

Minutes of the Meeting - Puy du Fou + Meppel + Drenthe - 12-12-'22 (09:00-13:00)

Location

5.1.2e 5.1.2e 5.1.2e (de Koepel) - [Google Maps](#)

Attending

Puy du Fou: 5.1.2e 5.1.2e 5.1.2e 5.1.2e 5.1.2e

Gemeente Meppel: 5.1.2e 5.1.2e 5.1.2e 5.1.2e 5.1.2e 5.1.2e

Adviseurs Meppel: 5.1.2e 5.1.2e 5.1.2e 5.1.2e 5.1.2e 5.1.2e 5.1.2e 5.1.2e

Provincie Drenthe: 5.1.2e 5.1.2e

First part (09:00-10:15)

1. Communication

> The council of Meppel as well as the board of the Province and inhabitants in the surrounding area have been informed about the possible realisation of a theme park in Noord IV in Meppel. The first responses were almost all positive, some questions were asked of course, but in general it was a very good start.

> **Action:** once there is more communication / responses, **municipality** will inform PdF

2. Zoning plan - first draft PdF

> The PdF team has initiated the work on the zoning plan, see the appendix to these minutes

> Create parking as close as possible to the highway exit, for use of park and traffic reasons

> PdF wants to make a big green buffering zone in between the parking lot and the park

> Start with approximately 19 hectares of parking and 41 hectares of park, hotel, buildings

> The logistical zone and parking is calculated in relation to number of visitors

> There will be a typical Dutch harbour in the park, with water, boats, old wooden houses

> Tip: to buy replicas of ships that are already finished and looking for a place in a harbour at the moment, in Hoorn there is the [Halve Maen](#), which can be bought for a small price

> Buildings planned: 2x indoor theatre show (8-12k sqm), indoor immersive show (3k sqm), outdoor show (10-15k sqm), historical village + on 1st floor hotel (10-15k sqm)

> **Action:** the **municipality** will send a format / pre-conditions for zoning plan that is needed

> **Action:** a more detailed zoning plan will follow as soon as possible from the team of **PdF**

3. Consequences of zoning plan

> When there is a more detailed zoning plan we know better what the consequences will be

> Those will be discussed in work groups of the municipality in which PdF has a role as well

> **Action:** **municipality** will make a planning + structure and invite the people to the teams

4. Research needed

> water retention

> forest/trees

> traffic (model + connection)

> nitrogen

> archeological

> didam-arrest

> relate to ambitions zoning plan North IV

> relationship to agri-cultural functions

> **Action:** the **municipality** will start within the working groups with this research

Second part (10:30-11:45)

5. *Business Case - second more detailed version PdF (for investors)*
 - > The team of PdF is working on a more detailed business plan that is from a bottom-up approach (contrary to the top-down approach from the earlier business model), this to see how profitable the park is. That is in relation to the shows in the park that are now planned
 - > In this business plan will be written down what the capex is and further numbers needed
 - > **Action:** team of PdF will send this business plan once done, preferred 1st half of January

6. *Financing (of the park itself) + to chart & select investors / funds*
 - > The first phase (concept design, etc.) need to be funded as well (a risk to take)
 - > Next to the business plan also the guarantees to investors need to be agreed and clear
 - > The concept design phase will cost approximately between 1-2% of capex
 - > The whole design process will cost approximately between 20-25% of capex
 - > Once the planning, the business plan and most important parts of the research is finished we can go to possible investors together to see what the possibilities are
 - > **Action:** the business plan from PdF will also show what the design phases cost in €
 - > **Action:** organise a way of working to select investors (for example hire an investment bank / agency / organisations) + fund design phase: **municipality** supported by PdF

7. *Next steps + planning*
 - > Next steps are stated above in actions marked in yellow
 - > **5.1.2e** **5.1.2e** will be main contact person from PdF from now on for this phase
 - > Next meeting on the **9th of January: 13:00 in the Efteling**

Third part (11:45-13:00)

8. *Small tour of the premises by **5.1.2e** + **5.1.2e** (15min.)*
9. *Warm lunch from the DeliCafé*

Salut et au revoir - until the next :)

Legenda toegepaste uitzonderingsgrondslagen

In dit document zijn gedeeltes geanonimiseerd op grond van artikel 5 van de Wet open overheid:

Art. 5.1 lid 2 onderdeel e

De eerbiediging van de persoonlijke levenssfeer, tenzij de betrokken persoon instemt met openbaarmaking

Pagina('s): 1 2

Legenda toegepaste uitzonderingsgrondslagen

Er zijn geen gegevens geanonimiseerd in dit document.

Wet	Artikel	Beschrijving	Pagina('s)
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