

Oban CHORD & Lorn Arc TIF Members Workshop 28th February 2013



Workshop Overview

- Oban CHORD Project Review
- Discussion
- Lorn Arc TIF Update
- Discussion



Oban CHORD – Context

- Focus on ‘Delivery’ of CHORD project within three years
- Council ‘Masters of Own Destiny’
- De-Risking
- Raise ‘Confidence’ to attract Community/Stakeholder support and Private Sector investment
- Interaction with TIF and other investments – ‘CHORD Can’t do everything’



Oban CHORD – Workshop Objectives

- To confirm the current position
- To review the options for delivery of Oban CHORD projects by 2016
- To identify the Way Forward



Oban CHORD – Current Position

Budget	Approved	Allocated	Unallocated	Spent
Capital	£6.9M	£1.84M	£5.06M	£49K
Revenue	£261k			£259k

➤ Studies Completed

- Refresh of Oban Action Plan* – AECOM
- Transport Interchange Seafront Urban Realm Issues & Options Report – AECOM
- South Pier Study – URS
- North Pier Temporary Pontoon options study – AECOM
- Traffic Management Scheme Development Report – AECOM
- Transport Interchange Scheme Development Report – AECOM

➤ Project Manager – Three year post currently advertised (closing date 15th March)

* Lorn 2030 (Refresh of Oban Action Plan) to be completed after completion of Lorn Arc Business Case

Oban CHORD – Approved Investments



Soroba Rd / Oban High School	Soroba Rd / Miller Rd	Argyll Square	Transport Interchange	George St / Stafford St	North Pier Pontoons
£370k	£30k	£100k	£340k	£700k	£300k
On Hold	Now funded from Roads budget	To be delivered by Roads	Now part of Public Realm works	Now part of Public Realm works	On hold awaiting outcome of Marine Tourism Review
TOTAL £1.84M					

Oban CHORD – Proposed Allocation of CHORD Budget

➤ Project delivery within three years

➤ Four distinct project areas

- Oban Bay Public Realm

Stafford St to Transport Interchange and including the works to the Argyll Square area.

- North Pier Quarter

Transit Facility and Refurbishment of White Building along with public realm works to tie in with Oban Bay Public Realm.

- Oban Bay Lighting Strategy

Consideration of lighting of buildings, structures street areas around the Oban Bay area.

- South Pier

EFF Dependent investment in South Pier facilities.

Oban CHORD – Oban Bay Public Realm

➤ Objective – To enhance the public realm around Oban Bay.



Specification	Argyll Square	Transport Interchange	Oban Bay Core	Stafford Street Area	TOTAL
Standard	£50k	£0.6M	£0.6M	£0.5M	£1.75M
High	£50k	£1.0M	£1.0M	£0.7M	£2.75M



