

DUNDEE CITY COUNCIL

REPORT TO: Leisure and Arts Services Committee – 17 November 2003

REPORT ON: Castle Green Masterplan

REPORT BY: Director of Leisure and Arts

REPORT NO: 754-2003

1.0 PURPOSE OF REPORT

1.1 To outline a Masterplan for the future development of Castle Green, Windmill Gardens, Broughty Ferry Harbour and the surrounds of Broughty Ferry Castle.

2.0 RECOMMENDATIONS

That the Committee:

2.1 Approve the contents of the Castle Green Masterplan

2.2 Remit the Director of Leisure and Arts to progress the implementation of the Masterplan as outlined in this report over the next 5 years.

3.0 FINANCIAL IMPLICATIONS

3.1 The estimated cost of this project will be contained within the Leisure and Arts Department's Capital Plan allowance of 2004/2005, subject to approval of the Capital Plan during February 2004.

4.0 LOCAL AGENDA 21 IMPLICATIONS

4.1 The Castle Green Masterplan will provide sustainability for the area by planning its future improvements within realistic timescales and budgets while taking into account the environment and Biodiversity of the area.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 To ensure all citizens and in particular, the disabled, have access to a clean, safe and free public area in Broughty Ferry.

6.0 MAIN TEXT

6.1 The Leisure and Arts Department is in the process of drawing up Masterplans for all its major city parks as a mechanism to provide forward planning for their future development. Camperdown Country Park Play Complex Masterplan has already been to committee and Castle Green Masterplan is submitted as the second in the series. This supports the aims of the department to provide customer focus, facility management, increased linkage with local communities, enhanced leisure opportunities and recreational value for the city parks.

6.2 The proposed Masterplan has been developed to provide a planned phased programme of improvement works in the Castle Green Area over the next five years. It is designed to allow annual improvement works to progress without causing disruption to existing provision or causing any duplication of provision. (See Appendix A).

6.3 Each element of the Masterplan will be reported to Committee as each is designed in detail,

funding identified and tenders received for construction.

- 6.4 Phase I of the Masterplan is the redevelopment of the play area. This includes the creation of a Fisherman's Cove Theme both with water and dry equipment. The existing water pool would be renovated with shipwreck and castle style new play equipment introduced around it. A timber decking path is proposed for the top of the southern mound creating steps and lookout platforms to provide access to and views of the castle and all of Castle Green and the new play area.
- 6.5 Phase 2 would be the expansion of the Fisherman's Cove Play Area to include a further active play area for older children. This could be dependent upon funding becoming available.
- 6.6 Phase 3 is the upgrading of the Crazy Golf Course to a proposed Pirate Adventure Theme. This includes realistic grass carpet effect holes, new landscape features and exciting themed elements, such as pirate ship, water features etc.
- 6.7 Phase 4 proposes the removal of Mill Street between Castle Green and the Windmill Gardens so the two areas can be integrated and form a more comprehensive public park area. A lookout tower in the centre of the Windmill Gardens is proposed as a viewpoint and to direct the public into the quiet garden area. To augment this, new access points would be installed without reducing any of the seclusion and privacy. A Children's Driving Test Zone would also be introduced between the play area and Windmill Gardens to provide additional interest and extend the range of play attractions. This would include a track marked out with road markings, traffic lights, petrol station, roundabouts and miniature castle, harbour, beach crescent, life boat and cottages. Small go-carts or mini cars/electric mini cars would be available for hire on the track.
- 6.8 Phase 5 is the renovation of the Castle Green Leisure Centre with a conservatory Cafe extension and Roof Terrace. This will increase the range of activities that could be undertaken in the Leisure Centre and introduce a cafe into Castle Green for public use. The conservatory would overlook the redeveloped play area allowing increased parental supervision and provide an indoor play space in the winter.
- 6.9 An events zone would be established in the north of Castle Green with mounding on three sides to provide protection from the wind and reduce the potential noise to adjacent areas.
- 6.10 To connect all the different zones that would be established, new tree planting with bulbs and herbaceous borders would be introduced to create a continuous theme.
- 6.11 It is recommended that the Director of Leisure and Arts be remitted to look into the feasibility of establishing a harbour side seasonal outdoor cafe/restaurant on the pier and report back to a future committee.
- 6.12 The future of the former barracks buildings is not known at this time but its potential as a future tourist facility will be considered and discussion entered into with Historic Scotland.
- 6.13 The area around Broughty Castle will remain the same with open lawns to retain its historical relevance and integrity.
- 6.14 Consultation with Broughty Ferry Beach Management Group will be undertaken on the proposed Masterplan should it be accepted by committee.

7.0 CONSULTATION

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

8.0 BACKGROUND PAPERS

- 8.1 No background papers, as defined by Section 500 of the Local Government (Scotland) Act 1973 (other than containing confidential or exempt information were relied on to any material extent in preparing the above report).

**STEVE GRIMMOND
DIRECTOR OF LEISURE and ARTS
23 OCTOBER 2003**

CASTLE GREEN AREA – PHASED MASTERPLAN PROPOSALS

APPENDIX A

