

# Park Lands Leasing - Expressions of Interest

Tuesday, 5 March 2024

City Community Services and Culture Committee

Strategic Alignment - Our Community

**Program Contact:**

Jennifer Kalionis, Associate Director City Culture

Public

**Approving Officer:**

Ilia Houridis, Director City Shaping

## EXECUTIVE SUMMARY

The purpose of this report is to seek Council approval to offer eight Park Lands Community Leases distributed across six parks, following an Expression of Interest (EOI) process as 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 Council 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.

This matter was considered by Kadaltilla / Adelaide Park Lands Authority on Thursday 22 February 2024. Kadaltilla supported seven of the eight lease recommendations. It further noted that whilst Prince Alfred College was recommended as the Head Lessee for the use of King Rodney Park/Ityamai-itpina (Park 15), following a Deputation from the Goodwood Saints Football Club and Goodwood Cricket Club requested that Administration investigate the feasibility of the impacts of the facility being shared through inclusion of the Goodwood Saint Football Club and Goodwood Cricket Club through sub leasing arrangements, noting they also submitted an EOI for Park 15.

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## RECOMMENDATION

The following recommendation will be presented to Council on Tuesday 12 March 2024 for consideration

THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL THAT COUNCIL

1. Notes the Expression of Interest submissions received for the eight Park Lands sites as shown in Attachment A to Item 7.9 on the Agenda for the meeting of the City Community Services and Culture Committee held on 5 March 2024.
2. Authorises the Acting Chief Executive Officer or delegate to enter into five-year lease agreements with the following applicants:
  - 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. South Australian Dog Obedience Club - Carriageway Park/Tuthangga (Park 17)
  - 2.3. South Park Lands Hockey and Tennis Consortium - Blue Gum Park/Kurangga (Park 20)
  - 2.4. South Australian United Church Netball Association - Josie Agius Park/Wikaparntu (Park 22)
  - 2.5. Pembroke School Incorporated (Pembroke School Rowing Club) – Tarntanya Wama (Park 26) (Site A)
  - 2.6. Scotch College Adelaide (Scotch Rowing Club) – Tarntanya Wama (Park 26) (Site B)
  - 2.7. Minister for Department of Education (Norwood/Unley High Rowing Club) – Tarntanya Wama (Park 26) (Site C)

3. Requests Administration investigate the feasibility of Prince Alfred College and Goodwood Saints Football Club and Goodwood Cricket Club co-existing in King Rodney Park/Ityamai-itpina (Park 15).
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## IMPLICATIONS AND FINANCIALS

|  |   |
|--|---|
| City of Adelaide<br>2024-2028<br>Strategic Plan                        | <b>Strategic Alignment – Our Community</b><br>Enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport.   |
| Policy   | <u>Adelaide Park Lands Community Land Management Plan (CLMP)</u><br>The CLMP supports leasing and licensing of various community sports facilities located within Park 6, Park 15, Park 17, Park 20, Park 22 and Park 26.<br><u>Adelaide Park Lands Leasing and Licensing Policy (Policy)</u><br>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. |
| Consultation   | Not as a result of this report  |
| Resource   | The execution of the Park Lands Lease Agreements will be undertaken within current resources.   |
| Risk / Legal /<br>Legislative  | 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.   |
| Opportunities  | Partnering with educational institutions and community organisations to provide formal recreation and sport opportunities in the Park Lands.  |
| 23/24 Budget<br>Allocation   | Not as a result of this report  |
| Proposed 24/25<br>Budget Allocation                                    | Not as a result of this report  |
| Life of Project,<br>Service, Initiative<br>or (Expectancy of)<br>Asset | Five-year lease agreements.   |
| 23/24 Budget<br>Reconsideration<br>(if applicable)                     | Not as a result of this report  |
| Ongoing Costs<br>(eg maintenance<br>cost)                              | Maintenance of the leased and licensed assets will be undertaken by the Lessees.  |
| Other Funding<br>Sources   | Not as a result of this report  |

