

**Y BWRDD GWEITHREDOL  
Y DYDDIAD: 26 GORFFENAF, 2016**

**PRIF GYNLLUN PARC GWLEDIG PEN-BRE**

**Y Pwrpas:**

1. Ystyried prif gynllun drafft ar gyfer y parc
2. Amlinellu'r anghenion cychwynnol o ran adnoddau (mae'r holl ffigurau a ddangosir yn destun gwaith prisio)
3. Nodi'r camau a'r penderfyniadau allweddol sydd eu hangen i gyflawni'r prif gynllun ac i symud ymlaen gyda thri phrosiect blaenoriaeth.

**YR ARGYMHELLION / PENDERFYNIADAU ALLWEDDOL SYDD EU HANGEN:**

1. Ystyried y prif gynllun a rhoi sylwadau arno
2. Ystyried y goblygiadau adnoddol ar gyfer y datblygiadau canlynol;
  - Ail-gyflunio mynedfa i'r parc, gan gynnwys arwyddion a system atalfa (A): C £75,000
  - Bloc tai bach a chawodydd ar gyfer y parc carafannau a gwerysilla (F): C £200,000
  - Canolfan ymwelwyr a chaffi (E): C £600,000
3. Cydnabod bod angen mewnbwn rhyng-adrannol er mwyn gwireddu'r weledigaeth ar gyfer y parc.
4. Gofyn am gyngor o ran y ffordd orau o gael dyluniad arloesol sy'n gydnaws â'r parc ac yn gost-effeithiol i'w gyflawni – e.e. dylunio ac adeiladu.

**Y RHESYMAU:**

1. Nid oedd y ceisiadau blaenorol am gyfalaf ar gyfer datblygiadau isadeiledd yn y parc wedi cael eu cefnogi'n llawn oherwydd bod nifer o gynlluniau hamdden a diwylliannol eraill wedi cael blaenoriaeth ar y pryd h.y. Y Ffwrnes; Ailwampio Canolfan Hamdden Caerfyrddin, ac yn fwy diweddar Archifau Sir Gâr; hefyd canolfan hamdden newydd arfaethedig yn Llanelli. Mae'r prif gynllun drafft sydd wedi'i atodi yn amlinellu dyfodol cynaliadwy i'r parc sy'n gyson ag amcanion gwleidyddol yr Awdurdod, gan wella ansawdd ac enw da'r parc yn gyson â'i statws fel un o brif atyniadau ymwelwyr y sir.
2. Mae'r rhaglen gyfalaf bresennol yn clustnodi £250,000 yn ystod 2016/17, ond byddai angen rhagor o gyfalaf i gyflawni'r prif gynllun yn ei gyfanrwydd.
3. Caiff y parc ei reoli gan yr Is-adran Hamdden o fewn yr Adran Cymunedau, ond bydd yr is-adran yn ddibynnol ar Adran yr Amgylchedd, yn enwedig, er mwyn helpu i ddylunio, prisio a gwireddu rhai o ddyheadau'r prif gynllun. Mae lle i ystyried opsiynau dylunio ac adeiladu er mwyn cyflymu'r cynllun a sicrhau cyfleoedd dylunio cost-effeithiol.

Angen ymgynghori a'r Pwyllgor Craffu Perthnasol Dim ar hyn o bryd

Angen i'r Cyngor wneud penderfyniad NAC OES

**YR AELOD O'R BWRDD GWEITHREDOL SY'N GYFRIFOL AM Y PORTFFOLIO:-**

**Y Cyng.Meryl Gravell (Deiliad y Portffolio Adfywio a Hamdden)**

**Y Gyfarwyddiaeth:**

**Yr Adran Cymunedau**

**Enw Pennaeth y Gwasanaeth:**

**Ian Jones**

**Awdur yr Adroddiad:**

**Ian Jones**

**Swyddi:**

**Pennaeth Hamdden**

**Rhifau ffôn: 01267 228309**

**Cyfeiriadau E-bost:**

**[IJones@sirgar.gov.uk](mailto:IJones@sirgar.gov.uk)**

**EXECUTIVE SUMMARY**  
**EXECUTIVE BOARD**  
**26<sup>TH</sup> JULY, 2016**

**SUBJECT:**  
**PEMBREY COUNTRY PARK MASTERPLAN**

**SUMMARY OF PURPOSE OF REPORT.**

1. To consider an updated masterplan for the park

The draft masterplan for the site is attached as Appendix A.

