

# Kadaltilla

Adelaide Park Lands Authority

## Draft Adelaide Park Lands Management Strategy - Towards 2036 (draft APLMS) for Public Consultation

Thursday, 23 May 2024  
Board Meeting

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Public

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## Purpose

The purpose of this report is to:

- Present the outcomes of targeted stakeholder consultation on the draft *Adelaide Park Lands Management Strategy – Towards 2036* (draft APLMS) as summarised in **Attachment A**.
- Present a draft APLMS that incorporates the feedback from targeted stakeholder consultation (**Attachment B**).
- Seek endorsement of the draft APLMS contained in **Attachment B** for the purposes of public consultation.

Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) is currently undertaking a comprehensive review of the Adelaide Park Lands Management Strategy 2015 – 2025.

The review is being undertaken on behalf of Kadaltilla by the City of Adelaide (Council) with support from the Office for Design and Architecture SA (ODASA) and State Government and adjoining Council membership to the Project Steering Committee.

Section 18(12) of the *Adelaide Park Lands Act 2005* (SA) (the Act) allows Kadaltilla to vary the management strategy by substituting it with a new management strategy. Given the comprehensive nature of the review and extent of proposed changes, it is recommended that the draft Strategy substitute the existing Adelaide Park Lands Management Strategy 2015 – 2025.

Kadaltilla considered the draft APLMS in confidence on 22 February 2024 and endorsed the draft APLMS with minor amendments for the purposes of targeted confidential stakeholder consultation with the Minister for Planning, the City of Adelaide, State Authorities, and adjoining Councils, and approved the APLMS Phase 3 Engagement Plan for public consultation in mid-2024.

An update on the targeted consultation was presented to Kadaltilla at its meeting on 28 March 2024 ([Link 1](#)).

Targeted consultation is being undertaken in accordance with Section 18 of the Act, as part of the proposal to vary the Adelaide Park Lands Management Strategy 2015-2025 through substitution of the strategy with the draft APLMS.

The Minister for Planning has provided his support for public consultation on the draft APLMS pending resolution of matters raised by the Office for Design and Architecture (ODASA).

The draft Adelaide Park Lands Management Strategy – Towards 2036 was considered in confidence by Council at its meeting on 9 April 2024. At the meeting, Council requested that Kadaltilla / Adelaide Park Lands Authority consider changes to the following content of the draft APLMS.

- A proposal to allow car parking on the Park Lands if the need can be demonstrated or there is no reasonable alternative and to support markets, street court sports and event.
- Consideration of alternative uses for the northern part of the City of Adelaide Golf Course
- The possibility of allowing private investment in the Park Lands in such detail as is yet to be determined to support community sports

- The inclusion of a new community building at Mary Lee Park (Park 27B) and Golden Wattle Park / Mirnu Wirra (Park 21W) as the only community building initiatives in the Strategy Investment Priorities of the next 4 years
- The return to Park Lands of roads, including Le Fevre Road between Main North Road and Le Fevre Terrace.

The above comments and other targeted stakeholder feedback is summarised in **Attachment A**.

The draft APLMS, endorsed by Kadaltilla on 22 February 2024 for the purpose of targeted stakeholder consultation, has been updated to address targeted stakeholder feedback and is presented to Kadaltilla seeking endorsement for public consultation (**Attachment B**).

The public consultation will be open for eight weeks. This will commence once Kadaltilla endorse the draft APLMS for public consultation.

