

**REPORT TO: ENVIRONMENT COMMITTEE – 10 SEPTEMBER 2012**  
**REPORT ON: CAMPERDOWN PARK DEVELOPMENT PLAN 2012-2017**  
**REPORT BY: DIRECTOR OF ENVIRONMENT**  
**REPORT NO: 329-2012**

## **1.0 PURPOSE OF REPORT**

1.1 To advise committee on progress made in developing the Camperdown Park Development Plan 2012-2017 and to seek approval for the adoption of the plan, including the urgent actions identified.

## **2.0 RECOMMENDATIONS**

2.1 It is recommended that Committee:

- note the contents of this report and approve the adoption of the Camperdown Development Plan 2012-2017;
- agree the early action programme 2012-14 identified within the report; and
- authorise the appropriate Directors to progress the actions listed within the plan including pursuing external funding as appropriate.

## **3.0 FINANCIAL IMPLICATIONS**

3.1 The Director of Corporate Services advises that allowances of £525,000 are available within the approved 2012/14 Capital Plan for dealing with the early actions. Additional external funding will be required to implement all of the works identified.

## **4.0 BACKGROUND**

4.1 Reference is made to Article 1 of the Environment Committee of 9 January 2012 when approval was given to the Director of Environment to appoint the City Engineer to prepare an updated Development Plan and 5-year action plan for Camperdown Park. A key objective of the project was to develop a comprehensive, integrated development programme for the rejuvenation of Camperdown Park, one of Scotland's most important public parks.

4.2 A series of consultation workshops and meetings were undertaken with a range of stakeholders including council officers, elected members and partner organisations looking at specific issues such as Camperdown House, planning, transport, property, community engagement, funding and legal issues, etc. A considerable amount of research was undertaken looking at similar facilities across the country and drawing on best practice.

- 4.3 A master plan has been prepared which sets out the overarching strategy for the future development of the park and the development plan provides a “route map” to guide future investment within the park. The report recognises that to be successful, it is important to ensure early progress and a series of early actions are proposed which will have an immediate impact and demonstrate commitment to the development of this important asset.
- 4.4 A full copy of the Development Plan is available in the Members’ lounges and will also be made available on the website. A three-page executive summary of the full plan is given in Appendix 1 to this report.
- 4.5 Many of the early actions will not require any additional or direct financial support. In addition, allowances have been made within the capital plan which will allow a number of the identified early actions to be delivered. However it is clear that in order to deliver all of the actions identified, a considerable degree of external funding will be required.
- 4.6 It is proposed to establish a Greater Camperdown Management and Development Team to oversee the implementation of the plan and delivery of the key actions identified. Regular reports will be brought back to committee advising on progress with implementation.

## **5.0 POLICY IMPLICATIONS**

This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

## **6.0 CONSULTATION**

- 6.1 The Chief Executive, Director of Corporate Services and Head of Democratic and Legal Services, Director of City Development and Director of Leisure & Communities have been consulted on this report.

## **7.0 BACKGROUND PAPERS**

- 7.1 Camperdown Development Plan 2012-2017

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Ken Laing

Director of Environment

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Gary Robertson

Head of Environmental Management

**Date : Monday, September 03, 2012**

# APPENDIX 1 - Camperdown Park Development Plan 2012-17

## EXECUTIVE SUMMARY

### KEY OBJECTIVE

The key objective of the Camperdown Park Development Plan 2012-17 is to develop a comprehensive, integrated development programme for the rejuvenation of Camperdown Park - one of Scotland's most important public parks.

### KEY RECOMMENDATIONS

#### ***Consultation process***

The creation of the Camperdown Park Development Plan 2012-17 was informed by a consultation process that included three well-attended workshop events at Camperdown Wildlife Centre together with a series of meetings with key individuals to discuss specific issues.

#### ***Strategic themes***

The report and its recommendations are grouped into six strategic themes as follows:

- Core Attractions - Camperdown House, Wildlife Centre, Play Area, Golf Course
- Landscape - general, parkland, woodland, buildings & structures
- Facilities - entrances, roads, car parks, paths & signage, other facilities
- Experiences - stewardship, sports, events
- Management Issues - management structure, community engagement, transport & access, Leisure Complex
- Funding Issues - capital investment, income generation

#### ***Master Plan and Development Plan***

A Master Plan has been developed to provide an overarching spatial blueprint for the long-term development of Camperdown Park.

