	6	8	+9	+7
Athletics Track	1:75,000	1 (school site)	1*	1	0	0*
Diamond Sports Field	1:12,000	0	1	2	-1	-2
Hockey Field (synthetic)	1:100,000 <i>Should be based on individual business case</i>	3 grass fields	0	0	0	0
Bowls Club	1:30,000	2	1	1	+1	+1
Indoor courts	1:5,000	2**	3	5	-1	-3
Skate Park	Neighbourhood – 1:7,500	2	2	3	0	-1
	District – 1:25,000	-	-	1		
	Regional – 1:50,000	-	-	-		
Playground	Neighbourhood – 1:2,000	14	8	12	+6	+2
	District – 1:9,000	5	2	3	+3	+2
	Regional – 1:50,000	-	-	-	-	-
BMX Track	1:20,000	1	1	1	0	0

* A higher quality and larger athletics track (But not synthetic or regional level) maybe needed if participation grows. Growing the capacity at the current site is recommended in the first instance.

** Courts are no compliant due to inadequate run off areas – limits competition activities.

5. OPTIONS

The demand analysis identified that there is demand for land for several facilities, both now and to 2051. These facilities are identified in the table below.

Facility Component	Current Surplus/ Deficit	2051 Surplus/ Deficit
AFL Oval	-1	-3
Cricket Oval	0	-2
Soccer Field	-3	-4
		0
Athletics Track	0	<i>Noting that a higher quality and larger track may be needed if participation grows</i>
Diamond Sports Field	-1	-2
Indoor courts	-1	-3
Skate Park	0	-1

To address these deficits, the land requirements for each facility and the additional land for accommodating these requirements needs to be identified. These are both discussed below.

5.1 Land Requirements

Several factors influence the amount of land required for sporting facilities. The two key factors considered as part of this assessment are:

- **Delivery Model:** Will there be multiple facilities on one site (**Precinct Delivery Model**) or will they be built on individual sites (**Individual Delivery Model**)?; and
- **Site Constraints:** Will the facility need to fit on an existing site which may be constrained, or is 'new', less constrained land available? This will influence the ability to use a Precinct or Individual Delivery Model.

Other factors include budget allocation, access to grant funding and community feedback. These factors will need to be considered when implementing the Victor Harbor Sport, Recreation and Open Space Strategy, however, are not considered further as part of this Land Requirements Report.

In relation to the two key factors being considered in this assessment, the land requirements for each delivery model are discussed further below. The site constraints are considered further in section 5.2 as part of the evaluation of the additional land options.

5.1.1 Delivery Model

An assessment of the land requirements for each of the facilities in demand has occurred, having regard to both:

- an Individual Delivery Model – each facility on its own site; and
- a Precinct Delivery Model – where multiple facilities are co-located on a site.

This assessment has had regard to recommended facility sizes and examples of existing facilities both within Victor Harbor and South Australia. A summary of these examples is provided in **Appendix A**.

To inform the Precinct Delivery Model, three precinct arrangements have been identified which directly respond to the demand for facilities. These are referred to as Precincts A, B and C and a summary of each precinct is provided in **Appendix B**. It is important to note that this is only one way of delivering these facilities and alternative designs may be considered for a Precinct Delivery Model. Notwithstanding, this approach identifies land requirements for both models with sufficient accuracy to estimate the amount of land needed to meet demand to 2051.

This approach to evaluating the land requirements has confirmed that, between 27 and 41 hectares of land would be required to accommodate additional sporting and recreational facilities to 2051^v. A Precinct Delivery Model is likely to require less land, partially due to the potential sharing of facilities and the reduced duplication of supporting amenities such as clubrooms and car parking.

