
The Kudla growth area and the Northern Park Lands

The Greater Adelaide Regional Plan (the Plan) identifies significant areas in Adelaide's north to provide long-term housing and employment opportunities for our growing population. The Kudla growth area and adjacent Northern Park Lands are two critical elements.

What is the proposed Kudla growth area?



The Kudla growth area has been identified in the Plan as an area for urban growth over the next 30 years. This growth area encompasses parts of the suburbs of Kudla, Hillier, Munno Para Downs, Evanston Gardens, Evanston South, and Blakeview.

The area has the potential to provide high-quality, affordable housing options for families looking to live near new employment opportunities in a rapidly growing part of Adelaide. The location is ideal for growth, well-served by the Gawler rail line, and close to various community services.

How will the growth area be planned and delivered?



The land in the proposed Kudla growth area is currently zoned for primarily rural and open space purposes. Before rezoning to accommodate the new community, a detailed structure plan will be developed. This plan will guide future land use, including housing locations and density, road networks, and other required infrastructure.

The government will prepare this structure plan in partnership with the Town of Gawler and the City of Playford. The process will also involve identifying and costing essential trunk infrastructure requirements, such as roads, water, wastewater, and social infrastructure. Infrastructure agreements will determine the financial responsibilities for these upgrades, making sure that landowners who benefit from their land's increased value, contribute their fair share to new infrastructure and upgrades.

Structure planning for the Kudla growth area will prioritise protecting native vegetation, especially south of the creek line. This will help protect important nature and wildlife corridors as the area grows in the next decade. Opportunities will be explored to revegetate and rehabilitate land within and surrounding the proposed Kudla growth area. Existing infrastructure, such as the Smithfield Cemetery, gas pipelines, and electricity substations, will also be factored into the planning process.

What are the Northern Park Lands?

Located adjacent to the Kudla growth area, the Northern Park Lands will be a new interconnected network of linear parks that, over time will provide a new green corridor from the Hills Face to the Gawler River, via Karbeethan Reserve.

The Northern Park Lands will serve as a vital green space between the Kudla growth area and established areas of the Town of Gawler, providing spaces for active recreation, greening initiatives and community respite. It will also feature walking and cycling trails, wetlands, shared use paths, and new habitats to support local biodiversity. This is key community infrastructure for everyone.

The Northern Park Lands will include areas for regional sporting facilities, including the relocation of the South Gawler Cricket, Football and Netball Clubs, walking and cycling links, passive open space, and play and fitness equipment. The Plan also involves the co-location of other community facilities within this hub, with the opportunity for future expansion of the Northern Park Lands.

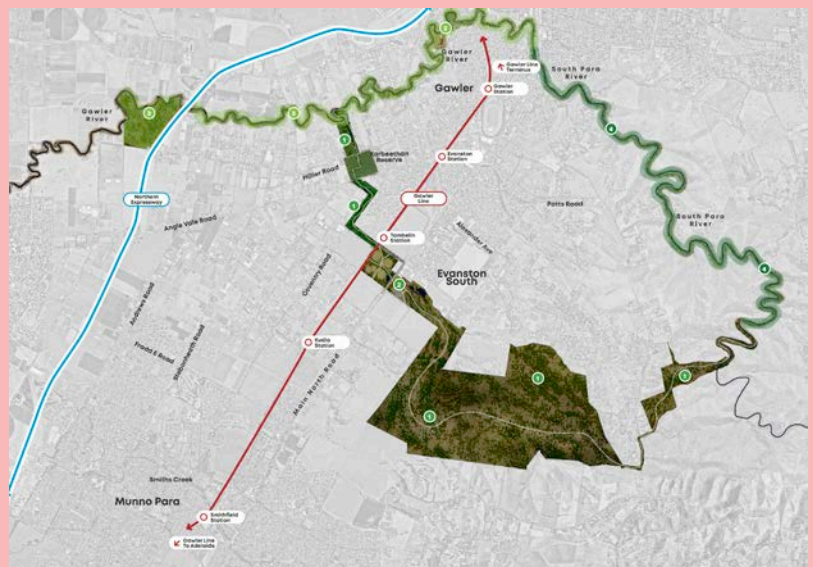


Figure 1: The Northern Park Lands

How big are the Northern Park Lands?



When fully delivered, the Northern Park Lands will be one of the most significant investments in public open space in Greater Adelaide's history, totalling more than 1,000 hectares in size, which is approximately 32 per cent larger than the Adelaide Park Lands and more than two-and-a-half times the size of Central Park in New York City.

Who will be responsible for funding and delivering the Northern Park Lands?

In order to create and maintain the Northern Park Lands, the state government will introduce a Bill to Parliament to establish a new statutory governance body, proposed to be known as the Northern Park Lands Trust (the Trust). When established, the Trust will have powers to fund, maintain and manage the Northern Park Lands on an ongoing basis. The Northern Park Lands will be funded using developer contributions, council rates and contributions from the Planning and Development Fund approved by the Minister for Planning. The provisions establishing the Trust are similar to the West Beach Trust model established under the *West Beach Recreation Reserve Act 1987*.

The Northern Park Lands are proposed to be delivered in three tranches, secured through General Registry Office (GRO) plans attached to legislative provisions.



Figure 3: Future Northern Park Lands concepts: artist impressions

Stage 1:

- The first tranche of Stage 1 will consist of land within the corridor owned by the state government and local councils, and will fall within care, control and management of the Trust following commencement of the new legislation.
- The second tranche of Stage 1 will consist of privately held land within the stage 1 section of the corridor, which will be purchased or acquired within 2-5 years (2027-2030) of the new legislation commencing.

Stage 2:

- The remaining privately held land within the stage 2 section of the corridor, which will be purchased or acquired from 2030 onwards.
- All land will be purchased or acquired by 2040.

A short-term action of the Plan is for the government to prepare a master plan and confirm new governance and funding models for the establishment and ongoing maintenance of the Northern Park Lands. Structure planning and infrastructure agreements will seek to align the early delivery of projects on government-owned land alongside the development of the first new homes within the adjacent Kudla growth area.

What should I do if I own land in the Northern Park Lands or Kudla growth area?



If you own land in the proposed Northern Park Lands or Kudla growth area, it is important to stay informed about the Plan via the Regional Planning Portal: regional.plansa.gov.au and consider how the proposed changes may impact your land and potential development opportunities.

It is recommended that any landowner seeking to understand their options or navigate the implementation process for these projects consider seeking independent professional advice, especially if approached by third parties regarding the purchase or development of land within the growth area.

Need more help?



Visit
regional.plan.sa.gov.au



Email
PlanSA@sa.gov.au



Call
PlanSA Service Desk on 1800 752 664.

Indicative artist impressions



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