

Kadaltilla

Adelaide Park Lands Authority

Park Lands Leasing - Expressions of Interest

Thursday, 22 February 2024
Board Meeting

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Public

Purpose

This report presents the outcomes of an Expression of Interest (EOI) process undertaken for eight Adelaide Park Lands community facilities distributed across six parks. Undertaking an EOI is required by section 13 of Council's Adelaide Park Lands Leasing and Licensing Policy (Policy).

The leasing of these Park Lands facilities to community organisations and educational institutions supports the City of Adelaide Strategic Plan (2024-2028) and the key action to 'enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport'.

This report recommends to Kadaltilla / Adelaide Park Lands Authority's (Kadaltilla) that the City of Adelaide offer eight Park Lands Community Leases for various community sports buildings, playing fields and courts located in Parks 6, 15, 17, 20, 22 and 26, for a maximum term of five years.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the Expression of Interest submissions received for the eight Park Lands facilities as shown in **Attachment A** to item 6.5 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 22 February 2024.
2. Endorses the Council through the Acting Chief Executive Officer to enter into lease negotiations with the applicants below for five-year (1 July 2024 to 30 June 2029) Park Lands Lease Agreements for the sports buildings, playing fields and courts located in Parks 6, 15, 17, 20, 22 and 26.
 - 2.1. Wilderness School Ltd - Lefevre Park/Nantu Wama (Park 6), excluding the two southern sports courts that have been identified for removal due to their poor condition.
 - 2.2. Prince Alfred College - King Rodney Park/Ityamai-itpina (Park 15)
 - 2.3. South Australian Dog Obedience Club - Carriageway Park/Tuthangga (Park 17)
 - 2.4. South Park Lands Hockey and Tennis Consortium - Blue Gum Park/Kurangga (Park 20)
 - 2.5. South Australian United Church Netball Association - Josie Agius Park/Wikaparntu (Park 22)
 - 2.6. Pembroke School Incorporated (Pembroke School Rowing Club) – Tarntanya Wama (Park 26) (Site A)
 - 2.7. Scotch College Adelaide (Scotch Rowing Club) – Tarntanya Wama (Park 26) (Site B)
 - 2.8. Minister for Department of Education (Norwood/Unley High Rowing Club) – Tarntanya Wama (Park 26) (Site C)

Implications

<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p>Adelaide Park Lands Management Strategy 2015-2025</p> <p>Acknowledges that the Park Lands are a hub for sport and recreation:</p> <ul style="list-style-type: none"> • Strategy 1.6: Strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation. <p>The Strategy contains targets to grow <i>“organised sport by 10% with the majority of this growth being accommodated via increased utilisation of existing sport fields/facilities, rather than through additional sports zones.”</i> (Page 41)</p>
<p>2023-2028 Strategic Plan</p>	<p>Adelaide Park Lands Authority 2023-2028 Strategic Plan</p> <p>Strategic Plan Alignment – Expert Advice</p> <p>Key Action 4.1 - Provide advice on plans, projects and policies for the Adelaide Park Lands.</p>
<p>Policy</p>	<p>Adelaide Park Lands Community Land Management Plan (APLCLMP)</p> <p>The APLCLMP supports leasing and licensing of various community sports facilities located within Park 6, Park 15, Park 17, Park 20, Park 22 and Park 26.</p> <p>Adelaide Park Lands Leasing and Licensing Policy (policy)</p> <p>The Expression of Interest (EOI) process was undertaken in accordance with Section 13 of the policy and the new lease agreements will be issued in accordance with the policy.</p>
<p>Consultation</p>	<p>This matter will be presented to the City Community Services and Culture Committee on Tuesday 5 March 2024.</p>
<p>Resource</p>	<p>The execution of the Park Lands Lease Agreements will be undertaken within current resources.</p>
<p>Risk / Legal / Legislative</p>	<p>The current Park Lands Community Leases that were the subject of this EOI have expired and are in holding over. This report recommends entering into new lease agreements with the successful applicants.</p>
<p>Opportunities</p>	<p>Partnering with educational institutions and community organisations to provide formal recreation and sport opportunities in the Park Lands.</p>
<p>23/24 Budget Allocation</p>	<p>Not as a result of this report</p>
<p>Proposed 24/25 Budget Allocation</p>	<p>The eight leases will deliver \$50,496 in annual revenue in the 2024/25 financial year, indexed annually for the next five years.</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>Five-year lease agreements.</p>
<p>23/24 Budget Reconsideration (if applicable)</p>	<p>Not as a result of this report</p>
<p>Ongoing Costs (eg maintenance cost)</p>	<p>Maintenance of the leased and licensed assets will be undertaken by the Lessees.</p>
<p>Other Funding Sources</p>	<p>Not as a result of this report</p>