Oban CHORD – Existing Paving

Oban CHORD – Existing Paving



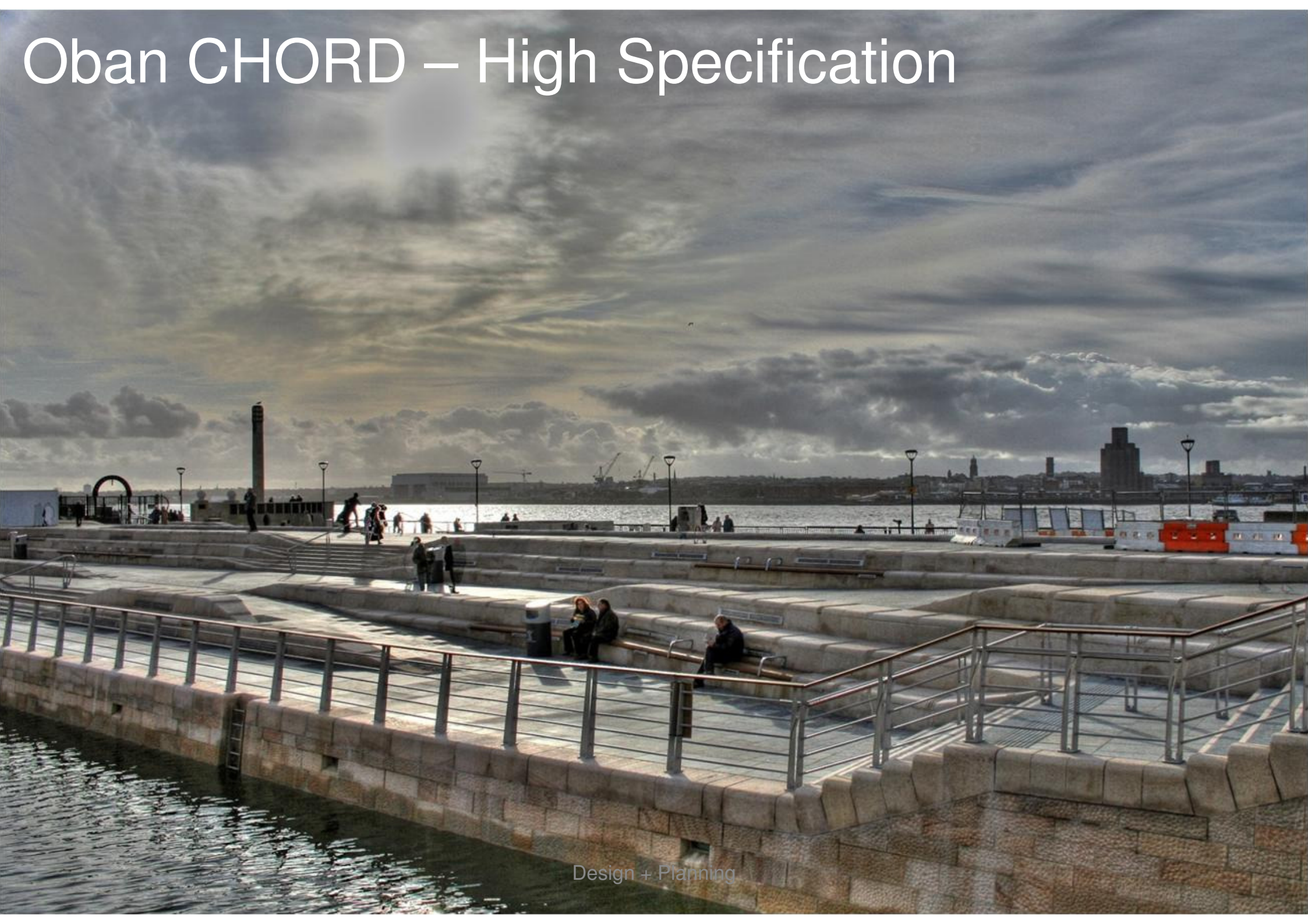


Oban CHORD – High Specification

Challenges

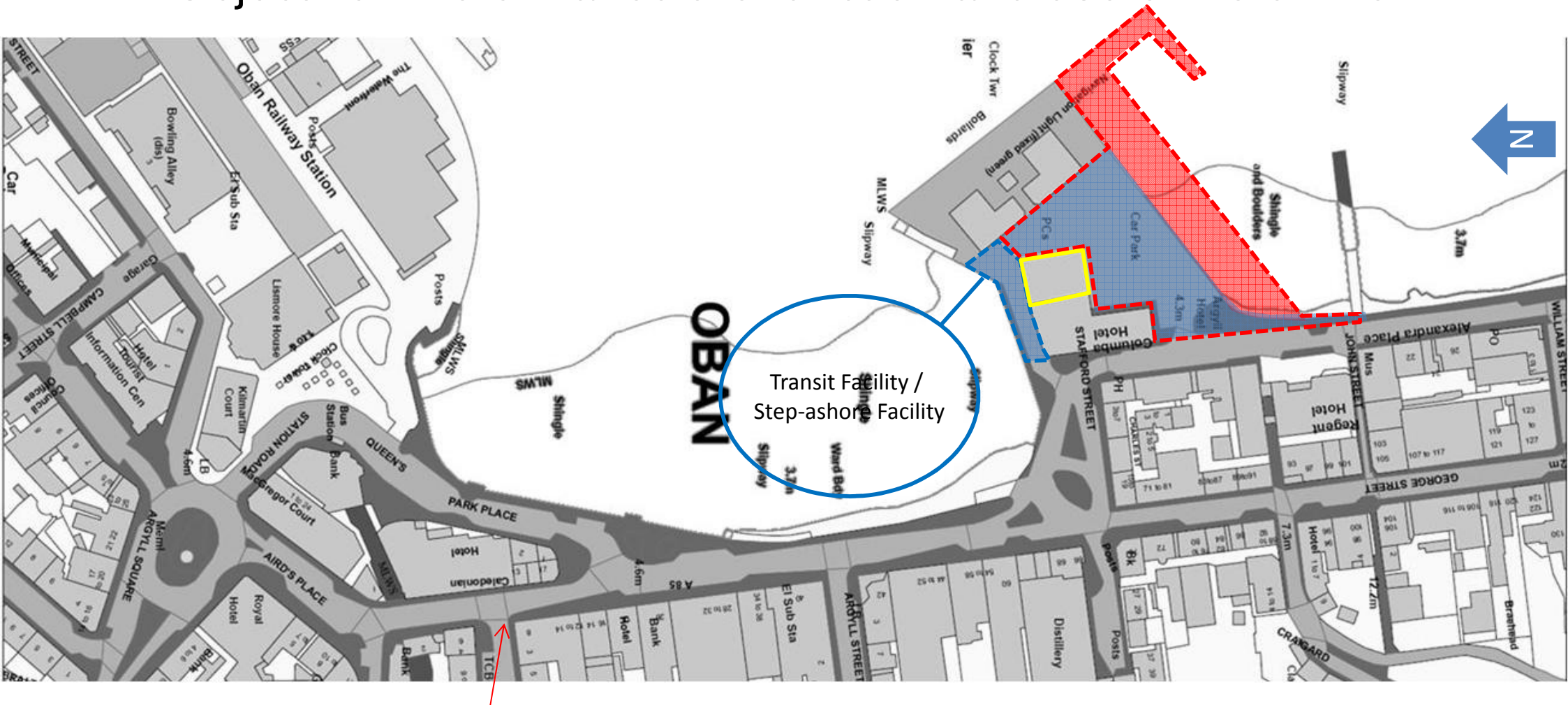
Design + Planning

Oban CHORD – High Specification



Oban CHORD – North Pier Quarter

- Objective – To enhance the function and use of North Pier .



