

# North Adelaide Golf Course Future Planning

## Key Messages

4

- The existing Draft Master Plan:
  - Sought to achieve outcomes for the North Adelaide Golf Course (NAGC) based on the previous Strategic Plan and proposed a staged approach, designed to improve the facilities and amenities requiring significant investment.
  - The proposed development and sequencing creates dependencies between each phase that will bind Council to execute the plan in full, or significantly compromise outcomes.
- A review of the Draft Master Plan has been conducted including alignment to the 2020-2024 Strategic Plan and current operating environment.
- We have concluded that:
  - As per the Draft Master Plan findings, significant potential and opportunity exists to leverage the existing business and assets through further investment.
  - There is a need to devise an achievable plan that decouples the interdependencies inherent in the draft Master Plan, and thereby reduces risk and provides an iterative investment pathway.
- The purpose of this Workshop is to provide supporting information and context to Council Members regarding the conclusions and receive feedback.

# North Adelaide Golf Course Future Planning Background/History

## Master Plan

In 2018 a consultant team comprising GHD Woodhead, Evans + Ayers Management Consultants, and Graham Marsh Golf Design were engaged to develop the North Adelaide Golf Course Master Plan to guide the future design and sustainability of the North Adelaide Golf Course (NAGC).

In July 2018 the NAGC Master Plan was presented to Council in confidence. Council deferred the matter and requested a cultural heritage assessment be completed and the draft Master Plan be brought back to a workshop for further consideration.

On 9 April 2021 elements of the draft Master Plan were made public to enable a transparent approach into the future including this presentation.

The Committee Meeting - Agenda - 20 April 2021

slide 6

## Heritage Assessment

In December 2018 GHD Woodhead engaged EBS to progress a Cultural Heritage Assessment. Throughout 2019 significant delays were experienced in progressing the assessment with stakeholders. In February 2020 the desktop assessment was finalised and the following recommendations made:

1. A cultural heritage survey be carried out with the local Aboriginal groups who have an interest in this area. This will allow for a pedestrian inspection of the Project Area and consultation with the groups.
2. No ground works should be undertaken until the survey and corresponding report are completed, and any recommendations are implemented.

