

Draft Penneshaw Harbour Precinct Master Plan – for feedback

Overview

September 2024



Government of South Australia
Department for Infrastructure
and Transport

**Build.
Move.
Connect.**

Disclaimer

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We acknowledge the Traditional Custodians of the Country throughout South Australia and recognise their continuing connection to land and waters. We pay our respects to the diversity of cultures, significance of contributions and to Elders past, present and emerging.



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Executive Summary

The Penneshaw harbour precinct is an important place for locals and visitors and plays a significant role in South Australia's tourism and agriculture industries. It also plays a key role in moving goods and people on and off the Island.

The draft Penneshaw Harbour Precinct Master Plan (Master Plan) looks at some of the key strategic considerations for Penneshaw and provides a vision of how future investment could be used to unlock opportunities in the area.

This draft Master Plan has been informed by initial community and stakeholder feedback and technical analysis. We understand it is important for the Master Plan to be right for Penneshaw, reflecting what is most important to the community and the region, whilst accommodating the diverse range of people who use the area. We are now seeking feedback on this draft Master Plan. Insights received, along with further technical assessments, will be used to finalise the Master Plan.

What is a master plan?

Master plans are dynamic short and long-term plans that identify social, environmental, cultural, and economic issues and opportunities. They aim to set a clear strategic and coordinated framework for assessment of potential future developments within the precinct and inform future funding considerations for all levels of Government.

Master Plan strategic considerations

The key challenges and opportunities identified through this process have resulted in the following strategic considerations to guide the Master Plan's development:

- **Place-making and attraction:** Identify broader place-making and commercial opportunities, providing public realm improvements that ensure visual impacts and functionality are addressed. This will work to maximise a positive contribution to regional growth, cultural story-telling, community, recreational and visitor experiences and potential tourism development opportunities within the harbour precinct and along the Penneshaw main street areas.
- **Movement:** Consider any changes to the future transport network including overall demand forecasts and transport impacts within the proposed harbour precinct and along the existing freight route through Penneshaw. Efficient freight transport on and off the Island, now and in the future, is key to the movements of goods and services. (Note: consideration of additional / alternative port options, and road bypass options were not included in the scope of this master plan.)
- **Continuity:** Leverage off the knowledge already gained from previous investigations, studies and plans for the Penneshaw township and surrounds, including infrastructure requirements.

Master Plan proposed vision

A proposed Vision statement “Delivering local benefits while meeting island-wide needs” and five guiding principles have been developed to shape the area over time.

- Penneshaw for people
- Future focused
- Safe and efficient
- Embrace the environment
- An inviting island

The harbour will cater for the operation of SeaLink's future ferries while improving the experience for visitors and locals. The facilities and safety improvements proposed by this Master Plan continue the good work completed recently by the Kangaroo Island Council.

This summary document provides an outline of the proposed key elements of the Master Plan. Further detail is available in the Penneshaw harbour precinct Master Plan – Investigations Report. Prior to finalising this Master Plan, the Department is seeking feedback from the community and key stakeholders on this draft plan. Further technical investigations will also be undertaken to ensure the Master Plan is fit for purpose.

Master Plan at a glance: key elements

Harbour Upgrades

Improvements to access, parking and amenities for all users



“Infinity Walking Loop”

Linking new and existing paths together to create a loop walk, including comfortable and safer pedestrian spaces near the ferry terminal, along with clear and attractive wayfinding.



North Terrace Lookout and Open Space

A new open space + lookout with views over the harbour. Opportunities for new visitor experiences available.



Penneshaw War Memorial Park

Sensitive additions to open spaces along North Terrace, including the War Memorial, to increase use and comfort for visitors and residents.



Safer intersections

Traffic calming strategies to improve the pedestrian experience



Tourism development

Opportunities on vacant and underutilised land



Heavy vehicle route

It is recommended that Middle Terrace / Bay Terrace remain the heavy vehicle route to Penneshaw Harbour, with lowered speed limits. Preferred location for a waiting area is west of town adjacent to the cemetery.



