

Draft Cape Jervis Harbour Precinct Master Plan – for feedback

Overview

February 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.



Executive Summary

The Cape Jervis harbour precinct is an important place for locals and visitors. As the main gateway to Kangaroo Island, Cape Jervis harbour also plays a significant role in South Australia's tourism industry.

We have created a draft Cape Jervis Harbour Precinct Master Plan (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.

We understand it is important for the Master Plan to be right for Cape Jervis, reflecting what is most important to the community and the region, whilst accommodating the diverse range of precinct users.

Stakeholder engagement and local community insights, along with extensive research and technical analysis, have informed the draft Master Plan. This includes the incorporation of key recommendations from the recently completed Cape Jervis traffic study.

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

- *Placemaking* – ensuring the visual amenity and functionality of future developments result in optimal regional, cultural, tourism and community outcomes.
- *Movement* – considering future transport to ensure efficient operations and a safe environment for all users, including pedestrians.
- *Balanced and sustainable approach* – considering the needs and requirements of all precinct users and owners to ensure future developments integrate with the environment and land uses.
- *Current and planned initiatives* – identifying potential synergies with different initiatives planned in the area.

A proposed Vision statement "Making Cape Jervis harbour a better place for all users" and seven guiding principles have been developed to shape the Precinct over time.

- Staged Growth
- Harbour for all users
- Place-making
- Designing with Country
- Accessible and legible
- Safe and efficient
- Embrace the environment

The harbour will cater for the operation of SeaLink's future ferries and allow for future freight growth, while improving the experience for visitors and locals. Amenity and safety improvements proposed continue the good work completed by the Cape Jervis community and District Council of Yankalilla.

This summary document provides an outline of the proposed key elements of the Master Plan. Further detail is available in the Cape Jervis 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.

Introducing the Master Plan

What is a Master Plan?

A Master Plan is a dynamic short and long-term plan that identifies social, environmental, cultural, and economic issues and opportunities.

They aim to set a clear strategic and coordinated framework to guide future development of the precincts and inform future funding considerations for all levels of Government.

Master Plan strategic considerations

The master planning for the harbour precinct has multiple strategic considerations.

- **Place-making** – Identifying broader place-making opportunities and provide public realm guidelines that ensure visual impacts and functionality are addressed in a way that maximises a positive contribution to regional growth, cultural storytelling, community, recreational and visitor experiences, and potential tourism development opportunities.
- **Movement** – Considering any changes to the future transport network and transport impacts including inter-modal marshalling and overall demands and forecasts within the precinct for safety, car-parking, and pedestrian access.
- **Precinct Infrastructure Asset and User Profile** – Providing a balanced and sustainable approach to the needs and requirements of the diverse users and owners of the precinct, including allowances for scalability. Consider the integration with the adjacent environment and land uses.
- **Current and Planned Initiatives** – Identify potential synergies and integration of current and planned initiatives by state agencies, local government, and the private sector. This may include reform to the management of key infrastructure at the harbour, including third party access and upgrading of infrastructure requirements.

The study area

Today the Cape Jervis harbour is used by locals, visitors to the area, recreational and commercial fishers and people and freight travelling to or from Kangaroo Island.

The area is over 40 hectares of land and includes approximately 2km of coastline.

Country - Cape Jervis/Parewarangk lies on the traditional lands of the Ngarrindjeri. It is an important site of Ngarrindjeri's creation story as well as an important place for the Kaurna people as the final point of the Tjilbruke Dreaming story.

Gateway - connecting Kangaroo Island to the mainland, Cape Jervis acts as an important local and regional gateway and serves a pivotal role for the Island, providing the primary access and the main supply chain.

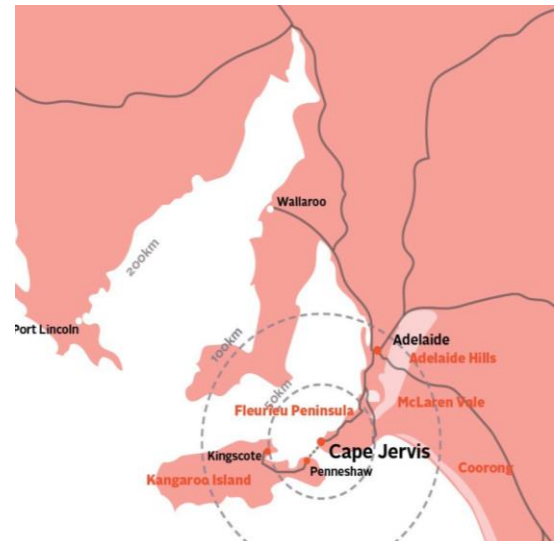
As such, the Precinct is an important piece of infrastructure which acts as a gateway to Kangaroo Island and South Australia.

