# Annual Report 2021





#### **AEDA Vision**

To make Adelaide the most liveable city in the world.

## **AEDA Mission**

To accelerate economic growth in the city by attracting investment and supporting businesses, growing the visitor economy, supporting residential growth, growing an annual events calendar and marketing the city as a whole including Rundle Mall.

## **AEDA Purpose**

#### **Attract**

Get more people, businesses, visitors, students and residents into the City.

#### Stay

Ensure that people stay longer, move around the city, return more often.

#### **Enjoy**

Provide a positive experience to people while they are here.

#### Spend

Stimulate economic growth by providing more reasons to spend in the City of Adelaide.



## **Annual Report Summary**

This Annual Report has been prepared by the Adelaide Economic Development Agency (AEDA) a Section 42 Subsidiary under the *Local Government Act 1999 (SA)*.

An objective of the City of Adelaide's 2020 – 2024 Strategic Plan was to implement a City-Wide Business Model. This led to Council at its meeting on 6 October 2020 resolving to expand the objects and purpose and change of name of the Rundle Mall Management Authority to establish the Adelaide Economic Development Agency (AEDA) as a subsidiary of the City of Adelaide.

AEDA formally commenced operating on 18 January 2021.

AEDA is led by a skills-based Board including expertise across hospitality, property development, place making, business development, investment, events and tourism. The Board consists of a Chairperson, one Elected Member (the Lord Mayor of the day) and up to 7 Directors (including one representative from the Advisory Committee).

This Annual Report details AEDA's achievements since commencement and against the aims and objectives of the former Rundle Mall Management Authority's 2020-21 Business Plan.

## **Financial Summary**

To support the delivery of activities until 30 June 2021, Council approved transitional funding from a reallocation of funding of operational activities, projects and operating costs (including staff costs) directed to city economic development and associated marketing activities under the 2020/21 Business Plan and Budget. The total of this funding reallocation including events and festivals sponsorship and strategic partnerships funding was \$7,647,000.

Funding of \$3,856,000 received in 2020/21 through the Rundle Mall Separate Rate continued to be used specifically and only to deliver on the 2020/21 Rundle Mall Business Plan and Budget to promote, market and manage the Rundle Mall precinct. This was supplemented by a further \$297,000 in self-generated funds through casual Mall leasing, concession permits and partnerships during 2020/21. The total budget for the Rundle Mall Program for 2020/21 was \$4,085,000.

#### **AEDA Achievements**

#### **Business Growth**

Development of a **Residential Action Plan** that has included economic modelling of the state-wide net economic benefits of increasing the City's population, an assessment of opportunities in the Planning and Design Code to stimulate residential development, review of past initiatives and focused discussions with private sector developers and community housing providers.

Supporting businesses to grow through the **City Business Support** partnership with Business SA
and continued support for Renew Adelaide to
activate vacant premises. During the 2020/21
financial year, 335 businesses were supported
through the Business SA program while Renew
Adelaide launched 15 businesses, achieved a
graduation rate of 53% and added 52.5 new jobs to
the city's economy.

Seven Precinct Groups across the city have continued to be supported through the delivery of the Mainstreet Development Program.

A program to welcome new firms to the city is being piloted with a firm, employing 150 staff, that is relocating into the CBD in December 2021. The initiative aims to connect the executive staff of firms coming into the city with Council programs and executive staff as well as providing benefits for their employees to assist them during the settling in period.

Utilising \$300,000 funding from the Government of South Australia and over \$562,000 from the City of Adelaide, 128 businesses within the city and North Adelaide received City of Adelaide Outdoor Activation Grants. Funding through the Grant assisted the successful businesses in activating the outdoor areas adjacent to their business, enhance the presentation of a building or business and complement the character of the surrounding area, and contribute to a more interesting and exciting street experience.

### **Visitor Economy**

Over \$1.3m in **Events and Festivals Sponsorship** funding from the City of Adelaide was approved to support 20 festivals and events (listed below) during 2020-21.

