

Our Community

Park Lands Leasing and Licensing Policy Workshop

Seeking feedback on proposed updates to the Adelaide
Park Lands Leasing and Licensing Policy Workshop

City Culture
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Guiding Principles

- On 7 October 2025, Administration sought feedback on the following draft policy Guiding Principles:
 - Strategic Alignment
 - Sustainability and Stewardship
 - Inclusive and Equitable Access
 - Good Governance

What Administration Heard (see next slide)

- General support for the Guiding Principles.
- Capacity to pay should be considered and the impacts on smaller organisations.
- Need to differentiate between community organisations and educational institutions.
- A need for Council Members to understand the impact on lessees/licensees of proposed fee changes.

This Workshop

- Today's workshop demonstrates the impact of the proposed fees across the lessee and licensee categories.

Park Lands Leasing and Licensing Policy

October Workshop

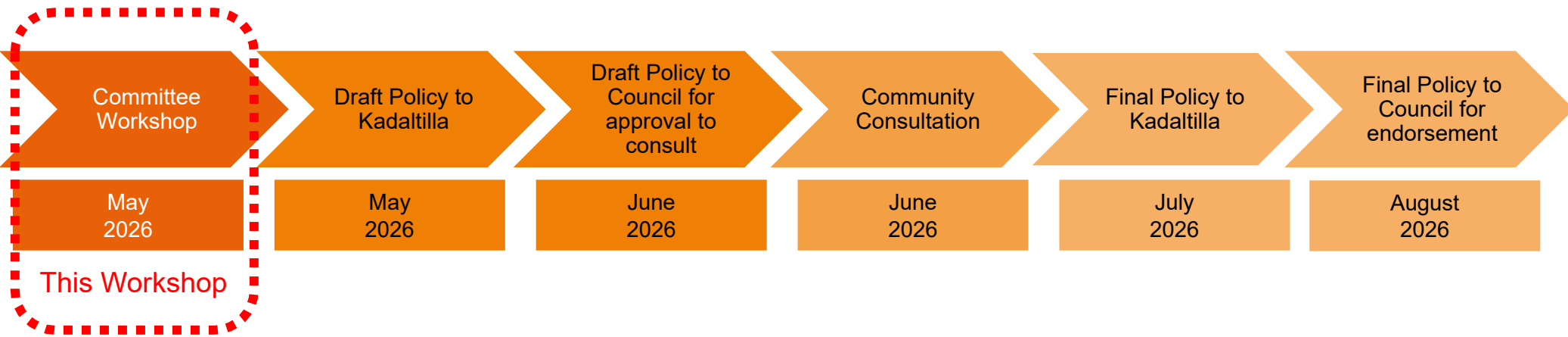
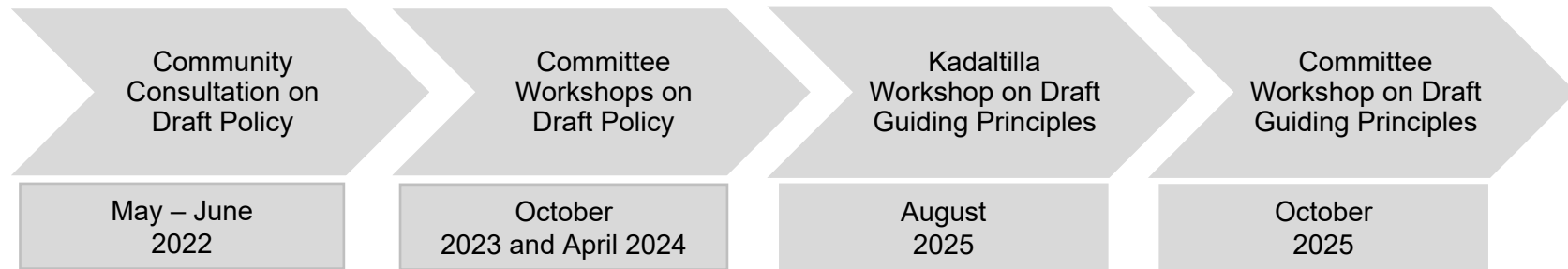