The Precinct also accommodates recreational and commercial fishing (both from boats and land). A jetty currently extends west from the terminal building. To safely upgrade and operate the new port facility at Cape Jervis, which will accommodate the new, larger ferry vessels and achieve faster turnaround times, the existing public jetty at Cape Jervis cannot be retained.

There are multiple opportunities for recreation and appreciating the natural landscape throughout the Precinct. The long distance Heysen Trail walk begins at Cape Jervis, with the trailhead located close to the ferry terminal.

Township - the township of Cape Jervis is about 800m inland and uphill from the harbour. The harbour and the township are linked by Flinders Drive yet separated by conservation areas and grassland. It was established in 1954 and has a population of just over 260 people.

Landscape - the coastal landscape is steep and dramatic, offering spectacular views along the coast. The lighthouse maintains a prominent position in the Precinct. Coastal vegetation is low, and wind exposed. There are several areas of revegetation undertaken by different groups.



Stakeholder and community engagement

Stakeholder and community engagement has been an integral part of the Master Plan development process.

The engagement process undertaken ensured key stakeholder and community insights were well understood and used to inform this Master Plan. It also helped us to understand the key priorities needing to be considered and incorporated into the Master Plan.

Thank you to everyone who participated in this engagement process.

How we engaged

Key stakeholder engagement

Registered Native Title Body Corporate

Engagement was undertaken with representatives of the Ngarrindjeri Aboriginal Corporation (NAC) to ensure their views guided the design principles and the Ngarrindjeri people and culture were represented.

An on-site cultural values walkover was held with NAC representatives to further inform the cultural values to guide the Master Plan development. As part of the ongoing engagement with NAC, the Designing with Country chapter of the Investigations Report was guided and reviewed by NAC to ensure the interests and representation of the Ngarrindjeri community were appropriate.

Stakeholder Reference Group

A Stakeholder Reference Group was established to seek insights from a broad range of different experiences and interests. Throughout the process, membership included representatives from the NAC, KI Connect, Sealink, the commercial fishing sector, the Cape Jervis Progress Association, tourism executives, recreational fishing representatives, Regional Development Australia, precinct property owners, and state and local government representatives.

Throughout the two Stakeholder Reference Group workshops, a series of activities were held to provide group members an opportunity to share their insights on:

- *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*

Cape Jervis Traffic and Parking Study engagement

Targeted meetings and a technical workshop were held with Department specialists and other key stakeholders including District Council of Yankalilla, SeaLink, Department for Primary Industries and Regions, South Australia quarantine staff, South Australian Road Transport Association and the RAA to inform the Cape Jervis Traffic and Parking Study.

This engagement focused on identifying specific traffic and parking issues and opportunities to inform the Cape Jervis Traffic and Parking Study. This study has also influenced the outcomes of this Master Plan.

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 Cape Jervis Lookout and the Cape Jervis Community Hall. We also promoted our activities via our social media channels, project email lists and the District Council of Yankalilla's community facilities and social media.



Community members attend listening posts at the lookout

Through this process we received an extensive amount of feedback from the community with over 170 people attending the two Listening Posts and 48 people completing the online survey.

Ngarrindjeri planning principles

Ngarrindjeri Planning Principles have been developed in collaboration with representatives from NAC to enable projects and development in the Precinct to respect and enhance the ongoing connection of the Ngarrindjeri people and integrate their knowledge and culture through partnerships.



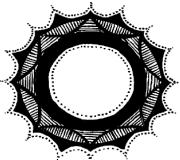
Partnership

Develop and implement the Master Plan in partnership with Ngarrindjeri and non-Aboriginal stakeholders.



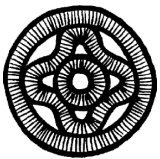
Country- centered design

Adopt a Country-centered approach to planning and design, to see the place through Ngarrindjeri eyes, and achieve culturally integrated and sustainable design outcomes.



Celebrate Ngarrindjeri's ongoing connection

Elevate Ngarrindjeri interests and values to engage visitors and Ngarrindjeri people about the significance of the Precinct.



Cultural landscape

Cape Jervis harbour is a highly modified landscape. The Master Plan proposes to rehabilitate disturbed areas where possible, and sensitively incorporate new infrastructure.

