



Report of the Cabinet Member for Investment, Regeneration, Events and Tourism

Service Improvement, Regeneration and Finance Scrutiny Performance Panel - 14 November 2023

Skyline Update

Purpose	To update the working group on the Skyline Project
Content	The report sets out an overview of the Project to date.
Councillors are being asked to	Consider the information provided and give views
Lead Councillor	Cabinet Member for Investment, Regeneration, Events and Tourism, Cllr Robert Francis-Davies
Lead Officer	Mark Wade, Director of Place
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Legal Officer	Debbie Smith
Finance Officer	Nana Boadu
Access to Services Officer	

1. Background

- 1.1 The Council received a direct approach from Skyline Enterprises Limited (Skyline), a global tourism leisure experience operator with operations in New Zealand, Canada, South Korea and Singapore, in 2017 to develop the land at Kilvey Hill into a visitor destination.
- 1.2 Since this time, Skyline has developed its proposals and accompanying business case, and the Council has agreed in principle to provide a serviced site and provide grant funding to Skyline for the Project, subject to internal and external governance, and the Council's terms being met.

- 1.3 Skyline is an experienced operator with an established track record internationally and the Swansea project will be its first venture in Europe. This would be a key win for the city and the wider economy bringing in much needed tourism.
- 1.4 The project has significant political support.
- 1.5 Skyline has stated its commitment to meeting the non-financial requirements of the Council, such as sustainability and Beyond Bricks Mortar.
- 1.6 Skyline has a UK based company, Skyline (Swansea) Limited, but its larger parent company, Skyline Enterprises Limited in New Zealand, will act as guarantor under the proposed lease.

2 Briefing/Main Body of Report

- 2.1 The Project will be located at Hafod Copper Works and Kilvey Hill, Swansea. It is intended that the Gondola will take visitors to/and from the Hafod Copperworks site to the top of Kilvey Hill where they will be able to take in the view of Swansea Bay and the city, as well as enjoying the food and beverage facilities, free play areas and experiencing the gravity-based leisure attractions on offer.
- 2.2 Other users of Kilvey Hill, such as walkers and mountain bikers, will also be able to access the top of the hill via the Gondola.
- 2.3 The proposed route for the Gondola will start at Landore Park and Ride and head up the west side of Kilvey Hill. It will not pass above any residential or commercial buildings.
- 2.4 Leisure attraction visitors will be able to descend from Kilvey Hill via three luge tracks, with a chairlift transporting people from midway down Kilvey Hill back to the top following their ride.
- 2.5 In addition to the Gondola and Luge, the Project will also have a Zipline and Sky Swing. Swansea would be the second location globally to have this new Zipline system, which is able to go round corners. The Zipline and Sky Swing are intended to complement the other attractions, creating a leisure destination for the city.
- 2.6 Free and unhindered public access to the hill will remain. As part of the project improvements will be made to the existing paths and trails. All current walking and mountain bike tracks will remain as they are, and the development would allow for increased access to the hill's peak through wheelchair and pram-accessible Gondolas.
- 2.7 Skyline has undertaken its Pre-planning Application Consultation in March of this year and held several Q&A sessions in Swansea. The planning application has been submitted and will soon be a live application.
- 2.8 The Council will soon progress the Public Open Space Notice for an area of land on Kilvey Hill that will be required to facilitate the Project.

2.9 Skyline proposal is to position the base station within the current Landore Park & Ride P&R area and include 270 car parking spaces.

2.10 Skyline has advised the cost of the Project has increased to £40m.

3 Conclusions/Key Points Summary

3.1 Skyline will now progress with its planning application. Skyline will now work up the next phase of the scheme to enable it to commence work onsite in next year.

4 Legal implications

4.1 As this report is for information there are no additional legal implications falling on the authority.

5 Finance Implication

5.1 As this report is for information there are no immediate or additional financial implications at this stage.

5.2 The future funding environment for grants, capital and revenue looks challenging for the Council and partners and the presumption is currently against any additional asks falling directly on the authority. Any that do emerge will continue to need a case by case investment decision by Cabinet having due regard to the balance of government funding, local taxation and spending choices between revenue and capital financing of borrowing and the offsetting saving needed to prioritise any one aspect of spend over another.

6 Integrated Assessment Implications

6.1 The Council is subject to the Equality Act (Public Sector Equality Duty and the socio-economic duty), the Well-being of Future Generations (Wales) Act 2015 and the Welsh Language (Wales) Measure, and must in the exercise of their functions, have due regard to the need to:

6.1.1 Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Acts.

6.1.2 Advance equality of opportunity between people who share a protected characteristic and those who do not.

6.1.3 Foster good relations between people who share a protected characteristic and those who do not.

6.1.4 Deliver better outcomes for those people who experience socio-economic disadvantage.

6.1.5 Consider opportunities for people to use the Welsh language.

6.1.6 Treat the Welsh language no less favourably than English.

- 6.1.7 Ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 6.2 The Well-being of Future Generations (Wales) Act 2015 mandates that public bodies in Wales must carry out sustainable development. Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the 'well-being goals.

Background papers: None.

Appendices: None.