What we heard	How we are actioning
Need to differentiate organisation types (e.g. education vs community)	Discussed in this workshop
Capacity to pay should be considered, and the impacts on smaller organisations	Discussed in this workshop
Clarity on how lessee contributions to assets are reflected in fees	Discussed in this workshop
Importance of stewardship	Discussed in this workshop
Support fundraising while avoiding over-commercialisation to ensure fairness to nearby bricks and mortar businesses	Included in Policy update
Support for EOI process	Included in Policy update
Management of subletting	Included in Policy update
Need for stronger reporting and accountability, including impacts on residents and ratepayers	Included in Policy update

KEY QUESTION

What are Council Members' views on the proposed updates to the Park Lands Leasing and Licensing Policy?

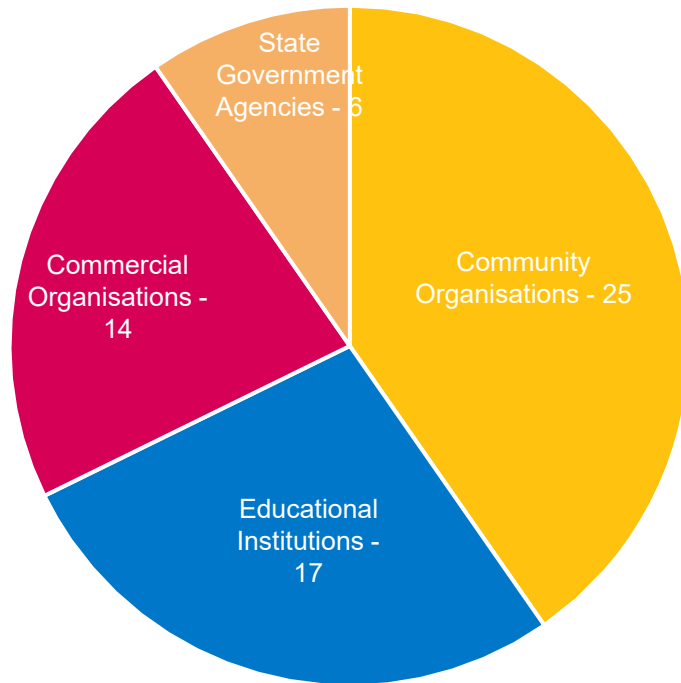
Park Lands Leasing and Licensing Policy Timeline



