



BOARD MINUTES

for the Meeting of the Adelaide Park Lands Authority

Thursday 22 August 2019

in the Colonel Light Room,
Adelaide Town Hall

A subsidiary of



Membership:	The Lord Mayor; and 4 other members appointed by the Council; and 5 members appointed by the Minister.
Present:	
Presiding Member -	The Right Honourable the Lord Mayor, Sandy Verschoor
Deputy Presiding Member -	Ms Kirsteen Mackay
Board Members -	Ms Allison Bretones, Mr Matt Davies, Mr Stephen Forbes, Ms Jessica Davies-Huynh, Councillor Alexander Hyde, Ms Stephanie Johnston and Mr Craig Wilkins.
Apologies –	
Board Member -	Mr Ben Willsmore.

Acknowledgement of Country

With the opening of the Board Meeting, the Presiding Member, Lord Mayor Sandy Verschoor stated:

‘Adelaide Park Lands Authority acknowledges that we are meeting on traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’

Apologies

Mr Ben Willsmore

Confirmation of Minutes

1. Item 3 – Confirmation of Minutes – 25/7/2019 [APLA]

Moved by Mr Craig Wilkins,
Seconded by Ms Stephanie Johnston -

That the Minutes of the meeting of the Board of the Adelaide Park Lands Authority held on 25 July 2019 be taken as read and be confirmed as an accurate record of proceedings.

Carried

Presiding Member Verbal Report

Nil

Questions on Notice / Motions on Notice

Nil

Questions without Notice / Motions without Notice

Nil

Deputations

Nil

Presentations/Workshop

2. Item 8.1 – Presentation/Workshop - 2019 Policy Review – Community Property – Adelaide Park Lands Leasing & Licensing Policy & Guidelines [APLA]

Presenter:

Laura Morgan, Consultant Community Property (CoA)
Ray Scheuboeck, Senior Coordinator Recreation & Sport (CoA)
Paul Addle, Manager Strategic Property (CoA)

Precis of Topic:

Utilising a PowerPoint, factors influencing a review of the current policy for the granting of leases and licences in the Park Lands were presented with feedback sought to inform its further development

Discussion ensued in relation to:

- Amending the EOI process.
- Subletting.
- Liquor licences.
- Licences and public access.
- Ground leases incorporating public access provisions.
- Management Plans.
- Distinction between private & community leases.
- Simplification of documentation.
- 10 point document to educate sub letters on policy/guideline requirements.
- Policy to address advertising, signage & fencing.
- Security of tenure provisions.
- Options and alternative process consideration to an EOI process.
- Data information for trends to inform Park Lands Management Strategy.
- Overall land use information for a holistic approach.
- Retain some form of community consultation.
- Flexibility for smaller operators.
- Formalised structure for subletting fees including the consideration of management under delegation.
- Means testing consideration.
- Green space values and core values for stewardship of the Park Lands.
- Community Land Management Plans.
- Asset management and EOI distinctions.

During discussion the Board noted that at the request of the Presiding Member, Lord Mayor Sandy Verschoor the Executive Officer Martin Cook would schedule a 90-minute workshop to look at the Park Lands Management Strategy and associated lease/licenses/infrastructure information.

The PowerPoint presentation utilised is attached for reference at the end of the Minutes of this meeting

3. Item 8.2 – Presentation - City of Adelaide Lighting Strategy [APLA]

Presenter:

Ben Baxter, Lighting Designer (CoA)
Grace Lin, Principal Design (CoA)

Precis of Topic:

Utilising a PowerPoint, introduced and sought feedback to inform the development of a Lighting Strategy for the City of Adelaide as it pertains to the Park Lands

During the presentation Councillor Alexander Hyde left the Board meeting at 6.16 pm and re-entered a 6.17 pm

Discussion ensued in relation to:

- Aesthetic way to provide lighting to improve safety.
- Wayfinding.

Councillor Alexander Hyde left the Board meeting at 6.25 pm, re-entered at 6.26 pm, left at 6.26 pm and re-entered at 6.27 pm

- Minimising impact on habitat and balanced approach in biodiversity rich areas.
- Place specific considerations.
- Overarching strategy/coordination opportunity between Council and State.
- Environmental design.
- Beautification – day time view of light fittings.
- Strategy for use of LED.
- Riverbank Authority feedback.
- Landscape plans with lighting.
- Strategy that recognises flexibility in roll-out considerations and avoids a mismatch of infrastructure.
- Lighting of trees and lighting in trees.
- Ambient lighting from lit heritage buildings.
- Strengthening strategic foci.
- Integration – standardisation & impromptu.

The PowerPoint presentation utilised is attached for reference at the end of the Minutes of this meeting

Report for the consideration of the Board

4. Item 9.1 – Superloop Adelaide 500 2020 Declarations Consultation [2019/00690] [APLA]

At the request of the Presiding Member, Lord Mayor Sandy Verschoor, Adam Hornhardt, Team Leader Event Facilitation (CoA), addressed the meeting to provide a precis of the matter before the Board and respond to questions.

Discussion ensued during which the Board noted that the following matters would be pursued and forwarded to Board members:

- Further information in relation to risk management for the protection of the native grass area and habitat.
- Confirmation sought in relation to the allocation of monies for extra contractors to reduce time.
- Cost/benefit analysis undertaken by the State Government on the event sought.
- Data in relation to benefit/loss to the City and who benefits in the City.

It was then -

Moved by Ms Allison Bretones,
Seconded by Ms Jessica Davies-Huynh -

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES THE STATE GOVERNMENT AND COUNCIL:

That the Adelaide Park Lands Authority:

1. Supports the Declaration of the Declared Area, Declared Period and Prescribed Works Period for the purpose of conducting the Superloop Adelaide 500 2020 event.
2. Notes that the Superloop Adelaide 500 2020 Declaration Consultation is on the Declared Area, Declared Period and Prescribed Works Period only and not on the overall management of the Superloop Adelaide 500 event.
3. Notes Council will work with the South Australian Tourism Commission to deliver operational requirements to ensure the ongoing protection of Adelaide's Park Lands.

Discussion ensued

The motion was then put and carried

Executive Officer Verbal Report

5. Item 10 – Executive Officer Verbal Report – Adelaide 500 Car Race & Parks 13 & 14 – Rundle Park / Kadlitpina and Rymill Park / Murlawirrapurka [APLA]

The Executive Officer Mr Martin Cook addressed the Board to:

- Indicate that he would request the Adelaide 500 Car Race Event Managers to speak with APLA to provide an overview of the event and management of the event.
- Indicate that each month he would present an area of the Park Lands each month for a closer look to inform the process of future CLMP and strategy considerations.
- Utilising a PowerPoint presentation provide an overview of Parks 13 & 14 – Rundle Park / Kadlitpina and Rymill Park / Murlawirrapurka.