While some events approved for funding did not proceed due to COVID-19, those events that did proceed brought over 2 million people into the city and generated an estimated economic benefit of over \$51 million to the State. Details of the approved events were:

EVENT	FUNDING
2020 SALA Festival	\$55k
2020 Nature Festival	\$25k
2020 Adelaide Film Festival	\$40k
2020 OzAsia Festival*	\$65k
2020 Feast Queer Arts and Cultural Festival	\$45k
2020 Mitsubishi Motors Australian International 3 Day Event*	\$55k
2020 National Pharmacies Christmas Pageant	\$75k
2020 Carols By Candlelight	\$30k
2020 AVCon*	\$15k
2021 Adelaide International (Tennis)	\$80k
2021 Santos Tour Down Under	\$125k
2021 Adelaide Fringe	\$280k
2021 Adelaide Festival	\$320k
2021 WOMADelaide	\$75k
2021 Superloop Adelaide 500^	\$50k
2021 Metamorphosis*	\$25k
2021 Tasting Australia	\$30k
2021 Adelaide Food Fringe	\$62k
2021 DreamBig Children's Festival	\$60k
2021 Adelaide Cabaret Festival	\$40k

<sup>\*</sup>Event cancelled due to impacts of COVID-19

<sup>^</sup>Event cancelled unrelated to COVID

Quick Response Funding – responding to the impacts of COVID-19, once-off, discretionary funding was held in contingency for ad hoc requests received during 2020/21. Over \$85,000 in sponsorship funding from the City of Adelaide was approved to support 12 festivals and events during 2020-21 through this fund.

The **Visitor Information Services** program assisted a total of 51,918 visitor enquiries between 1 July 2020 and 30 June 2021, a decrease of 41% on the previous year. This decrease is attributable to services being impacted by COVID-19 and lockdowns in South Australia and other States.

These enquiries could not be serviced without the amazing contribution of the 88 volunteers who generously gave up their time to welcome our visitors.

They collectively volunteered 6,947 hours. The value of this volunteer contribution is \$316,088 (based on a rate of \$45.50\* per hour).

\*The basis of this calculation is taken from the biannual <u>Australian Bureau of Statistics</u> (ABS) average weekly earnings figures for Australia. This methodology follows Associate Professor, Dr Lisel O'Dwyer's (previously Prof Duncan Ironmonger) approach to calculating a dollar value figure for volunteering, and is one of the calculations that forms the overall value of volunteering figure.

Visitor Information Services delivered across the following programs resulted in:

SERVICE	VISITORS 2020-21
Adelaide Visitor Information Centre	45,823
Central Market Information Booth	1,966
City Guides	2,172
Adelaide Greeters	41
Cruise Ship Meet & Greet	0
Mobile Visitor Information Service	1,622
Events Visitor Information Service	0
Adelaide Town Hall Tour	294
Total	51,918

Adelaide Visitor Information Centre volunteers returned to visitor servicing on 1 June 2020. The Centre was only open between 9 am and 5 pm on weekdays until January 2021 when hours extended to Friday nights and weekends.

The Adelaide Visitor Information Centre closed its operation at the James Place site on 20 February and re-opened in its new location at 25 Pirie Street, within the City of Adelaide's Customer Centre on 24 February 2021. The Centre is currently open between 9 am and 5 pm each weekday (excluding Public Holidays).

The **Central Market Booth** was not manned by volunteers until 9 February 2021.

During this time, the Visitor Services team regularly stocked brochures in the booth to ensure information was available for locals and visitors.

The volunteers moved to the new Market Info booth on 29 June 2021.

City Guide services resumed on 1 February 2021.

The **Adelaide Greeter** service, which is typically used by international and interstate visitors, resumed on 11 January 2021. The number of visitors using the service was impacted by ongoing border restrictions.

**Cruise Ship Meet & Greet** service was not utilised as there were no cruise ships visiting Adelaide through 2020/21.

Mobile Visitor Information Services resumed on 21 February 2021 coinciding with the move of the Adelaide Visitor Information Centre to Pirie Street. Visitor enquiries through this service increased with the Visitor Centre closed on weekends.

The number of casual staff was reduced to 1 per shift with a volunteer assisting.

Volunteers did not assist in any Events during 2020/21 due to the change in how many events were delivered including Tour Down Under and WOMAD.

Adelaide Town Hall tours for the general public did not operate from March 2020 until June 2021 due to COVID restrictions. Tours for community groups resumed in March 2021 and were particularly popular during History month in May.

There was no public Town Hall Open Day in 2020/21.

