Appendix 5.12

Leisure facilities feasibility study
Leisure facilities feasibility study

Introduction/brief
Consider the feasibility of the Tidal Lagoon Swansea Bay “(Water) Sports Centre” highlighting the following areas of sport: -

- Grassroots, local/community
- Regional
- National and international

TLSB believe the “(Water) Sports Centre” has the potential to:

- Create new jobs
- Provide a catalyst for inward investment
- Create an iconic venue for leading national and international events
- Attract a new, higher net worth tourist
- Create a nicer place to live with the potential to attract unrelated lifestyle business
- Provide educational opportunities
- Promote a healthier lifestyle image

Aims
To focus on how the Centre would complement the lagoon and re-generate the area, consideration should be given to: -

- Both business and employment opportunities
- Development of sports and watersports facilities and participation
- Growth in visitor numbers and broadening of profile
- Alignment with Swansea regeneration plans – to make a significant contribution to the sustainable economic, cultural, social and educational regeneration of the communities surrounding the Bay.
- Tourism has to be a fundamental aspect of this with the ambition to fully exploit the resources to attract local visitors and local residents alike and in doing so drive spend on associated goods and services.

Sports development
Sport Wales, through National Governing Bodies (NGBs) of sport and County Sports Partnerships, aims to grow and sustain the numbers of people participating in sport and improve talent
development to help more people excel. Watersports are a key and growing aspect of delivering these objectives. Sport Wales has a series of funding options and opportunities could be linked to the TLSB development. The Centre would have the opportunity to help deliver the plans for Swansea Council for the growth in participation in sports following the 2012 Olympic Games.

When looking at the creation of the "(Water) Sports Centre" in Swansea Bay, consideration needs to be given to the following areas: -

1. **Need and demand**: National, regional and local situation needs to be referenced. Likely participation from visitors, local residents and students of all ages in a wide range of water sports.
2. **Tourism**: There is the potential to provide a significant niche for Welsh tourism. Activity-led holidays account for just over 10% of UK holidays. Today, with the economic recession and increased threat of terrorism to the UK, domestic travel is increasing.
3. **Local residents and visitors**: During consultation give people the opportunity to suggest what sports they would like included.
4. **Local universities, colleges and schools**: Teaching, learning, coach education, work experience, practical and teaching experience, linked to courses. Development of student clubs and recreational opportunities through student unions, development programmes e.g. Swansea University has strong links with the RYA. World class sports science links to University – importance of engagement of the student populace. Swansea University c.14,000 students, Swansea Metropolitan c.7,000 students.
5. **Local Watersports Clubs**: Provide synergy and work alongside not against.
6. **Catering and Retail**: Opportunities for catering and retail within the centre.

**Analysis of Core Sports Usage of the Lagoon**

Notes for seasonality of watersports activities by ability-level:

- May to September: Beginners and anyone
- September to November: Intermediates and experts
- December to March: Experts
- March to May: Intermediates and experts
**National Federation : Swim Wales**

Swim Wales are currently placing a bid to become the first “UK Indoor and Open Water Swimming Competition and Training Facility”. Great synergy and very excited about the potential of the lagoon, have included the potential development in their plans. Considerable Welsh funding available if awarded. **The Tidal Lagoon Swansea Bay development plans offers huge potential as an open water swimming competition and training venue in both Wales and the United Kingdom, it would be an exceptionally exciting venue especially with the Commonwealth Games coming to Wales in 2026.**

