

DUNDEE CITY COUNCIL

REPORT TO: Leisure and Arts Services Committee 22 August 2005

REPORT ON: Development of Family Attractions Park

REPORT BY: Director of Leisure and Arts

REPORT NO: 491-2005

1.0 PURPOSE OF REPORT

- 1.1 To report on the development of an indoor play facility and associated family attractions development at Camperdown Country Park.

2.0 RECOMMENDATIONS

It is recommended that members:

- 2.1 Approve the development of the Indoor Play Facility and associated Family Attractions Development as outlined in this report. Subject to a satisfactory outcome to the actions referred to in Recommendation 2.2.
- 2.2 Remit the Depute Chief Executive (Support Services) and the Director of Economic Development to prepare a 30 year lease of the Indoor Play Facility and associated outdoor area with Horne's Enterprises Ltd. on the basis outlined in this report and to submit this to the Economic Development Committee for approval prior to concluding the Lease.

3.0 FINANCIAL IMPLICATIONS

- 3.1 The probable Capital cost of the Indoor Play Facility incorporating a café and public toilets is £1.2 million. It is anticipated that this will be met through £1.1 million of new prudential borrowing and £100,000 from the Leisure and Arts Capital Plan.
- 3.2 It is proposed that the 30 year lease with Horne's Enterprises Ltd. will result in an annual Licence Fee, which will cover the cost of the loan charges relating to Prudential Borrowing, ground lease costs, utility charges and catering provision. The terms of the Lease will be the subject of a report to the Economic Development Committee.

4.0 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The development of the Family Attractions Park will not significantly alter the structure of the park and will result in additional investment within the Play Complex area.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 The development will ensure consistency with the City Council's Equal Opportunities Policy.

6.0 MAIN TEXT

- 6.1 Reference is made to Article XVI of the Leisure and Arts Services Committee of 20 June 2005, which approved the development of an Indoor Play Facility and remitted

the Director of Leisure and Arts to submit a further report with design drawings and probable costs.

- 6.2 Reference is further made to Article XIV of the Leisure and Arts Services Committee of 17 February 2003, where, following an advertisement the Committee approved a partnership with Horne's Enterprises Ltd to develop a Family Attractions Park within Camperdown Country Park.
- 6.3 Reference is further made to Article I(b) of the Leisure and Arts Services Committee of 15 September 2003 where the Committee approved extension of Horne's Family Attractions Park for a 3 year period and remitted the Director of Leisure and Arts to progress negotiations with Horne's Enterprises Ltd with regard to the provision of an indoor play area and café funding through the Prudential Borrowing Framework.
- 6.4 Horne's Enterprises Ltd has now provided Family Attractions Facilities at Camperdown Country Park over the last 2 years. A Customer Survey and consultation has been undertaken over both years of operation. The park has attracted significant user numbers with total visits to the park grown by 12% over the period of operation. This has had the additional benefits with other facilities within Camperdown Country Park also seeing increased usage, including the Wildlife Centre and seasonal facilities. A survey of users indicated that 84% rated the play park as good to excellent, and 98% said they would come back again. Feedback on the Family Attractions provision has indicated the following;
- There is a desire for more and better quality attractions to be provided.
 - There is a desire to see more permanent anchor attractions.
 - The lack of wet weather provision and quality indoor catering are seen as barriers to more visitors to the park.
- 6.5 Horne's Enterprises Ltd. have indicated a desire to respond to customers' feedback by incrementally developing the Family Attractions Park and consolidating it as a permanent attraction within Camperdown Country Park. They have developed proposals which would see;
- Introduction of an Indoor Play Facility.
 - The development of an indoor café.
 - The incremental introduction of a small number of significant new family attractions.

7.0 PROPOSALS FOR DEVELOPMENT

7.1 Indoor Play Facility

- 7.1.1 Proposals have now been developed for the Indoor Play Facility, which would be located to the south of the existing car park. This would provide an indoor family attraction, which would extend the usage of Camperdown Country Park, particularly complimenting the free play facilities, Wildlife Centre and Family Attractions Area.

The Indoor Facility would include;

- A children's adventure play area themed around the Battle of Camperdown. This would account for 30% of the proposed facility.
- A variety of small children's rides (tea cups etc.) which would consist of 30% of the indoor facility.
- An amusement centre which would focus on modern computer gaming (e.g. Nintendo, Sega etc.) and extend to 20% of the indoor facility. Cash gaming machinery to be prohibited.
- The creation of two complementary catering facilities (coffee house and a themed fast food style outlet), both providing indoor and outdoor seated

areas. This would comprise 20% of the indoor facility.