#### Marketing

#### **Corporate Identity**

The AEDA corporate logo takes inspiration from the structure of a town square by dividing up

sections to form a letter 'a'.

Developed in-house, it has been rolled out across key corporate and consumer communications.



## Website Development & AEDA Communication Channels

The AEDA website 'experienceadelaide.com.au' was developed to provide tailored content around key areas: Visit & Explore, Business & Investment, Live, Work & Study. Sections of the City of Adelaide website were brought over to align with Experience Adelaide, and new content continues to be created to build consumer engagement.

Experience Adelaide social media channels have been established on Facebook (1045 followers), Instagram (614 followers), and Twitter (40 followers), with AEDA also listed on LinkedIn (364 followers). A 'What's On' email database of approximately 65,855 subscribers was built off the back of various campaigns. (Note numbers are as at 30 June 2021.)

#### **Marketing Campaigns**

Adelaide's Long Lunch was implemented to complement and leverage the January 2021 round of the South Australian Tourism Commission's Great State Vouchers, incorporating paid experiences and hospitality offerings. The campaign involved 106 hospitality businesses for lunch bookings and 18 experience businesses within the City of Adelaide.

Public registration to be part of the ballot for the first round of 5,000 vouchers valued at \$30 was overwhelming, with over 15 registrations being made every minute in the first 24 hours of registrations being opened. A total of 45,467 South Australians registered for the ballot. Over 80% of businesses that participated in the post campaign survey believe the campaign had a positive impact on their business with over 90% gained new customers through the promotion.

Running through March and April 2021, the campaign had a 42% redemption of the initial 5,000 vouchers. The campaign was expanded to run until

30 June 2021 with a further 20,000 vouchers offered. The final result was a 30% redemption rate of vouchers across the campaign, with 76% of users spending more than the voucher value.

#### Residential Growth / City Living Campaign

The City of Adelaide Residential Growth Action Plan 2018-20 identified the action: *To encourage city living by understanding the demand drivers and developing and a distinctive City Living promotional campaign that builds on the 'Already Home' campaign.* Through workshop discussions with Council Members it was agreed that millennials will continue to be one of three market segments to target in the City Living campaign which includes 'fulfilment seekers', 'downsizers' and 'business migrants'.

The City Living campaign promoted the city lifestyle as a driver to encourage people to live in the city. A targeted approach was taken, using *realestate. com.au* to deliver city lifestyle messages to consumers searching for property geographically located in postcode 5000+10km radius. A component was used to target people in NSW or Victoria to capitalize on the desirability of Adelaide's COVID response in comparison with the eastern states. The media activity resulted in more than 6.2 million impressions and more than 5,000 clicks through to cityofadelaide.com.au/cityliving.

#### Winter Campaign / Hit the Town

Hit the Town was an umbrella campaign, curating city events, activities and retail offers to drive visitation to the city during traditionally quieter winter months. Commencing in June, the campaign targeted city residents, workers and visitors, raising awareness about the 50+ events that happen in the city in Winter.

#### Luxury Escapes partnership

This campaign was developed in partnership with the South Australian Tourism Commission and Luxury Escapes, with the objective of leveraging and positioning Adelaide as a must stay destination for a 2 week campaign period in June 2021. Utilising the 3.5 million subscribers of Luxury Escapes, combined with digital advertising on their website and via social media, the campaign achieved \$24,000 of packages sold in the city and North Adelaide, 344 bookings and 869 room nights.

#### **Rundle Mall**

Under the auspices of AEDA, the Rundle Mall team has continued its program of delivering a diverse and exciting range of installations, experiences and promotions aimed at attracting visitors into Rundle Mall and increasing dwell time.

The annual Lunar New Year installation celebrated the Year of the Ox and the start of Festival Season. Our strategic partnership with the Adelaide Festival produced the 2021 Festival's only international element – The Plastic Bag Store by New York artist Robin Frohardt. The re-creation of a supermarket using recycled plastics had only been staged once before and drew thousands of people into Rundle Mall. The installation coincided with the South Australian Government's ban on single use plastics, with Green Industries SA, creating an educational display on Rundle Mall to help inform shoppers about the ban.

We also welcomed the Fringe Box Office, an everchanging array of festival performers and capitalised on the city-wide festival fever with pop-up food trucks and DJs to create 'Festival Fridays', to entice visitors to stay and browse the Mall.