The PowerPoint presentation utilised is attached for reference at the end of the Minutes of this meeting

Next Meeting

Thursday 19 September 2019

Closure

The meeting of the Board closed at 7.24 pm

Lord Mayor, Sandy Verschoor
Presiding Member
Adelaide Park Lands Authority

Documents Attached for Reference

Minute 2 [Item 8.1 – PowerPoint Presentation – 2019 Policy Review – Community Property – Adelaide Park Lands Leasing & Licensing Policy & Guidelines]

Minute 3 [Item 8.2 – PowerPoint Presentation – City of Adelaide Lighting Strategy]

Minute 5 [Item 10 – PowerPoint Presentation – Parks 13 & 14 – Rundle Park / Kadlitpina and Rymill Park / Murlawirrapurka]

2019 Policy Review

Community Property

*Adelaide Park Lands
Leasing and Licensing
Policy & Guidelines*



Leasing and Licensing in the Park Lands

Commercial Lease's – Include hospitality and tourism facilities to support the people's enjoyment of the Park Lands and other recreational uses.

Community Lease's - Support educational institutions and sporting clubs/organisations to activate the Park Lands through formal recreation and sporting activities.

There are many different types of Commercial and Community Leases across the Park Lands, they include:

- Adelaide Oval (Leased Core & Licensed Area)
- Memorial Drive Tennis Centre (MDTC/Next Gen & Tennis SA)
- Portions of Golf Links / Aquatic Centre
- Victoria Park Grandstand (Casual leasing – part thereof)
- Restaurants (Red Ochre, Jolley's Boathouse)
- Function Centre (The Pavilion)
- Kiosks/Cafes (Rymill, Bonython, Lounders)
- Rowing Clubs (Adelaide University, CBC, St Peters College)
- Sporting Clubs (Comets Soccer)
- Sports fields, netball & tennis courts (South Park Tennis and Hockey Centre, SA Croquet Association).
- Popeye, Segway's and BBQ Buoys



The policy and guidelines in action

The below reports have been tested with APLA

- Adelaide Archery Club – Building extension
 - Exemption of Expression of Interest Process
- Park 17 – Expression of Interest
 - 3 current lease holders renewed their existing leasing arrangements
 - 2 of which are looking to enhance their leased site
 - 1 new lessee has been introduced to the Park Lands
- Park 18 & 19 – Expression of Interest
 - Competitive process resulting in new lessees (in-confidence)
- Rymill Park Kiosk – Expression of Interest
 - Competitive process resulting in new lessee (in-confidence)



Key observations and feedback

8

Below are some key observations and feedback from lessees and administration:

- Expression of Interest
 - Works well for new leasing opportunities
 - Encourages current lessees to review their business/organisation with a strategic focus
 - Challenges:
 - Lessee is less likely to make a capital investment in the property due to no security of tenure
 - Currently no ability to recognise the good will and tenure of the lessee
 - If the lessee is a good custodian of the Park Lands, why are we asking their tenure to be challenged through an EOI process (other than for equity/transparency)?
 - Consider developing an EOI exemption checklist and what EOI decision's can be made under delegation?
- Ground Lease / Ownership of Improvements
 - New buildings in the Park Lands
 - Challenges: How we recognise built form on the Park Lands if not built by council and lease terminates.
 - Consider developing a process to support recognising Ground Lease arrangements.
- Subletting Fees
 - Consider the introduction of a formal sub-leasing structure (commercial and community).
 - Allows lease holders to recover costs associated with their leased facility.
- Sporting Events in the Park Lands
 - Sporting events in the Park Lands at times challenges the permitted use as detailed in the lease agreement.
 - Consider a clear process by which sporting events can be facilitated in the Park Lands.



Key observations and feedback ⁹ (Cont.)

- Rent calculation and review method
 - Policy should clarify Commercial and Community rent value and review rate.
 - Consider new Ground Lease rental category and formula for it's calculation.
- Liquor Licensing
 - Consider introducing a standard process and conditions of approval within the Policy.
 - i.e. hours of operation, area of use, capacity, etc.
- Advertising and Signage in the Park Lands
 - Consider clearly defined process to assess:
 - size, position and content, temporary vs permanent,
 - refer to Park Lands Signage Suite, Development Plan (City of Adelaide), etc.
- Policy and Guidelines - Simplification
 - Consider structural changes (realign information);
 - Consider merging the two documents.
- Limitations of Policy & Guidelines
 - Consider any additional exemptions
 - refer to Limitations of Policy – Clause 16
 - Refer to Restrictions / Limitations of Guideline – Clause 23.2



View of APLA Members

Based on the summary of key observations and feedback what are the views of APLA Members for:

- Expression of Interest
 - Should the EOI process be amended to address the observations and feedback?
- Ground Lease / Ownership of Improvements
 - Should Council develop a formalised Ground Lease process (including rental calculation) for new buildings which detail's how they should be managed now and into the future?
- Subletting Fees
 - Should sub-leasing arrangements between the lease and sub-lease holders be formalised with a standard process and fee structure?
- Sporting Events in the Park Lands
 - Should a clear process for managing sporting events (beyond standard permitted use) be captured by the Policy?



View of APLA Members *(Cont.)*

- Rent calculation and review method
 - Should the Policy should seek to clarify Commercial and Community rent value and review rate?
- Liquor Licensing
 - Should a standard approach be taken for the approval of Liquor Licenses in the Park Lands?
- Advertising and Signage in the Park Lands
 - Should the Policy provide condition's on what is acceptable in the Park Lands?
- Policy and Guidelines - Simplification
 - Should information be streamlined and content realigned?
- Include additional exemptions to Policy & Guidelines
 - Could additional exemptions be applied (i.e. community gardens, etc).

Proposed timeline

- Workshop with APLA members – August 2019;
- Present draft amendments to APLA/Council – October/Nov 2019;
- Consult with lessees – January/February 2020; and
- Present results of consultation to APLA/Council – March/April 2020.
- Pursue final endorsement April/May 2020.

City of Adelaide Lighting Strategy

Presentation Purpose:

To introduce and to seek feedback from APLA on the draft Lighting Strategy for the City (currently under development), including the project background, and draft design principles.

