

Kadaltilla

Rymill Park Kiosk – Lease Consultation Results

Thursday, 22 February 2024
Board Meeting

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Public

Purpose

The purpose of this report is to present the findings of the community consultation undertaken on the draft 21-Year Commercial Park Lands Lease Agreement (draft Lease Agreement) between Creative Place Hospitality Group (CPH Group) and the City of Adelaide, for the Rymill Park Kiosk in Rymill Park / Murlawirrapurka (Park 14).

The report includes updated concept plans following consideration of this matter by Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) on 26 October 2023 and Council on 14 November 2023. At its October meeting Kadaltilla supported the CPH Group proposal and requested acknowledgement of the Kurna community's cultural and historical connections with Rymill Park.

Community consultation on the draft Lease Agreement was undertaken between 24 November and 15 December 2023.

Of the 20 responses received, 95% supported the draft Lease Agreement. One respondent indicated a preference for temporary cafés in the Adelaide Park Lands.

Subject to the support of Kadaltilla and Council, the draft Lease Agreement will be submitted to both Houses of Parliament in accordance with the *Adelaide Park Lands Act (SA) 2005* prior to it being executed under delegation.

In the interim, the CPH Group intend to submit a development application for the redevelopment of the Rymill Park Kiosk.

Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Park Lands Authority:

1. Receives the findings of the community consultation summarised in Attachment A to Item 6.6 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 22 February 2024.
2. Endorses the 21-Year Commercial Park Lands Lease Agreement as per Attachment B to Item 6.6 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 22 February 2024.
3. Approves the final concept plans for the Rymill Park Kiosk, as per Attachment C to Item 6.6 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 22 February 2024.
4. Notes the engagement of Kurna Yerta Aboriginal Corporation to seek advice on culturally appropriate acknowledgement of the Kurna community's cultural and historical connections with Murlawirrapurka / Rymill Park.

