

Park Lands Leasing – Expression of Interest: Carriageway Park / Tuthangga (Park 17) and Blue Gum Park / Kurangga (Park 20)

Tuesday, 6 August 2024
City Community Services and Culture Committee

Program Contact:
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Strategic Alignment - Our Community
Public

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Shaping

EXECUTIVE SUMMARY

This report presents the outcomes of an Expression of Interest (EOI) process undertaken for two Adelaide Park Lands community facilities in Carriageway Park / Tuthangga (Park 17) and Blue Gum Park / Kurangga (Park 20). Undertaking an EOI is 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 the City Community Services and Culture Committee that it endorses the City of Adelaide offering two Park Lands Community Leases for various community sports buildings, playing fields and courts located in Parks 17 and 20, for a maximum term of five years.

This matter was considered and supported by Kadaltilla / Adelaide Park Lands Authority on Thursday 25 July 2024.

RECOMMENDATION

The following recommendation will be presented to Council on Tuesday 13 August 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 two Park Lands facilities as shown in Attachment A to Item 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on Tuesday 6 August 2024.
2. Authorises the Chief Executive Officer or delegate to enter into five-year lease (and licence) agreements with the following applicants:
 - 2.1. Touch Football South Australia – Carriageway Park / Tuthangga (Park 17)
 - 2.2. Pulteney Grammar School – Blue Gum Park / Kurangga (Park 20).
3. Notes that Administration will arrange a meeting with the North Western Junior Soccer Association to identify opportunities for accessing Park Lands facilities, including the playing fields programmed by the City of Adelaide in Victoria Park / Pakapakanthi (Park 16).

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	<u>Adelaide Park Lands Community Land Management Plan (CLMP)</u> The CLMP supports leasing and licensing of various community sports facilities located within Park 17 and Park 20. <u>Adelaide Park Lands Leasing and Licensing Policy (Policy)</u> 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	An EOI process was undertaken over a three-week period commencing Monday 27 May 2024 and concluding on Friday 14 June 2024.
Resource	The execution of the Park Lands Lease Agreements will be undertaken within current resources.
Risk / Legal / Legislative	The current Park Lands Community Leases that were the subject of this EOI have either expired and are in holding over to accommodate the EOI process (Park 20 – 31 May 2024) or are due to expire this year (Park 17 – 31 December 2024). 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.
24/25 Budget Allocation	The two leases will deliver \$25,372 in annual revenue in the 2024/25 financial year, indexed annually for the next five years.
Proposed 25/26 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Five-year lease agreements.
24/25 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	The Lessees will undertake maintenance of the leased and licensed assets.
Other Funding Sources	Not as a result of this report

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 for a period of greater than 12 months (including the renewal of a lease or licence).
2. The results of this EOI process are being referred to the City Community and Culture Committee for advice as the Policy requires that the outcome of all EOI submissions received be considered by Council.
3. The following two Park Lands Community Leases were subject to an EOI process:

Table 1 – Current status of Park Lands Community Lessees subject to this EOI process

Park	Facilities	Current Lessee
Carriageway Park / Tuthangga (Park 17)	Building and playing fields	Touch Football SA
Blue Gum Park / Kurangga (Park 20)	Buildings, playing fields, cricket nets and courts	Pulteney Grammar School

Expression of Interest Process and Assessment

4. An EOI process was undertaken over a three-week period that commenced Monday 27 May 2024 and concluded on Friday 14 June 2024 in accordance with the 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. Community Benefit (40%)
 - 6.1.1. The application is for community-level sport
 - 6.1.2. The proposed use will benefit more than one user group
 - 6.1.3. There is significant demand for the sport(s)
 - 6.1.4. Number of participants per session
 - 6.1.5. Whilst not exclusive, the application caters for City residents
 - 6.1.6. People from underrepresented groups (Aboriginal and Torres Strait Islanders, women/girls, people on low incomes, newly arrived migrants, and refugees, international students, and people with a disability).
 - 6.2. Activation (40%)
 - 6.2.1. The application results in the facilities being used frequently i.e. can demonstrate year-round use by the applicant and its sub-lessees.
 - 6.2.2. The activities complement the existing facilities and maximises usage relative to the sports field carrying capacity (and potential capacity).
 - 6.2.3. The application caters for a wide variety of participants (e.g. by age, gender, cultural background, ability) and types of activities.
 - 6.2.4. The application does not adversely impact on residents or other users of the park.
 - 6.3. Management/Governance/Risk (20%)
 - 6.3.1. The applicant is financially reliable and has no outstanding debt or grant acquittals with Council or have an unresolved breach of an existing lease or licence agreement with the City of Adelaide or another council.
 - 6.3.2. The applicant is affiliated with a peak or governing body.
 - 6.3.3. The applicant can demonstrate experience in managing facilities and has a sound governance/management model.

