

# Kadaltilla / Park Lands Authority

Enhancement Options for  
Helen Mayo Park (part of Park 27)





# Outline of Workshop

## Part 1 - About Helen Mayo Park

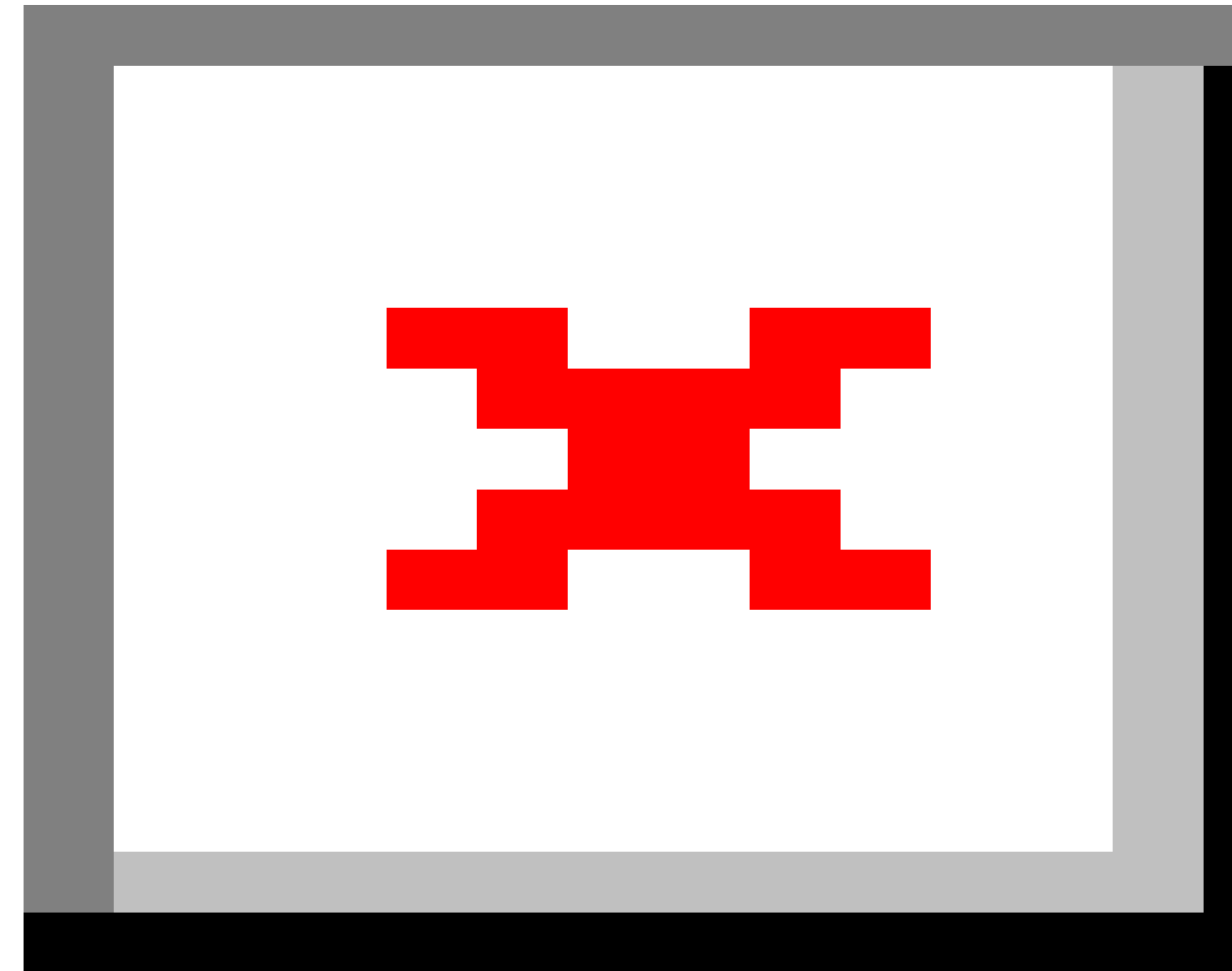
- History of the park
- Kaurna Associations
- Recent zoning changes and Code Amendment

## Part 2 - Opportunities

- Context / connectivity / ownership
- Existing conditions
- Previous considerations

## Part 3 - Concept ideas

- Value and Purpose of Helen Mayo Park
- Student engagement and concepts
- Birdseye Studios - Design intent
  - Principles
  - Concept
- Precedent images