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## Recommendation

### THAT KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL

That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the outcomes of the targeted stakeholder consultation as contained in **Attachment A** to Item 6.2 on the Agenda for the meeting of the Kadaltilla / Adelaide Park Lands Authority on 23 May 2024.
2. Receives the request from Council at its meeting held on 9 April 2024 requesting Kadaltilla consider changes to the following content in the draft APLMS:
  - A proposal to allow car parking on the Park Lands if the need can be demonstrated or there is no reasonable alternative and to support markets, street court sports and events
  - Consideration of alternative uses for the northern part of the City of Adelaide Golf Course
  - The possibility of allowing private investment in the Park Lands in such detail as is yet to be determined to support community sports
  - The inclusion of a new community building at Mary Lee Park (Park 27B) and Golden Wattle Park/Mirnu Wirra (Park 21W) as the only community building initiative in the Strategy Investment Priorities of the next 4 years
  - The return to Park Lands of roads, including Le Fevre Road between Main North Road and Le Fevre Terrace.
3. Endorses the draft *Adelaide Park Lands Management Strategy – Towards 2036* as contained in **Attachment B** to Item 6.2 on the Agenda for the meeting of the Kadaltilla / Adelaide Park Lands Authority on 23 May 2024, for the purposes of community consultation.
4. Authorise the Chief Executive Officer or delegate to make amendments to the draft *Adelaide Park Lands Management Strategy – Towards 2036* as contained in **Attachment B** to Item 6.2 on the Agenda for the meeting of the Kadaltilla / Adelaide Park Lands Authority on 23 May 2024, to finalise the document for the purposes of community consultation.

# Implications

<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p><a href="#">Adelaide Park Lands Management Strategy 2015-2025</a></p> <p>The review will result in substitution of the Adelaide Park Lands Management Strategy 2015-2025 with the draft APLMS, which includes consideration of contemporary context, celebration of completed work, and identification of new major projects.</p>
<p>2023-2028 Strategic Plan</p>	<p><a href="#">Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Management and Protection</a></p> <p>Treat the Park Lands holistically with an adaptive future focused approach</p>
<p>Policy</p>	<p>Section 18(12) of the <i>Adelaide Park Lands Act 2005</i> (SA) allows Kadaltilla to vary the management strategy by substituting a new management Strategy.</p> <p>Given the comprehensive nature of the review and extent of proposed changes, it is recommended that the draft Strategy substitutes the existing Adelaide Park Lands Management Strategy 2015 – 2025 notwithstanding that the timeframe of the current APLMS extends to 2025.</p> <p>Section 18(4) of the <i>Adelaide Park Lands Act 2005</i> (SA), sets out requirements to vary the APLMS including:</p> <ul style="list-style-type: none"> <li>• Preparing a draft of the proposal.</li> <li>• Referring the proposal to the Minister, the City of Adelaide, and any State authority or adjoining council that has a direct interest in the proposal.</li> <li>• Public consultation and public hearing at a time to be determined by Kadaltilla.</li> </ul>
<p>Consultation</p>	<p>At its meeting on 22 February 2024, Kadaltilla endorsed the draft APLMS for the purposes of targeted stakeholder consultation with the Minister for Planning, City of Adelaide, State Authorities, and adjoining Councils, and resolving State Agency inputs.</p> <p>On 12 March 2024, the draft Adelaide Park Lands Management Strategy – Towards 2036 was presented to Council as part of the targeted stakeholder consultation.</p> <p>At its meeting on 9 April 2024 Council, requested Kadaltilla consider changes to the following content in the draft APLMS:</p> <ol style="list-style-type: none"> <li>1. A proposal to allow car parking on the Park Lands if the need can be demonstrated or there is no reasonable alternative and to support markets, street court sports and events</li> <li>2. Consideration of alternative uses for the northern part of the City of Adelaide Golf Course</li> <li>3. The possibility of allowing private investment in the Park Lands in such detail as is yet to be determined to support community sports</li> <li>4. The inclusion of a new community building at Mary Lee Park (Park 27B) and Golden Wattle Park/Mirnu Wirra (Park 21W) as the only community building initiative in the Strategy Investment Priorities of the next 4 years</li> <li>5. The return to Park Lands of roads, including Le Fevre Road between Main North Road and Le Fevre Terrace.</li> </ol> <p>The outcome of the targeted stakeholder consultation is provided in Attachment A.</p> <p>The following stakeholders provided feedback on the Draft APLMS.</p> <ul style="list-style-type: none"> <li>• City of Adelaide</li> <li>• Minister for Planning</li> <li>• Office for Design and Architecture</li> <li>• Renewal SA</li> <li>• City of West Torrens</li> <li>• City of Norwood, Payneham and St Peters</li> </ul>