Discussion

Background

1. The Policy requires an Expression of Interest (EOI) process be undertaken before the consideration of granting any new lease in the Adelaide Park Lands that is for a period of greater than 12 months (including the renewal of a lease or licence).
2. The results of this EOI process are being referred to Kadaltilla / Adelaide Park Lands Authority's (Kadaltilla) for advice as it is a requirement of the Policy (2016) that the outcome of all EOI submissions received, be considered by Council.
3. The following eight Park Lands Community Leases were subject to an EOI process:

Table 1 – Current status of Park Lands Community Leases subject to this EOI process

Park	Facilities	Current Lessee
Lefevre Park/Nantu Wama (Park 6)	Buildings, playing fields, tennis and netball courts	Wilderness School Ltd
King Rodney Park/Ityamai-itpina (Park 15)	Building and playing field	Prince Alfred College
Carriageway Park/Tuthangga (Park 17)	Building and lawned area	South Australian Dog Obedience Club
Blue Gum Park/Kurangga (Park 20)	Buildings, tennis courts and hockey pitch	South Park Lands Hockey and Tennis Consortium
Josie Agius Park/Wikaparntu (Park 22)	Building and netball courts	SA United Church Netball Association
Tarntanya Wama (Park 26)	Building - Rowing	Pembroke School Incorporated
Tarntanya Wama (Park 26)	Building - Rowing	Scotch College, Adelaide
Tarntanya Wama (Park 26)	Building - Rowing	Minister for Department of Education

Expression of Interest Process and Assessment

4. An EOI process was undertaken over a six-week period commencing Monday 14 August 2023 and concluding on Friday 22 September 2023 in accordance with the Policy and consistent with the Community Consultation policy.
5. The EOI was promoted through Your Say Adelaide, social media posts, direct e-mails and electronic newsletter to known community recreation and sport organisations and educational institutions, including organisations that had previously indicated an interest in leasing sporting facilities in the Adelaide Park Lands.
6. Applicants were requested to address the following assessment criteria:
 - 6.1. General
 - 6.1.1. They are either a not-for-profit, incorporated body or educational institution.
 - 6.1.2. There is a relationship with other users identified in the application if applicable and;
 - 6.1.3. An explanation as to why they are applying
 - 6.2. Management/Governance
 - 6.2.1. Financially viable with no outstanding debts to Council
 - 6.2.2. Affiliated with a peak body
 - 6.2.3. Can operate solely or with a combined management committee
 - 6.2.4. Have facility management experience
 - 6.2.5. Evidence of a governance/management model

6.3. Community Benefit

- 6.3.1. Community level sport is predominantly provided
- 6.3.2. All year-round use is demonstrated
- 6.3.3. Show a willingness to share the facility with other users
- 6.3.4. The number of participants/memberships
- 6.3.5. Can co-exist with informal recreation opportunities
- 6.3.6. Mixed-gender within participants
- 6.3.7. Diversity of activities
- 6.3.8. Provides sub-leasing opportunities to contribute to various sporting opportunities.
- 6.3.9. Shows the ability to partner with the City of Adelaide to develop new and improved community sporting facilities.

7. At the closure of the EOI period, 12 submissions were received from the following organisations:

- 7.1. Goodwood Cricket Club and Goodwood Saints Football Club (2 x submissions)
- 7.2. Minister for Department of Education (3 x submissions)
- 7.3. Pembroke School Incorporated
- 7.4. Prince Alfred College
- 7.5. SA United Church Netball Association
- 7.6. Scotch College, Adelaide
- 7.7. South Australian Dog Obedience Club
- 7.8. South Park Lands Hockey and Tennis Consortium
- 7.9. Wilderness School Inc

8. An assessment of the submissions was undertaken in accordance with the Probity Plan developed for this EOI process. The below table shows the weighted scores for each submission.

Table 2 – EOI weighted (%) scores.