7. At the closure of the EOI period, five submissions were received from the following organisations:
 - 7.1. Touch Football South Australia (Park 17)
 - 7.2. South Australian Amateur Soccer League (Park 17)
 - 7.3. Pulteney Grammar School (Park 20)
 - 7.4. North Western Junior Soccer Association (Park 20)
 - 7.5. City of Adelaide Lions Club (Park 20)
8. An assessment of the submissions was undertaken in accordance with the Probity Plan developed for this EOI process. The table below shows the weighted scores for each submission:

Table 2 – EOI weighted (%) scores

	Community Benefit 40%	Activation 40%	Management /Governance 20%	Total
Expression of Interest: Park 17				
Touch Football South Australia	4.8	5.2	2.4	12.4
South Australian Amateur Soccer League	3.2	3.2	1.8	8.2
Expression of Interest: Park 20				
Pulteney Grammar School	5.6	5.2	3	13.8
North Western Junior Soccer Association	4	2.8	2	8.8
City of Adelaide Lions Club	3.2	2.8	1.6	7.6

9. The scoring scale is detailed below:
 - 9.1. Excellent = 5
 - 9.2. Good = 4
 - 9.3. Satisfactory = 3
 - 9.4. Unsatisfactory = 2
 - 9.5. Poor = 1
 - 9.6. No Information Provided = 0.
10. The EOI process was managed internally with submissions assessed by a panel consisting of the following members of Council Administration:
 - 10.1. Project Lead, Community Lifestyle
 - 10.2. Community Leasing Coordinator
 - 10.3. Community Facilities Coordinator.

Carriageway Park/Tuthangga (Park 17)

11. The EOI undertaken for Park 17 (see Image 1) was for:
 - 11.1. A single-storey community building with basic amenities
 - 11.2. Three sports fields approximately 2.84ha in total with lighting.



Image 1: Location Plan Carriageway Park / Tuthangga (Park 17)

12. At the closure of the EOI period, two submissions were received for Park 17.
 - 12.1. Touch Football South Australia.
 - 12.2. South Australian Amateur Soccer League
13. The EOI panel reviewed the submissions from Touch Football South Australia and the South Australian Amateur Soccer League against the selection criteria and determined that:

Touch Football South Australia

 - 13.1. Demonstrated capacity to program the facilities year round with 13,693 participants utilising the facilities on an annual basis.
 - 13.2. Successfully illustrated their ability to align with the Adelaide Park Lands Management Strategy (APLMS) and strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation.
 - 13.3. Supported the purpose for which the land is held as stated in the Adelaide Park Lands Community Land Management Plan (CLMP).
 - 13.4. As a current Lessee (since January 2020), has demonstrated the capacity to maintain facilities to a standard acceptable to the City of Adelaide and the community and is up to date with all Park Lands leasing requirements.

South Australian Amateur Soccer League (SAASL)

 - 13.5. Indicated use of the facilities on weeknights (training) and weekends (competition) during the soccer season.
 - 13.6. Men's participation only, although SAASL indicated a desire to engage with women's and junior teams in the future.
14. It is recommended that Touch Football South Australia be granted a second successive five-year lease agreement for the facilities in Park 17.
15. The EOI application submitted by Touch Football South Australia included the following sub-lessees who utilise the facilities in Blue Gum Park / Kurangga (Park 20) on an annual basis. These sub-lessees will be managed as part of the head lease.
 - 15.1. Adelaide Hockey Club
 - 15.2. School Sport South Australia
 - 15.3. South Australian Catholic Secondary School Girls Sport Association
 - 15.4. South Australian Catholic Primary Schools Sports Association
 - 15.5. South Australian Christian Sports Association

15.6. Sport Association for Adelaide Schools.

16. Based on the significant usage demonstrated by Touch Football South Australia and the six sub-lessees, shown in [Link 1](#) it is recommended that additional sub-lessees be limited to short-term and ad-hoc use.
17. Given this, we do not foresee further permanent long-term sub-lessees being able to utilise the sporting fields and, on this basis, sub-lease discussions with SAASL are not proposed as their usage requirements cannot be met.

Maintenance/Management Costs and Sub-Letting Income

18. In 2023/24, Touch Football SA spent \$62,000 on maintaining facilities in Park 17, in addition to lease and licence fees of \$4,164. During that same period, they received \$2,200 in sub-letting fees, representing 3% of their total maintenance/management costs.

Blue Gum Park/Kurangga (Park 20)

19. The EOI undertaken for Park 20 (see Image 2) was for:
 - 19.1. Two single-storey community buildings with basic amenities
 - 19.2. Three storage facilities
 - 19.3. Six sports fields approximately 8.9ha in total, with some sports lighting
 - 19.4. Ten cricket nets
 - 19.5. Two courts (open for community access).



