

SWOT ANALYSIS

For planning of skate park PLACEMENT in San Remo , on the foreshore in Marine Parade.

STRENGTHS OF PLANNING PROCESS:

- The plan conforms to required criteria in as much as it is in a prominent highly visible position with close proximity to toilets, drinking water, food outlets and public transport
- It is supported by the skate board fraternity in the shire, some of the local traders and some of the selected community groups.

WEAKNESSES IN THE PLANNING PROCESS:

- It ignores the demographic data provided by .id 2016 which predicts the majority of service needs, in San Remo, for the next ten to twenty years will be in the 50+ age groups and that the small percentage of those in the 5 – 25 age group will change little.
- It ignores its own strategy plan in which it recognises the value of retaining individual environments and community differences. “Our Character, celebrating the uniqueness of our townships”.
- It ignores the Findings of the Bass Coast Community Engagement Report (June 2018) which gives priority to new playground (Anderson St park).
- It does not give rate payers and residents choice in the development of the site.
- It relies on input from a very small group of people, most of who came from places other than San Remo
- There has been a failure to consult the wider community of rate payers and residents of San Remo.
- Failed to recognise that P. 180 of the Bass Coast Shire Skate Strategy – part B identified 28 percent of those surveyed picked Cowes as their preference, 23 percent Kilcunda and 17 percent San Remo.

OPPORTUNITIES:

- May increase tourism in the area.
- May provide business opportunities

THREATS:

- Replacing green open space park land with large areas of concrete risks the viability of the 100 yo trees and other vegetation.
- Danger of losing iconic, proven successful events such as The Channel Challenge, The Fishing Festival, The Blessing of the Bikes, The Custom Car Rally etc which bring a variety of people to the village.
- Close proximity threatens the Cenotaph and Lone Pine
- Compromising parking facilities.
- Over-developing a balanced, well used community space. (San Remo only has limited foreshore space).
- Dividing the community.
- Shared footpaths in town are used by people of all ages and abilities these could become unsafe, particularly the path connecting Newhaven to San Remo.
- Proposed site is on a busy corner where traffic is already a problem the distraction of skate activities would create more problems even with the proposed vic road changes.
- Could change the whole community character of the fishing village.
- Added noise pollution

Keeping in mind that the subject here is **ONLY THE SITUATION OF THE SKATE PARK** not the skate park itself, the facts do not support the present decision.