## DISCUSSION

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

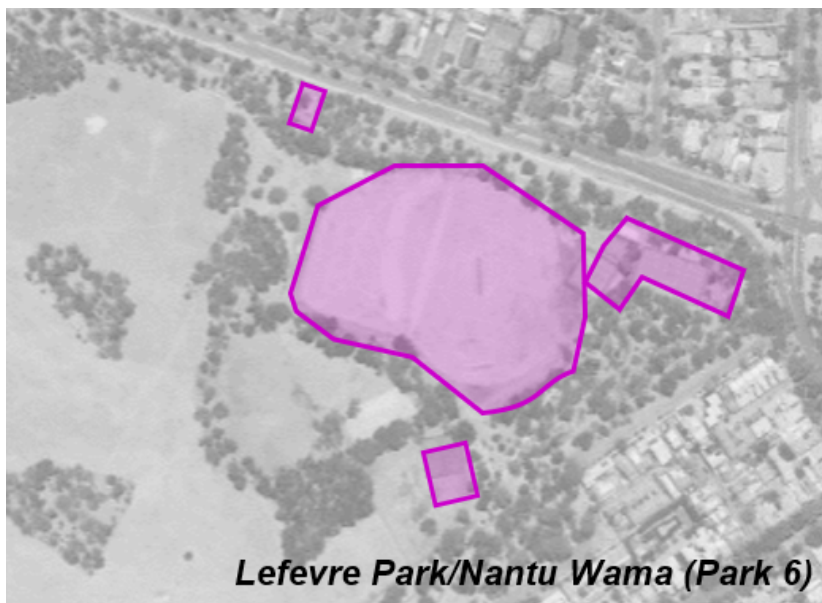
\* Initial Assessment Score

9. The respective weighted scores 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 at Link 1, view [here](#).
12. The EOI process was managed internally with submissions assessed by a panel consisting of the following 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)



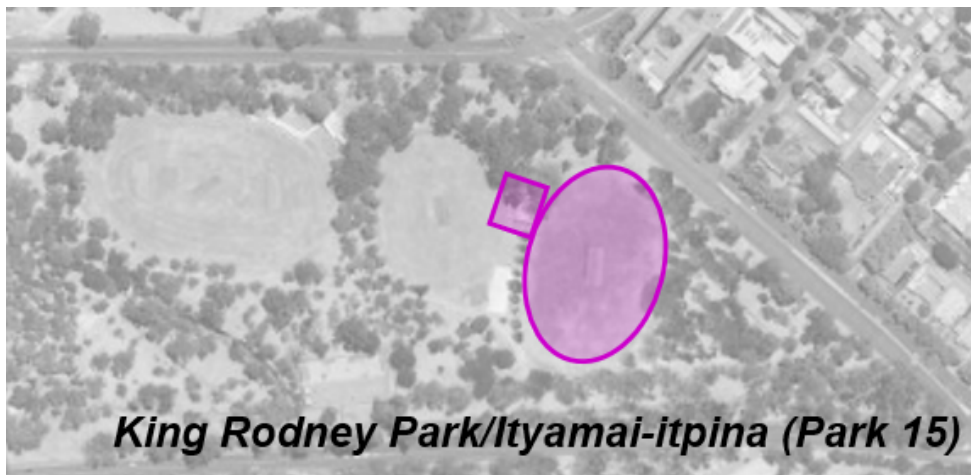
14. At the closure of the EOI period, one submission was received.
15. The EOI panel reviewed the submission received from Wilderness School Ltd (Wilderness) against the selection criteria and determined that they:

- 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 strengthening 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 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 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 & 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