Revegetation

Where known and possible penguin burrows are located on coastal areas north and east of the town, revegetation efforts should increase the vegetation cover of dense and thorny shrub species.



The study area

Today the Penneshaw harbour is mainly used by locals, visitors to the area, and freight travelling to or from the mainland.

The area is just under 10 hectares in size.

Gateway – By connecting Kangaroo Island to the mainland via Cape Jervis by ferry, Penneshaw acts as an important local and regional gateway and serves a pivotal role for the Island, providing the primary access to the rest of South Australia for people, vehicles and freight.

As such, the Precinct is an important piece of infrastructure which acts as a gateway connecting Kangaroo Island (KI) and South Australia.

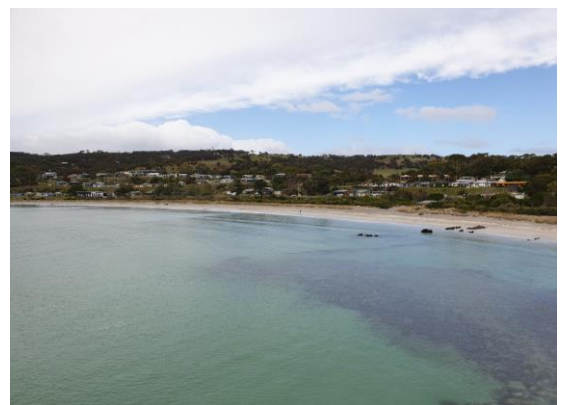
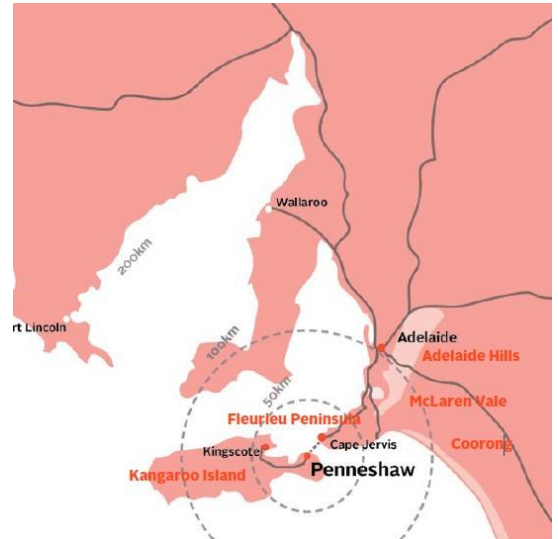
There are many opportunities for enjoying the natural landscape throughout the Precinct, with the Penneshaw township within walking distance of the harbour.

Township – The Penneshaw township is about 400m inland and uphill from the harbour. Penneshaw was first established in 1802 and has a population of 275 people.

Beyond its important gateway function, Penneshaw is home to an engaged and proud community and is a township which attracts visitors for its natural and cultural values. It is also the first and last place visitors to Kangaroo Island experience.

There are many leisure assets within the township, including the War Memorial Park, oval, tennis courts and skate park. KI Council has recently carried out work to upgrade some of these facilities including the footpaths, parking areas and providing safer walking routes to the school.

Landscape - Penneshaw possesses spectacular and varied landscape qualities. To the east lies Penneshaw Beach, which is 600m long and backed by a foredune. Coastal vegetation is low, and wind exposed. There are areas of open space along the coast which provides habitat to a rookery of Little Penguins.



Stakeholder and community engagement

Stakeholder and community engagement has been an integral part of the Master Plan development process. Initial insights have helped form the development of this draft Masterplan. Thank you to everyone who has participated in the engagement process so far.

We are now seeking feedback on this draft Master Plan. Insights received, along with further technical assessments, will be used to finalise the Master Plan.

How we engaged

Stakeholder Engagement

A Stakeholder Reference Group was established to seek insights from a broad range of different experiences and interests. Throughout the process, membership has included representatives from the Ngarrindjeri Aboriginal Corporation (NAC), SeaLink, the Penneshaw Progress Association (PPA), KI Business + Brand Alliance, Agriculture KI (AgKI), South Australian Road Transport Association (SARTA), Regional Development Australia, precinct property owners, and state and local government representatives.

