

Rymill Park Kiosk – Lease Consultation Results

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:
Iliia Houridis, Director City
Shaping

EXECUTIVE SUMMARY

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 provided by CPH Group following previous considerations of this matter by Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) on 26 October 2023 and Council on 14 November 2023.

Community consultation on the draft Lease Agreement was undertaken between 24 November and 15 December 2023 in accordance with Council's Community Consultation Policy.

20 responses were received, and 95% were in support of the draft Lease Agreement. One respondent indicated a preference for temporary cafes in the Adelaide Park Lands.

This matter was considered by Kadaltilla on 22 February 2024.

Subject to the support of 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

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

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

1. Receives the findings of the community consultation summarised in Attachment A to Item 7.8 on the Agenda for the meeting of the City Community Services and Culture Committee held on 5 March 2024.
 2. Endorses the 21-Year Commercial Park Lands Lease Agreement as per Attachment B to Item 7.8 on the Agenda for the meeting of the City Community Services and Culture Committee held on 5 March 2024, so that it can be presented to both Houses of Parliament in accordance with the *Adelaide Park Lands Act (SA) 2005*.
 3. Endorses the final concept plans for the Rymill Park Kiosk, as per Attachment C to Item 7.8 on the Agenda for the meeting of the City Community Services and Culture Committee held on 5 March 2024.
 4. Supports the engagement of Kaurna Yerta Aboriginal Corporation to seek advice on culturally appropriate acknowledgement of the Kaurna community's cultural and historical connections with Murlawirrapurka / Rymill Park.
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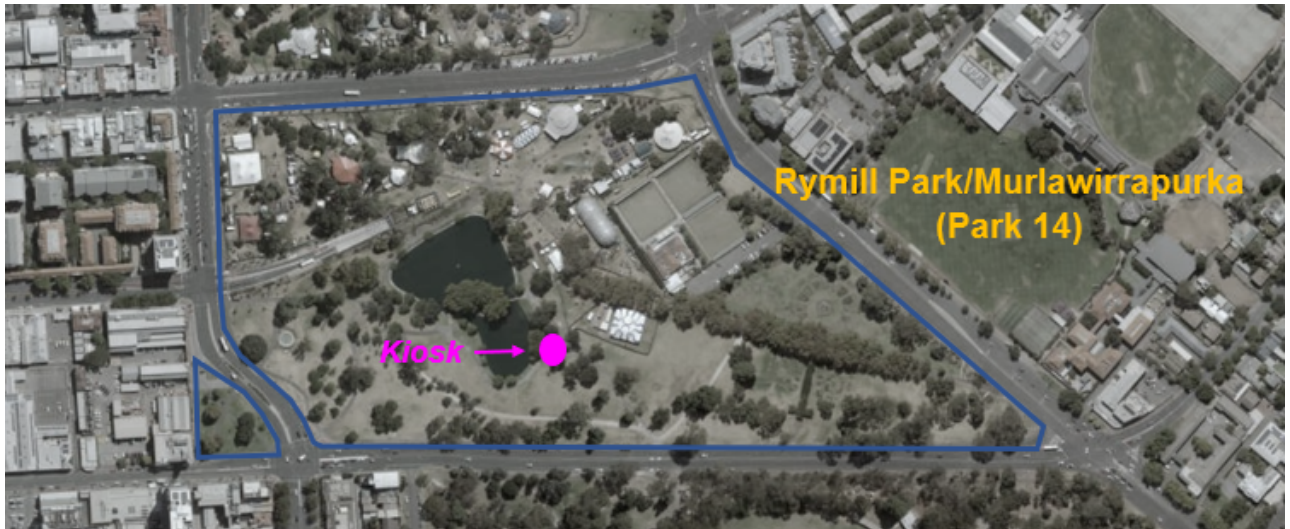
IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Community Enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport
Policy	<p><u>Adelaide Park Lands Management Strategy 2015-2025</u></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 – Promote the Park Lands as a visitor and tourist destination:</u> 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 – Support activation of the Park Lands by upgrading and enhancing buildings and structures responsive to their Park setting.</u> 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><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>
Consultation	Community consultation was undertaken between 24 November 2023 and 15 December 2023 in accordance with Council’s Community Consultation Policy.
Resource	Existing resources will be used to coordinate the implementation of this project.
Risk / Legal / Legislative	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.
Opportunities	Council has an opportunity to engage with the CPH Group 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.
23/24 Budget Allocation	Community consultation: \$2,000
Proposed 24/25 Budget Allocation	Co-contribution to building compliance: \$200,000 (subject to Council approval of 2024/25 Business Plan and Budget – Asset Renewal Program). Kaurna community connection initiatives: \$20,000 (subject to Council approval of 2024/25 Business Plan and Budget – Annual Delivery of Kaurna Initiatives).
Life of Project, Service, Initiative or (Expectancy of) Asset	Life of the lease – 21 years
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	All infrastructure contained within the boundary of the Lease Plan (page 36 – Annexure A) will be maintained by the Lessee for the life of the lease (including capital and structural items).
Other Funding Sources	The Lessee will fund the enhancements to the Rymill Park Kiosk.

