

# Draft Adelaide Park Lands Management Strategy (APLMS) – Towards 2036

Strategic Alignment - Our Environment

Public

Tuesday, 4 June 2024

City Planning, Development and Business Affairs Committee

**Program Contact:**

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## EXECUTIVE SUMMARY

The purpose of this report is to advise that Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) considered a proposal to vary, through substitution, the Adelaide Park Lands Management Plan 2015-2025 with the draft Adelaide Park Lands Management Strategy – Towards 2036 (draft APLMS) (**Attachment A**), and determined to undertake public consultation on the draft APLMS for an 8-week period commencing in June 2024 in accordance with Section 18(4)(c) of the *Adelaide Park Lands Act 2005* (SA). Kadaltilla will hold a public meeting in relation to the proposal on 25 June 2024.

Kadaltilla considered the draft APLMS at its meeting held on 23 May 2024 ([Link 1](#)), along with the outcomes of targeted stakeholder consultation (**Attachment B**), including feedback provided by the Council at its meeting on 9 April 2024 ([Link 2](#)).

The Minister for Planning provided support for public consultation on the draft APLMS pending resolution of matters raised by the Office for Design and Architecture (ODASA). Administration has worked collaboratively with ODASA to revise the draft APLMS to address targeted stakeholder feedback. In correspondence dated 14 May 2024, ODASA expressed support for the updated draft APLMS proceeding to public consultation.

Kadaltilla may, on the basis of any consultation undertaken or submissions received, amend the draft APLMS. Kadaltilla will then prepare a report on the matter and provide a copy of the report to the City of Adelaide and the Minister for Planning.

The City of Adelaide and the Minister must confer on the report and may then adopt the draft APLMS with or without amendment or refer the proposal back to Kadaltilla for further consideration. The APLMS is subject to parliamentary processes and publication.

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## RECOMMENDATION

The following recommendation will be presented to Council on 11 June 2024 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Notes that targeted stakeholder feedback, including feedback provided by Council at its meeting on 9 April 2024 was presented to Kadaltilla at its meeting on 23 May 2024.
2. Receives the outcomes of the targeted stakeholder consultation as contained in Attachment B to Item 7.3 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 June 2024.
3. Notes that at its meeting on 23 May 2024 the Kadaltilla / Adelaide Park Lands Authority endorsed the draft Adelaide Park Lands Management Strategy – Towards 2036 contained in Attachment A to Item 7.3 on the Agenda for the City Planning, Development and Business Affairs Committee held on 4 June 2024 for the purposes of public consultation.

4. Receives the draft Adelaide Park Lands Management Strategy – Towards 2036 contained in Attachment A to Item 7.3 on the Agenda for the City Planning, Development and Business Affairs Committee held on 4 June 2024.
  5. Notes a workshop will be held with Council Members at the City Planning, Development and Business Affairs Committee to be held on 2 July 2024 to gather feedback on the draft Adelaide Park Lands Management Strategy which will subsequently be presented to Council for decision as a formal response to the public consultation being undertaken by Kadaltilla / Adelaide Park Lands Authority.
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## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<b>Strategic Alignment – Our Environment</b> Deliver the Adelaide Park Lands Management Strategy
Policy	<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>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 (complete)</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 (complete)</li> <li>• Public consultation and public hearing at a time to be determined by Kadaltilla (in progress).</li> </ul>
Consultation	<p>At its meeting on 23 May 2024, Kadaltilla determined to undertake public consultation on the draft APLMS for an 8-week period commencing on 17 June 2024, in accordance with Section 18(4)(c) of the <i>Adelaide Park Lands Act 2005</i> (SA). Kadaltilla will hold a public meeting in relation to the proposal on 25 June 2024.</p> <p>Kadaltilla considered the draft APLMS at its meeting held on 23 May 2024 (<a href="#">Link 1</a>), along with the outcomes of targeted stakeholder consultation, including feedback provided by the Council at its meeting on 9 April 2024 (<a href="#">Link 2</a>).</p> <p>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 ODASA on behalf of the Government of South Australia.</p> <p>Following consultation Kadaltilla may, on the basis of any consultation undertaken or submissions received, amend the draft APLMS. Kadaltilla will then prepare a report on the matter and provide a copy of the report to the City of Adelaide and the Minister for Planning.</p>
Resource	Not as a result of this report
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</i> (SA). The Strategy must contain the information set out in Section 18(3) of the <i>Adelaide Park Lands Act 2005</i> (SA).
Opportunities	The review provides an opportunity to ensure that the APLMS continues to address key themes contained in, and contemporises, the APLMS.
23/24 Budget Allocation	The draft APLMS will inform the City of Adelaide's Annual Business Plan and Budget deliberations for 2024/25 for projects identified within the draft APLMS.
Proposed 24/25 Budget Allocation	<p>Implementation of the City of Adelaide strategic priorities identified within the draft APLMS are currently unfunded and awaiting budget deliberations.</p> <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 APLMS timeframe is proposed to be updated to 2036. In accordance with the <i>Adelaide Park Lands Act 2005</i> (SA), 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.
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (e.g. maintenance cost)	Not as a result of this report
Other Funding Sources	The draft APLMS introduces new content relevant to the planning of, and investment in, the Adelaide Park Lands including consideration of funding and investment pathways.

