

REPORT TO: POLICY & RESOURCES COMMITTEE – 8 SEPTEMBER 2003

REPORT ON: DUNDEE CENTRAL WATERFRONT PROJECT

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 612-2003

1 PURPOSE OF REPORT

- 1.1 Following the successful award of £9.3m from the Cities Growth Fund towards the implementation of the Central Waterfront Project, this report outlines how the project will be delivered, funded and monitored.

2 RECOMMENDATIONS

- 2.1 It is recommended that Committee approves the initial project plan outlined in Section 6 of this report and remit the Director of Planning & Transportation to report back to Committee on detailed proposals for the establishment of a Central Waterfront Development Trust.

3 FINANCIAL IMPLICATIONS

- 3.1 The City Council has been awarded £9.3m by the Scottish Executive from the Cities Growth Fund for the Central Waterfront Project. The associated capital expenditure is expected to be phased as follows:

<u>Financial Year</u>	<u>£'000</u>
2003/04	710
2004/05	1,575
2005/06	<u>7,015</u>
	<u>9,300</u>

and all initial expenditure will be contained within this budget.

- 3.2 Further funding will be sought from the public sector partners and this will be the subject of further Committee Reports in due course.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 This project aims to develop a new high quality and sustainable urban environment within the central waterfront area and is therefore in accordance with the Local Agenda 21 aims and objectives.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 The needs and aspirations of all sections of society will be addressed in the implementation of this project.

case to address the necessary maintenance and/or replacement of existing public infrastructure.

6.9 The present announcement from the Scottish Executive is that the Cities Growth Fund will run for the next three financial years. It has been assumed, however, that given that the Cities were asked to produce ten year visions for their areas, the Cities Growth Fund will be extended beyond this period at subsequent Comprehensive Spending Grant Reviews by the Executive. A further grant is therefore proposed to be sought from the fund which is equivalent to the average annual award already confirmed.

6.10 Project Implementation

The award of the Cities Growth Fund monies will allow work on the project to commence this financial year. Two main areas of preparatory work will be progressed immediately; firstly, detailed engineering designs and costs will be prepared for all of the infrastructure work associated with the project and; secondly, a full financial and economic appraisal of the project will be undertaken in order to demonstrate its full financial viability and benefit to the local economy.

6.11 In addition to the above preparatory work, proposals will be drawn up for the removal of the pedestrian overbridge to the Railway Station and the provision of alternative surface level pedestrian crossings across the South Marketgait. These works will be programmed for implementation over this and next financial year, and will be a demonstration of the Council's commitment to initiate major change in the Central Waterfront Area.

6.12 The implementation of the Central Waterfront Masterplan will require the two majority landowners in the area (Dundee City Council and the Tay Road Bridge Joint Board) and the local enterprise company (Scottish Enterprise Tayside) to work in full cooperation and partnership if the project is to succeed and meet its agreed objectives and outcomes. It is therefore proposed that this pivotal relationship is cemented via a formal partnership between these three public bodies by way of a Central Waterfront Development Trust (CWDT).

6.13 This new Trust Company would be responsible for the management and implementation of the project and would be guided by a Board of Directors made up of representatives from the three partners. It is intended that detailed proposals for the formation of CWDT now be drawn up and brought back to the partner organisations for their consideration and approval.

6.14 Project Outputs

The planned £270m of new investment associated with the Central Waterfront Project will not only result in a major injection of resources into the local construction sector, it will also result in;

- Major new employment in the city (estimated to be between 9-13,000 jobs).
- 375 new residential apartments
- A new mainline railway station for the City
- A new major Civic Space
- A new leisure marina

- Significant improvements to a major city entry point and a resultant improvement in Dundee's image.

A detailed assessment of all of the benefits of the project will be contained in the proposed economic appraisal, as will proposals on how these are measured and monitored.

7 CONCLUSION

- 7.1 The Central Waterfront Project is a very ambitious project, and rightly so. The resolution of this area needs to have high aspirations or otherwise it will fail to realise the potential of the waterfront. The project is, however, also achievable and is based on the 'art of the possible'. Dundee has an impressive recent track record in being able to deliver urban regeneration projects; the Technology Park, the Overgate Centre and Dundee Contemporary Arts Centre are all excellent examples of projects which have been central to the city's regeneration. The Central Waterfront is the logical next step in that process and we now have the chance to deliver it for the benefit of the city and its hinterland.

8 CONSULTATIONS

- 8.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

9 BACKGROUND PAPERS

- 9.1 None.

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MPG/MS

1 September 2003

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