

Kadaltilla

Adelaide Park Lands Authority

Park Lands Leasing – Expressions of Interest: King Rodney Park / Ityamai-itpina (Park 15) and Carriageway Park / Tuthangga (Park 17)

**Wednesday, 30 April 2025
Board Meeting**

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Public

Purpose

This report seeks the endorsement of Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) for Council Administration to negotiate five-year Park Lands Community Lease Agreements with Christian Brothers College for two Adelaide Park Lands community facilities in King Rodney Park / Ityamai-itpina (Park 15) and Carriageway Park / Tuthangga (Park 17).

These two sites were the subject of an Expression of Interest (EOI) process undertaken between 25 November 2024 and 13 January 2025.

An EOI is required by section 13 of the City of Adelaide'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' and the Adelaide Park Lands Management Strategy objective to 'strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation'.

Christian Brothers College currently leases these facilities and has demonstrated the capacity to maintain them to a standard that supports year-round use by their participants and the broader community.

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 30 April 2025.
2. Endorses the Chief Executive Officer or delegate to enter into lease negotiations with Christian Brothers College for five-year Park Lands Community Lease Agreements for the sports buildings, playing fields and sports courts located in King Rodney Park / Ityamai-itpina (Park 15) and Carriageway Park / Tuthangga (Park 17) as shown in Attachment B to Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 30 April 2025.

Implications

Adelaide Park Lands Management Strategy 2015-2025	Adelaide Park Lands Management Strategy 2015-2025 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 “ <i>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.</i> ” (Page 41)
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice Key Action 4.1 - Provide advice on plans, projects, and policies for the Adelaide Park Lands.
City of Adelaide Strategies	City of Adelaide Strategic Plan 2024-2028 A key action is to ‘enable community led services which increase well-being, social connections and participation in active lifestyles, leisure, recreation and sport.’
Policy	Adelaide Park Lands Community Land Management Plan (CLMP) The CLMP supports leasing and licensing of various community sports facilities located within King Rodney Park / Ityamai-itpina (Park 15) and Carriageway Park / Tuthangga (Park 17). 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 in May 2025.
Resource	The execution of the Park Lands Lease Agreements will be undertaken within current resources.
Risk / Legal / Legislative	The current Park Lands Community Lease Agreements for Parks 15 and 17 are due to expire on 31 August 2025. This report recommends entering into new lease agreements with the successful applicant.
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 lease agreements will generate approximately \$9,684 in annual revenue in the 2025/26 financial year, indexed annually for the next five years.
Life of Project, Service, Initiative or (Expectancy of) Asset	Five-year lease agreements.
Ongoing Costs (eg maintenance cost)	The Lessee will undertake maintenance of the leased assets.
Other Funding Sources	The Lessee will fund the ongoing maintenance and upkeep of these Park Lands community facilities over the next five years, which is estimated at \$350,000 annually.

Discussion

- 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 areas were subject to an EOI process:

Park	Facilities	Current Lessee
King Rodney Park / Ityamai-itpina (Park 15)	2 x sports ovals, cricket nets, community building and storage facility	Christian Brothers College
Carriageway Park / Tuthangga (Park 17)	Synthetic sports field / sports courts	Christian Brothers College

Expression of Interest Process

- 4. In accordance with the Policy, an EOI process was undertaken over a six-week period commencing Monday, 25 November 2024, and concluding Monday, 13 January 2025.
- 5. The EOI was promoted through Our Adelaide, social media posts and direct e-mails to known community recreation and sports organisations and educational institutions, including organisations that had previously indicated an interest in leasing sporting facilities in the Adelaide Park Lands.
- 6. The EOI undertaken for Park 15 (see Image 1) was for:
 - 6.1. A single storey community building with basic change room amenities
 - 6.2. A single storey storage facility
 - 6.3. Two sports fields of approximately 2.84ha in total with lighting.



Image 1: Location Plan - King Rodney Park / Ityamai-itpina (Park 15)
Red = Licenced playing fields / Blue = Leased buildings

7. The EOI undertaken for Park 17 was for an existing rectangular synthetic turf sports field with markings to support five tennis courts (see Image 2). The facility is not serviced by a building or other structure.



Image 2: Location Plan - Carriageway Park / Tuthangga (Park 17)
Red = Licenced synthetic turf sports field

Expression of Interest Assessment

8. At the closure of the EOI period, submissions were received from the following organisations (see **Attachment A**):
- 8.1. Volleyball SA (submitted for Park 15 and 17)
 - 8.2. Christian Brothers College (submitted for Parks 15 and 17).
9. An assessment of the submissions was undertaken in accordance with the Evaluation Criteria developed for this EOI process by a panel consisting of the following members of Council Administration:
- 9.1. Project Lead, Community Lifestyle
 - 9.2. Coordinator, Recreation and Sporting Programs
 - 9.3. Community Leasing Coordinator
 - 9.4. Community Facilities Coordinator.
10. The EOI panel reviewed the submissions from Volleyball SA and the Christian Brothers College against the selection criteria and determined that:
- Volleyball SA (VSA)
- 10.1. VSA were seeking a location to establish a beach volleyball facility.
 - 10.2. VSA did not indicate how the site would be programmed or managed outside of its six months of use.
 - 10.3. Establishing a beach volleyball facility would restrict existing multi-use activities occurring on the playing field/sports courts during the beach volleyball season, while the volleyball courts would only be programmed from 6:00pm.
 - 10.4. Sports lighting would need to be installed to support volleyball competitions.
 - 10.5. There would be a significant financial commitment required to install and remove the beach volleyball courts each season, which may become an unreasonable impost on the Lessee.

Christian Brothers College (CBC)

- 10.6. CBC's proposed usage would result in year-round programming through:
 - 10.6.1. daytime physical activity, weeknight training and weekend competitions of community soccer, cricket and Australian Rules Football in Park 15.
 - 10.6.2. daytime programming of tennis, soccer, and hockey in Park 17.
- 10.7. CBC's submission successfully illustrated their ability to align with the Adelaide Park Lands Management Strategy 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.
- 10.8. CBC demonstrated the capacity (within their submission) to maintain the facilities to a standard that supports year-round use by their participants and the broader community.
11. It is recommended that Christian Brothers College be granted five-year lease agreements for the community facilities in Park 15 and Park 17.

Lease Agreements – Terms and Conditions

12. It is recommended that the following high-level terms and conditions be negotiated as part of the new lease agreements (see **Attachment B**):
 - 12.1. Term: Five years
 - 12.2. Lease Fees (Building Rent): \$55 per square metre, discounted by 70% (educational institutions) and reviewed annually.
 - 12.3. Licence Fees: As per the City of Adelaide's annually endorsed Fees and Charges, applied from 1 July each year.
 - 12.4. Permitted Use: Community sport, physical education and associated community development (not-for-profit) activities.

Next Steps

13. Subject to Kadaltilla's endorsement, Administration will recommend to the City Community Services and Culture Committee, that the five-year Park Lands Community Lease Agreements be negotiated with Christian Brothers College.
14. Subject to Council's approval, Administration will notify all EOI applicants of the outcome.
15. Christian Brothers College will have until 31 August 2025 to sign and return the new Park Lands Community Lease Agreements for execution by Administration.

Attachments

Attachment A – Expression of Interest submissions for King Rodney Park / Ityamai-itpina (Park 15) and Carriageway Park / Tuthangga (Park 17)

Attachment B – Draft Park Lands Community Lease Agreements for portions of King Rodney Park / Ityamai-itpina (Park 15) and Carriageway Park / Tuthangga (Park 17)

- END OF REPORT -