# About Helen Mayo Park

5ha site - excluding the car park and land adjacent Morphett St bridge

Returned Park Lands

Has a low profile

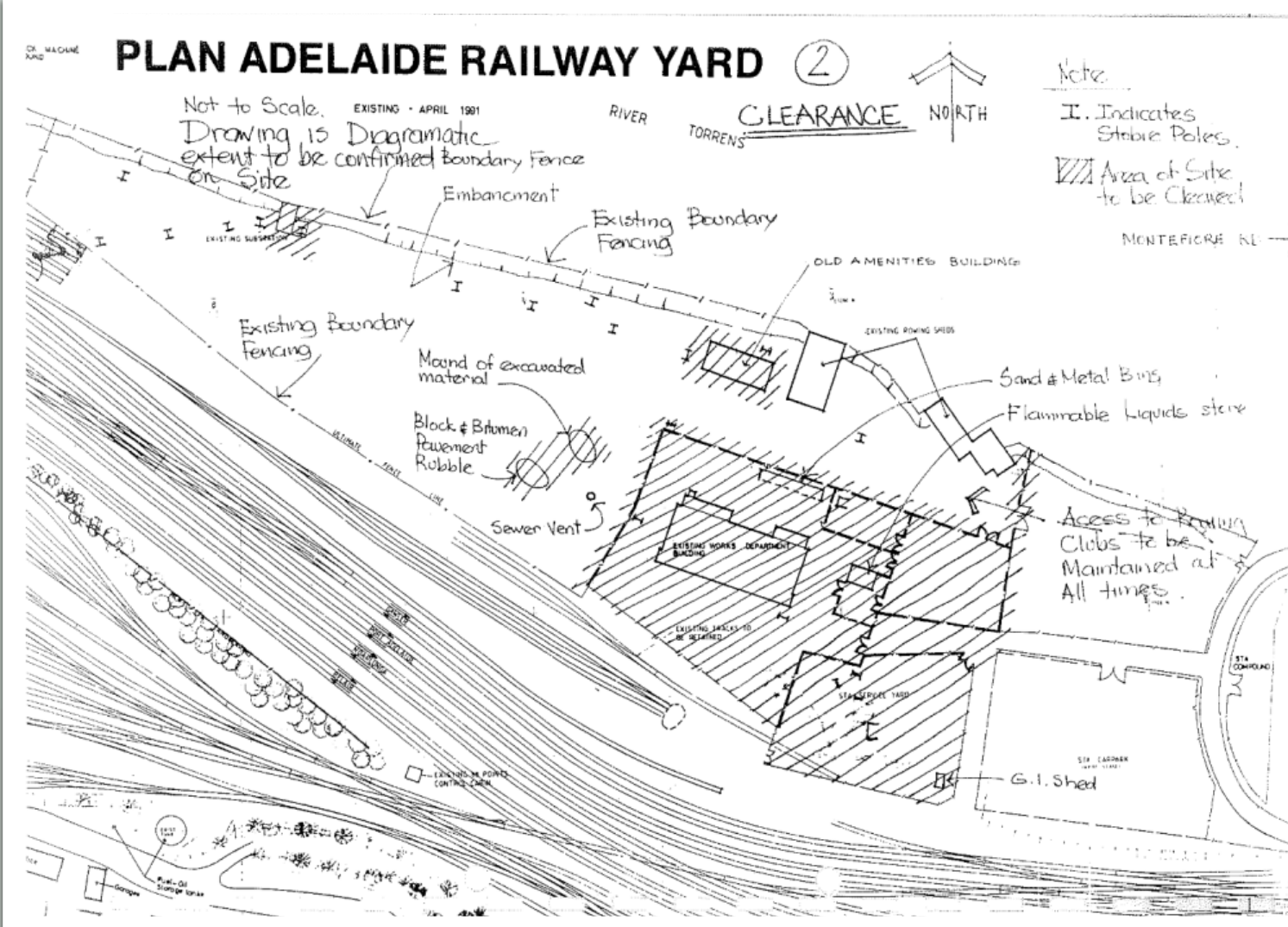
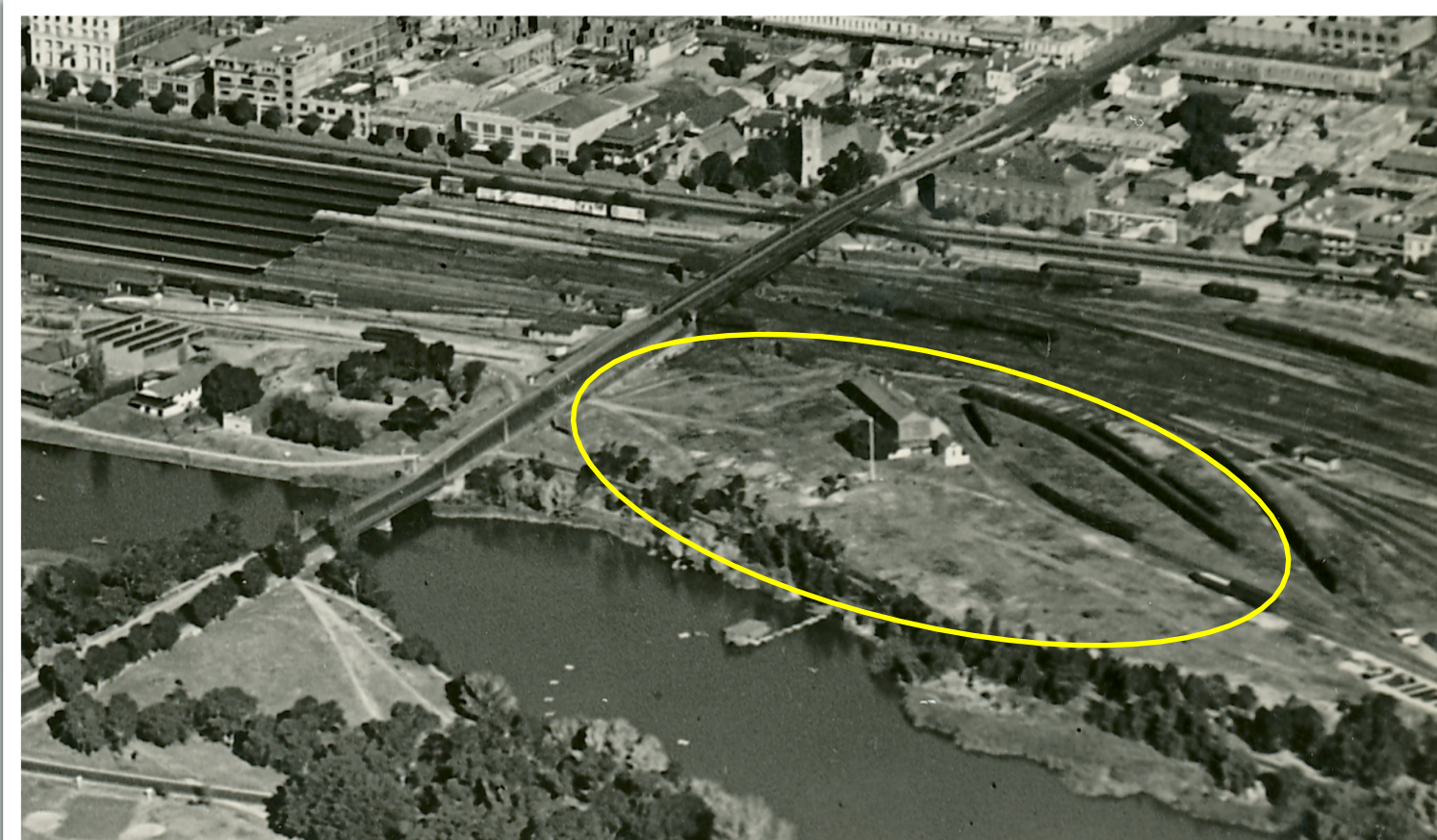
Access needs improving

