

CONFIDENTIAL ITEMS 2003 – AUGUST 2024

#	Date	Item Title	Confidential Order Details	Item being kept confidential - Agenda/ Attachment/ Minutes	Reason regarding retention or recommend-action to release	Resolution Regarding Action	Last Review Date	Next Review Date	Date Released
232	4 December 2023	Hahndorf Car Parking Options and Opportunities	Section 90(3)(b) Order 1. Pursuant to Section 90(2) of the Local Government Act 1999 the Council orders that all members of the public except the Chief Executive Officer, General Manager Infrastructure, General Manager Planning and Community, General Manager Corporate Services, Executive Manager, Head of Wastewater, Manager Strategic Projects and Economic Development, and the Minute Secretary be excluded from attendance at the meeting for the Agenda Item 18.3 titled Hahndorf Car Parking Options and Opportunities The Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to prejudice the commercial position of the Council. In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of Council's commercial position may prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter. Section 91(7) Order 6. Pursuant to Section 90 (3) (b) That having considered Agenda Item 18.3 Hahndorf Car Parking Options and Opportunities in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, related documents and all minutes be retained in confidence until a future resolution of	Council report, related documents and all minutes	The Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to prejudice the commercial position of the Council. In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the	Council report, related documents and all minutes be retained in confidence until a future resolution of Council relating to a preferred option or such lesser period as may be determined by the Chief Executive Officer and that this order be reviewed every 12 months.		Within 12 months	<i>Report and Minutes released on website 26 August 2024</i>

CONFIDENTIAL ITEMS 2003 – AUGUST 2024

#	Date	Item Title	Confidential Order Details	Item being kept confidential - Agenda/ Attachment/ Minutes	Reason regarding retention or recommend-action to release	Resolution Regarding Action	Last Review Date	Next Review Date	Date Released
			Council relating to a preferred option or such lesser period as may be determined by the Chief Executive Officer and that this order be reviewed every 12 months.		disclosure of Council's commercial position may prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter.				

RELEASED

**18.3 REPORT TITLE: CONFIDENTIAL ITEM: HAHNDORF CAR PARKING
OPTIONS AND OPPORTUNITIES****DATE OF MEETING: 4 DECEMBER 2023****FILE NUMBER: DOC/23/160378****Key Contact** Nathan Franklin – Senior Strategic Planner**Manager/Sponsor** Alex Oulianoff - General Manager Corporate
Services**Community Plan 2020-2035:**

CW Goal 5 - Transport solutions, infrastructure and trails allow people to move to, from and within the district in a convenient, efficient and accessible manner.

EP Goal 3 - Add value to the growth of the district by exploring new economy opportunities aligned with the key strengths of liveability, sustainability and low emissions.

Annual Business Plan:

The annual business plan 2023/24 does not include any specific budget allocation towards initiatives considered below and would be subject to future budget adjustment as part of Council's 2023/24 budget review process.

Purpose:

To advise Council on a number of options and opportunities being considered and investigated by Council staff to assist to remedy car parking concerns in Hahndorf.

Summary - Key Issues:

1. Hahndorf Main Street is a popular tourist destination of State relevance, and as is typical of regional towns, most people visit by car. This leads to some car parking competition in key locations in the Main Street.
2. Council has undertaken a number of car parking studies and strategies for Hahndorf. As contemplated at the May and October 2023 Council meetings it is important that Council be proactive in supporting and assisting to remedy this long contemplated issue.
3. Currently, a number of short term car parking initiatives and improvements are in the process of being implemented ahead of the peak visitation season in late 2023.

4. Council staff are proactive in exploring both short and long term opportunities and will seek to promote various interventions to assist to alleviate car parking supply and demand issues within Hahndorf.

Recommendation:

That Council:

1. Pursuant to Section 90(3)(b)

Pursuant to Section 90(2) of the Local Government Act 1999 the Council orders that all members of the public except the Chief Executive Officer, General Manager Infrastructure, General Manager Planning and Community, General Manager Corporate Services, Executive Manager, Head of Wastewater, Manager Strategic Projects and Economic Development, and the Minute Secretary be excluded from attendance at the meeting for the Agenda Item 18.3 titled Hahndorf Car Parking Options and Opportunities

The Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to prejudice the commercial position of the Council.

In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of Council's commercial position may prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter.

2. **Note this report and the options and opportunities being investigated by Council staff.**
3. **Authorise the Chief Executive Officer or his delegate General Manager Corporate Services to pursue the three options and opportunities discussed below as to inform future Council decision making on a preferred option/s.**
4. **Authorise the Chief Executive Officer or his delegate General Manager Corporate Services to investigate potential for funding contribution relating to the three options and opportunities.**

- 5. Note that a further confidential report will be presented back to Council in 2024 to provide an update.**

Section 91(7) Order

- 6. Pursuant to Section 90 (3) (b)**

That having considered Agenda Item 18.3 Hahndorf Car Parking Options and Opportunities in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, related documents and all minutes be retained in confidence until a future resolution of Council relating to a preferred option or such lesser period as may be determined by the Chief Executive Officer and that this order be reviewed every 12 months.