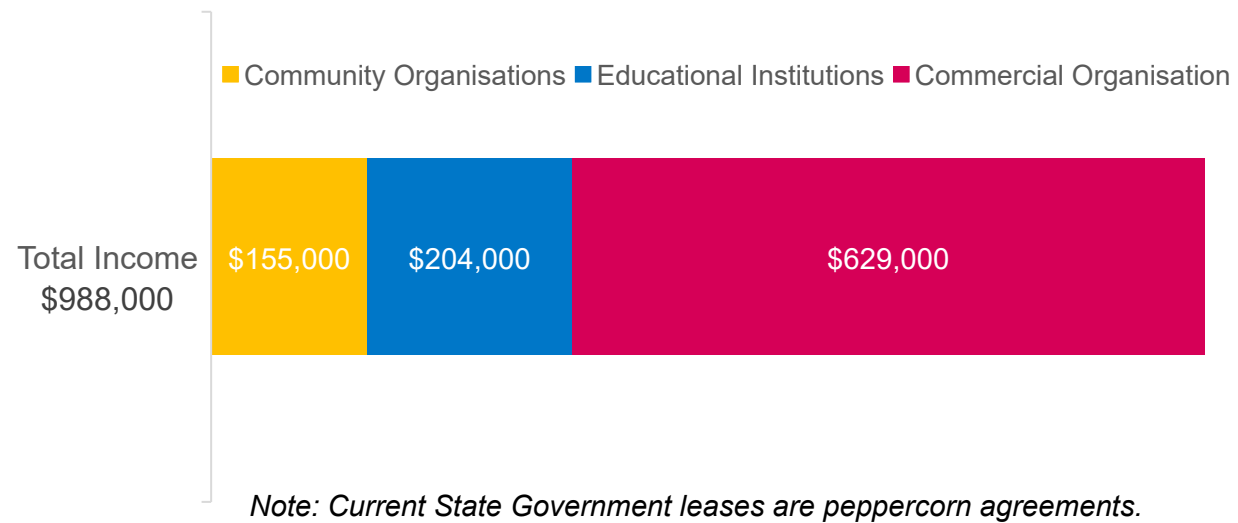
Park Lands Leasing and Licensing Policy

Strategic Context

62 Agreements (>12 months)

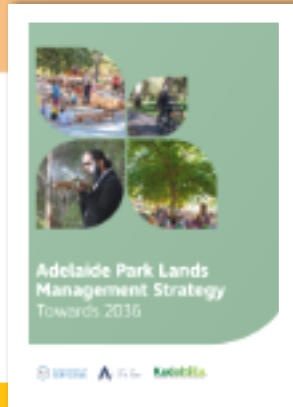


Park Lands Lease and Licence Fees - 2024/25



Park Lands Leasing and Licensing Policy

Policy Context



[Adelaide Park Lands Management Strategy](#)

Informs the:

- Park Lands landscape and where certain activities can occur (e.g. organised sport), and where built form is appropriate
- Nature of Park Lands development and intensification
- Appropriateness of leasing and licensing locations

Adopted June 2025



[Adelaide Park Lands Community Buildings \(Sport and Recreation\) Policy](#)

Informs the process for redeveloping a Community Building

Identifies design principles and essential Community Building elements (e.g. public toilets, drinking fountains)

Adopted December 2024



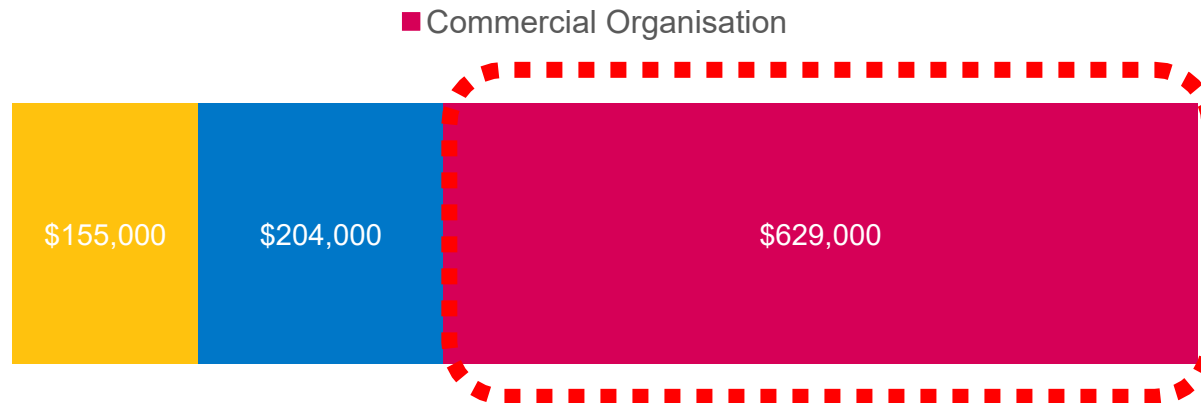
[Adelaide Park Lands Leasing and Licensing Policy](#)

Informs who can be granted a lease or licence and:

- what they are permitted to do
- how long they can occupy the area
- how much they will pay in fees