	<ul style="list-style-type: none"> <li>• City of Unley</li> <li>• City of Prospect</li> <li>• University of Adelaide</li> </ul>
Resource	The City of Adelaide is undertaking the review of the Adelaide Park Lands Management Strategy 2015-2025 on behalf of Kadaltilla. Input into the draft APLMS has been provided by the Office for Design and Architecture on behalf of the Government of South Australia.
Risk / Legal / Legislative	Kadaltilla must undertake a comprehensive review of the Adelaide Park Lands Management Strategy at least once in every five years as required under Section 18(14) of the <i>Adelaide Park Lands Act 2005 (SA)</i> . The Strategy must contain the information set out in Section 18(3) of the <i>Adelaide Park Lands Act 2005 (SA)</i> .
Opportunities	The review provides an opportunity to ensure that the APLMS continues to address key themes contained in, and contemporises, the APLMS.
City of Adelaide Budget Allocation	<p>Council's draft 2024/25 Annual Business Plan and Budget includes funding for a range of strategic priorities identified in the APLMS including:</p> <ul style="list-style-type: none"> <li>• \$500,000 for lighting and footpaths renewals in Wellington Square / Kudnartu</li> <li>• \$250,000 for detailed design of the Light Square / Wauwi Master Plan</li> <li>• \$250,000 for detailed design of the Victoria Park / Pakapakapanthi (Park 16) Master Plan</li> <li>• \$340,000 for Botanic Catchment Water Course Rehabilitation</li> <li>• \$50,000 for an Adelaide Park Lands Strategic Water Resources Study.</li> </ul>
Life of Project, Service, Initiative or (Expectancy of) Asset	The Adelaide Park Lands Management Strategy timeframe is proposed to be updated to 2036 for alignment with the City of Adelaide City Plan (in development). In accordance with the <i>Adelaide Park Lands Act 2005 (SA)</i> , the APLMS must be reviewed every five years. Pending decision on the draft APLMS in 2024/25, the next review would be due in 2029/30.
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	The APLMS introduces new content relevant to the planning of, and investment in, the Adelaide Park Lands including consideration of funding and investment pathways. The APLMS will inform discussions between the City of Adelaide, State Authorities and adjoining Councils regarding priority investment in the Adelaide Park Lands.

# Discussion

## Background

1. The purpose of this report is to:
  - 1.1. Present the outcomes of targeted stakeholder consultation on the draft Adelaide Park Lands Management Strategy – Towards 2036 (draft APLMS) as summarised in **Attachment A**.
  - 1.2. Present a draft APLMS that incorporates the feedback from targeted stakeholders (**Attachment B**).
  - 1.3. Seek endorsement of the draft APLMS contained in **Attachment B** for the purposes of public consultation.
2. Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) is currently undertaking a comprehensive review of the Adelaide Park Lands Management Strategy 2015 – 2025. The review is being undertaken on behalf of Kadaltilla by the City of Adelaide with support from the Office for Design and Architecture (ODASA) and additional State Government and adjoining Council membership to the Project Steering Committee.
3. Section 18(12) of the *Adelaide Park Lands Act 2005* (SA) (the Act) allows Kadaltilla to vary the management strategy by substituting a new management Strategy.
4. Given the comprehensive nature of the review and extent of proposed changes, the draft will substitute the existing Adelaide Park Lands Management Strategy 2015 – 2025
5. On 22 February 2024, Kadaltilla endorsed the draft APLMS for the purposes of targeted stakeholder consultation with the Minister for Planning, the City of Adelaide, State Authorities, and adjoining Councils, and approved the APLMS Phase 3 Engagement Plan for public consultation.
6. An update on the targeted consultation was presented to Kadaltilla at its meeting on 28 March 2024 ([Link 1](#)).
7. Targeted consultation was undertaken in accordance with Section 18 of the Act, as part of the proposal to vary the Adelaide Park Lands Management Strategy 2015-2025 through substitution of the strategy with the draft APLMS.