We held two Stakeholder Reference Group Workshops where we asked members to provide their feedback on the following discussion points:

- *existing problems and opportunities in the Precinct*
- *a potential vision and guiding themes for the Precinct*
- *potential elements to be included in the Master Plan and how they could be spatially arranged*

Community engagement

Engagement with the broader community occurred between mid-September 2023 and late October 2023. People were given the opportunity to provide feedback, share their local knowledge and ideas for the future via an online survey, face-to-face at Listening Post community sessions and via email.

Listening Post community sessions were held at the Penneshaw Ferry Terminal and the Penneshaw Town Hall. Our community engagement activities were promoted through our Social Media channels and project email distribution lists. We also consulted with Kangaroo Island businesses and used local community groups social media platforms to encourage feedback.



Community members attend listening posts

Through this process we received feedback from the community with 86 people attending the two Listening Posts and 44 people completing the online survey.

Summary of existing opportunities

Penneshaw Harbour benefits from a beautiful coastal setting, and it is an important location to connect to the mainland. Existing challenges to the safe function and the facilities of the precinct have been reviewed in detail, and these inform several key opportunities for improvement and development for the future.



Respect the natural and scenic qualities.



Improve liveability and the experience for visitors.



Improve pedestrian infrastructure, road safety and traffic management.



Review and improve parking.



Review impacts of freight vehicles and improve facilities for their management.



Improve amenity and place-making throughout the Precinct.

Vision and guiding principles

The draft vision statement, and five guiding principles are proposed to shape the development of Penneshaw Harbour over time.

Vision

Informed by stakeholder and community feedback, the proposed vision is
“Delivering local benefits while meeting island-wide needs.”

Guiding principles

Each guiding principle is supported by specific objectives that have informed the Master Plan and can be used to inform the design and implementation of specific elements of the Master Plan in the future.

Penneshaw for People

Improving Penneshaw’s public realm and unique spaces to enhance liveability and sense of community.

- Protect the strong sense of community in Penneshaw.
- Enhance liveability for local residents.
- Recognise wide range of user groups and their specific needs (e.g. the elderly, those who work in the precinct).
- Facilitate a people friendly public realm.
- Include community in the planning of the town.

Future Focused

Creating new opportunities, delivered through a series of implementable projects.

- Plan for growth of tourism and agriculture exports.
- Ensure that land use responds to this future growth.
- Consider future functionality of the precinct in infrastructure design.

Safe and efficient

Improving safety and efficiency for users of the area.

- Prioritise pedestrian safety throughout the precinct.
- Separate movements of heavy vehicles, light vehicles, pedestrians and coaches at the harbour.
- Ensure efficient configuration of space to meet diverse user needs.

Embrace the environment

Protecting and providing more opportunities for people to connect with the environment

- Protect the pristine natural environment, particularly along the coast.
- Provide opportunities for people to connect with the environment.
- Integrate native planting into harbour precinct.
- Mitigate the impacts of projects on the environment and the penguins.

An inviting island

Creating new economic and tourism opportunities to benefit visitors and locals alike.

