

Adelaide Park Lands Community Land Management Plans

Kuntingga (Park 7) & Barnguttilla (Park 8)



COMMUNITY LAND MANAGEMENT PLAN: Kuntingga (Park 7) and Barnгутtilla (Park 8)

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1. INTRODUCTION

This Community Land Management Plan (“**CLMP**”) for Kuntingga (Park 7) and Barngettilla (Park 8) has been prepared within the strategic context of and giving effect to the Park Lands Management Strategy 1999 (“**the Strategy**”). Its preparation has included assessment of all relevant areas in the Park, including extensive input from the community to ensure that the CLMP reflects the diverse range of community needs and desires. The CLMP:

- establishes a vision for the Park;
- outlines its management context;
- explains the existing status of the Park;
- provides an assessment of management issues relating to the Park;
- develops its future policy directions and implementation strategy, and
- considers the context of adjoining areas and the Park Lands as a whole.

A primary strategy in Adelaide City Council’s Strategic Management Plan 2004-2007 is to “enhance the Park Lands as a unique open space resource and develop a supportive environment in the City and Park Lands that encourages active social participation, recreation and sport”.

The Strategic Management Plan also calls upon Council, as a Capital City Council, to demonstrate excellence and innovation in its management of the Park Lands.

The CLMPs assist in prioritising Park Lands expenditure on a Park by Park basis. Actual budget allocations will also depend on overall Council strategies and priorities.

1.1 Vision

Vision for the Park Lands from the Strategy:

The Adelaide Park Lands, along with the Squares, form a unique open space system which creates a distinctive image for the City and supports the economic and social life of Adelaide and South Australia. The environmental and recreational landscapes of the Park Lands are highly valued by the citizens of South Australia and visitors to our State. They will therefore be protected, nurtured and enhanced for the enjoyment and well being of the whole community and for future generations.

Vision for the Park Lands from the Strategic Management Plan 2004-2007:

One of the “Qualities sought for the City by the year 2010” is that “the City’s distinctive Park Lands setting has been further improved to sustain its ecology and to provide a wide range of opportunities for recreation, sport and leisure fostering well being through healthy lifestyles”.

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Vision for Kuntingga (Park 7) and Barngettilla (Park 8):

The Strategy divides the Park Lands into three broad future character areas which provide a broad framework and guidelines for future management. The defined areas are:

- Predominantly Natural Landscape
- Predominantly Cultural Landscape
- Predominantly Recreational Landscape

Kuntingga (Park 7) and Barngettilla (Park 8) are a “predominantly cultural landscape” and a crucial part of this unique open space system. There is potential to build on the distinctive and attractive historic status of these Parks in particular the heritage listed olive groves which contribute to their character.

“*Predominantly cultural landscape*” means: these areas include dominant features, uses, activities and associations which are of cultural significance to the community as a whole.

1.2 Overview

- Kuntingga (Park 7) and Barngettilla (Park 8) are a “predominantly cultural landscape” as defined in the Strategy.
- The Adelaide Park Lands are part of the Red Kangaroo Dreaming place, an important place for the Kurna long before Adelaide was established.
- The combined area of the Parks is 4.7 hectares.
- The olive plantation is listed as a State Heritage Place.
- Scattered remnant native grasses occur in Kuntingga (Park 7)
- Important as a physical and visual buffer between lower North Adelaide and Park Terrace.
- Bounded by Mann Road and Park Road.

- Kuntingga (Park 7) and Barngettilla (Park 8) should be managed as part of the Park Lands in terms of their significance (as part of the whole Park Lands), cultural landscape (eg. street plantings which relate to other Parks), environment (eg. green corridors), accessibility (eg. paths) and use.

1.3 Statement of Significance

Kuntingga (Park 7) and Barngettilla (Park 8) have cultural significance to the Kurna people as two of the many parks which comprise the Park Lands as a place where they lived, and European significance as one of the first sites for the plantings of olives.

1.4 Kurna Naming

As part of the Adelaide City Council’s commitment to reconciliation with Aboriginal communities, places within the City have been given Kurna names. Park 7 is now known as Kuntingga (Park 7) which means “kunti root place”. Park 8 is known as Barngettilla (Park 8) which means “barngutta root place”.

1.5 Project Objectives

Pursuant to the Local Government Act 1999, Council is required to prepare a Management Plan for community land which it manages. For Adelaide City Council, this primarily means the Park Lands. Section 196(3) of the Act states that a management plan must:

- “(a) identify the land to which it applies;
- “(b) state the purpose for which the land is held by the council;
- “(c) state the council’s objectives, policies (if any) and proposals for the management of the land; and

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(d) state performance targets and how the council proposes to measure its performance against its objectives and performance targets.”

In addition, the CLMP sets out the goals, objectives and criteria by which Council authorities manage community land. Land management plans ensure that the main purposes of a park are considered when land use decisions are made. They:

- Provide details on what land uses are appropriate;
- Ensure that new activities or developments are compatible with the long-term management of the park;
- Guide investment priorities;
- Provide reassurance to the public that the park will be managed as outlined in the plan; and
- Identify objectives for park management.

It is a legislative requirement that this CLMP will be reviewed within 3 years. Effective future management of the Park Lands is dependent on the development of a range of strategies for issues which apply across the Park Lands.

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2. MANAGEMENT CONTEXT

2.1 Legal Framework and Land Control Details	
Management Area	Kuntingga (Park 7) and Barnguttilla (Park 8) are bounded by Park Road and Mann Road, with the extension of Melbourne Street dissecting the two Parks. The northern most part of Kuntingga (Park 7) is actually road reserve managed by Walkerville Council. The Park boundaries do not accurately reflect the change of road from Stanley Street to Melbourne Street.
Certificate of Title	Kuntingga (Park 7) - Title identification: CR5452/84 Parcel identification: S1607 in the Hundred of Yatala Barnguttilla (Park 8) - Title identification: CR5452/84 Parcel identification: S1607 in the Hundred of Yatala
Owner	The Crown in the right of the State
Custodian	The Corporation of the City of Adelaide
Lease/Licence Details	There are no lease or licence holders.
Buildings	There are no buildings.
Purpose for which land is held	Adelaide City Council holds this land for the benefit of the community, and it is managed according to the Park Lands Management Strategy as a predominantly cultural landscape with a primary focus on preserving the historic olive groves.
Native Title Status	The Kaurna People have submitted a Native Title Claim over various Crown Titles within the Adelaide City Council. It has been recognised by the Federal Court of Australia that there is a case to answer. The Kaurna Claim has only progressed to various directions hearings within the Courts. The claim is not ready to progress to mediation at this stage. As a result of the Kaurna interest in the Park Lands, the Kaurna people have been consulted on the CLMP process.

2.2 Park Lands Management Strategy 1999

The Strategy provides the guiding principles for management of the Park Lands and this CLMP needs to be read in conjunction with the Strategy. The Strategy outlines a number of management recommendations. There are no recommendations that pertain to Kuntingga (Park 7) or Barnguttilla (Park 8). The Park Lands Management Strategy – Summary of Directions and Overall Frameworks for the purpose of the CLMPs forms **Appendix A**.

2.3 Legislative and Policy Framework

In adopting this CLMP it is recognised that there are specific legislative requirements to be met as well as other Corporation goals.

2.3.1 Relevant major legislative requirements

The relevant major legislative requirements are:

- Local Government Act 1999
- Development Act 1993 and Adelaide (City) Development Plan and Park Lands PAR (yet to be approved by the Minister)
- Environment Protection Act 1993
- National Parks and Wildlife Act 1972

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- Native Title Act 1994
- Native Vegetation Act 1991
- Natural Resources Management Act 2004

2.3.2 Adelaide (City) Development Plan

The Adelaide (City) Development Plan establishes the legislative requirements for development in the City (including the Park Lands), under the Development Act. Kuntingga (Park 7) and Barngettilla (Park 8) are in Precinct PL4 Olive Grove Precinct of the Development Plan. The relevant Principles of Development Control are:

- The Olive Grove Precinct should be maintained as an area of heritage significance for passive outdoor recreation activities.
- The existing character of olive groves in the Olive Grove Precinct should be conserved and maintained, both for heritage significance of the olive plantations and their importance as a visual buffer between Lower North Adelaide and Park Terrace. Open grassland and Australian native woodland should be reinforced with additional planting.

The Development Plan notes that the Pine trees which line Mann Terrace are also a significant feature, but as they decline consideration should be given to their replacement with Pines and Eucalypts. It recommends that the olive trees should be retained and supplemented or replanted by trees of the same species to maintain the environmental character of the precinct.

There is a Draft Park Lands Plan Amendment Report (“**PAR**”) which proposes amendments to the Development Plan to:

- improve the expression and structure of policies for the Park Lands to ensure greater clarity and consistency; and

- provide stronger protection against development unless certain (limited) circumstances apply.

Once the PAR is amended as a result of the public consultation process, approval from the Minister of Urban Development and Planning will be sought. The draft PAR is expected to be endorsed by the Minister by the end of 2005 and gazetted shortly afterwards.

If further changes to the Development Plan are required as a result of the CLMP process, a further PAR will be prepared. For the purposes of the CLMP, the current Development Plan provides the legislative framework for development in the Park Lands, but the Draft Park Lands PAR will also be reviewed for any recommended changes to this framework, and recommendations for incorporation into a further PAR made if required.

The Draft PAR proposes a desired future character comprising:

- Maintenance of the Olive Grove as an area of State heritage significance for passive outdoor recreation activities.