*Robert James, CEO, Swim Wales and Member of Board of British Swimming.*

<table>
<thead>
<tr>
<th>Category</th>
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</thead>
</table>
| Open Water        | Club level – grassroots/youth development | Novice and intermediate events very well supported | **Nec:** changing facilities, buoyed area, lifeguard facilities, parking, slipways for emergency boats x2  
**Opt:** clubhouse facilities | Swim Wales  
Local Swimming Clubs  
Swansea/NPT  
Swansea Sharks Swimming Club  
Lifeguard Clubs  
Universities | Water quality  
Access points |
| Open Water        | National – International    | Potential for Commonwealth event site, FISA World Championship Events, European Cup Events | **Nec:** changing facilities, buoyed course, parking, access platforms from lagoon wall, lifeguard facilities – slipways for emergency boats x2, potential spectators of up to 3K – ability to erect temporary seating on prescribed platforms on lagoon wall  
**Opt:** events could follow tides, pontoon in middle of lagoon – viewing and filming, consider finish line/art installation, 3 key camera TV camera points | Swim Wales  
National Swimming Clubs  
British Swimming Lifeguard Clubs  
Universities | Water quality  
Access points |
| Open Water        | All year round training facility | Potential as first “national open water training facility” access to high water all year round. Wet suit training throughout the winter months. | **Nec:** buoied area, safety marker buoys to turbine area, access platform from lagoon at HW, lifeguard facilities, transportation of swimmers to point of entry/return, changing facilities, emergency boats  
**Opt:** clubhouse | Swim Wales  
British Swimming Clubs  
Swansea/NPT Universities | Water quality  
Access point on the lagoon |

**National Federation: British Triathlon**

British Triathlon governs Triathlon, Duathlon and Aquathon. In 2011 there were 140,000 race starts with an estimate of 70,000 people taking part nationally. The proposed lagoon with its open safe, sheltered water could be excellent for all levels. Wales is in need of a leading venue. Due to problems...
with water quality at Cardiff Barrage, British Triathlon do not hold any leading events there. The facility has the potential to be a “Gold Label” event – high class facility with no road traffic, child safety.

“The facility could potentially meet the needs of both community groups taking part in events for the first time, to world international triathlon events coming to Swansea to utilise this unique facility.”

*John Muddiman, British Triathlon*

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<tbody>
<tr>
<td>Triathlon</td>
<td>Club level/grassroot/youth development</td>
<td>Novice and intermediate events hugely popular. Wales strong following for Iron Man and Rat Race events</td>
<td>Nec: buoyed swim course, wall – run and cycle safety, slipway entrances for emergency access. Separate to recreational walkers, changing facilities, Opt: clubrooms</td>
<td>Welsh Triathlon Celtic Tri Local Clubs Universities Life Surfing Events</td>
<td>Wall health and safety (cycle and run) Water quality Access points</td>
</tr>
<tr>
<td>Triathlon</td>
<td>National – international</td>
<td>Potential for full distanced tri, European Cup and World Championship events. Commonwealth event site</td>
<td>Nec: approx 1.5km buoyed course, 42km cycle, 10km run. Cycle and run would not both be on lagoon wall. Wall needs to be flat smooth tarmac surface, minimum event international standard 5m wide. Requirement for two separate entrances into swim, (one for in and one for out could use the slips but preference would be given to a lowered platform off the promenade wall to give excitement to the event. (lowered step into wall, will water be deep enough?) Transition area could be behind start area, shape doesn’t have to be prescribed. Safe slipway entrances for multi users entry/exit, car park, 2 powercrafts for emergency use,. Changing facilities, potential spectators of up to 3K – viewing points, ability to erect temporary seating on prescribed platforms Opt: Events could follow tides, consider pontoon in middle of lagoon, consider finish</td>
<td>British Triathlon Welsh Triathlon Surf Lifesaving (provide cover) Universities Life Surfing Events</td>
<td>Road closures Water quality Wall health and safety (cycle and run) Access points</td>
</tr>
</tbody>
</table>
**Swansea Bay Tidal Lagoon – consultation strategy and evidence in support of the SoCC**

