

Kadaltilla

G S Kingston Park / Wirrarninthi (Park 23) – Expression of Interest Results

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Board Meeting

Author:

Jennifer Kalionis, Associate
Director City Culture

Public

Purpose

The purpose of this report is to seek Kadaltilla advice to negotiate a new Park Lands Community Lease over community sports facilities located in G S Kingston Park / Wirrarninthi (Park 23). This advice will be provided to the Committee on 2 May 2023.

This report follows an Expression of Interest (EOI) process undertaken as required by Council's Adelaide Park Lands Leasing and Licensing Policy.

The recommendation to negotiate a lease agreement with two community organisations is based on optimising use of the facilities in Park 23.

Recommendation

That Kadaltilla / Park Lands Authority:

1. Supports Council entering into a five year lease agreement with the Adelaide Cricket Club and West Adelaide Raptors Soccer Club as joint lessees of the community sports facilities in G S Kingston Park / Wirrarninthi (Park 23).
2. Notes that progress of a joint lease will include the Clubs formalising a new joint club arrangement.

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>APLA 2020-2025 Strategic Plan</p>	<p>Adelaide Park Lands Authority 2020-2025 Strategic Plan</p> <p>Provide advice on plans, projects and policies for the Adelaide Park Lands</p>
<p>Policy</p>	<p>The relevant Community Land Management Plan (CLMP) supports leasing and licensing of sports facilities in G S Kingston Park / Wirrarninthi (Park 23).</p> <p>A lease agreement will be negotiated in accordance with the Adelaide Park Lands Leasing and Licensing Policy.</p>
<p>Consultation</p>	<p>Not as a result of this report</p>
<p>Resource</p>	<p>Negotiation of a new lease agreement will be undertaken within current resources.</p>
<p>Risk / Legal / Legislative</p>	<p>The current Park Lands Community Lease for facilities in Park 23 has expired, with Adelaide Cricket Club utilising the facilities by virtue of the holding over clause.</p> <p>This report recommends the Adelaide Cricket Club and West Adelaide Raptors Soccer Club share all leasing obligations equally through the establishment of a new combined community organisation.</p>
<p>Opportunities</p>	<p>An opportunity exists for Council to partner with the Adelaide Cricket Club and West Adelaide Raptors Soccer Club to activate the existing building and playing fields in Park 23 to their full potential.</p>
<p>City of Adelaide Budget Allocation</p>	<p>Annual Lease Fees \$3,935.14 (+GST) Annual Licence Fees \$1,173.03 (+GST)</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>Undertaken by Lessee</p>
<p>Other Funding Sources</p>	<p>Not as a result of this report</p>

Discussion

1. The community sports facilities that were subject to an Expression of Interest (EOI) process, are located within G S Kingston Park / Wirrarninthe (Park 23). The facilities are bounded by Sir Donald Bradman Drive to the north, West Terrace to the east and Wylde Street to the south (see Image 1 – Location Map).

Image 1 – Location Map



2. The Adelaide Cricket Club currently lease the community sports facilities in Park 23. The lease term expired at midnight on 31 August 2020, and they continue to occupy the facilities by virtue of the holding over clause. Their use is focused on activating the facility in summer through cricket matches on weekends.
3. The Adelaide Cricket Club sub-lease to the West Adelaide Raptors Soccer Club, who undertake training and matches in Park 23 during the soccer season (winter) and weeknight training prior to the soccer season commencing.
4. The Adelaide Park Lands Leasing and Licencing Policy requires an EOI process be undertaken before the consideration of granting any new lease in the Park Lands that is for a period of greater than 12 months (including the renewal of a lease or licence).
5. This EOI is being referred to Kadaltilla for advice as it meets the following delegation threshold within the City of Adelaide Park Lands Leasing and Licencing Policy requirement:

'Delegations Kadaltilla/Park Lands Authority will provide advice on, and Council will formally consider the appointment of a lessee or licensee following a competitive EOI process (ie more than one eligible submission).'

Community Sports Facilities

6. The community sports facilities in Park 23 consist of an open playing field of approximately 1.6ha, supported by clubrooms comprising of two change rooms, storage areas and a social space. There is a separate storeroom containing machinery and equipment that are used to maintain the facilities including the playing field.
7. Car parking is limited to on-street along Sir Donald Bradman Drive and Wylde Street.
8. Adjacent to the community sports facilities are a playspace and picnic area, which is serviced by public toilets (maintained by the City of Adelaide) contained within the same footprint of the leased building.