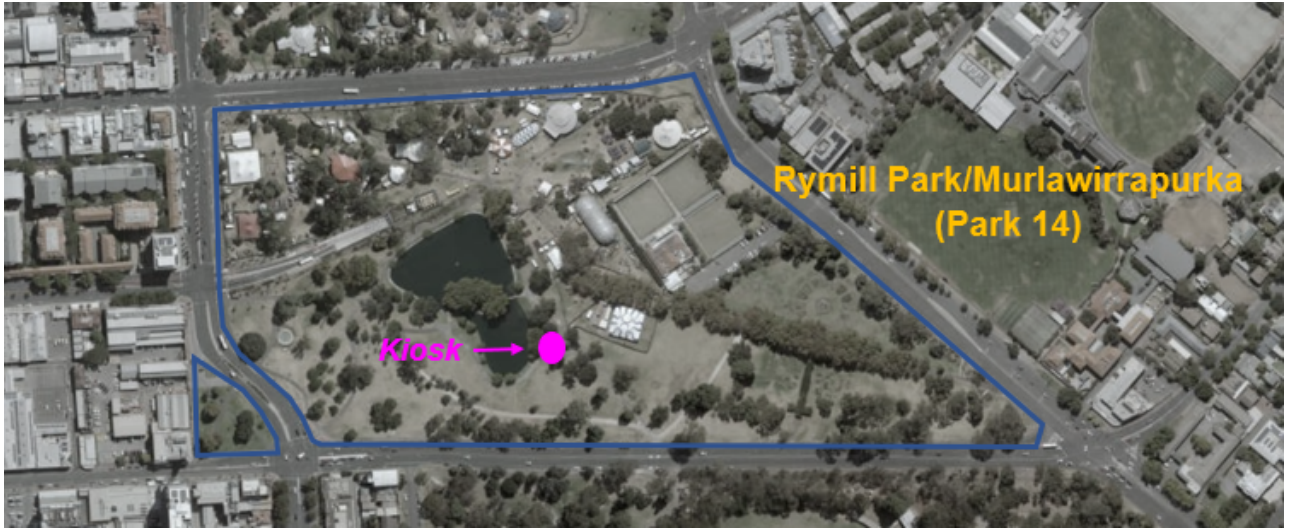
Implications

<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p>Adelaide Park Lands Management Strategy 2015-2025</p> <p>'Key Move' for the East Park Lands Precinct: 'Re-Imagine the centre of Rymill Park as a large hub including a consolidated playspace in closer proximity to the existing Kiosk and away from the O-Bahn. Improve access and amenity surrounding the Kiosk and re-configure it to address the park as well as the lake, including increased seating opportunities'.</p> <p><u>Strategy 1.3</u> – Promote the Park Lands as a visitor and tourist destination: 1.3.4 Design attractions to be accessible and welcoming to tourists and visitors with an appropriate standard of supporting infrastructure.</p> <p><u>Strategy 1.4</u> – Support activation of the Park Lands by upgrading and enhancing buildings and structures responsive to their Park setting. 1.4.1 Enhance visitor experience at activity hubs. 1.4.4 Ensure that public toilets are provided at key locations across the Park Lands, such as activity hubs and gateways. 1.4.5 Permit commercial services to operate where they provide community benefit and support outdoor recreational use of the Park Lands.</p>
<p>2023-2028 Strategic Plan</p>	<p>Kadaltilla Strategic Plan 2023-2028 Strategic Plan Alignment – Expert Advice</p> <p>4.1 Provide advice on plans, projects and policies for the Adelaide Park Lands</p>
<p>Policy</p>	<p><u>Adelaide Park Lands Community Land Management Plan:</u> Support the upgrade, renewal and maintenance of park features and infrastructure (including Kiosk and lake), consistent with the purpose for which the land is held and the Rymill Park / Murlawirrapurka (Park 14) Master Plan as endorsed by Council.</p>
<p>Consultation</p>	<p>Community consultation was undertaken between 24 November 2023 and 15 December 2023 in accordance with Council's Community Consultation Policy.</p>
<p>Resource</p>	<p>Existing resources will be used to coordinate the implementation of this project.</p>
<p>Risk / Legal / Legislative</p>	<p>As per the <i>Adelaide Park Lands Act 2005</i>, the draft Lease Agreement will be placed before both Houses of Parliament for 14 concurrent sitting days.</p>
<p>Opportunities</p>	<p>Council has an opportunity to engage with a third party to deliver aspects of the endorsed Master Plan for Rymill Park and improve accessibility in and around the Rymill Park Kiosk through a commercial lease arrangement.</p>
<p>City of Adelaide Budget Allocation</p>	<p>The following are currently unfunded, but are proposed through the 2024/25 Annual Business Plan and Budget process and are subject to Council approval: Co-contribution to building compliance: \$200,000 (2024/25 – Asset Renewal Program). Kaurna community connection initiatives: \$20,000 (2024/25 – Delivery of Kaurna Initiatives).</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>Life of the lease – 21 years.</p>
<p>Ongoing Costs (eg maintenance cost)</p>	<p>The Lessee will maintain all infrastructure within the boundary of the Lease Plan for the life of the lease (including capital and structural items).</p>
<p>Other Funding Sources</p>	<p>The Lessee will fund the enhancements to the Rymill Park Kiosk.</p>

Discussion

1. Located within Rymill Park / Murlawirrapurka (Park 14) adjacent to the Rymill Park Lake and situated within the east Adelaide Park Lands (Image 1), the Rymill Park Kiosk (Kiosk) was constructed as part of a major landscaping project to upgrade the eastern Park Lands between 1958-60.

Image 1: Location Plan Rymill Park / Murlawirrapurka (Park 14)



2. Following an Expression of Interest (EOI) undertaken in 2019, Council resolved to commence lease negotiations with the successful proponent, Creative Place Hospitality Group (CPH Group).

Kadaltilla / Adelaide Park Lands Authority

3. At its meeting on 26 October 2023, Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) considered concept plans for the enhancement of the Rymill Park Kiosk and a draft 21-year Commercial Park Lands Lease Agreement (draft Lease Agreement).