2.3.3 Relevant Council Strategies and Policies

The relevant Council Strategies and Policies are:

- Built Heritage Management Policy
- Children’s Play Spaces Policy
- Community Safety Strategy 2003-2007
- Companion Animal Policy
- Environmental Management Strategy
- Environment Policy
- Indigenous Consultation Protocol
- Integrated Movement Strategy
- Light-n Up City Recreation and Sport Plan
- New Directions: Strategic Management Plan 2004-2007

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- On Street Parking Policy and Operating Guidelines
- Park Land Olive Management Plan
- Park Lands Signage Plan
- Public Art Policy – Watch this Space
- Public Communication and Consultation Policy
- Public Convenience Policy
- Recreation and Sport Park Lands Facilities Policy

2.4 Community Values Methodology and Summary

Details of the Community Consultation undertaken are provided in **Appendix B**. Consultation was undertaken on Area 6 which comprises Kandarilla (Park 3), Kangattilla (Park 4) Ngampa Yerta (Park 5), Nanto Womma (Park 6), Kuntingga (Park 7) and Barnguttilla (Park 8).

Following consultation, the Community values for Kuntingga (Park 7) and Barnguttilla (Park 8) can be summarised as follows:

The Community appreciates Kuntingga (Park 7) and Barnguttilla (Park 8) as part of the Adelaide Park Lands. The Community appreciates the heritage listed olive groves as a link to the past, as well as the landscape afforded by these two Parks.

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3. EXISTING USE

Part 3 outlines the existing use of the Park as it appears today and assesses current management against any relevant policies or legislation. These uses are shown on the **Existing Use Map** at the end of this Part.

3.1 Cultural Landscape

3.1.1 Indigenous

There are no specific references to Kaurna sites or activities, pre-contact or post-contact, for Parks 7 or 8 (Hemmings 1998, Draper 2005).

3.1.2 European

Council engaged Dr David Jones to undertake a cultural landscape assessment and his Report forms **Appendix B**. It identified the following significant components and places in Kuntingga (Park 7) and Barngettilla (Park 8):

Overall spatial patterns	Overall, these Parks retain their original shape and form as devised by Light ¹ . While road widening and realignments have taken place over the recent years, the two Parks still retain the framework of the original parks perhaps reinforced by the continuity of use that has occurred. Their significance is in their contribution to the overall plan by Light and accordingly is contributory.
Land Use	These are perhaps the only Park Land blocks in the Adelaide Park Land that have kept the same use since the Council took over formal care of the blocks in the 1860s. From the 1860s onward the two blocks have been continuously use of the cultivation of olives (<i>Olea europaea</i>) for the purposes of olive production together with olive oil production. There has been no policy or intent applied to convert the blocks to recreational use, and even Brown's ² (1880) Report sought to conserve the extant olive plantations and allow only selective infill of non-olive ornamental tree species. It is also conceivable, having regard to historical evidence, that these plantations and the plantations in Bonython Park are the oldest olive plantations extant in the Adelaide Park Lands, that they have been subject to historically irregular care and maintenance, that they have produced olive related products notwithstanding this regime of care, and continue to do so today. Accordingly, there is considerable significance evident in terms of their use and function.
Natural features	The relatively flat topography, in dispersed with open drainage lines, now heavily visually enclosed by exotic dark-foliaged and evergreen olive vegetation, provides little significance. Only one feature is evident: Open drain in Kuntingga (Park 7): an open concrete lined water drain running on a north-south axis line adjacent to Mann Terrace. Of no merit.

¹ Colonel William Light, the Surveyor-General of Adelaide

² John Ednie Brown was Council's Supervisor of the Plantations, engaged to prepare a *Report on a System of Planting the Adelaide Park Lands* (1880)

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Circulation networks	Prior to Brown's <i>Report</i> (1880) there is little evidence of any circulation system on Kuntingga (Park 7) and Barngettilla (Park 8). The <i>Report</i> (1880) proposed such a system and Pelzer adopted its general strategy but probably succumbed to the established pedestrian 'desire lines' as to where internal pathways would be located. Accordingly the internal circulation system reflects Pelzer's ³ intervention of a series of straight axial lines. This system contributes to the general significance of the parks.
Boundary demarcations	No evidence is present of past demarcation devices and fencing apart from the fundamental road boundaries. Existing fencing around the open drain in Kuntingga (Park 7) has little cultural merit.
Vegetation	<p>There are several vegetation elements in Kuntingga (Park 7) that possess cultural heritage merit:</p> <p>Kuntingga (Park 7) Olive (<i>Olea europaea</i>) plantations: illustrative of the 1860s plantations established by John Bailey, and representing one of two of the largest extant historical assemblages of olive (<i>Olea europaea</i>) plantations in the Park Lands. The other is in Tulya Wodli (Park 27). Some of the younger specimens in this plantation may be <i>Olea africans</i> instead of <i>Olea europaea</i> but this observation needs verification. Of considerable historical, social and aesthetic merit.</p> <p>Mann Terrace Aleppo Pine (<i>Pinus halepensis</i>) plantation line: located along the flank of Mann Terrace to the main traffic circulation roads. Of some aesthetic merit.</p> <p>River Red Gum (<i>Eucalyptus camaldulensis</i>) specimen: located in the southern end of the Park on a corner intersection. Provides considerable visual and aesthetic interest even though the specimen is perhaps 25-30 years old. Of aesthetic some merit.</p> <p>Kurrajong (<i>Brachycton populens</i>) trees: four specimens in the Park planted in a row on an east-west axis across the centre of the Park. Of some aesthetic merit.</p>
	<p>There are several vegetation elements in Barngettilla (Park 8) that possess cultural heritage merit:</p> <p>Barngettilla (Park 8) Olive (<i>Olea europaea</i>) plantations: illustrative of the 1860s plantations established by John Bailey, and representing one of two of the largest extant historical assemblages of olive (<i>Olea europaea</i>) plantations in the Park Lands. The other is in Tulya Wodli (Park 27). Some of the younger specimens in this plantation may be <i>Olea africans</i> instead of <i>Olea europaea</i> but this observation needs verification. Of considerable historical, social and aesthetic merit.</p> <p>River Red Gum (<i>Eucalyptus camaldulensis</i>) grove: located near the curve in Park Road on the eastern boundary of the Park. Of some botanical and aesthetic merit.</p> <p>River Red Gum specimen: an elderly specimen, relatively healthy, located to the north of the River Red Gum grove in the Park. Of some aesthetic merit.</p> <p>Sugar Gum (<i>Eucalyptus cladocalyx</i>) specimen: located mid way along the south eastern boundary of the Park. A stunning specimen prominently on display. Of some aesthetic merit.</p> <p>River Red Gum (<i>Eucalyptus camaldulensis</i>) specimen: located on the corner of Mann Terrace and Hackney Road. A prominent example. Of some aesthetic merit.</p> <p>Stone Pine (<i>Pinus pinea</i>) specimen: located in the north east corner of the Park to Park Street and Melbourne Road. Of some aesthetic merit.</p>

³ August Pelzer, City Gardener 1899-1934

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Spatial arrangements	No evidence is present.
Structures	No evidence is present.
Small scale elements:	One small scale element is present: Timber footbridge in Kuntingga (Park 7): laminated timber footbridge erected over an open north-south aligned drain in the Park erected in the 1970s. Of no merit.
Historical Views and Aesthetic Qualities	No evidence is present.

The northern tip of this Park, as identified on the existing use map, was not originally part of the Adelaide Park Lands and actually forms part of the road reserve under the management of Walkerville Council, who have recently planted 5 Eucalypts on this land.

The Cultural Landscape Assessment concluded that:

*Kuntingga (Park 7) and Barngettilla (Park 8) represent an integral segment of the overall Adelaide Park Lands that possesses associative cultural significance in reflecting the spatial and planting design intent and philosophies of John Ednie Brown and August Pelzer. Importantly they display historical and horticultural significance in terms of displaying evidence of the original olive (*Olea europaea*) plantation experimentation in South Australia and attempts to establish productive plantations in the Adelaide Park Lands by prominent early horticulturist John Bailey.*

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3.2 Environment

3.2.1 Vegetation

- This area has large plantations of old Olive trees (*Olea europaea* ssp. *europaea*). Olives are a proclaimed weed in South Australia.
- Olive plantation has an understorey of exotic grasses, however there are a few open areas of red loam soils with colonies of native grass species including *Chloris truncata* (Windmill Grass), *Austrostipa* spp. (Spear Grass), *Danthonia* spp. (Wallaby Grass) and *Elymus scaber* var. *scaber* (Native Wheat Grass) in Kuntingga (Park 7).
- Barngettilla (Park 8) also has a large plantation of old olive trees. The area has been mainly turfed with introduced grasses. It has a small plantation of exotic, interstate and South Australian species at its southern end including *Eucalyptus camaldulensis* (River Red Gum) and *Eucalyptus cladocalyx* (Sugar Gum).
- In the early years of settlement the area was characterised by a mixture of *Eucalyptus porosa* (Mallee Box) Woodland, *Eucalyptus camaldulensis* (River Red Gum) Woodland and *Eucalyptus leucosylon* (SA Blue Gum) Woodland.

3.2.2 Topography

- The soil is a mixture of brown solonized soil, terra rossa, black earth, red brown clay rendzina, and alluvial soils.
- The landscape description is plains.

3.2.3 Water

- A stand alone automatic watering system is present in the parks.
- An open stormwater drain runs parallel to Mann Road in Kuntingga (Park 7).

3.3 Buildings and Structures

There are none in these Parks.

3.4 Recreational Facilities

There are none in these Parks.

3.4.1 Dog Management

- Dogs in these Park are required to be kept on a leash which does not exceed 2 metres in length.