Current condition – largely unimproved





# History of the Park



Received by CoA 1994



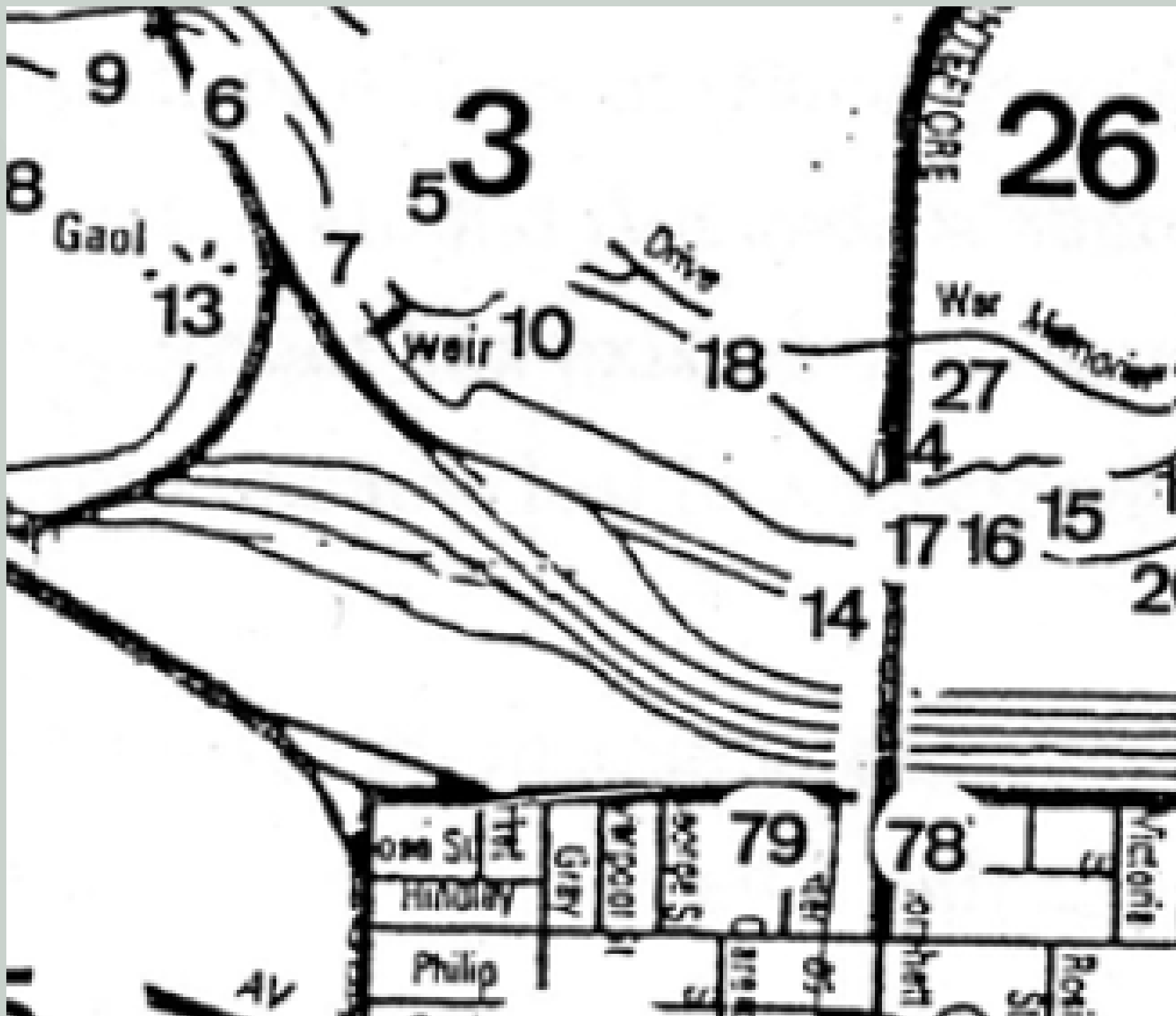
## Dewatering ponds 1997 (river dredging)





# Kaurna associations with Helen Mayo Park

Previous consultations with Kaurna have identified that, although there are no specific associations with this site, anywhere along Karrawirra Pari is of significance to Kaurna.



Helen Mayo Park has been named Pulthu tininya by Kaurna Warra Pintyanthi, which means 'remnants of iron'.

Named as such because the site was previously railyards and sheds.



# Recent Zoning Changes

1970s to 2013

Park Lands Zone

October 2013

Portion rezoned to  
Riverbank Zone

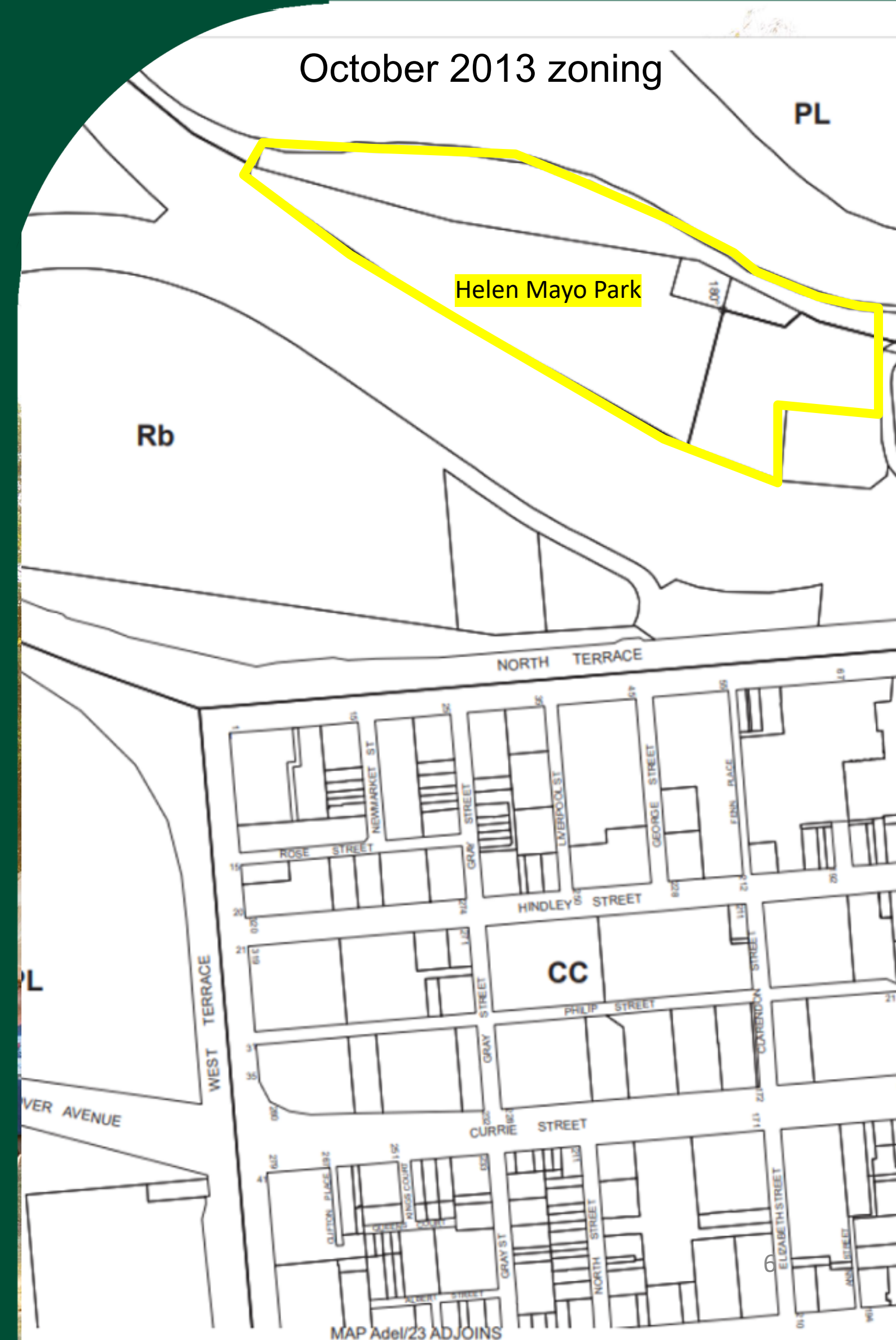
March 2021

Planning and Design Code  
'like for like' Zone

2021 to current

Riverbank Precinct Code  
Amendment

October 2013 zoning





# Riverbank Precinct Code Amendment

15 September 2021	Initiated rezoning of all Helen Mayo Park
16 December 2021	Reduced area to be rezoned
21 June 2022	ERDC recommends zoning reverts to pre-Amendment
Current	Minister is considering request by ERDC. If Minister does not concur, the ERDC may lay the Amendment before Parliament.