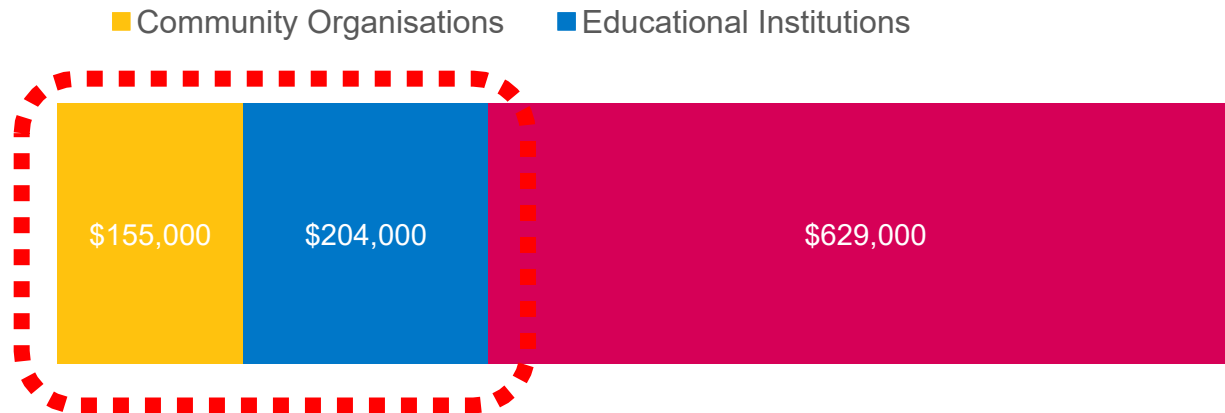
Adopted 2016 – needing update

Commercial Lessees/Licensees – Current and Proposed



- Commercial lease and licence agreements represent two-thirds of all Park Lands lease and licence income.
- Commercial fees are informed by independent market valuations, with annual indexing (e.g. CPI) and periodic reviews. This is consistent across the sector.
- Examples include Tree Climb and Victoria Park Social Club.
- It is proposed that this practice continue.

Non-Commercial Lessees/Licensees – Current



- Non-commercial lease and licence agreements represent only one-third of all Park Lands lease and licence income (\$359,000).
- There are two types of non-commercial lessees/licensees:
 - Community Organisation – not-for-profit community group, sports and recreation club or association
 - Educational Institution – university, government or independent school

Lease Fees

- Lease fees were originally determined through an independent valuation of an unimproved structure and commenced at \$50 per square metre with discounts of 80% and 70% applied to community organisations and educational institutions, respectively.
- With the adoption of the 2016 Leasing and Licensing Policy, the lease fee was fixed at \$55 per square metre, less applicable discounts. Consequently, the indexed lease fee was reset to \$55 upon execution of each new lease.
- In 2025/26, lease fees were incorporated into CoA's Fees and Charges to ensure annual indexing of the base rate, as shown below.

Lessee Category	2025/26 Lease Fee	2026/27 Lease Fee
Community Organisation	Building Floor Area x \$11.00 per sqm	\$11.40 per sqm
Educational Institution	Building Floor Area x \$16.50 per sqm	\$17.10 per sqm

Licence Fees

- Licence fees are determined annually through CoA's Fees and Charges and are periodically benchmarked against the sector.
- Open playing fields are charged a per-hectare rate, whilst courts are charged per court.
- Fees for Educational Institutions are double the fees for Community Organisations.

Licensee Category	Element (maintained by licensee)	2025/26 Licence Fee
Community Organisation	Open playing fields	\$814 per hectare
	Open courts	\$169 per court
Educational Institution	Open playing fields	\$1,628 per hectare
	Open courts	\$338 per court

Non-Commercial Lessees/Licensees – Proposed

It is proposed to go from two to three types of non-commercial lessees and licensees:

Community Organisation

- Not-for-profit clubs and community groups that are incorporated associations (including alumni clubs that are incorporated).
- Typically, a sports club or association, including State Sporting Association.

Education – City-Based / Government

- All government schools, irrespective of their campus location (e.g. Norwood/Unley Rowing).
- Non-government educational institution with their principal campus located in the city.
- Typically, a government or independent school, college or university.

New Category

Education – Non-City Based

- Non-government educational institution or university that has its main campus located outside the city.
- Typically, an independent school, college or university.