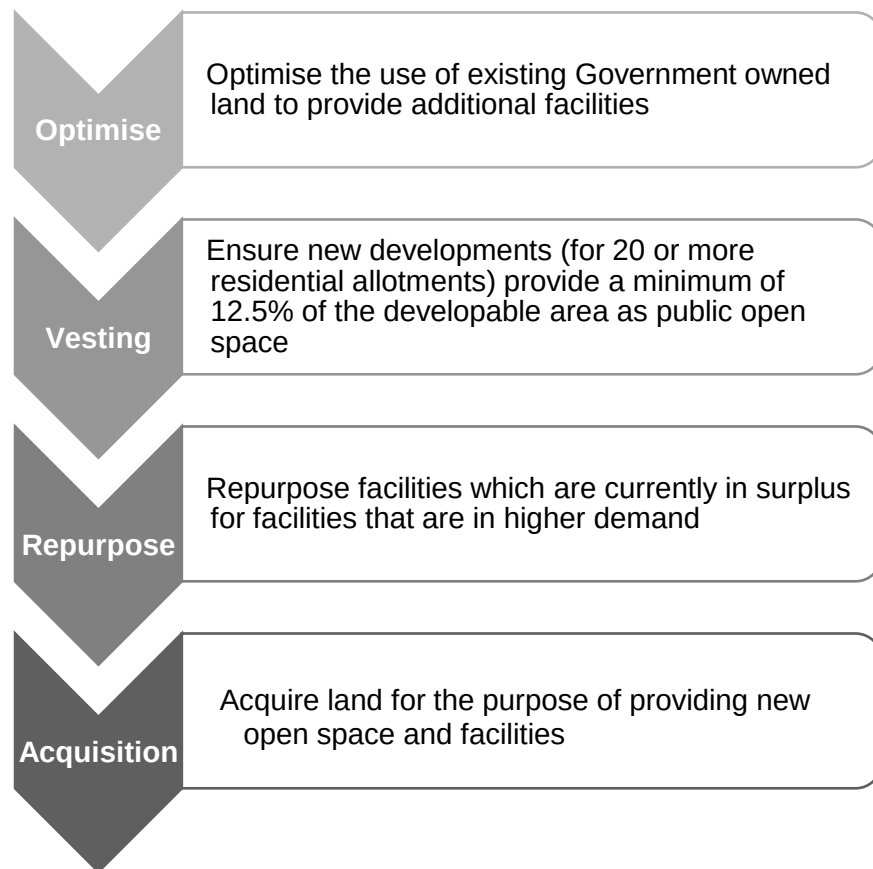
Facility Component	Deficit		Land Requirements			
	Current	2051	Individual Delivery Model		Precinct Delivery Model	
			Per Site	Total	Per Site	Total
AFL Oval	-1	-3	3-5 ha per facility with a minimum dimension of 185m x 155m*	5 – 9 ha	Precinct B x 2 (6 ha per precinct)	21 ha
Cricket Oval ^{vi}	0	-2			Precinct C x 1 (9 ha per precinct)	
Soccer Field	-3	-4	3-5 ha per facility with a minimum dimension of 120 m x 85 m ^{vii}	12 – 20 ha	Precinct A x 1 (8 ha per precinct) Precinct C x 1 (N/A – already planned for above)	8 ha (plus use of Precinct C above)
Athletics Track	0	0**	Approximately 2 ha with a minimum dimension of 180m by 100m	2 ha	Precinct A x 1	0 ha due to use of Precinct A above
Diamond Sports Field	-1	-2	Approximately 2 ha with a minimum dimension of 145m by 125m	4 ha	Precinct A x 1 (N/A – already planned for above) Plus 1 individual facility	2 ha
Indoor courts	-1	-3	Four indoor courts are currently planned for site 5 (see page 14) which will satisfy demand to 2051			
Skate Park	0	-1	Approximately 0.25 ha with a minimum dimension of 70m by 40m	0.25 ha	Precinct B (N/A – already planned for above)	0 ha due to use of Precinct B above
Total Land			27.25 – 41.25 ha 14 sites		31 ha 5 sites	

*Even with an Individual Delivery Model, football ovals are commonly utilised for cricket purposes, and it is recommended that two of the AFL Ovals be utilised as a Cricket Oval.

** Noting that a higher quality and larger track may be needed if participation grows

5.2 Additional Land Options

There are several options available for dedicating additional land for recreation and open space. These include:



To identify additional land for recreation and open space, sites suitable for delivering open space have been identified by:

- **Optimising**: Auditing government/utility owned land and facilities to identify sites which could be optimised to provide additional facilities.
- **Vesting**: Identifying:
 - » developable land, which could dedicate 12.5% of the land area as public open space if or when it is developed for 20 or more residential allotments; and
 - » land for future residential growth, which once rezoned, could dedicate land for public open space.
- **Repurposing**: Identifying the location of facilities that will be in surplus in 2051 (based on the analysis provided in section 4 of this report) to be investigated for repurposing.

If further investigations confirm that the options are unsuitable, Council would need to acquire additional land for sporting and recreation purposes. Sites targeted for acquisition should be large and be suitably serviced.

All of the identified sites are shown the Options for Future Open Space Plan on page 14 and the findings for each are summarised under the relevant headings below.

The adequacy of these options, including an assessment of each site's opportunities and the constraints is provided on pages 16 to 18.

5.2.1 Optimising

A total of seven government sites were identified as being able to accommodate additional infrastructure. In addition, one site was identified that is privately owned (school) which is subject to a Land Management Agreement for public use of the facilities. The sites are identified on the Options for Future Open Space Plan on page 14.

In summary, the analysis of these sites identified that:

- One site is already being developed for recreation purposes (site 4);
- One site was relatively unconstrained and could be readily developed for recreation purposes, subject to negotiation on tenure arrangements (site 3);
- Two sites are significant in size and should be investigated further for their ability to accommodate recreation facilities (sites 1 and 6).

5.2.2 Vesting

A total of six developable sites were identified that could dedicate land for public open space. In addition, one future residential growth area has been identified which is earmarked for rezoning in the future. When this land is rezoned and ultimately developed, land can be dedicated for public open space. These sites are identified on the Options for Future Open Space Plan on page 14.

It is noted that the land vested for public open space when such sites are developed is typically for small scale recreation, such as a playground. Generally, sporting facilities are not delivered as part of the vesting of land for open space. As a result, it should not be assumed that the developable land can be vested for such. However, some sites do have the opportunity vest land to Council, at a size and dimension that could enable Council to develop sporting facilities in the future. Such would require early engagement and discussion with landowners and developers prior to the preparation of a development application for land division.

5.2.3 Repurposing

The demand assessment in section 4 identified several facilities that are currently surplus to needs (based on a population-to-facility ratio) and will continue to be surplus to needs in 2051, despite population increase.