3.5 Events Management

There are no events held in these Parks.

3.6 Amenity

3.6.1 Facilities

There are no facilities in these Parks.

3.6.2 Lighting

- The Strategy indicates that these Parks require only low lighting coverage. Lighting is provided on the periphery of these Parks from adjacent roads.

3.6.3 Signage

- Existing signage includes Kaurna naming signs in both Parks.
- There are two old running signs that are no longer required.

3.7 Accessibility

- There are a number of informal paths throughout these Parks.
- In each Park the main path dissects the Parks in a north-east to south-west direction. They are unsealed.

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- There is a sealed footpath on the northern edge of Barnguttilla (Park 8).
- The Parks are serviced relatively well by public transport.
- Car parking is not permitted within the Parks or on the roads surrounding the Parks however parking is available in nearby streets.

Existing Use Map

- 1. Land not within care and control of Council
- 2. Olive groves
- 3. Remnant native grasses
- 4. Bridge
- 5. Drain
- 6. Kaurna naming sign
- 7. River Red Gum
- 8. Aleppo Pine plantation
- 9. River Red Gum grove
- 10. OBahn entrance



Road reserve

4. ISSUES AND DIRECTIONS

Part 4 assesses any issues which arise from the functions, assessment against policies, and community consultation of the areas considered in Part 3 above, and recommends appropriate action. Kuntingga (Park 7) and Barngettilla (Park 8) are a predominantly cultural landscape, as identified in the Strategy (see 1.1 above). Council engaged landscape architects 'Oxigen' to prepare a landscape plan with planting recommendations for the Park. These are incorporated into the **Future Use/Landscape Design Map**.

4.1 Cultural Landscape

4.1.1 Indigenous

There are no Indigenous issues.

4.1.2 European

Issue: European cultural landscape needs to be recognised, protected and enhanced.

- Incorporate the Cultural Landscape Assessments recommendations for a Conservation Study into the assessment of the entire Park Lands as State Heritage Areas.
- Consider creating several small open spaces within the middle of the plantations to enable a grassy landscape to be nurtured, and to enable olives to be formally laid out during harvesting activities.
- Work with Walkerville Council (which manages the northern 'road reserve' tip of the Park) to extend the Olive plantings at the northern tip of the Park.
- Renovate the landscape plantings in the mounds between Mann Terrace and Mann Road including management of the elderly Aleppo Pines (*Pinus halepensis*).

- Investigate piping the open drain line. Olives are an environmental weed and olives that fall in to the drain adjacent Mann Road cause adverse impacts downstream as the drain flows into the Torrens River. There have been difficulties in the past with this issue due to the impact of construction on the olives in the State Heritage Place.
- Enter into discussions with Walkerville Council concerning the management of the northern most part of this Park (see existing use map) on what is actually road reserve. This should be managed as part of this Park as it effects the landscaping of the area.
- Amend property boundaries to reflect change of road from Stanley Street to Melbourne Street.
- Remove all overhead wires and stobie poles from this Park.
- Incorporate these recommendations in a Park lands Plan Amendment Report (PAR) to amend the City of Adelaide Development Plan.
- Make available the Olives in these Groves for picking by commercial operators or community groups in accordance with Council's 'Park Land Olive Management Plan'
- Ensure that trees of cultural significance are managed as part of the Tree Succession Management Plan.

4.2 Environmental Context

Issue: The environment needs to be promoted and appreciated.

- Retain the existing mature non Olive species plantings at the southern tip of Barngettilla (Park 8), south of the alignment with Mackinnon Parade.
- Reinforce the olive plantation grid patterns as much as possible.

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- Remove the extant Kurrajongs (*Brachychiton populneus*) in Kuntingga (Park 7).
- Conserve and reinforce the strong evergreen exotic and native roadside tree plantings and their sense of enclosure along Mann Terrace.
- Conserve existing mature South Australian Blue Gums (*Eucalyptus leucosylon*) along Park Terrace and incorporate them into the master design.
- Conserve the prominent South Australian Blue Gum (*Eucalyptus leucosylon*) in Barngettilla (Park 8) as a visual feature.
- Protect and enhance remnant native grasses within the Parks.

Issue – Senescence of trees

- Retain existing trees (refer to 4.1.1) and enhance with further planting of Olive and, where appropriate, Eucalypts
- Assess the health and maintenance care associated with historical Olive plantations in the Parks and seek to renovate the tree specimens to prolong their longevity and to enable the continuity of their olive and olive oil production.
- Prepare and implement a Tree Succession Management Plan to ensure that trees throughout the Park are planted as part of a program of long-term replacement.

4.3 Buildings and Structures

Issue: Determine which buildings or structures need to be removed, recycled, renovated or rationalised over time.

- Design a fence post palette that replaces existing safety fencing along the open drain line, and clarifies pedestrian routes through the Parks, if the drain remains open.

4.4 Recreational Facilities

Not applicable

4.5 Events Management

This Park is suitable only for small events/picnics.

4.6 Amenity

4.6.1 Facilities

Facilities are not required in these Parks.

4.6.2 Lighting

No changes recommended in these Parks.

4.6.3 Signage

- Interpretive signs required in regard to the history of the Olive Groves – modify the existing Kaurna interpretive signs.
- Superfluous signs in the Park need to be removed including:
 - The two running signs in Kuntingga (Park 7) that no longer serve any purpose.

4.7 Accessibility

Issue: Park users need to readily access the Park facilities and recreational use by pedestrians and cyclists needs encouragement.

- Proposals for the path network are illustrated on the **Path Network Map**.
- Car parking in the vicinity of these Parks is considered adequate.

Comparison of Existing and Proposed Future Landscapes



Future development of these Parks will consider their historical use as an olive grove and will seek to preserve and reinforce this use with continued planting and maintenance of olive trees (*Olea europaea*). Where appropriate, remnant native grasses will be protected.

Future Use/Landscape Design Map

1. Reinforce & enhance olive groves grid.
2. Retain existing mature plantings of exotic and native trees.
3. Investigate piping or covering of drain.
4. Protect and enhance remnant grasses.
5. Renovate the landscape plantings in the mounds along Mann Terrace and Mann Road including removal of the elderly Aleppo Pines.
6. Modify existing interpretive signs to include information about the Olive Groves.



Path Network Map

LEGEND

— Retain sealed path

- - - Retain unsealed path



5. IMPLEMENTATION

The budget implications for this CLMP are as follows:

- 1-2 years \$ 22,000
- 3-5 years \$ 70,000
- 6-10 years \$ 25,000

Priority Level Key: Low priority (L) = within 5 years
Medium priority (M) = within 2-3 years
High priority (H) = by end of the next financial year
Ongoing (O) = ongoing issues with no completion date

Performance Targets Key:

Performance Targets are derived from the Community Land Management Guidelines for the Park Lands endorsed by the Park Lands Committee.

The agreed Performance Targets are (the numbers are used in the tables below):

1. Provision of experiences to meet the needs of a diverse community
2. Protection of public safety
3. Accessibility
4. Enhancement of visual appearance
5. Protection of sites with historical and cultural significance
6. Conservation of native vegetation and protection of threatened species
7. Water saving initiatives.

Key Performance Indicators (KPIs):

These KPIs have been developed to provide a system of measuring the completion of the outcomes recommended. The KPIs are (the numbers are used in the tables below):

1. Monitoring program by Park Lands and Sustainability Unit

Implement a management matrix and distribute to relevant business units. Conduct an annual audit to ensure targets are achieved.

2. Community feedback

Monitor results from existing ACC Customer Satisfaction Monitoring surveys. Develop a mechanism to systematically record and implement ongoing community feedback (from Customer Centre)

3. Establishment of a structured inspection and maintenance program

Ensure that current asset management inspections comply with the CLMPs and that actions are implemented.

COMMUNITY LAND MANAGEMENT PLAN: Kuntingga (Park 7) and Barngettilla (Park 8)

5.1 Cultural Landscape

Action	Priority Level	Performance Targets	(KPI)	Responsible	Liaison	Estimated Costing
Incorporate the Cultural Landscape Assessments recommendations for a Conservation Study into the assessment of the entire Park Lands as State Heritage Areas.	M	5	1,3	Development & Transport Policy	Park Lands & Sustainability	No additional cost
Consider creating several small open spaces within the middle of the plantations to enable a grassy landscape to be nurtured, and to enable olives to be formally laid out during harvesting activities.	L	1,2	1,3	Park Lands & Sustainability		No additional cost
Work with Walkerville Council (which manages the northern 'road reserve' tip of the Park) to extend the Olive plantings at the northern tip of the Park.	L	1,3,4	1,3	Park Lands & Sustainability		No additional cost
Renovate the landscape plantings in the mounds between Mann Terrace and Mann Road including management of the elderly Aleppo Pines (<i>Pinus halepensis</i>).	L	4	1,3	Park Lands & Sustainability	Horticulture	No additional cost
Investigate covering or piping drain	M	6	1	Asset Management	Park Lands & Sustainability	No additional cost
Enter into discussions with Walkerville Council concerning the management of the northern most part of this Park (see existing use map) on what is actually road reserve. This should be managed as part of this Park as it effects the landscaping of the area.	L	1,3,4	1,3	Park Lands & Sustainability		No additional cost
Amend property boundaries to reflect change of road from Stanley Street to Melbourne Street.	M	5	1,3	Development & Transport Policy	Park Lands & Sustainability	No additional cost
Remove all overhead wires and stobie poles from this Park.	M	4	1,3	Asset Management	Park Lands and Sustainability	\$40K
Make available the Olives in these Groves for picking by commercial operators or community groups in accordance with Council's 'Park Land Olive Management Plan'	L	1,3	1,3	Park Lands & Sustainability		No additional cost