A
MULTICULTURAL
CITY WITH A
PASSION TO
CREATIVE
AUTHENTIC AND
INTERNATIONALL
Y RENOWNED
EXPERIENCES

CREATIVE

PROGRAM: PLANNING, DESIGN & DEVELOPMENT

Adelaide Park Lands Authority - Board Meeting - Minutes - 22 August 2019

AUTHOR: Ben Baxter | APPROVING OFFICER: Klinton Devenish

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Why present the Lighting Strategy to APLA:

Lighting is important to the Park Lands, as it:

- affects the safe use of the Park Lands
- affects wildlife
- affects perceptions about and presentation of the Park Lands
- requires a consistent approach

We are seeking APLA's comments on the draft Lighting Strategy to inform its development.



Why a Lighting Strategy:

To provide a vision and framework to enhance the night-time experience of the City and the Park Lands

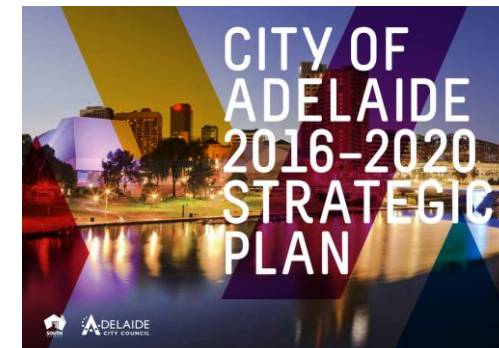
To update and consolidate current CoA lighting policies and guidelines

To align to the **Adelaide Park Lands Management Strategy 2015-2025 (APLMS)**:

- Lighting was one of top 10 themes raised during community engagement
- Lighting is one of the 10 'big moves' that supports Park Land Connections

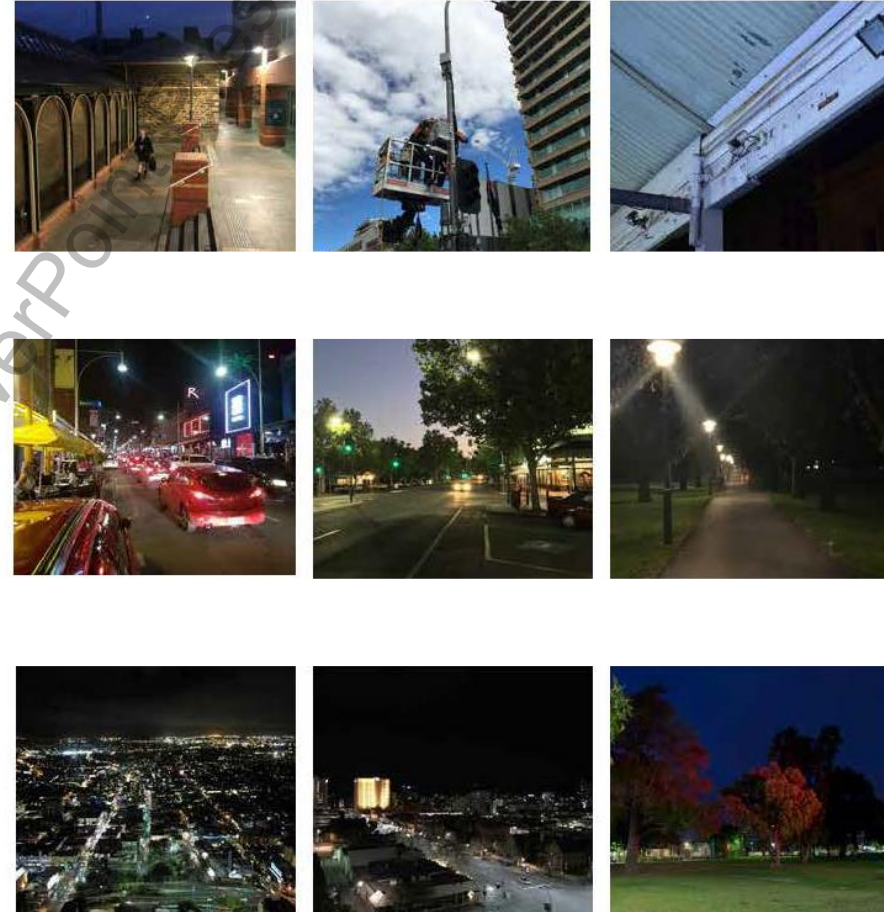
And additional **CoA strategies and policies**, including:

- City of Adelaide 2016-2020 Strategic Plan
- Adelaide Design Manual (ADM)
- Carbon Neutral Adelaide
- Smart City agenda



Key Park Land considerations

- 1. Approach to walking and cycling routes
- 2. Balancing lighting levels and quality
- 3. Park Lands hubs
- 4. City/Park Land gateway experiences





Principle 1

Enhance the sense of safe and comfortable journeys and experiences for all

Objective 1.1

Reinforce the hierarchy of the city streets and spaces through appropriate functional lighting

Objective 1.2

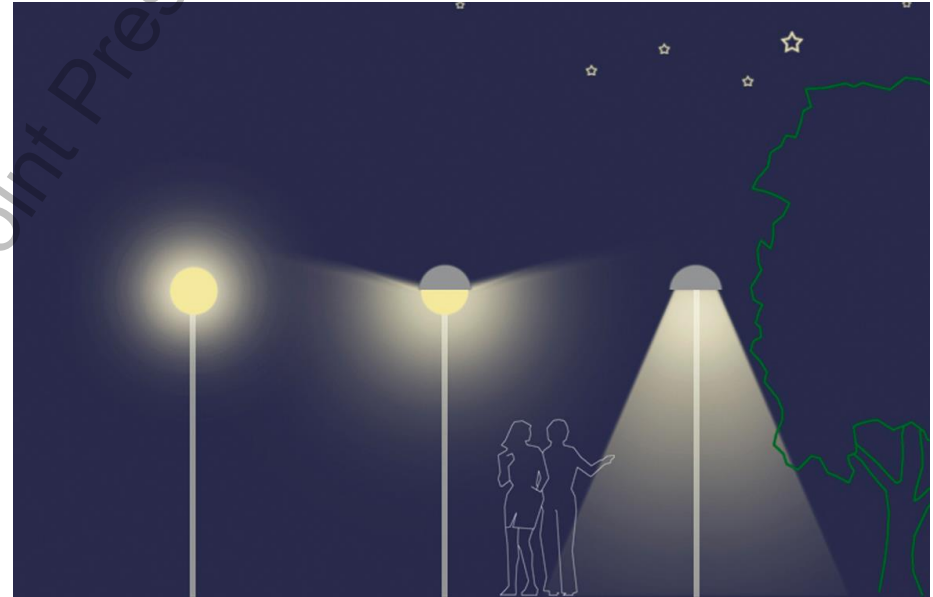
Promote active travel after dark through human-scale lighting