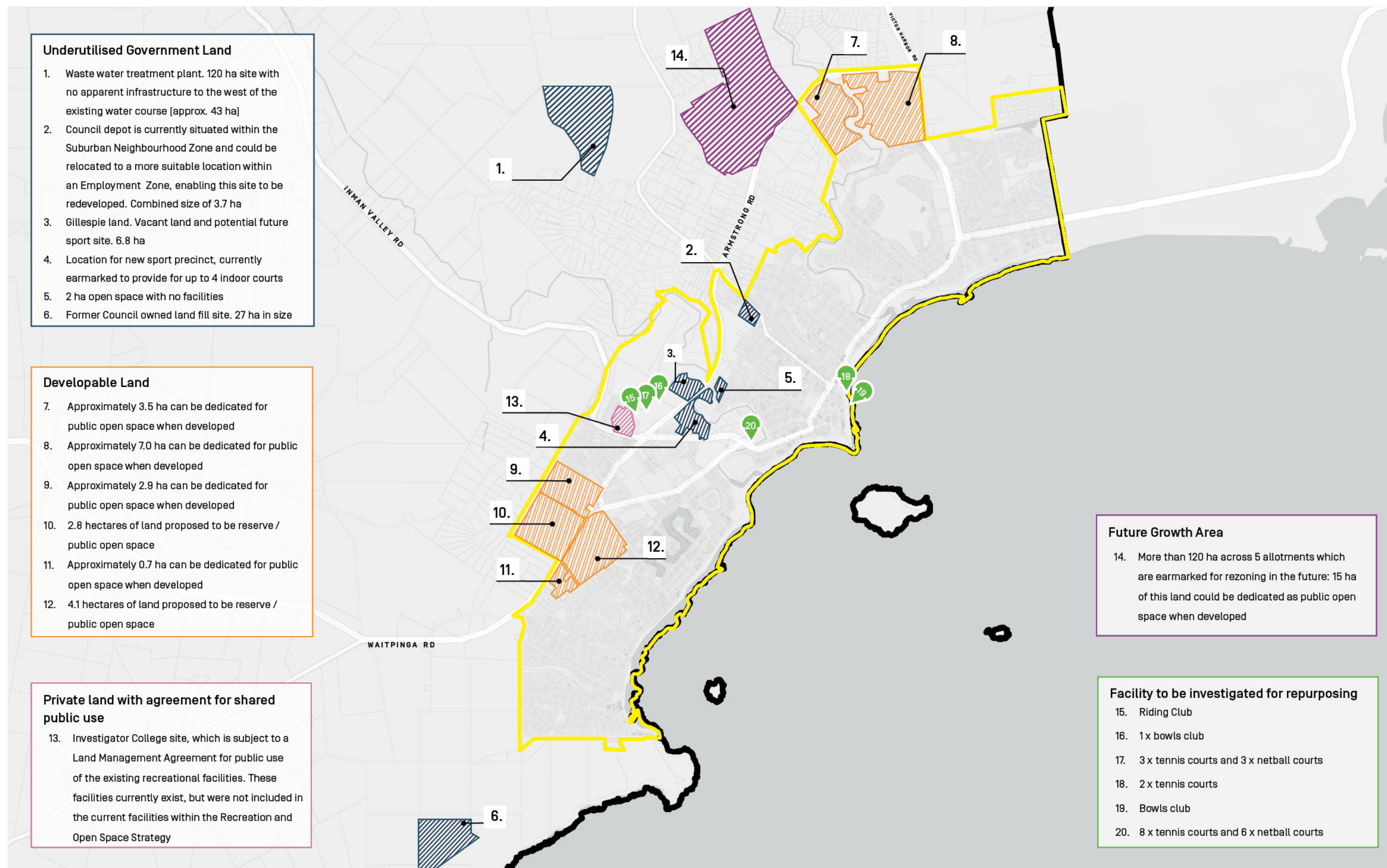
The facilities which were identified as being surplus to needs included bowls clubs, tennis courts and netball courts and are summarised below:

Facility Component	Current Provision	Current Surplus/ Deficit	2051 Surplus/ Deficit
Netball (Outdoor)	9	+6	+4
Tennis Court	15	+9	+7
Bowls Club	2	+1	+1

In addition to these facilities, the riding club was also identified as having potential to be repurposed, noting the possibility for these facilities to co-locate with the Victor Harbor Horse Tram Facility at Canton Place, Victor Harbor.

Playgrounds were also identified as surplus to needs. However, as the sites for playgrounds are typically smaller, these sites were not considered suitable for the new sporting facilities which are in demand (such as an AFL Oval) and therefore, they have not been identified for repurposing.

It is important to acknowledge that a number of the tennis courts and netball courts are multi-purpose, with the tennis and netball courts located on the same playing surface, such that only one activity can occur at a time. The demand assessment only considers the number of facilities and therefore, does not capture the duplicated demand for these facilities which may have multiple clubs wishing to use them at a given time. As a result, in the event that Council pursues repurposing these facilities, it should be determined if the facilities are underutilised prior to repurposing these sites.



5.3 Adequacy of Additional Land Options

As discussed in section 5.1, between 27 and 41 hectares of land would be required to accommodate additional sporting and recreational facilities to 2051¹.

