

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

Thursday, 25 July 2024 Board Meeting

Author:

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Purpose

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 Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) 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.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

- 1. Notes the Expression of Interest submissions received for the two Park Lands facilities as shown in Attachment A to Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 25 July 2024.
- 2. Endorses Council through the Chief Executive Officer to enter into lease negotiations with the applicants below for five-year Park Lands Lease Agreements for the sports buildings, playing fields and courts located in Parks 17 and 20:
 - 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

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	Adelaide Park Lands Management Strategy 2015-2025				
Adelaide Park Lands Management Strategy 2015-2025	Acknowledges that the Park Lands are a hub for sport and recreation:				
	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.				
	The Strategy contains targets to "grow 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." (Page 41)				
0000 0000	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan				
2023-2028 Strategic Plan	Strategic Plan Alignment – Expert Advice				
g	Key Action 4.1 - Provide advice on plans, projects, and policies for the Adelaide Park Lands.				
	Adelaide Park Lands Community Land Management Plan (APLCLMP)				
	The APLCLMP supports leasing and licensing of various community sports facilities located				
Policy	within Park 17 and Park 20. Adelaide Park Lands Leasing and Licensing Policy (policy)				
	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	This matter will be presented to the City Community Services and Culture Committee on Tuesday 6 August 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.				
City of Adelaide 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.				
Has Life of Project, Service, Initiative or (Expectancy of) Asset	Five-year lease agreements.				
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 Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) 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 commencing Monday 27 May 2024 and concluding 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, or
 - 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 maximise 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 has no 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 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 sublessees who utilise the facilities in Blue Gum Park/Kurangga (Park 20) on an annual basis.
 - 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

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- 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.

Blue Gum Park/Kurangga (Park 20)

- 18. The EOI undertaken for Park 20 (see Image 2) was for:
 - 18.1. Two single-storey community buildings with basic amenities
 - 18.2. Three storage facilities
 - 18.3. Six sports fields approximately 8.9ha in total, with some sports lighting
 - 18.4. Ten cricket nets
 - 18.5. Two courts (open for community access).



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

- 19. At the closure of the EOI period, three submissions were received:
 - 19.1. Pulteney Grammar School
 - 19.2. North Western Junior Soccer Association
 - 19.3. City of Adelaide Lions Club
- 20. The EOI panel reviewed the submissions from Pulteney Grammar School, North Western Junior Soccer Association and the City of Adelaide Lions Club against the selection criteria and determined that:

Pulteney Grammar School

- 20.1. Demonstrated capacity to program the facilities year round and sub-lease to numerous organisations including neighbouring schools, state sporting associations, and other sporting clubs.
- 20.2. Supported the purpose for which the land is held as stated in the APLCLMP.

- 20.3. 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.
- 20.4. 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

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

City of Adelaide Lions Club

- 20.7. Indicated minimal use year-round.
- 20.8. Use was primarily limited to the summer season
- 21. It is recommended that the Pulteney Grammar School be granted a five-year lease agreement for the facilities in Park 20.
- 22. 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.
 - 22.1. South Australian Cricket Association (SACA) Women's Cricket Program
 - 22.2. Century Cricket Club
 - 22.3. South Australian National Football League (SANFL) Umpires
 - 22.4. Pulteney Old Scholars Association (POSA) Men's Cricket
 - 22.5. POSA Men's Football
 - 22.6. POSA Women's Football
 - 22.7. Glenelg Cricket Club
 - 22.8. POSA Men's Soccer
 - 22.9. POSA Women's Soccer
 - 22.10. Sturt Cricket Club
 - 22.11. Walkerville Cricket Club
 - 22.12.St Aloysius College
 - 22.13. Michael Aish Football Academy
 - 22.14. Sports Association for Adelaide School
- 23. 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).

Lease Agreements – Terms and Conditions

- 24. It is recommended that the following high-level terms and conditions be negotiated as part of the two new lease agreements:
 - 24.1. Term: Five years
 - 24.2. <u>Building Rent</u>: \$55 per square metre, discounted by 70% (educational institutions) and 80% (community recreation and sport organisations) and reviewed annually by 4%.
 - 24.3. <u>Licence Fees</u> (where applicable): As per the City of Adelaide's annually endorsed Fees and Charges, applied from 1 July each year.
 - 24.4. <u>Permitted Use</u>: Community sport, physical education and associated community development (not-for-profit) activities.

Next Steps

- 25. Subject to Kadaltilla's endorsement, Administration will recommend to the City Community Services and Culture Committee on 6 August 2024, that the two Park Lands Community Lease Agreements for five years are negotiated with the successful applicants.
- 26. Subject to Council's approval, Administration will notify all EOI applicants of the outcome.
- 27. 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.
- 28. 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

- END OF REPORT -