Background:

5. In March 2018 Council endorsed the Hahndorf Township Plan. This plan was developed in consultation and engagement with key stakeholders including the Hahndorf Community Association (HCA) and Hahndorf Business and Tourism Association (HBTA).
6. Throughout the Township Plan there are several principles and actions that relate to improving car parking supply in Hahndorf. Notably Action 8 which is listed with a short-term with a of the Township Plan states 'As a priority, begin investigations to develop strategies to alleviate car parking supply and demand issues in the Main Street. Investigations may include:
- (a) Opportunities to create public/private partnerships to deliver new car parking areas.
 - (b) Opportunities to develop a shared car parking policy.
 - (c) Review of car parking zones and time limits.
 - (d) Opportunities to increase the number of disabled car parking spaces.
7. Furthermore, increasing car parking efficiency and developing strategies to manage supply forms one of the five key strategies that underpin the Hahndorf Township Plan.
8. Council has more recently received reports in May and October of 2023 as well as a previous report in 2018 which advised Council of strategies to be considered and implemented to improve both real and perceived car parking issues in Hahndorf. Such strategies have included signage, education campaigns, improved car parking delineation, increased compliance and shuttle bus trials.
9. When prioritising any potential course of action it is important to consider the preferred hierarchy of Council intervention. Typically, this is as follows:
- Step 1: Better utilise existing facilities;
 - Step 2: Better utilise non-Council facilities;

Step 3: Expand or enhance existing Council facilities;

Step 4: Create a new facility.

Notwithstanding this preferred hierarchy of intervention from time to time an opportunity may present and there is an option to prioritise a different course of action.

10. There is not one solution that will remedy car parking issues in Hahndorf but rather a series of interventions implemented by Council, private property owners and businesses. Council's role should be significant in the context of assisting to address community concerns and in support of the continued tourism and economic success experienced by Hahndorf.

Discussion:

11. Hahndorf is a significant tourism township attracting over 1 million visitors annually with over 130 businesses operating from the main street which results in a substantial economic benefit not only for the Mount Barker District but for the broader Adelaide Hills region and State.
12. The township of Hahndorf with its unique heritage, events and attractions continues to draw visitors from all over the world, and this contributes significantly to local businesses and jobs.
13. Of the 1 million visitors to Hahndorf annually approximately 89% of visitors to Hahndorf are domestic while 11% are international. With the majority of visitors to Hahndorf being 'day trippers' which either park on-street, in Council's public car park or on private property continuing to accommodate day visitation to Hahndorf is critical to ensuring this continued economic success and future growth. Visitors to Hahndorf contribute an estimated \$124 million to the South Australian economy each year.
14. Council staff receive regular community and business concerns regarding parking in Hahndorf. To address these ongoing concerns Council staff are engaged on a number of fronts to assist to remedy this issues. The following provides an update of several key options and opportunities currently being considered by Council staff.

Carl Nitschke Memorial Car Park

15. Council's existing dedicated public car park, namely Carl Nitschke Memorial Car Park, is located on the western entrance to Hahndorf provides 39 public car parking spaces for the main street. This car park is strategically well positioned to 'book end' the core economic and tourist area of the main street.
16. Council staff are investigating options to increase the capacity of this car park through the activation of the balance of the land. Currently the car park is located on approximately half of the 7,500 square metre site with their being

a potential opportunity to expand the car park across the eastern side of the creek.

17. Staff acknowledge that there are site constraints predominantly in the form of the water course and existing mature vegetation however preliminary investigations indicate that additional car parking yield can be achieved on this existing Council owned land.
18. Council staff will continue to investigate and undertake preliminary design options for this car park expansion in the context of informing a future budget proposal for detailed design.

Strategic Land Acquisition

19. A strategic land purchase opportunity has been presented to Council staff and the property, namely 108 Mount Barker Road, Hahndorf is considered to demonstrate a level of merit worthy of Council deliberation. The property agent has indicated to Council a purchase price of \$2.55 million.
20. The property is 4,150 square metres in size maintaining a street frontage of approximately 16 metres and an overall depth of 150 metres. The land currently contains an existing dwelling (non-heritage listed State or Local), existing vegetation including several regulated trees and is bisected by an existing creek.
21. While constrained to a degree by topography, heritage considerations, trees and the water course the land does have potential to be redeveloped and repurposed for a number of uses including car parking. Importantly the land is located immediately adjoining Carl Nitschke Memorial Car Park presenting options to expand or connect with this land.
22. Preliminary design investigations undertaken by Council engineers have indicated that a potential car parking yield of between 88-95 car parks conservatively is possible on this property.
23. No cost analysis has been undertaken regarding this opportunity however given the specifics of the site the cost to develop this potential site for car parking would not be insignificant.
24. Relevant staff will continue to undertake the required investigations and due-diligence (valuation etc) and report back to Council regarding the suitability (or not) and priority of this opportunity.

