

DUNDEE CITY COUNCIL

REPORT TO: Leisure And Arts Services Committee - 15 September 2003

REPORT ON: Camperdown Country Park Play Complex Masterplan

REPORT BY: Director Leisure and Arts

REPORT NO: 591-2003

1.0 PURPOSE OF REPORT

- 1.1 To outline a Masterplan for the future development of the Play Complex and Family Attraction Park in Camperdown Country Park.

2.0 RECOMMENDATIONS

That the Committee:

- 2.1 Approve the contents of the Camperdown Country Park Play Complex Masterplan
- 2.2 Approve the Phase 2 play area proposals.
- 2.3 Approve the continued provision of Hornes Family Attraction Park for 3 years subject to a revised lease agreement.
- 2.4 Remit the Director of Leisure & Arts to progress negotiations with Horne Enterprises in regards to the provision of an indoor play area and café and report back to Committee.

3.0 FINANCIAL IMPLICATIONS

- 3.1 Capital Costs of Phase 2 of Play Area improvements in Camperdown Play Complex are approximately £200,000 and can be contained within the Leisure and Arts Department's 2003/04 Capital Programme.
- 3.2 The indoor play and café facility will only go ahead with funding under the prudential framework with the minimum of the cost of the loan charges being recharged to the operator.

4.0 LOCAL AGENDA 21 IMPLICATIONS

The Play Complex Masterplan will provide sustainability for the area by planning its future improvements within realistic timescales and budgets.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

To ensure all citizens and in particular, the disabled, have access to a clean and safe play area. The Toddler Zone, Junior Zone and Picnic Area will remain free of charge.

6.0 MAIN TEXT

- 6.1 Reference is made to Article Number XIV of the Leisure Services Committee of 17 February 2003 where the Committee approved a partnership with Horne Enterprises to develop a Family Attraction Park within Camperdown Country Park Play Complex.

- 6.2 The proposed Masterplan has been developed to provide a planned phased programme of improvement works in the Camperdown Country Park Play Complex over the next four years. It is designed to allow annual improvement works to progress without causing disruption to existing provision or causing any duplication of provision or the need to remove/relocate any play equipment. See Appendix A.
- 6.3 Each element of the Masterplan will be reported to Committee as each is designed in detail and tender received for construction.
- 6.4 Phase I of the improvement works was completed in March 2003 and has been very successful with its target user group of 1 – 6 year olds creating a popular Toddlers Zone.
- 6.5 A partnership was entered into with Horne Enterprises to provide the Family Attraction Area which was opened in March 2003. It has been successful in attracting significant numbers of users.
- 6.6 A survey of users has been undertaken during July and August to determine the public's views of the facilities and how they might be improved. 257 Exit interviews have been undertaken to date. Of these 84% rated the play park as good to excellent and 98% said they would come back again. 84% would like more free play facilities and 49% would like more rides while 49% felt the rides were value for money.
- 6.7 The Masterplan takes the results of the survey into consideration and allows for the introduction of a Phase II playground improvements to cater for 8 – 14 year olds, creating a free access Junior Zone. This would be located in the east of the site to gain the required space and allow ease of access for the maintenance of the larger pieces of equipment. It includes extensive play equipment connected in a spiral of three linear units conjoined by net tunnels and horizontal nets with 3 tubular slides, 2 scramble nets, suspension bridges, all around a steel crows nest to give a pirate ship theme. The central spiral is ringed by other ship themed play units and a 20m cableway slide with a series of theming panels to create an overall view of a ships battle. See Appendix B. If approved a Tender Report would be submitted to a future committee.
- 6.8 An area in the Masterplan – Phase III is designated for a Family Attraction Park. It is proposed this is continued to be provided by Horne Enterprises for a further 3 years, managed by a lease agreement. An additional area is also allocated to allow for a modest expansion of the Family Attraction Park in future years should this be agreed by Committee.
- 6.9 Phase IV of the Masterplan allows for the redesign of the existing car parking area to increase capacity, improve circulation and incorporate the car park into the landscape of the Wildlife Centre and Play Complex. Phase IV would also involve the development of a picnic area to the south of the play zones and the provision of a Land Train. This is to minimise car park hopping and vehicle movement in the park by encouraging the use of the Land Train between different parts of the park. It would have stations at the House, Play Complex Car Park, Wildlife Centre, Crows Nest, Toddlers Zone, Junior Zone and Boating Pond. This would have the capacity to expand in future years if popular.
- 6.10 An area in the Masterplan is designated for an Indoor Play Facility. Inclement weather has often in the past reduced the potential for active play in the Play Complex due to its totally outdoor provision of play equipment. The introduction of an indoor play facility with a café would greatly increase the amount of time visitors to Camperdown Play Complex could spend in the park enjoying a quality play experience. Horne Enterprises have expressed an interest in providing such a facility and it is proposed that the Director of Leisure & Arts is remitted to work jointly with Horne Enterprises on its feasibility including the potential for utilising the prudential framework, with the minimum of the cost of the loan charges being recharged to the operator, and report back to a future Committee. The proposed site of the indoor facility would encroach on the current Plant Nursery Area. It is anticipated both users can be accommodated within the site.
- 6.11 Future phases of the Masterplan would include the expansion of the car park southwards into the Nursery Area if demand for parking increased to a level where the new car park was no longer adequate.