## Master Plan Review

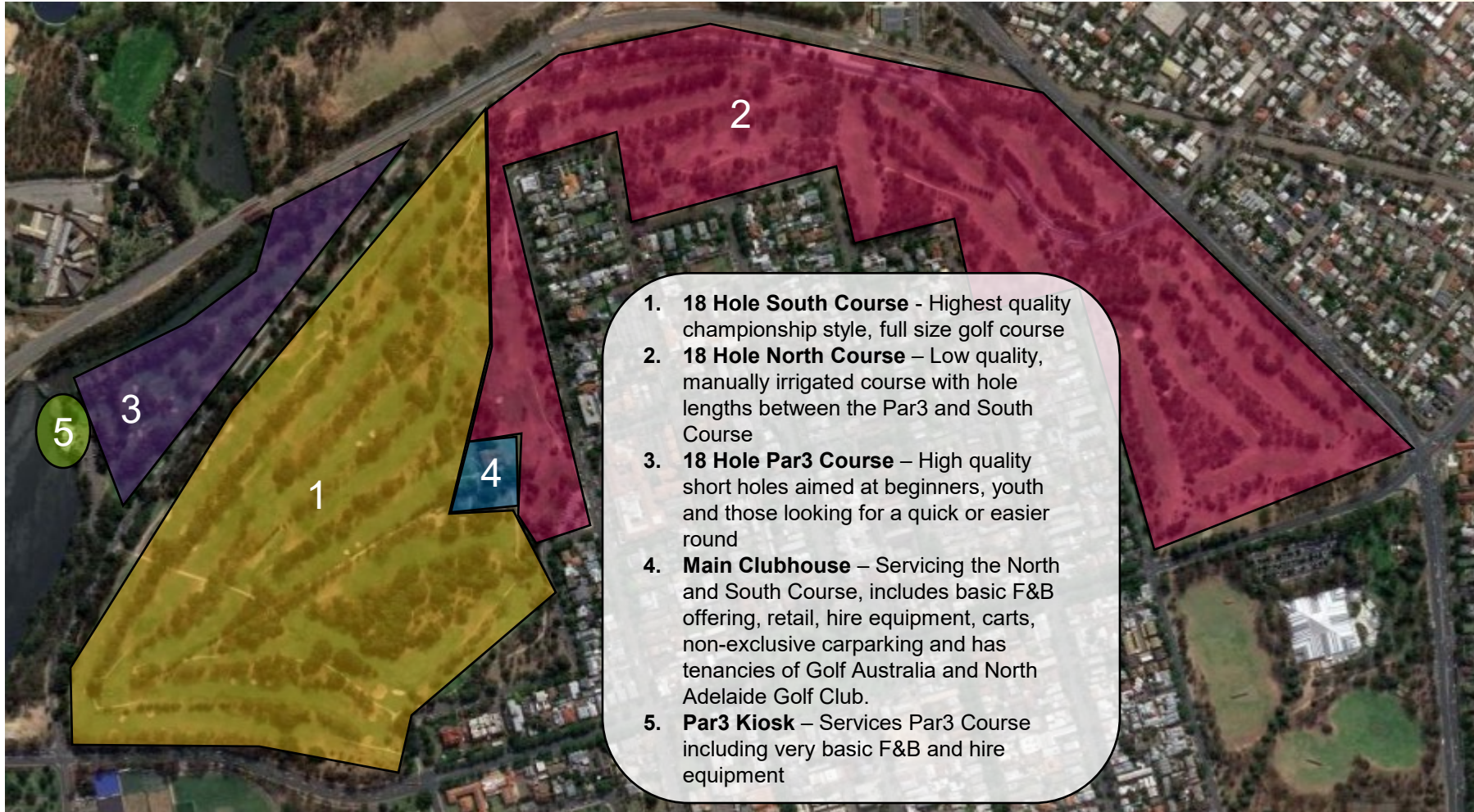
In early 2020 a review of the 2018 draft Master Plan was undertaken to ascertain opportunities to progress.

The 2018 draft Master Plan talked to a holistic reshaping of golf within the city however this had a significant investment requirement. We felt a review to correctly identify positive trends to maximise visitation and financial sustainability via a further staged implementation of the master plan could be more appropriate/viable. We intended to complete a workshop with Council in the first 1/2 of 2020 to gain feedback and realign the project with Council's Strategic Plan.

COVID-19 further delayed the project given the uncertainty and a need to consider its impacts on future plans.

# North Adelaide Golf Course Future Planning

## Existing Facility Overview



1. **18 Hole South Course** - Highest quality championship style, full size golf course
2. **18 Hole North Course** – Low quality, manually irrigated course with hole lengths between the Par3 and South Course
3. **18 Hole Par3 Course** – High quality short holes aimed at beginners, youth and those looking for a quick or easier round
4. **Main Clubhouse** – Servicing the North and South Course, includes basic F&B offering, retail, hire equipment, carts, non-exclusive carparking and has tenancies of Golf Australia and North Adelaide Golf Club.
5. **Par3 Kiosk** – Services Par3 Course including very basic F&B and hire equipment

# North Adelaide Golf Course Future Planning 2018 draft Master Plan Overview



SCORECARD					
Hole #	Par	Length	Hole #	Par	Length
1	5	500	10	4	425
2	3	170	11	4	305
3	4	330	12	3	150
4	5	485	13	4	355
5	4	295	14	3	155
6	3	140	15	5	490
7	4	375	16	3	200
8	3	160	17	5	495
9	5	525	18	4	390
Out		36	In		35
		2960	Out		36
			Total		71
					5945