Principle 2

Drive improvements in the efficiency, performance and sustainability of lighting



Objective 2.1

Reduce light pollution through careful positioning and selection of lighting

Objective 2.2

Progressively upgrade and rationalise assets to reduce energy use and increase performance

Principle 3

Highlight the city's unique layout, celebrate distinctive buildings and important places

Objective 3.1

Advocate for an attractively lit skyline by lighting prominent buildings

Objective 3.2

Enhance the identify and legibility of the city layout by lighting its edges, gateways and landmarks

Objective 3.3

Celebrate significant cultural and historic architecture with exemplary illumination



Principle 4

Enhance the night-time atmosphere to cultivate enticing places for people

Objective 4.1

Balance light and dark to enhance the comfort and ambience of the city

Objective 4.2

Support quality lighting by private buildings to promote activation and strengthen the night-time economy





Principle 5

Engender delightful and dynamic night-time experiences through creative lighting

Objective 5.1

Champion temporary creative light installations in association with celebrations and festivals

Objective 5.2

Enhance the distinct character of key city precincts through creative lighting

Objective 5.3

Enrich our growing laneways culture through light art and creative illumination





Next Steps

1. Presentation to Committee in September 2019
2. Present draft Lighting Strategy including Actions for APLA in October 2019 and Council endorsement in November 2019
3. Council consideration of Actions to inform future budget bids

Discussion and Questions

1. Do APLA members have views on the key considerations for lighting in the Park Lands?
2. Do APLA members have views on the draft Principles and Objectives?
3. Any other feedback?

Parks 13 & 14

Rundle Park / Kadlitpina

Rymill Park / Murlawirrapurka

Minutes - Minute 5 - PowerPoint Presentation

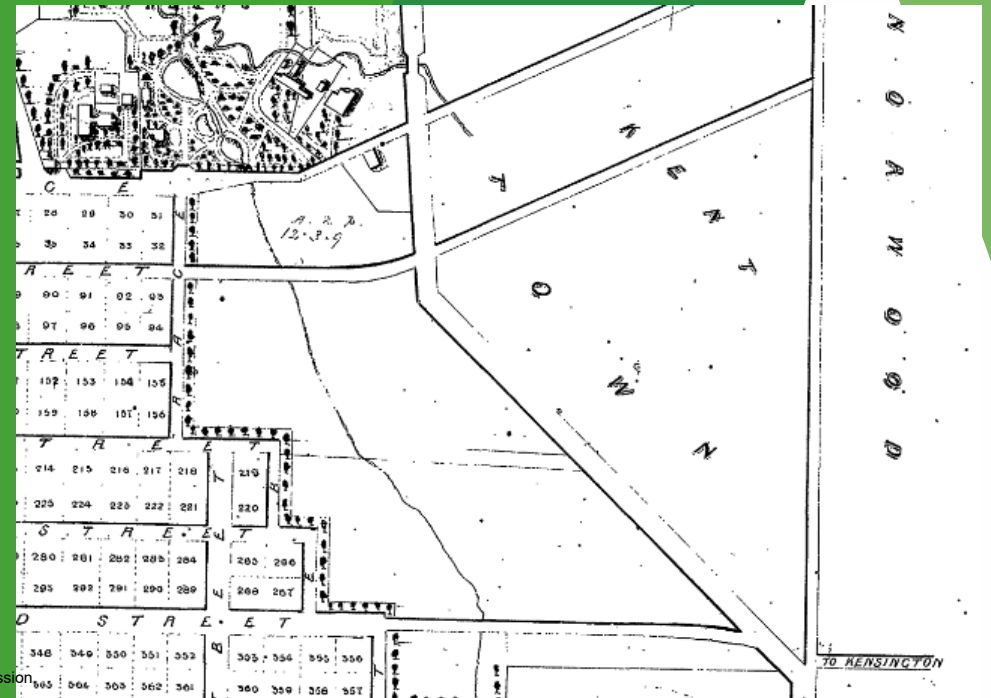
Kurna association

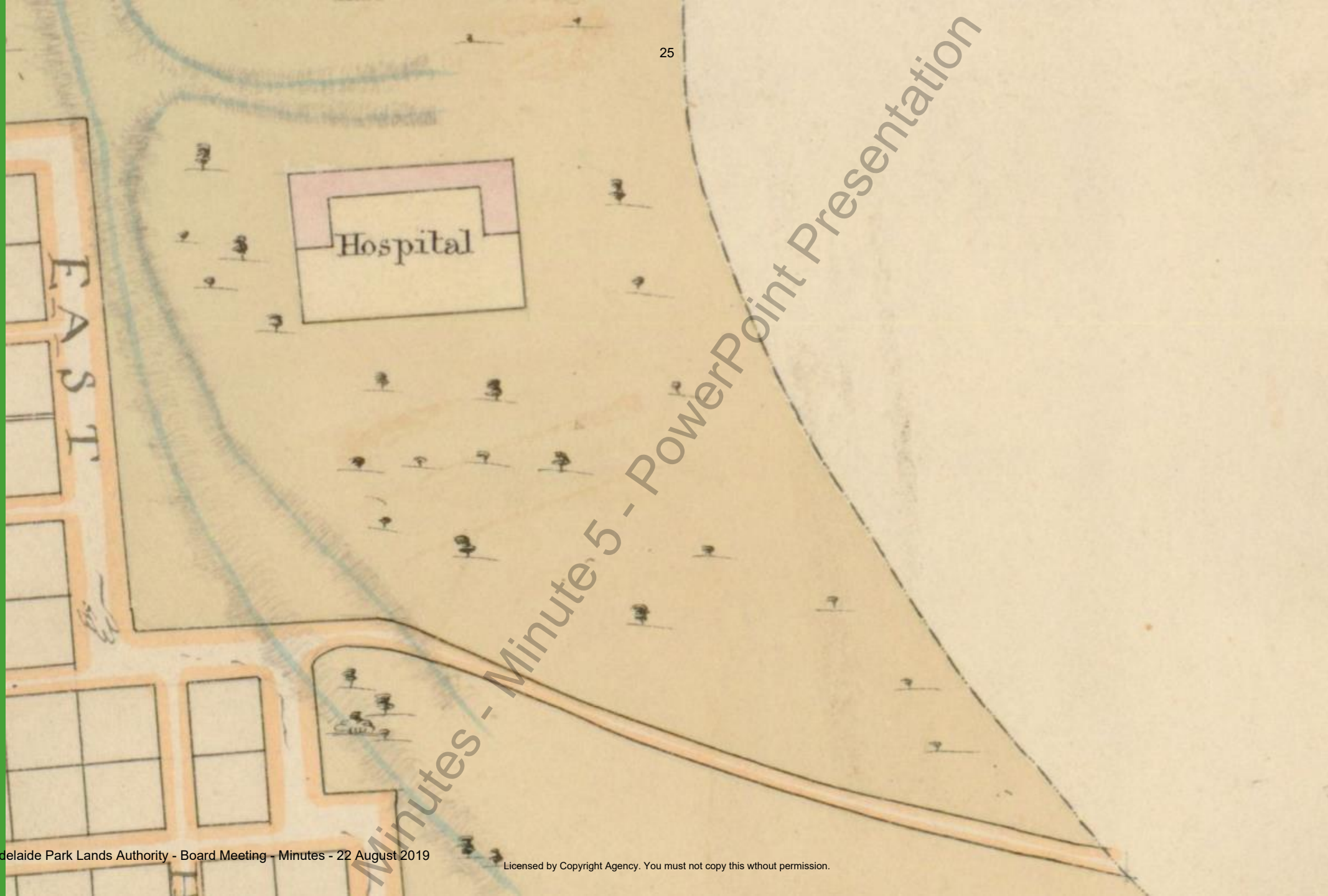
A water course flowed through this area - swampy with abundant food