	General 10%	Management Governance 40%	Community Benefit 50%	Total
Expression of Interest: Park 6				
Wilderness School Inc	1.8	9.2	11	22
Expression of Interest: Park 15				
Prince Alfred College	1.8	9.2	8.5	19.5*
Goodwood CC & Goodwood Saints FC	1.8	7.6	11	20.4*
Expression of Interest: Park 17				
SA Obedience Dog Club	1.8	8	9.5	19.3
Goodwood Saints FC & Goodwood CC	1.8	4.4	5	11.2
Expression of Interest: Park 20				
South Park Lands Hockey & Tennis Consortium	1.8	9.2	12	23
Expression of Interest: Park 22				
SA United Church Netball Association	1.8	8	9.5	19.3
Expression of Interest: Park 26 (Site A)				
Pembroke School Inc	1.8	9.2	7.5	18.5
Minister of Department for Education	1.8	9.2	8.25	19.25
Expression of Interest: Park 26 (Site B)				
Scotch College, Adelaide	1.8	9.2	9	20
Minister of Department for Education	1.8	9.2	8.25	19.25
Expression of Interest: Park 26 (Site C)				
Minister of Department for Education	1.8	9.2	8.25	19.25

* Initial Assessment Score

9. The respective weighted were calculated as follows:
- 9.1. Community Benefit (50%)
 - 9.2. Management/Governance (40%)
 - 9.3. General (10%)

10. The scoring scale is detailed below:
 - 10.1. Excellent = 5
 - 10.2. Good = 4
 - 10.3. Satisfactory = 3
 - 10.4. Unsatisfactory = 2
 - 10.5. Poor = 1
 - 10.6. No Information Provided = 0
11. A copy of the assessment scores and comments can be viewed here ([Link 1](#)).
12. The EOI process was managed internally with submissions assessed by a panel consisting of the following members of Council Administration:
 - 12.1. Asset Manager, Buildings
 - 12.2. Asset Planner, Buildings
 - 12.3. Community Leasing Coordinator
 - 12.4. Coordinator Recreation and Sport Programs
 - 12.5. Community Facilities Coordinator

Lefevre Park/Nantu Wama (Park 6)

13. The EOI undertaken for Park 6 (see Image 1) was for:
 - 13.1. two single-storey community sports buildings with basic change room and storage amenities
 - 13.2. 3.72ha of playing fields with no sports lighting
 - 13.3. fenced multi-use courts (6 x netball courts ,7 x tennis courts), with some courts containing sports lighting

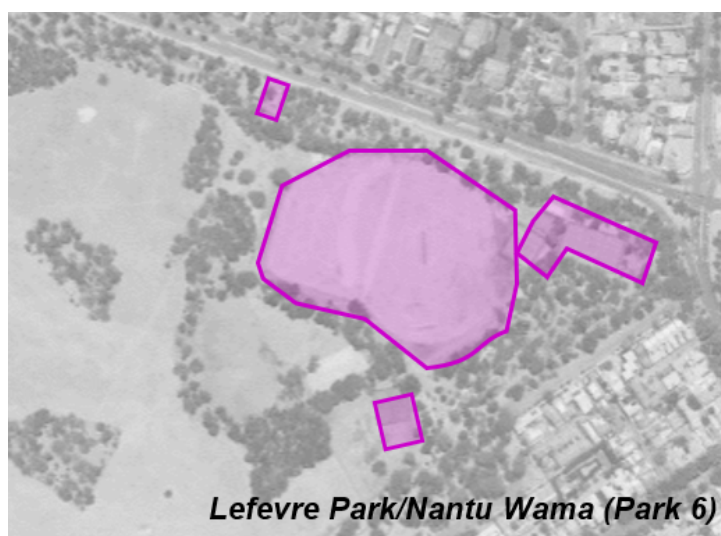


Image 1: Location Plan - Lefevre Park/Nantu Wama (Park 6)

14. At the closure of the EOI period, one submission was received.
15. The EOI panel reviewed the submission received from Wilderness School Ltd (Wilderness) against the selection criteria and determined that they:
 - 15.1. provide high levels of community utilisation through sub-leasing the facility to a diverse range of sporting clubs
 - 15.2. demonstrated capacity to maintain facilities to a standard acceptable to the City of Adelaide and the community
 - 15.3. supported the purpose for which the land is held as stated in the Adelaide Park Lands Community Land Management Plan (CLMP)

- 15.4. successfully illustrated their ability to align with the Adelaide Park Lands Management Strategy (APLMS) and strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation
- 16. It is recommended that Wilderness be granted a five-year lease agreement for the facilities in Park 6, excluding the southern sports courts.
- 17. These courts, which are approximately 1,150.00m² are in poor condition and are in close proximity to a large tree. Any resurfacing of these courts is likely to compromise the health of the tree and therefore, it is appropriate that these courts be removed.