Transit Facility	White Building	Public Realm	TOTAL
£2M	£1M	£0.5M	£3.5M

Potential TIF Works (red line) include pier extension, additional parking and public realm works
£6.2M

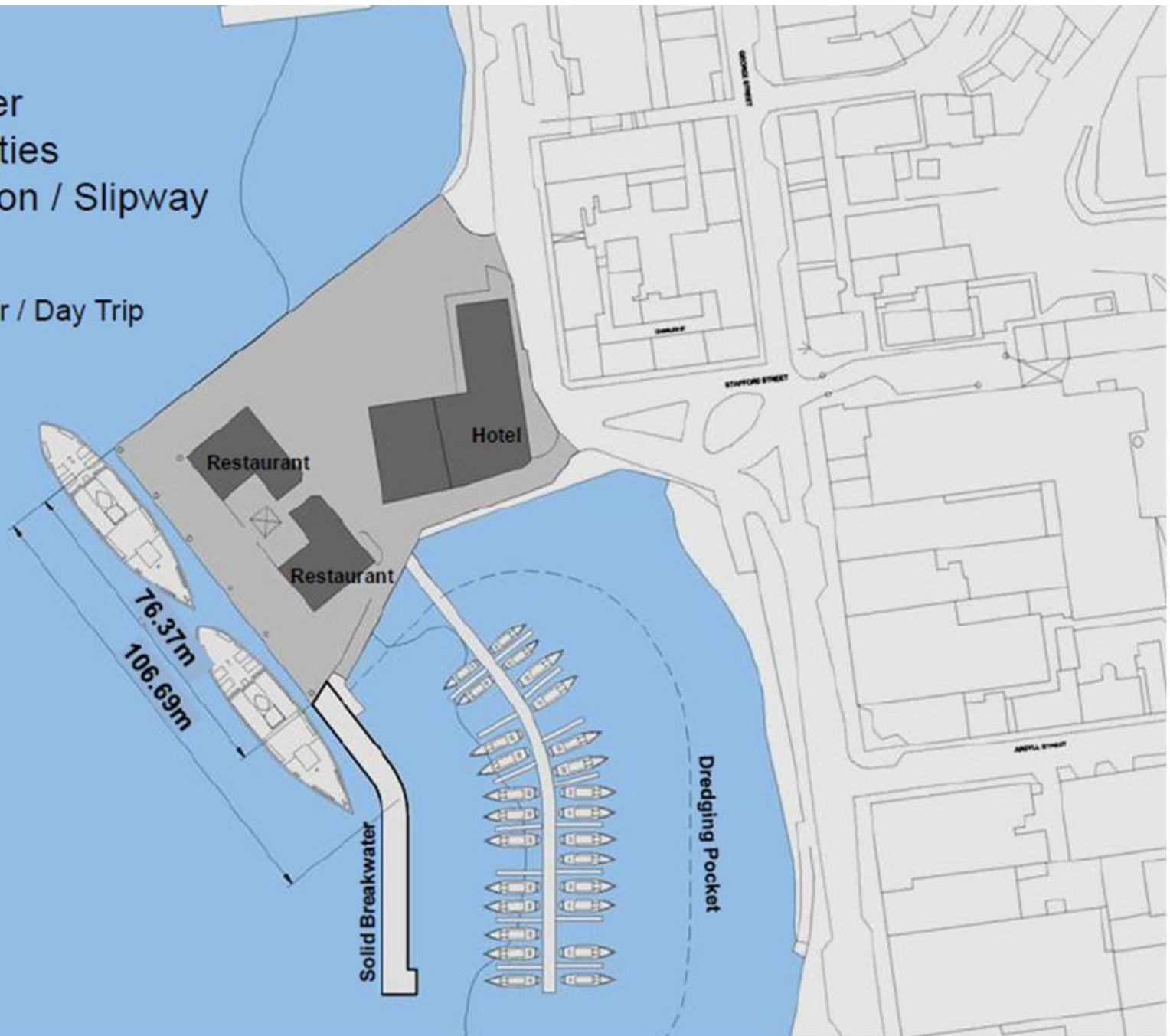
Oban CHORD – North Pier Quarter



Oban CHORD – North Pier Quarter

Oban Moorings

- Extended North Pier
- Yacht Transit Facilities
- Step Ashore Pontoon / Slipway
 - Visiting Yachts
 - Cruise Tenders
 - Excursion / Charter / Day Trip
- Visitor Services



Oban CHORD – Lighting Strategy

- Objective – To enhance, highlight and celebrate the built heritage and waterside location.