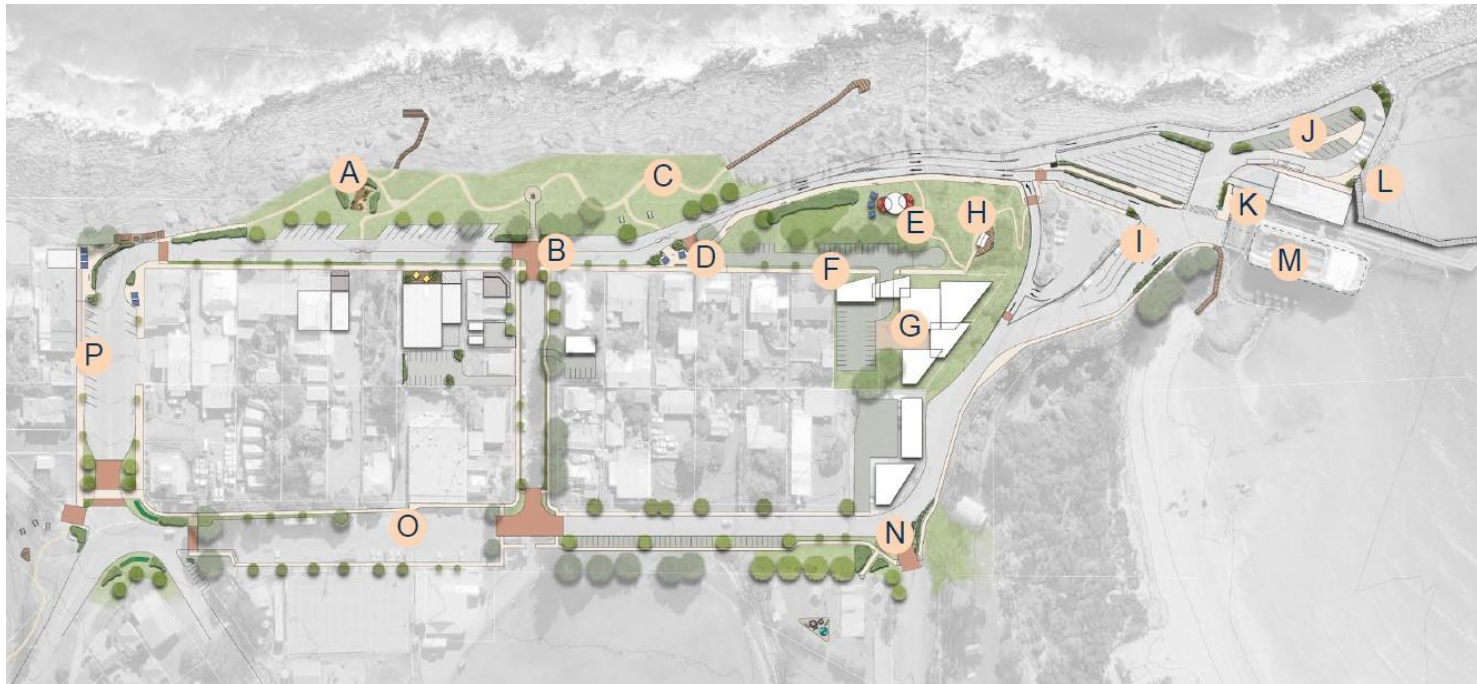
- Recognise Penneshaw as the gateway to Kangaroo Island.
- Improve amenity at the harbour precinct to improve arrival and departure experiences.
- Increase visitor appeal of Penneshaw.
- Encourage visitors to explore the town, by creating things to do and see e.g. walking loops.



Proposed Master Plan

A master plan is made up of series of separate elements. Delivered together, they will create a better Precinct for all users, capable of being delivered over multiple stages.

The proposed Master Plan has been developed to include key elements such as roads, footpaths and parking, land use and tourism opportunities and open spaces.



- | | | | |
|--------------------------------|-------------------------------|----------------------------------|------------------------------|
| A Nature play space | E Visitor Experience | I Improved Marshalling | M Berth Upgrades |
| B Intersection upgrades | F Formalised Parking | J Formalised Parking | N Safer Intersections |
| C Walking Loop | G Visitor Accomodation | K Pedestrian Improvements | O Reduced Speed Limit |
| D Pocket Plazas | H Bayview Lookout | L Jetty Improvements | P Wider Footpaths |

Master Plan elements

Harbour access, parking and amenity improvements



An improved ferry terminal with enhanced safety and facilities for all users. The terminal will cater for the operations of SeaLink's future ferries, allow for future freight growth, and improve the experience for visitors and regular users. Additional improvements will include better footpaths, improved signage and car parking.

As part of the planning process, a *Traffic and Parking Study* was undertaken to define the existing traffic and pedestrian movements, parking requirements, and potential opportunities to improve the efficiency and safety of the area's traffic movements.