King Rodney Park/Ityamai-itpina (Park 15)

- 18. The EOI undertaken for Park 15 (see Image 2) was for:
 - 18.1. a single-storey community building with basic change room amenities
 - 18.2. a 1.27ha playing field that is suitable for senior and junior level sport with sports lighting

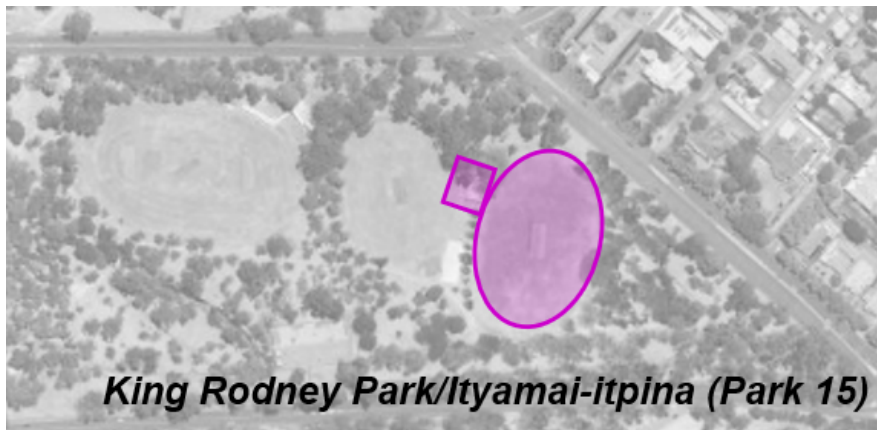


Image 2: Location Plan - King Rodney Park/Ityamai-itpina (Park 15)

- 19. At the closure of the EOI period, two submissions were received.
- 20. The EOI panel reviewed the submissions from Prince Alfred College and Goodwood Saints Football Club and Goodwood Cricket Club against the selection criteria and determined that:
 - Prince Alfred College (PAC)
 - 20.1. demonstrated a range of sports programming and sub-leasing opportunities supporting male and female participation
 - 20.2. demonstrated capacity to maintain facilities to a standard acceptable to the City of Adelaide and the community
 - 20.3. supported the purpose for which the land is held as stated in the Adelaide Park Lands CLMP
 - 20.4. successfully illustrated their ability to align with the APLMS and strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation
 - Goodwood Saints Football Club and Goodwood Cricket Club (GSFC and GCC)
 - 20.5. demonstrated programming of AFL activities for all ages and genders, with limited programming of cricket
 - 20.6. did not provide evidence of subleasing opportunities by other organisations
 - 20.7. supported the purpose for which the land is held as stated in the CLMP
 - 20.8. successfully illustrated their ability to align with the APLMS and strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation.
- 21. Due to the close scoring, additional programming information was requested from the two proponents to determine if they could co-exist. A review of the additional information showed that there was significant crossover between the two proponents proposed usage, and that the use of the facility by the Goodwood Cricket Club was overstated in their original submission.
- 22. Overall, PAC indicated greater utilisation of the facilities in Park 15 by the School and its sub-lessees, and it is recommended that Prince Alfred College be granted a five-year lease agreement for the facilities.

Carriageway Park/Tuthangga (Park 17)

23. The EOI undertaken for Park 17 (see Image 3) was for:
 - 23.1. a single-storey community building with basic amenities
 - 23.2. an open field of 1.04ha with lighting

