

20230830 Showstoppers update - Puy du Fou



	UNRESOLVED	WORK IN PROGRESS	SOLVED
A. FINANCIALS	INCLUDING : <ul style="list-style-type: none"> mandate an investment Bank validate set-up & funding strategy raise funds (for the park / for the other costs) commitment 1 concept design phase 	UNRESOLVED WORK IN PROGRESS SOLVED 	
B. PLOT	INCLUDING : <ul style="list-style-type: none"> aesthetics : high voltages pylons, windmill projects, general landscaping, natural protected area other threats: <ul style="list-style-type: none"> industrial and others development project in Meppel and the neighboring town reluctancy to sell form certain farmers 	UNRESOLVED WORK IN PROGRESS SOLVED 	
C. ADMINISTRATION PROCESS	INCLUDING : <ul style="list-style-type: none"> land acquisition farmers : very bold planning potential refusal 	UNRESOLVED WORK IN PROGRESS SOLVED 	

A Financial showstoppers: updates

1. Mandate an investment bank
2. Validate set-up & funding strategy
3. Raise funds (for the park / other costs)
4. Commitment 1 concept design phase

> First we will get to a finalized version of the feasibility study 3 together with 5.1.2e = ongoing work

> After that we will together (PdF + 5.1.2e + Municipality of Meppel) make a prospectus, with set-up and strategy = ongoing work

> When we have the prospectus we will start with raising the funds together with an investment bank = unresolved as of yet

B. Plot showstoppers: updates

1. *Aesthetics: high voltages pylons, windmill projects, general landscaping, natural protected area*
 - > High voltages pylons: conversations with TenneT are ongoing. TenneT has started a project to eventually bring the pylons to the west of the area underground. However, no decision has been made yet. Since we decided together to move the plot a bit more up north, this should not be a big problem / showstopper anymore. To be further discussed in relation to detailed design = ongoing work
 - > If the preferred spatial option (theme park) is chosen by the city council for the area of Noord IV and the spatial plan will get through all procedures, windmill projects will not be allowed anymore within the lines of sight of the theme park, this is only for the land that lays within the municipality of Meppel and in the plot itself (for other towns/villages see point B2) = resolved
 - > The general landscaping is in discussion with the Province of Drenthe and PdF up to what extent it is the responsibility of the Municipality/Province as public providers / owner of the land and what part is for PdF itself as part of the theme park = ongoing work
 - > The natural protected area is not an issue, there's a small piece of land owned by Staatsbosbeheer, but that is not essential and they are willing to move / sell. For the nature around the river *Oude Vaart* certain standards need to be taken into account, this will need specific tuning in relation to the design of the theme park, but should be compatible = resolved / ongoing work
2. *Industrial and others windmill development projects: in Meppel and the neighbouring town*
 - > As stated before; if the theme park is chosen, no other industrial or windmill developments will happen in Noord IV. What the other neighbouring towns (De Wolden + Westerveld) do is unfortunately not under our influence, there are no plans as of yet for these developments = resolved / not changeable
3. *Acquisition: reluctance to sell from certain farmers*
 - > There is no reluctance so far, the 2 to 3 farmers we need to buy out / replace are willing to negotiate for selling / relocating = resolved

C. Administration process

1. *Land acquisition: depending on the lengthening of the WVG (municipal preferential right)*
 - > On the 28th of September the final decision on the spatial structural vision is made by the city council, if that decision is positive then the Municipal preferential right (WVG) is extended with 3 years and in that case we should have time to arrange this part, although it is necessary to start with the acquisition process in 2023, since procedures regarding this are lengthy in the Netherlands = ongoing work
2. *Farmers: very bold planning, potential refusal*
 - > If some of the inhabitants / farmers would have rejections to the plan the timeline could shift a bit further in time, this should not bring the project under too much danger, if we do (and we certainly will) everything in the right way, in due process and by the book, there are no mayor objections foreseeable which could endanger the project as a whole = ongoing work

Legenda toegepaste uitzonderingsgrondslagen

Er zijn geen gedeeltes geanonimiseerd in dit document.

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In dit document zijn gegevens geanonimiseerd op grond van:

Wet	Artikel	Omschrijving	Pagina's
Wet open overheid	Art. 5.1 lid 2 sub e	De eerbiediging van de persoonlijke levenssfeer	1

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