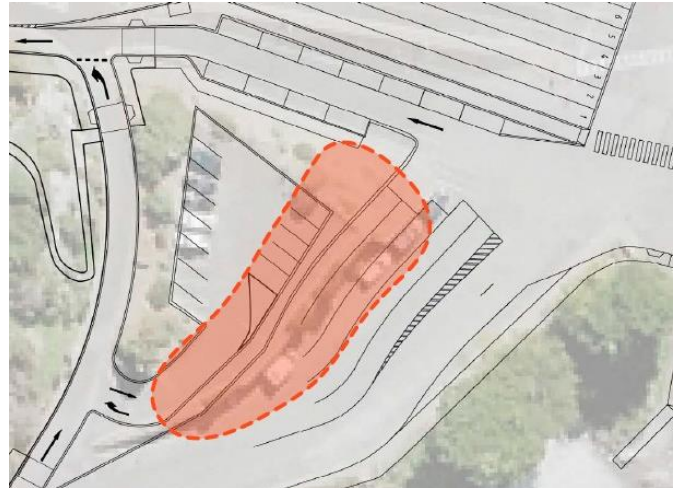
Key findings included:

- Middle terrace identified as key freight route
- Reduce speed limit on Middle Terrace
- Heavy vehicle marshalling area upgraded to cater for future Ferry operations
- Potential off site heavy vehicle marshalling area identified
- Improvements for pedestrian safety identified
- Intersection upgrades / treatments proposed
- Reviewed parking arrangements throughout the precinct

The Master Plan has considered how freight moves through the precinct efficiently with the new SeaLink vessel capacity being 4 b-doubles. This Plan currently includes provision for 4 b-double (or approx. 6 semi-trailer) combinations without impeding traffic flow. Future expansion options for heavy vehicle marshalling are also being considered. Initial modelling has been undertaken and further technical analysis will be undertaken as part of the process to finalise this Master Plan.




Alternative future expansion options for heavy vehicle marshalling

Catering for future increased freight use, this concept involves a reduction in size of the Council-owned car park (with re-alignment of parking) to add two more freight waiting lanes while maintaining the function of the car park. The Masterplan has considered what current and future freight movements are and how we need to plan for the future requirements of the industry. Sheltered from the wind, vegetation will be used to soften the look of the retaining wall which will be required to improve the arrival experience.



Penneshaw and harbour wayfinding and signage



-  _ Gateway wayfinding marker creating identity
-  _ Pedestrian wayfinding signage
-  _ Vehicle + heavy vehicle directional signage