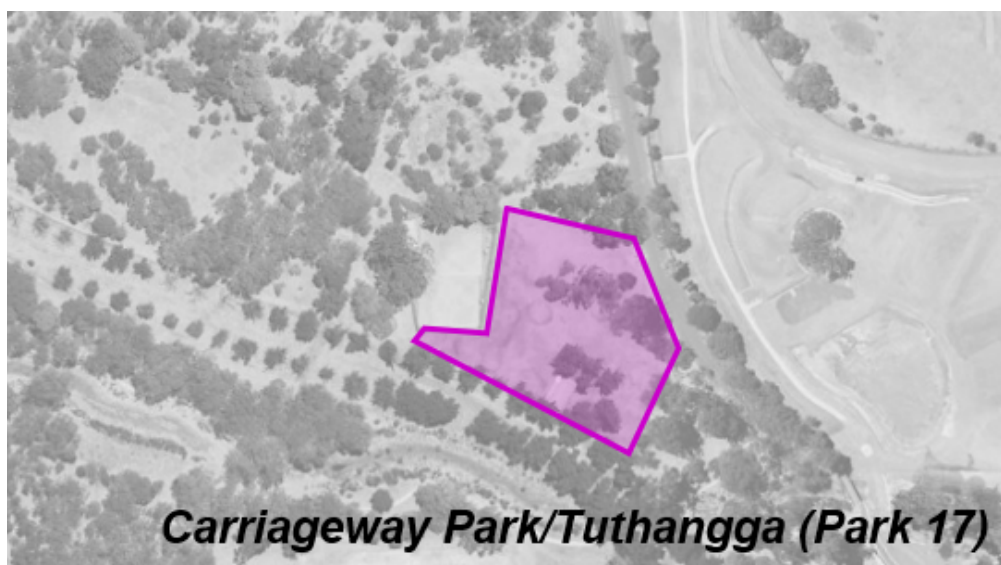


Image 3: Location Plan - Carriageway Park/Tuthangga (Park 17)

24. At the closure of the EOI period, two submissions were received.
25. The EOI panel reviewed the submissions from the South Australian Obedience Dog Club and Goodwood Saints Football Club and Goodwood Cricket Club against the selection criteria and determined that:
 - South Australian Obedience Dog Club (SAODC)
 - 25.1. provides multiple programs for dog owners including regular competitions and events
 - 25.2. supported the purpose for which the land is held as stated in the CLMP
 - 25.3. successfully illustrated their ability to align with the APLMS and strengthening the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation
 - Goodwood Saints Football Club and Goodwood Cricket Club (GSFC and GCC)
 - 25.4. proposed use was not consistent with the unique shape and size of the licenced area
26. The GSFC and GCC withdrew their application after acknowledging that the area was not conducive to their proposed activities.
27. It is recommended that the South Australian Obedience Dog Club be granted a five-year lease agreement for the facilities in Park 17.

Blue Gum Park/Kurangga (Park 20)

28. The EOI undertaken for Park 20 (see Image 4) was for:
- 28.1. a single storey clubroom with basic amenities, changerooms, kitchen and bar
 - 28.2. a single storey building with toilets and storage
 - 28.3. 18 x artificial turf tennis courts – fenced
 - 28.4. one artificial turf full-size hockey pitch and one half-size artificial turf hockey pitch - fenced
 - 28.5. sports lighting throughout