Riverbank, Adelaide; Michael Waterhouse Photography



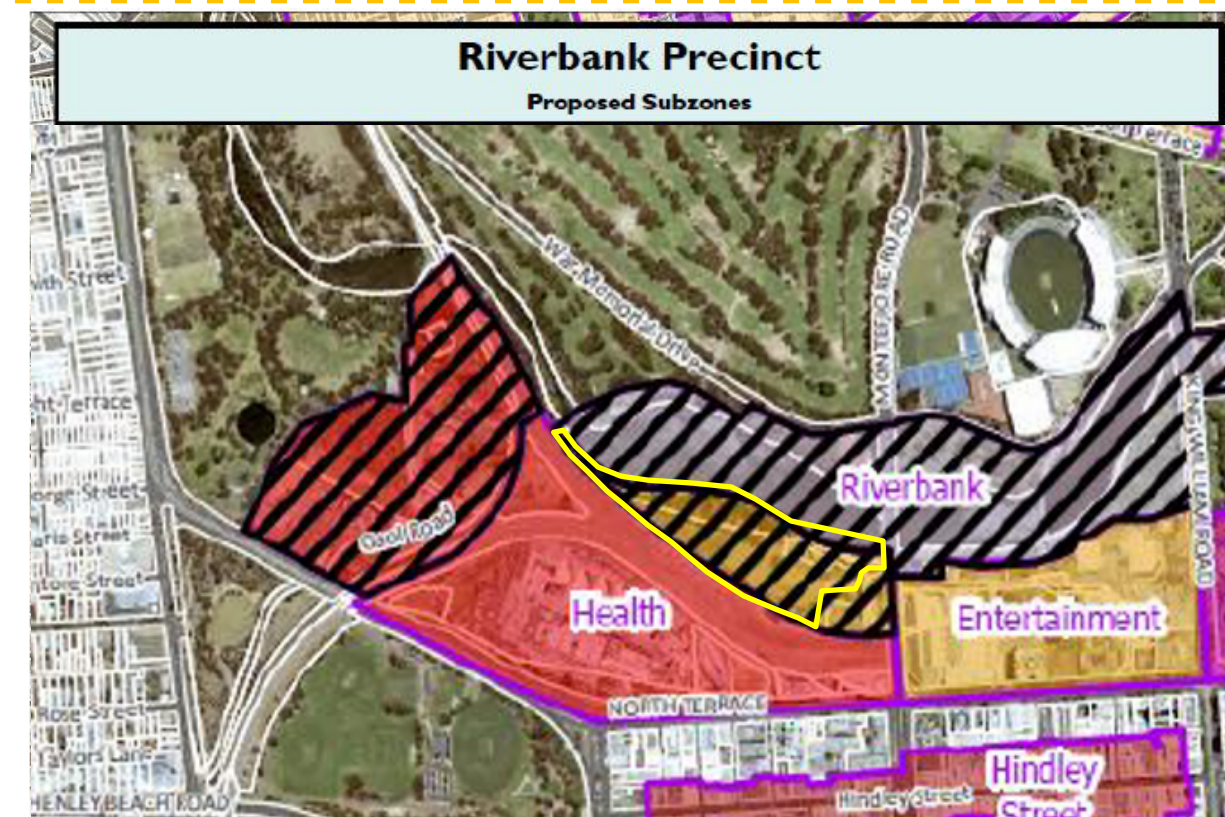
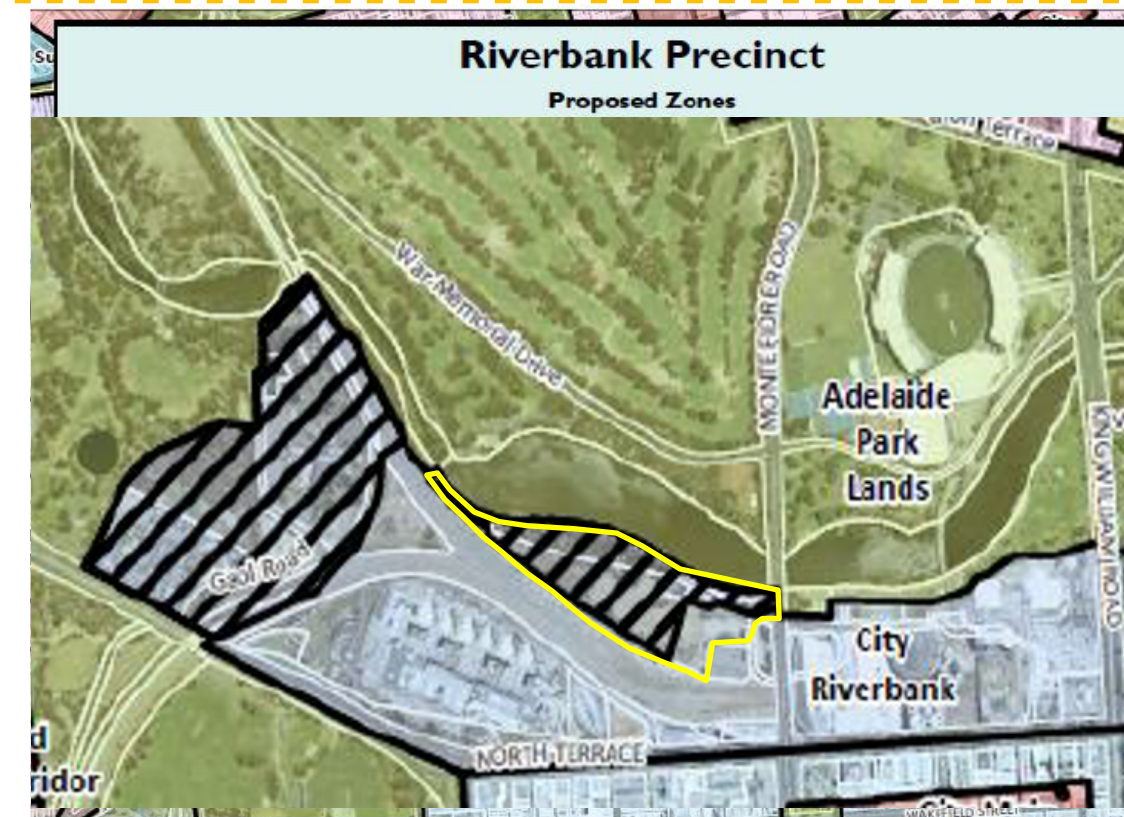