The detailed Development Plan is divided into two sections:

- Urgent Action Programme 2012-14
- Investment Programme 2012-17

#### ***Critical actions***

The following actions are felt to be critical to the successful rejuvenation of Camperdown Park:

- Adoption of a master plan for the long-term development of Camperdown Park
- Establishment of a new management structure and effective leadership
- Bringing Camperdown House back into productive use
- Improvements to the Park's main roads and car park
- Improvements to the Play Area
- Achievement of the Green Flag Award for Camperdown Park
- Achievement of high quality stewardship across the whole of the Park
- Improved sports activity, events, access and community engagement
- Successful bids for funding from external sources
- Achievement of capital investment, particularly in the south-east region of the Park
- Development of a new, innovative, long-term financial model for Camperdown Park

A two-page summary of key recommendations within the Camperdown Park Development Plan is attached.

## Camperdown Park Development Plan 2012-17

### Key Recommendations

EARLY ACTION PROGRAMME 2012-14		
	Action	Cost
<b>Camperdown Park Master Plan</b>	<ul style="list-style-type: none"> <li>Establish new Greater Camperdown management structure</li> <li>Secure political/senior management/officer/stakeholder support for Camperdown Park Master Plan 2012-17</li> </ul>	officer time only
<b>Camperdown House</b>	<ul style="list-style-type: none"> <li>Commission a feasibility study and economic/commercial appraisal of multi-use options for Camperdown House</li> </ul>	£25,000 (estimate)
<b>Play Area</b>	<ul style="list-style-type: none"> <li>Carry out a first phase of improvements to the Play Area:</li> <li>reinstate or remove disused play attractions</li> <li>grass former fun fair site and install temporary play attraction</li> <li>repair, replace or remove worn out/damaged play equipment</li> <li>implement alternative use for former boating pond area</li> <li>reopen kiosk café</li> </ul>	£100,000 (estimate)
<b>Golf course</b>	<ul style="list-style-type: none"> <li>Explore options for the operation of Camperdown and Caird Park golf courses</li> </ul>	officer time only
<b>Landscape</b>	<ul style="list-style-type: none"> <li>Secure Green Flag Award status for Camperdown Park in 2014</li> <li>Prepare Parks for People funding bid to support proposed Investment Plan 2012-17</li> </ul>	£100,000 (estimate)
<b>Roads</b>	<ul style="list-style-type: none"> <li>Reconstruct main drive</li> </ul>	£275,000
<b>Car parks</b>	<ul style="list-style-type: none"> <li>Reconstruct main car park</li> </ul>	£486,000
<b>Capital investment</b>	<ul style="list-style-type: none"> <li>Explore investment opportunities with operators of existing outdoor adventure facilities</li> </ul>	officer time only
<b>Management &amp; Maintenance Plan</b>	<ul style="list-style-type: none"> <li>Develop a Management &amp; Maintenance Plan based on the criteria for the Green Flag Award and 'Parks for People' funding</li> </ul>	officer time only
	TOTAL	£986,000