- Comments:**
- 18 Hole Course - Par 71, 5945 metres.
  - Returning Nines (Across Memorial Drive).
  - 12 Hole Par 3 Course, Mini Golf Course and 6 Holes,
  - Driving Range Across Memorial Drive (300m incl Fencing).
  - Construct New Clubhouse in Association with Restuarant/Public Facilities Adjacent River. Old Clubhouse to Remain. Old Maintenance Facility to be Removed.
  - Course Flows Very Well with Extended Walks Between Holes 3/4, 5/6, 8/9, 10/11.
  - Adequate Safety Clearances,
  - All Major Roads on LHS.
  - Where Possible, Tree Corridors Retained.
  - New Maintenance Facility,
  - Extensive Public Access Throughout Site,
  - Walking Paths Shown:
  - Walking and Bike Paths Shown:

# North Adelaide Golf Course Future Planning 2018 draft Master Plan Stage 1



# North Adelaide Golf Course Future Planning 2018 draft Master Plan Stage 2



## STAGE 2 WORKS

- Construct New Clubhouse, Maintenance Facility and Underpass.
- Construct 13 Complete New Golf Holes and 1 Partial Golf Hole to Southern Site As Shown.
- Construct New Putting and Pitching Greens.
- Construct New Halfway House.
- Construct New Pathways and Passive Recreation Zone Within Southern Site.

## STAGE 2 GOLF OPERATIONS

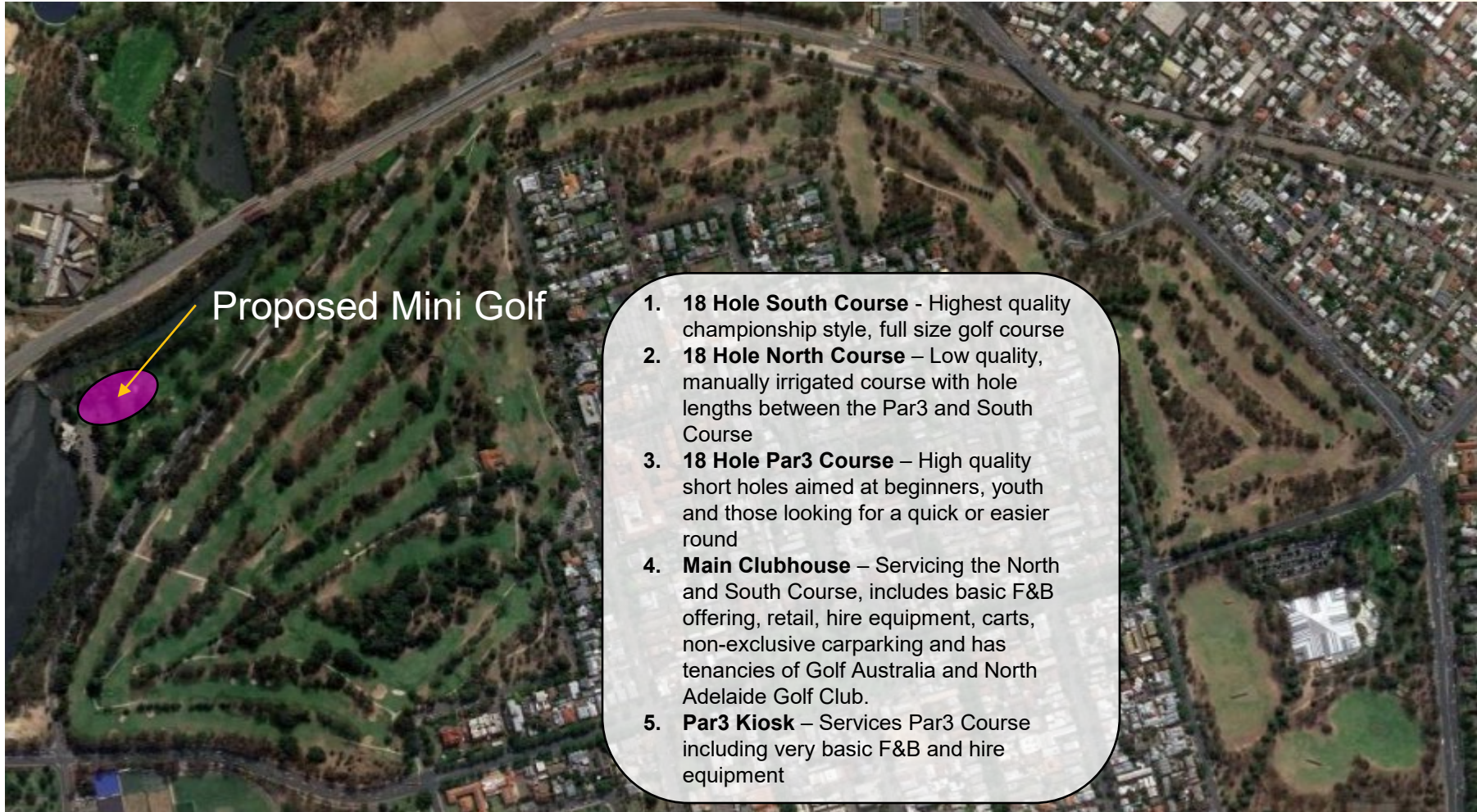
- Operations from Existing Clubhouse.
- Mini Golf, New Redeveloped Par 3 Course and New Driving Range In Play.
- Operations from Existing Maintenance Facility.
- North Course to Operate as a 15 Hole Course As Shown.
- South 18 Hole Course Not Open for Play.