Summary of existing opportunities

Cape Jervis harbour benefits from a striking setting, and its location makes it an important access point for Kangaroo Island. Functional and amenity constraints evident today have been reviewed in detail and these inform several key opportunities for improvement and development for the future.



Improve vehicle access to the Precinct to accommodate all users better.



Improve pedestrian infrastructure to make the Precinct safer and more welcoming.



Upgrade aged facilities and design them to function more safely and accommodate recreational fishing more appropriately.



Enhance and protect the natural and coastal environment.



The whole of the Cape Jervis site is culturally significant to the Ngarrindjeri.

"Touch the ground lightly", include greater representation of Ngarrindjeri cultural values and foster employment opportunities in project design/implementation.



Improve facilities for recreation including fishing, walking, and picnics. Make public realm improvements to create a more comfortable, cultural, and biodiverse place.

Vision and guiding principles

The vision statement, and seven guiding principles are proposed to shape the development of Cape Jervis harbour over time.

Vision

Informed by stakeholder and community feedback, the proposed vision is **“Making Cape Jervis harbour a better place for all users.”**

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.

Staged growth	Creating new economic and tourism opportunities, delivered through a series of implementable projects. <ul style="list-style-type: none">• An efficient and safe harbour• A future-proofed precinct• New economic and tourism opportunities• Aboriginal employment opportunities• A series of implementable projects• Plan infrastructure upgrades to be complementary at both Cape Jervis and Penneshaw• Enable public and private investment
Harbour for all users	Creating a precinct for all users including locals, visitors, businesses, freight, recreational fishing and boating, commercial boating, and emergency services. <ul style="list-style-type: none">• Visitors• Residents• Ngarrindjeri people• Employees• Freight• Recreational boating• Commercial boating• Emergency services
Placemaking	Enhancing urban design and public realm outcomes to make it a place that people enjoy spending time in. <ul style="list-style-type: none">• A vibrant, high-quality gateway• Strengthen community• Celebrate the culture and history of the place• Protect and enhance the natural landscape• Enhance the public realm• Improve amenity features

Designing with Country

Aboriginal planning principles to inform the Master Plan and future projects

- Partnerships
- Touch the ground lightly
- Celebrate the Ngarrindjeri culture and history
- Cultural landscapes

Accessible and legible

Creating a precinct which is easy to access and move around

- Connect the harbour to Cape Jervis township, to KI and to SA
- Productive network
- Reliable and improved transport access
- More legible routes
- Enhanced wayfinding
- Clear signage

Safe and efficient

Improving safety and efficiency on land and water

- Separation of users
- Safe systems
- Comfortable experience
- Formalised parking
- Upgrade of utilities (e.g. water supply)
- Water Sensitive Design

Embrace environment

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

- Increase revegetation across the Precinct
- Partner with the NAC to increase revegetation
- Accessibility to appreciate the coastal setting
- Recreation areas with an environmental focus
- Locate revegetation to build habitat
- Plant species which are appropriate

Proposed Master Plan

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

Two proposed Master Plan options have been developed to create a better precinct for all users. They both include key elements that can be delivered in stages.

Master Plan Option 1

This option proposes a range of key elements that touch the ground lightly, improve safety, efficiency, legibility, and accessibility within the Precinct. Place-making is also embedded into the design.



Master Plan Option 2

Building on Master Plan Option 1, this option also facilitates more activity within the precinct through an expanded plaza and a proposed tourism area. A new link road becomes the new primary transport route into the precinct, providing additional road access.



- A Alternative recreational fishing infrastructure using southern breakwater
- B Renewed inner harbour
- C Dedicated helipad
- D Formalised parking (including secure long-term parking)
- E Long-vehicle and freight trailer de-coupling
- F Walking trail and cultural spaces
- G Improved signage and enhanced link to town
- H Truck marshalling
- I Cultural sharing spaces
- J Revegetation
- K Permit parking
- L Pedestrian plaza
- M Enhanced car parking
- N Heysen Trail gateway
- O Play and recreation
- P Coach area
- Q Visitor hospitality
- R Link road

Master Plan elements

Concept for streamlined linkage between the Precinct and Cape Jervis



A new link road would provide a secondary access route to the Precinct and formalises the remaining section of Main South Road.

This allows for more efficient movement of vehicles entering the Precinct and exiting the ferry.

It would also provide more convenient access into the precinct for heavy vehicles by removing the need for the turnaround to enter the marshalling area.

Concept for better utilised parking areas



A parking arrangement which is more formalised and makes better use of the space available. Parking areas have considered user experience and pedestrian safety.