Kadlitpina (Captain Jack) - one of the main sources of the Kurna language (through German missionaries)

Murlawirrapurka (King John/ Onkaparinga Jack) - Kua Kartammeru Mullawirraburka

Home to Tommy Walker – described as a fringe dweller





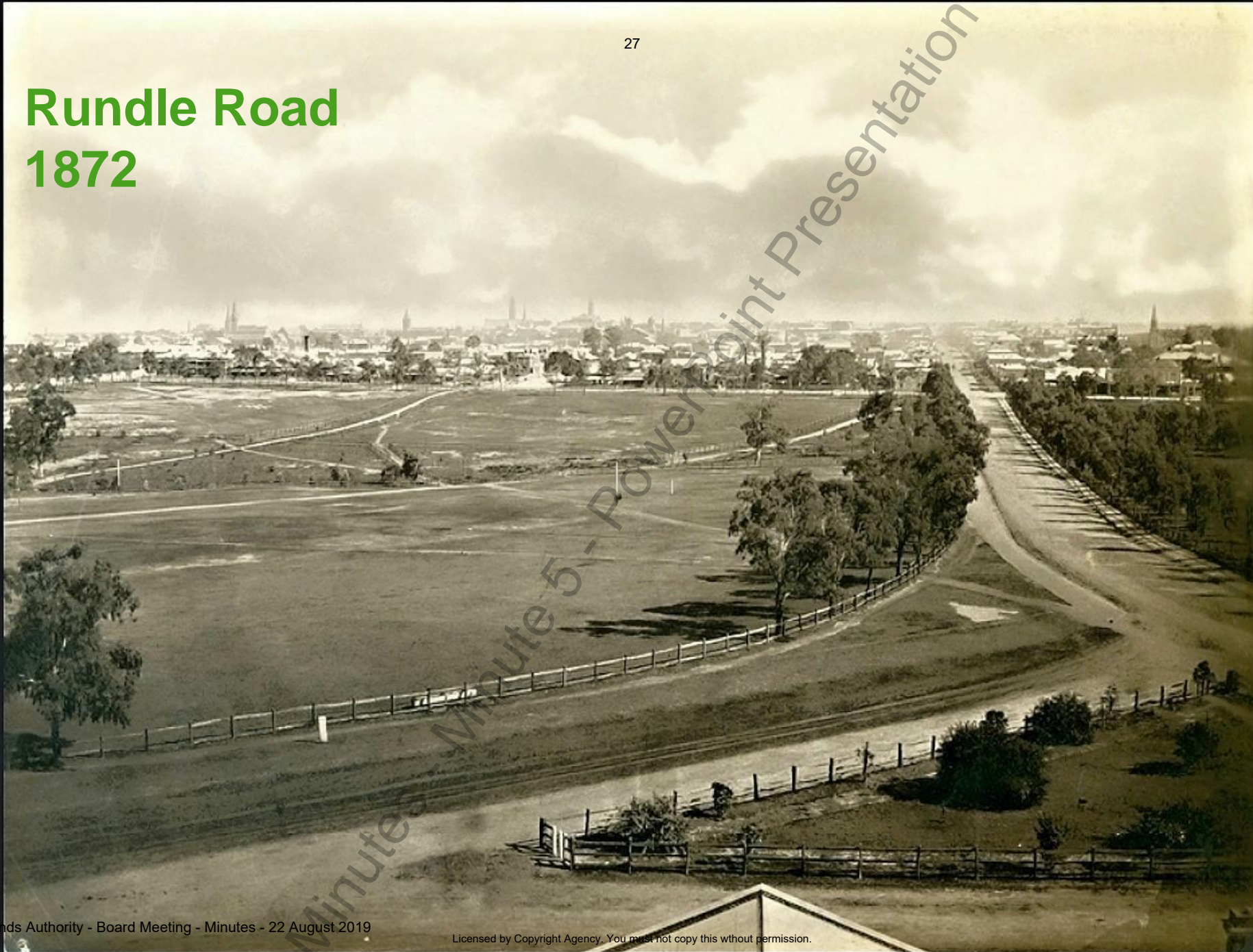
Freeling Map 1849-61

Rundle Road was dedicated as a public road in 1855

Subsequently raised by many metres to eliminate the periodic flooding caused by Botanic Creek.