# North Adelaide Golf Course Future Planning 2018 draft Master Plan Stage 3



# North Adelaide Golf Course Future Planning

## Existing Facility Overview





## 2018 Draft Master Plan – Strategic Alignment and Challenges

- The Draft Master Plan sought to achieve outcomes for the NAGC based on the previous Strategic Plan and proposed a staged approach designed to improve the facilities and amenities, drive greater activation of the Park Lands, increase the safety for all users while also underpinning the long-term sustainability of the course.
- The combination of the proposed location of new facilities (ie driving range, new clubhouse) and sequencing of implementation, creates dependencies between each phase that will bind Council to execute the plan in full, or significantly compromise outcomes.
- The estimated cost to execute the full scope of works in the Draft Master Plan is estimated at **\$50M - \$56M** including contingencies (as at 2018)
  - Stage 1 (**\$5.5M – \$6.5M**) – Mini golf redevelopment, driving range and reduction of Par 3 from 18 to 12 holes
  - Stage 2 (**\$34M - \$37.5M**) – New Clubhouse and first nine holes (includes underpass)
  - Stage 3 (**\$10.5M - \$12M**) – Second nine holes and northern executive course
- Acknowledging the existing lack of dedicated golf carparking, the Draft Master Plan proposed under-croft carparking beneath a relocated Clubhouse on the Riverbank.
- The Draft Master Plan proposed significant redevelopment works on culturally significant land along the Riverbank.

## Key outcomes of the Master Plan Review

- We have reviewed the Draft Master Plan in the context of the 2020-2024 Strategic Plan and current operating environment.
- The following **over-arching conclusions** were reached:
  - As per the Draft Master Plan findings, significant potential and opportunity exists to leverage the existing business and assets through further investment.
  - There is a need to devise an achievable plan that decouples the interdependencies inherent in the draft Master Plan, and thereby reduces risk and provides an iterative investment pathway.
- To deliver on Council's strategic objectives, a minimum of four bodies of work are logically required over the long term (10+ years).
- We propose an approach to progress an **iterative plan**, that would broadly prioritise the following four areas in order:
  1. Minigolf and Par 3 renewal
  2. Driving Range
  3. Clubhouse upgrade and/or other options
  4. Course upgrade/works/reconfiguration