COMMUNITY LAND MANAGEMENT PLAN: Kuntingga (Park 7) and Barngettilla (Park 8)

Ensure that trees of cultural significance are managed as part of the Tree Succession Management Plan	O	1,4	1,3	Asset Management		No additional cost
Incorporate these recommendations in a Park lands Plan Amendment Report (PAR) to amend the City of Adelaide Development Plan.	M	5	1,3	Development and Transport Policy	Park Lands and Sustainability	No additional cost

5.2 Environment

Action	Priority Level	Performance Targets	(KPI)	Responsible	Liaison	Estimated Costing
Assess the health and maintenance care associated with historical Olive plantations in the Parks and seek to renovate the tree specimens to prolong their longevity and to enable the continuity of their olive and olive oil production.	L	5	1,3	Park Lands & Sustainability	Asset Management	No additional cost
Prepare and implement a Tree Succession Management Plan to ensure that trees throughout the Park are planted as part of a program of long-term replacement.	H	5	1,3	Asset Management	Park Lands & Sustainability	No additional cost
Protect and enhance remnant native grasses within the Parks.	O	1/4/6	1/3	Horticulture	Biodiversity Officer	No additional cost

COMMUNITY LAND MANAGEMENT PLAN: Kuntingga (Park 7) and Barngettilla (Park 8)

<p>Staged development and reinforcement of a general planting theme for the Park as per the Landscape Design/Future Use map:</p> <ul style="list-style-type: none"> • Retain the existing mature non Olive species plantings at the southern tip of Barngettilla (Park 8), south of the alignment with Mackinnon Parade. • Reinforce the olive plantation grid patterns as much as possible. • Remove the extant Kurrajongs (<i>Brachychiton populneus</i>) in Kuntingga (Park 7). • Conserve and reinforce the strong evergreen exotic and native roadside tree plantings and their sense of enclosure along Mann Terrace. • Conserve existing mature South Australian Blue Gums (<i>Eucalyptus leucoxydon</i>) along Park Terrace and incorporate them into the master design. • Conserve the prominent South Australian Blue Gum (<i>Eucalyptus leucoxydon</i>) in Barngettilla (Park 8) as a visual feature. • Retain existing trees (refer to 4.1.1) and enhance with further planting of Olive and, where appropriate, Eucalypts 	M/ O	4	1,3	Asset Management	Park Lands and Sustainability	\$10k/annum over 5 years
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5.3 Buildings and Structures

There are no issues relating to building or structures in these Parks.

5.4 Recreational Facilities

There are no issues relating to recreational facilities in these Parks.

5.5 Events Management

There are no issues relating to event management in these Parks.

COMMUNITY LAND MANAGEMENT PLAN: Kuntingga (Park 7) and Barngettilla (Park 8)

5.6 Amenity

Action	Priority Level	Performance Targets	(KPI)	Responsible	Liaison	Estimated Costing
Remove running signs in Kuntingga (Park 7)	H	4	1	Urban design	Approvals	No additional cost
Modify existing interpretive signs to include information in regard to the history of the Olive Groves	H	4	1	Urban Design	Park Lands and Sustainability	\$2k

5.7 Accessibility

Action	Priority Level	Performance Targets	(KPI)	Responsible	Liaison	Estimated Costing
Maintain the path network to improve paths through the Park	L	1/3/8	1	Asset Manager, Roads	Park Lands and Sustainability	\$25k

COMMUNITY LAND MANAGEMENT PLAN: Kuntingga (Park 7) and Barnguttilla (Park 8)

APPENDICES

APPENDIX A

Park Lands Management Strategy – Summary of Directions, and Overall Frameworks for the Purpose of the Community Land Management Plans

For the purposes of preparation of the Community Land Management Plans (“**CLMPs**”), a numbered summary of the policy-oriented sections of the Park Lands Management Strategy (“**the Strategy**”) has been prepared so that recommendations in the CLMPs can be cross-referenced to the Strategy.

1.0 Environment

- 1.1 Manage and promote the Park lands as a comprehensive and integrated system with areas linked through landscape features, habitat corridors, treatment of watercourses and pedestrian and cycle paths.
- 1.2 Protect and enhance existing biodiversity habitat.
- 1.3 Establish and enhance areas of indigenous vegetation and fauna habitat through use of native species.

2.0 Building and Land

- 2.1 Achieve a significant reduction in building floor areas and paved areas in the Park Lands.
- 2.2 Ensure any new building or redevelopment in the Park Lands is in a nominated location and delivers public benefit, responds with sensitivity to the surroundings, and incorporates the highest quality design and materials.
- 2.3 Provide a range of public amenities (eg. Toilets, playgrounds, kiosks, barbecues)
- 2.4 Enable enhancement and redevelopment of existing buildings which are used for sport and recreation or cultural purposes in appropriate locations. New buildings for these purposes will be considered, providing the criteria of overall net reduction is met by the removal of existing unsuitable or under-utilised facilities.

COMMUNITY LAND MANAGEMENT PLAN: Kuntingga (Park 7) and Barngettilla (Park 8)

- 2.5 Support the enhancement and redevelopment for public use of certain buildings or precincts of heritage significance.
- 2.6 Develop design guidelines for every aspect of development including plantings, buildings and structures, infrastructure, furniture, fences, lighting, maintenance yards, storage areas and precincts.
- 2.7 Enforce design guidelines for all licence holders/lessees and negotiate lease so that they conform to these requirements.
- 2.8 Identify priority areas of alienated Park Lands to be returned to Council for community use.

3.0 Accessibility

- 3.1 Improve public transport access.
- 3.2 Improve pedestrian access.
- 3.3 Improve bicycle facilities (bicycle paths, and lanes, signs, storage and parking and links to surrounding areas).
- 3.4 Provide lighting appropriate to address safety, security and amenity.
- 3.5 Improve amenity, accessibility and use of the Squares.
- 3.6 Provide equitable access for people with disabilities in public places.
- 3.7 Removal of broad acre parking from the Park Lands.
- 3.8 Reconnect the Park Lands through narrowing of roads, landscape enhancement and restriction of on-street parking.

4.0 Management and Funding

- 4.1 Identify and implement sustainable management practices.
- 4.2 Revise licence and lease agreements to improve public access.

COMMUNITY LAND MANAGEMENT PLAN: Kuntingga (Park 7) and Barngettilla (Park 8)

- 4.3 Revise licence and lease conditions to reflect the level of exclusive use, and the true cost of maintenance and development costs.
- 4.4 Consolidate sports areas which are outside the recreational landscapes.
- 4.5 Develop comprehensive water management plan based on water conservation.

5.0 Community and Cultural Use

- 5.1 Include all cultures and communities in planning and managing the Park Lands.
- 5.2 Consult with the Kaurna community to enable their past and present associations with the land to be recognised and celebrated, and to ensure their ongoing access to, and use of, these places.
- 5.3 Ensure a rich programme of cultural activities and events occurs in the Park Lands.
- 5.4 Increase visitor access to, and appreciation of, cultural and historic features.
- 5.5 Promote opportunities for leisure, recreation and sport.
- 5.6 Promote opportunities for safe night-time activities in areas of high public activity.
- 5.7 Balance indigenous and exotic plantings.
- 5.8 Reinforce and enhance cultural landscapes.
- 5.9 Design roadway plantings to contribute to a cohesive framework of vegetation.
- 5.10 Treat roads as gateways to the City.
- 5.11 Include well-designed water features, sculpture, and temporary and permanent art installations.
- 5.12 Develop a number of parks that have a suitable base infrastructure for holding major and minor community events.

COMMUNITY LAND MANAGEMENT PLAN: Kuntingga (Park 7) and Barngettilla (Park 8)

APPENDIX B

Community consultation report

Community consultation is required under the Local Government Act 1999. The communication strategy devised by Council is more comprehensive than that required by legislation and occurs in the early stages of the CLMP preparation process to ensure that relevant ideas are incorporated into the draft CLMPs. The aim is to provide Council with information on local issues and concerns from those most familiar with and most affected by these issues. Inclusion of the community in the planning process:

- reveals local knowledge about the land;
- creates a sense of ownership for management of the land; and
- Establishes effective communication processes with the community.

The Park Lands and Squares under the care and control of the Adelaide City Council are covered by the CLMP process. They were divided up into Areas to make it easier to deal with the consultation for each. These Areas group Parks of a similar character and the order of preparation of the CLMPs is decided by a range of factors and occurs on an Area-based order.

The early stage consultation included:

- Council staff contacted or met with the key stakeholders.
- Every household in the Council area received a brochure detailing the CLMP process.
- A Park Lands and Sustainability website has been established with information about the CLMP process and the opportunity to provide feedback through the internet.
- Broad community consultation also occurred with a booth at Rundle Mall on Wednesday 25 February 2004 from 11am to 2pm, a booth at the Central Market on Saturday 28 February 2004 from 9am to 12pm, and a booth at WOMAD from Friday 5 March to Sunday 7 March. Questionnaires were distributed and staff spoke on an informal basis with interested people.
- A consultation session for Area 6 was held on Sunday 6 June from 2:00-5:00pm in Nanto Womma Park (Park 6), next to the Glover Playground off Lefevre Terrace. Around 6100 fliers about the event were distributed around the adjoining area. A sign was erected at the location some days prior to the event. It was advertised in *The Messenger* and *The Advertiser* newspapers.
- At the Area-based consultation, about 100 questionnaires were distributed and staff spoke with about 100 people.
- Questionnaires were reviewed and summarised and their suggestions assessed in the course of preparing this CLMP.
- Fliers were distributed to adjoining Councils and schools.
- Substantial consultation has been undertaken with Council's internal stakeholders.