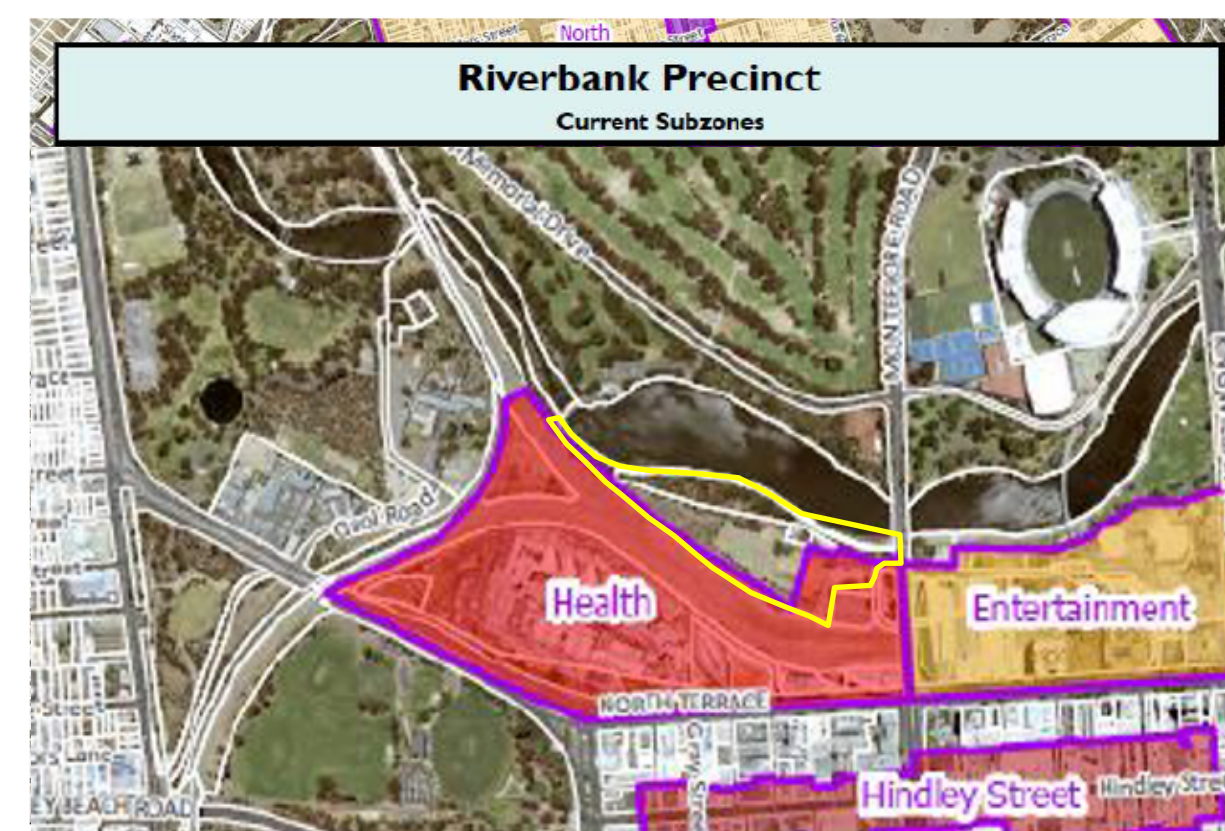
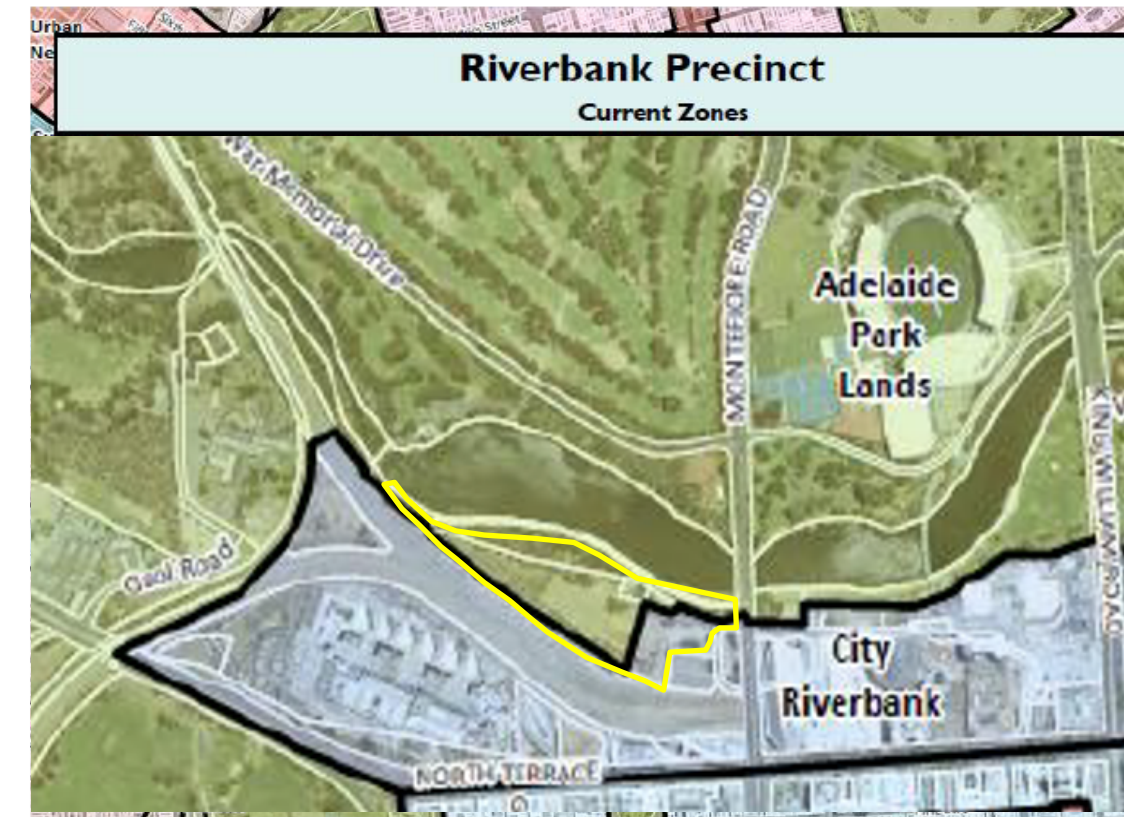
# Proposed Amendment – 15 September 2021

