



APPA Response to “Our Vision for the ORAH site” issued by the Liberal Party South Australia during the March 2018 election campaign.

This document published at <https://strongplan.com.au/policy/vision-orah-site/> proposes covering virtually the entire oRAH site with various institutional and commercial or private buildings. It will certainly cause controversy when the public is made aware that the policy envisages numerous buildings including private residential accommodation. The plan envisages no return to Park Lands of any part of the Old RAH site, despite well-documented clear public preference for the return of land to Park Lands. The plan also ignores the purposes of the *Adelaide Park Lands Act 2005* “to provide for the protection of those park lands and for their management as a world-class asset to be preserved as an urban park for the benefit of present and future generations”.

APPA has previously conceded that the existing heritage buildings on the oRAH site would likely be retained. But the extent of new buildings and the exclusion of any return of oRAH land to Park Lands is flabbergasting.

What the “Our vision for the ORAH site” policy document (Liberal Party) says:	APPA response:
Establish an innovation incubator / start-up and growth Hub- adaption of heritage buildings + “more on-site buildings.” Run by appointed NFP board; accommodating 650 people; paid tenancies. Cost: \$27.5 m.	This is the only mention of the future use of existing heritage buildings. The hub idea is a rehash of the Tonsley Innovation District, which is 61 ha. <ul style="list-style-type: none"> The concept of an innovation/incubator start-up and growth hub is entirely commercial. It is not a public use. Rather, it is intended to assist private for-profit activities. As such APPA cannot condone the use of public Park Lands for this purpose. Heritage buildings that remain on the site must be used only for public purposes-
Establish an international Centre for Tourism, Hospitality and Food Service, moving Regency Park TAFE / Cordon Bleu to oRAH; 800 students, costing \$60 m.—New Buildings	A private company, C & G has been granted approval by DAC for new accommodation for Le Cordon Bleu at 200 North Terrace which is opposite Art Gallery of SA. A proposed new facility on the oRAH site would need to be huge if it were to include all of TAFE / Cordon Bleu, 800 students. <ul style="list-style-type: none"> APPA does not support any major new buildings on the old RAH site, nor the concept of moving TAFE LCB to the oRAH site, unless it can be accommodated in one or more of the existing heritage-listed buildings.

<p>A National Gallery for Aboriginal Art and Culture—New Buildings, additional to Contemporary Art Gallery.</p>	<p>A National Aboriginal Art and Culture Gallery is proposed for Alice Springs. Undoubtedly the holdings of AGSA and SA Museum are unrivalled, and the respective collections have a degree of overlap. However, a large new building for the museum (a particularly ungainly concept design was included in the policy document) is inappropriate for the oRAH site. A NGAA (combining the SAM and AGSA) could easily be accommodated in one or more of the existing heritage-listed buildings on the oRAH site or in a new culturally appropriate building within the extensive red brick car park on the north side of the SAMuseum / adjoining AGSA.</p> <ul style="list-style-type: none"> • APPA does not support a NGAA on the oRAH site; unless it can be accommodated in one or more of the existing heritage-listed buildings. There is a good opportunity for a combined SAM / AGSA gallery that links those institutions.
<p>An Adelaide Contemporary Art Gallery—New Buildings. A cost indicator is not given.</p>	<p>The concept shows a huge building stretching in a curve right along the Botanic Gardens boundary, including an under-croft sculpture walk and a moat or rivulet. At a minimum, this sector of the oRAH site should be returned to Park Lands: this is the area stolen from the Botanic Gardens.</p> <ul style="list-style-type: none"> • APPA supports all of the East Wing area being returned to Park Lands. We do not support the construction of a contemporary art gallery CAG on the oRAH site unless it can be accommodated in one or more of the existing heritage-listed buildings
<p>An International standard hotel—New Buildings</p>	<p>The diagram shows a building of 20 or more storeys, in curved form, just near but separate to the Bice building. It is a ponderously heavy handed and overbearing concept. Even in the policy document it is conceded that this proposal is not likely to gain investor support.</p> <ul style="list-style-type: none"> • APPA contends that the proposed high rise hotel is entirely inappropriate for the oRAH site and the land area should be returned to Park Lands.
<p>Short-term serviced apartment accommodation.</p>	<p>It has been overwhelmingly expressed by the public during consultative procedures since the future use of the oRAH was initially raised, there should be no apartment accommodation on the oRAH site. APPA is not alone in opposing residential accommodation of this site: Adelaide City Council has opposed it, as have 31 eminent South Australians who have described such a suggestion as a “gross breach of the trust” under which the Park Lands are held for the people of South Australia.</p> <ul style="list-style-type: none"> • APPA contends that there is clear and valid public opposition to including apartment accommodation on the oRAH site. Furthermore, such use would be contrary to the principles and purposes of the <i>Adelaide Park Lands Act 2005</i> under which this site is to be managed “ss a world-class asset to be preserved as an urban park for the benefit of present and future generations”.