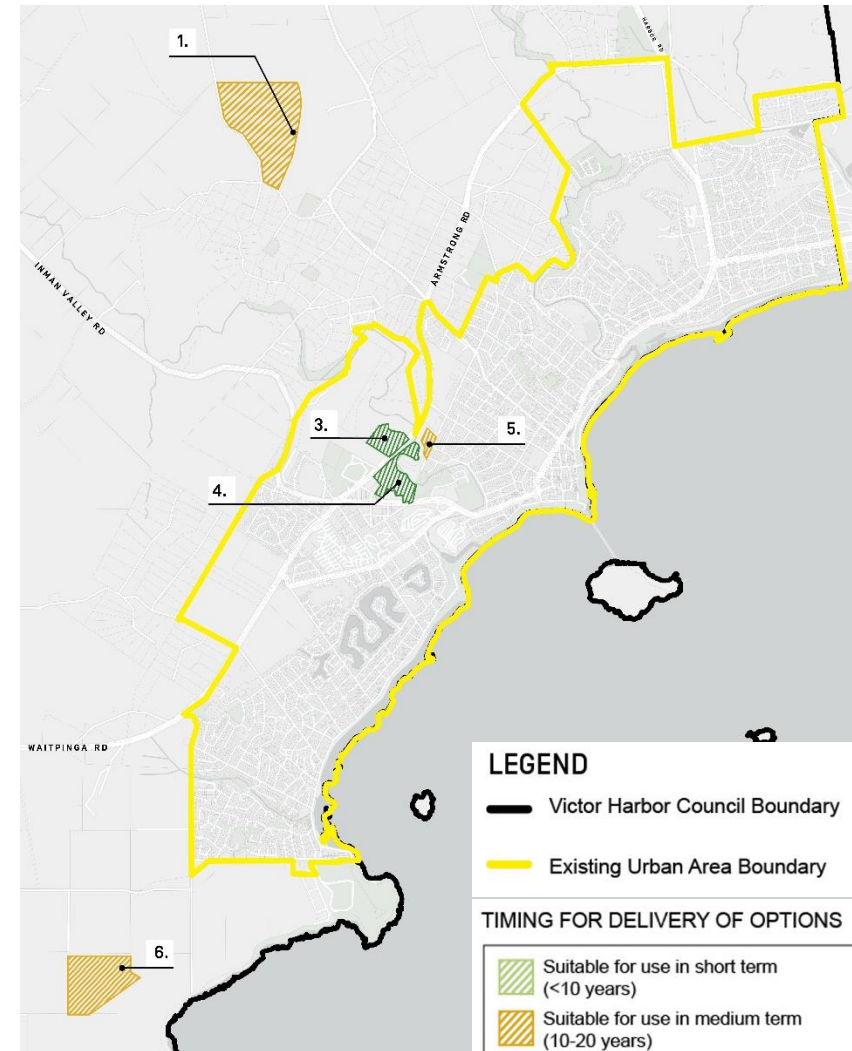
An assessment of all the identified sites has been undertaken to identify the opportunities and challenges of developing these sites to address the demand for sporting and recreation facilities to 2051. The outcomes of this review are provided on the following pages.

The review has identified that:

- One site is already earmarked for development for four indoor courts (site 4);
- Underutilised government land can accommodate:
 - » 6.8 ha of land for sporting and recreation purposes now (site 3, see map to the right);
 - » 72 ha subject to additional investigations to confirm the suitability and feasibility of the land for these purposes (sites 1, 5 and 6, see map to the right).

Such is sufficient in size to accommodate the demand for sporting, recreation and open space to 2051.

If further investigations confirm that the options are unsuitable, Council would need to acquire additional land for sporting and recreation purposes. Sites targeted for acquisition should be large and be suitably serviced.



¹ Excluding the indoor courts, as land is already dedicated for this purpose (site 5).

Category	Option ²	Site Description	Size	Site's Opportunities	Site's Challenges
Underutilised Government Land	1	Wastewater treatment plant.	Approx. 43 ha to the west of the watercourse, which appears unaffected by infrastructure.	Site is large and could accommodate multiple sporting facilities.	Separation distances may be needed to the treatment plant to the east of the watercourse. A distance of 300m could be accommodated, however a larger distance would limit the potential to use this site for a sporting facility or precinct.
	2	Council depot.	3.7 ha.	Large, regular shaped site that could accommodate a soccer field and some amenities	Would require relocation of the Council depot. Site has a steep slope (approx. 1 in 8 or 20 metres over the depth of the site).
	3	Gillespie Land. Vacant land.	6.8 ha	Flat open site suitable for a sporting precinct. Site would be ideal for Precinct B.	-
	4	New Sport Precinct	-	Site is already earmarked for a new sporting precinct and will deliver an additional 4 indoor courts.	-
	5	Vacant Open Space	2 ha	Relatively flat, regular shaped site. May have potential to accommodate 1 x soccer field with car parking.	The site would be accessed from a residential area, and concerns may be raised by the local residents regarding the increase of noise and traffic.
	6	Former Land Fill	27 ha	Site is large and could accommodate multiple sporting facilities.	Site would likely require remediation prior to use for recreational purposes (due to the former use). Site does have electricity or water supply and such would need to be extended to the site to enable the development of sporting facilities.

