

# Adelaide Park Lands Leasing and Licensing Policy

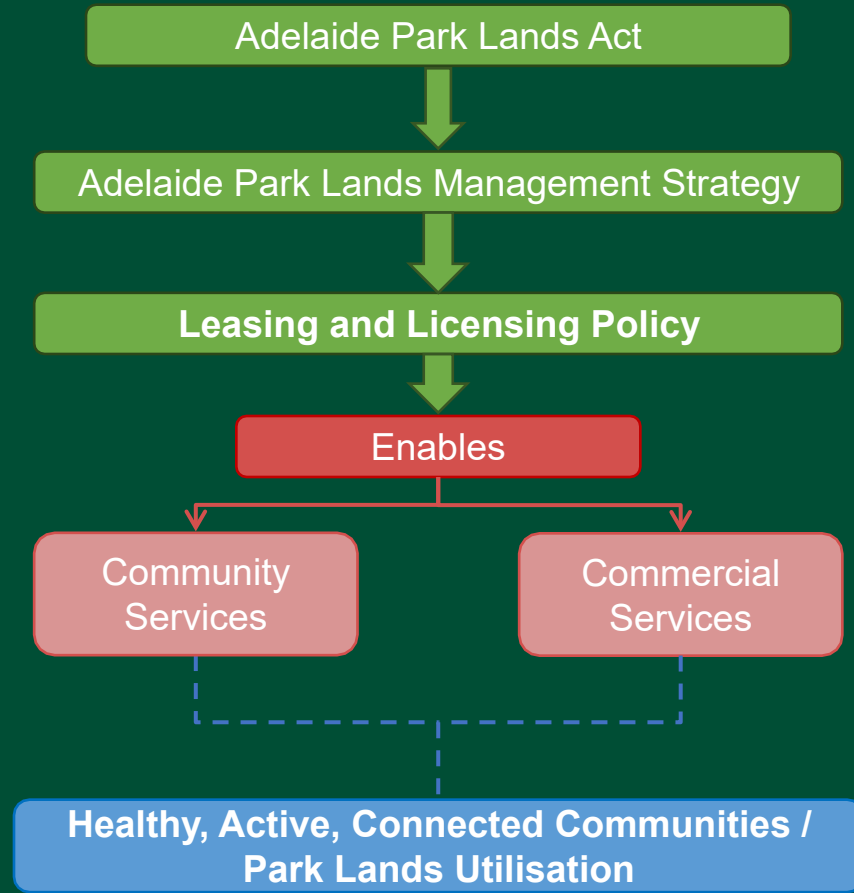
Seeking feedback on Guiding Principles to  
inform an update to the Adelaide Park Lands  
Leasing and Licensing Policy.

City Culture  
Jennifer Kalionis

**Kadaltilla**  
Adelaide Park Lands Authority



# Strategic Context



- A Leasing and Licensing Policy enables responsible, fair and transparent management of community land for public benefit.
- Currently, over 60 Park Lands community and commercial lease and licence agreements support a wide range of services, improving community health, well-being, and social connection.
- Guiding Principles have been drafted to achieve a vision of Park Lands stewardship, which reflects contemporary practice.
- Administration is seeking advice on these Guiding Principles to inform an update to the Adelaide Park Lands Leasing and Licensing Policy.

# Key Questions

## Guiding Principles

What are Kadaltilla's views on the Guiding Principles proposed for the Adelaide Park Lands Leasing and Licensing Policy?

## Other

Are there any other aspects that Administration should consider?

# Policy Context

- The City of Adelaide currently manages 62 Park Lands Lease and Licence Agreements that are longer than 12 months:
  - Community organisations (25 agreements)
  - Educational institutions (17 agreements)
  - Commercial providers (14 agreements)
  - Government agencies (6 agreements)
- Many of these leases are for Park Lands buildings which are no longer fit for purpose. Redevelopment of these assets is guided by the Adelaide Park Lands Community Buildings (Sport and Recreation) Policy.
- The majority of agreements are for a five-year term.
  - Some exceptions eg Memorial Drive Tennis Club (50 years), Tennis SA (42 years), and SACA (42 years), have longer lease terms as a result of capital investments.
- Total income received in 2024/25 was \$976,332.
  - Five commercial lessees contribute over half of this income.
- Event Leases and Licences are considered separately.



# Local & State Government – Best Practice

2020 review by Office for Recreation, Sport and Racing and the Local Government Association (SA) provided a Guide for Leasing and Licensing Sport and Community Facilities with best practise advice provided, including:

- Lease or Licence is an appropriate tool for occupation of community land for a period of greater than one year.
- Expression of Interest (EOI) is the best method for selecting a new lessee.
- Five years is a common lease or licence period.
  - Longer leases should be considered where the lessee is making a significant financial investment.
- Incorporating lease options is good practice, breaking up the term of longer agreements (eg. 5 + 5 years).
- Councils should assess the skills/competencies of lessees and sub-lessees.
  - Training and support can resolve some skill/competency gaps where required.
- Inspections and reviews should occur as least annually & maintenance responsibilities should be clearly defined.
- Benchmarking fees and recommended fee models include which financial incentives to achieve outcomes eg good governance, optimal use, social inclusion.
- Rental income could contribute to a sinking fund to be reinvested back into community facilities.
- Typical services provided by councils to Community lessees include facility maintenance & management support, club development support, grant assistance and capital funding.

# Draft Guiding Principles

| Strategic Alignment                                                                                                                                                                                                                                                                                               | Sustainability and Stewardship                                                                                                                                                                                                           | Inclusive and Equitable Access                                                                                                                                                                                                                                                          | Good Governance                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Alignment with:<ul style="list-style-type: none"><li>• CoA Strategic Plan</li><li>• APLMS</li><li>• CLMP</li><li>• Integrated Climate Strategy</li><li>• Adelaide Park Lands Act</li><li>• CoA Cultural Policy</li></ul></li><li>• Prioritise community benefit</li></ul> | <ul style="list-style-type: none"><li>• Shared asset responsibilities</li><li>• Sustainable fees to enable Park Lands re-investment</li><li>• Optimised use of facilities</li><li>• Climate adaptation and greening incentives</li></ul> | <ul style="list-style-type: none"><li>• Welcoming environments</li><li>• Fee structures aligned to:<ul style="list-style-type: none"><li>• building asset values</li><li>• levels of exclusiveness</li><li>• maintenance responsibilities</li><li>• city centrality</li></ul></li></ul> | <ul style="list-style-type: none"><li>• Transparent lessee selection through EOI</li><li>• Clarity of EOI exemptions</li><li>• Timely decision-making</li><li>• Alignment with legislation</li><li>• Tenure linked to investment</li><li>• Annual reporting</li><li>• Capacity building</li></ul> |

# Key Questions

## Guiding Principles

What are Kadaltilla's views on the Guiding Principles proposed for the Adelaide Park Lands Leasing and Licensing Policy?

## Other

Are there any other aspects that Administration should consider?

# Next Steps

- Oct 2025 - Workshop with Council Committee
- Nov 2025 - Draft Policy to Kadaltilla
- Feb 2026 - Draft Policy to Council Committee
- Feb / March 2026 – Public Consultation
- May 2026 – Consultation findings to Kadaltilla
- June 2026 – Final Policy of Council for Adoption

# Thank You.

**Kadaltilla**  
Adelaide Park Lands Authority