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</thead>
<tbody>
<tr>
<td>Sailing</td>
<td>Club level/grassroot/youth development</td>
<td>Youth, schools and universities sailing area backed by Welsh Government, Wales sponsored fleet, sheltered safe and accessible space with permanent LW access. RYA – “Onboard” – development training</td>
<td><strong>Nec:</strong> organisation led by a local yacht club, teaching then potentially endorsed by RYA/WAY, clubhouse facilities, slipways at both water levels into lagoon, shore based facility with waterfront access, 3-4 wide spaced jettys, ramps, boats storage, maintenance preparation, storage requirements, emergency boats x2 slipways</td>
<td>RYA Mumbles YC Local Clubs Disability Clubs Schools Welsh Sailing Swansea and NPT Youth Development Surf Lifesaving</td>
<td>Health and safety Water quality</td>
</tr>
<tr>
<td><strong>Triathlon</strong></td>
<td>All year round training facility</td>
<td>Form part of Open Water Swimming training facility, cycle and running development. Club based at sports centre Triathlon orientated gym facilities</td>
<td><strong>Nec:</strong> Permanent buoyed course, cycle, run, wall safety measures, slipway access, carpark, clubhouse facilities</td>
<td>British Triathlon Welsh Triathlon Celtric Tri Local Clubs Universities</td>
<td>Water quality Lagoon wall safety, lock down</td>
</tr>
</tbody>
</table>

**National Federation: RYA**

Very positive about the proposed development and acknowledged how important the sheltered wall could be to the utilisation of the lagoon for various sailing sports. Consideration to be given to a disability rehabilitation centre, (Help for Heroes) where funding is currently available. Site would be excellent for youth and grass root development with its sheltered safe and accessible space and the opportunity for permanent low water access. RYA feel the lagoon doesn’t have the scope to be an international event site but would be exceptionally well suited to development/club and could be potentially well supported by funding. The site however would suit some sailing disciplines as a world class venue eg Extreme Sailing – racing catamarans which are enhanced by an iconic venue with land and seabased viewing with racing over a small area. To enhance the site as a sailing centre it would need to link up with potentially Swansea University. This could lead to synergy with sports science, psychology section and sports medicine, thus enabling the potential development of a performance pathway. There are also huge positive benefits of linking the Sports Centre with a name eg “Ellen Macarthur Sailing”.

*The potential offered by the Tidal Lagoon Swansea Bay is massive for sailing at all levels especially with the sheltered lagoon making it excellent for disability watersports”*

**Victoria Radmore, Sport Wales Development Officer (NPT)**
Swansea Bay Tidal Lagoon – consultation strategy and evidence in support of the SoCC

<table>
<thead>
<tr>
<th>Programme</th>
<th>Working in partnership with Clubs and teachers bringing children for participation. LAPA funding</th>
<th>Aberavon Gower Activity Centre Bay Leisure – currently no sailing offered</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sailing</td>
<td>National - International Extreme sailing series, national lagoon events, European and World cup events, natural viewing amphitheatre, disability events at all levels</td>
<td>RYA OC ThirdPole – event organisers Welsh Sailing Disability Sport Wales Paralympic Steering Committee Spectator Health and safety Circuit uses Cardiff until 2014, would need to hold water during event days</td>
</tr>
<tr>
<td>Sailing</td>
<td>Disability sailing – recreation and competition Permanent all access disabled sailing venue with disabled winch platform</td>
<td>Mumbles YC NPT Disability Clubs RYA Disability Sport Wales Disability Swansea Forum Wall health and safety issues</td>
</tr>
</tbody>
</table>

**National Federation: Welsh Rowing Association and Welsh Sea Rowing Federation**
The Welsh Sea Rowing Federation have had their eye on bidding for the Coastal Rowing World Championships (FISA) for a number of years and see the lagoon as a good venue for this. The event has approx. 600 competitors and lasts three days. The lagoon would be a real positive venue with its sheltered waters.
waters as a number of these events have been cancelled due to the weather in the past. Searowing takes place in sliding sea boots rather than traditional racing in fixed boats. Thus a WAG/Welsh Sport funding to bring these boats to the clubs.