March also marked the official launch of a new destination in its own right within the Precinct. As part of the City of Adelaide's City of Music project, Lindes Lane, located off Rundle Mall and alongside Rundle Place, was renamed 'No Fixed Address' in honour of Australia's first indigenous reggae rock band of the same name. The group formed in 1979 while studying music at the University of Adelaide and has been immortalised in a spectacular 12m high mural that is drawing music lovers and visitors alike into the Precinct.

Our first opportunity in a year to stage a major event arrived in late autumn with the rescheduled Tasting Australia festival, which had been delayed twice in 2020. Partnering with much-loved South Australian and former MasterChef contestant Callum Hann and dietitian Themis Chryssidis and their Sprout Kitchen team, we hosted the Rundle Mall Urban Kitchen as an affiliated Tasting Australia event.

Over 10 days under the Gawler Place canopy, our Urban Kitchen played host to free cooking demonstrations and tastings showcasing an assortment of South Australian produce in dishes specially created recipes by the Sprout team. The Urban Kitchen Tasting Cart also provided South Australian regional producers with a chance to connect with Rundle Mall visitors and provide tastings and samples and deliver an unexpected experience to visitors and shoppers.

The booked-out demonstrations were attended by 900 people with more than two-thirds then going on to shop in the Mall.

To create further momentum around Urban Kitchen, a second spend and win promotion was held, Taste the Win, attracting thousands of entries based on purchases in hundreds of Rundle Mall stores over a four-week period.

Throughout the year, Rundle Mall has continued to be sought out as a destination for ever-changing activations and to connect with the public, including Adelaide United Football Club selling limited edition Rundle Mall-branded jerseys. A total of 265 activations have been held to provide a variety of experiences and touchpoints for our visitors.

We are grateful for the continued support of the traders, business owners and property owners. Surveys conducted across the year have found both awareness of Rundle Mall's operations and marketing, and satisfaction with our COVID-19 response and management of the Mall as an attractive place to shop, remained consistently positive.

Visitation has continued to build and with plans for further activation, experiences and events in winter and beyond, 2021 looks set to be a strong year for the Precinct.

Performance against 2020-21 Business Plan Actions (attached)

Audited Financial Statements (attached)

#### Area of Focus: Information Objective: Be the hub of Precinct information Year 4 action How **Outcomes Status** Collect and analyse key Continue to capture and analyse information including: Precinct foot traffic captured and analysed each month performance data to: Precinct foot traffic trends • Jul 20 - Sept 20 +3% · Jul 20 - Dec 20 -5% (impacted by COVID-19 November lockdown, Inform marketing Spend data decrease in students & CBD workers) strategy Dwell time Measure success · Shopping behaviour Jan 21 – Jun 21 +30% · Inform advocacy; and · Customer experience Shopper behaviours and customer research updated and further research Educate stakeholders COVID-19 recovery undertaken June 2021 · Market Share 5.4% MTA · Average Annual Visits 13.4 Source: Kepler, Quantium Continue to work with data analyst to review and Data Analyst engaged and analysis of information conducted monthly including: analyse information and prepare information for sharing · Traffic results and analysis Quantium quarterly analysis on spend (market research) Tourism trends · ABS data · Australian Retailer Association results Create and implement reports based on the data A quarterly report was created - The Rundle Mall Report with key business captured insights **Develop and implement** Create segmented groups in the Customer Relationship Continued to be used a B2B Comms Plan Management (CRM) tool to support communication Communications calendar created and content gathered from retailers, CoA Create communications calendar for all stakeholder and third parties to keep retailers informed engagement

#### **Area of Focus: Information (continued)** Objective: Be the hub of Precinct information Year 4 action How **Outcomes Status Develop and implement** Send monthly stakeholder communications via New 'The Rundle Mall Report' created with quarterly updates on visitor trends, a B2B Comms Plan electronic direct mail and quarterly printed ABS retail sales data, market share and average transactions, spend and visits to communications the Mall EDMs sent on average three times per month to all subscribed stakeholders Printed communications delivered to all stakeholders for Spring Spend & Win campaign and Christmas Stakeholder feedback survey issued to coordinate support for Black Friday Met regularly with retailers, property managers, leasing agents and Arcade/ Meet regularly with Arcades/Centres, property owners, Centre Managers and marketing teams and retailers Deliver 3 stakeholder information and education Annual General Meeting held in October sessions Additional stakeholder information sessions paused due to COVID restrictions and capacity limits Connect businesses to key support packages post Connected businesses with CoA & Business SA support packages to assist COVID-19 including Business SA, State Government and stakeholders on recovery CoA information