² Options per the Options for Future Open Space Plan on page 14

Category	Option ³	Site Description	Size	Site's Opportunities	Site's Challenges
Developable Land	7	Hindmarsh Valley growth area (west of the Hindmarsh River)	3.5 ha	Opportunity to co-locate facilities with a future activity centre ^{viii}	A notable proportion of this open space will be situated along the water course (i.e., most of the space will not be suitable for the development of a new facility)
	8	Hindmarsh Valley growth area (east of the Hindmarsh River)	7.0 ha	Consolidated and coordinated area for open space and recreation.	Locations are already nominated for open space within the Planning and Design Code ^{ix} and the size/dimension and slope of these areas is not conducive to the development of sporting facilities.
	9	Waitpinga growth area	2.9 ha	Small scale recreation (i.e. playground)	Insufficient size and dimension to accommodate sporting facilities.
	10	Seascape Development (Waitpinga)	2.8 ha	Small scale recreation (i.e. playground)	Insufficient size and dimension to accommodate sporting facilities.
	11	71 Whalers Road, Encounter Bay	0.7 ha	Small scale recreation (i.e. playground)	Insufficient size and dimension to accommodate sporting facilities.
	12	Encounter Bay, Hills Neighbourhood Zone	4.1 ha	Small scale recreation (i.e. playground)	Slope of the land will make the development of sporting facilities challenging.
Private land with agreement for shared public use	13	Investigator College	-	The existing soccer pitch, athletics track and courts can be made available for public use when not in use by Investigator College. The existing soccer pitch was not included as an existing facility during the audit of facilities within the Sport, Recreation and Open Space Strategy.	Site is for shared use between the school and the public, limiting access to the public.

³ Options per the Options for Future Open Space Plan on page 14

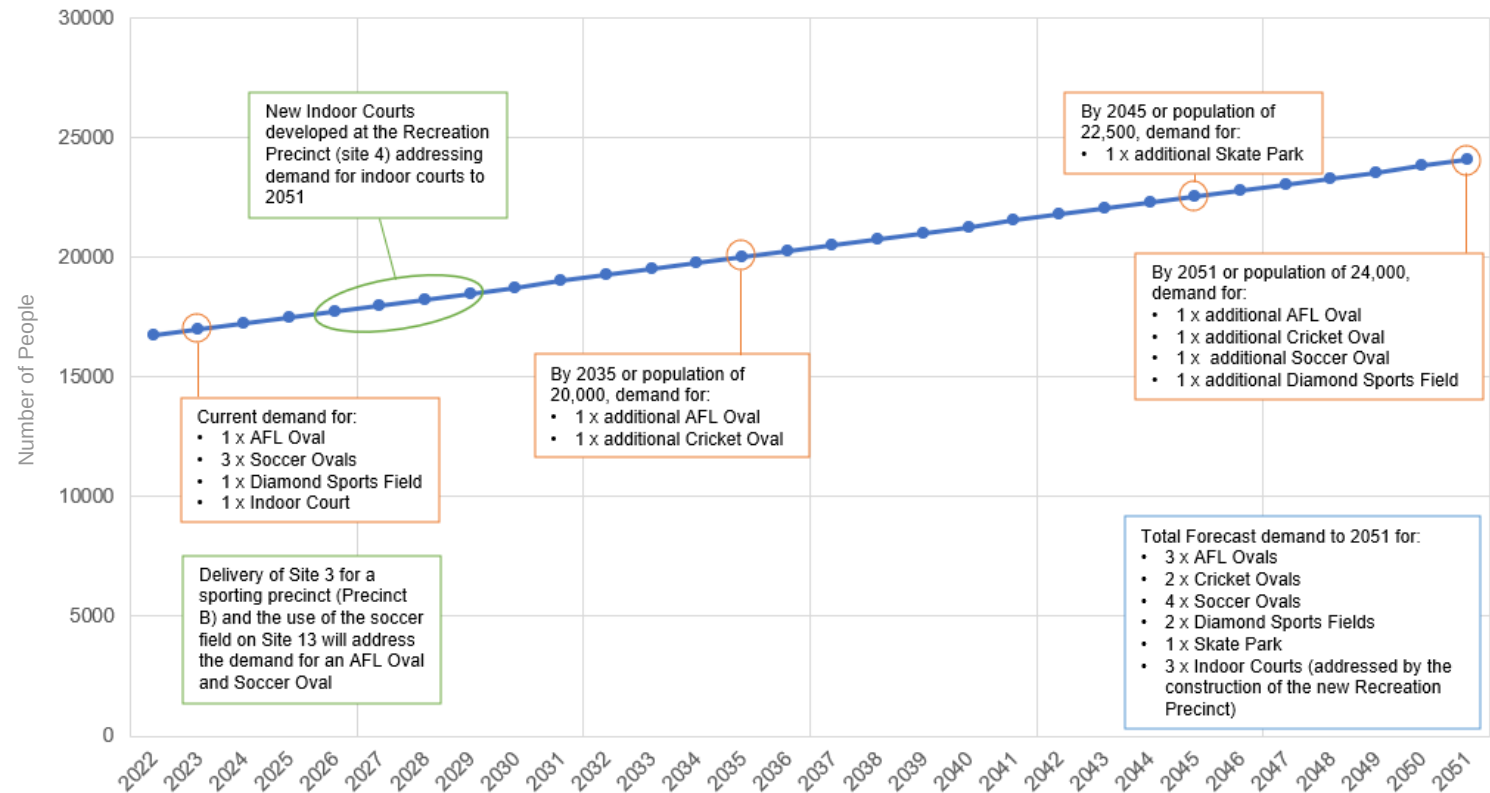
Category	Option ⁴	Site Description	Size	Site's Opportunities	Site's Challenges
Future Residential Growth	14	Deferred Urban Zone	Approx. 15 ha	Could designate area for open space when rezoning the land to ensure that land to be vested is coordinated	Site ownership is fragmented, and designating an area to be delivered as open space will be challenging (will not equitably impact all landowners within the growth area) Site is also undulating and nominating a flat area for sporting facilities will be challenging
Facilities to be investigated for repurposing	15	Victor Harbor Riding Club	1.5 ha	Could accommodate expansion or additional amenities for the existing facilities on site.	Site is an irregular shape and there are limited facilities which could be accommodated on this site. Would require the relocation of the riding club.
	16	Bowls Club	1.4 ha	Dimensions are approximately 90m x 120m and could accommodate a soccer pitch, if parking is provided elsewhere	Would require the removal of an established bowls club and facilities. This bowls club is only 1 of 2 clubs in the existing urban area, and the other club is at risk of coastal flooding, such that this facility may be the only useable bowls club post 2051.
	17	3 x tennis courts and 3 x netball courts	0.5 ha	-	Site is likely to small to be repurposed for alternative facilities. Site is also dual purpose (tennis and netball) and as a result, is likely to be a well utilised facility.
	18	2 x tennis courts	0.1 ha	-	Site is too small to be repurposed for alternative facilities and is subject to coastal flooding.
	19	Bowls club	0.8 ha	-	
	20	8 x tennis courts and 6 x netball courts	0.4	-	These facilities are part of the school and due to the number of courts on this site, removal of these courts would result in a deficit of tennis courts and netball courts in 2051.