4. Kadaltilla advised Council that it:

'1. Supports the draft 21-year Commercial Park Lands Lease Agreement between the Corporation of the City of Adelaide (Lessor) and Creative Place Hospitality Group (Lessee) for the Rymill Park Kiosk, as per Attachment A to Item 5.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 October 2023 subject to:

- 1.1. community consultation on the draft Commercial Park Lands Lease Agreement undertaken in accordance with the Local Government Act 1999 (SA) and Council's Community Consultation Policy.*
- 1.2. lease fees being informed by an independent market assessment and taking into account the level of capital investment by the proponent.*

2. Endorses the revised concept plans for the Rymill Park Kiosk, as per Attachment B to Item 5.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 October 2023.

3. Notes that results of the community consultation and a detailed concept plan for the Rymill Park Kiosk will be presented to Kadaltilla / Adelaide Park Lands Authority in February 2024.'

5. In supporting the concept plans for the Rymill Park Kiosk, Kadaltilla requested:

- 5.1. Acknowledgement of the Kurna community's historical connection with Rymill Park and;
- 5.2. Details on the two trees at the rear of the kiosk identified for removal.

Kurna Community Connection Initiatives

6. The Kurna Yerta Aboriginal Corporation (KYAC) will be consulted on culturally appropriate acknowledgement of the Kurna community's connection to Murlawirrapurka / Rymill Park.
7. Funding of up to \$20,000 would be allocated from the Annual Delivery of Kurna Initiatives operating budget to facilitate this work (subject to approval of the budget).

Removal of Trees

8. Redevelopment of the Rymill Park Kiosk requires the removal of two trees at the rear of the kiosk. One is a lemon tree planted by a previous lessee, and the other is a self-seeded *Ulmus Procera* (English Elm). These trees are not regulated or significant and are not identified on Council's Tree Asset Register.
9. The removal of these small trees will be offset by vertical greening integrated with the built form through creepers and grow frames.

Community Consultation

10. Community consultation on the draft Lease Agreement occurred between Friday, 24 November 2023 and Friday, 15 December 2023.
11. To ensure the community was informed and aware of opportunities to provide feedback, consultation included:
 - 11.1. Publication of a Public Notice in the Government Gazette
 - 11.2. Public notice in The Advertiser newspaper
 - 11.3. Information on Your Say Adelaide
 - 11.4. Information available at the City's libraries and community centres

Consultation Findings

12. As part of the consultation activities undertaken, Council received 20 responses.
13. 95% of the responses supported the draft Lease Agreement, with one response 'neutral' indicating a preference for all cafes in the Park Lands to be temporary.
14. Consultation feedback has been analysed, and the consultation summary is provided in **Attachment A** to this report.
15. As a result of this process and the assessment of the feedback provided by the community through consultation, Administration does not recommend any changes to the draft Lease Agreement as provided in **Attachment B** to this report.

Concept Plan

16. Following the presentation of the Kiosk concept plans to Kadaltilla in October 2023, the proponent has updated the concept plans with further detail. Key changes include:
 - 16.1. two internal columns removed, allowing for greater flexibility in seating arrangements
 - 16.2. roof plan added showing roof typologies and downpipes
 - 16.3. internal floor plan changes
 - 16.4. updated base plan to incorporate lake path and deck
 - 16.5. stairs modified to facilitate seating terraces on deck edge, with handrail added
 - 16.6. more detailed elevation drawings
 - 16.7. updated three-dimensional drawings
 - 16.8. proposed workaround for managing the existing plane trees
17. The support of Kadaltilla is sought for the updated concept plans as provided in **Attachment C** to this report.

Next Steps

18. Along with Kadaltilla's advice, the draft Lease Agreement and concept plans will be presented to Council in March 2024 for approval to enable the following:
 - 18.1. Consultation with Kurna Yerta Aboriginal Corporation and the Reconciliation Committee on the inclusion of Kurna community connection initiatives.
 - 18.2. The draft Lease Agreement to be placed before both Houses of Parliament (requirement of the *Adelaide Park Lands Act 2005 (SA)*).
 - 18.3. The Rymill Park Kiosk concept plans to be lodged for Development Approval.
 19. CPH Group aims to open by the 2025 Adelaide Fringe Festival.
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Attachments

Attachment A – Consultation Summary – Rymill Park Kiosk Draft Lease Agreement

Attachment B – Draft Commercial Park Lands Lease Agreement

Attachment C – Rymill Park Kiosk Concept Plans