

Devonport City Council



The City with Spirit



Highfield Park Master Plan 2018-2028



Next Date of Review:

Document Controller:

Review Date:

Date Adopted by Council:

Infrastructure & Works Manager

May 2028

30 April 2018

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1. Introduction

1.1 Purpose

The Highfield Park Master Plan 2018-2028 is a guiding document for the design, development and management of Highfield Park over the next ten years. The Master Plan has been developed in response to heightened local community interest in improving the Park.

1.2 Methodology

Development of this Master Plan has involved:

1. Consultation with local school students, local residents and the broader community in the form of surveys and workshops (301 participants);
2. Onsite meetings with representatives from the Devonport Community House and Devonport City Council to review consultation outcomes, and identify issues and opportunities; and
3. Drafting of the plan and its associated activities by a working group comprising Devonport Community House, Tasmania Police and Devonport City Council. The group considered opportunities in line with the purpose of the Park, characteristics of the local community, and budget options.

1.3 Implementation and Review

Devonport City Council will be responsible for coordinating the implementation of the Plan. Review of actions will occur on an annual basis and align with Council's Annual Plan and Estimates process.

1.4 Related Plans and Strategies

The following Council documents inform the development and implementation of the Master Plan.

- Devonport City Council Strategic Plan 2009-2030
- Signage Strategy 2017-2020
- Public Open Space Strategy
- Guidelines for the Planning, Design & Construction of Public Open Space 2007
- Public Open Space Service Level Document

2. Context

2.1 Description

Highfield Park is 1.106 hectares of public open space in ownership of Devonport City Council, located internally between Morris Avenue and Chichester Drive (refer Map 1).

The park is bordered by residential properties with seven pedestrian access points from Morris Avenue, Chichester Drive, and Harvil Way.

The park presently consists of a large grassed open space with scattered mature trees, a footpath bordering the park, low level lighting, and a half basketball court installed by Devonport City Council in 2012.

Under Council's Public Open Space classification scheme, Highfield Park is characterised as follows:

1. Catchment: Neighbourhood

This is defined as public open space which services an area contained within a 500 metre radius, generally with a population of up to 900 people or 200 - 300 households. It may contain facilities and/or features of neighbourhood natural or cultural significance.

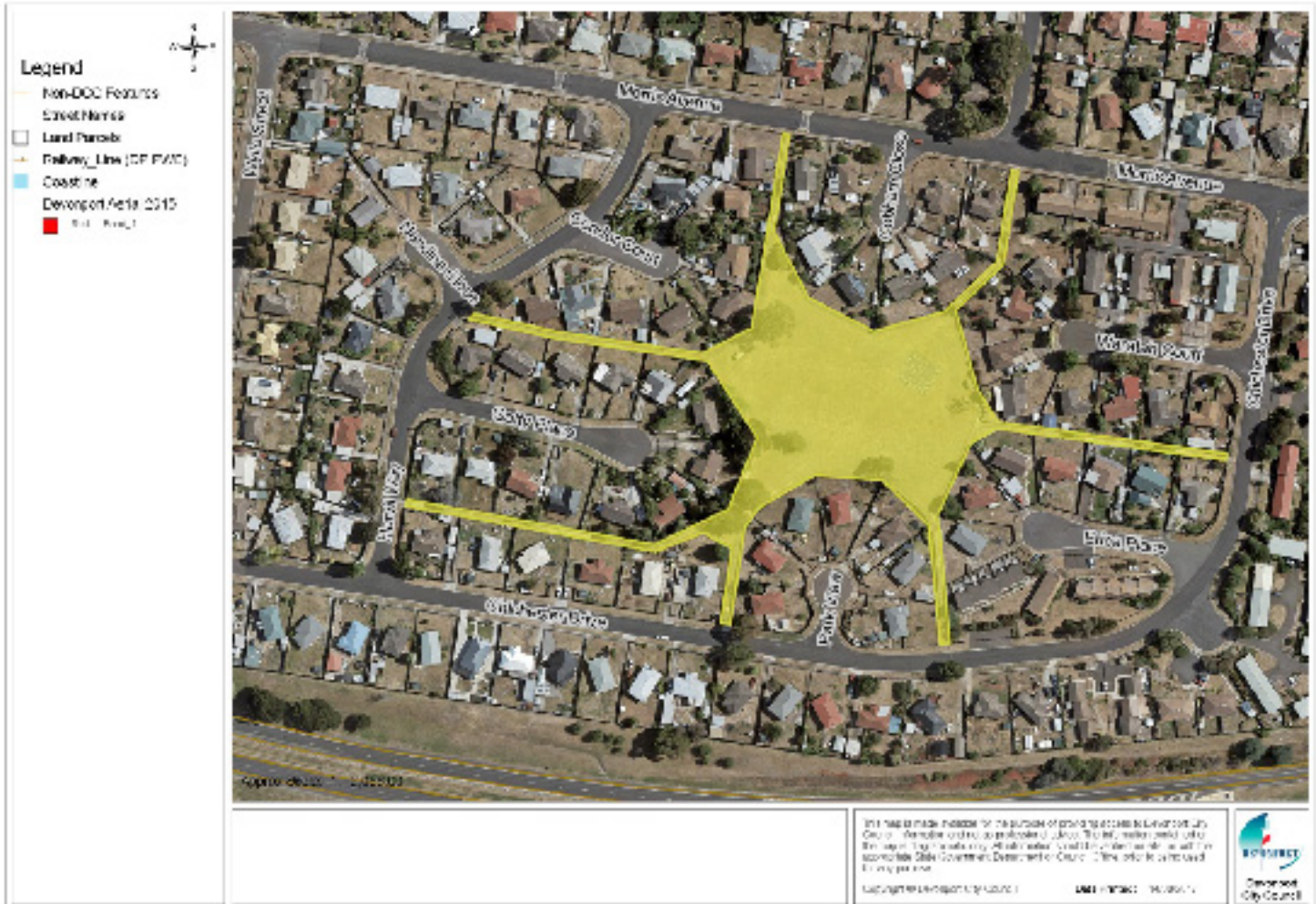
2. Key Function: Family Social Recreation