# DISCUSSION

## Background

1. The purpose of this report is to advise that Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) considered a proposal to vary, through substitution, the Adelaide Park Lands Management Plan 2015-2025 with the draft APLMS (**Attachment A**) and determined to undertake public consultation on the draft APLMS for an 8-week period commencing in June 2024 in accordance with Section 18(4)(c) of the *Adelaide Park Lands Act 2005* (SA). Kadaltilla will hold a public meeting in relation to the proposal on 25 June 2024
2. Kadaltilla considered the draft APLMS at its meeting held on 23 May 2024, along with the outcomes of targeted stakeholder consultation, including feedback provided by the Council at its meeting on 9 April 2024 ([Link 1](#)).

## Targeted Stakeholder Consultation

3. At its meeting 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 resolving State Agency inputs ([Link 3](#)).
4. Targeted stakeholder consultation on the draft APLMS commenced on 27 February 2024 and concluded on 9 April 2024.
5. The following stakeholders provided feedback on the draft APLMS.
  - 5.1. City of Adelaide
  - 5.2. Minister for Planning
  - 5.3. Office for Design and Architecture
  - 5.4. Renewal SA
  - 5.5. City of West Torrens
  - 5.6. City of Norwood, Payneham and St Peters
  - 5.7. City of Unley
  - 5.8. City of Prospect
  - 5.9. University of Adelaide.
6. Several stakeholders indicated they would provide feedback during the public consultation period.
7. At its meeting on 9 April 2024, the Council requested that Kadaltilla consider changes to the following content in the draft APLMS. A response to each point is provided below.

Council decision on 9 April 2024	Response to targeted consultation (extract Attachment B)
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	This information is broadly contained in the current APLMS (2015-2025) – Strategy 2.8 (page 21) <i>“Provide car parking on and adjacent to the Park Lands only where need has been demonstrated and no reasonable alternative exists”</i> The draft APLMS has included ‘support markets, street court sports and events’ as these would lead to carparks being used for multiple uses that could activate carparks with a Park Lands Purpose and provide additional community benefit.
Consideration of alternative uses for the northern part of the City of Adelaide Golf Course	This information is in the current APLMS – (page 68) “Investigate opportunities for alternative future uses of all, or part of the North Course” This consideration would form part of a broader master plan which would seek community input into any future proposals for alternative use of the northern part of the 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	This is new content in draft APLMS and reflects existing practice. This relates to private investment, such as from schools or sporting clubs, in contributions towards

Council decision on 9 April 2024	Response to targeted consultation (extract Attachment B)
	development of buildings, infrastructure or maintenance of existing infrastructure relating to sports buildings/surfaces.
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	This is new content in draft APLMS. These are seen as the highest priority projects for community buildings in the Adelaide Park Lands given the state of the current buildings and the level of participation. The City of Adelaide draft 24/25 Annual Business Plan and Budget includes funding for upgrade of priority community buildings.
The return to Park Lands of roads, including Lefevre Road between Main North Road and Lefevre Terrace	This is new content in draft APLMS. The investigation into the closure of Lefevre Road to reconnect Kangatilla (Park 4) and Ngampa Yerta (Park 5) was identified through a review of hard stand areas, State Government owned land and areas of the Park Lands that could be returned to a Park Lands Purpose. Lefevre Road is a Park Lands Road under the care, control and management of the City of Adelaide. Investigations into the closure of this road would be informed through master planning of the Northern Park Lands Precinct which would include community input.