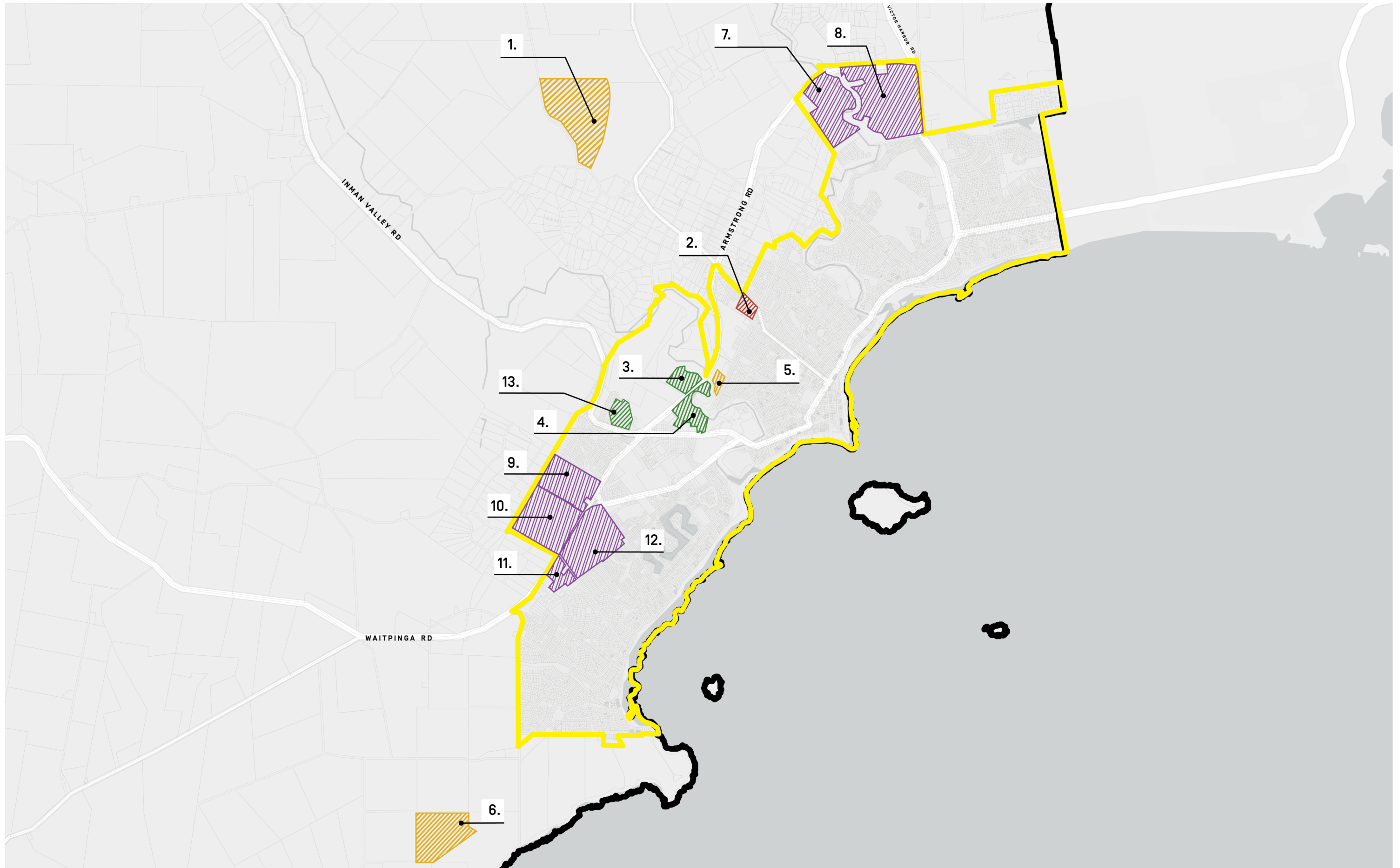
⁴ Options per the Options for Future Open Space Plan on page 14

6. TIMING

In relation to timing, the demand for facilities will increase as the population grows, noting that there is already demand for several additional sporting facilities. The graph below assumes consistent growth between the estimated resident population in 2022 and the forecast population in 2051 to determine when the demand will be realised for each facility type.