This is defined as public open space where facilities cater for a range of age groups, and the emphasis is on family social activities

3. Landscape Character: Informal parkland

This is defined as informal garden structure, made up of all or some groundcovers/ grass like plants with shrubs and trees scattered throughout. These can be natives and/or exotics. Well managed lawns.

Map 1: Location Highfield Park



3. Key Findings From Community Consultation

The Highfield Park Master Plan draws on community comments raised through three main avenues:

1. Survey of Hillcrest Primary School students, Miandetta Primary School students and attendees at Easter in the Park and Christmas in the Park: April - December 2017 (241 participants).
2. Community Survey – resident and broader community survey closed 6 October 2017 (57 responses).
3. Community Workshop – held 30 January 2018 (3 participants).

The main findings are summarised below. Refer to the Consultation Outcomes Report for more detail.

3.1 Key Uses

Key uses of the park mentioned in feedback included, in no particular order:

- Community events - Easter and Christmas in the Park
- Active play – cycling, skating, ball games
- Enjoying the open space
- Walking, walking through, walking dog
- Family time

3.2 Values

Main benefits and value of the park raised include, in no particular order:

- Active and passive recreation
- Safe area for families
- Large green open space

3.3 Opportunities

Some of the main ideas in relation to maximising the value of the park include, in no particular order:

- Installing more supporting infrastructure – BBQ, tables, seating, shelter, bins, toilet amenities, shade
- Installing more recreation equipment – play equipment for all ages, bike/skate park, outdoor fitness equipment
- Security aspects – lighting, CCTV, fenced/gated areas for toddlers, consider gating with locks

3. Key Findings From Community Consultation (continued)

3.3 Opportunities (continued)

- Landscaping – more plants, trees, fruit trees
- Improving public vehicle access and parking
- Delivery of more community events

3.4 What to Avoid

Feedback in relation to what should be avoided in the park's development and use included, in no particular order:

- Anti-social behaviour – installing equipment/infrastructure that can be removed / vandalised
- Recreational vehicles (eg motorbikes) driven on grounds
- Selling the land for residential development

4. Key Principles of the Master Plan

The following principles have been developed in response to community feedback and will guide the development and implementation of activities of the Highfield Park Master Plan.

1. Creating a family friendly space with passive and active recreational opportunities for a range of ages and abilities.
2. Increasing local community involvement and social opportunities in the Park's development and use.
3. Improving safety, access and amenity for all Park visitors.
4. Enhancing the natural park experience maintaining a green open space with informal landscaping.