8. The Minister for Planning provided support for public consultation on the draft APLMS pending resolution of matters raised by ODASA.
  - 8.1. Administration has worked collaboratively with ODASA to revise the draft APLMS to address the targeted stakeholder feedback.
  - 8.2. In correspondence dated 14 May 2024, ODASA expressed support for the updated draft APLMS proceeding to public consultation.
9. A summary of targeted stakeholder consultation is provided in **Attachment B**, including the process Kadaltilla undertook to meet statutory consultation requirements under the Section 18(4)(b) of the *Adelaide Park Lands Act 2005* (SA).
10. Feedback from targeted stakeholders was supportive, with several responses congratulating Kadaltilla on a comprehensive strategy that anticipates the impact that changes to climate, population and open space demand on the Adelaide Park Lands, and sets a long-term vision to protect and enhance the Adelaide Park Lands.
11. Key matters raised in the consultation included:
  - 11.1. Advice from the Minister for Planning summarised as:
    - 11.1.1. Supported the inclusions and refinements made by ODASA.
    - 11.1.2. 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.
    - 11.1.3. 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.
    - 11.1.4. 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.

- 11.2. Advice from Council as set out in point 7 of this report.
- 11.3. General support for the draft APLMS and progressing the document to public consultation.
- 11.4. Suggestions to enhance recognition of elements such as biodiversity, Colonel Light and the role of City Gardeners.
- 11.5. Suggestions to adjust the format and structure of the draft APLMS to improve navigation, consistency of expression and presentation of mapping, including consideration of an index and improvements to precinct level maps.
- 11.6. Minor editorial changes and typographical corrections.
- 11.7. The targeted stakeholder consultation has not resulted in changes to the priorities or goals.
- 11.8. There was support for the draft APLMS progressing to community consultation upon consideration and implementation of the consultation feedback.

### **Draft APLMS for public consultation**

12. 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 was presented to Kadaltilla at its meeting on 23 May 2024 seeking endorsement for public consultation.
13. Based on advice from ODASA, the public consultation will be undertaken for a period of eight weeks commencing in June 2024.
14. Kadaltilla may, based on any consultation undertaken or submissions received, amend the draft APLMS. Kadaltilla will then prepare a report on the matter and provide a copy of the report to the City of Adelaide and the Minister for Planning.
15. The City of Adelaide and the Minister for Planning must confer on the report and may then adopt the draft APLMS with or without amendment or refer the proposal back to Kadaltilla for further consideration. The APLMS is subject to parliamentary processes and publication.

### **Next Steps**

16. The next steps include:
  - 16.1. Public consultation for 8-weeks commencing on 17 June 2024, including a public meeting on the draft APLMS on 25 June 2024.
  - 16.2. Presentation of public consultation on the draft APLMS to Kadaltilla in September/October 2024 seeking approval of the Strategy.
  - 16.3. Report to the City of Adelaide and the Minister for Planning seeking adoption of the draft APLMS with or without amendment.
  - 16.4. 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 - Agenda - Thursday, 23 May 2024](#)

**Link 2** – [Council – Minutes - Tuesday 9 April 2024](#)

**Link 3** – [Kadaltilla / Adelaide Park Lands Authority - Minutes - Thursday, 22 February 2024](#)

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## **ATTACHMENTS**

**Attachment A** – Draft Adelaide Park Lands Management Strategy – Towards 2036 for Public Consultation

**Attachment B** – Targeted Stakeholder Consultation Summary Report on draft Adelaide Park Lands Management Strategy – Towards 2036

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