## Targeted Stakeholder Consultation

8. Targeted stakeholder consultation on the draft APLMS commenced on 27 February 2024 and concluded on 9 April 2024.
9. The following stakeholders provided feedback on the draft APLMS.
  - City of Adelaide (Council)
  - Minister for Planning
  - Office for Design and Architecture
  - Renewal SA
  - City of West Torrens
  - City of Norwood, Payneham and St Peter's
  - City of Unley
  - City of Prospect
  - University of Adelaide
10. The Minister for Planning provided the following feedback:
  - 10.1. Supported the inclusions and refinements made by the Office for Design and Architecture (ODASA).
  - 10.2. There may be inconsistencies between the Draft Adelaide Park Lands Management Strategy and the Community Land Management Plans (CLMP) for the Adelaide Park Lands in relation to increased building footprint. The APLMS outlines the need for community buildings to be fit for purpose (which may result in an increase in building footprint) and the CLMP outlines there should be no increase in building footprint within the Adelaide Park Lands.
  - 10.3. Planning and Land Use Services (Government of South Australia) would be willing to engage in further discussion with Kadaltilla on the outcomes sought by proposed amendments to the Planning and Design Code that seek to introduce an Adelaide Park Lands Open Space Offset Scheme or Adelaide Park Lands Overlay.

11. The Minister for Planning has advised that subject to consideration of the matters raised in correspondence and feedback provided by ODASA being made, the Minister for Planning provides endorsement to proceed to public consultation.
12. Administration has worked closely with the Office for Design and Architecture (ODASA) to revise the draft APLMS to address key stakeholder feedback.
13. The draft APLMS was considered in confidence by the Council at its meeting on 9 April 2024. At the meeting, the Council requested that Kadaltilla / Adelaide Park Lands Authority consider changes to the following content of the draft APLMS.
  - 13.1. A proposal to allow car parking on the Park Lands if the need can be demonstrated or there is no reasonable alternative and to support markets, street court sports and event
  - 13.2. Consideration of alternative uses for the northern part of the City of Adelaide Golf Course
  - 13.3. The possibility of allowing private investment in the Park Lands in such detail as is yet to be determined to support community sports
  - 13.4. The inclusion of a new community building at Mary Lee Park (Park 27B) and Golden Wattle Park / Mirnu Wirra (Park 21W) as the only community building initiatives in the Strategy Investment Priorities of the next 4 years.
  - 13.5. The return to Park Lands of roads, including Le Fevre Road between Main North Road and Le Fevre Terrace.
14. A summary of targeted stakeholder consultation is provided in **Attachment A**, including the process Kadaltilla undertook to meet statutory consultation requirements under the Section 18(4)(b) of the Act.
15. Key matters raised in the consultation included:
  - 15.1. Advice from the Minister for Planning and Council as set out above in points 10 and 11 of this report.
  - 15.2. General support for the draft APLMS and progressing the document to public consultation.
  - 15.3. Suggestions to adjust the format and structure of the draft APLMS to improve navigation, consistency of expression and presentation of mapping.
  - 15.4. Minor editorial changes and typographical corrections.
  - 15.5. The targeted stakeholder consultation has not resulted in changes to the priorities or goals.
16. The draft APLMS, endorsed by Kadaltilla on 22 February 2024 for the purpose of targeted stakeholder consultation, has been updated to address targeted stakeholder feedback and is presented to Kadaltilla seeking endorsement for public consultation.
17. Following advice from ODASA, the public consultation will be open for eight weeks upon Kadaltilla endorsing the draft APLMS for public consultation and will include a public hearing.
18. Kadaltilla may, on the basis of any consultation undertaken or submissions received (or as it thinks fit), amend the proposal.

### Next Steps

19. Pending decision by Kadaltilla on the draft APLMS for public consultation, the next steps include:
  - 19.1. Public consultation on the draft APLMS will be undertaken for a period of eight weeks, commencing in June/July 2024 and including a public hearing.
  - 19.2. Presentation of public consultation on the draft APLMS to Kadaltilla in October/November 2024 seeking approval of the Strategy.
  - 19.3. Finalisation of the *Adelaide Park Lands Management Strategy – Towards 2036*, including approval of the Council and the Minister for Planning, Parliamentary processes and publication.

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## Data And Supporting Information

**Link 1** – [Kadaltilla / Adelaide Park Lands Authority - Thursday, 28 March, 2024](#)

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## Attachments

**Attachment A** – Targeted Stakeholder Consultation – Summary Report

**Attachment B** – Draft Adelaide Park Lands Management Strategy – Towards 2036 (draft APLMS) for Public Consultation

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- END OF REPORT -