Helen Mayo Park



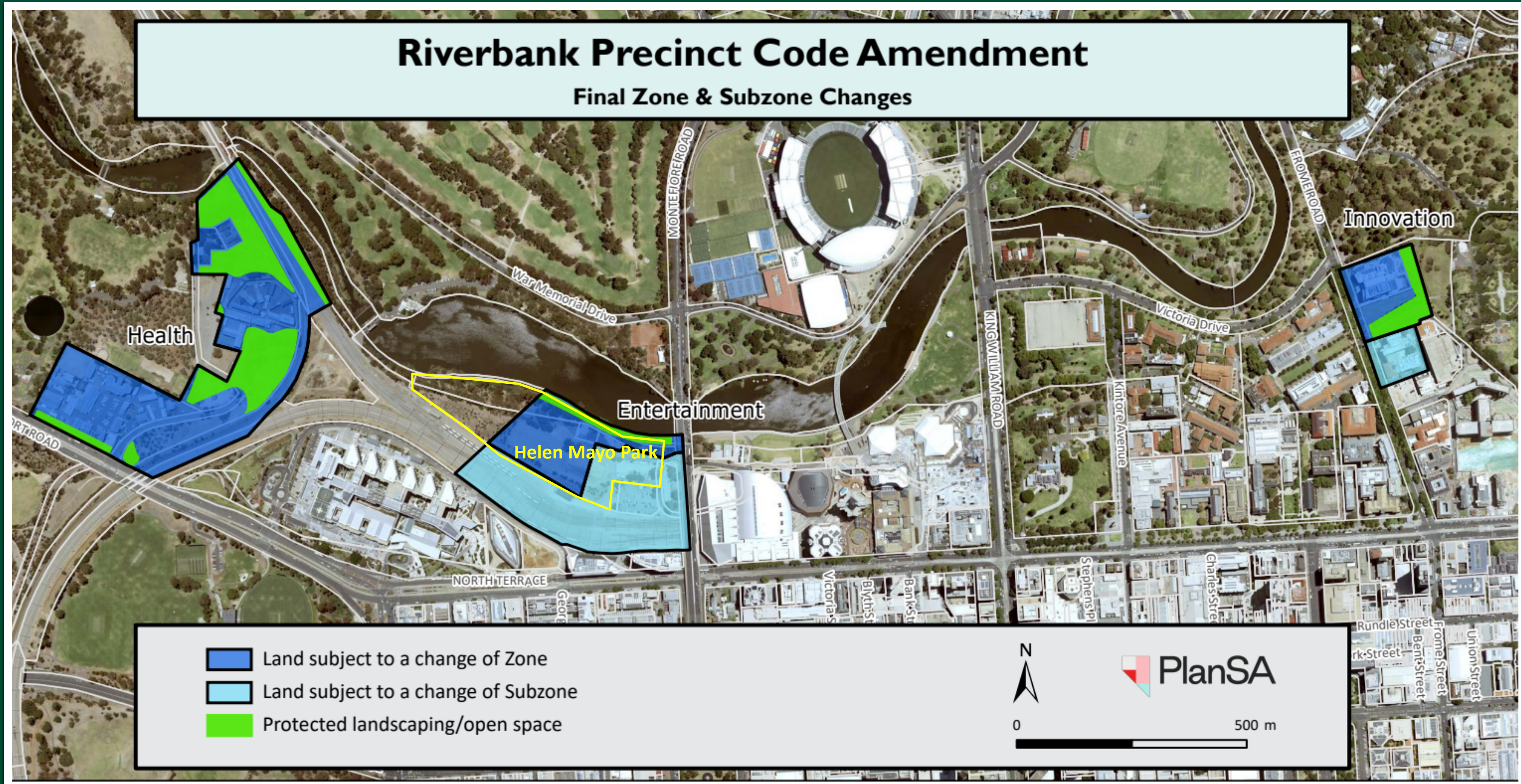
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TO



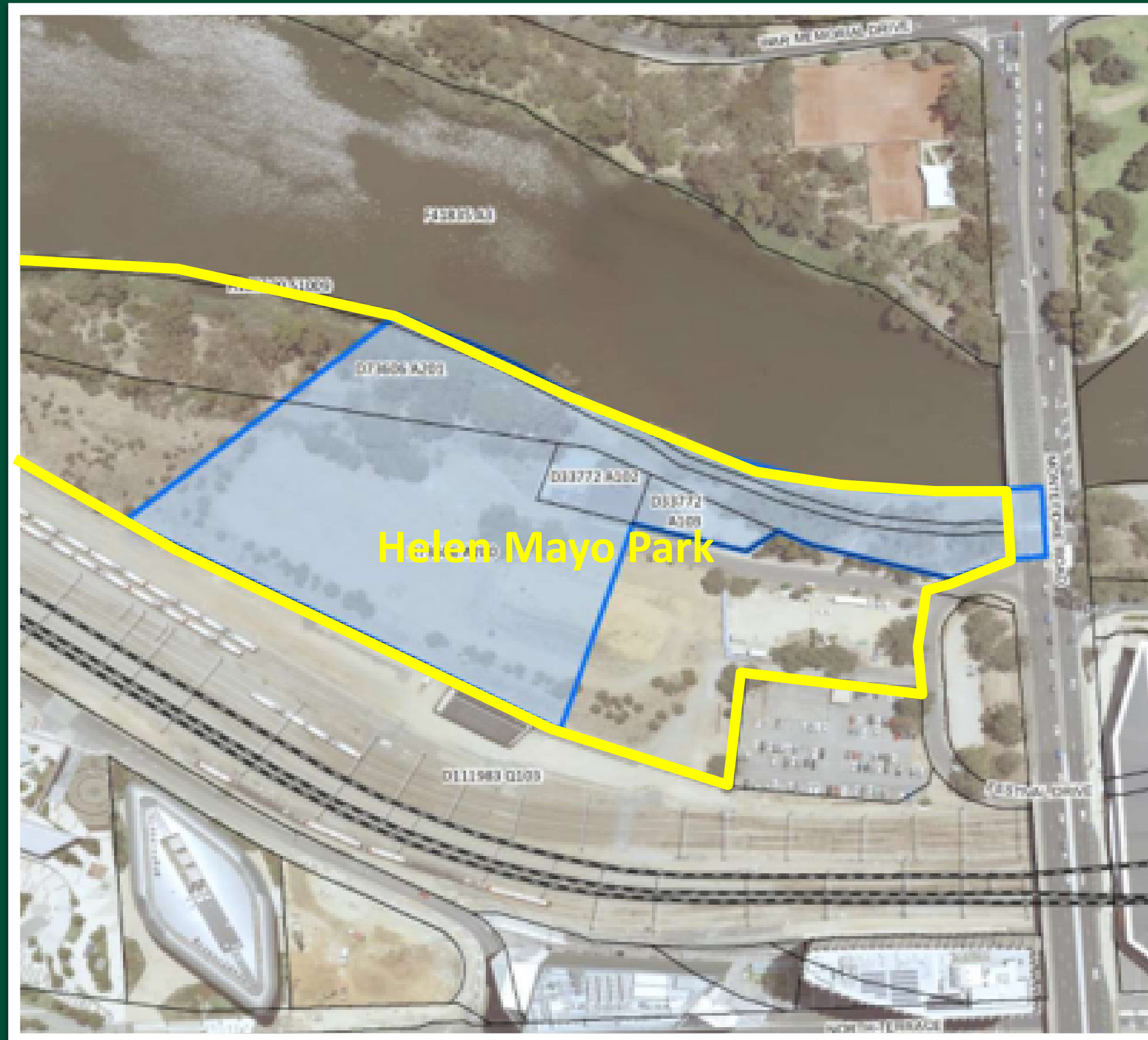


# Approved Amendment (by Minister)





# ERDC Recommendation



*Area highlighted in blue to be removed from the City Riverbank Zone and Entertainment subzone and placed in the Adelaide Park Lands Zone*