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</thead>
<tbody>
<tr>
<td>Coastal Rowing</td>
<td>National to International</td>
<td>Coastal Rowing World Championships</td>
<td>Nec: Parking for major event, participants and visitors large trailer area, wide slipway and or floating pontoons, storage for 50 boats (doesn’t need to be indoor), changing facilities, lagoon marked out in large triangle with route about 7km in length, viewing platforms and capability to put up large screens, if a 2km straight line/6 lane course could be established it would be useful for river rowers Opt: Clubhouse facilities, a temporary village could be built for this.</td>
<td>Welsh Rowing Association FISA Local Clubs Universities Clubs Sport Wales City of Swansea Rowing Club Mumbles Rowing Club</td>
<td>Access to the water Searowing in different boats – needs funding and Clubs buy in</td>
</tr>
<tr>
<td></td>
<td>Club and recreational</td>
<td>Allows access to safe and partially sheltered waters, utilisation of disability platform</td>
<td>Nec: access to the water, trailer area – parking and boat access, changing facilities, lagoon management with other sports, emergency facilities Opt: clubhouse facilities, teaching area to run coaching courses</td>
<td>University Clubs - local</td>
<td>Access to water, weather – no point competing with river rowing</td>
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<tr>
<td></td>
<td>Disability</td>
<td></td>
<td></td>
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<tr>
<td>Windsurfing</td>
<td>Club and Recreational youth development, national competitions</td>
<td>Safe contained area, learning and intermediate facility</td>
<td>Nec: access at both LW and HW, parking, storage, changing facilities Opt: educational rooms in Clubhouse</td>
<td>RYA Welsh Sailing Youth Development</td>
<td>Competition with Bay Sports though they are struggling due to tides</td>
</tr>
<tr>
<td>Canoe, Kayaking and Paddleboarding: Utilisation of the lagoon</td>
<td>To provide a local recreational amenity that could be used by the local community and utilised as a tourist facility. At present windsurfing is very limited in the Swansea area.</td>
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### Category: Canoe, Kayaking and Paddleboarding

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</thead>
<tbody>
<tr>
<td>Club and recreational/youth development</td>
<td>Access allowing safe and partially sheltered canoe area in SA1</td>
<td>LW access point, facilities and parking</td>
<td>Canoe Wales</td>
<td>Access to water</td>
</tr>
<tr>
<td>Local Swansea and NPT Clubs</td>
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### Running Walking and Cycling: Utilisation of the Lagoon Wall

To provide a local recreational amenity that could be used by the local community and utilised as a tourist facility.

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<tr>
<td>Running, walking and cycling</td>
<td>Recreational Schools, universities and Clubs</td>
<td>Running, cycling and walking clubs based at the lagoon, league races. Lagoon run rolled out as a tourist/national event (see note below)</td>
<td>Nec: clubhouse, changing facilities, café/bar, cycle storage, smooth surface, painted lines, split from walkers, ability to close off access points. Safety systems for public access over turbine housing. At present no easy access running track in Swansea area, good for winter training if floodlit Opt: potential for retail outlet, floodlighting winter utilisation</td>
<td>SU 3m Running Club Celtic Running</td>
<td>Health and safety – wall separation, weather shut down,</td>
</tr>
<tr>
<td>Running</td>
<td>Club and National</td>
<td>Swansea Marathon, Half Marathon, 10km</td>
<td>Nec: Suitable surface on lagoon wall, will need to be 5m width, markers every 500m allowing sprint training along the wall, changing facilities, look to link in with SA1 and SU campus (3m want to organise if facility available)</td>
<td>3M Running Club Triathlon Wales Swansea Council Head of Events</td>
<td></td>
</tr>
<tr>
<td>Walking</td>
<td>Recreation</td>
<td>Recreational walking Educational trails</td>
<td>Nec: permanent coastal path route to the sea with educational signage along the route, Signage benches on wall, safe route for public access over turbine housing, carpark, Education trails – rockpools and interaction with the sea - educational learning route</td>
<td>Local walking clubs</td>
<td>Health and safety – wall user separation, weather shut down,</td>
</tr>
<tr>
<td>Cycling</td>
<td>Recreation</td>
<td>Recreational cycling</td>
<td>Nec: Smooth surface, painted lines, signage ability to close off access points. Safety systems over turbine housing</td>
<td>Local cycling clubs</td>
<td>Health and safety – wall user separation,</td>
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Sub Aqua Diving: Safe open water training
The opportunity for an excellent location for safe and open water training