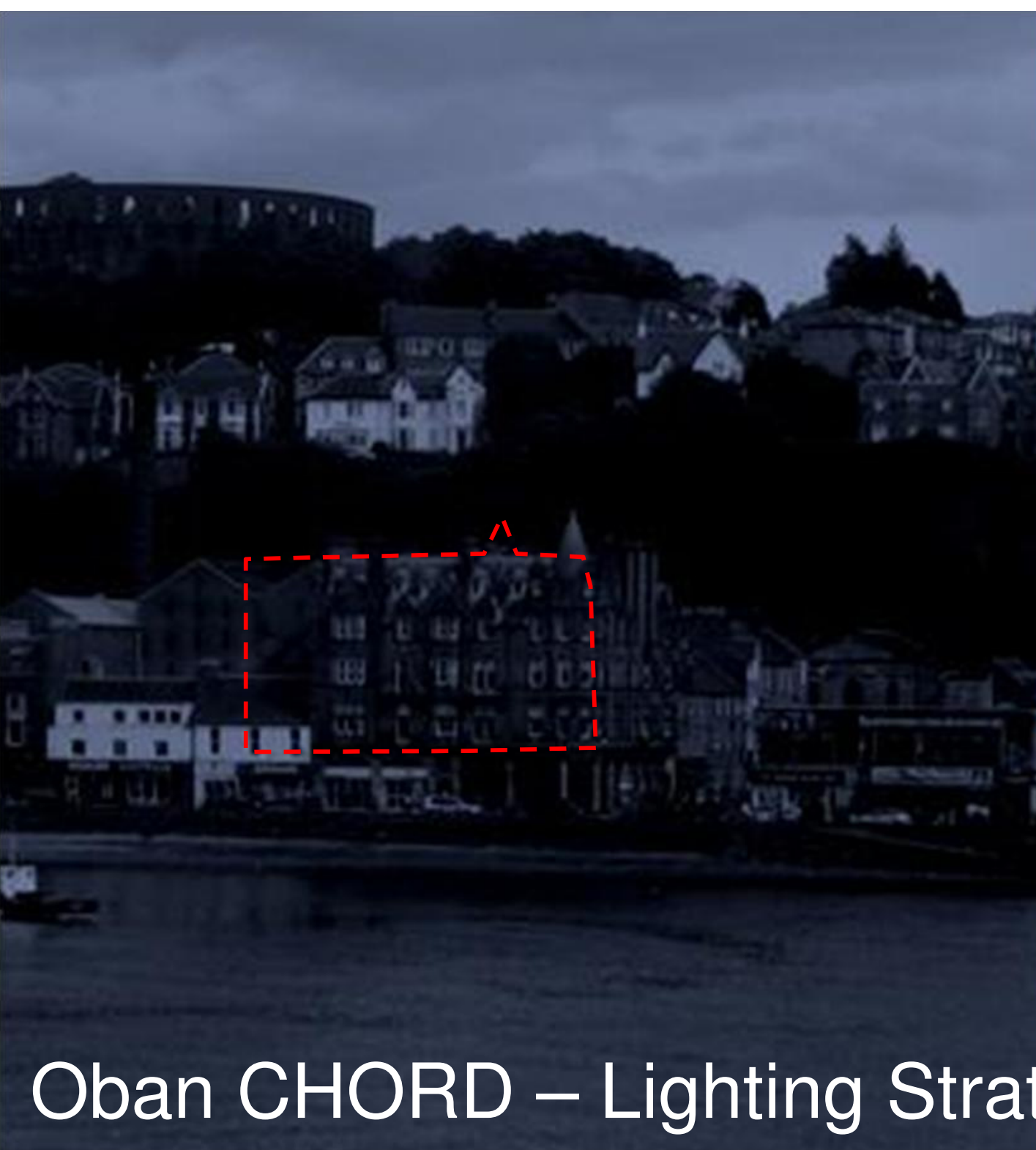


Building Lighting	Harbour Wall Lighting	Street Lighting	McCaig's Tower
£20k - £40k per site	£50k to £100k	£5k to £15k per column	Circa £40k