In addition to the above, an evaluation of the time required to make each of the additional land options available for recreation and sport has been undertaken and is shown on the following page. This evaluation has had regard to the challenges faced by each site referred to on pages 16 to 18 and the time required to overcome these challenges. It is evident that most of the additional land may not be available until the medium term (10 to 20 years) and as a result, the ability to deliver land for some recreational facilities will be constrained in the short term (noting that land acquisition would take a comparable timeframe).





Plan Production: 23/04/2024

Timing For
Delivery

LEGEND

-  Victor Harbor Council Boundary
-  Existing Urban Area Boundary

TIMING FOR DELIVERY OF OPTIONS

 Suitable for use in short term (<10 years)

 Suitable for use in 20 years (20-30 years)

 Suitable for use in medium term (10-20 years)

 Will be made available when land is developed, unlikely to be used for sporting facilities



7. SUMMARY

Council's *Victor Harbor Sport, Recreation and Open Space Strategy 2023 – 2033* identified that:

- The open space provision within the City of Victor Harbor is relatively high per person at 27.1 hectares per 1,000 residents, noting that the Statewide standard equates to approximately 4 hectares per 1,000 residents*;
- There is an equitable distribution of open space within the existing urban area of Victor Harbor and there are only limited areas which a greater distance to travel to open space; and
- There is demand for land for several sporting and recreational facilities.

The population-to-facility ratios from the Strategy have been used to inform the demand for facilities to 2051, based on forecast population growth^{xi}. This analysis identified that there will be demand for the following facilities by 2051 (or a population of 24,000):

- 3 x AFL Ovals
- 2 x Cricket Ovals
- 4 x Soccer Ovals
- 2 x Diamond Sports Fields
- 1 x Skate Park
- 3 x Indoor Courts (will be addressed by the new Recreation Precinct)

In order to address this demand, land will be required for these facilities and an assessment was undertaken to determine how much land may be required to accommodate these facilities. This assessment determined that between 27 and 41 hectares of land would be required to accommodate additional sporting and recreational facilities to 2051. The amount of land required will be dependant on a number of factors, including whether each facility is developed on its own site or a number of facilities are developed on the same site (i.e. a precinct).

The following options were investigated for creating additional land for recreation and open space:

- Optimising the use of underutilised government and utility land;
- Vesting land when land is developed for residential purposes; and
- Repurposing facilities which have been identified as surplus to needs.

A total of 20 sites were identified. An assessment of these sites was undertaken to identify the opportunities and challenges of developing these sites. The assessment identified that:

- One site is already earmarked for development for four indoor courts (site 4);
- Underutilised government land can accommodate:
 - » 6.8 ha of land for sporting and recreation purposes now (site 3); and
 - » 72 ha subject to additional investigations to confirm the suitability and feasibility of the land for these purposes (sites 1, 5 and 6).

These sites are sufficient in size to accommodate the demand for sporting, recreation and open space to 2051.

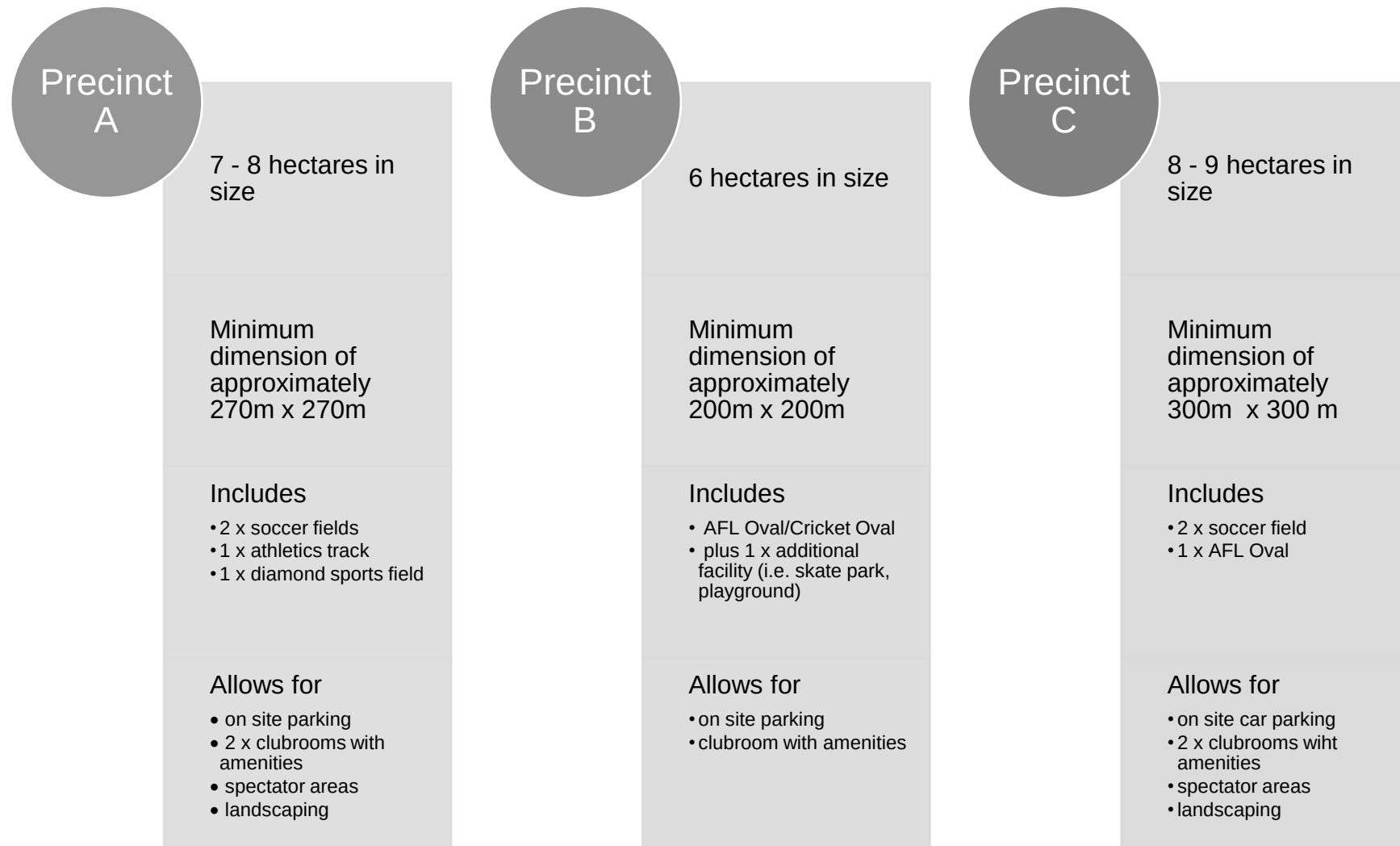
Timing of the delivery of new facilities will be subject to a number of factors, including funding, and given there is already demand for additional facilities, it is expected that the delivery of facilities will continue to occur after the demand has been realised.