- 7.1.2 In addition, the indoor facility would provide an opportunity to replace current inadequate public toilet provision with modern facilities within the new building.
- 7.1.3 The indoor building would be a single clear span building of modern construction. The site for the building slopes significantly to the south, which requires a design solution providing a single storey elevation and entrance to the north of the site with a double height area to the south which lends itself to the Adventure Play Area provision. It is proposed that the building will be clad to ensure it provides a sympathetic structure within its mature park environment.

Design details of the building and artists impression of the internal layout and the external Family Attractions Area will be provided on the evening of the committee.

7.2 Outdoor Facilities

- 7.2.1 It is proposed to locate the outdoor family attractions rides adjacent to the Indoor Play Facility. It is further proposed that Horne's will provide more permanent soft and hard landscaping which will support the development of more coherent theming around the family attractions rides (which is likely to use the theme of the Battle of Camperdown as its focus). The Family Attractions Area will consist of the following existing provision;

- A small family rollercoaster (aimed particularly at younger children).
- Dodgems
- Chair-o-planes
- Four other small children's rides
- Pleasure boats, Kiddie Kars, children's trampolines.

In addition, and on the basis of the proposed 30 year lease, Horne's would intend to add at least two further major permanent family attractions;

- A water based log flume ride
- A family rollercoaster

The water ride would be provided to coincide with the opening of the Indoor Facility, the second ride would be provided within the following two years of operation.

7.3 Costs

The probable costs relating to the Indoor Play Facility, café and toilets are estimated at £1.2 million. It is anticipated that this will be met through the Prudential Borrowing Framework and £100,000 from the Leisure and Arts Capital Plan.

In addition, Horne's Enterprises Ltd have indicated they will provide significant investment, providing for the fit-out of the adventure play provision and catering provision within the Indoor Facility, the provision of new rides within the Indoor Facility, and the purchase of two new significant outdoor family attractions. Horne's Enterprises Ltd has indicated that their investment commitment will exceed £1 million.

7.4 Lease

- 7.4.1 It is envisaged that the Lease of 30 years for the new facilities will be on a full insuring and repairing basis with the tenant responsible for all rates and taxes. The Lease will result in an annual Licence fee, which will cover the costs of loan charges relating to Prudential Borrowing and Capital Plan, Ground leases, utility charges and catering

provision. The Lease will not contain any breaks in order for the City Council to secure the Prudential Borrowing requirement. The tenant will not be able to assign the Lease without the City Council's consent. In particular it is anticipated that the Lease will provide for;

- The period of occupation. This will extend to 30 years and provide for year round operation.
- The Licence Fee.
- Charges for indoor and outdoor facilities will require the Council's written approval with the current base charge not to exceed £1.50 per person per ride.
- Assignment. The tenant will not be permitted to assign the Lease in whole or in part, and will directly operate all elements of the Attractions Park, including catering.
- The tenant will have the exclusive rights to operate fairground family attractions facilities within Camperdown Country Park, except during the period of the Flower and Food Festival.
- Catering. The style, content and quality of catering provision will require the agreement of the City Council. There will be no provision for licensed catering. The tenant will not have exclusive catering rights within Camperdown Country Park. However third party caterers unless connected with either an event specified by the Licensor or specified by the Camperdown Golf Course catering franchise will not be permitted to operate within Camperdown Country Park.
- Family Attractions, Amusement Centre, and Adventure Play Provision the Lease will define the number of attractions, the nature of attractions, and the relative proportion of space they take up within the facilities.
- Hours of operation. The Lease will control the hours of operation, which will be on the basis of existing arrangements (the tenant is obliged to operate the Family Attractions Park between the hours of 11.00 a.m. and 6.00 p.m. each day, with all commercial operations requiring to cease no later than 9.30 p.m.)
- Public Liability Insurance. The tenant will require to take out and keep in force insurance to a minimum value of £5 million.

8.0 CONSULTATION

The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services), Assistance Chief Executive (Community Planning) and Director of Economic Development have been consulted on this report and are in agreement with its contents.

9.0 BACKGROUND PAPERS

9.1 None.

10.0 APPENDICES

10.1 Design Proposals.

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DIRECTOR OF LEISURE AND ARTS
27 JULY 2005