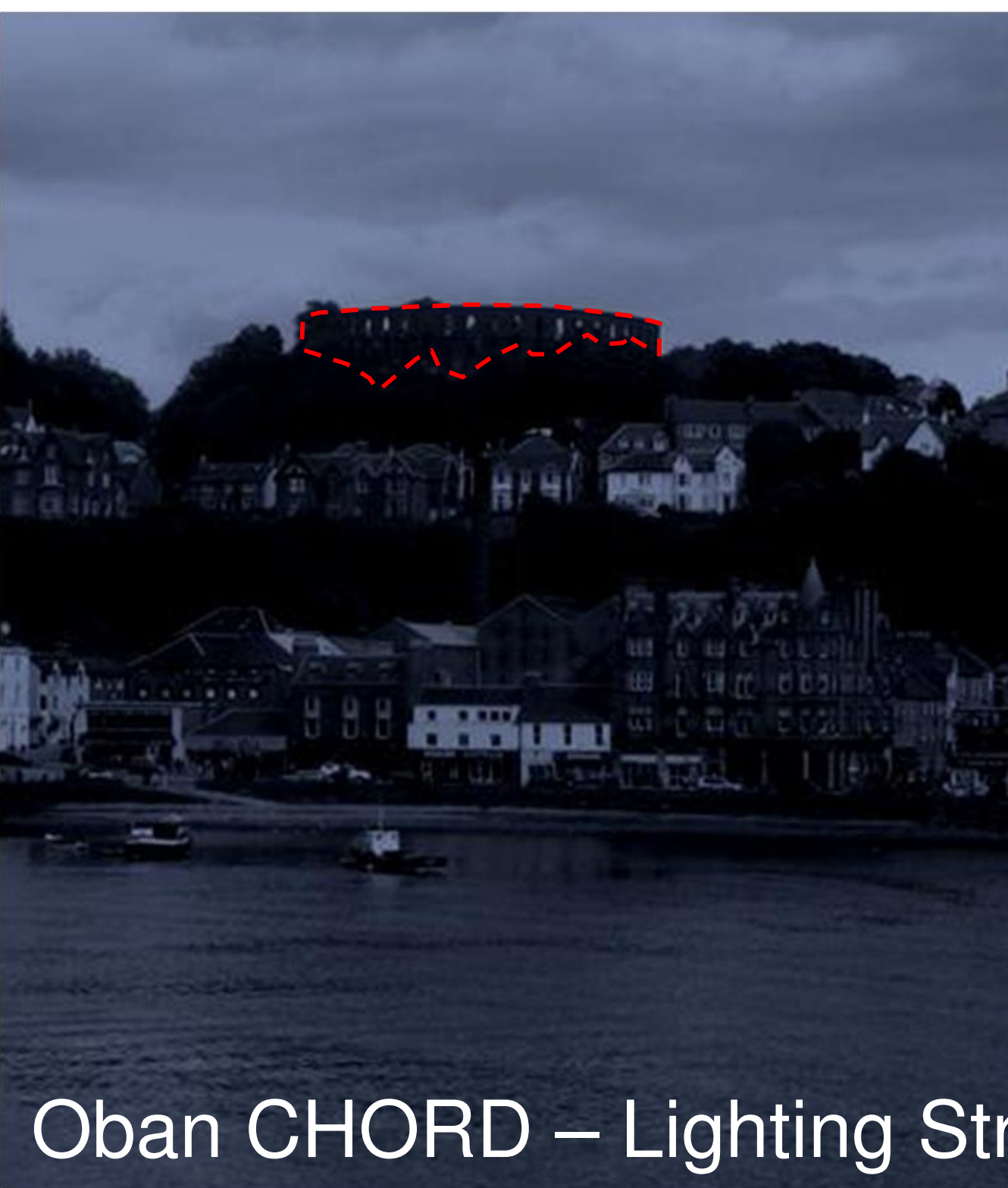
Strategy for locations and extents and specification required



Oban CHORD – Lighting Strategy



Oban CHORD – Lighting Strategy



Oban CHORD – Lighting Strategy

Oban CHORD – South Pier

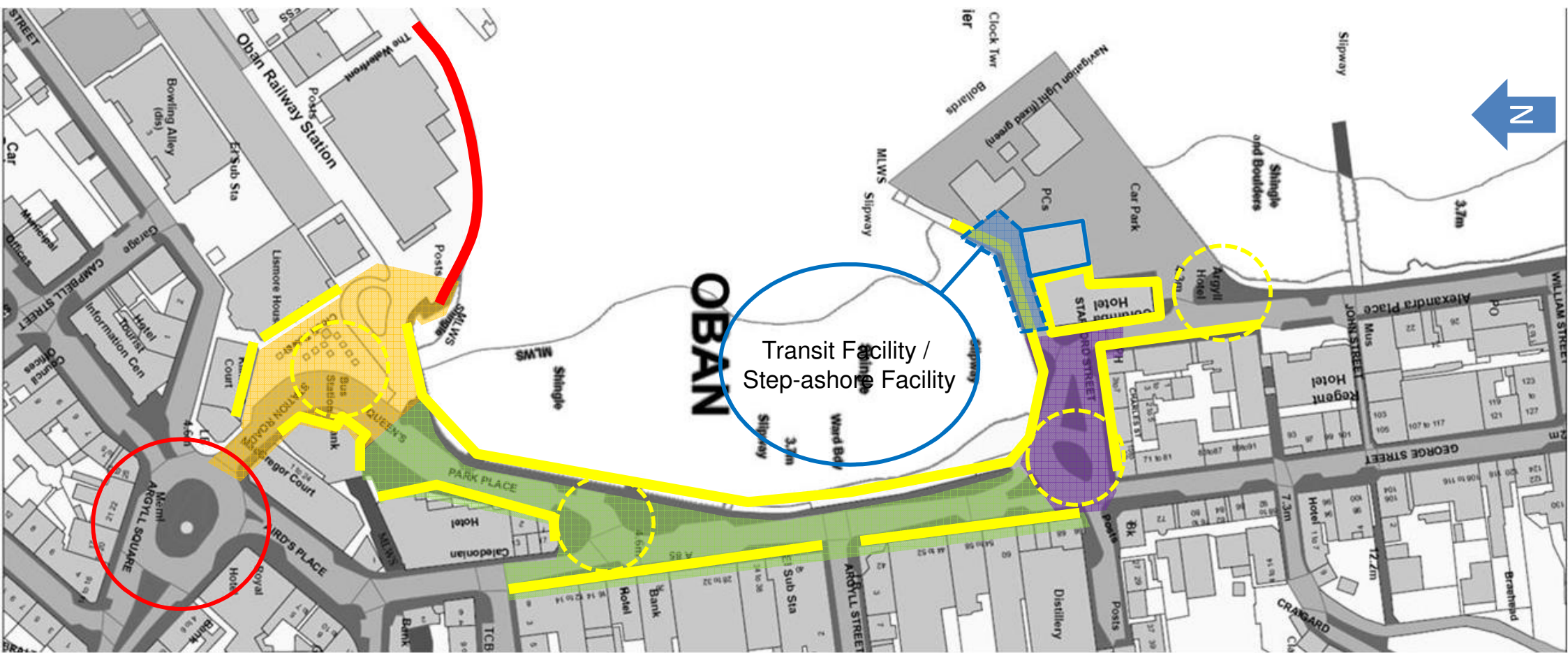
- Objective – To enhance the use and function of South Pier.



