

Kadaltilla / Park Lands Authority

Mini Golf in Possum Park / Pirltawardli (Park 1) - North Adelaide Golf Course Update

Thursday, 26 May 2022
Board Meeting

Author:

Shaun Coulls, Acting Associate
Director Strategic Property &
Commercial

Public

Purpose

The purpose of this report is to provide an overview of a proposal to develop Mini Golf on the existing Par 3 course footprint within Possum Park / Pirltawardli (Park 1).

Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL

That Kadaltilla / Park Lands Authority:

1. Notes the Community Land Management Plan (CLMP) for Possum Park / Pirltawardli (Park 1) is supportive of golfing activity.
 2. Notes that engagement will be undertaken with Kaurna community in conjunction with any further design and project considerations.
 3. Supports progressing a Mini Golf proposal within Park 1 noting further designs will be presented back to Kadaltilla / Park Lands Authority for consideration.
-

Implications

<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p>Adelaide Park Lands Management Strategy 2015-2025</p> <p>Pirltawardli / Park 1 is identified in the Adelaide Park Lands Management Strategy (APLMS) 2021-2025 as the 'Golf Links Precinct' with a predominantly sport and recreation landscape.</p> <p>The addition of the Mini Golf service offering is considered consistent with the emphasis in the APLMS on broadening the offering of the Park Lands and increase active use of the Park lands.</p> <p>The APLMS also seeks to "Recognise, promote and protect sites of Kaurna cultural heritage significance" as the proposed location is a site of cultural heritage significance for Kaurna, this must be considered as the proposal progresses.</p>
<p>Kadaltilla 2020-2025 Strategic Plan</p>	<p>Kadaltilla / Park Lands Authority 2020-2025 Strategic Plan</p> <p>Strategic Plan Alignment – Management and Protection</p> <p>Mini Golf as an activity is broadly consistent with the purpose of Kadaltilla's Strategic plan: "To conserve and enhance the environmental, cultural, recreational and social importance of the Adelaide Park Lands". Kadaltilla's Strategic Plan also places great emphasis on promoting Kaurna cultural values and as such this must be considered as the proposal progresses.</p>
<p>Policy</p>	<p>The Community Land Management Plan (CLMP) for Possum Park / Pirltawardli (Park 1) is supportive of golfing activity.</p> <p>In accordance with the Community Land Management Plan (Park 1) Chapter 8:</p> <p><i>1.3.18 Support the progressive upgrade and increased usage of the North Adelaide Golf Links golf courses, clubhouse and supporting facilities to improve their viability and use, and broadening of opportunities for social activity and other sporting activities. (RP16)</i></p> <p>The CLMP also recognises the Kaurna cultural heritage significance of the site now occupied by the Par 3 Course.</p>
<p>Consultation</p>	<p>Consultation with the Kaurna community is a critical next step to assist in the progression of the proposal. Workshops are currently being organised by our Reconciliation Officer.</p> <p>Consultation is not legislatively required, however the intent is to undertake community consultation to assist in informing the Mini Golf proposal.</p>
<p>Resource</p>	<p>Internal Design and Project Management resources would be required to facilitate the delivery of a project.</p>
<p>Risk / Legal / Legislative</p>	<p>Should the project progress, risks associated with construction delivery would be identified and managed within the agreed project's governance structure.</p>
<p>Opportunities</p>	<p>This is an opportunity to develop diverse places, and facilities for all types of city residents and visitors. This will enable the Adelaide Park Lands to be further leveraged to promote health, wellbeing and lifestyle experience.</p>
<p>City of Adelaide Budget Allocation</p>	<p>Should the proposal progress funds will be sought from the Council's 'Future Fund' to support the implementation.</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>The life expectancy of a Mini Golf asset is estimated to be approximately 15 years.</p>
<p>Ongoing Costs (eg maintenance cost)</p>	<p>Maintenance costs will be presented to Council for consideration as part of the business case.</p>
<p>Other Funding Sources</p>	<p>As the design progresses there may be opportunities to seek additional capital funding from State Government.</p>

Discussion

1. The City of Adelaide's North Adelaide Golf Course (NAGC) carries arguably the greatest potential of any publicly owned golf facility in the country. Golf, typically being a singular sport, has experienced impressive participant growth over the past two years of more than 30%. Total growth experienced over participation levels recorded two years ago exceeds 285,000 people nationally.
2. Located in Possum Park / Pirltawardli (Park 1), NAGC's current format in the first instance serves those who wish to play a standard round of golf and to a lesser extent, the member.
3. It delivers a great variety of experiences through three golf courses to accommodate varied skill levels.
4. Patronage across the 3 courses is approximately 100,000 which has grown from as low as 65,000 in prior years.
5. In 2018, the original NAGC Draft Master Plan was completed which identified an opportunity to leverage the business and assets through further investment in a plan to holistically reshape the golf offering. However, to achieve this required a significant financial investment by Council at a time when golf was reflecting lower patronage numbers.
6. In early 2020 a review of the original NAGC Draft Master Plan was undertaken to ascertain opportunities to progress certain elements.
7. The review determined that a staged approach to facility/service enhancements would be more appropriate. The initiatives were then de-coupled into logical and attainable wellbeing, recreational and economic goals aligned with Council's 2020-2024 Strategic Plan.
8. Mini Golf was subsequently identified as the first project that should be progressed given its potential to deliver significant benefits and strong alignment with the City of Adelaide's Strategic Plan.
9. Golf Australia (GA) and Golf Business Advisory Services (GBAS) were engaged and have completed detailed research to confirm the benefits that would be delivered through the addition of Mini Golf at Park 1. GA has provided their advice on the proposal (Link 1 [here](#)).
10. Research identified that interest in beginner and intermediate forms of golf has increased exponentially across Australia and an opportunity exists for enhanced facilities that can capture people who are either just starting or not yet engaged by golf.
11. This engagement can be achieved via alternate format facilities such as Mini Golf, which complement the existing offerings that are currently located at the NAGC.
12. The demographic of the emerging golfer that would use a Mini Golf facility skews towards a younger, more gender balanced, family orientated participants and is more inclusive and available to those with diverse backgrounds and health challenges. There is a market to attract individuals and families not only from the local traditional catchments within or adjacent to the city, but across the entire Adelaide metropolitan area.
13. It is estimated that Mini Golf would attract an average of approximately 42,000 rounds per annum.
14. Below is a summary of the key strategies and actions within the Adelaide Parklands Management Strategy that show alignment with the Mini golf proposal.

