

Kadaltilla

Adelaide Park Lands Authority

Park Lands Leasing - Expression of Interest King Rodney Park / Ityamai-itpina (Park15)

Thursday, 27 June 2024
Board Meeting

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Public

Purpose

On 22 February 2024, Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) considered recommendations relating to an Expression of Interest (EOI) process for Adelaide Park Lands community sports facilities in King Rodney Park / Ityamai-itpina (Park 15). The report to Kadaltilla recommended Prince Alfred College (PAC) as the Head Lessee for the use of Park 15. At that meeting, Deputations were heard from the Goodwood Saints Football Club (GSFC) and Goodwood Cricket Club (GCC).

Kadaltilla recommended that Council request that the Administration investigate the feasibility of the impacts of sharing the facility by including the GSFC and GCC through subleasing arrangements, noting that they also submitted an EOI for Park 15.

On 12 March 2024, Council resolved (in part):

'That Council:

- 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).'*

This report presents the outcomes of the feasibility investigation and recommends to Kadaltilla that the City of Adelaide (CoA) offer a Park Lands Community Lease to Prince Alfred College (PAC) for a community sports building and playing field located in Park 15 for a maximum term of five years, subject to the GSFC and GCC being granted sub-letting agreements on conditions outlined in this report.

The leasing of Park Lands facilities to community organisations and educational institutions supports the City of Adelaide's Strategic Plan (2024-2028), particularly the key action to 'enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport'.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

- Endorses the Council through the Acting Chief Executive Officer to enter into lease negotiations with Prince Alfred College (PAC) for a five-year Park Lands Community Lease Agreement for a sports building and playing field in King Rodney Park / Ityamai-itpina (Park 15), subject to:
 - PAC entering into five-year sub-letting agreements with the Goodwood Saints Football Club (GSFC) and Goodwood Cricket Club (GCC).
 - Priority use of the facilities in Park 15 granted to GSFC and GCC for the days and times detailed in this report.
 - Sub-letting fees not exceeding the fees detailed in this report.

- 1.4. PAC entering into other complementary sub-letting and casual hire arrangements consistent with the Adelaide Park Lands Leasing and Licensing Policy.

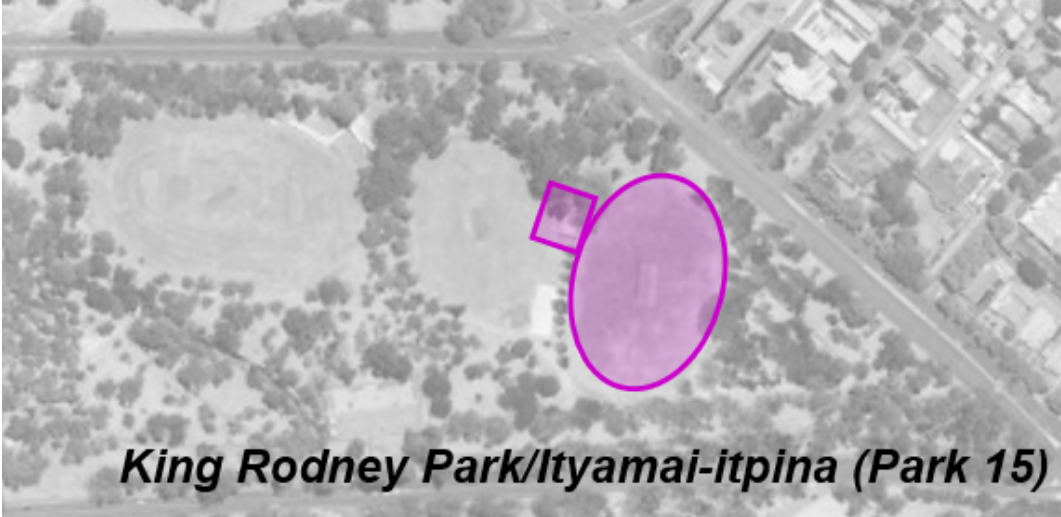
Implications

<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p>Adelaide Park Lands Management Strategy 2015-2025</p> <p>Acknowledges that the Park Lands are a hub for sport and recreation:</p> <ul style="list-style-type: none"> • Strategy 1.6: Strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation. <p>The Strategy contains targets to grow <i>“organised sport by 10% with the majority of this growth being accommodated via increased utilisation of existing sport fields/facilities, rather than through additional sports zones.”</i> (Page 41)</p>
<p>2023-2028 Strategic Plan</p>	<p>Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice</p> <p>Key Action 4.1 - Provide advice on plans, projects and policies for the Adelaide Park Lands.</p>
<p>Policy</p>	<p>Adelaide Park Lands Community Land Management Plan (APLCLMP)</p> <p>The APLCLMP supports the leasing and licensing of community sports facilities located within King Rodney Park / Ityamai-itpina (Park 15).</p> <p>Adelaide Park Lands Leasing and Licensing Policy (Policy)</p> <p>The Expression of Interest (EOI) process was undertaken in accordance with Section 13 of the Policy and the new lease agreement will be issued in accordance with the Policy.</p>
<p>Consultation</p>	<p>Administration has held discussions with Prince Alfred College (PAC), Goodwood Saints Football Club (GSFC) and Goodwood Cricket Club (GCC) in preparing this report.</p>
<p>Resource</p>	<p>The execution of the Park Lands Community Lease Agreement will be undertaken within current resources.</p>
<p>Risk / Legal / Legislative</p>	<p>The current Park Lands Community Lease Agreement that was the subject of this EOI has expired and is in holding over. This report recommends entering into a new lease agreement with PAC, with GSFC and GCC to be sub-lessees.</p>
<p>Opportunities</p>	<p>Partnering with educational institutions and community organisations to provide formal recreation and sport opportunities in the Park Lands.</p>
<p>City of Adelaide Budget Allocation</p>	<p>The lease will deliver \$4,105 in annual revenue in the 2024/25 financial year, indexed annually by 4% or CPI (whichever is the lesser) for the next five years.</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>Five-year lease agreement.</p>
<p>Ongoing Costs (eg maintenance cost)</p>	<p>Maintenance of the leased and licensed assets will be undertaken by the Lessee.</p>
<p>Other Funding Sources</p>	<p>Not as a result of this report</p>