Project Cost	EFF Funding	CHORD Funding
£1.44M	£1.08M	£360k

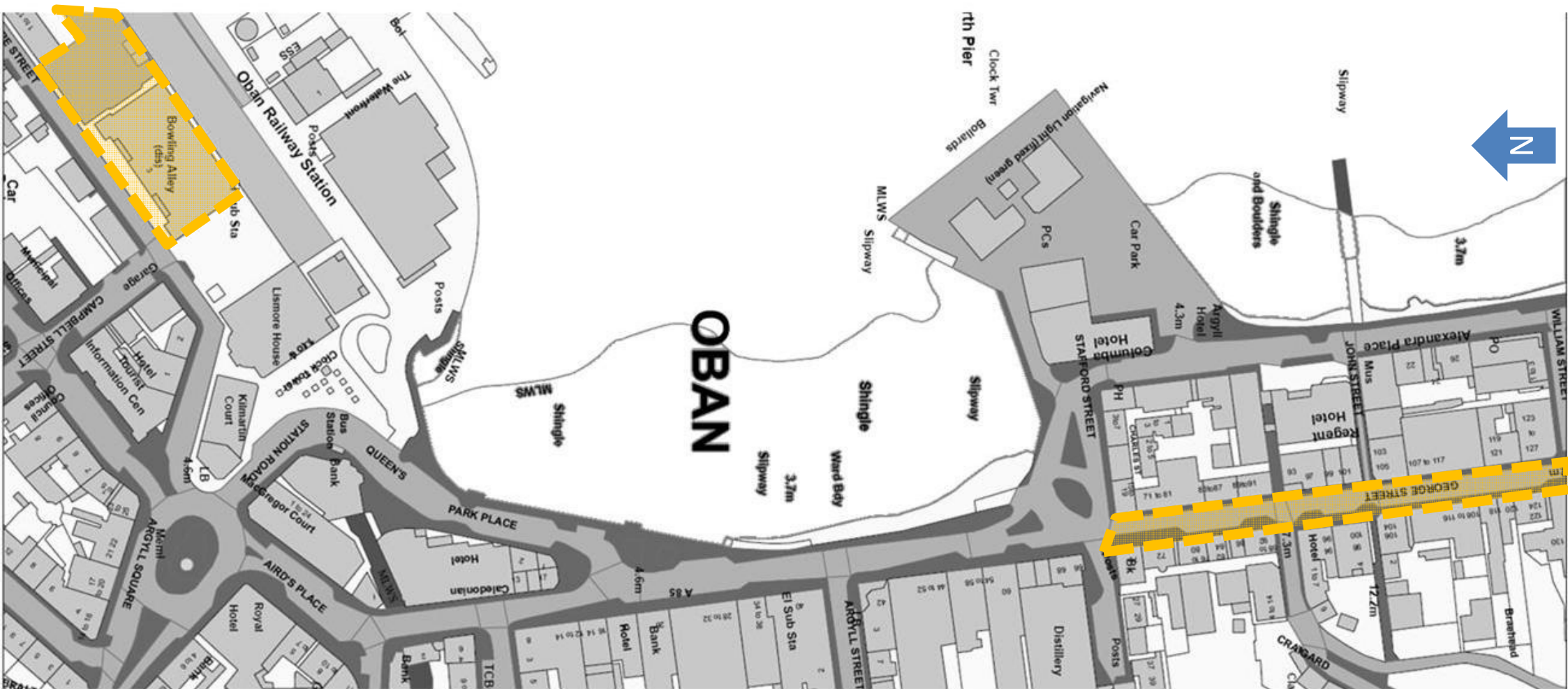
EFF Submission being considered at present.

Oban CHORD – Summary



Oban Bay Public Realm	North Pier Quarter	Lighting Strategy	South Pier	Project Manager	TOTAL
£2.75M	£3.5M	£100k +	£360k	£150k	£6.86M