Non-Commercial Leases – Proposed

Lease Fees

- Lease fees for Council-owned community buildings will continue to be based on floor area.
 - No change, indexed annually by CPI
- A new lease fee will be introduced for Educational Institutions which are not based in the city.
- Lease fees will increase annually in accordance with the indexing of CoA's Fees and Charges.

Lessee Category	2025/26 Lease Fee	Proposed 2026/27 Lease Fee
Community Organisation	\$11.00 per sqm	\$11.40 per sqm
Education – City-Based / Government	\$16.50 per sqm	\$17.10 per sqm
New Category - Education - Non-City-Based	\$16.50 per sqm	\$22.80 per sqm

Community Building Redevelopment

Fully Self-Funded

- Where a community building is redeveloped entirely at the lessee's cost, resulting in a new asset owned by the lessee, a ground lease will be granted, with lease fees applied in accordance with the prescribed square metre rate.

Co-Funded by CoA

- Where CoA contributes to the redevelopment of a community building, the lease fee will be determined through negotiation and will take into account:
 - The value of the redeveloped community building (independently determined)
 - The lessee's financial contribution to the redevelopment
 - The lessee's capacity to pay
- The negotiated lease fee will be approved by Council Members.

Non-Commercial Licenses– Proposed



Licence Fees

- Licence fees for sports fields and courts will be based on area.
- Licence fees will be doubled for restricted access (e.g. locked tennis courts).
- A new licence fee will be introduced for Educational Institutions which are not based in the city.
- Licence fees will increase annually in accordance with the indexing of CoA's Fees and Charges.

Licensee Category	Element	2025/26 Licence Fee	Proposed 2026/27 Licence Fee
Community Organisation	Open playing fields	\$814 per hectare	\$842.50 per hectare
	Open courts	\$169 per court	
Education – City-Based / Government	Open playing fields	\$1,628 per hectare	\$1,685.00 per hectare
	Open courts	\$338 per court	
New Category - Education - Non-City-Based	Open playing fields	\$1,628 per hectare	\$2,527.50 per hectare
	Open courts	\$338 per court	

Non-Commercial Leases – Proposed

How will lessees be impacted with changes to lease fees?

The following organisations hold Council approved long-term contractual lease agreements, with lease fees that can't be amended until the expiration of the lease:

- ACSARA (Park 21W)
 - Adelaide Comets FC (Park 24)
 - Adelaide High School (Rowing Club)
 - Adelaide University (Parks 10 and 12 and Rowing Club)
 - PAC (Park 9 and Rowing Club)
 - SACA (Park 25)
 - Tennis SA (Park 26)
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- For the following organisations currently in lease negotiations with Council for endorsement, and with public consultation on the draft agreements completed, it is proposed that the lease fees are calculated as per the current Leasing and Licensing Policy:
 - Adelaide Archery Club (Park 10) - \$2,361 (indexed annually)
 - Blackfriars Priory School (Park 2) - \$3,937 (indexed annually)
 - West Adelaide FC (Park 27B) - \$4,271 (indexed annually)
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- Any future leases negotiated once the revised policy is adopted will reflect the new settings

Non-Commercial Lease Fees – Proposed



How will lessees be impacted by changes to lease fees?

Lessee Category	Current Annual Lease Fee (25/26)	Proposed Annual Lease Fee*	Difference	Timing
Education - Non-City-Based				
• Pembroke College – Park 17	\$4,156	\$5,742	+ \$1,586	Sept 2026
• St Peters College – Rowing	\$9,105	\$13,472	+ \$4,367	Feb 2027
		Sub-Total	+ \$5,953	
• PAC – Park 15	\$2,624	\$3,625	+ \$1,001	2029/30
• Wilderness School – Park 6	\$3,004	\$4,149	+ \$1,145	2029/30
• Scotch College – Rowing	\$5,978	\$8,140	+ \$2,162	2029/30
• Pembroke College – Rowing	\$6,356	\$10,602	+ \$4,246	2029/30
		Total	+ \$14,507	

* Figures are not CPI adjusted beyond 2026/27

Non-Commercial Licenses – Proposed

How will licensees be impacted by the changes to licence fees?