Strategic Lease Opportunities

25. Council staff have undertaken initial discussions with the Bene Aged Care group who operate the St Pauls Care Facility in Hahndorf. The Bene group own 6 English Street and 22 Mount Barker Road, Hahndorf which is currently

underutilised and not being prioritised in the short term for redevelopment by the aged care facility.

26. Discussions to date have centred around the potential for Council to enter into a lease agreement for both these properties for the purposes of providing car parking within close proximity to the main street. Preliminary design investigations have indicated a yield of over 100 car parks is possible.
27. While early discussions with the Bene Aged Care group have been positive staff will evaluate this opportunity in more detail as discussions progress.

Summary

28. Council receives regular community and business concerns regarding parking in Hahndorf. Council's current short term strategies being implemented shows a commitment to address these and a longer term initiative would further demonstrate a continued commitment by Council.
29. This report seeks a commitment for the continued investigations and any negotiations to proceed relating to the options and opportunities outlined above. Additionally, there exists an opportunity to seek funding and solicit financial contribution towards the options discussed. A future report be presented to Council with a preferred option/s.

Community Engagement:

Informing only	Confidential Report
----------------	---------------------

Policy:

N/A

Long Term Financial Plan:

The adopted Long Term Financial Plan does not specifically reference any of the initiatives discussed or to be investigated within this report.

Budget:

The annual business plan 2023/24 does not include any specific budget allocation towards initiatives within this report and would require consideration as part of Council's budget review process.

Statutory/Legal:

None at this stage.

Staff Resource Requirements:

Preliminary investigations and associated conceptual design work can occur within existing staff resources.

Environmental:

No considerations at this stage.

Social:

The options and opportunities considered have the ability to provide for an improved Council assets to the social and economic benefit of the community.

Risk Assessment:

The risk in not meeting community expectations that have been strategically aligned through the Hahndorf Township Plan and the known parking supply and demand concerns of community need to be managed should these options not proceed.

It is relevant for Council to consider the benefit of having a proactive approach to address known issues in Hahndorf in the context of the recently withdrawn \$200m Federal funding commitment for the Hahndorf Traffic Improvements Project. The current community sentiment is one of frustration and a proactive solution focussed commitment from Council would assist to demonstrate community alignment and township support.

Asset Management:

Some of the options and opportunities considered have the future potential to expand community land provisions within Hahndorf and increase Councils existing community and car parking assets.

Conclusion:

It is important that Council are aware of the proactive approach staff are working through to better manage car parking in Hahndorf and support the economic performance of the township. Staff seek support to continue discussions and any negotiations with a preferred option presented back to Council in 2024 once further investigations have been undertaken.

Previous Decisions By/Information Reports to Council

Meeting Date	3 October 2023	CM Reference	DOC/23/127167
Title	Hahndorf Parking Management Update		
Purpose	To provide an update on car parking improvements being planned for Hahndorf ahead of the peak visitation period across December 2023 to January 2024.		

Meeting Date	1 May 2023	CM Reference	DOC/23/35643
Title	Hahndorf Car Parking Management		
Purpose	To provide an update on car parking management in Hahndorf.		

Meeting Date	4 June 2018	CM Reference	DOC/
Title	Hahndorf Traffic and Parking Strategy		
Purpose	To provide the Elected Members with a summary of the analysis and recommendations from the Hahndorf Traffic and Car Parking Strategy report, prepared by MRCagney.		

CONFIDENTIAL

Moved Councillor Harding that Council:

Section 90(3)(b) Order

1. Pursuant to Section 90(2) of the Local Government Act 1999 the Council orders that all members of the public except the Chief Executive Officer, General Manager Infrastructure, General Manager Planning and Community, General Manager Corporate Services, Executive Manager, Head of Wastewater, Manager Strategic Projects and Economic Development, and the Minute Secretary be excluded from attendance at the meeting for the Agenda Item 18.3 titled Hahndorf Car Parking Options and Opportunities

The Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to prejudice the commercial position of the Council.

In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of Council's commercial position may prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter.

Seconded Councillor Szilassy

CARRIED
OM20231204.25

Moved Councillor Hardingham that Council:

2. Note this report and the options and opportunities being investigated by Council staff.
3. Authorise the Chief Executive Officer or his delegate General Manager Corporate Services to pursue the three options and opportunities discussed below as to inform future Council decision making on a preferred option/s.
4. Authorise the Chief Executive Officer or his delegate General Manager Corporate Services to investigate potential for funding contribution relating to the three options and opportunities.

5. Note that a further confidential report will be presented back to Council in 2024 to provide an update.

Seconded Councillor Jones

CARRIED
OM20231204.26

Moved Councillor Hewett that Council:

Section 91(7) Order

6. Pursuant to Section 90 (3) (b)

That having considered Agenda Item 18.3 Hahndorf Car Parking Options and Opportunities in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, related documents and all minutes be retained in confidence until a future resolution of Council relating to a preferred option or such lesser period as may be determined by the Chief Executive Officer and that this order be reviewed every 12 months.

Seconded Councillor Szilassy

CARRIED
OM20231204.27

MEETING DECLARED CLOSED AT 8:30PM

MAYOR

DATE