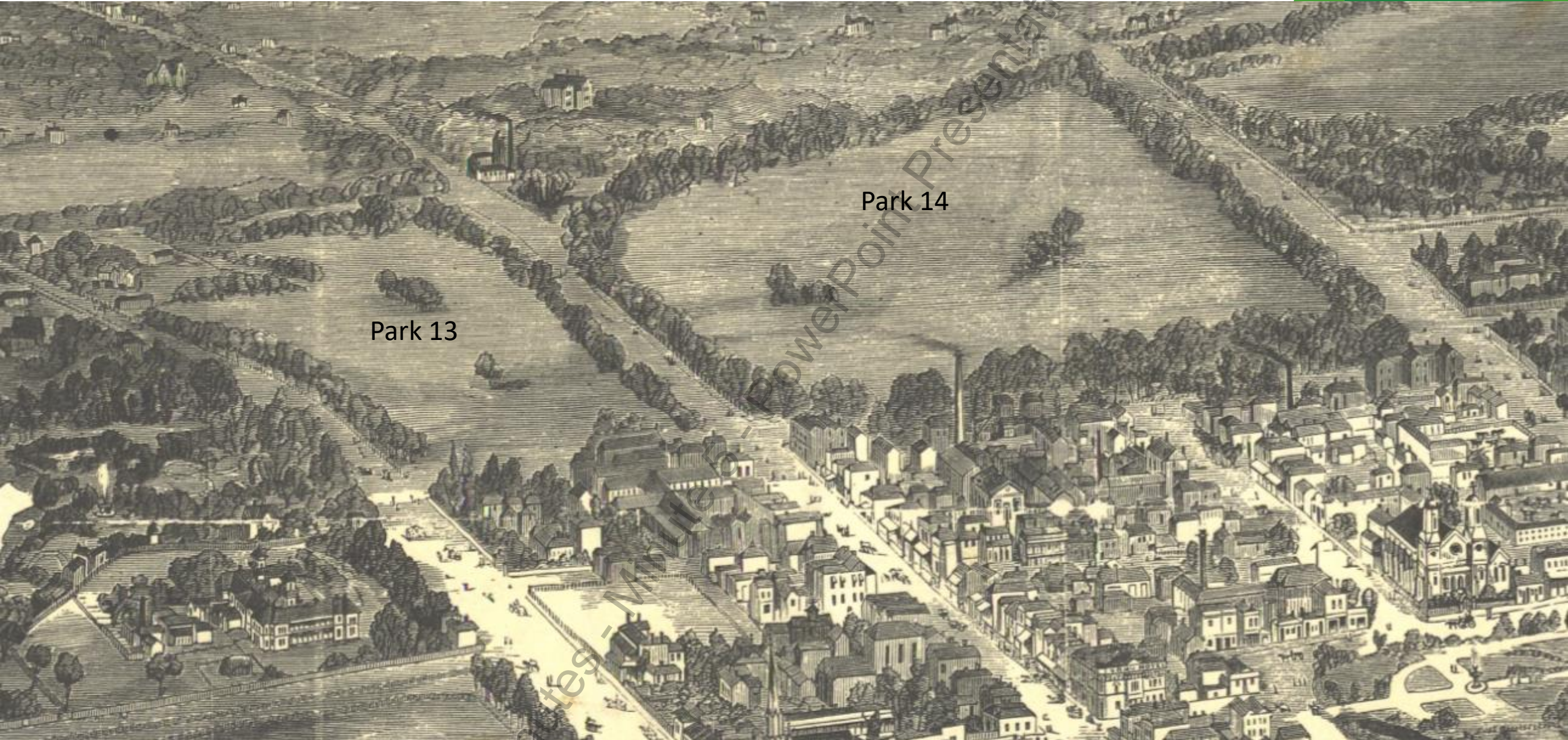
Minutes - Minute 5 - PowerPoint Presentation