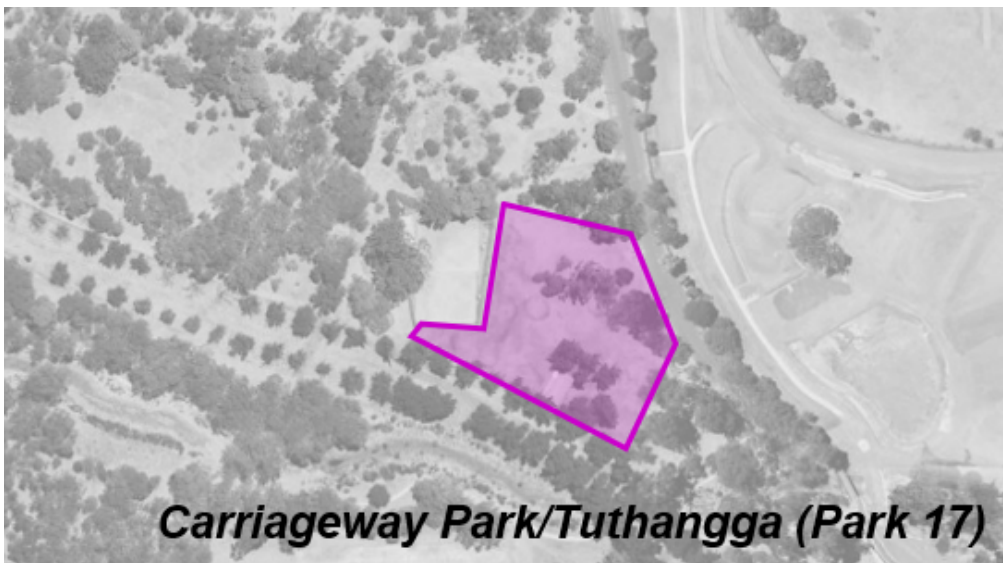


- 20.8. successfully illustrated their ability to align with the APLMS and strengthening the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation.
21. Due to the close scoring, additional programming information was requested from 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.
22. It is recommended that Administration engage with Prince Alfred College and GSFC & GCC to determine the feasibility of these two organisations co-existing in Park 15, without significantly disadvantaging either organisation.

**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 & GCC)
- 25.4. proposed use was not consistent with the unique shape and size of the licenced area.
26. The GSFC & GCC later 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.

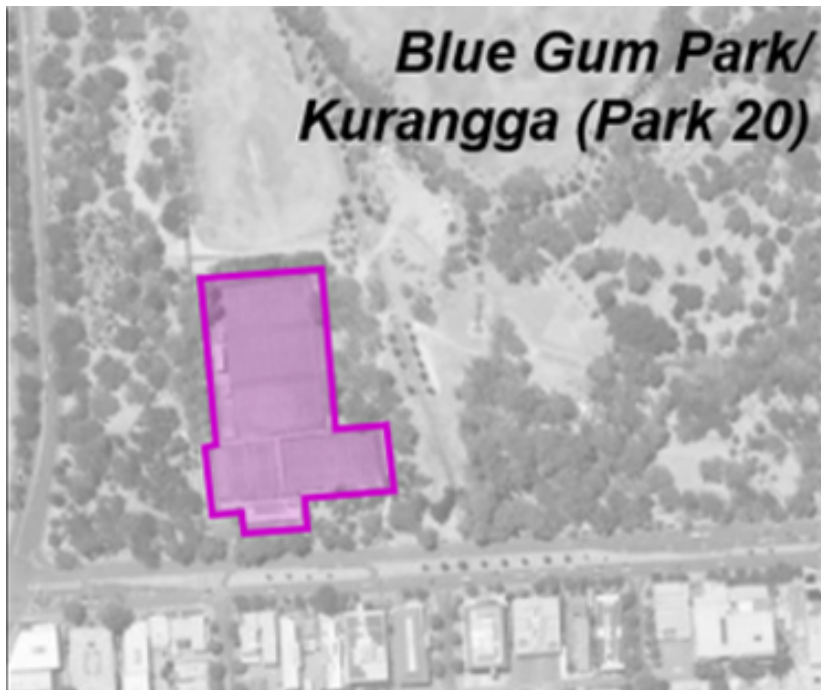
**Blue Gum Park/Kurangga (Park 20)**

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)