Image 2: Blue Gum Park / Kurangga (Park 20)

20. At the closure of the EOI period, three submissions were received:
 - 20.1. Pultney Grammar School
 - 20.2. North Western Junior Soccer Association
 - 20.3. City of Adelaide Lions Club
21. The EOI panel reviewed the submissions from Pultney Grammar School, North Western Junior Soccer Association and the City of Adelaide Lions Club, and against the selection criteria and determined that:
City Community Services and Culture Committee – Agenda - Tuesday, 6 August 2024

Pulteney Grammar School

- 21.1. Demonstrated capacity to program the facilities year round and sub-lease to numerous organisations including neighbouring schools, state sporting associations, and other sporting clubs.
- 21.2. Supported the purpose for which the land is held as stated in the CLMP.
- 21.3. Successfully illustrated their ability to align with the APLMS and strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation.
- 21.4. As a current Lessee for over 100 years, Pulteney Grammar School has demonstrated the capacity to maintain facilities to a standard acceptable to the City of Adelaide and the community and is up to date with all Park Lands leasing requirements.

North Western Junior Soccer Association

- 21.5. Demonstrated strong junior participation with over 3,000 junior male and female soccer participants
- 21.6. Use was primarily limited to the soccer season.

City of Adelaide Lions Club

- 21.7. Indicated minimal use year round
 - 21.8. Use was primarily limited to the summer season.
22. It is recommended that the Pulteney Grammar School be granted a five-year lease agreement for the facilities in Park 20.
 23. The EOI application submitted by Pulteney Grammar School included the following sublessees who will continue to utilise the facilities in Blue Gum Park / Kurangga (Park 20) on an annual basis.
 - 23.1. South Australian Cricket Association (SACA) Women's Cricket Program
 - 23.2. Century Cricket Club
 - 23.3. South Australian National Football League (SANFL) Umpires
 - 23.4. Pulteney Old Scholars Association (POSA) Men's Cricket
 - 23.5. POSA Men's Football
 - 23.6. POSA Women's Football
 - 23.7. Glenelg Cricket Club
 - 23.8. POSA Men's Soccer
 - 23.9. POSA Women's Soccer
 - 23.10. Sturt Cricket Club
 - 23.11. Walkerville Cricket Club
 - 23.12. St Aloysius College
 - 23.13. Micheal Aish Football Academy
 - 23.14. Sport Association for Adelaide School.
 24. The North Western Junior Soccer Association's needs cannot be met at Park 20 through a sublease. Given that the Association represents the participation of over 3,000 junior boys and girls in community sports, it is recommended that the Administration work with the Association to identify opportunities for accessing Park Lands facilities, including the playing fields programmed by the City of Adelaide in Victoria Park / Pakapakanthi (Park 16).

Maintenance/Management Costs and Sub-Letting Income

25. In 2023, Pulteney Grammar School spent \$405,754 on maintaining facilities in Park 20, in addition to lease and licence fees of \$18,751. During that same period, they received \$56,223 in sub-letting fees, representing 13% of their total maintenance/management costs.

Kadaltilla / Adelaide Park Lands Authority

26. This matter was considered and supported by Kadaltilla / Adelaide Park Lands Authority on Thursday 25 July 2024. In supporting the recommendation by Administration, Kadaltilla noted:
 - 26.1. Continuation of 5 year lease terms

- 26.2. The usage pattern of both recommended Expressions of Interest
- 26.3. That there was no issue regarding the performance of either Head Lessee during their last term
- 26.4. That sub lease arrangements were not generating income that went beyond agreed limits and were contributing to the offset of maintenance costs of the building and ovals supported through the agreements.

Lease Agreements – Terms and Conditions

- 27. It is recommended that the following high-level terms and conditions be negotiated as part of the two new lease agreements:
 - 27.1. Term: Five years.
 - 27.2. Building Rent: \$55 per square metre, discounted by 70% (educational institutions) and 80% (community recreation and sport organisations) and increased annually by 4%.
 - 27.3. Licence Fees: (where applicable): As per the City of Adelaide’s annually endorsed Fees and charges, applied from 1 July each year.
 - 27.4. Permitted Use: Community sport, physical education and associated community development (not-for-profit) activities.

Next Steps

- 28. Subject to Council’s approval, Administration will notify all EOI applicants of the outcome.
- 29. The successful applicants will be given until 30 September 2024 to sign and return the new Park Lands Community Lease Agreements for execution by Administration.
- 30. Administration will liaise with the North Western Junior Soccer Association to identify opportunities for this organisation to access Park Lands facilities, including accessing the playing fields programmed by the City of Adelaide in Victoria Park / Pakapakanthi (Park 16).

ATTACHMENTS

Attachment A – Expression of Interest submissions for two Park Lands Community Leases – June 2024

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