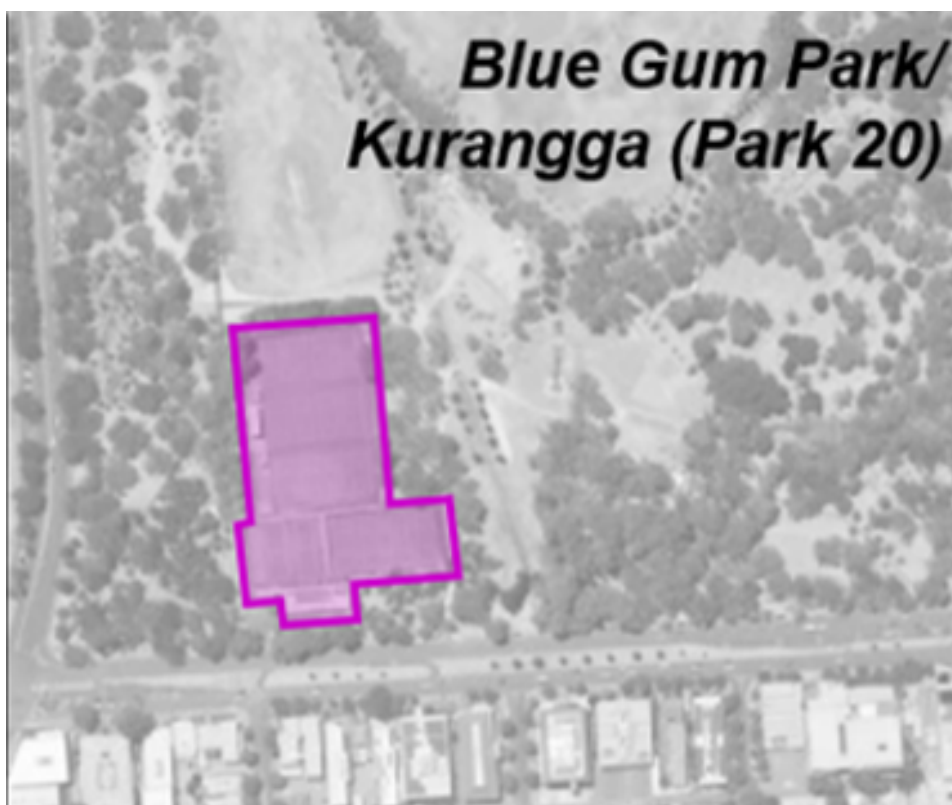


Image 4: Location Plan - Blue Gum Park/Kurangga (Park 20)

29. At the closure of the EOI period, only one submission was received.
30. The EOI panel reviewed the submission received from South Park Lands Hockey and Tennis Consortium against the selection criteria and determined that they:
- 30.1. demonstrated capacity to program the facilities year round and sub-lease to numerous organisations including neighbouring schools, state sporting associations, and other sporting clubs
 - 30.2. demonstrated capacity to maintain facilities to a standard acceptable to the City of Adelaide and the community
 - 30.3. supported the purpose for which the land is held as stated in the CLMP
 - 30.4. successfully illustrated their ability to align with the APLMS and strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation
31. It is recommended that the South Park Lands Hockey and Tennis Consortium be granted a five-year lease agreement for the facilities in Park 20.

Josie Agius Park/Wikaparntu (Park 22)

32. The EOI undertaken for Park 22 (see Image 5) was for:
 - 32.1. a single storey community building with basic amenities
 - 32.2. 24 x hard court netball courts
 - 32.3. court lighting

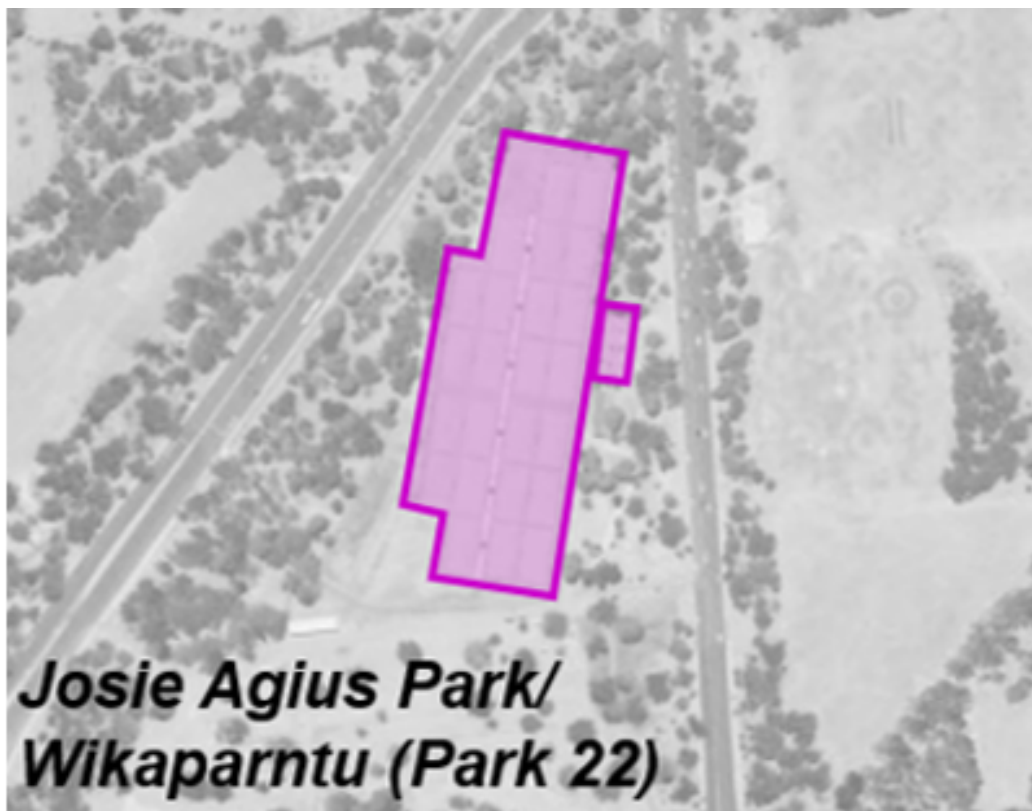


Image 5: Location Plan - Josie Agius Park/Wikaparntu (Park 22)