Oban CHORD – Reserve Projects



Oban Bowl Car Park

£1M

George Street Public Realm

£1M

Oban CHORD – Discussion



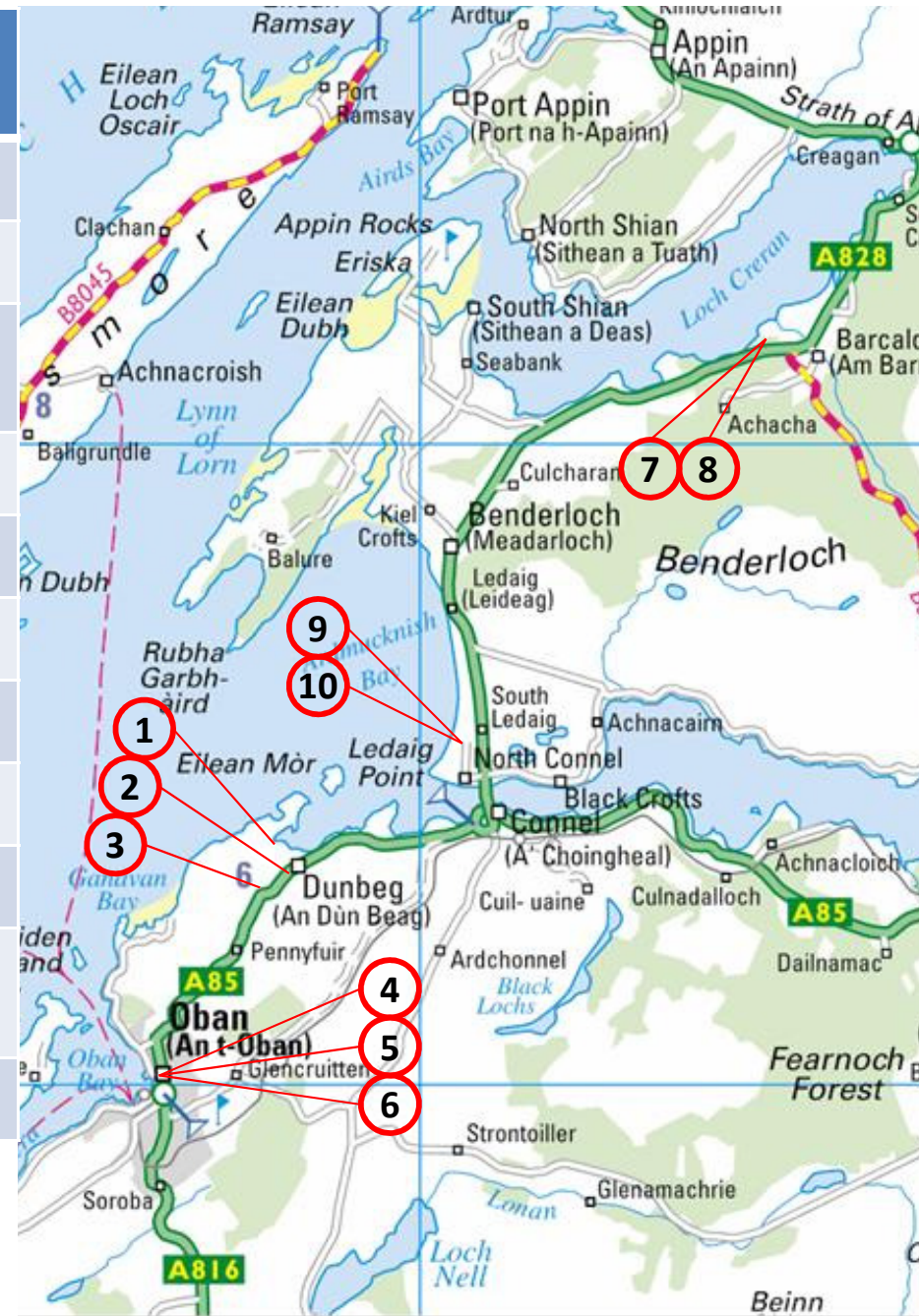
Lorn Arc TIF – Workshop Objectives

- Investment Options Review
- Economic & Financial Overview
- Update Approvals Process & Timescales



Lorn Arc TIF – Investment Overview

	Investment Opportunity	TIF Funding	Timescales
1	Lorn Rd / Kirk Rd Improvements	£2.75M	2014
2	Dunbeg Gateway Features	£0.2M	2014
3	Halfwayhouse Rbt / Dunbeg Development Rd	£2.0M	2015
4	South Oban Development Zone	£3.0M	2015/16
5	North Pier Extension	£5.2M	2016
6	North Pier Quarter	£1.0M	2016
7	Barcaldine Access Improvements	£0.4M	2016
8	Barcaldine O+M investment	£3.75M	2019
9	Airport Access Improvements	£0.19M	2015
10	North Lorn Business Park Enablement	£0.4M	2016
	TOTAL	£18.89M	



TIF Investments - Road Options Overview

- Lorn Rd / Kirk Rd Improvements
Indicative Cost - **£2.75M** TIF Input - **£2.75M**
Timescale – **0 to 2 Years**
- Dunbeg Gateways / Traffic Calming
Indicative Cost - **£0.2M** TIF Input - **£0.2M**
Timescale – **0 to 2 Years**
- Halfwayhouse Rbt / Dunbeg Corridor
Indicative Cost - **£12.7M** TIF Input - **£2M**
Timescale – **0 to 2 Years**
- Oban South
Indicative Cost - **£6M** TIF Input - **£3M**
Timescale – **2 to 10 Years**



TIF Investments - Port Options Overview

➤ North Pier Extension & Improvements

Indicative Cost - **£5.2M** TIF Input - **£5.2M**

Timescale – **2 to 10 Years**

➤ North Pier Quarter

Indicative Cost - **£2.5M** TIF Input - **£1M**

Timescale – **2 to 10 Years**

➤ Barcaldine Access Improvements

Indicative Cost - **£0.4M** TIF Input - **£0.4M**

Timescale – **2 to 10 Years**

➤ Barcaldine O+M Infrastructure (or alternate location)