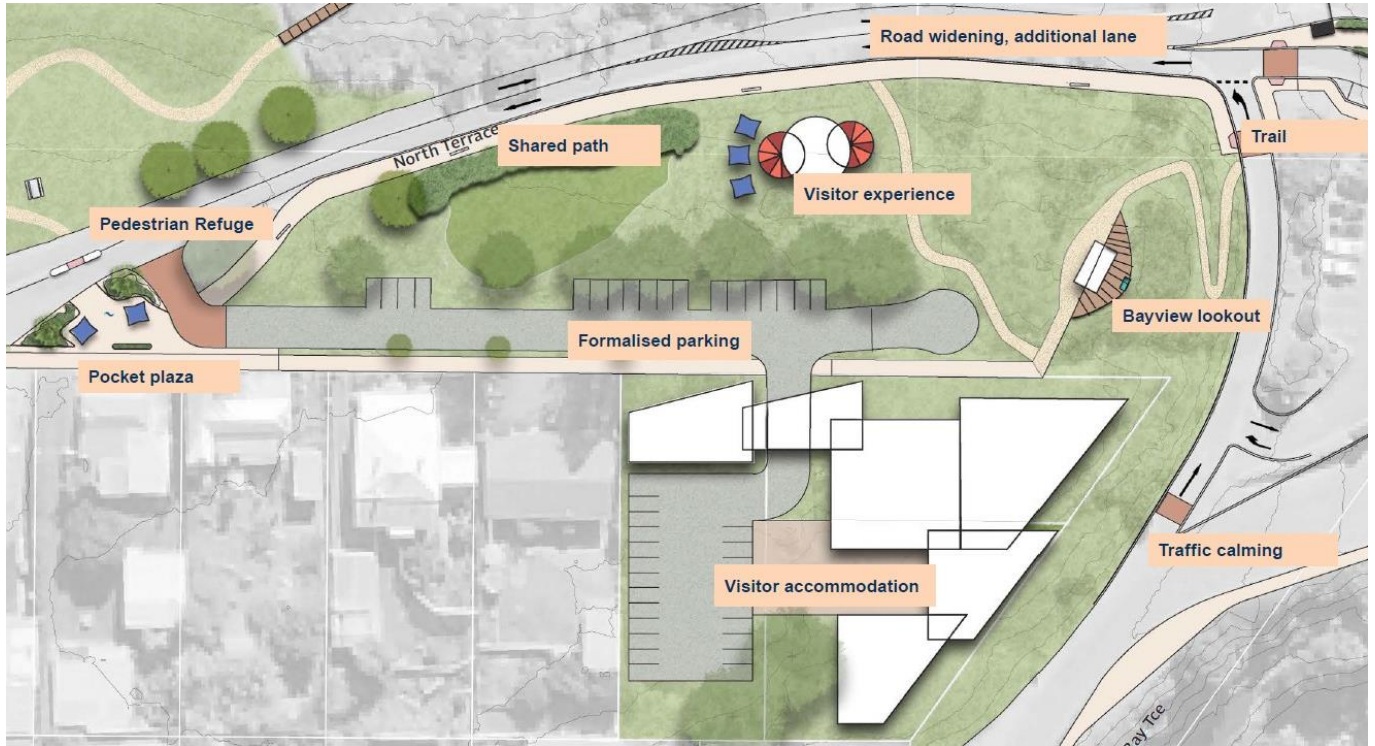
Penneshaw is compact, but the routes between the harbour, town and the rest of Kangaroo Island are difficult for first time visitors to navigate. Clear signage is needed to direct freight and passenger vehicles to and from the harbour.

Improved pedestrian signage will encourage visitors to explore Penneshaw and support placemaking and town facilities.