33. At the closure of the EOI period, only one submission was received.
34. The EOI panel reviewed the submission received from South Australian United Church Netball Association against the selection criteria and determined that they:
 - 34.1. demonstrated capacity to program the facilities year round including multiple sub-letting and casual hire opportunities, equating to over 10,000 participants per annum
 - 34.2. demonstrated capacity to maintain facilities to a standard acceptable to the City of Adelaide and the community
 - 34.3. supported the purpose for which the land is held as stated in the CLMP
 - 34.4. successfully illustrated their ability to align with the APLMS and strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation
35. It is recommended that the South Australian United Church Netball Association be granted a five-year lease agreement for the facilities in Park 22.

Tarntanya Wama (Park 26) – Sites A, B and C

36. The EOI undertaken for Park 26 (see Image 6) was for three buildings associated with rowing on the River Torrens/Karrawirra Pari and comprising of:

36.1. Site A: Rowing club building – two storey community building with basic amenities

36.2. Site B: Rowing club building – single storey community building with basic amenities

36.3. Site C: Rowing club building – two storey community building with basic amenities



Image 6: Location Plan - Tarntanya Wama (Park 26)

37. At the closure of the EOI period for the three sites, five submissions were received.

38. The EOI panel reviewed the submissions from Pembroke School Incorporated (one submission), Scotch College Adelaide (one submission) and the Minister for Department of Education (three submissions) against the selection criteria and determined that:

Pembroke School Incorporated

38.1. demonstrated capacity to program rowing through school curriculum and old scholar activities

38.2. demonstrated capacity to maintain facilities to a standard acceptable to the City of Adelaide and the community

38.3. supported the purpose for which the land is held as stated in the CLMP

38.4. successfully illustrated their ability to align with the APLMS and strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation

Scotch College Adelaide

38.5. demonstrated capacity to program rowing through school curriculum activities and sub-letting opportunities

38.6. demonstrated capacity to maintain facilities to a standard acceptable to the City of Adelaide and the community

38.7. supported the purpose for which the land is held as stated in the CLMP

38.8. successfully illustrated their ability to align with the APLMS and strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation

Minister for Department of Education (Norwood/Unley Rowing Club)

- 38.9. demonstrated capacity to program rowing through school curriculum activities and 'come and try' events
- 38.10. demonstrated capacity to maintain facilities to a standard acceptable to the City of Adelaide and the community
- 38.11. supported the purpose for which the land is held as stated in the CLMP
- 38.12. successfully illustrated their ability to align with the APLMS and strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation
- 39. While the Minister for Department of Education submitted EOIs for all three rowing facilities, their intention was to obtain a lease for only one of the three. To avoid any disruption to existing rowing programs through reallocating the rowing facilities, it is recommended that:
 - 39.1. Pembroke School Incorporated be granted a five-year lease agreement for the facilities in Park 26 (Site A)
 - 39.2. Scotch College Adelaide be granted a five-year lease agreement for the facilities in Park 26 (Site B)
 - 39.3. Minister for Department of Education be granted a five-year lease agreement for the facilities in Park 26 (Site C)

Lease Agreements – Terms and Conditions

- 40. It is recommended that the following high-level terms and conditions be negotiated as part of the eight new lease agreements:
 - 40.1. Term: Five Years
 - 40.2. Building Rent: \$55 per sqm, discounted by 70% (educational institutions) and 80% (community recreation and sport organisations) and reviewed annually by 4%
 - 40.3. Licence Fees (where applicable): As per the City of Adelaide's annually endorsed Fees and Charges, applied from 1 September each year
 - 40.4. Permitted Use: Community sport, physical education and associated community development (not-for-profit) activities

Next Steps

- 41. Subject to Kadaltilla's endorsement, Administration will recommend to the City Community Services and Culture Committee on Tuesday 5 March 2024, that the eight Park Lands Community Lease Agreements for five years are negotiated with the successful applicants.
- 42. Subject to Council's approval, we will notify all EOI applicants of the outcome.
- 43. The applicants will be given until 31 May 2024 to sign and return the new Park Lands Community Lease Agreements for execution by Administration.

Attachments

Attachment A – Expression of Interest submissions for eight Park Lands Community Leases – September 2023