Indicative Cost - **£10M** TIF Input - **£3.25M**

Timescale – **2 to 10 Years**



Oban CHORD – North Pier Quarter



TIF Investments - Airport Options Overview

➤ Access Improvements

Indicative Cost - **£0.25M** TIF Input - **£0.25M**

Timescale – **2 to 10 Years**

➤ Airport Business Park Enablement

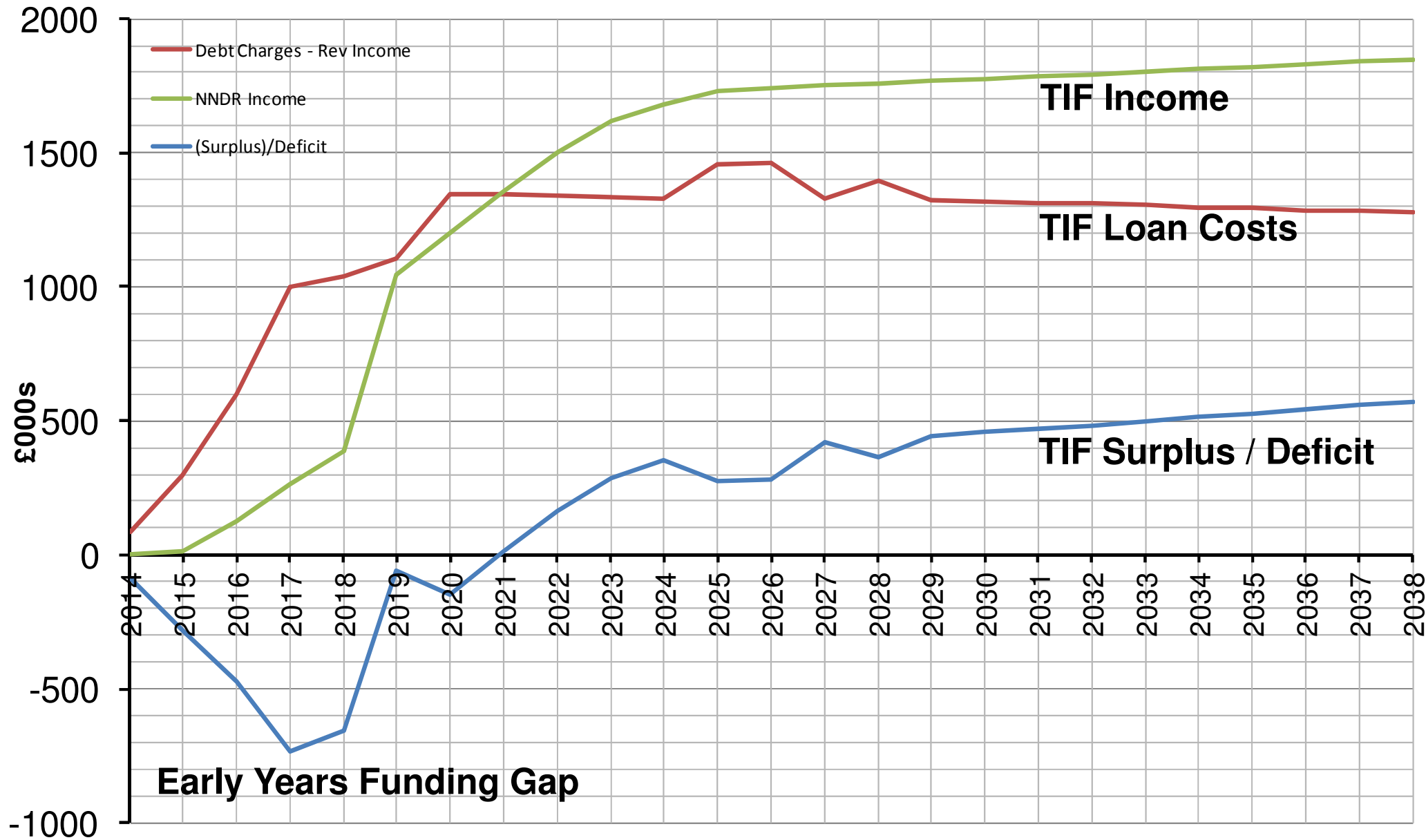
Indicative Cost - **£0.4M** TIF Input - **£0.4M**

Timescale – **2 to 10 Years**



Lorn Arc TIF - Economic & Financial Appraisal

Lorn Arc TIF - Base Finance Output Overview



Lorn Arc TIF – Consultations

- BID4Oban
- Dunbeg Task Force
- Community Planning Group
- Community Councils
- Oban Rotary Club

Lorn Arc TIF - Approvals & Timescales

Argyll & Bute Council

- SMT
- CHORD Programme Board
- OLI Area Committee
- Full Council – April 2013

SFT / Scottish Government

- Ongoing Discussion with SFT
- Issue to SG following Council Approval
- Agreement in Principle Summer 2013

First TIF Investment / Start of Additional NDR Capture - 2014

Lorn Arc TIF – Discussion



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