COMMUNITY LAND MANAGEMENT PLAN: Kuntingga (Park 7) and Barnguttilla (Park 8)

APPENDIX C

Refer to accompanying document – Appendix 7 + 8

COMMUNITY LAND MANAGEMENT PLAN: Kuntingga (Park 7) and Barnguttilla (Park 8)

APPENDIX D

Plant Species Recorded

Ref. to 3.2.1.

Plant species recorded by the Biodiversity Survey and the Cultural Landscape Assessment and any other sources conducted in 2003/04:

- * = Indicates the species has been introduced to the Southern Lofty Herbarium Region.
- **Bold** = Proclaimed plant species in South Australia, January 2004 and Weeds of National Significance.
- If known, we have listed where the plant is endemic to.
- Underlined = Species found naturally regenerating in the Park Lands.

Kuntingga (Park 7)

Scientific Name	Common Name
<u><i>Atriplex semibaccata</i></u>	Berry Saltbush
<u><i>Austrostipa eremophila</i></u>	Rusty Spear Grass
<u><i>Austrostipa flavescens</i></u>	Coast Spear Grass
<u><i>Austrostipa nodosa</i></u>	Tall Spear Grass
<u><i>Austrostipa puberula</i></u>	Small Rusty Spear Grass
<u><i>Austrostipa sp.</i></u>	Spear Grass
<i>Brachychiton populensis</i> *	Kurrajong (NSW & QLD)
<u><i>Chloris truncata</i></u>	Windmill Grass
<i>Cotula australis</i>	Common Cotula
<u><i>Danthonia Caespitosa</i></u>	Common Wallaby Grass
<u><i>Danthonia racemosa var. racemosa</i></u>	Slender Wallaby Grass
<u><i>Danthonia sp.</i></u>	Wallaby Grass
<u><i>Dichondra repens</i></u>	Kidney Weed
<u><i>Elymus scaber var. scaber</i></u>	Native Wheat Grass
<u><i>Enchylaena tomentosa var. tomentosa</i></u>	Ruby Saltbush
<u><i>Enteropogon ramosus</i></u>	
<i>Eucalyptus camaldulensis var. camaldulensis</i>	River Red Gum
<u><i>Maireana enchylaenoides</i></u>	Wingless Fissure Plant

<i>Olea europaea ssp. europaea</i> *	Olive (Europe)
<u><i>Oxalis perennans</i></u>	<u>Native Sorrel</u>
<i>Pennisetum clandestinum</i> *	Kikuyu (East Africa)

Barnguttilla (Park 8)

Scientific Name	Common Name
<i>Acacia iteaphylla</i> *	Flinders Ranges Wattle (SA)
<i>Brachychiton populneus</i> *	Kurrajong (NSW & QLD)
<u><i>Dichondra repens</i></u>	<u>Kidney Weed</u>
<i>Eremophila maculate ssp.</i> *	(Inland Australia)
<i>Eucalyptus camaldulensis var. camaldulensis</i>	River Red Gum
<i>Eucalyptus cladocalyx</i> *	Sugar Gum (SA)
<i>Ficus macrophylla</i> *	Moreton Bay Fig (NSW)
<i>Olea europaea ssp. europaea</i>*	Olive (Europe)
<i>Pennisetum clandestinum</i> *	Kikuyu (East Africa)
<i>Pinus halepensis</i> *	Aleppo Pine (Middle East)
<i>Pinus radiata</i> *	Radiata Pine (North America)
<i>Westringia dampieri</i> *	(WA)

COMMUNITY LAND MANAGEMENT PLAN: Kuntingga (Park 7) and Barnguttilla (Park 8)

Appendix 7 + 8

Kuntingga + Barnguttilla Parks (7 +8)



Parks 7 + 8 Kuntingga + Barnгутtilla

Historical Overview

There are no specific references to Kaurna sites or activities, pre-contact or post-contact, for Parks 7 or 8 (Hemmings 1998).

Arising from Light's plan, Park 7 consists of 1.26ha of land bounded by Melbourne Road, Park Road and Mann Terrace, and Park 8 consists of 2.83ha of land bounded by Melbourne Road, Park Road and Mann Terrace. Park 7 is to the north of Melbourne Street and Park 8 is to the south of Melbourne Street. These spatial segments have generally remained consistent until the 1960s when Park Road and Mann Terrace were varied and widened to accommodate revised vehicular traffic arrangements thereby reducing the overall hectareage of the two Parks and necessitating the removal of several mature Olive (*Olea europaea*) trees.

In about 1844 horticulturist John Bailey (1800-64) established his J Bailey's & Sons 'Hackney Nursery' (colloquially called 'Bailey's Garden') on the corner of North Terrace and Hackney Road in Hackney. Trained at the famous Loddiges & Sons nursery at Hackney near London, Bailey immigrated to Adelaide with the South Australian Company in 1839. With his passage he imported numerous horticultural specimens including six varieties of olive (*Olea europaea*). With imported olive 'truncheons' Bailey undertook the planting, propagating and distribution of specimens in 1845 including plantings on his own nursery property. Extant remnants of these plantings remain today in Botanic Street park in Hackney, and on the 'Athelney' property now within the St Peter's College grounds. In 1851 he pressed the first South Australian olive oil from fruit picked at the 'Garden' and exhibited the oil at the Great Exhibition in London winning an honourable mention (Deppeler-Hagen 2002, p. 67; Hill 2005; Swinbourne 1982, p. 3).

In 1855 the City of Adelaide contracted Bailey to plant various sections of the Adelaide Park Lands with olive (*Olea europaea*) groves. Parks 7 and 8 were reputedly planted by Bailey in 1855-56 (Hill 2005).

With the engagement of John Ednie Brown to prepare a *Report on a System of Planting the Adelaide Park Lands* (1880) Brown recorded that the area was almost entirely composed of stately and healthy olive trees (*Olea europaea*) laid out in plantations.

Here the whole are embraced has been planted with Olives principally, and other trees here and there. For the improvement of the part, and in order that it may be of a uniform character with the whole of the present design for the ornamentation of the Park Lands, I have to advise that footpaths be formed through the grounds as shown on the Plan, and that the most unpromising of the present crop of trees be removed, and afterwards the black thus created be filled up with other kinds of trees of a more ornamental character, to be presented named (Brown 1880, p. 23).

Thus Brown supported the continuation of the olive (*Olea europaea*) plantations and their renovation to ensure their longevity. Where death occurred or unsightly trees were to be removed, trees of an ornamental nature, as listed in the table below, were recommended.

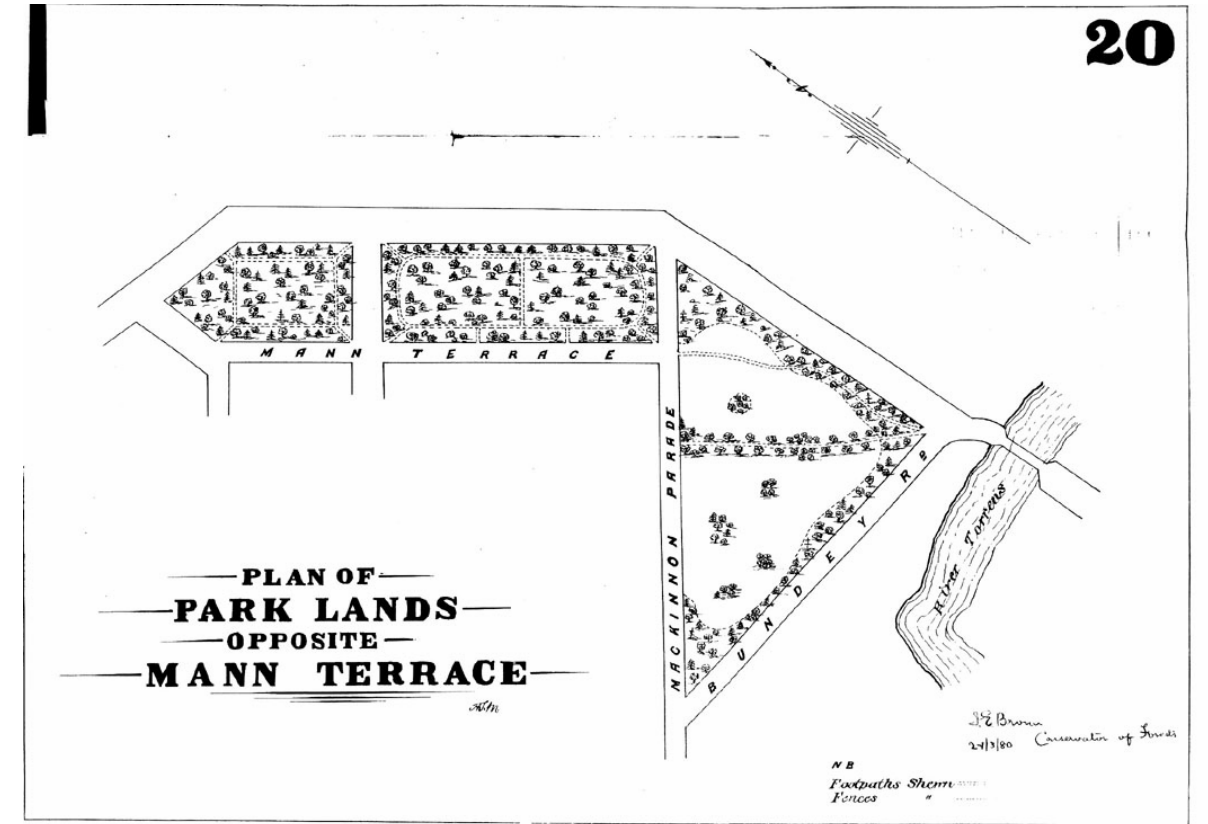


Image:
Extract from *Report on a System of Planting the Adelaide Park Lands* (1880) depicting the olive (*Olea europaea*) plantations in Parks 7 and 8 together with a system of pathways proposed by John Ednie Brown. Source: City of Adelaide Archive.