This is a first draft of an internal masterplan aimed at prompting further discussion, whilst giving an indication of how zones within the park can be developed e.g. Beach sports zone; F&B; Activity zone; Events zone; Caravan and camping zone etc. Much more detailed work will be required on the masterplan with input from planning and design. The masterplan will also need to fit into the wider regeneration masterplan for Pembrey peninsula and the Llanelli Coastal belt.

3 priority areas are identified for immediate progress:

- Improvements to the site entrance and park signage (A)
- New shower and toilet block(s) for the caravan and camping site (F)
- Visitor hub and café for the park (E)

The following areas will also be developed in terms of further design and costing

- It is anticipated that the restaurant building (D) - a large and structurally sound building - can be clad and re-furbished to incorporate some much needed indoor activities for the park e.g. soft play, indoor climbing; table top games; action walls; small arcade
- Creation of a new Beach sports zone near to the beach front kiosk and incorporating a new themed play facility, and a beach volleyball / soccer area

2. To outline resource requirements

It is very difficult to estimate the costs at present without any site investigation works or detailed specifications. Some of the aspirations outlined in the masterplan can be delivered as later phases through private sector investment or internal invest to save bids. New facilities within the park need to be sensitively designed with a consistent branding. One option would be to progress via design and build with fixed budgets for each development. Possible costs could be within the following parameters:

- Entrance (A): circa. £75k
- Shower & toilet Block (F): circa. £200k
- Visitor hub and café (E): circa. £600k
- Indoor Activity centre (D): circa. £450k
- New Beach sports Zone: circa. £250k

£250k is already identified in the 2016/17 capital programme for PCP, however, a proportion of this is already earmarked for works to the Ski Centre café (circa £30k), whilst £50k has already been spent on the replacement of play equipment in the junior play area. Further investment is planned at the Ski and Activity Centre, creating new adventurous activities such as a climbing wall, adventure play area, zip wire etc.

3. To acknowledge key actions and decisions required to deliver the masterplan

All of the above will require extensive design and planning input. Ideally, the priority developments would be in place for the 2017 Spring / Summer season, however, this is challenging. The use of framework partners or external development partners would greatly assist in terms of progressing these elements quickly.

**DETAILED REPORT ATTACHED?**

**NO – Appendix A attached.**

# IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: Ian Jones

Head of Leisure

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
<b>NO</b>	<b>NO</b>	<b>YES</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>YES</b>

## Finance

*Revenue funding is in place for the management of the park, however, the aim is to try and operate the park at zero cost to the authority. To do this, commercial income is needed to sustain the park into the future.*

*£250k of capital is identified in the 2016/17 capital programme for PCP, however, additional funding is currently not identified.*

*Whilst all figures included within this report are broad estimates and subject to detailed costing and confirmation by the Environment department, the potential costs are currently estimated to be in the region of £1.575m, broken down as follows :*

- Entrance (A): circa. £75k
- Shower & toilet Block (F): circa. £200k
- Visitor hub and café (E): circa. £600k
- Indoor Activity centre (D): circa. £450k
- New Beach sports Zone: circa. £250k

*With £80k of the current funding for PCP already committed, the potential funding shortfall would be in the region of £1.4m.*

*To enable the ambitions of this draft Masterplan to progress the current Capital Programme would need to be re-prioritised or additional/new funding sources identified.*

*Figures are very much indicative at present*

## Physical Assets

*The park is a sensitive area for development and care is needed in balancing the ethos of the park with sensitive commercialisation. NRW will be key consultees in terms of conservation and the role of the adjacent Pembrey Forest.*

*The costs quoted in the report will need to be fully reviewed following receipt of a detailed brief from the Leisure Division. Feasibility and design options will then inform more detailed costings*

# CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Ian Jones

Head of Leisure

## 1. Scrutiny Committee

N/A at this stage

## 2. Local Member(s)

Councillor S. Matthews has been consulted with no comments received to date. Cllr H Shepardson is supportive of the plans (the indoor wet-weather provision in particular) and the need for some sensitive commercial investment, and feels that local residents would support the plans but on condition that the park lands are held within County Council ownership.

## 3. Community / Town Council

The Community Council will be consulted if the EB agrees to the first draft of the masterplan.

## 4. Relevant Partners

A park user forum exists and would be used to consult on future plans if the masterplan is to be taken forward.

## 5. Staff Side Representatives and other Organisations

N/A

## Section 100D Local Government Act, 1972 – Access to Information List of Background Papers used in the preparation of this report:

THERE ARE NONE.

Title of Document	File Ref No.	Locations that the papers are available for public inspection