

## **Feedback:**

### **Proposed Master Plan for the North Adelaide Park Lands Park 1**

Submission by

### **Adelaide Park Lands Preservation Association.**

## **Introduction**

APPA submits that the Council needs to clearly delineate what might eventually be acceptable content in the proposed master plan and conversely, what will not be acceptable. The brief given to the consultants, as far as APPA can ascertain, has not been made public.

Council needs to state at the outset clear parameters for the future of Park 1, to set up the framework. This is Park Lands, it's Community Land, within the ambit of the ACC Development Plan, yet it appears already that the appointed consultants are running away with grandiose ideas for the commercialisation of parts of Park 1, as reported in Messenger Press, April 7, 2017. That report includes plans for a multi-million dollar function centre at the site, redesign of the 36-hole north and south course into three, nine-hole intertwined courses, 'relocation of the building', training academies and driving ranges and entertainment facilities. But such inclusions do not, on the face of it, conform to the requirements of aforementioned Council documents.

## **Response to survey questions.**

Part A – Tell us about your use of Pirltawardli /Park 1 and what you enjoy about it.

### **Q1. Do you currently use/visit Pirltawardli /Park 1? Yes No If yes, please explain how you use it and how often.**

Park 1 is currently a balance of open golf fairways and treed park land, through clearly a golf course with very limited opportunities for casual recreation such as picnicking or walking. However, Park 1 possesses outstanding visual qualities. Along the street frontages, there are belts of large trees while within the park there are impressive clumps of mainly native trees. This provides an outstanding visual landscape resource, arguably the prime value of Park 1.

APPA members and the general public enjoy Park 1 because of its openness within a beautiful treed environment. Generally, it is not fenced; the built facilities are discrete and reasonably low scale.

### **Q2. List the areas/facilities/features that you use in Pirltawardli /Park 1:**

Of course, not everyone who enjoys Park 1 needs to use facilities/features. A stroll or cycle through the park, even just driving past; these are all the more enjoyable precisely because there are limited facilities/features. However, in the current configuration of the various golf fairways, there is insufficient provision of path/cycle ways. APPA supports the reconfiguration of the golf layout so that more of Park 1 is devoted to (non-golf) casual users, and to improve pathways through the park.

The existing club house is well used and can be easily modified to make it a perfectly adequate facility, with the possible addition of public toilets. The building is in very good condition and is well maintained. Some of the surrounds of the club house need to be redesigned, for example, the maintenance sheds and buggy park. This building (owned by Council) is not in need of replacement

and is probably worth \$10m or more. There is no justification for building a new multi-million dollar function centre, there are plenty of function centres already in the Riverbank precinct.

Currently the offices of Golf SA are located within the building, with a lease from Council. APPA submits that this is a very lamentable position; for a long time Council has had a policy of not approving offices (for sporting groups etc) in the Park Lands, and this lease should not be renewed.

APPA submits that the Council needs to clearly delineate what might eventually be acceptable content in the proposed master plan and conversely, what will not be acceptable. The brief given to the consultants, as far as APPA can ascertain, has not been made public.

APPA submits that there is no real need for additional facilities/features: they would only spoil the experiences outlined above.

### **3 Describe your favourite aspects/features of Pirltawardli /Park 1:**

APPA is strongly of the opinion, as stated above, that Park 1 is currently very valuable as it is: a balance of open golf areas and treed park land, with outstanding visual qualities.

Another positive aspect of the park is the manner in which the existing club house facility is tucked away, so it is almost entirely unobtrusive and does not obstruct longer vistas.

### **Q5. What improvements or changes to Pirltawardli /Park 1 would increase your use of this Park?**

Park 1 is already enjoyed by a good many golfers and a limited number of casual users: there is some need to improve the pathway provision for the latter. It might be noted, with the rezoning for intense residential development in Bowden, the utilisation of Park 1 as public open space is likely to increase. The proposed reconfigured golf course should make proper provision for unencumbered (non-golf) open space.

Council needs to state at the outset clear parameters for the future of Park 1, to set up the framework for the master plan. This is Park Lands, it's Community Land, within the ambit of the ACC Development Plan, yet it appears already that the appointed consultants are running away with grandiose ideas for the commercialisation of parts of Park 1, as reported in Messenger Press, April 7, 2017. That report includes plans for a multi-million dollar function centre at the site, redesign of the 36-hole north and south course into three, nine-hole intertwined courses, 'relocation of the building', training academies and driving ranges and entertainment facilities. But such inclusions do not, on the face of it, conform to the requirements of aforementioned Council documents.

Part B

### **Q6. We frequently receive feedback about the desire for an improved food and beverage offering and facilities at the golf course.**

The existing club house already has facilities for dining. This might be reconfigured into a more contemporary form as a café, with an outdoor terrace, *without any need to extend the building*.

APPA submits that this is all that could be justified/viable. Already there are several other cafes in the vicinity, at the North Adelaide Train Station, for example, that are barely viable.

**Q7. What would be your preferred location for the club house?**

APPA firmly and forcefully submits that the club house should not be relocated, nor extended. Such a proposal would inevitably lead to obtrusive commercialisation of the Park Lands. Given the likely cost of a new club house, Council would likely look to a long lease for a private investor, with concomitant loss of Park Lands to accommodate a much larger building, extensive car parking on the Park Lands, etc.

**Q8. Are walking/jogging trails important to you? Yes No**

**Q9. If you answered Yes to Question 8, please tell us what elements of a walking/jogging trail are most important to you (please tick all that apply)**

APPA submits that Park 1 forms a barrier to pathways / cycle ways. If the number of golf holes were reduced, there might be an opportunities to make more provision for these.

**Q10. If new attractions were added to the golf course, which of these attractions would you be most likely to use? Please rank the boxes below in order of preference (1 being most likely, and 7 being least likely).**

APPA is firmly opposed to adding more 'constructed' facilities onto the Park Lands, including additional buildings, (Golf Learning Centre ), Golf Driving Range – if that requires a new building, Short game Practice facility- maybe that is the purpose of the Par3 so yet another is not needed.

APPA supports the retention of the Par 3 course and provision for BBS/picnic facilities.

The appointed consultants also have a vested interest in recommending multi-million dollar developments. Such expenditure would be very risky for Council in the light of the fairly rapid decline in participation in golf identified by Golf Australia.

**Q15. Would you support a reduction in the number of holes if they were of a higher standard?**

Generally, for reasons given above, APPA supports the reconfigurations of the golf course into a fewer number of holes, so that public open space and pathways (non-golf) of Park 1 are improved.

**Q16. Would you be willing to pay for car parking if it was more conveniently located to the clubhouse?**

For very good reasons, Council documents concerning the Park Lands generally do not envisage increases in car parking on the Park Lands, there are already too many. Councillors may recall, for example, the disputation concerning parking on Pinky Flat and in the area now controlled by the Stadium Management Authority.

APPA submits that there can be no further provision for car parking for golfers on the Park Lands, paid or free. Already there are more than sufficient car parks, for example along Memorial Drive west. There are approximately 400 car spaces along the road, a portion of which could easily be time restricted to suit golfers, weekdays and weekends, and then it's a short walk to the Par 3 or clubhouse.

## **Conclusion**

APPA submits that Council needs to be far more careful about what 'developments' are incorporated into a Park 1 master plan. In an era of declining golf participation, it makes no sense at all to spend millions on a relocated club house.

APPA does support a reduction in the number of holes and a reconfiguration that allows more public open space and better partway connectors.