

Captain Kevin Mowat Executive Head Tor Bay Harbour Authority

**“PORT PLANNING AND DEVELOPMENT FOR A SUSTAINABLE FUTURE
“PLANIFICATION, GESTION PORTUAIRE ET DÉVELOPPEMENT DURABLE”**

- progress and results lessons learned from consultation approaches with master planning studies

Wednesday 10th December, 2014– Thistle Brighton Hotel



FLIP Workshop - Brighton
10th December 2014

Tor Bay Harbour - Port Masterplan

**A policy framework for future
port and harbour investment**

Kevin Mowat

Executive Head, Tor Bay Harbour Authority

Tor Bay Harbour Master

PRESENTATION CONTENTS

- An overview of Tor Bay Harbour
- What is a Port Masterplan ?
- Why a Port Masterplan ?
- Components of the Plan
- Timeline
- Drawings of Plan Proposals
- Expected Benefits

AN OVERVIEW OF TOR BAY HARBOUR

- 22 miles of coast - 16 sq. miles of sea
- 3 enclosed harbours – Brixham, Paignton and Torquay
- A natural sheltered harbour & anchorage

TOR BAY HARBOUR

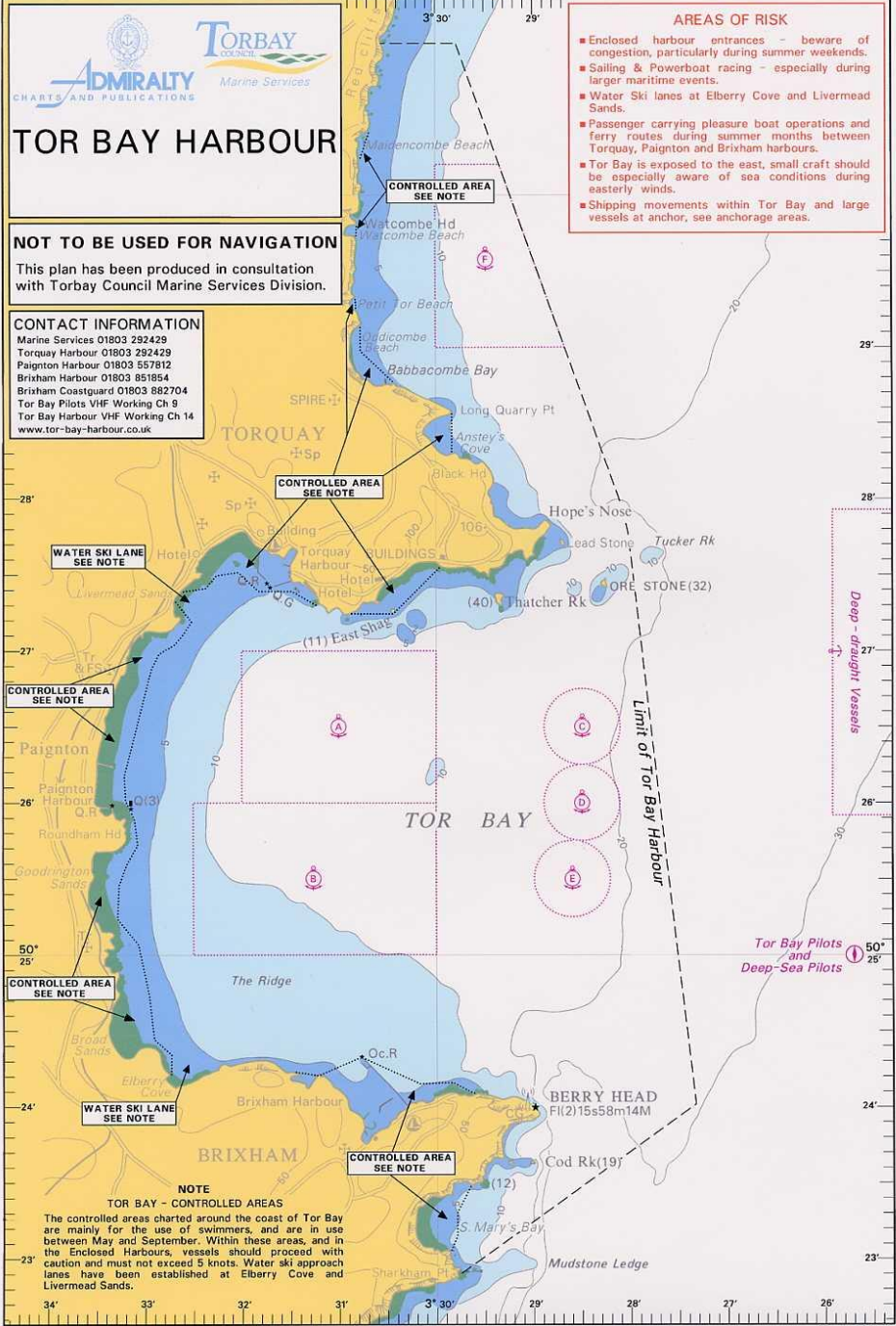
NOT TO BE USED FOR NAVIGATION

This plan has been produced in consultation with Torbay Council Marine Services Division.

CONTACT INFORMATION

Marine Services 01803 292429
 Torquay Harbour 01803 292429
 Paignton Harbour 01803 557812
 Brixham Harbour 01803 851854
 Brixham Coastguard 01803 882704
 Tor Bay Pilots VHF Working Ch 9
 Tor Bay Harbour VHF Working Ch 14
www.tor-bay-harbour.co.uk

- ### AREAS OF RISK
- Enclosed harbour entrances - beware of congestion, particularly during summer weekends.
 - Sailing & Powerboat racing - especially during larger maritime events.
 - Water Ski lanes at Elberry Cove and Livermead Sands.
 - Passenger carrying pleasure boat operations and ferry routes during summer months between Torquay, Paignton and Brixham harbours.
 - Torbay is exposed to the east, small craft should be especially aware of sea conditions during easterly winds.
 - Shipping movements within Tor Bay and large vessels at anchor, see anchorage areas.



NOTE
TOR BAY - CONTROLLED AREAS
 The controlled areas charted around the coast of Tor Bay are mainly for the use of swimmers, and are in use between May and September. Within these areas, and in the Enclosed Harbours, vessels should proceed with caution and must not exceed 5 knots. Water ski approach lanes have been established at Elberry Cove and Livermead Sands.



What is a Port Masterplan ?

- Recommendation of UK Department of Transport
- We encourage ports of any size to produce a masterplan
- Every masterplan will be different depending on the size of a port and the extent of plans for future development
- Many ports will expect to bring forward one or more development proposals within a 25 or 30 year time horizon

Why a Port Masterplan ?

- Clarifies port's strategic planning in medium to long term
- Assists local and regional planners and transport network providers in revising their strategies (related to planning review cycle)
- Informs port users, employees and local communities about future port development

Components of the Plan

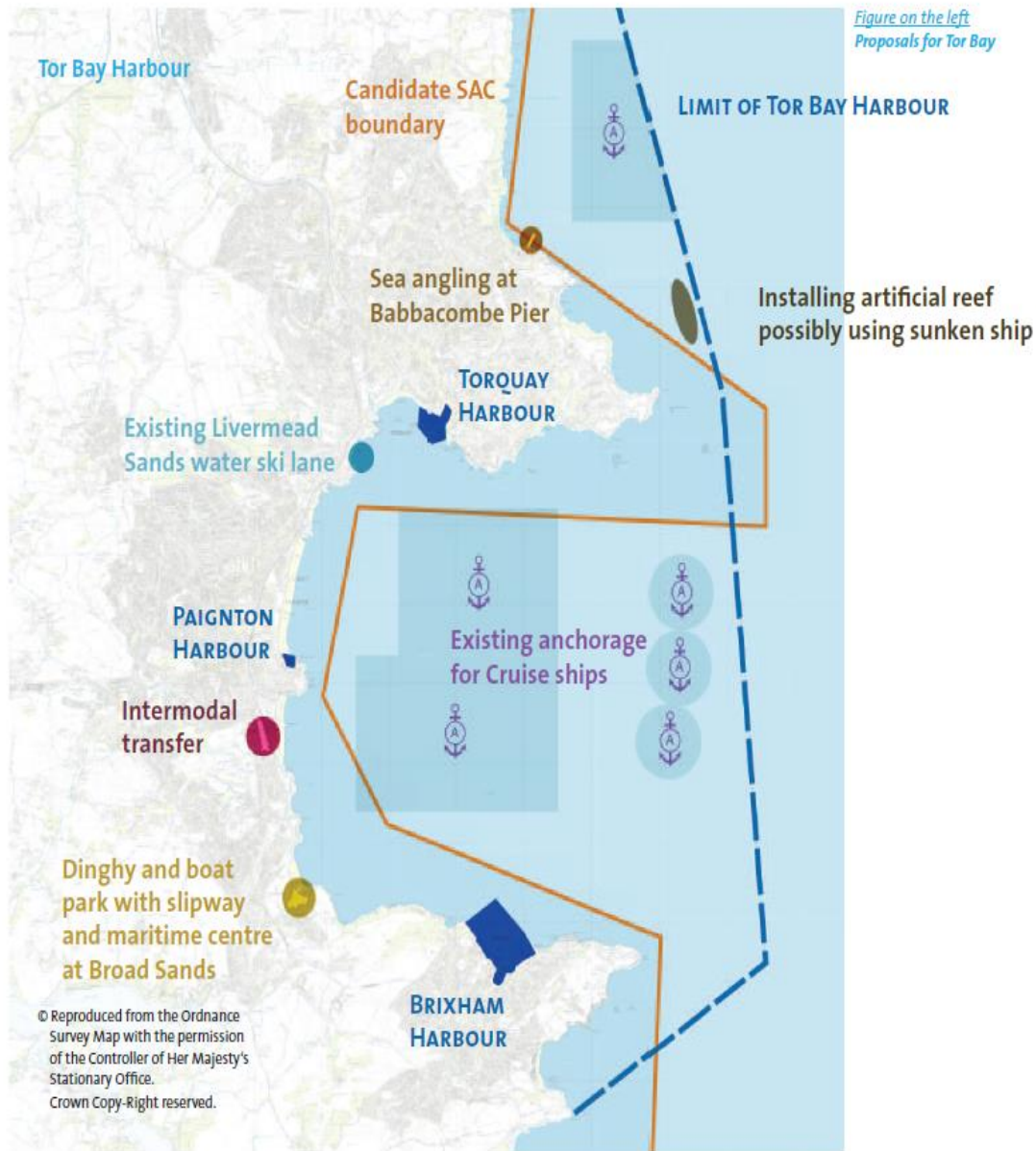
- How the port expects to grow and develop its business over time
- Why this is feasible in the context of wider patterns of supply and demand
- Where changes of land-use are likely to be required to support growth areas
- Alternatives to meet projected demand whether in the commercial, fishing or recreational sectors
- Options for environmental mitigation & improvements

Components of the Plan cont...

- Clarification on the harbour's positive contribution to the economy, environment and amenity
- Viability of developments
- Timetable for developments
- How the port's development plans integrate, support and inform the local and regional economic, transport and planning policy context
- Allocation of development areas & changes of harbour layout
- Consultation process

Masterplan - Timeline

- Stakeholder consultation event – Oct 2012
- Feedback summary circulated – Nov 2012
- Stakeholder drop-in events – Feb 2013
- Draft Plan circulated for comment – April 2013
- Harbour Committee sign off – June 2013
- Torbay Council adoption into their Policy Framework – December 2013



Brixham Harbour



- 1 Northern Arm Breakwater
- 2 Fuel station
- 3 New marina and building
- 4 Marine retail
- 5 Boat lift & repair
- 6 Boat building
- 7 Boat storage
- 8 Slipway
- 9 Ship maintenance facility
- 10 Pelagic fishing vessel berth
- 11 Extension to marina
- 12 Half tide cill and lift bridge
- 13 Maritime museum
- 14 Coastguard building
- 15 South Quay

Torquay Harbour



- 1 Promenade on widened Strand
- 2 Pontoon Marina
- 3 Loading bays and maintain vehicle access
- 4 Landmark gateway
- 5 Pleasure boat facilities
- 6 Pontoons for fishermen
- 7 Beacon Quay widening for boat storage and relocate new pontoon

- 8 Pontoons for visiting yachts
- 9 Upgraded ferry landing stage
- 10 Slipway
- 11 Pontoons for boats
- 12 Berthing Dolphins for Tall Ships etc.
- 13 Berth for Cruise ships and ferries

Paignton Harbour

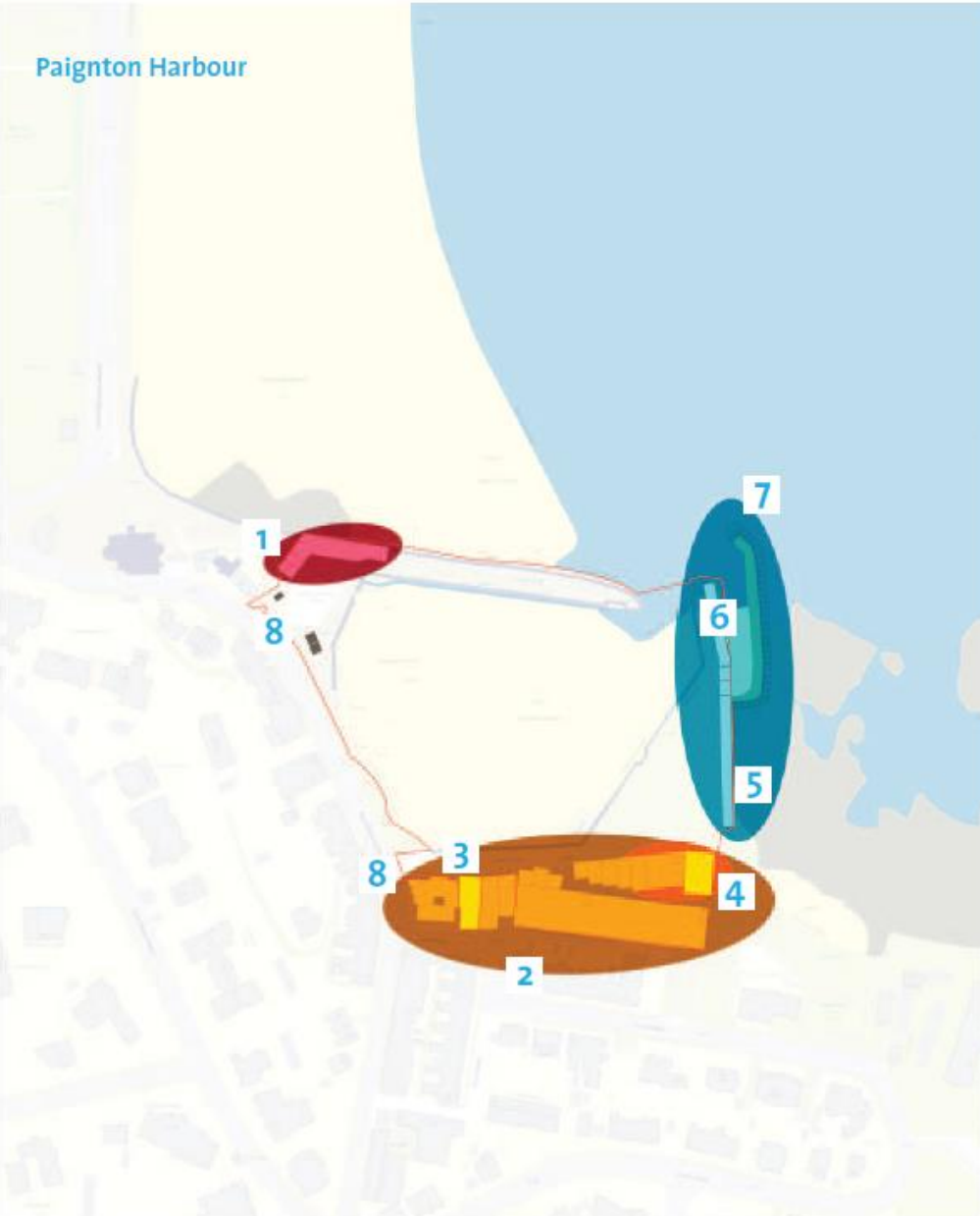


Figure on the left
Proposals for Paignton Harbour

- 1 Potential for redevelopment of the existing Harbour Light restaurant
- 2 Redevelopment and refurbishment of South Quay
- 3 Retain listed buildings
- 4 Relocation of crab processing factory
- 5 Raising of East Quay wall
- 6 New slipway to seaward
- 7 Extension to East Quay
- 8 Strengthen the harbour entrance

Masterplan Benefits

- Early engagement with local and regional planning bodies will allow harbour developments to be incorporated in various levels of spatial planning and will help to secure the buy-in of these crucial stakeholders
- Keeping local stakeholders informed of the business direction of the harbour will help to build good working relationships locally
- Raises the profile of the harbour both locally and regionally
- Reduce the lead-time for individual projects

Thank You

**Please view the plan on our
website**

www.tor-bay-harbour.co.uk