# **Part 2**

## **Opportunities for Helen Mayo Park**

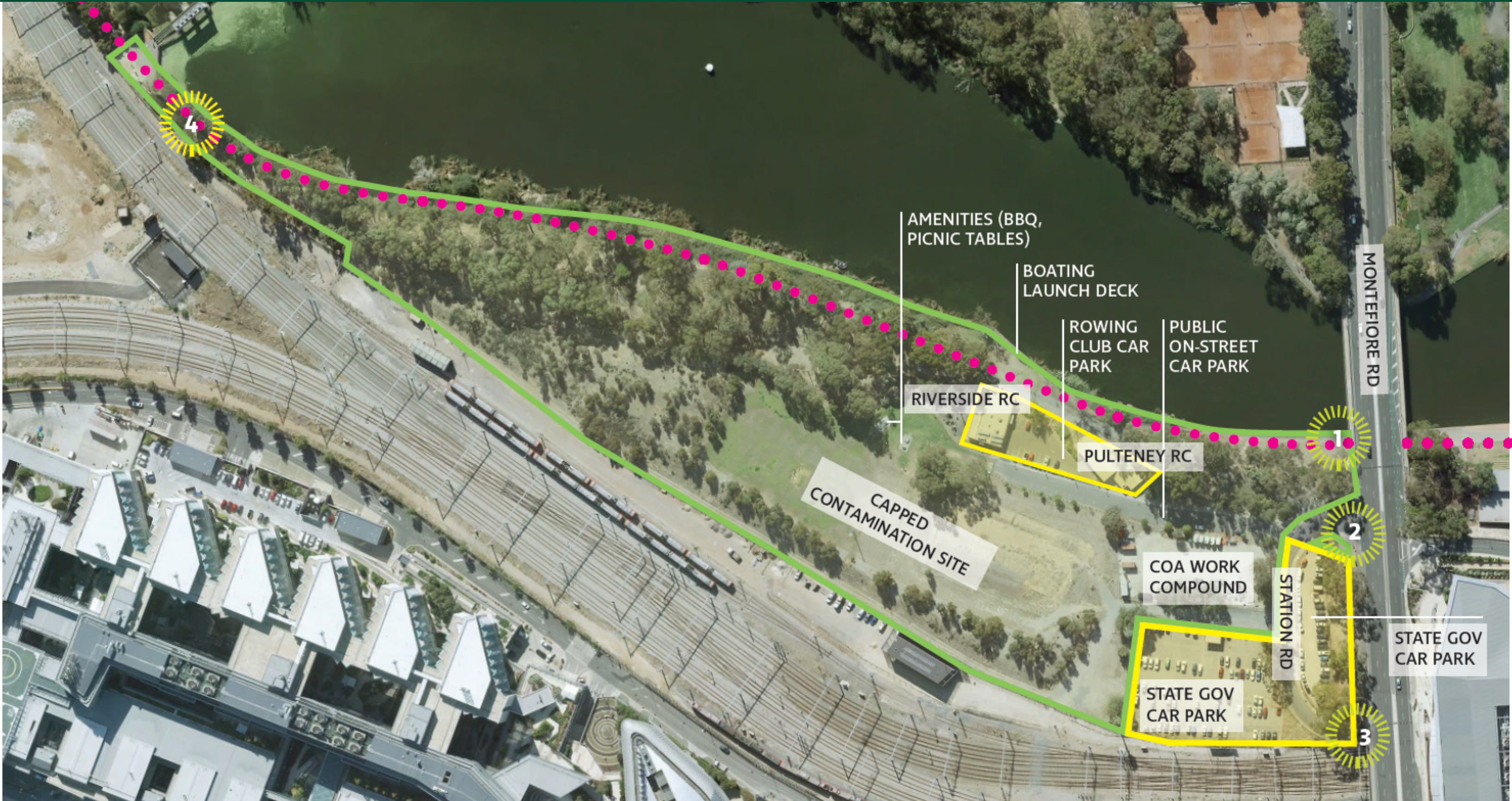





# Site context









# Park context



-  UNDER CARE, CONTROL & MANAGEMENT OF THE CITY OF ADELAIDE
-  UNDER CARE, CONTROL & MANAGEMENT OF STATE AUTHORITIES
-  RIVER TORRENS LINEAR PARK TRAIL

-  1 UNDERPASS ENTRANCE
-  2 VEHICLE ENTRANCE OFF BRIDGE
-  3 VEHICLE UNDERPASS ENTRANCE (TO STATION RD / FESTIVAL PLAZA)
-  4 ENTRANCE FROM TORRENS WEIR