Area of Focus: Visitor Experience  Objective: Support an easy and enjoyable customer experience				
Stage and support engaging activities	Create a 12-month event and activation plan and calendar	Events and activations plan revised from July to November in line with Government advice during the COVID-19 pandemic Activity shifted from events to creating a safe and welcoming environment through place-making, experiences, and installations	•	
	Drive income from sponsorship in line with FY20/21 Budget	Forecasted income from sponsors and third party pop-ups above target for July to December 2020  • \$138K vs. \$108K budget (+28%)  Events and activations numbers:  • 495 events and activations throughout the entire year  • July to December -8.7% decrease compared to 2019/20 due to the impact of COVID	•	
	Drive brand partnerships aligned with the Rundle Mall brand values and event and marketing plan objectives	Partners through the 6 months include Pepsi, Golden North Ice Cream, CROWmania, Kytons Bakery, Foodbank NRL	•	
Advocate for innovative solutions to support visitor experience	Work with CoA to deliver solutions and use Rundle Mall to trial city wide initiatives	Continued to work with CoA on city wide solutions  Worked with CoA on trialling hand sanitiser stations	•	
Support a safe and attractive public space	Update the Operating Agreement with CoA to define service levels to the RMMA and Precinct	Review of Operating Agreement postponed due to COVID-19 response and impacts to budget and resource	•	
	Deliver new cleaning agreement and uniforms with CoA	Service level review under taken and new CoA and Rundle Mall branded uniforms provided to cleansing staff		
	Work with CoA to implement Emergency & Crisis  Management plans	Rundle Mall Risk Management and Incident Response Plans updated  Worked with CoA to review and update BCP plans		

#### Area of Focus: Visitor Experience (continued) Objective: Support an easy and enjoyable customer experience Year 4 action How **Outcomes Status** Support a safe and Review Rundle Mall Security requirements and contract Worked with Wilson's Security team to ensure a safe shopping precinct for attractive public space to define service levels including reporting customers and businesses including increased presence and high visibility during COVID-19 response Work with SAPOL to support a safe precinct Advocated for and achieved the reintroduction of SAPOL Business Watch meetings with key precinct representatives to help collaborate and achieve more efficient issue identification, increased safety and crime prevention Engage with CoA to define busking standards and New Busking permits and guidelines successfully implemented to enable the permitted locations within the Precinct return of amplified busking in a COVID-19 safe manner Work with CoA to address vehicle access times for the New Vehicle Access times Gazetted and implemented successfully Mall Support CoA's strategic plan priorities Action plans aligned to support the 2020-2024 CoA Strategic Plan

#### **Area of Focus: Advocacy** Objective: Influence projects for Precinct growth and minimise negative impacts Year 4 action How **Outcomes** Status Advocate for future Council Engage with CoA to inform this approach Continued to work with CoA Planning, Design, Infrastructure and Public Arts investment in the delivery of teams to advocate for projects and upgrades in Rundle Mall upgrade works to ensure Final stage of Gawler Place Upgrade completed with installation and reveal of high-quality amenity and Pigeon in November. public realm Engage with CoA to inform the approach and secure No additional funding for next phase commitment and funding for future years where relevant Work with CoA to deliver COVID-19 recovery and Worked with CoA to connected businesses with CoA & Business SA support placemaking strategies packages to assist stakeholders on recovery Work with State Work with State Government on Trading Hours Worked with DPC, DPTI and CoA to advocate for trading hours and Planning Government to provide legislation and Development policy positive outcomes for the Work with State and Local Government on Secured additional trading hours for key periods including Black Friday and **Rundle Mall Precinct** infrastructure and capital projects that impact the Boxing Day Rundle Mall precinct Continue to advocate for Work with State and Local Government and private Met with key property owners and building managers to discuss funding, ongoing capital investment property owners to deliver new retail experiences and future projects and enhancements for Precinct presentation in the Rundle Mall precinct support investment and minimise vacancy rates Support CoA with the Engage with CoA and provide RMMA Board support to Worked with CoA to deliver the proposed City-Wide Business Model delivery of the City-Wide the delivery of the proposed City-Wide Business Model **Business Model**