Rundle Road 1872



Calvert Lithograph 1876

28

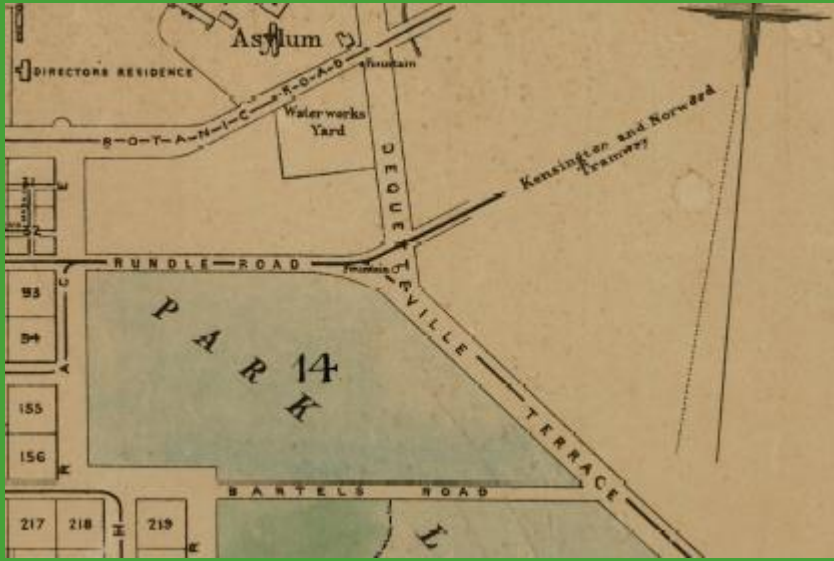


Park 13

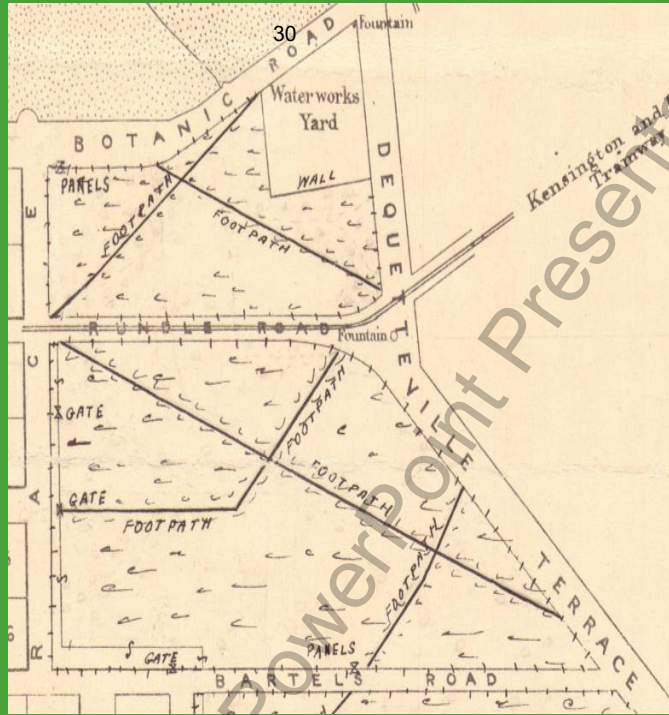
Park 14

1905

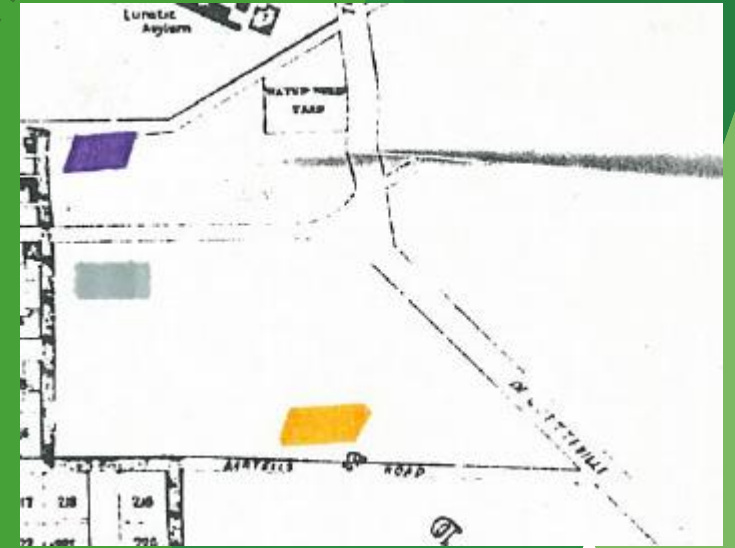




1895



1899

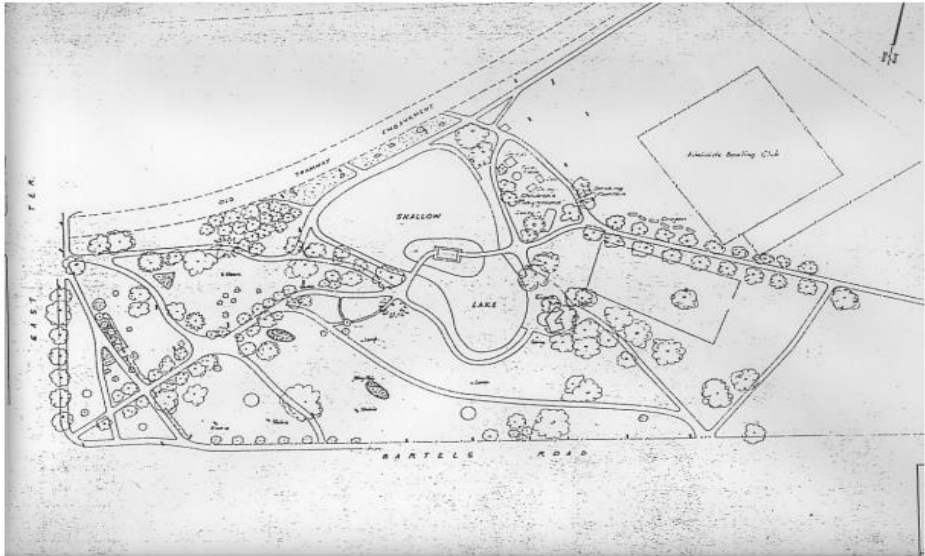


Refuse Tips

Sometime prior to 1907, a horse-drawn tram line to Norwood and Kensington was constructed through Rymill Park on a raised embankment.

The tram line was electrified in 1907 but fell into disuse by the late 1950s.





Figure

Plan of Rymill Park, as constructed and planted, dated 11 July 1962. In comparing this plan to the preceding 1958 plan it will be noted that the Lake has been reduced in size/volume, the 'boat haven' reinvented with a landing and kiosk, pedestrian pathways realigned and repositioned, a new playground was installed to the north-east of the Lake, a different tree clumping strategy was employed and the Tramline Embankment was bushed up with shrubbery. Source: ACC Archives.

In 1957 the Adelaide Bowling Club was moved from the northern end of Kintore Avenue to Park 14

1959-60 Town Clerk William Veale commenced a major re-design of the park, naming it after former Lord Mayor Arthur Rymill.

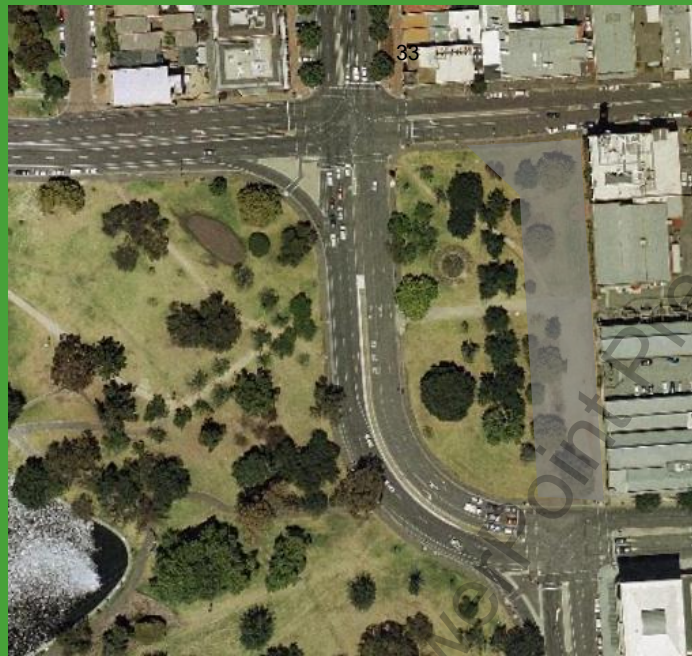


This new landscape was superimposed on an existing layout largely created by August Pelzer (City Gardener 1899 to 1934), based on an earlier 1880 design by J. E Brown.

East Terrace re-alignment.