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<tr>
<td>Sub Aqua Diving</td>
<td>Club and national tourism</td>
<td>Safe open water training</td>
<td><strong>Nec:</strong> potential for excellent learning facility, entrance to high water could share with open water swimming training platform, initial training platforms depth requirements 3m to 6m. Following a depth progression - “an open water resource” very important in training, changing facilities</td>
<td>British Sub Aqua Association Universities Welsh Association Sub Aqua Club Swansea Yacht &amp; Sub Aqua Club</td>
<td>Access to water point, health and safety</td>
</tr>
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</table>

Fishing: Access points to fish on lagoon wall
The opportunity to provide recreational fishing through the building of pontoon access areas on the lagoon walls for fishing access points for both the local community and tourism

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<tbody>
<tr>
<td>Fishing</td>
<td>Recreational to national tourism</td>
<td>Angling off lagoon walls - design specific fishing stations along the perimeter wall</td>
<td><strong>Nec:</strong> Pontoon areas around the wall for fishing access points, car park</td>
<td>Local Fisherman</td>
<td>Health and Safety</td>
</tr>
</tbody>
</table>

Clubhouse: Sports Centre
To provide a “Sports Centre” to encompass all sports and utilise the lagoon throughout the year with the various sports and to act as an education, training and performance centre. Clubhouse facilities with Clubs for each sport linked to it. Expertise coaching and management. Would need to consider it being a Charitable Trust to enable it to be eligible for rounds of funding.

“Since I have lived in Wales this is the best and most exciting project for Swansea that I have ever heard of”

Chris Allen Gower Activity Centre

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<tbody>
<tr>
<td>Sports Centre</td>
<td>Recreational to national tourism</td>
<td>Sports centre facilities to enable a variety of recreational sports to take place on the lagoon (running, rowing, canoeing, stand up</td>
<td><strong>Nec:</strong> Clubhouse facilities, café, changing rooms, equipment storage, offices for sports staff, reception booking of sports, educational rooms,</td>
<td>Welsh Government Swansea and Neath Council Gower Activity Centre Bay Leisure Ltd</td>
<td>Not to compete with Bay Sports – though could be</td>
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Swansea Bay Tidal Lagoon – consultation strategy and evidence in support of the SoCC

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<tbody>
<tr>
<td>Education Trails</td>
<td>Recreational</td>
<td></td>
<td>Steps and lowering to the lagoon wall to provide the education trail to the visitors centre – key areas. Consider rockpools and child integration with the sea along route</td>
<td></td>
<td>Health and safety, cost Distances to the visitor centre</td>
</tr>
<tr>
<td>Childrens Play area</td>
<td>Recreational</td>
<td></td>
<td>Land based facilities for an outdoor childrens play facility, link into the education trail to the visitor centre, sport, history and lagoon identity</td>
<td></td>
<td>Positioning</td>
</tr>
</tbody>
</table>
Considerations