Brown's tree planting recommendations were:

Nomenclature as used by JE Brown (1880)	Current Scientific Nomenclature	Current Common Name
Pinus Insignis	<i>Pinus radiata</i>	Monterey Pine
Pinus Halepensis	<i>Pinus halepensis</i>	Aleppo Pine
Pinus Canariensis	<i>Pinus canariensis</i>	Canary Islands Pine
Pinus Sabiniana	?	
Pinus Longifolia	?	
Pinus Radiata	<i>Pinus radiata</i>	Monterey Pine
Pinus Cembra	?	
Cupressus Lawsonia	<i>Chamaecyparis lawsoniana</i>	Lawson Cypress, Port Orford Cedar
Araucaria Excelsa	<i>Araucaria heterophylla</i>	Norfolk Island Pine
Ficus Macrophylla	<i>Ficus macrophylla</i>	Moreton Bay Fig
Fraxinus Excelsior	<i>Fraxinus excelsior</i>	English Ash
Ulmus Campestris	<i>Ulmus procera</i>	English Elm
Ulmus Montana	<i>Ulmus glabra</i>	Scotch Elm, Wych Elm
Ulmus Suberosa	?	
Cedrus Deodara	<i>Cedrus deodara</i>	Deodar Cedar, Himalayan Cedar
Cedrus Atlantica	<i>Cedrus atlantica</i>	Atlas Cedar

Abies Excelsa	?	
Abies Douglasii	<i>Pseudotsuga menziesii</i>	Douglas Fir
Picea Nobilis	?	
Picea Amabilis	?	
Picea Cephalonica	?	
Juniperus Virginiana	<i>Juniperus virginiana</i>	Pencil Cedar, Eastern Red Cedar
Quercus sessiliflora	<i>Quercus petraea</i>	Durmast Oak
Quercus pedunculata	<i>Quercus robur</i>	English Oak, Common Oak
Populus (the common sorts)	<i>Populus spp.</i>	
Robinea pseudacacia	<i>Robinia pseudoacacia</i>	Black Locust, False Acacia
Lagunaria Patersonii	<i>Lagunaria patersonia</i>	Pyramid Tree, Norfolk Island Hibiscus
Sterculia heterophylla	?	

With Brown's appointment as 'Supervisor of the Plantations', upon the invitation of City of Adelaide Mayor Edwin Smith in April 1882, Brown commenced foundational work in implementing parts of the *Report's* recommendations. The City Gardener (1867-83), William Pengilly (1825-1911) was advised that Brown shall have "general supervision of the tree planting in the Park Lands" and to "render Mr. Brown every facility for this purpose ..." (Town Clerk's Dept Outwards Letter Book, 1882/602/18). A fractious relationship occurred with Brown and Pengilly, and a specific incident over street tree plantings along Barton Terrace West prompted Brown's resignation from this position in August 1882. While Council sought to remedy the situation, continued disobedience and contrary activities by the City Gardener and his workforce eventually prompted Brown's formal resignation on 1 June 1883. In his letter of resignation he wrote "I must for the sake of professional reputation, seek to be relieved of the responsibility." With this decision the Council determined to sack the City Gardener, and therein had a series of City Gardeners until such time as August Pelzer (1862-1934) was appointed City Gardener (1899-1934) in mid 1899.

Notwithstanding Brown's activities, Pengilly also proceeded with planting activities. In his report of 1883 Pengilly records the planting of "various kinds of trees" numbering 300 in Park Land blocks 1 to 9 as well as 5 new plantation resulting in an overall tree plantation total of 3,082 trees. Where these actual plantings and plantations occurred and were established is unclear (*Annual Report* 1882-83, p. 134).

In the subsequent financial year Council acquired a substantial amount of fencing materials from England, including wrought iron posts, wrought iron field gates, cast iron corner posts, galvanized iron pillars together with 117,950 yards of 7-ply galvanized wire. The purpose was to totally replace the existing "old and dilapidated post and two rail fence" that enclosed most of the Park Land blocks to the Terraces. The cast iron posts and pillars were marked with "Iron Duke" and "Letterewe" branding. Upon arrival, the Park Lands and Gardens staff commenced the process of re-fencing the Park Lands (*Annual Report* 1883-84, pp. 56-57). William H Campbell, as Park Lands Ranger, trialled this new fencing on South Terrace and found that he could erect it at a cost of 2¼ d. per foot. His conclusions were that the fencing was cost-effective, ornamental, offered opportunities for addition access points, and "in a measure complies with Councillor Bullock's intention to allow of perambulators, &c., having access to our reserves." Notwithstanding this purchase, staff often proceeded with re-fencing works using old materials (*Annual Report* 1884-85, pp. 102-103).

By 1883 the Council observed that its olive (*Olea europaea*) plantations were "going back to their wild state." This was partially a reflection of the lack of expertise by the City Gardeners in being able to knowledgeably manage the plantations as also their lack of horticultural interest in this species. The Council thereby contracted Signor Paolo Villanis, an Italian engineer and vigneron to the Italian Court at the Melbourne International Exhibition of 1880-81 to review and

renovate the plantations. Following the Exhibition Villanis travelled to and settled in Adelaide with his family. His initial observations of the Adelaide Parkland olive (*Olea europaea*) plantations were that "... never in the European countries [a few exceptions made] I have seen such richness and strength of growth and such a healthy condition of the plants" as he stated to Mayor Fuller in July 1883 (*Town Clerk's Docket* 2224 of 1883).

But Villanis also caused some controversy in Adelaide with his pronouncement that "I see the olive is shamefully neglected in South Australia" that was published in *The Garden & the Field* (October 1881). His rejuvenation program, as perceived by the public and the mainstream media, involved a considerable decimation of the overgrown, unproductive and unkempt olive trees, reputedly comprising some 6,500 trees, and resulted in a public outcry as to his actions and his claimed qualifications. The public outcry belied another incident where Pengilly and his gardening staff used excessive and ill-informed actions in the Parklands. Villanis discovered that Pengilly's gardening staff had excessively hacked the Olive (*Olea europaea*) trees following his careful pruning works. His own approach is set out in an article in *The Garden & the Field* (October 1883) (Morton, 1996, pp. 158-159; *The Garden & the Field*, April 18885, pp. 164-166; January 1884, p. 125; October 1881; October 1883).

Villanis' activities, notwithstanding the extensive Olive (*Olea europaea*) tree hacking by Pengilly's staff, appear to have reaped financial returns to the Council. In 1886 the Council reported a successful olive harvesting season resulting in over eight tons of fruit being sold to Sir Samuel Davenport for £7 10s. per ton. This comprised olives obtained from the East Parklands and Mann Terrace plantations (*Annual Report* 1886-87, p. 15).

During 1887 the Park Lands Ranger, William Campbell, recorded the fencing of some 20 chains of ornamental wire cable fencing along Mann Terrace in 1886-87. An additional 24 chains were erected in 1889-90. Campbell noted his preference to the ornamental fencing but also complained about the public's predilection to "sit on the wires and loosen them" (*Annual Report* 1886-87, p. 112; 1889-90, p. 119, 120).

In 1895 the Mayor reported the unsuccessful harvesting of the olive (*Olea europaea*) plantations due to there poor care and attention. Several dead trees were removed. In 1897 the Council reported a more successful crop that sold at "8s. per gallon in bulk." In 1898 about 2,045 litres (450 gallons) of olive (*Olea europaea*) oil were obtained from the Council's plantations. A Council tender call in March 1900 resulted in Messrs Faulding & Co being successful with a bid of 7s per gallon for 430 gallons for the 1899 harvest crop, and a mercantile firm acquired a further 100-200 gallons at 7s per gallon. Messrs Wilkinson & Co were successful with a tender of 6s 9d for 350 gallon comprising the 1900 harvest crop. A Mr B North also acquired unprocessed olives from various plantations at £20 5s in 1899-1900 (*Annual Report* 1894-95, pp. 64-65; 1897-98, p. 21; 1898-99, p. 18; 1899-1900, p. 97).

With Pelzer's appointment in mid 1899 a rigorous planting program of the Park Lands was undertaken, and it appears that Pelzer somewhat faithfully referred to and used Brown's *Report* (1880) as the guiding master plan for his planting activities.

In the olive (*Olea europaea*) plantations, Pelzer sought to enable their retention but also their care to ensure economical oil and olive harvests. In 1903 Pelzer reported the pruning of numerous trees with gaol labour and a poor crop resulting in 176 gallons of oil which was sold to Messrs Faulding & Co at 8s 3d per gallon nett. In 1904 some 230 gallons were produced which were sold to Messrs D & J Fowler Ltd at 7s 7d per gallon (*Annual Report* 1903, p. 26; 1904, p. 39).

In 1903 a review of all Council depots and rubbish tips in the Park Lands considered the removal of limestone excavation holes and recommended various closures. There were no pits and tips identified as being used in Parks 7 and 8 (*Annual Report 1903*, pp. 28-29).