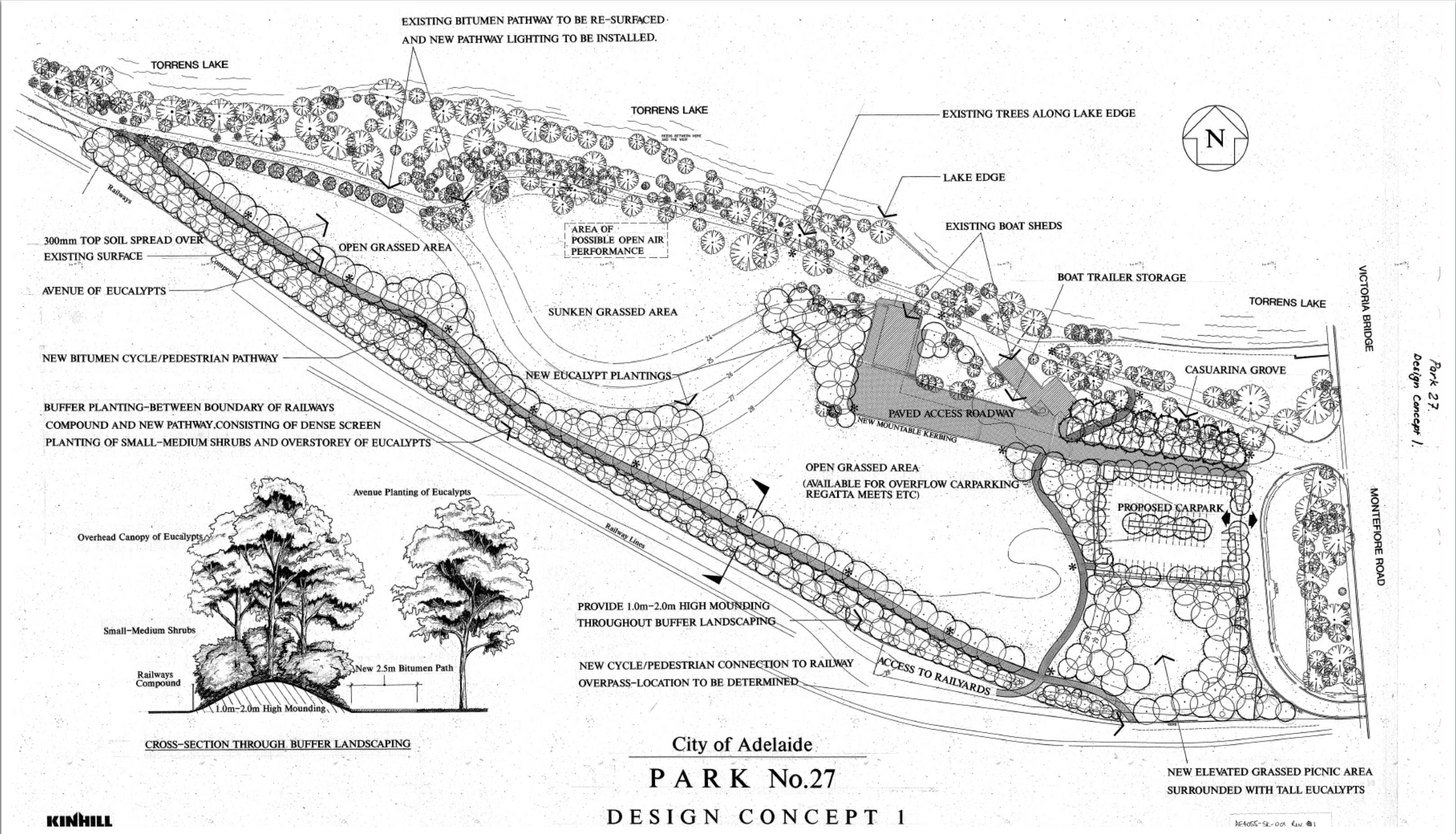
# Existing Conditions





# Previous consideration - 1995

1995





# Previous considerations

2013 design responding to  
the first Riverbank Master  
Plan





# Adelaide Park Lands Management Strategy



## FORMAL PARK



## SPORTS + REC



## URBAN ADDRESS



## RIPARIAN



## HUB TYPES



## MOVEMENT TYPES



Helen Mayo Park



REF	KEY MOVES	PRIORITY
1	<b>Re-create the Festival Plaza</b> to provide a major hub capable of holding significant community events. Incorporate legible connections to the greater precinct and provide activated edges and an ongoing program of activities and events.	High
2	<b>Provide more opportunities to access and interact with the river</b> via its banks, and through increased opportunities for on-water and adjacent activities.	High
3	<b>Continue the re-development of the western section of North Terrace</b> and the upgrade of Kintore Avenue.	High
4	<b>Create a new east-west Central Path</b> consistent with the Greater Riverbank Implementation Plan, connecting Bonython Park through to the Botanic Garden and Zoo precinct, linking educational, cultural, entertainment and health precincts along the way.	High
5	<b>Expand and improve the linear path</b> through the precinct to link activity hubs and activate the riverfront both night and day, on both sides of the river. Increase the quality and frequency of amenity along the way.	High
6	<b>Continue to improve water quality</b> through catchment management actions and a restored aquatic ecosystem	Medium
7	<b>Develop a new high quality permanent skate facility</b> that offers a variety of skating options for a range of users of different ages and abilities. The skate park will have easy access to public transport and be a multi-purpose community recreation hub which includes facilities to encourage extended visitation, such as a kiosk, (or plug and play facilities for pop up catering) and toilets.	Highest
8	<b>Provide a pedestrian and cycle bridge over the railway lines</b> to better connect the hospital precinct with the riverbank and link to the Central Path.	Medium
9	<b>Provide a connection from the Central Path</b> across or under the railway lines to link the Old Adelaide Gaol and Bonython Park.	Medium
10	<b>Work with Renewal SA and the EPA to develop a Kaurna rain garden</b> at the Aboriginal War Memorial at the Torrens Parade Ground or at an alternative mutually agreed location close to the river	High



# **Part 3**

## **Concept ideas**



# What is the Value and Purpose of Helen Mayo Park?

## Value

- Intrinsic value – as open space
- Contributory value to the Adelaide Park Lands system
- Part of the Riverbank Precinct

Purpose (does purpose follow design / design follow purpose?) is to:

- Add value through vibrancy, diversity and amenity
- Present distinctively to, or perhaps as an extension of, the river front and linear path
- Take advantage of its location above the river and adjacent to the rail yards
- Provide a transition between the more natural river landscape and the built form of rail yards / North Terrace



# Student Engagement



To engage users that have never visited Helen Mayo Park and have limited experience with the Park Lands (future users)

Loxton High School Senior Students conducted a site visit 21 June 2022 to develop concepts

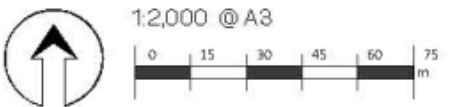


# Helen Mayo Park – Student Concept 1



- 1 **Gateway**  
distinct and obvious point of entry to make a statement upon arrival at the park/attract interest
- 2 **Car parking**  
remove the work site and provide more greening as part of the car parking
- 3 **Butterfly enclosure**  
brings families and children
- 4 **BBQ, fountain and shelters**
- 5 **Canopy trees**  
for shade and screening
- 6 **Formal Gardens**  
including seating and shelters - a prettier place to visit and stay
- 7 **Free Wifi**  
from the rowing club to encourage use as a study location
- 8 **Distinct river access ramps or stairs**
- 9 **Nature play space**

## CONCEPT OPTION 1 Helen Mayo Park





# Helen Mayo Park – Student Concept 2





# Helen Mayo Park – Student Concept 3





# Birdseye Studios - Design Intent

- To takes cues from Karra Wirra Parri representing the ripples in the water
- Arcs ripple out from the central circle
- The freedom of water is accentuated by natural paths representing tributaries to the River





# Precedent Images



Similar contextual setting (between river and built form)



WSUD principles



Water play / plaza area



Programmable riverbank



Formal green space – tree avenues



Open green space for informal recreation





**Transitional space (soft to hard)**



**Informal green space**



**Formal with hard edges**



**An elegant bridge design**



**Modern park setting**



**Traditional park setting**





Very formal and gardenesque



Informal meadow design



Integrated bridge design with the landscape



Bridge offering views to the rail lines



Traditional park setting



Natural bush setting – to complement the river



# Thank You.

## Kadaltilla

