

ANGUS COUNCIL

INFRASTRUCTURE SERVICES COMMITTEE
RESOURCES & CENTRAL SERVICES COMMITTEE

9 JUNE 2005
16 JUNE 2005

SUBJECT: CARNOUSTIE TOURISM FACILITIES

REPORT BY DIRECTOR OF PLANNING AND TRANSPORT

<p>Abstract: This report seeks Committee approval in principle for a range of tourism and leisure related facilities in Carnoustie.</p>
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1 RECOMMENDATION

1.1 It is recommended that the Infrastructure Services Committee:-

1. approve in principle the programme of enhancement and redevelopment works at various locations throughout Carnoustie as outlined in this report;
2. note the financial implications as outlined in this report;
3. agree to public consultation being undertaken as and when appropriate and that this Committee be kept informed on this exercise;
4. agree to detailed designs and cost estimates for the various elements of proposed programme being prepared in due course;
5. agree to an application for European funding under ERDF Priority 2 being submitted; and
6. await further reports on the programme of works in due course.

1.2 It is recommended that the Resources & Central Services Committee:-

1. note that members of the Council's Capital Budget Sub-Group (CBSG) have agreed to the principle of ring-fencing the capital receipt from the disposal of the former Dalhousie site in Carnoustie subject to the determination of an agreed development programme of works.
2. approve the ring-fencing of this capital receipt, less the amount earmarked for affordable housing elsewhere in Carnoustie (i.e. a net sum of £1,493,550), for the programme of works generally outlined in this report in accordance with Financial Regulation 5.4.
3. note that further reports regarding the assembly of a programme of projects together with the strategic direction will be reported back to this Committee.

2 INTRODUCTION

2.1 Members will be aware that Carnoustie will host the Open Championship in 2007. This is one of the major sporting events in the country and it is anticipated that upwards of 150,000 will attend. More significantly, the event is televised to a massive international audience. This presents an unrivalled opportunity to showcase not only golf and Carnoustie but also the whole of Scotland to a worldwide audience. It is

crucial therefore that Carnoustie presents the best image during the Open and thereafter.

- 2.2 Prior to Carnoustie hosting the Open Championship in 1999, a range of enhancement works were undertaken. These included the creation of small golf related entrance features on two of the main entrances to the town together with a similar feature adjacent to the A92. Two of these have subsequently had to be removed to accommodate roadworks as part of the upgrading of the A92 and opportunity therefore exists to provide new gateway features at the main entrances to the town.
- 2.3 Decorative banners based on the “Carnoustie Country” promotional campaign were also installed prior to the Open in 1999. Several of these have suffered damage over the years, mainly due to weather conditions, and overall are in need of replacement.
- 2.4 Carnoustie seafront was upgraded and the current range of facilities provided in the early 1990’s. The level of investment at the time however was modest particularly when compared with the redevelopment schemes that have subsequently been carried out at the other seafronts, most recently Monifieth. Although well maintained by the Council, the area has a tired, rather run down appearance and is greatly in need of redevelopment. The facilities available are now limited and many are nearing the end of their useful lives. The overall appearance of the area is in stark contrast to the landscape features along the promenade as part of the coastal protection scheme which have been designed and constructed to a high standard.

3 OUTLINE PROGRAMME OF WORKS

- 3.1 There are two key objectives to the proposed outline programme of works. The first of these is the enhancement of the image and appearance of Carnoustie prior to the town hosting the Open Championship in 2007. This will be achieved through a series of image enhancement works including:-
 - **New gateway features** – These will replace the previous features and will be located on the main entrances to Carnoustie. They will be a mix of hard and soft landscaping and may incorporate new entrance banners.
 - **New decorative banners** – These new banners will be commissioned to replace those installed prior to the Open Championship in 1999. The design theme will be the link between Carnoustie and golf but will also feature the “Carnoustie Country” and “Angus Ahead” campaigns. The locations of the existing banners will be reviewed as part of this exercise.
 - **Selective small scale environmental improvements** – Priority will be given to locations on route to or in close proximity to the Championship Golf Course. This will include the acquisition and subsequent removal of a semi-derelict building known as the Salmon Bothy, on the corner of Links Parade and Station Road (see report No. xx/05).
- 3.2 The second key objective is the redevelopment of the seafront area. It is proposed to introduce a new range of leisure and play facilities catering for a wide variety of age groups. These will be accommodated within a re-modelled landscape designed to give variety and shelter from the elements. Facilities could include an adventure play