Example images



North Terrace lookout and open space

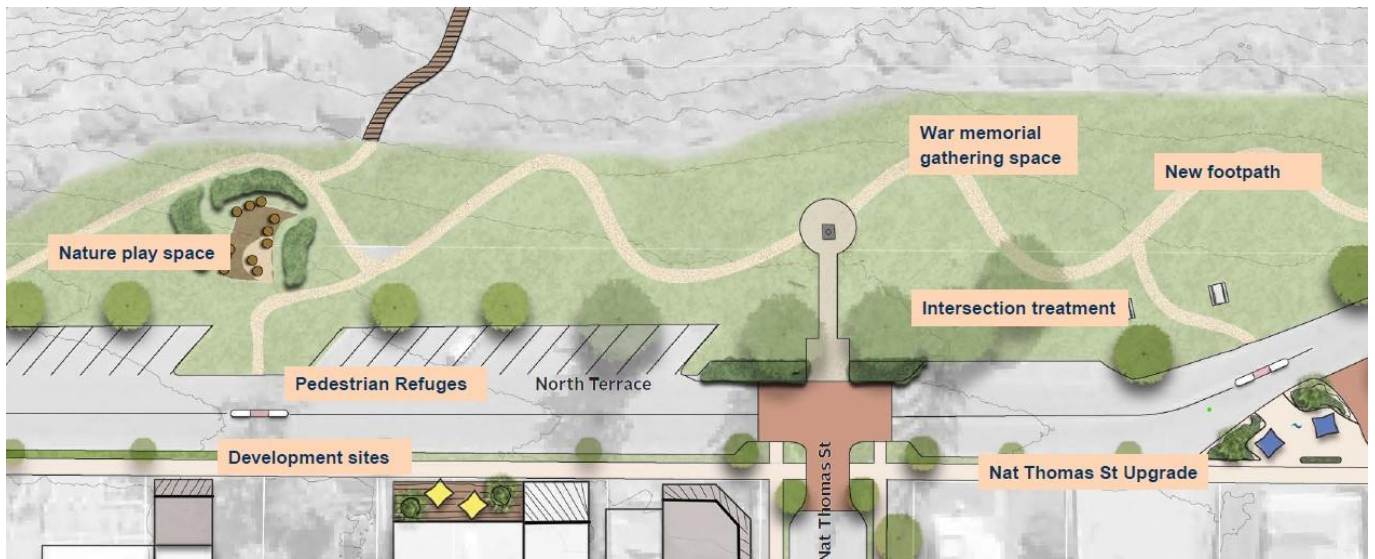


Green space along North Terrace, close to the harbour, includes elevated land with views but is underutilised, with limited access.

The Master Plan suggests improvements to footpaths, landscaping and on-street parking at this location. A new lookout is proposed with views over the harbour and beach. A future opportunity also exists for a kiosk or hospitality venue in part of the open space area.

Vacant properties in this location present an opportunity for them to be combined to accommodate a larger development, which could be new visitor accommodation or tourism opportunities.

Penneshaw War Memorial Park

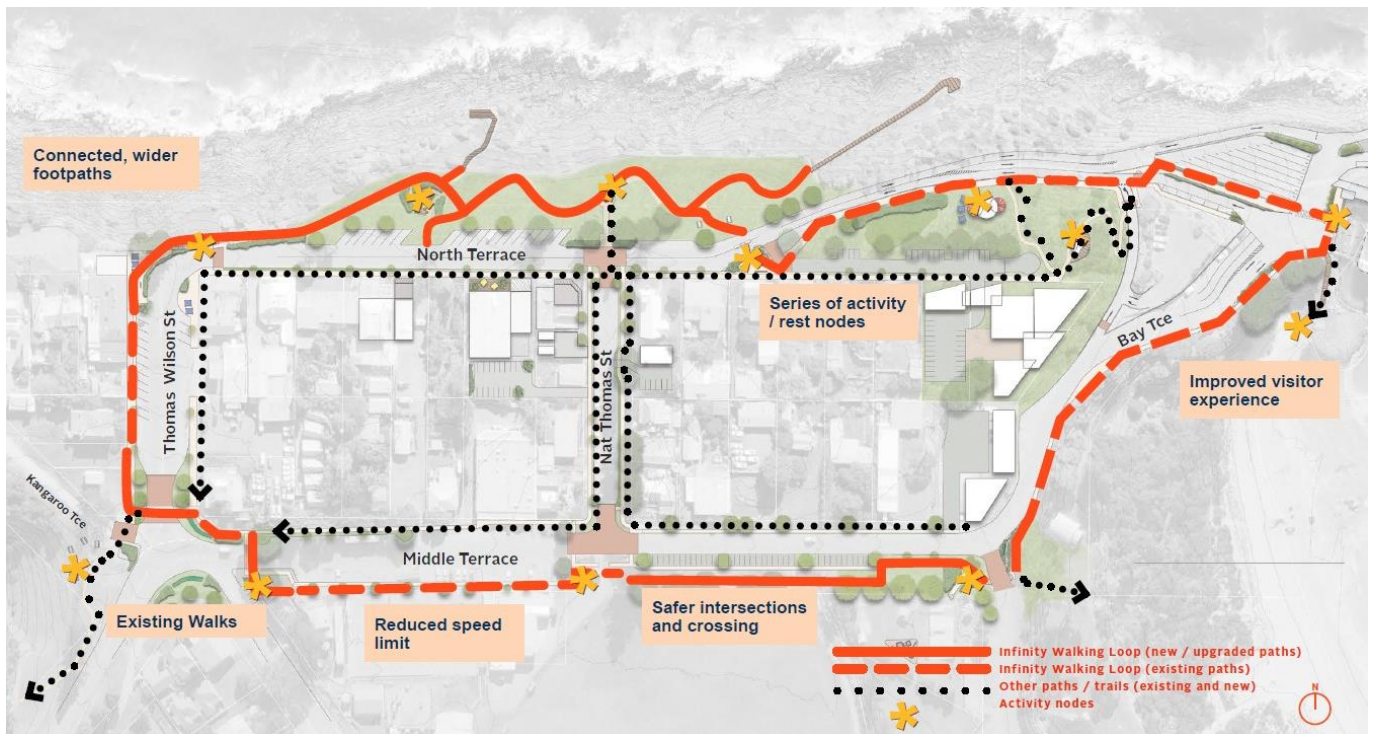


This concept proposes sensitive additions to open spaces along North Terrace, including the War Memorial, to increase use and comfort for visitors and residents.