<b>INVESTMENT PLAN 2012-17 (summary of key recommendations)</b>	
<b>Core Attractions</b>	
<b>Camperdown House</b>	<ul style="list-style-type: none"> <li>Progress the rehabilitation of Camperdown House based on the findings of the feasibility study and economic/commercial appraisal</li> </ul>
<b>Camperdown Wildlife Centre</b>	<ul style="list-style-type: none"> <li>Maintain the momentum of improvements to the Wildlife Centre</li> <li>Consider additional ways to add value to the visitor experience</li> </ul>
<b>Play Area</b>	<ul style="list-style-type: none"> <li>Carry out 2nd phase of improvements to Play Area with provision for all age groups</li> <li>Relocate tennis courts/pitch &amp; putt into a consolidated, extended Play Area</li> <li>Add new attractions such as multi-use games area, maze, crazy golf, etc.</li> </ul>
<b>Golf course</b>	<ul style="list-style-type: none"> <li>Consider relocation of golf clubhouse</li> <li>Assess current maintenance regime and improve as necessary</li> <li>Develop a new marketing plan aimed at local golfers and young people</li> </ul>
<b>Landscape</b>	
<b>General</b>	<ul style="list-style-type: none"> <li>Ensure that the Green Flag Award is retained annually following first award in 2014</li> <li>Explore the use of high quality public art to enhance the Park's natural landscape</li> </ul>
<b>Parkland</b>	<ul style="list-style-type: none"> <li>Devise options to deter drivers from taking their cars onto the lawns</li> </ul>
<b>Woodland</b>	<ul style="list-style-type: none"> <li>Maintain sufficient forestry resources for high quality woodlands management</li> <li>Prepare woodland management plan in order to maximise potential grant funding</li> </ul>
<b>Buildings &amp; structures</b>	<ul style="list-style-type: none"> <li>Undertake a critical assessment of buildings &amp; structures in the context of their visibility to visitors - then remove, relocate or renovate as appropriate</li> </ul>
<b>Facilities</b>	
<b>Entrances</b>	<ul style="list-style-type: none"> <li>Create additional main entrance off Liff Road to support development proposals</li> <li>Create new pedestrian entrance at south-east corner of the Park</li> </ul>
<b>Roads</b>	<ul style="list-style-type: none"> <li>Reconstruct the north drive plus link roads to House and Play Area/Wildlife Centre</li> <li>Install discreet traffic calming measures along main drive and north drive</li> </ul>
<b>Car parks</b>	<ul style="list-style-type: none"> <li>Upgrade golfers' car park in line with plans for Camperdown House</li> <li>Create additional small car parks along main drive; repair/improve existing car parks</li> </ul>
<b>Paths and signage</b>	<ul style="list-style-type: none"> <li>Increase awareness and use of Greater Camperdown's extensive path network</li> <li>Promote healthy activities, e.g. create defined length walking/running/cycling circuits</li> <li>Install high quality signage, interpretation &amp; information scheme for the whole Park</li> <li>Install traffic management scheme at Camperdown Park/Templeton Woods crossing</li> </ul>

<b>Experiences</b>	
<b>Stewardship</b>	<ul style="list-style-type: none"> <li>• Create high quality stewardship for the whole of Camperdown Park (led by Rangers)</li> <li>• Ensure all staff within Camperdown Park offer a joined-up, visitor-friendly service</li> </ul>
<b>Sports</b>	<ul style="list-style-type: none"> <li>• Consider the reintroduction of horse riding and cycle hire</li> <li>• Consider extending the range and frequency of outdoor activities</li> <li>• Tennis provision - Seek to improve the existing facilities located in the centre of the park</li> </ul>
<b>Events</b>	<ul style="list-style-type: none"> <li>• Explore the commercial viability of creating a new, major annual event together with additional annual events such as May Day or Midsummer Day</li> <li>• Explore opportunities to extend the successful running events and dog shows</li> <li>• Explore the potential for cultural events in association with local communities</li> </ul>
<b>Management Issues</b>	
<b>Management structure</b>	<ul style="list-style-type: none"> <li>• Establish a new Greater Camperdown Management &amp; Development Team to lead the implementation of the Camperdown Park Development Plan</li> <li>• Appoint a senior officer to act as a 'strategic champion' for the Park</li> <li>• Establish a Co-ordinating Group to support the delivery of the Development Plan</li> <li>• Appoint a Greater Camperdown Co-ordinator to lead the regeneration of the Park</li> <li>• Consolidate the Park's operational activities within a designated 'Operational Area'</li> <li>• Develop measures to improve security within the Park</li> </ul>
<b>Community engagement</b>	<ul style="list-style-type: none"> <li>• Identify ways to improve community awareness of, engagement with and access to Camperdown Park, starting with a community/visitor survey exercise</li> </ul>
<b>Transport</b>	<ul style="list-style-type: none"> <li>• Explore the potential for an improved public bus service to new Liff Road entrance</li> </ul>
<b>Leisure Complex</b>	<ul style="list-style-type: none"> <li>• Explore potential for improved integration and complementary private/public developments on both sides of boundary between the Park and Leisure Complex</li> </ul>
<b>Funding Issues</b>	
<b>Capital investment</b>	<ul style="list-style-type: none"> <li>• Prepare a bid for major funding under the 'Parks for People' scheme</li> <li>• Actively pursue private sector investment within the proposed development zone and elsewhere within Greater Camperdown</li> <li>• Establish &amp; maintain regular measurement of economic impact of Camperdown Park</li> </ul>
<b>Income generation</b>	<ul style="list-style-type: none"> <li>• Develop an innovative financial model for Greater Camperdown which maximises capital investment &amp; income generation whilst minimising need for public subsidy</li> </ul>

Please see the full Camperdown Park Development Plan report for a complete list of recommendations.