The Timing for Delivery Plan (page 21) identifies which sites should be pursued in the short (<10 years), medium (10-20 years) and long term (20 – 30 years).

APPENDIX A – SUMMARY OF EXAMPLE FACILITIES

Facility Component	Examples
AFL Oval	• Victor Harbor Football Club Oval (adjacent to High School) with parking, clubrooms and tennis courts (5.7 ha) • Alberton Oval and adjacent facilities (4.7ha) • Norwood Oval and Facilities (2.8 ha)
Cricket Oval ^{xii}	• Kensington Oval and adjacent facilities (6.5 ha) • Tusmore Park Oval (1.2 ha)
Soccer Field	• Weigel Oval Reserve, including 2 soccer fields, diamond sports field, tennis courts, onsite parking and facilities (noting that due to the small site area and absence of buffers, large fencing has been installed to manage the interface with residential properties) (5.8 ha) • Mount Barker United Soccer Club including two soccer fields, clubrooms and onsite car parking (4.4 ha) • Investigator College, Victor Harbor, including soccer pitch, athletic track and onsite parking (3.5 ha)
Athletics Track	• Plympton Flyers Little Athletics (part of Hamilton Secondary College), including track, tennis courts and onsite parking (5 ha) • Investigator College, Victor Harbor, including soccer pitch, athletic track and onsite parking (3.5 ha)
Diamond Sports Field	• Diamond Sports Stadium (West Beach) including 3 x diamond sports fields, associated clubrooms and amenities and onsite parking (5.7 ha) (size includes all onsite parking, but excludes the other collocated facilities such as courts and soccer fields) • Berri Sports Stadium including 1 diamond sports field, two practice areas, indoor recreation centre, hockey field, bowling club and onsite parking (12.5 ha)
Skate Park	• Victor Harbor foreshore skate park (inc. adjacent parking), 0.25 ha

APPENDIX B - EXAMPLE OF THE PRECINCT DELIVERY MODEL



ENDNOTES

ⁱ Based on the requirement for residential developments to provide for 12.5% of open space, which equates to '4 hectares per 1,000 people in a lower density development of around 35 hectares (based on 15 dwellings per hectare and 1.9 persons per household)'.

ⁱⁱ In relation to McCracken, whilst the provision of public open space is relatively low, it is acknowledged that 25% of the total land of this suburb (i.e., 55 hectares of 220 hectares) is occupied by a private golf course.

ⁱⁱⁱ This excludes land in the Deferred Urban Zone and the Rural Living Zone.

^{iv} The forecast population growth has been sourced by the City of Victor Harbor's Community Profile.

^v This area (27-41 hectares) excludes the indoor courts, which already have a dedicated site for four new courts (shown as site 5 on the Options for Future Open Space plan).

^{vi} See the *AFL Preferred Facility Guidelines For State, Regional and Local Facilities* (August 2012) for advice for collocating football and cricket ovals

^{vii} Based on the dimensions recommended in the *Football Victoria Field Dimensions and Pitch Markings Guide*

^{viii} Concept Plan 106 Hindmarsh Valley within the Planning and Design Code nominates a future activity centre location.

^{ix} See Concept Plan 106 Hindmarsh Valley

^x Based on the requirement for residential developments to provide for 12.5% of open space, which equates to '4 hectares per 1,000 people in a lower density development of around 35 hectares (based on 15 dwellings per hectare and 1.9 persons per household)'.

^{xi} The forecast population growth has been sourced by the City of Victor Harbor's Community Profile.

^{xii} See the *AFL Preferred Facility Guidelines For State, Regional and Local Facilities* (August 2012) for advice for collocating football and cricket ovals.