Seeks to accommodate peak times where parking is in high demand as well as provide an environment which is comfortable, safe, and functional.

New parking areas are surfaced to reduce dust, landscaped, and connected by a walkable path network with directional signage.

Main public parking areas are close to the terminal and permit spaces for staff parking are included into the council-owned parking area.

Freight parking and marshalling is provided before the descent into the loading area. Space for truck/semi-trailer manoeuvring and parking is included in the northern carpark, separate from passenger vehicles.

Concept for recreational fishing, boat ramp upgrades + beach access



An opportunity exists to upgrade the existing recreational boat ramp to improve access and better accommodate a secondary terminal for charters or a passenger ferry with formalised parking and coach access.

A larger boat ramp with multiple launch lanes and pontoons allows recreational and commercial boaters to be efficiently and safely accommodated. This may include a small shelter, and footpaths to improve pedestrian access, including to the beach.

Upgrading the southern breakwater would create a new recreational fishing facility that reaches near the end point of the old jetty. It would provide an improved connection to landside and provides clear delineation between operating ferries and people.

.Precedent images

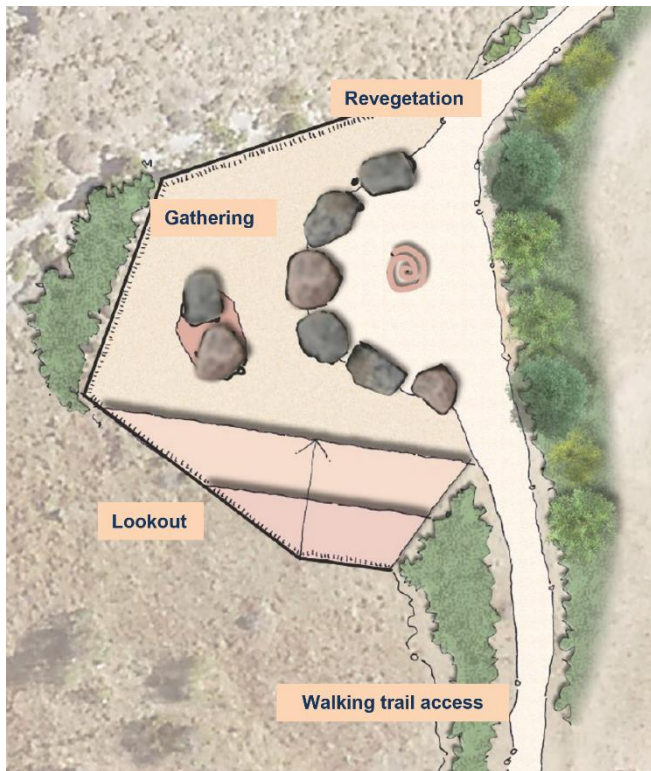


Potential boat ramp shelter



Beach access with water play

Concept for cultural reflection and sharing spaces



The Ngurunderi people are the Traditional Owners of the Cape Jervis area. It is a place where important histories, stories and activities take place.

Ngurunderi's Creation Story links Cape Jervis to other places across the Fleurieu. For the Ngarrindjeri people, environment, animals, and people are all connected, and all aspects of the natural and human environments are considered holistically and equally.

The Master Plan seeks to reflect the important and active Ngurunderi culture and values of the Cape Jervis area, and applies this foundation to the precinct layout, activities, and experiences.

Concept for improved public spaces and placemaking



Artist impression of public plaza

The Master Plan aims to improve amenity across the whole of the Precinct. This includes targeted improvements to the paths and areas that visitors spend time in as well as cultural sharing spaces and recreational areas.

Proposed public realm improvements will entice visitors beyond the ferry terminal to lookouts, new cultural spaces, the Heysen Trail and harbour attractions, with new and upgraded paths and loop trails, and a comfortable pedestrian arrival plaza near the ferry terminal.