DISCUSSION

1. Located within Rymill Park / Murlawirrapurka (Park 14) adjacent 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 – 26 October 2023

3. At its meeting of 26 October 2023, Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) resolved to advise Council that:

That the Kadaltilla / Adelaide Park Lands Authority:

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.'*
4. In considering this matter, Kadaltilla requested:
 - 4.1. Acknowledgement of the Kurna community's historical connection with Rymill Park.
 - 4.2. Details on the two trees at the rear of the kiosk identified for removal.

Kurna Community Connection Initiatives

5. The Kurna Yerta Aboriginal Corporation (KYAC) will be consulted on culturally appropriate acknowledgement of the Kurna community's connection to Murlawirrapurka / Rymill Park.
6. 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

7. 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 not identified on Council's Tree Asset Register.
8. The removal of these small trees will be offset by vertical greening integrated with the built form through creepers and grow frames.

Council – 14 November 2023

9. At its meeting of 14 November 2023, Council resolved that it:
 1. *Endorses 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 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on 7 November 2023 subject to:*
 - 1.1. *community consultation on the draft Commercial Park Lands Lease Agreement will be undertaken in accordance with the Local Government Act 1999 (SA) and Council's Community Consultation Policy.*
 - 1.2. *lease fees will be informed by periodical independent market assessments 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 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on 7 November 2023.*
 3. *Notes that results of the community consultation and a detailed concept plan for the Rymill Park Kiosk will be presented to Council in March 2024.'*

Community Consultation

10. Community consultation on the draft Lease Agreement occurred between Friday 24 November 2023 and Friday 15 December 2023 in accordance with Council's Community Consultation Policy.
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 were in support of 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 consideration of this matter by Council in November 2023, the proponent has updated the concept plans with further detail. Key changes include:
 - 16.1. two internal columns removed allowing for greater flexibility of 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 work around for managing the existing plane trees
- 17. The approval of Council is sought of the updated concept plans as provided in **Attachment C** to this report.

Kadaltilla / Adelaide Park Lands Authority – 22 February 2024

- 18. This matter was considered by Kadaltilla on 22 February 2024 and resolved the following:

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.*

Next Steps

- 19. Subject to Council approval, Administration will:
 - 19.1. Consult with the Kurna Yerta Aboriginal Corporation on the acknowledgement of Kurna community cultural and historical connections with Murlawirrapurka / Rymill Park.
 - 19.2. Place the draft Lease Agreement before both Houses of Parliament (requirement of the *Adelaide Park Lands Act 2005 (SA)*).
- 20. Subject to Council approval, the CPH Group will lodge the Rymill Park Kiosk concept plans for Development Approval.
- 21. CPH Group aims to open by the 2025 Adelaide Fringe Festival.

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

- END OF REPORT -