Discussion

Background

1. The Adelaide Park Lands Leasing and Licensing Policy (Policy) requires an Expression of Interest (EOI) process to be undertaken before granting any new lease in the Adelaide Park Lands for a period of greater than 12 months (including the renewal of a lease or licence).
2. An EOI process was undertaken for Adelaide Park Lands community facilities in King Rodney Park / Ityamai-itpina (Park 15) over a six-week period commencing 14 August 2023 and concluding on 22 September 2023.



3. The EOI conducted for Park 15 was part of an EOI process undertaken for eight Park Lands community facilities.
4. The results of this EOI process were presented to Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) for comment or advice, in relation to the operation of any lease, licence or other form of occupation of land with the Adelaide Park Lands as depicted in the Policy.
5. On 22 February 2024, Kadaltilla resolved:

'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)'*
6. On 5 March 2024, a report on this matter was presented to the [City Community Services and Culture Committee](#).
7. On 12 March 2024, in considering this matter, Council resolved (in part):

'That Council:

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).'*

Feasibility of Co-existing

8. Following advice from Kadaltilla (22 February 2024) and Council (12 March 2024) to investigate the proponents co-existing, Administration engaged with both proponents.
9. PAC indicated a preference for being the head lessee and responsible for maintaining the leased and licenced facilities in Park 15.
10. GSFC and GCC indicated that they supported PAC being the head lessee, provided they were granted access to the building and playing field in Park 15 to support their AFL Women's program and junior cricket program. Their minimum requirements are storage space within the building and use of the playing field, sports lighting and change rooms as per the table below:

Summer							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Morning (8am to 12pm)	GCC	PAC	PAC	PAC	PAC	PAC	PAC
Afternoon (12pm to 5pm)	GCC	PAC	PAC	PAC	PAC	PAC	PAC
Evening (from 5pm)	GCC	GSFC	PAC	GSFC	PAC	PAC	PAC

Winter							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Morning (8am to 12pm)	GSFC	PAC	PAC	PAC	PAC	PAC	PAC
Afternoon (12pm to 5pm)	GSFC	PAC	PAC	PAC	PAC	PAC	PAC
Evening (from 5pm)	PAC	GSFC	PAC	GSFC	PAC	PAC	PAC

11. It should be noted that PAC does not support GSFC using the facilities in Park 15 on Wednesday evenings and that they would require the facilities on Saturdays and Sundays for finals at the end of the cricket (summer) season.
12. It is Administration's view that this proposed schedule enables GSFC and GCC to sustain their AFL Women's and junior cricket programs whilst enabling PAC to schedule school sports on weekdays and Saturdays and sub-let to other community organisations most evenings.
13. Administration will work with all parties to identify opportunities to minimise programming clashes going forward, whilst ensuring GSFC and GCC get fair and reasonable access to the facilities in Park 15, noting most programming times will be allocated to PAC.
14. The table below contains proposed sub-letting fees that the Administration has derived through benchmarking with other capital city councils:

Sub-letting fees	Playing field per hour	Playing field with lights per hour	Changerooms per day
Senior fees	\$58	\$68	\$80
Concession fees (juniors and women)	\$29	\$34	\$40

Lease Agreement – Terms and Conditions

15. It is recommended that the following high-level terms and conditions be negotiated with PAC as part of a new Park Lands Community Lease Agreement for Park 15:
 - 15.1. Term: Five Years, commencing 1 September 2024
 - 15.2. Building Rent: \$55 per sqm, discounted by 70% (educational institutions) and reviewed annually by 4% or CPI (whichever is the lesser). This equates to \$2,263.05 in 2024/25.
 - 15.3. Licence Fees: As per the City of Adelaide’s annually endorsed Fees and Charges, which equates to \$1,842.38 for 2024/25.
 - 15.4. Permitted Use: Community sport, physical education and associated community development (not-for-profit) activities
 - 15.5. Sub-Letting: In addition to other complementary sub-letting and casual hire arrangements, PAC grant five year sub-letting agreements to the GSFC and GCC per the following conditions:
 - 15.5.1. for the days and times detailed in this report
 - 15.5.2. a space allocation within the building for storage of equipment (e.g. balls, cones, wickets etc)
 - 15.5.3. sub-letting fees not exceeding the fees detailed in this report, indexed annually by 4% or CPI (whichever is the lesser).

Next Steps

16. Subject to Kadaltilla’s endorsement, Administration will recommend to the City Community Services and Culture Committee on 2 July 2024 that a five-year Park Lands Community Lease Agreement be negotiated with PAC for Park 15, subject to a sub-lease agreement being granted to GSFC and GCC for the term of the lease.
17. Subject to Council’s approval, Administration will notify the proponents of the outcome of the EOI process.
18. The new Park Lands Community Lease Agreement will be signed and returned by PAC to the Administration for execution by 31 August 2024, as per the terms of the Lease Agreement.
19. Should PAC fail to sign and return the new Park Lands Community Lease Agreement by the due date, Administration may undertake a new EOI process for Park 15.

Attachments

Nil