- Events based sporting proposals could benefit from a transformation to the Swansea Docks south east wall to become a promenade or spectator platform. Even basic tiered level prom would enable people to sit and walk along it with good viewing elevation.
- Needs to form part of the WAG – Major Events Strategy as a leading Welsh venue. Consider Glasgow as they have done this well in their city sports strategy.
- Emergency rescue – speak to RNLI.
- The importance of establishing really good links with the universities is paramount to the success, 21,000 students enrolled each year between Swansea University and The Metropolitan. Further work/collaboration with Swansea University/Met. Access to universities halls of residences for event production and participants villages will back all bids for major events.
- Recognise that there is competition emphasis on proposed watersports centre to work in conjunction with the local centres, not against. Incorporate other centres into our development. Importance of partner commitment including revenue support if required.
- Delivers against NGB's, Sport Wales and Olympic legacy targets to grow participation in sport.
- Consider opportunities to attract funding in detail.
- A real unique tourist attraction, major destination attraction all year round participation, competition and event opportunities.
- Join the educational/visitors centre on the lagoon eg field trips for schools, colleges and the university, incorporate the sport aspect with – two in one.
- Measures of success will relate to levels of participation (local people and visitors, clubs, education establishments) skill development and coach education, commercial activity safe management and control, meeting financial projections and long term viability and sustainability.
- Strength of management and expertise for the overall operation. Importance of sports marketing and development, committed time and resources by the operator and stakeholders year on year.
- Consider the benefits of commercial partnership providing resources and expertise to the scheme – perhaps sharing the risk.
- Focus on the right sports. Consider the management arrangements for a combination of watersports activities (for equipment hire and retail).
- Indicative building and waterside lifecycle maintenance and structure replacement costs over time linked to asset ownership and responsibility.
- With regard to facilities the inclusion of a café and the opportunities for specialist watersports retailers, specialised gymnasium, would provide the ideal for both spectators and participants.

Notes on Feasibility

Note 1 – An Outdoor (Water)Sports Centre/Centre of Excellence

A centre providing recreational and watersports could be incorporated with the centre of excellence, thus encompassing the tourism aspects. Providing strong links with the visitors centre and providing
facilities to enable a variety of watersports and other sports to take place. The opportunity to create participant atmosphere and excitement, communication, training and inspiration from the clubhouse. Suggest that it is opened up to cover both running and cycling areas. The opportunity to run the electric bicycle scheme could be from here as well. The area would need to combine wet and dry service areas, equipment hire and opportunity for catering facilities, storage (internal and external of small equipment and watercraft). Office space for management team. Consideration for gymnasium, café and retail outlets. Aim to become a hub of excellence across different sports not a stand alone. The sports taught could encompass watersports, coaching from beginners through to advanced with individual sport federation qualified coaches. Opportunities to look at other sports eg windsurfing, wakeboarding, dragon boating, pedalos etc.

**Note 2 – The Swansea Bay Tidal Lagoon Identity and Legacy**

Consider the concept of the lagoon providing its own identity not just through watersports but tie this in with other sports to create a “Tidal Lagoon Sport”. The “Lagoon Run” – Swansea Bay’s own launched with some well known athletes/celebrities. The wall acts as running track that could be used by all ages and abilities. Consider technology so that visitors are able to come to the sports centre, register, pick up a chip that they then insert in their shoe (stats data/heartbeat, fitness etc/screened images/film/photographic option as well for website – finish line, also opps for screens showing how they are doing whilst on run) Run the “Lagoon Run” and have advanced technology that picks up timings and detail etc which are linked to a dedicated website page etc, bit of clever PR could roll this out nationally and become part of the visitor experience. There are options to consider Swim and Cycle on the same lines. (sig issues with cycle) Offer a decent prize to annual overall winner – record holder etc. Short term look to roll out the concept to schools, colleges and universities, clubs (inter-competitions). Consider a running based Club headquarters at the centre – look to become a place to train for marathons, long distance runs, evening training etc - running and watersport specialised orientated gym. Provide youth engagement and meeting point – opportunity for education and inspirational talks. Further opportunities with the development of more tidal lagoons. *Importance of lights for training, uniqueness/usage.*

**Immediate considerations for lagoon design**

- Lighting around the wall
- Positioning of proposed facilities to include
  - Visitors Centre
  - Disability platform and open water training platform at HW
  - Slipways for launching and emergency rescue (storage of rib craft)
  - Platforms for fishing
  - Platforms for building of temporary stands
  - Width of cycle track, walkway
- Surface of cycle track, walkway
- Educational trail
- Water level near promenade wall
- Barriers on the wall
- Access and lockdown to the wall
- Mariculture cultivation

- Health and safety requirements of all the above