area, toddler play area, crazy golf and a small skate park. At the same time, the proposals will safeguard those facilities that remain popular. The proposed improvements will also involve a review of the design and location of street furniture and orientation and interpretative signage. Cycle links with the soon to be completed Monifieth to Carnoustie cycleway and along the seafront will also be investigated. The opportunities to build on the landscape features as part of the coastal protection scheme will also be examined. As part of a wider consultation programme the young people in Carnoustie will be actively involved in developing the detailed designs for the seafront, building on the "Planning for Real" event last year.

- 3.3 A prominent feature at the seafront is the former Pavillion building. The original building dates from the early 1900's and adds character to the area although a more recent extension to the seaward elevation is somewhat unattractive. The property is owned by the Council but is leased by the Carnoustie Rugby and Yachting Club. It is however in need of significant refurbishment. The increased funding now available for this project (see Financial Implications) will allow the feasibility of the refurbishment and redevelopment of the Pavillion to be investigated as part of the redevelopment of the seafront.
- 3.4 Clearly, the image enhancement works outlined above will have to be completed by the spring of 2007 at the latest. It is suggested therefore that they be regarded as the first phase in the overall programme and be given priority.

4 FINANCIAL IMPLICATIONS

- 4.1 It is not possible to accurately estimate the cost of the programme of works until detailed designs are prepared. However, the nature and extent of the programme is such that it can be tailored to fit within the available budget. The primary source of funding for this project would be the capital receipt from the disposal of the former Dalhousie site in Carnoustie.
- 4.2 The current allocation for the programme of works in the Financial Plan 2004/08 is shown below:-

Carnoustie Tourism Facilities	Total Cost £000's	2005/06 £000's	2006/07 £000's	2007/08 £000's
Contribution from Capital Budget	500	88	354	58
Contribution from ERDF	<u>270</u>	<u>47</u>	<u>191</u>	<u>32</u>
Total	770	135	545	90

The above was based on the assumption that the Council would achieve the asking price for the site and that the full capital receipt would be made available for the project.

- 4.3 Members will however be aware that the capital receipt which the Council will receive from sale of the former Dalhousie Site is substantially above the initial estimate (report No. 359/05 refers). After allowing for a sum which has been earmarked for affordable housing elsewhere in Carnoustie (£506,450), the capital receipt available for the proposed programme of works is now £1,493,550 with the potential for ERDF over and above this sum. The additional capital receipt clearly offers the opportunity to implement a wider range of measures than previously envisaged.

- 4.4 In accordance with Financial Regulation 5.4, the agreement of the Capital Budget Sub-Group to the principle of ring-fencing the capital receipt for the proposed programme of works has been obtained. This also requires the approval of the Resources and Central Services Committee.
- 4.5 Assuming agreement to this report by the Infrastructure Services and Resources & Central Services Committees the Financial Plan provision for this project will be amended at its next review.
- 4.6 Discussions with the Eastern Scotland European Partnership have indicated that the image enhancement works may be eligible for funding assistance (35%) under ERDF Priority 2. The deadline for submission of an application is August 2005 for a decision by the PMC in December 2005. It is felt that this timescale is achievable and that an application should be submitted to maximise potential income to the Council.

5 HUMAN RIGHTS IMPLICATIONS

- 5.1 There are no human rights implications arising from this report.

6 CONSULTATION

- 6.1 The Chief Executive, Director of Finance, Director of Law & Administration, Director of Leisure Services, Director of Property Services and Director of Roads have been consulted during the preparation of this report.

7 CONCLUSION

- 7.1 The seafront at Carnoustie represents a major environmental and recreational resource but facilities are now limited and the area is in need of revitalisation. The redevelopment of the area coupled with the image enhancement works will greatly improve the appearance and attraction of the town both during and after the Open Championship in 2007.

NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

AA/RM/KW
1 June 2005

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