Precedent images



Gravel path with timber sleepers and landscaping



Corten steel and timber wayfinding and trail heads



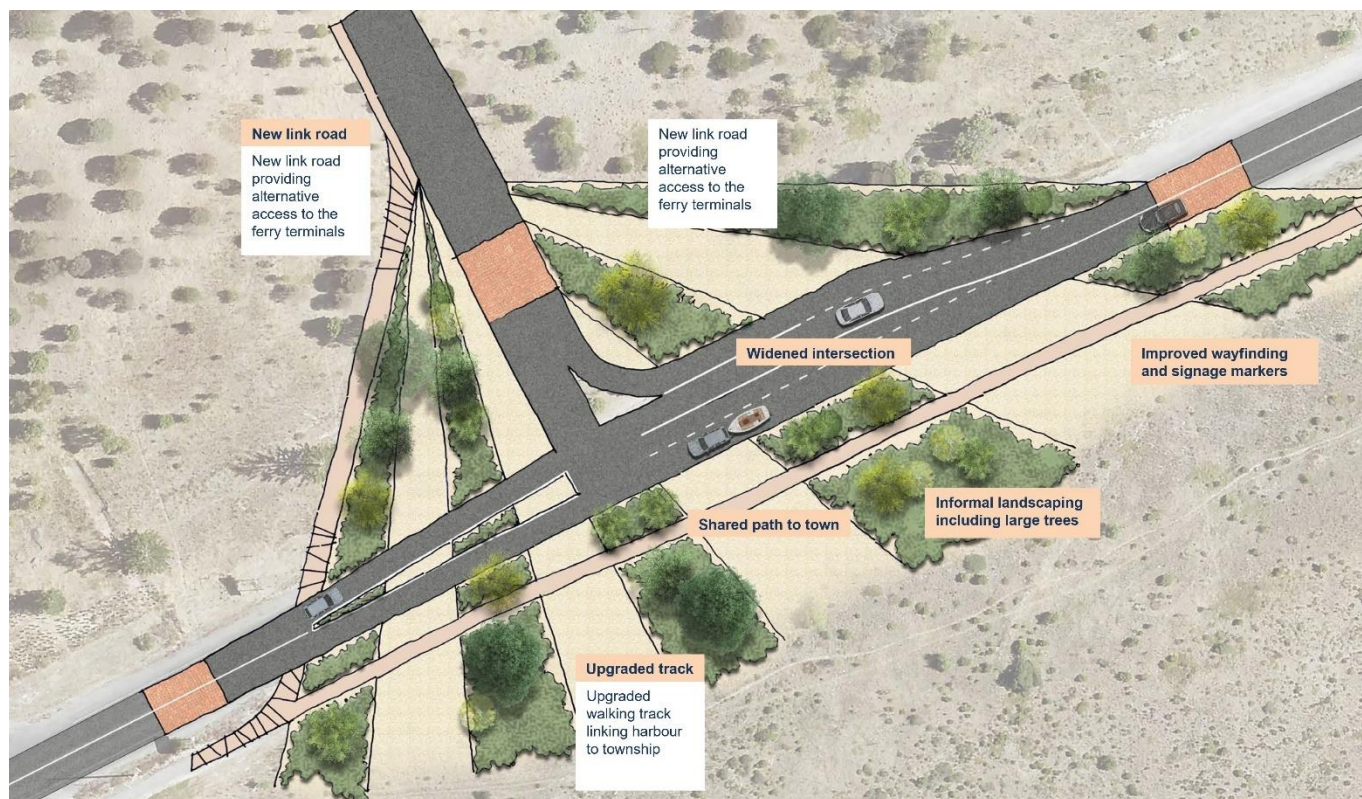
Artwork imprinted into concrete



Timber seating incorporating planting

Concept for precinct gateway

A landscape gateway would be created at the intersection with the Flinders Drive and proposed link road. Wayfinding signage, statement trees and landscaping and thresholds with contrasting road treatments would help to welcome visitors to the Precinct.



Concept of gateway



Artist impression of gateway

Concept for play spaces



A play area close to the terminal could help to keep young travellers (and their parents) happy and provide a joyful way to celebrate the location.

The Heysen Trail-head can be integrated and celebrated further by creating an arrival experience for those beginning and completing their journey.

BBQ facilities, revegetation and upgraded paths encourage people to visit, enjoy and spend time.

Precedent images



Play equipment using natural materials to complement the setting



A place at the coast where groups can meet for a BBQ



The plan seeks to better integrate the Precinct

Concept for Eco-Tourism at Lot 10



Lot 10 is a privately-owned, long-term car park which could be upgraded and better utilised to increase the amount of day and long-term parking available at Cape Jervis.

There is also an opportunity for the remaining land of Lot 10 to be an environmentally sensitive tourism development. This links the precinct to the wider region and supports visitation to the area and KI.

Precedent images



Eco cabins, Broome WA



Eco cabins, The Barossa SA



Eco cabin nestled into coastal landscape

Share your feedback

Prior to finalising this plan, we are seeking feedback from the community and key stakeholders on this draft Master Plan. Feedback can be provided until **Sunday, 21 April 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