Example images



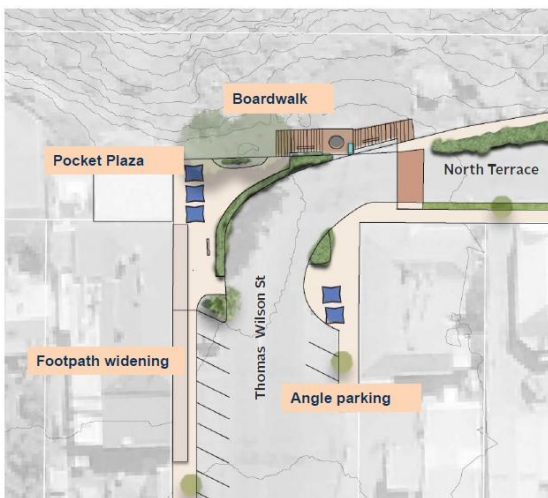
Penneshaw “Infinity Walking Loop” and traffic calming



The Master Plan aims to improve facilities across the whole of the Precinct including targeted improvements to the paths and areas that visitors spend time in.

Proposed public realm improvements will entice visitors around the town and harbour precinct to lookouts. A series of activity nodes which link new and existing paths together will create a loop walk, and more comfortable and safer pedestrian spaces near the ferry terminal.

Safer intersections and crossing points



Thomas Wilson St and North Terrace



Thomas Wilson St and Middle Terrace Intersection

Safer intersections and crossing points (continued)



Thomas Wilson St and North Terrace



Artist impression of Thomas Wilson St and Middle Terrace Intersection (facing east)

Tourism and mixed-use development opportunities

To plan for the growth of tourism, opportunities for visitor accommodation and mixed-use development have been identified on privately-owned land. This includes several sites of vacant land, and other underdeveloped sites (pending Development Approval).



Example images



Heavy Vehicle route and opportunities for a Heavy Vehicle waiting area



Middle Terrace and Bay Terrace are the designated freight vehicle route to the harbour, with North Terrace the access point for passenger vehicles. Redirecting heavy vehicles via North Terrace has been investigated but found to be too constrained and not feasible. Options for heavy vehicles waiting areas outside the centre of Penneshaw have also been examined.

It is recommended that Middle Terrace / Bay Terrace remain the heavy vehicle route to Penneshaw Harbour, but with additional traffic calming including speed limit reductions to 30kph or 40kph to manage safety. To accommodate a waiting area outside the harbour precinct, an analysis of options identified an area near the Penneshaw Cemetery as the most appropriate to accommodate waiting heavy vehicles.



Option 2 concept at the Cemetery

Revegetation for the Penneshaw Little Penguins



Penneshaw is home to a colony of Little Penguins. The Penneshaw Penguin Centre is located to the east of the town and advocates for their habitat.

The master plan seeks to increase vegetation cover for protective habitat, expand revegetation areas, and ensure that projects are guided by environmental investigations to ensure impact on the penguins is limited.

Example images



Share your feedback

Prior to finalising this plan, we are seeking feedback from the community and key stakeholders on this draft Master Plan. It is important we carry out these studies to enable us to plan for future infrastructure priorities to create sustainable and productive places, and support growth, and your feedback is important to us. Our online survey will be available for your feedback until Sunday 1 September 2024.

Visit www.dit.sa.gov.au/r/harbourmasterplans2 to read the full 'Investigations Report' and find out how to provide feedback.

The Master Plan engagement lifecycle:

