



Welcome to Open Day for

Courtown Harbour Area Redevelopment Scheme


**Gorey Courtown
Forest Park Ltd.**

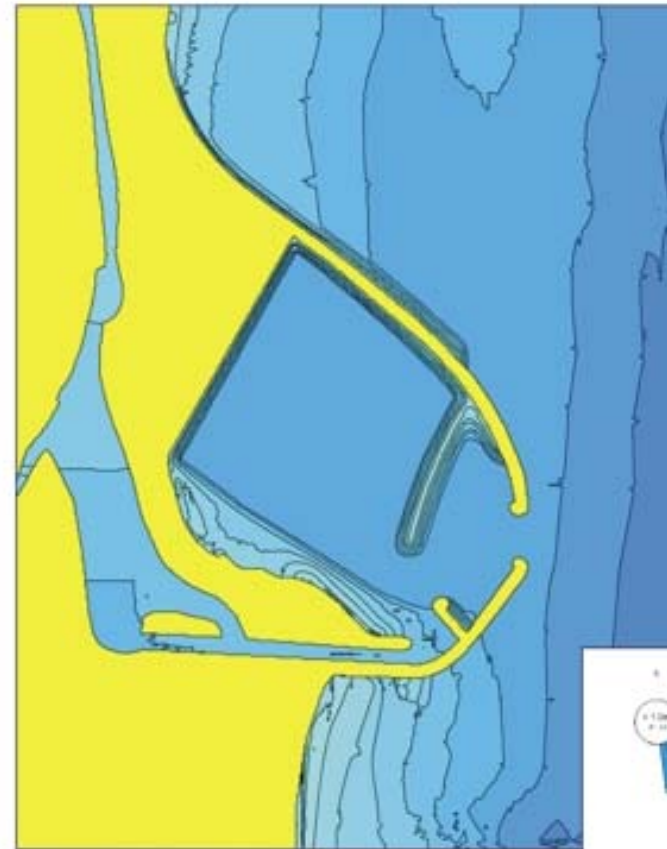

**Aberdyfi
Partnership Ltd.**



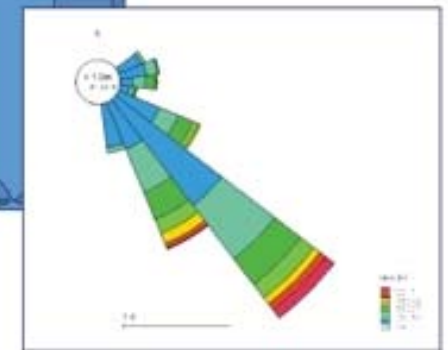


Marina Layout Design

- Extensively studied using hydraulic models
- Marina located to north of existing harbour entrance to reduce impact on Coastal sediment transport
- No breakwater overlap at entrance with vertical faced structures to encourage sediment by-passing and reduce siltation at entrance
- Internal breakwater to prevent wave penetration into basin from main storm directions
- Rock armour slopes around the edges of the basin to reduce wave disturbance in the marina



Hydraulic Model Harbour Layout



Annual Wave Rose at Harbour Entrance



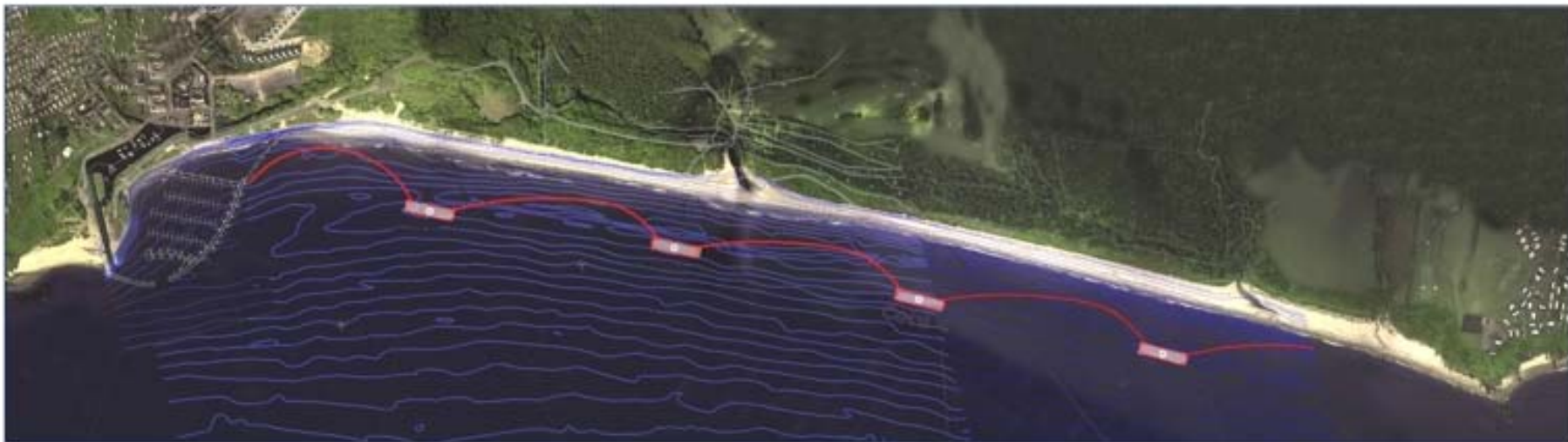
Marina Berths

- Marina will have room for 213 berths for boats ranging in length from 33 ft to 60ft in outer basin
- The wave conditions in the existing basin will also be improved and will allow the inner harbour to be developed to cater for smaller boats of up to 30 ft in length





Interaction with North Beach Coastal Protection Scheme



- Coast Protection scheme is being redesigned to allow for possible future inclusion of the marina if it is proved to be viable
- Coast Protection scheme is not dependant on the marina development and can proceed with or without the marina



Project Description

- AIM** The aim of this stage of the project is to assess whether the development of a marina at Courtown Harbour is feasible.
- FUNDING** No funding from Government is available to develop the marina and therefore the Council must offer lands in public ownership for on-shore development in exchange for the development of the marina.
- CONTRACT** A contract must be entered into with a Developer who will build the marina and the on-shore development.
- NEXT TASK** In the next few months a feasibility report will be submitted to the Department of Finance.



The Teams

The Present team

Wexford County Council - Employer / Client

The Steering Group - Is a group of local community representatives from 11 different organisations chaired by a local councillor. The group meets approximately once every 3 months to review progress and provide feedback as the project develops.

The Working Group - Is a group of 5 individuals from the steering group, along with representatives of Wexford Co. Co. and the Consultant who meet approximately once a month to review progress, make decisions and discuss proposals as the project develops.

The Consultant - Employed by WCC to provide expertise in Engineering, Planning, Legal & Financial areas. The consultants comprise RPS, Urban Capital & Matheson Ormsby Prentice.

The Future team

Wexford County Council - Employer / Client

The Steering Group & Working Group as before

The Client's Representative - This role will be appointed by WCC through a competitive tender process. The Client's Representative will be a Consultant who has experience in assisting local authorities/ government departments in developing similar Public Private Partnerships.

The Developer - Will be appointed by WCC to build the Marina and on-shore development. They will be appointed through a competitive tender process where the final detailed design will be judged and the suitability of the Developer assessed.



Predicted Timeline for the Project

- 2006 – 2007 -** A study was commissioned as to whether a viable marina could be developed at Courtown and the ideal location and layout for this.
- 2007 - 2008 -** Determine optimum site capacity, Produce Masterplan option, assess the project financially and prepare strategy report for government.
- 2 years -** Finalising preliminary design of both on-shore and off-shore developments, carrying out Environmental Impact Assessment, Applying for planning consent and foreshore licence, Developing Contract Documents and advertising Tender.
- 1.5 years -** Negotiating Contract with Developer, seeking planning consent.
- 2 years -** Construction stage.

Earliest predicted date for development completion = Mid 2014





Financial Viability and Development Options

- While the income to the marina will cover its day to day running costs, **the income from the berths cannot finance the construction costs**
- Some other method of paying for the capital cost of the development must be secured if the marina is to become a reality





Financial Viability and Development Options

- Two possible options for financing the marina construction at Courtown
 - › Direct financing by government or Local Authority
 - › Financed by combination of Local Authority and private sector under a Public Private Partnership (PPP) scheme
- Direct financing by local or central government very unlikely thus some form of PPP scheme will be required to deliver the project.





A Self-Funding Project

- A self-funding scheme can be constructed with on-shore development to complement the marina...revenues from these on-shore developments can fund the marina development
- A variety of uses can be included in the project, e.g. residential, hotel and/or commercial...the viability of any use combination would be dependent on current market conditions
- At this time, a development of 250 - 300 residential units, plus limited commercial space is the most viable under current market conditions
- The market demand for residential and commercial space in these areas has been tested with local agents...further development would not be supported by the market and would not fit the context of Courtown
- This development could fund the marina construction, though with a project deficit at current conditions
- Residential units could be a mix of 2 and 3 bedroom units at sizes to encourage year-round occupancy
- The unique village core location at the marina edge would appeal to a variety of users





Economic Benefits to Courtown

In addition to berthing fees taken at the marina:

<i>Additional expenditure by berth holders:</i>	€375,000 per year
<i>Expenditure by visiting boats:</i>	€450,000 per year
<i>Spending by land based visitors:</i>	€280,500 per year
Additional revenues to Courtown (per year):	€1,105,500

- The commercial component of the development will generate an estimated 115 new jobs
- The marina will generate additional employment opportunities
- Construction of the project will generate hundreds of jobs over the course of a 2 year development



Courtown Marina Proposal - Planning Parameters 29th October 2008

Recent Bord Pleanála decisions have set out some parameters for future development

- Residential density should not be excessive and should suit a seaside town
- The form, bulk and massing of new buildings in the Village centre should not overshadow existing buildings or private gardens
- New buildings in the Village centre should relate to the existing pattern in Courtown

New Local Area Plan

A Local Area Plan for Courtown will soon be prepared by Wexford County Council, replacing that of 2002. It is intended that the new L.A.P. will tie in with the proposed marina development. The L.A.P. will also determine issues such as the need for a good mix of housing types and sufficient public and private open space for all new development.

The Department of the Environment have recently published 'Sustainable Urban Development Guidelines'. While these have not yet come into effect, they point to a change in the way future expansion of Irish cities, towns and villages will occur. These measures set out to avoid some of the non-sustainable patterns of development that have occurred nationally over the last number of decades.

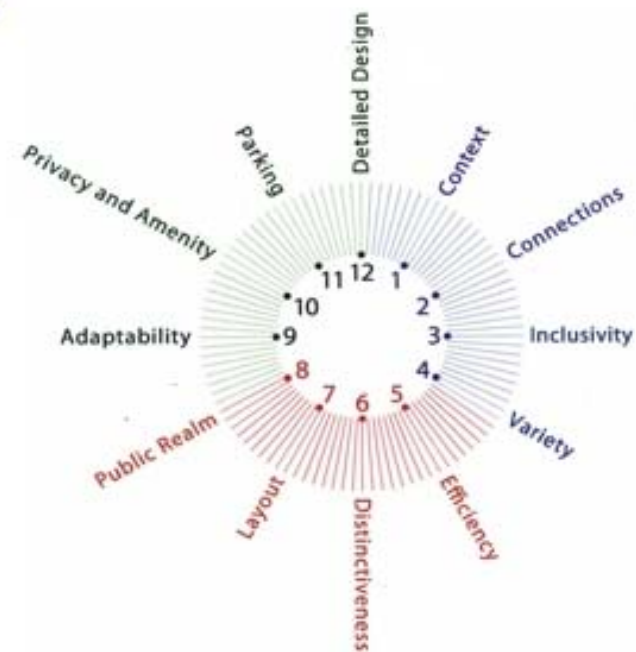
Factors in these guidelines that may impact on the proposed marina development include:

- Analysis of existing urban form required
- New development should link with existing pedestrian and vehicular routes with a priority given to bicycles and pedestrians
- New development should strengthen the existing community
- Any new buildings should establish a sense of place
- A high standard of design will be required
- A need for quality public open spaces

The chapter in these guidelines that will relate to Courtown is 'Chapter 6 SMALL TOWNS AND VILLAGES'

Relevant points include:

- New developments must be 'Plan led'
- New development must contribute to compact village centres, avoiding sprawl at edges
- The scale of new development should be in proportion to existing patterns
- Higher densities in appropriate locations

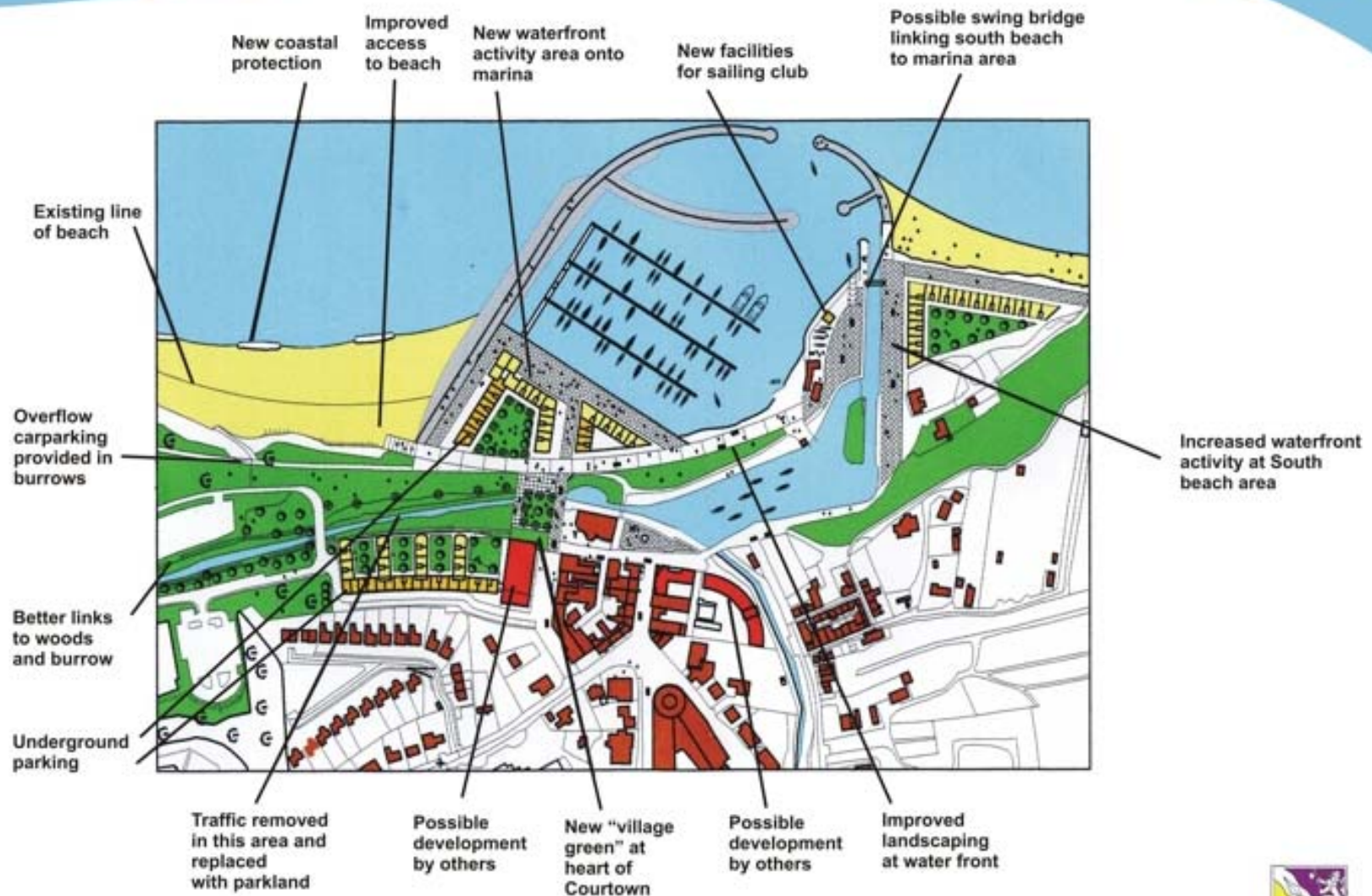


Any development will require the support of the Local Area Plan – due to be at Public Consultation stage in June 2009.



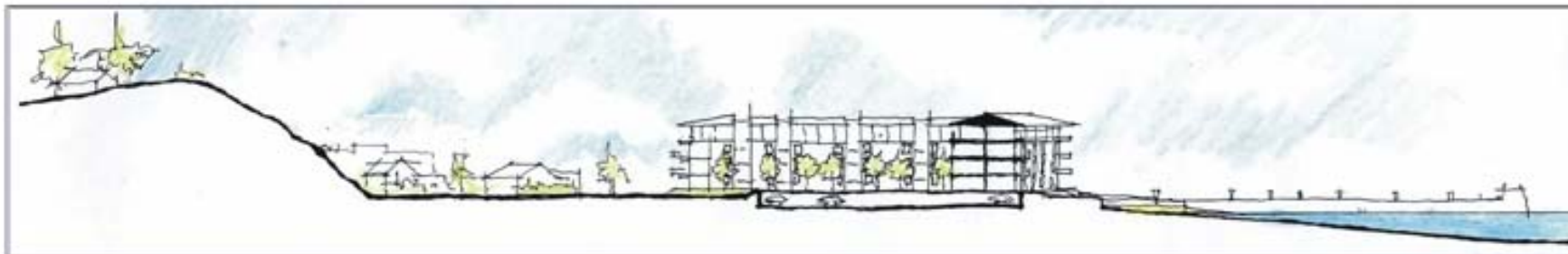


Proposed New Public Amenities

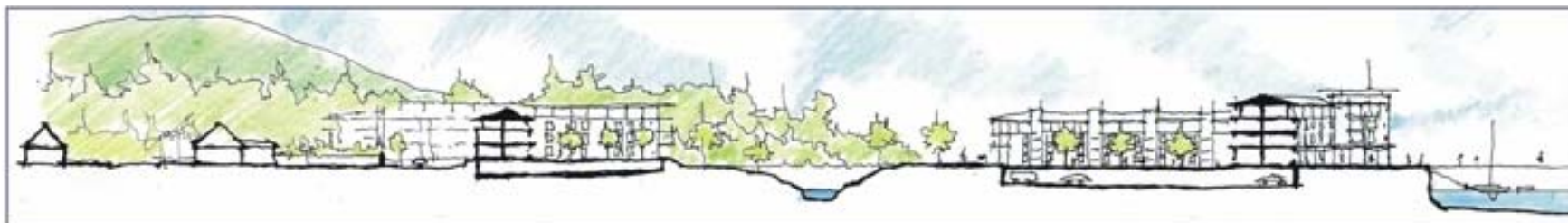




Section A



Section B



Section through South Beach and Marina And view through town



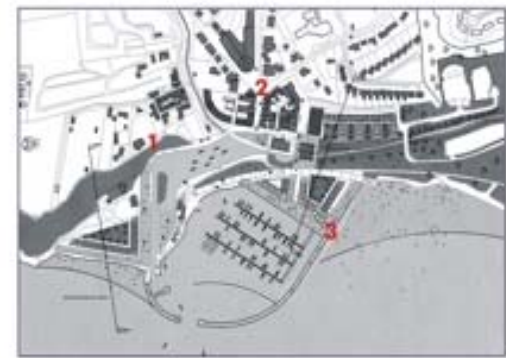
View looking North from public parkland (1)



View looking through Town towards the sea (2)



View looking South to Ardamine from new marina (3)





Aerial View Proposed Marina





Courtown Harbour Proposal



**FIGURE 1.
EXISTING TOWN LAYOUT**

1. Attractive assembly of buildings at waterfront
2. Most recent development at edge of Courtown, and add little to existing heart
3. Chance to improve links to beach / woods



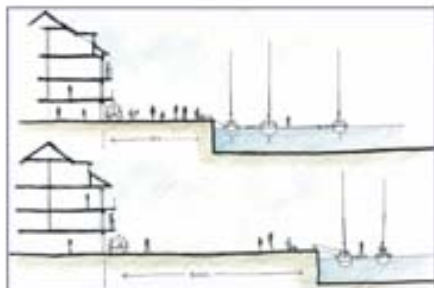
**FIGURE 2.
MARINA TO ADD TO VILLAGE**

1. Marina should not be remote from centre
2. Need to link marina to existing layout
3. Chance to expand village heart at junction between marina and old town



**FIGURE 3.
PROPOSED SCHEME**

1. Areas in yellow show enlarged pedestrian zones
2. New streets, parks and square to enliven centre
3. Better links to beach and other amenities



**FIGURE 4.
COMPARING WATERFRONT PROPORTIONS**

1. The top image shows an attractive relationship between buildings and water where there is space for seating and pedestrians
2. The lower image shows a relationship between buildings and water which is too distant. This area is likely to be windswept and will not encourage activity



**FIGURE 5.
MARINAS WITHOUT SURROUNDING BUILDINGS**

1. Marinas can seem barren
2. Unlikely to encourage activity
3. Exposed to the elements



**FIGURE 6.
BUILDINGS ON THE WATERFRONT**

1. Examples shown of buildings directly adjacent to marinas
2. A sense of overlooking and enclosure make for more active environments.
3. Buildings near the water provide protection from the elements