In 1904 Council commissioned fencing contractors to erect the “Anchor” style of sawn jarrah post and wire fencing. The style consisted of six-wire fencing with jarrah posts 3.6m apart. George Wills & Co undertook this fencing works (*Annual Report 1904*, pp. 39, 74; 1905, p. 41).



Image:
Extract of a *Plan Showing Improved Pavements*, 14
November 1927,
depicting the pathway system in Parks 7 and 8. Source: City of Adelaide Archives

In 1911 Council received two proposals from Messrs Crompton & Son to purchase the olive (*Olea europaea*) rights of the plantations in the park lands for a period of 5-8 years. The offers included a works program to:

... spray, prune, and generally treat the olive trees (which have for years received no attention whatever) in order to bring them up to their full bearing capacity.

... Messrs Crompton & Son [also] approached the Council with a view to the purchase of fruit on terms somewhat similar to those accepted by the Council in the case of the gaol plantation, but conditionally on the trees being thinned out in various localities so as to benefit the remaining trees, which, under the offer, would be pruned and sprayed by the firm named. Approximately 1,700 olive trees were growing in the Parks, most of which were originally planted too close together, and were surrounded by other tall trees causing the olives to be weakened and to bear limited quantities of fruit ... as the offer was received from

Messrs Crompton & Son was most advantageous to the Council, it was accepted, and an agreement covering a period of seven years was signed (Annual Report 1912, p. 62).

In 1912 Pelzer reported tree removal works in Park 8. “Unightly mulberry trees [*Morus ssp*] ... [were] removed, and replaced with ash [*Fraxinus ssp*], honey locust [*Gleditsia ssp*], gum [*Eucalyptus ssp*] and elm [*Ulmus procera*] trees.” Some 10 trees were planted with tree guards. A “rustic bridge” was also erected in Park 7 in 1916 (*Annual Report 1912*, pp. 98, 99, 100; 1916, p. 44).

Pathway reconstruction works were undertaken in parts of Park 8 in 1920-22 (*Annual Report 1920*, p. 31; 1922, p. 27).

In 1925 Pelzer removed about 10 chains of post and wire fencing along Mann Terrace and shifted it 6 feet (1.8m) eastwards to enable road widening works. Mann Terrace was widened between McKinnon Parade and Melbourne Street by reducing the width of the existing 8 ft (2.4m) wide footpath due to traffic congestion at the intersection from tramway traffic. A new footbridge was also erected in Park 8 in 1925 and an additional footbridge in 1927 (*Annual Report 1925*, pp. 36, 74; 1927, p. 30).

From the 1930s onwards Parks 7 and 8 received little Council attention other than maintaining the recreational facilities and paddocks. Indeed, there appears to have been no thought or Council policy since the establishment of the plantations that viewed them as places of recreational value or could accommodate recreational facilities.

On 29 February 1932 Pelzer retired and the Council commenced a reorganisation of the City Gardener’s Branch (*Annual Report 1931-32*, p. 27). Following Pelzer’s retirement a sequence of gardeners and a change of commitment to the gardens and the Park Lands appear evident throughout Adelaide notwithstanding the Centenary of South Australia celebrations in 1936. In terms of Parks 7 and 8 little improvement works were entertained from 1932 up until the 1960s (*Annual Report 1935-36*, p. 37).

During March – August 1957, however, the Town Clerk, Colonel WCD Veale, undertook a study tour of council organisations and facilities in Europe and North America, and submitted his reports on various topics in October 1958. *Report No. 4* dealt with Parks and Gardens (Veale 1958) and made sweeping recommendations towards the renovation and development of several parks around the Park Lands, together with redevelopment of the River Torrens edges and the development of an 18-hole golf course. There were no specific recommendations for Parks 7 and 8.

Because of this continuity of Olive (*Olea europaea*) plantation use since the 1860s the two Park portions have developed and matured together and have a strong sense of landscape character cohesion. They are also viewed as the driving public, as an integral part of the Mann Terrace driving experience.



Image:
 Aerial photograph of Parks 7 and 8 in 1947 depicting the Olive (*Olea europaea*) plantations. A dense formal configuration existed in Park 7 where as a sparser configuration existed in Park 8. Road construction works can also be observed as occurring in the Melbourne Street segment through the plantations. Source: University of Adelaide Archives



Image:
 Contemporary c.1995 aerial photograph of Parks 7 and 8 depicting the Olive (*Olea europaea*) plantations. It can be discerned that there is a close similarity in tree canopies between the two photographs indicating that little has changed in the overall plantation character. Note the additional road widening to create Mann Road. Source: City of Adelaide Archive.

Amery (1997; 2002: 269) proposed the toponym *Kuntingga*, meaning ‘kunti root place’, to Park 7. Amery drew the toponym from Teichelmann and Schürmann’s recordings of *kunto* meaning ‘a root of red colour and bitter taste, which the natives roast and eat’ and *-ngga* meaning ‘location’. In respect of Park 8 he (1997; 2002: 270) proposed the toponym *Barngutilla*, meaning ‘barngutilla

root place', to this park. Amery drew the toponym from Teichelmann and Schürmann's (1840) recordings of *barngutta* meaning 'native root; potato' that they believed was a term applied to a tuber that closely resembled the European potato, and *-illa* meaning 'location'.

Existing Planning / Development Plan Context

The olive (*Olea europaea*) groves in Parks 7 and 8 Kuntingga and Barnguttilla are identified in the State Heritage Register as being of state significance.

Parks 7 and 8 Kuntingga and Barnguttilla exist together within the Olive Grove Precinct PL4 of the *City of Adelaide Development Plan* (pp. 413-414). Its 'Environment' is described as:

ENVIRONMENT

Planting Character and Landscape Design

The existing character of olive groves in the Olive Grove Precinct should be conserved and maintained, both for the heritage significance of the olive plantations and their importance as a visual buffer between Lower North Adelaide and Park Terrace.

The Pine trees which line Mann Terrace are also a significant feature, but as they decline consideration should be given to their replacement with Pines and Eucalypts.

Permanent Structures

No development of buildings should be permitted.

Areas of Significant Landscape Character

Items of significant landscape interest include the olive groves throughout the Precinct. These trees should be retained and supplemented or replanted by trees of the same species to maintain the environmental character of the Precinct.

No component of Parks 7 and 8 Kuntingga and Barnguttilla have been identified on the National Trust of South Australia's Register of Significant Trees.

Significant Components and Places

The following section summaries any cultural landscape features that possess cultural heritage value.

Overall Spatial Patterns

Overall, Parks 7 and 8 retain their original shape and form as devised by Light. While road widening and re-alignments have taken place over the recent years, the two Parks still retain the framework of the original parks perhaps reinforced by the continuity of use that has occurred. Their significance is in their contribution to the overall plan by Light and accordingly is contributory.

Land Use

Parks 7 and 8 are perhaps the only park land blocks in the Adelaide Park Land that have kept the same use since the Council took over formal care of the blocks in the 1860s. From the 1860s onward the two blocks have been continuously use of the cultivation of olives (*Olea europaea*) for the purposes of olive (*Olea europaea*) production together with olive (*Olea europaea*) oil production. There has been no policy or intent applied to convert the blocks to recreational use, and even Brown's (1880) Report sought to conserve the extant olive (*Olea europaea*) plantations and allow only selective infill of non-olive (*Olea europaea*) ornamental tree species. It is also conceivable, having regard to historical evidence, that these plantations and the plantations in Bonython Park (Park 27; see Appendix 27) are the oldest olive (*Olea europaea*) plantations extant in the Adelaide

Park Lands, that they have been subject to historically irregular care and maintenance, that they have produced olive (*Olea europaea*) related products notwithstanding this regime of care, and continue to do so today. Accordingly, there is considerable significance evident in terms of their use and function.



Natural Features Responsiveness

The relatively flat topography, in dispersed with open drainage lines, now heavily visually enclosed by exotic dark-foliaged and evergreen olive (*Olea europaea*) vegetation, provides little significance. Only one feature is evident:

- ❖ Open drain in Park 7: an open concrete lined water drain in Park 7 running on a north-south axis line adjacent to Mann Terrace. Of no merit.



Circulation Networks

Prior to Brown's Report (1880) there is little evidence of any circulation system on Parks 7 and 8. The Report (1880) proposed such a system and Pelzer adopted its general strategy but probably succumbed to the established pedestrian 'desire lines' as to where internal pathways would be located. Accordingly the internal circulation system reflects Pelzer's intervention of a series of straight axial lines. This system contributes to the general significance of the parks.

Boundary Demarcations

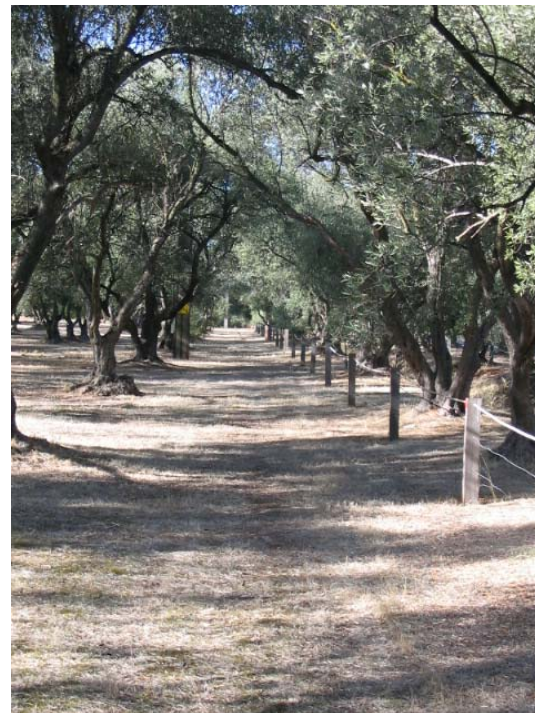
No evidence is present of past demarcation devices and fencing apart from the fundamental road boundaries. Existing fencing around the open drain in Park 7 has little cultural merit.