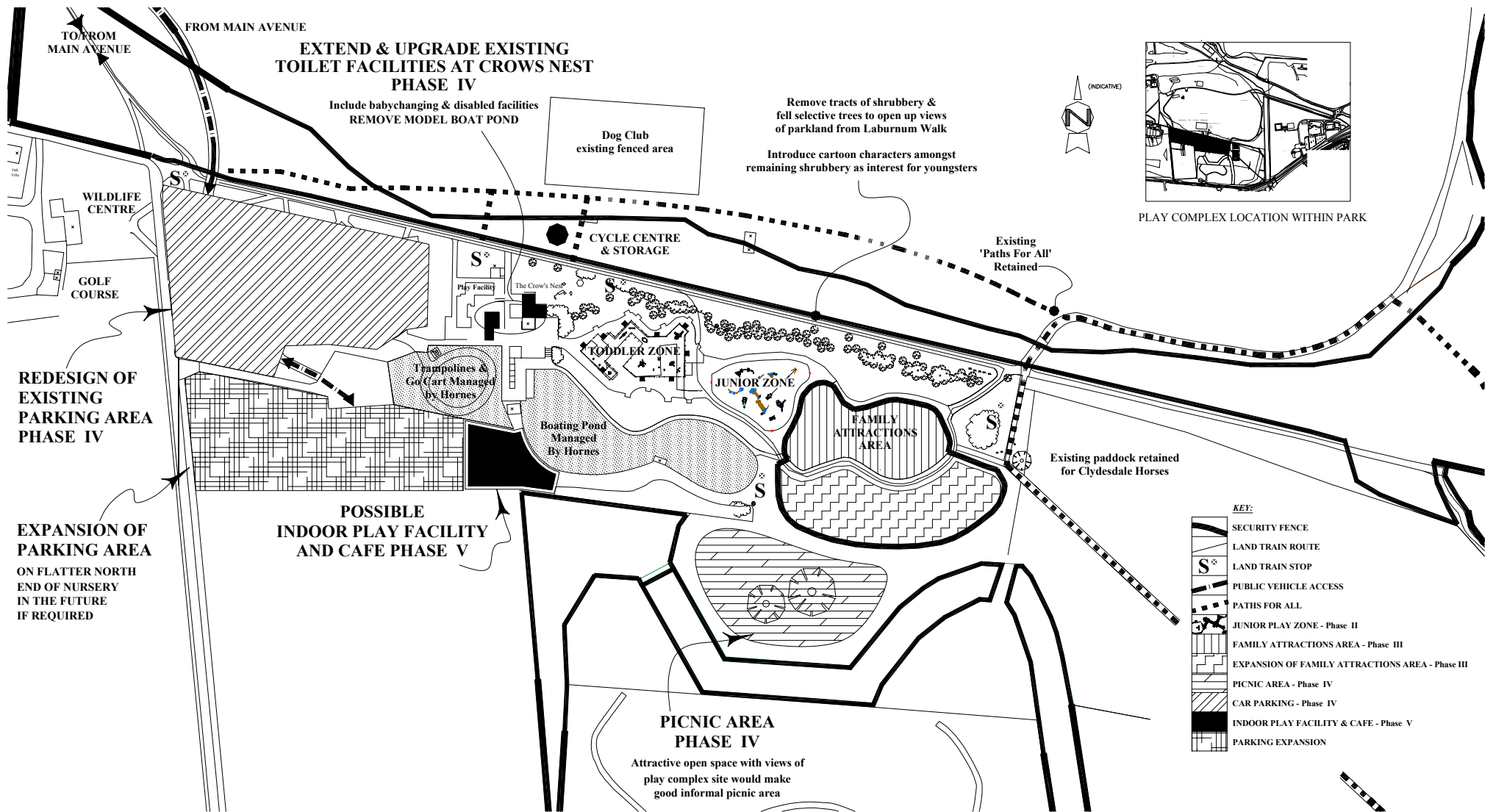
7.0 CONSULTATION

The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services) and Director of Contract Services have all been consulted on the contents of this report.

8.0 BACKGROUND PAPERS

Article XIV of Leisure And Arts Services Committee of 17 February 2003.

**STEVE GRIMMOND
DIRECTOR OF LEISURE AND ARTS
29 AUGUST 2003**



Appendix A
 Camperdown Country Park Play Complex Masterplan