- Where applicable, all agreements enable an annual review of licence fees in accordance with CoA's Fees and Charges.
- The proposed decrease in licence fees for community organisations is due to sports courts, greens and pistes being assessed by area rather than per item.

Licensee Category	Current Annual Licence Fee	Proposed Annual Licence Fee	Difference
Community Organisation			
• South Park Hockey and Tennis – Park 20	\$5,408	\$1,842	- \$3,566
• SAUCNA – Park 22	\$4,056	\$1,561	- \$2,495
• South Terrace Croquet Club – Park 17	\$676	\$276	- \$400
• Club de Petanque – Park 20	\$338	\$126	- \$212
• SA Croquet – Park 17	\$1,014	\$861	- \$153
		Sub-Total	- \$6,826

Non-Commercial Licenses – Proposed

How will licensees be impacted by the changes to licence fees?

- The proposed decrease in licence fees for education institutions (city-based) is due to sports courts, greens and pistes being assessed by area rather than per item.

Licensee Category	Current Annual Licence Fee	Proposed Annual Licence Fee	Difference
Education – City-Based / Government			
• Adelaide High School – Park 24	\$15,936	\$14,159	- \$1,777
• CBC – Park 17	\$1,690	\$499	- \$1,191
Sub-Total			- \$2,968
Education - Non-City-Based			
• Blackfriars Priory School – Park 2	\$5,096	\$6,390	+ \$1,294
• Wilderness School – Park 6	\$8,820	\$11,884	+ \$3,064
• PAC – Parks 9 and 15	\$6,838	\$10,615	+ \$3,777
• Pembroke College – Park 17	\$9,459	\$14,685	+ \$5,226
Sub-Total			+ \$13,361
Total			+ \$3,567

How will lessees and licensees be impacted by the change in fee approach?

Lessee/Licensee Category	Forecast <u>Lease</u> Fees Difference in 2026/27	Forecast <u>Licence</u> Fees Difference in 2026/27
Community Organisation	Nil	-\$6,826
Education – City-Based / Government	Nil	-\$2,968
Education - Non-City-Based	\$5,953	\$13,361
Sub-Total	\$5,953	\$3,567
2026/27 Lease and Licence Fee Forecast Income Difference	\$9,520	

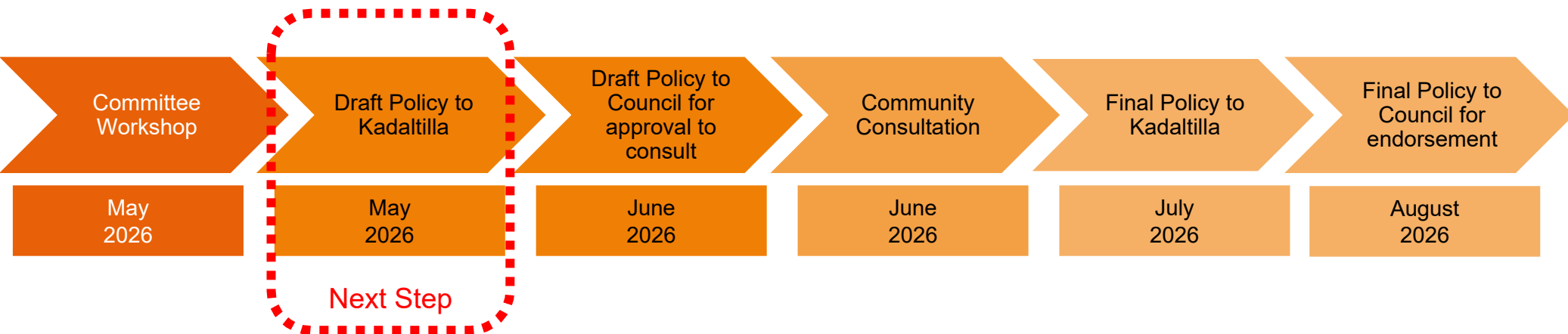
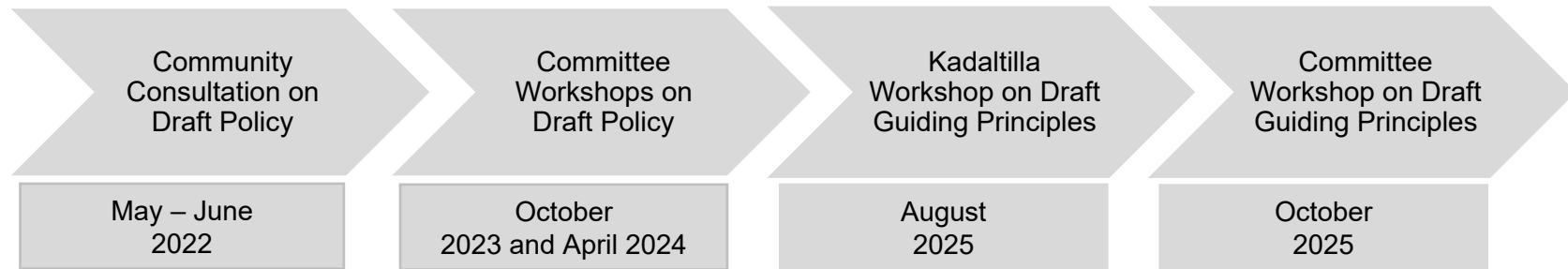
The largest increase in lease and licence fees in the short term will be experienced by the following organisations:

Lessee/Licensee	Annual Increase	Weekly Increase
Pembroke College (from Sept 2026)	\$6,812	\$131
St Peters College Rowing (from Feb 2027)	\$4,367	\$84
PAC (from Sept 2026)	\$3,777	\$73

Incentivising Community Stewardship

- Lessees and licensees will be able to reduce lease and licence fees by delivering measurable community benefits. Eligible actions may include:
 - Opening facilities as safe refuges for vulnerable community members during extreme weather events
 - Participating in Park Lands initiatives, such as tree planting, weed management, and community clean-up activities
 - Delivering environmental sustainability initiatives, including actions to reduce waste sent to landfill and recycled water.
 - Supporting shared use arrangements, including educational institutions co-locating with community organisations
 - Enabling access for non-sporting community groups to use facilities for meetings, programs, and events that are open and accessible to the public (excluding private or commercial functions)
 - Implementing inclusive practices that promote diverse and affordable access and participation
- Fee reductions or rebates will be assessed and applied retrospectively in the following year, based on demonstrated delivery of eligible community benefit actions.

Park Lands Leasing and Licensing Policy Timeline



KEY QUESTION

What are Council Members' views on the proposed updates to the Park Lands Leasing and Licensing Policy?

Purpose

- The Leasing and Licensing Policy provides a framework for managing Park Lands community land for public benefit.

Lease v Licence

- Lease – contractual right to exclusive occupation (eg CoA owned Building)
- Ground Lease – the lessee owns the improvements (eg the building) and CoA retains ownership of the land
- Licence – contractual right to first right of use (eg playing fields)

Current Context

- Over 60 community and commercial lease and licence agreements operate across the Adelaide Park Lands.
- These agreements support health, wellbeing, social connection, and activation.



Commercial

- Including CoA, most councils use market valuations to determine commercial lease and licence fees.

Non-Commercial Lease Fees (Rent)

- The City of Adelaide (CoA) applies a flat rate across all leased buildings, with fixed discounts of 70% (education) and 80% (community).
- Most councils base lease fees on a percentage of the asset value and apply, on average, an 85% discount to this calculation. Some councils link discounts to performance.
- CoA places all building maintenance responsibilities on its lessees. Most councils are either fully responsible for maintenance or share maintenance responsibilities with lessees.

Non-Commercial Licence Fees

- CoA licence fees are comparable with other councils that charge fees for the use of playing fields, sports courts, etc.
- However, CoA fees are relatively high when taking into consideration maintenance responsibilities, as CoA places all responsibility on its lessees.
- It is common practice for licence fees to be higher where community access is restricted