5. The Master Plan

The key principles have guided all proposed activities, and fall into the following broad categories:

1. Family friendly recreational opportunities
2. Community Involvement
3. Safety and amenity
4. The natural park experience

Refer to Map 2 for concept layout plan

Actions are described as follows:

Item	Description				
Responsibility	Council Department or external organisation to organise the action.				
Priority	<table border="0"> <tr> <td>High</td> <td>To be undertaken first according to need, benefit cost and ease of undertaking</td> </tr> <tr> <td>Medium</td> <td>To be undertaken after high priority actions</td> </tr> </table>	High	To be undertaken first according to need, benefit cost and ease of undertaking	Medium	To be undertaken after high priority actions
High	To be undertaken first according to need, benefit cost and ease of undertaking				
Medium	To be undertaken after high priority actions				
Timeframe	<table border="0"> <tr> <td colspan="2">Time in which the action will be undertaken</td> </tr> <tr> <td>Ongoing</td> <td>Throughout the life of the plan</td> </tr> </table>	Time in which the action will be undertaken		Ongoing	Throughout the life of the plan
Time in which the action will be undertaken					
Ongoing	Throughout the life of the plan				
Cost Estimate	Price range estimate for undertaking works depending on number of items required, design, and price increases. Estimate includes design costs, labour, plant & equipment, and materials.				
Funding Source	<p>The level of human or financial resources required:</p> <p>A-OPEX: Annual operational expenditure by Council – staffing or operational resource allocated as part of the annual plan</p> <p>F-OPEX: Future operational expenditure by Council – identified increased requirements for future consideration in annual allocation</p> <p>CAPEX: 2018/19 allocated capital expenditure – identified infrastructure requirements of Council</p> <p>F-CAPEX: Future capital expenditure – no current allocation would need to be considered in future capital budget</p> <p>External: In-kind or cash contributions sourced from grants, sponsorship and partnerships.</p>				

5. The Master Plan (continued)

5.1 Family friendly recreational opportunities

	Action	Responsibility	Priority	Timeframe	Cost Estimate (\$)	Funding Source
1.1	Install nature-based and other play structures with non-moving parts in consultation with the local community	DCC – Infrastructure & Works	High	2018-2020	30-50,000	F-CAPEX External
1.2	Seek external funding and support to construct a small skate park	DCC in partnership with DCH and other community organisations	Medium	2019-2021	15-30,000	External
1.3	Consider utilising boundary path as a bike track	DCC – Infrastructure & Works	Medium	2019-2021	30-50,000	F-CAPEX

5.2 Community involvement

	Action	Responsibility	Priority	Timeframe	Cost Estimate (\$)	Funding Source
2.1	Invite local residents to assist with installation of park assets	DCH in partnership with DCC	High	As installed	In-kind	External
2.2	Design a community project to name the park and erect signage	DCH in partnership with DCC	High	2018-2020	2-3,000	A-OPEX External
2.3	Deliver regular community activities and events	Devonport Community House	High	Ongoing	In-kind	External
2.4	Encourage local residents to be involved in the park's maintenance and development	DCC in partnership with DCH	Medium	Ongoing	In-kind	A-OPEX

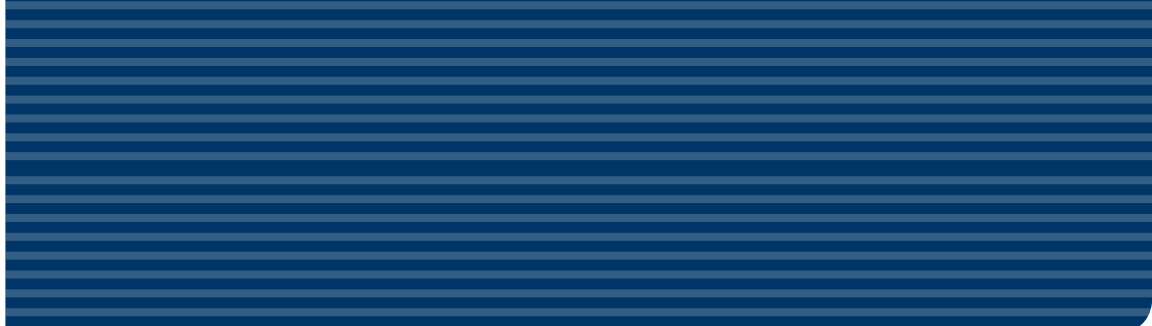
5. The Master Plan (continued)