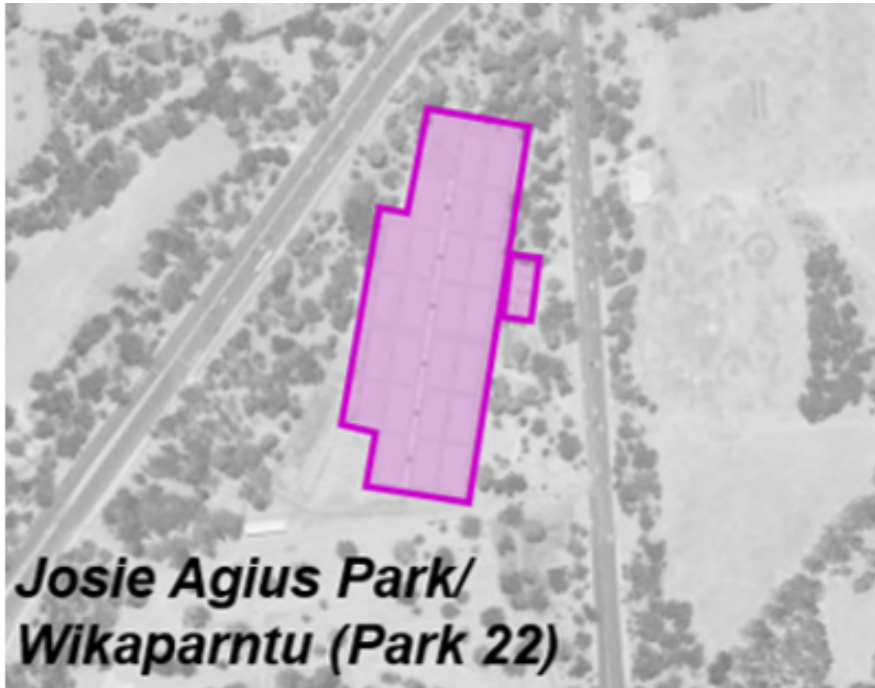


- 29. At the closure of the EOI period, only one submission was received.
- 30. The EOI panel reviewed the submission received from South Park Lands Hockey and Tennis Consortium against the selection criteria and determined that they:
  - 30.1. demonstrated capacity to program the facilities year round 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 strengthening 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 strengthening 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 strengthening 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 strengthening 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 strengthening 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).

#### **Kadaltilla / Adelaide Park Lands Authority**

40. This matter was considered by Kadaltilla / Adelaide Park Lands Authority on Thursday 22 February 2024.
41. Kadaltilla resolved the below, with amendment to the original motion as printed in the report to accommodate the opportunity to explore potential improved options for the Park 15 Expression of Interest.

#### **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. *Notes the advice on Park Lands Leasing – Expressions of Interest received at item 6.5 and seeks further discussion with proponents seeking a lease in Park 15.*
3. *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.*
  - 3.1. *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.*
  - 3.2. *South Australian Dog Obedience Club - Carriageway Park/Tuthangga (Park 17)*
  - 3.3. *South Park Lands Hockey and Tennis Consortium - Blue Gum Park/Kurangga (Park 20)*
  - 3.4. *South Australian United Church Netball Association - Josie Agius Park/Wikaparntu (Park 22)*
  - 3.5. *Pembroke School Incorporated (Pembroke School Rowing Club) – Tarntanya Wama (Park 26) (Site A)*
  - 3.6. *Scotch College Adelaide (Scotch Rowing Club) – Tarntanya Wama (Park 26) (Site B)*
  - 3.7. *Minister for Department of Education (Norwood/Unley High Rowing Club) – Tarntanya Wama (Park 26) (Site C)*

#### **Lease Agreements – Terms and Conditions**

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

#### **Next Steps**

43. Subject to Council's approval, Administration will notify all EOI applicants of the outcome.
44. The applicants will be given until 31 May 2024 to sign and return the new Park Lands Community Lease Agreements for execution by Administration.

## DATA AND SUPPORTING INFORMATION

**Link 1** – EOI assessment scores and comments

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## ATTACHMENTS

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

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- END OF REPORT -