#### Area of Focus: Brand Objective: Position Rundle Mall as the premier retail destination in South Australia Year 4 action How Outcomes **Status** Create, implement and Create a 'Roadmap to Recovery' Rundle Mall at Home campaign ran until September, together with a 30 second TV commercial focused on deliver an annual and deliver activation and bringing Rundle Mall into the home and encouraging shoppers to come out of the suburbs and into the city Marketing Plan placemaking strategy COVID-19 Created a safe and welcoming environment through placemaking, experiences and installations: • Added greenery and colour through turf circles and coloured picnic benches · Live art installations with SA artists who painted a series of planter boxes · Reinstated festoon lighting and installed fairy lights in trees to add lighting and warmth · Installed large format screens for COVID safe information and updates, including messages from the Lord Mayor, Sandy Verschoor, and Premier Stephen Marshall to welcome shoppers back to the Mall · Installed hand santiser stations throughout the Mall · Surprise and delight moments during spring - flower bombs of Rundle Mall icons including the bronze pigs and fountain Voque Festival postponed due to COVID restrictions but was replaced with a spring spending promotion aimed at driving economic benefit for businesses in the Precinct: · Over 300 businesses had point of sales · Spend seen across over 520 businesses · Average spend per visit \$189 · Over 6,600 entries Executed Christmas campaign and worked closely with SA Health and SAPOL to deliver a COVID-safe Black Friday within a week out of lockdown: COVID marshals Additional cleaning and security · On-Mall queuing systems and shade · Signage and music DJs · Gave out 80.000 masks · PR with SA Health in the Mall Black Friday saw similar uplift in traffic, up more than 30% compared to the Fridays and Saturdays before the lockdown The 8am exclusivity for Rundle Mall on Boxing Day helped to create a celebration and fanfare moment for the city

#### **Area of Focus: Brand (continued)** Objective: Position Rundle Mall as the premier retail destination in South Australia Year 4 action How **Outcomes Status** Create, implement and Support key retail and public holiday trading All key retail and public holidays supported with media, digital and PR campaigns including: deliver an annual periods Lunar New Year, Valentines Day, Easter, Mother's Day, Father's Day Marketing Plan Develop year-round campaigns to support all Focus on spend and win campaigns to drive economic benefit across the whole precinct and all retail categories during the year retail categories and services Prizing included Rundle Mall vouchers as well as food court vouchers to drive spend back into businesses in the Precinct Increase social media engagement including Facebook (December 2020) Facebook and Instagram 54,105 Likes (+0.9%) Engagement Rate: 1.34% (industry average 0.5-0.99%) Instagram (December 2020) 26,050 Followers +11% Engagement Rate: 4.52% (Industry average is 1-3%) Update website and grow consumer EDM EDM Subscribers (December 2020): 34,099 +14% database Introduced Offers section on website to better display and promote retail and service offers Cross promoted retailers through gated content at key times of year, driving both awareness for businesses in the Precinct and EDM subscribers Engage with State Government and CoA to Cruise Ship activity cancelled due to COVID restrictions support relevant tourism initiatives Worked with SATC on Great State Vouchers initiatives Interstate and overseas tourists impacted by COVID Worked with CoA and the visitor information centre to promote activity in Rundle Mall

#### **Area of Focus: Brand (continued)** Objective: Position Rundle Mall as the premier retail destination in South Australia Year 4 action How **Outcomes Status Develop the Rundle** Continue to develop the Rundle Mall brand July to December 2020: **Mall Brand** • \$13M proactive PR Proactively drive positive PR stories based on • \$39M total PR coverage for the Rundle Mall brand campaign implementation Engage all agencies in marketing campaign Corporate PR agency tender completed, and agency appointed planning and business operations Conducted all agency workshops and planning days for major campaigns In consultation with the RMMA PR agency, Industry PR plan created and opportunities and articles placed in key publications Position the RMMA as create and implement a proactive public an industry leader relations strategy in relation to industry positioning Identify relevant industry awards and submit Submitted National Retail Award entry for Retail Precinct of the Year application