Strategy	Action
1.1 Create a network of activity hubs attracting visitors and tourists and supporting the recreational needs of people of all ages	<ul style="list-style-type: none"> - Create a network of activity hubs and meeting places of varying scales across the Park Lands which can be used day and night. - Support the operation of activity hubs by providing a range of facilities suited to the intended scale of the hub, including access points, plazas, seating, shelters, toilets and kiosks/cafes.
1.2 Create places and attractions that set the Park Lands apart	Create a number of high quality and distinctive places across the Park Lands which provide a point of difference from suburban open space.
1.3 Promote the Park Lands as a visitor and tourist destination	- Design attractions to be accessible and welcoming to tourists and visitors with an appropriate standard of supporting infrastructure.

	- Encourage and support unique attractions in the Park Lands.
1.4 Support the activation of the Park Lands by upgrading and enhancing buildings and structures responsive to their park setting	Permit commercial services to operate where they provide community benefit or support outdoor recreational use of the Park Lands.
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	Identify opportunities to cater for increased demand in unstructured community sports through the provision of irrigated community ovals and courts.
5.4 Recognise, promote and protect sites of Kaurna cultural heritage significance	Map and protect sites of Kaurna cultural heritage significant in the Park Lands.

15. The preferred location and augmentation for the Mini Golf site considers the GBAS and GA research addressing site planning considerations, cultural heritage, recent developments, disturbance of the Parklands, demographics, adjacent infrastructure, and post COVID-19 economic modelling.
16. The research concluded that ideally all formats of golf offered at NAGC would be centrally located however this is not feasible given the existing Golf Course layouts result in 2 separate locations, servicing customers. North and South Course customers are serviced from the main clubhouse and Par 3 customers are serviced from the Par 3 Kiosk as seen in Link 2 [here](#).
17. Considering the existing facilities/course layouts the optimal location for a Mini Golf facility would be to have it co-located within the existing Par 3 Course. This is due to:
 - 17.1. The similarity of the user profiles
 - 17.2. Easily accessible city location with existing car parking and public transport close by
 - 17.3. Existing kiosk at the Par 3 Course that could service both Par 3 and Mini Golf customers
 - 17.4. Ability to work within the existing NAGC golf activity footprint
 - 17.5. Less disruption to the existing golf facility and clubhouse
18. Given the above, and taking into account the existing services and facilities, the scale of Mini Golf is proposed to be approximately 3000m² (18-hole facility) with a 450m² birthday party/function area. The proposed location and scale are contained in Link 3 [here](#).
19. The strengths associated with the Mini Golf site selection within the existing Par 3 Golf footprint include:
 - 19.1. Proposed footprint is large enough to support a sustained patron interest over the life of the asset.
 - 19.2. Patronage uplift for existing Par 3 facility
 - 19.3. Alignment within the existing CLMP which support golf activities within the site
 - 19.4. Lack of competition within customer catchment area
 - 19.5. Presence of existing food and beverage amenity and ability to scale up with increased demand
 - 19.6. No significant reconfiguration of the existing Par 3 course required
 - 19.7. No removal of any trees or activities effecting amenity
 - 19.8. Existing carparking facilities are available
 - 19.9. Existence of some natural shade at the proposed site
 - 19.10. Size and topography of the site noting there is no need to impact trees
 - 19.11. Ability to upgrade existing lighting
20. There would be a potential requirement to implement alternate parking solutions and traffic controls adjacent or along War Memorial Drive to ensure these can be utilised for Mini Golf in peak periods. No changes are proposed initially and would be informed by operational learnings in the future.
21. The design and construction of a Mini Golf facility is approximately 12 months and as such if the project progresses it may be completed within the next financial year.
22. To minimise site disruption, it is envisioned that a Mini Golf facility would largely follow and work within the existing topography and existing tree structures.

Stakeholder engagement

23. Kurna consultation is a high priority to inform and progress the proposal for this site. We intend to follow on from previous consultation and engage with the Kurna community as soon as is reasonably practicable.
24. As Mini Golf is in alignment with the CLMP there is no legislative requirement for consultation. However, given the nature of this project and its position on the Park Lands, we will conduct community consultation to inform the progress and design for the project.

Next Steps

25. The Administration is seeking to engage with the Kurna community as a priority next step.
26. A report is planned for the July 2022 meeting of the Council for its consideration including a request for funding via Councils 'Future Fund'.
27. External planning/design services will be engaged early to enable consultation information to be gathered, considered and inform design progress and outcomes.
28. Should a design be progressed, it will be brought back to Kadaltilla for consideration at which point it will have been informed by the above consultation and provide a clear picture of the outcomes to be achieved.

Links

Link 1 - Letter of Support from Golf Australia

Link 2 - North Adelaide Golf Course Layout

Link 3 - Indicative footprint for the proposed Mini Golf development

Attachments

Nil