



Thriving Communities

Co-investing in Park Lands Regeneration

City Culture

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PURPOSE

- Seeking feedback of Committee Members on the proposed co-investment strategy to improve Park Lands sites containing community recreation and sport infrastructure

Co-investing in Park Lands Regeneration

Key Questions

KEY QUESTION

Should Council fund and deliver whole of park improvements

OR

prioritise co-investment in the renewal of community sports and recreation infrastructure elements?

KEY QUESTION

What is an appropriate co-investment split between the CoA, the State Government and other stakeholders?

KEY QUESTION

Should consideration be given to the financial capacity of each stakeholder in determining an appropriate level of co-investment?

Co-investing in Park Lands Regeneration

Implications



Implication	Comment
Policy	Not as a result of this proposed approach
Consultation	Community consultation has occurred on the endorsed Concept Plan for Golden Wattle Park / Mirnu Wirra (Park 21W). Consultation on the other Park Lands regeneration projects would occur at the appropriate time
Budget Consideration	Seven Park Lands regeneration projects have been identified for priority delivery between 2023/24 and 2029/30. It is proposed that CoA budget an average of \$3M annually across the seven years to leverage co-investment from the State Government and/or stakeholders to deliver these projects with a total estimated project value of \$57M inclusive of the leveraged investment
Risk / Legal / Legislative	The risks associated with community organisations undertaking construction works in the Park Lands would be mitigated by CoA leading the planning, design and delivery of key Park Lands regeneration projects
Opportunities	This is an opportunity to partner with the State Government and other stakeholders in the regeneration of multiple Park Lands sites

- CoA Strategic Plan 2020-2024 – Under Thriving Communities, Council seeks to **‘increase use of and access to the Adelaide Park Lands’**
- Adelaide Park Lands Management Strategy – Under Dynamic, Active and Tranquil Places, Council and Kadaltilla /Park Lands Authority aim to **‘strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation’**
- **Half of all city residents were aged between 20-39 (49.8%)** compared to only a quarter of South Australians (26%).
- CoA does not presently budget for the renewal of community leased and licensed infrastructure in the Park Lands
- Current renewal process is triggered, led and funded by lessees



- This investment approach has resulted in sport facilities and buildings that:
 - are unsightly, dated and not fit for purpose across the Park Lands
 - are not achieving optimal environmental outcomes
 - service a single user group and/or purpose
 - are disconnected with other Park Lands facilities and landscapes
 - do not meet community facility standards including:
 - gender inclusive amenities for players and officials
 - disability access
 - social spaces
 - adequate storage

Park Lands Status

- Of the approximately 9 million annual Park Lands visits, organised sport made up 20% of these visits
- Spatially, organised sports facilities represent around 14% of the Park Lands, with only 2.5% of these facilities currently restricting access outside their usage times
- The extent of formal sporting areas in the Park Lands has reduced by approximately 28 hectares or 19% over the last 30 to 40 years
- Population growth in the city and surrounding residential areas along with urban infill is placing increased demand on the Park Lands
- The 'Investing in Community Infrastructure – Sports and Recreation. Summary Report of Discussion Paper'.



The 'Investing in Community Infrastructure – Sports and Recreation. Summary Report of Discussion Paper' can be accessed [here](#). The reports key findings included 5 key outcome areas:

1. Healthy and resilient communities
2. Increased use of and access to the Adelaide Park Lands
3. Safe and welcoming community spaces
4. Integrated and sustainable development
5. Protection, preservation and promotion of our unique built, natural and cultural heritage

The report recommended to:

- Develop a Community Sports Infrastructure Funding Policy
- Adopt a Community Sports Infrastructure Priority Projects Plan
- Resource key actions to achieve quick wins to improve management of leased facilities

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Current State of identified facilities



The following slides illustrate the current state of the facilities that have been identified for potential investment.





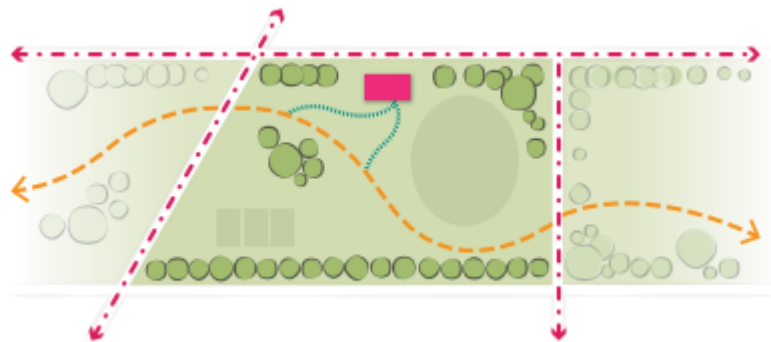




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Co-investment Approach

- To address these issues and deliver improvements to the Park Lands a planned and co-investing approach for the regeneration of existing community sports and recreation infrastructure is proposed.
- In doing so, CoA can ensure Park Lands community facilities:

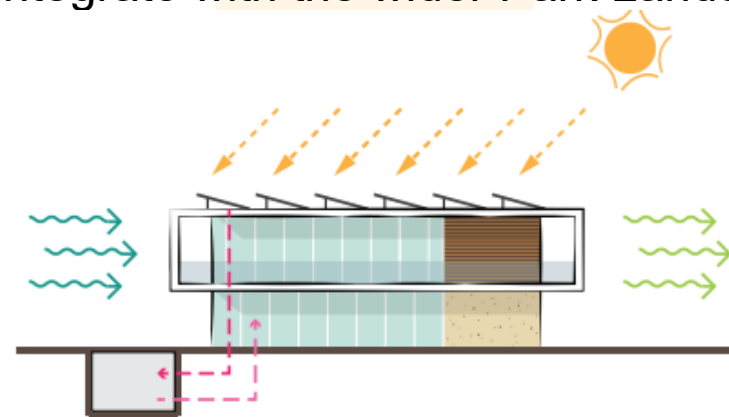


- enhance and protect the park lands
- connect and integrate with the wider Park Lands

- use resources efficiently and are climate resilient



- benefit the health and wellbeing of the whole community
- increase use by the community





Park Lands Regeneration Projects

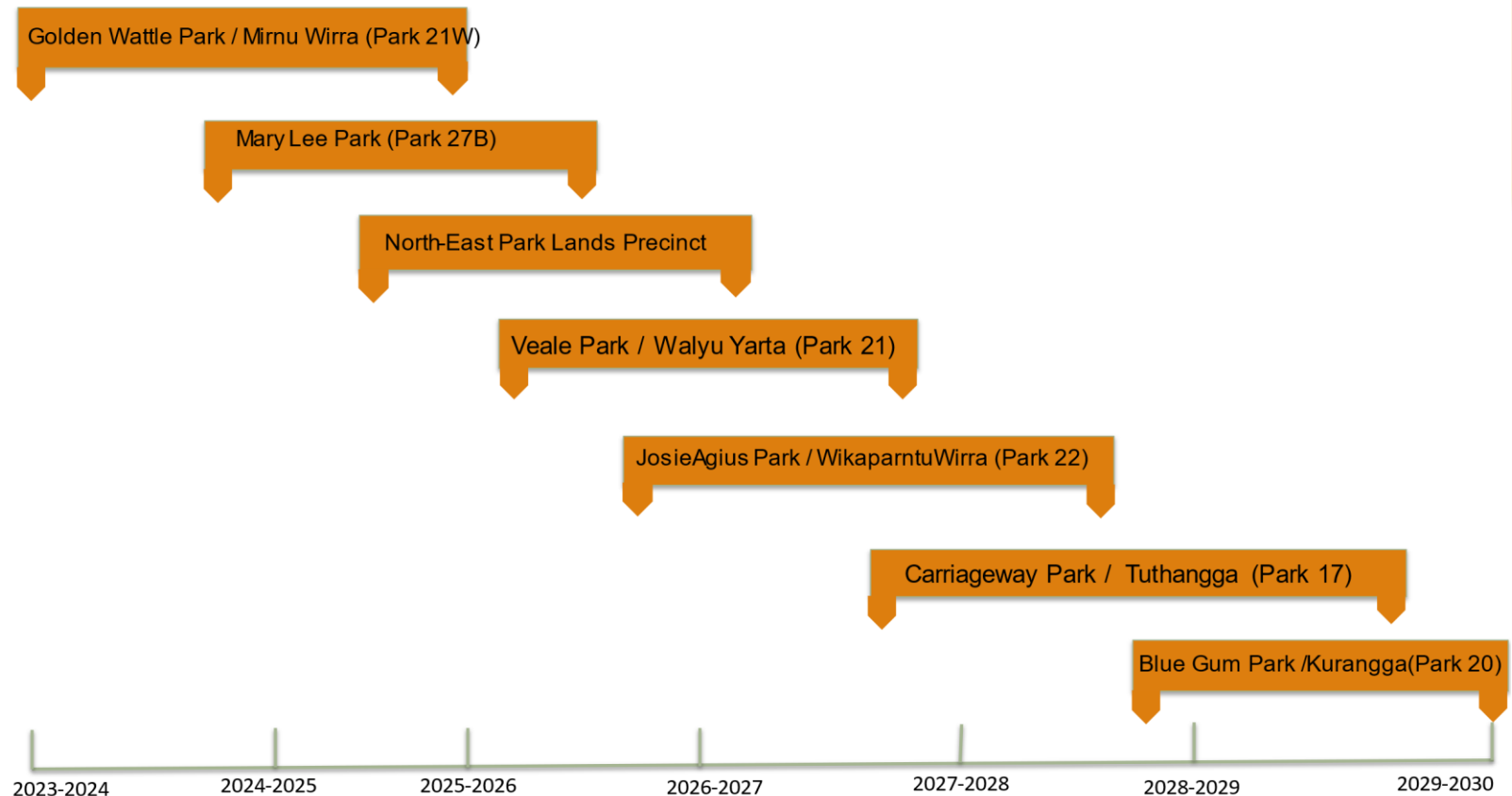
- Seven park wide regeneration projects
- Total estimated value = \$57.1M
- Estimated social value = \$251M
- Total proposed stakeholder investment = \$36.3M
- Total proposed CoA investment = \$20.8M
- Prioritise
 1. Golden Wattle Park / Mirnu Wirra (Park 21W)
 2. Mary Lee Park (Park 27B)



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Park Lands Regeneration Projects

Seven priority projects



Co-investing in Park Lands Regeneration Golden Wattle Park / Mirnu Wirra (Park 21W)



\$2.55M already
committed by State
Government and
Lessee



Co-investing in Park Lands Regeneration Mary Lee Park (Park 27B)

\$2.0M already committed by State Government



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NEXT STEPS

- Incorporate feedback received through Committee into proposals for prioritisation through the 2023/24 Annual Business Plan and Budget Process and Long Term Financial Plan