5.3 Safety and amenity

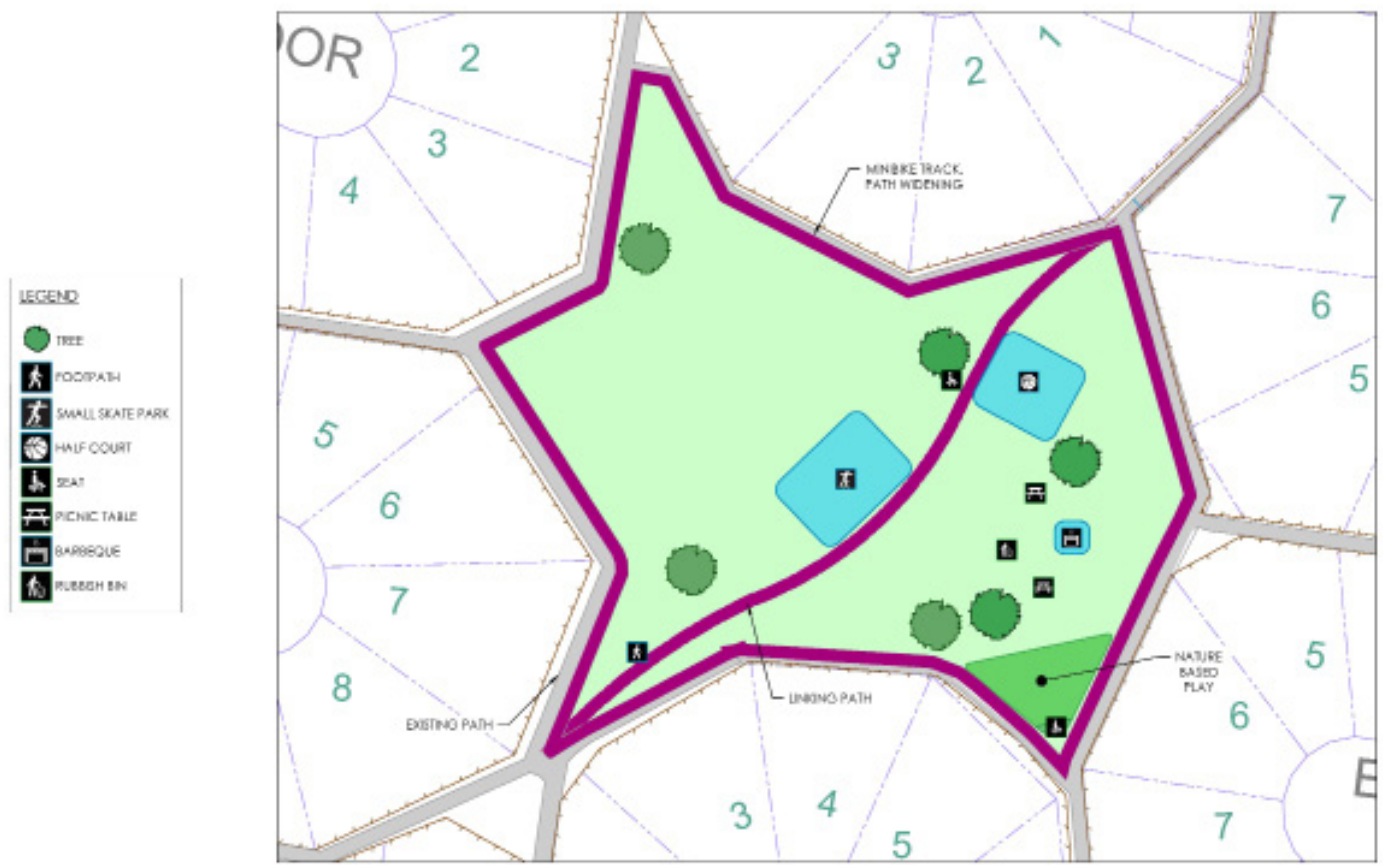
	Action	Responsibility	Priority	Timeframe	Cost Estimate (\$)	Funding Source
3.1	Install seating and picnic tables (4-6 in total)	DCC – Infrastructure & Works Community	High	2018-19	18-27,000	F-CAPEX External
3.2	Explore costs and benefits of installing a sheltered BBQ with lighting and access to power for community events	DCC – Infrastructure & Works	High	2018-20	19-20,000	A-OPEX F-CAPEX
3.3	Install waste bins that can be managed seasonally	DCC – Infrastructure & Works	High	2018-19	1,500-4,500	A-OPEX
3.4	Investigate dedicated public entry, car parking, and review access points to improve pedestrian / user safety	DCC – Infrastructure & Works	Medium	2021-25	TBC upon further investigation	F-CAPEX
3.5	Consider natural or built shelter options for shade/wind/rain	DCC – Infrastructure & Works	Medium	Ongoing - as part of asset installation	1-5,000	F-CAPEX
3.6	Construct a walking path through the park from west to east	DCC – Infrastructure & Works	Medium	2019-2021	30-32,000	F-CAPEX

5.4 The natural park experience

	Action	Responsibility	Priority	Timeframe	Cost Estimate (\$)	Funding Source
4.1	Progressively expand the tree landscape for amenity and natural shade	DCC – Infrastructure & Works	High	Ongoing	3-6,000	A-OPEX



Map 2. Highfield Park – Proposed Location of Infrastructure



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