Image 2 – Park 23 Community Sports Facilities



Expression of Interest Process

9. An EOI was undertaken over a three-week period commencing Monday 21 March 2022 and concluding on Monday 11 April 2022.
10. The EOI was promoted through the 'Your Say Adelaide' webpage, social media posts and an electronic newsletter distributed to known community recreation and sport contacts. Onsite signage was installed along West Terrace.
11. Applicants were requested to address the following assessment criteria:
 - 11.1. Diversity
 - 11.1.1. A diverse range of contemporary outdoor based sporting and athletic opportunities for a range of ages, genders, cultural backgrounds, and abilities, and
 - 11.1.2. Facilities which provide community level sport and recreation.
 - 11.2. Utilisation
 - 11.2.1. Spaces that are well utilised throughout the year.
 - 11.3. Shared Uses and Spaces
 - 11.3.1. Sporting activity which complements and co-exists with the informal recreational activity occurring in G S Kingston Park / Wirrarninthe (Park 23), and
 - 11.3.2. Outdoor recreational and sporting activity (indoor sporting activity is not consistent with the Adelaide Park Lands Management Strategy).
 - 11.4. Well-Managed Facilities
 - 11.4.1. Organisations that can partner with the City of Adelaide to deliver community sport and recreation outcomes, and
 - 11.4.2. Organisations that have the capacity to provide and maintain facilities and open spaces to an appropriate standard.
12. At the closure of the EOI period, four submissions were received from the following organisations:
 - 12.1. Blue Brigade Cricket Club
 - 12.2. Phantom Cricket Club
 - 12.3. SANFL
 - 12.4. Adelaide Cricket Club.

Expression of Interest Process and Assessment

13. An assessment of the submissions was undertaken in accordance with the Probity Plan developed for this EOI process. The below table shows the weighted scores for each submission.

Table 1 – EOI Weighted (%) Scores

Expression of Interest: Park 23	Diversity %	Utilisation %	Shared Uses and Spaces %	Well-managed Facilities %	Total %
Blue Brigade	15	15	10	9	48
Phantom Cricket Club	21	18	20	19	77
SANFL	12	11	9	11	42
Adelaide Cricket Club	19	17	18	18	71

14. A copy of the assessment scores and comments can be viewed using the following link [here](#).
15. The Phantom Cricket Club and Adelaide Cricket Club both received relatively high scores. The Adelaide Cricket Club's score was aided by the inclusion of its proposed sub-lessee, the West Adelaide Raptors Soccer Club.
16. The Phantom Cricket Club has since advised that their proposed use is less than what was proposed in their EOI submission. Their interest is in the field only and have no interest in leasing (ie maintaining) the building and acknowledge that this may impact the status of their application.
17. The Adelaide Cricket Club has a proven track record of complying with its Park Lands lease obligations and enabling other organisations to utilise the facilities in Park 23. Its current sub-lessee, the West Adelaide Raptors Soccer Club, has also demonstrated lease compliance and a commitment to maintain and improve facilities in Park 23, despite its limited tenure rights.
18. It is recommended that the Adelaide Cricket Club be retained as the primary summer season user of Park 23, and the West Adelaide Raptors Soccer Club retained as the primary winter season user.
19. Recognising that both clubs are significant users of the facilities in Park 23, it is recommended that a Park Lands Community Lease agreement is negotiated with a newly established community organisation incorporating representatives from the two clubs to create a new board membership.
20. The benefits of pursuing this new governance structure for the sports facility in Park 23 include:
- 20.1. Optimal utilisation of the facilities through a cricket and soccer programming lens
 - 20.2. Joint decision making that considers the interests of both the cricket and soccer clubs
 - 20.3. Pooled financial and volunteering club resources in maintaining and operating the facilities
 - 20.4. Greater likelihood of success in obtaining grant funding from government agencies when viewed as a joint use and operated facility
21. It is our intention to support the two clubs in forming a new community organisation as part of the lease negotiations. Preliminary discussions with both clubs indicate that they will pursue this arrangement.

Lease Agreement – Terms and Conditions

22. It is recommended that the following high-level terms and conditions be negotiated as part of the new lease agreement:
- 22.1. Lessee: Newly established Community Club (combining Adelaide Cricket Club and West Adelaide Raptors Soccer Club),
 - 22.2. Term: Five years
 - 22.3. Building Rent (Lease Fees): Rent commencing at \$3,935.14 (+GST) - reviewed annually by 4%,
 - 22.4. Licence Fees: As per Council's annually endorsed Fees and Charges, applied from 1 September each year,
 - 22.5. Permitted Use: Sports and community facility, and
 - 22.6. Licensed Area: 1.6ha, including sports lights infrastructure and all current above and below ground infrastructure to support to permitted use.

Next Steps

23. In May 2023, subject to Kadaltilla's support, we will recommend to Council that a Park Lands Community Lease agreement for five years is negotiated with a newly established community organisation incorporating representatives from the Adelaide Cricket Club and West Adelaide Raptors Soccer Club.
24. Subject to Council's approval, we will notify all EOI applicants of the outcome.
25. The Adelaide Cricket Club and West Adelaide Raptors Soccer Club to progress a new community organisation and the lease negotiations.

Attachments

Nil