Prior to 1965



1965 - 2016



Current



1965





1949



CITY OF
ADELAIDE



1959



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ADELAIDE



37

1968

1968





1989

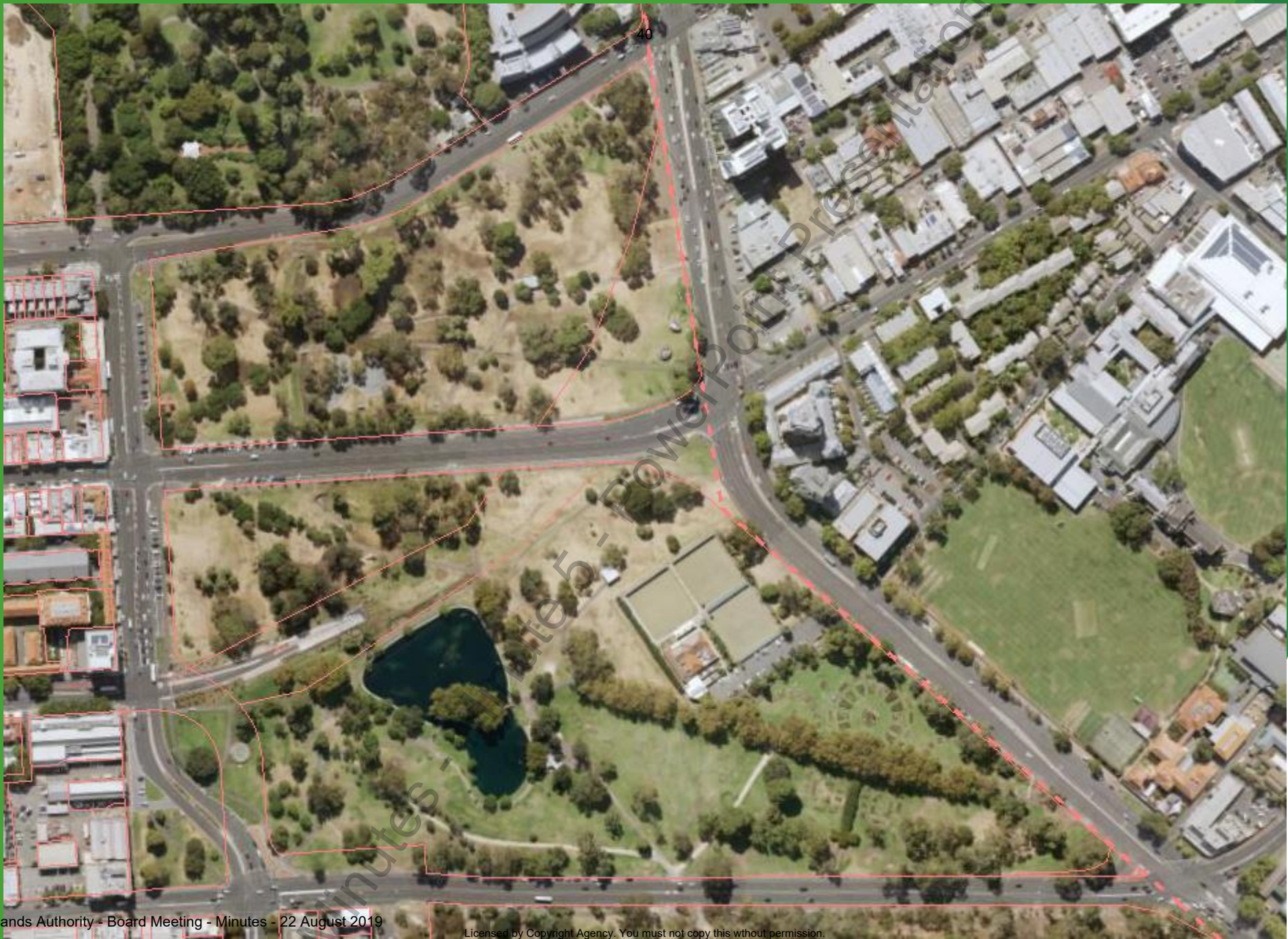


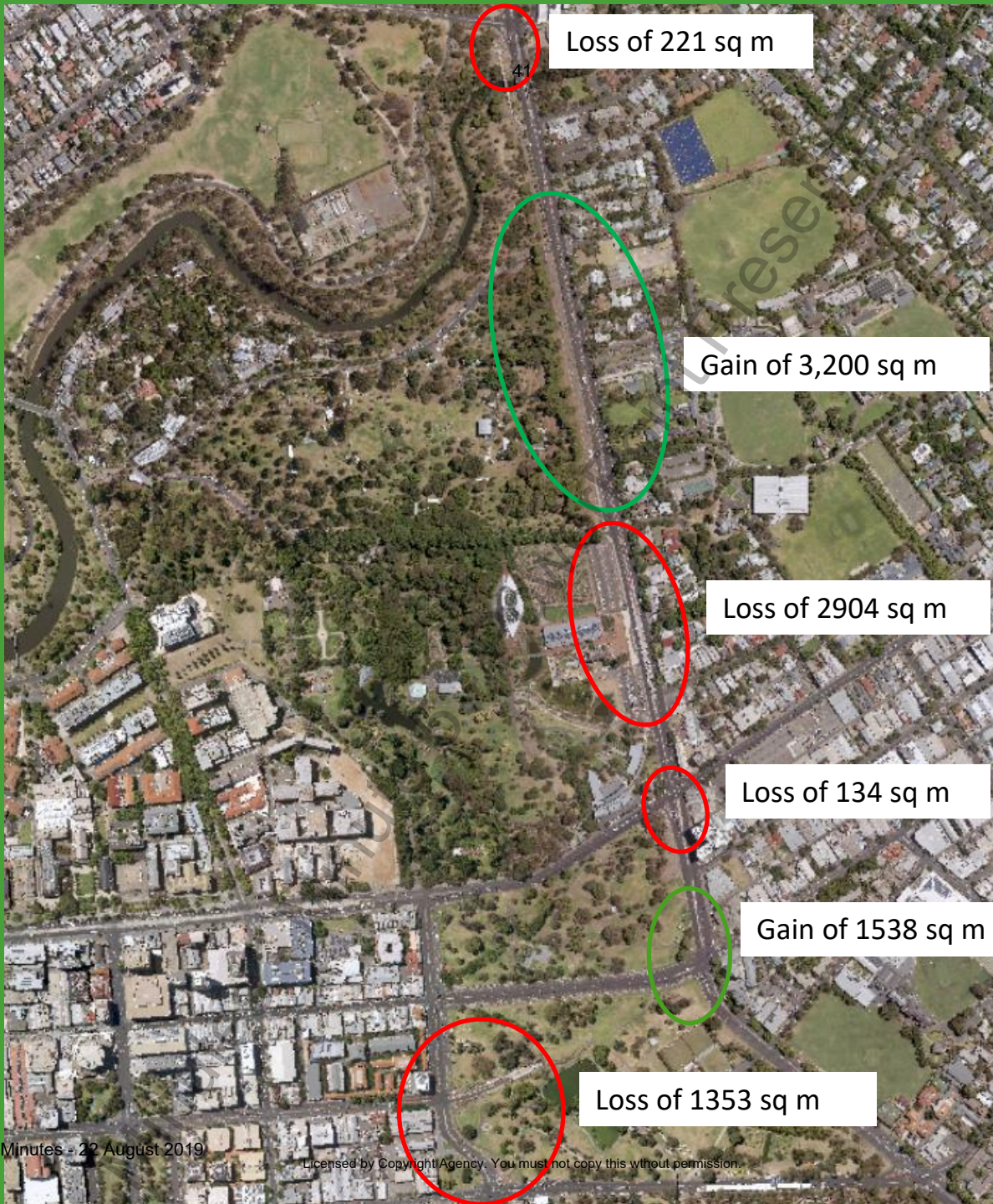
CITY OF
ADELAIDE



Feb 2015







Loss of 221 sq m

Gain of 3,200 sq m

Loss of 2904 sq m

Loss of 134 sq m

Gain of 1538 sq m (incl. access points)

Loss of 1353 sq m

O-Bahn Project Outcomes

Overall gain of approx.
126 sq m of Park Lands

