

# NAGC Draft Master Plan and Mini Golf - Update

**Tuesday, 15 August 2023**  
**Infrastructure and Public Works Committee**

Strategic Alignment - Enabling Priorities

Public

**Program Contact:**

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## EXECUTIVE SUMMARY

The North Adelaide Golf Course (NAGC) is located within Possum Park / Pirtawardli (Park 1) and has three golf courses that can accommodate a variety of skill levels. In 2018 a NAGC Draft Master Plan was prepared which proposed a significant redevelopment in the Park Lands.

On 24 July 2018, Council resolved to defer the consultation to allow for engagement with Kaurna and ultimately, it was decided not to proceed with the Master Plan approach and instead the Administration are proposing a staged investment into the Golf Course.

Mini Golf was identified as an alternate format that would have minimal disruption to the current offering and has the potential to capture those people who are not yet engaged in the sport. A Mini Golf facility will appeal to a diverse demographic and supports increased participation and activation within the Park Lands.

On 4 July 2023, a report was presented to the City Planning and Business Affairs (CPDBA) Committee which was as a response to a Motion on Notice dated 13 December 2022, including a presentation on the Mini Golf Business Case.

The CPDBA Committee noted the Business Case and resolved to defer the item to enable Council Members to be provided with information pertaining to the 2018 NAGC Draft Master Plan.

On the 27 July 2023, a project update was presented to Kadaltilla/Adelaide Park Lands Authority followed by a Workshop presentation on the 2018 NAGC Draft Master Plan to CPDBA Committee on 1 August 2023.

The purpose of this report is formally close out the 2018 Draft NAGC Master Plan and outline the proposed approach to engage with Council on the Mini Golf proposal.

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# RECOMMENDATION

The following recommendation will be presented to Council on 22 August 2023 for consideration.

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL:

THAT COUNCIL

1. Resolves not to progress the North Adelaide Golf Course Draft Master Plan prepared in 2018 as presented to the City Planning, Development and Business Affairs Committee on the 1 August 2023.
  2. Notes that based on the feedback received from Kadaltilla/Adelaide Park Lands Authority and City Planning, Development and Business Affairs Committee, investigations will be carried out to address the feedback namely:
    - 2.1. Mini Golf Business Case
    - 2.2. Cultural Heritage Assessment
    - 2.3. Design Principles
    - 2.4. Concept Design and materiality.
  3. Notes that workshops will be held with Kadaltilla and City Planning, Development and Business Affairs Committee to progress discussions on the Mini Golf proposal
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## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<p><b>Strategic Alignment – Enabling Priorities, Thriving Communities and Dynamic City Culture</b></p> <p>Golf and golfing activities have alignment to several Strategic Objectives given it delivers increased participation in health and wellbeing activities, Park Lands visitation a financial return and operating surplus.</p>
Policy	<p>The Community Land Management Plan (CLMP) for Possum Park / Pirltawardli (Park 1) is supportive of Mini Golf, confirmed at Kadaltilla on 26 May 2022. The CLMP (Park 1) Chapter 8:</p> <p>1.3.18 Support the progressive upgrade and increased usage of the North Adelaide Golf Links golf courses, clubhouse and supporting facilities to improve their viability and use and broadening of opportunities for social activity and other sporting activities. (RP16).</p> <p>The CLMP also recognises the Kaurna cultural heritage significance of the site now occupied by the Par 3 Course.</p>
Consultation	<p>Consultation with Kaurna has been undertaken through the preparation of the Cultural Heritage Assessment (CHA) Report. It is proposed to incorporate the key recommendations from this report into the project as appropriate. A Mini Golf Kaurna Advisory Committee has been formed and will be engaged throughout the process.</p>
Resource	<p>Internal Design and Project Management resources will be required to progress with future proposals.</p>
Risk / Legal / Legislative	<p>Risks associated with the proposal would be identified and managed within the agreed project's governance structure.</p> <p>A Cultural Heritage Management Plan (CHMP) will be prepared as per the key recommendation from the CHA Report.</p>
Opportunities	<p>This is an opportunity to develop diverse places, and facilities for all types of city residents and visitors. This will enable the Adelaide Park Lands to be further leveraged to promote health, wellbeing, and lifestyle experience.</p>
23/24 Budget Allocation	Not in relation to this report
Proposed 24/25 Budget Allocation	Not in relation to this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not in relation to this report
23/24 Budget Reconsideration (if applicable)	Not in relation to this report
Ongoing Costs (eg maintenance cost)	Not in relation to this report
Other Funding Sources	Not in relation to this report

## DISCUSSION

1. The North Adelaide Golf Course (NAGC) is located within Possum Park / Pirltawardli (Park 1) and has three golf courses that can accommodate a variety of skill levels. A detailed locality plan of the NAGC can be viewed at Link 1 view [here](#).
2. In 2018 a NAGC Draft Master Plan was prepared which proposed a significant redevelopment in the Park Lands.
3. Noting the high cost to implement, and the impact the proposal would have on culturally significant land along the Riverbank, it was decided not to proceed with the Draft Master Plan in its current form.
4. In 2021 Administration reviewed the Draft Master Plan in the context of the 2020 - 2024 Strategic Plan and current operating environment to understand what opportunities remained and Council workshops were held to ascertain Council's view.
5. Through these discussions and in consultation with Golf Australia it was determined that a more effective approach was to progress through a staged plan, that would broadly prioritise the following four key projects in this order, each to be supported by separate Business Cases.
  - 5.1. Mini Golf.
  - 5.2. Existing Clubhouse Renewal/Upgrade.
  - 5.3. Driving Range Options.
  - 5.4. Golf Course upgrade/works/reconfiguration.
6. It was considered that each initiative would contribute to the financial sustainability of the Golf Course overtime and be assessed individually on their merits.
7. A report was presented to the City Planning and Business Affairs (CPDBA) Committee on 4 July 2023, providing a detailed overview of:
  - 7.1. The Mini Golf Business Case (responding to a Motion on Notic request).
  - 7.2. A summary of the Cultural Heritage Assessment report and key recommendations.
  - 7.3. The site analysis and Design Principles prepared by City Collective, in consultation with internal stakeholders, to ensure the development of the Concept Plan takes into consideration the unique qualities of the Park Lands.
8. The CPDBA Committee noted the Business Case and resolved to defer the item to enable the Committee to be provided with information pertaining to the 2018 NAGC Draft Master Plan.
9. On 27 July 2023 Kadaltilla was presented with a project update. The key areas of feedback included proposed materiality of the mini golf course, the project implementation, and its interface with the precinct.
10. On 1 August 2023, a detailed overview of the 2018 NAGC Draft Master Plan was provided to the CPDBA Committee.
11. It is proposed, noting the feedback from the CPDBA Committee, to formally close the 2018 NAGC Draft Master Plan.
12. In addition, feedback received from the recent engagement with the CPDBA Committee and Kadaltilla, requested further information relating to the NAGC and Mini golf proposal to assist with deliberations on Mini Golf initiative.

### Next Steps

13. It is proposed to engage with Council and Kadaltilla members through future workshops, with the following key objectives highlighted below:
  - 13.1. Mini Golf Business Case
  - 13.2. Cultural Heritage Assessment
  - 13.3. Design Principles
  - 13.4. Concept Design and materiality.
  - 13.5. Interface with pedestrian linkages, cycle paths and car parking within the precinct.

- 13.6. Present a comprehensive overview of the NACG including the health, wellbeing, and social benefits it provides to the community.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – 2018 North Adelaide Golf Course Plan

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## ATTACHMENTS

Nil

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- END OF REPORT -