Vegetation

Because there are two park land blocks under consideration each is assessed individually below.

There are several vegetation elements in Park 7 that possess cultural heritage merit:

- ❖ Park 7 Olive (*Olea europaea*) (J&E: P.A7) plantations, illustrative of the 1860s plantations established by John Bailey, and representing one of two of the largest extant historical assemblages of olive (*Olea europaea*) plantations in the Park Lands. The other is in Park 27 (see Appendix 27). Some of the younger specimens in this plantation may be *Olea africans* instead of *Olea europaea* but this observation needs verification. Of considerable historical, social and aesthetic merit.
- ❖ Mann Terrace Aleppo Pine (*Pinus halepensis*) (J&E: P.A8) plantation line: located along the flank of Mann Terrace to the main traffic circulation roads. Of some aesthetic merit.



- ❖ River Red Gum (*Eucalyptus camaldulensis*) specimen: located in the southern end of Park 7 on a corner intersection. Provides considerable visual and aesthetic interest even though the specimen is perhaps 25-30 years old. Of aesthetic some merit.
- ❖ Kurrajong (*Brachychiton populens*) trees: four specimens in Park 7 planted in a row on an east-west axis across the centre of Park 7. Of some aesthetic merit.

There are several vegetation elements in Park 8 that possess cultural heritage merit:

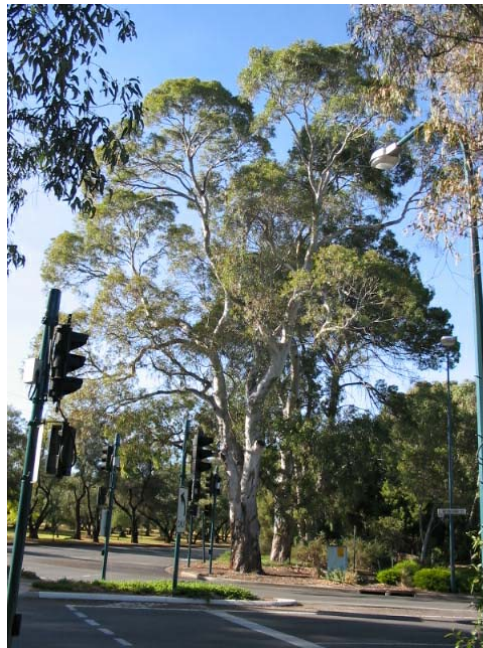
- ❖ Park 8 Olive (*Olea europaea*) (J&E: P.A7) plantations, illustrative of the 1860s plantations established by John Bailey, and representing one of two of the largest extant historical assemblages of olive (*Olea europaea*) plantations in the Park Lands. The other is in Park 27 (see Appendix 27). Some of the younger specimens in this plantation may be *Olea africans* instead of *Olea europaea* but this observation needs verification. Of considerable historical, social and aesthetic merit.
- ❖ River Red Gum (*Eucalyptus camaldulensis*) grove: located near the curve in Park Road on the eastern boundary of Park 8. Of some botanical and aesthetic merit.



- ❖ River Red Gum (*Eucalyptus camaldulensis*) specimen: an elderly specimen, relatively healthy, located to the north of the River Red Gum (*Eucalyptus camaldulensis*) grove in Park 8. Of some aesthetic merit.
- ❖ Sugar Gum (*Eucalyptus cladocaylx*) specimen: located mid way along the south eastern boundary of Park 8. A stunning specimen prominently on display. Of some aesthetic merit.



- ❖ River Red Gum (*Eucalyptus camaldulensis*) specimen: located on the corner of Mann Terrace and Hackney Road. A prominent example. Of some aesthetic merit.



- ❖ Stone Pine (*Pinus pinea*) specimen: located in the north east corner of Park 8 to Park Street and Melbourne Road. Of some aesthetic merit.

Spatial Arrangements

No evidence is present.

Structures

No evidence is present.



Small Scale Elements

One small scale element is present:

- ❖ Timber footbridge in Park 7: laminated timber footbridge erected over an open north-south aligned drain in Park 7 erected in the 1970s. Of no merit.

Historical Views and Aesthetic Qualities

No evidence is present.

Cultural Landscape Heritage Significance Evaluation

The following table summarises the cultural landscape heritage components present in Parks 7 and 8. A separate assessment, in the Main Report, positions Park's 7 and 8 cultural landscapes in the context of the wider Adelaide Park Land. Both Park Land blocks are assessed below individually.

Recommended: Preparation of a Conservation Study
Proposed: National Trust of South Australia / Significant Tree Register
Recommended: Adelaide City Development Plan
Recommended: State Heritage Register
Recommended: Register of the National Estate
Vulnerable
Low Significance
Medium Significance
High Significance
Existing: National Trust of South Australia / Significant Tree Register
Existing: Adelaide City Development Plan
Existing: State Heritage Register
Existing: Register of the National Estate
Park 7 – Kuntunga Park Item / Component / Place

Park 7 generally	-	Y	Y	-	-	M	-	V	-	-	-	Y	Y
Open Drain	-	-	-	-	-	-	L	-	-	-	-	-	-
Park 7 Olive (<i>Olea europaea</i>) plantation	-	-	-	-	H	-	-	V	-	Y	-	Y	Y
Mann Terrace Aleppo Pine (<i>Pinus halepensis</i>) plantation	-	-	-	-	-	-	L	-	-	-	-	-	-
River Red Gum (<i>Eucalyptus camaldulensis</i>) specimen	-	-	-	-	-	-	L	-	-	-	-	-	-
Kurrajong (<i>Brachychiton populneus</i>) plantation	-	-	-	-	-	-	L	-	-	-	-	-	-
Timber footbridge	-	-	-	-	-	-	L	-	-	-	-	-	-

	Park 8 – Barnguttilla Park Item / Component / Place	Existing: Register of the National Estate	Existing: State Heritage Register	Existing: Adelaide City Development Plan	Existing: National Trust of South Australia / Significant Tree Register	High Significance	Medium Significance	Low Significance	Vulnerable	Recommended: Register of the National Estate	Recommended: State Heritage Register	Recommended: Adelaide City Development Plan	Proposed: National Trust of South Australia / Significant Tree Register	Recommended: Preparation of a Conservation Study
Park 8 generally	-	Y	Y	-	-	M	-	V	-	-	-	-	Y	Y
Park 8 Olive (<i>Olea europaea</i>) plantation	-	-	-	-	H	-	-	V	-	Y	-	-	Y	Y
River Red Gum (<i>Eucalyptus camaldulensis</i>) grove	-	-	-	-	-	-	L	-	-	-	-	-	-	-
River Red Gum (<i>Eucalyptus camaldulensis</i>) specimen	-	-	-	-	-	M	-	-	-	-	-	-	-	-
Sugar Gum (<i>Eucalyptus cladocalyx</i>) specimen	-	-	-	-	-	M	-	-	-	-	-	-	-	-
River Red Gum (<i>Eucalyptus camaldulensis</i>) specimen	-	-	-	-	-	-	L	-	-	-	-	-	-	-
Stone Pine (<i>Pinus pinea</i>) specimen	-	-	-	-	-	-	L	-	-	-	-	-	-	-

Statements of Cultural Significance

Kuntingga Park 7 represents an integral segment of the overall Adelaide Park Lands that possesses associative cultural significance in reflecting the spatial and planting design intent and philosophies of John Ednie Brown and August Pelzer. Importantly it displays historical and horticultural significance in terms of displaying evidence of the original olive (*Olea europaea*) plantation experimentation in South Australia and attempts to establish productive plantations in the Adelaide Park Lands by prominent early horticulturist John Bailey.

Barnguttilla Park 8 represents an integral segment of the overall Adelaide Park Lands that possesses associative cultural significance in reflecting the spatial and planting design intent and philosophies of John Ednie Brown and August Pelzer. Importantly it displays historical and horticultural significance in terms of displaying evidence of the original olive (*Olea europaea*) plantation experimentation in South Australia and attempts to establish productive plantations in the Adelaide Park Lands by prominent early horticulturist John Bailey.

Recommendations:

- ❖ Assess the health and maintenance care associated with historical Olive (*Olea europaea*) plantations in Parks 7 and 8 and seek to renovate the tree specimens to prolong their longevity and to enable the continuity of their olive (*Olea europaea*) and olive (*Olea europaea*) oil production;
- ❖ Undertake a conservation study of Parks 7 and 8 in terms of their horticultural and historical position in Adelaide, as part of a larger conservation study assessment of olive (*Olea europaea*) groves in the Adelaide Park Lands that would focus principally upon the large extant plantations in Parks 7, 8 and 27;
- ❖ Consider an urgent planting design strategy to replace the Mann Terrace pine trees before they deteriorate further and cause loss of visual amenity and buffer in this precinct;
- ❖ Conserve and reinforce the strong evergreen exotic and native roadside tree plantings, and their sense of enclosure, along Mann Terrace in both Parks 7 and 8;
- ❖ Remove all overhead wires and stobie poles from the Parks;

- ❖ Revise City of Adelaide Development Plan citations pertaining to PL4 to reflect the above conclusions and recommendations;
- ❖ Prepare a nomination to the State Heritage Register and the National Trust of South Australia Significant Tree Register for the olive (*Olea europaea*) plantations identified in the above tables.