



COVE SAILING CLUB



Whitepoint Marina

Foreshore Application – Information Report

January 2011



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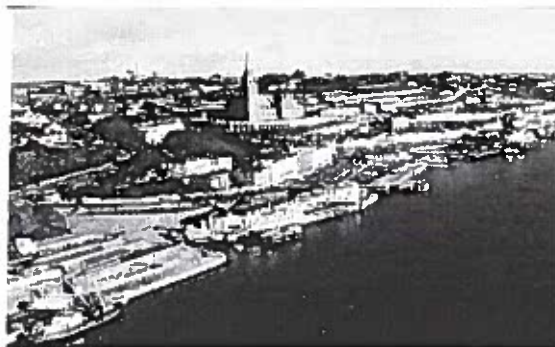
1. History of Cobh

The town of Cobh is located about 15km south-east of Cork. The town occupies a central and strategic location on Cork Harbour, one of the finest natural Harbours in the world. It is situated on a narrow strip of the south coast of Great Island, facing the Harbour. The town centre rises up steeply, giving it a dramatic approach from the sea.

The narrow, steep streets and the terraced housing facing the sea give distinctive character and ambience to the town centre. The town has commanding views of the spectacular Cork Harbour: Haubowline and Spike Islands are nearby, Aghada a little further, and the open seas can be glimpsed beyond the Harbour entrance at Roche's Point.

The positioning of this marina in Whitepoint will further expand the tourism industry in Cobh. There will be a minimum of ten visitors berths available at the marina for Irish and international visiting boats. At last Cobh will have a safe landing area for local boats (from within the Harbour) to tie up and their crew members can embark and disembark safely. These visitors will add to the economy of the town.

Cobh is the largest of the urban settlements around Cork Harbour, but the underlying character of Cobh is Maritime and this is what sets it apart from neighboring settlements.



Aerial view of Cobh

With 13,000 inhabitants, Cobh has grown from its maritime base to become a commuter town for Cork. This is visible in the urban planning of the town, with extensive suburban housing.

Cobh has significant potential to develop as a centre of tourism and retail activity. The addition of a marina at Whitepoint should allow it to reach its potential as a tourism destination. The potential economic activity arising from this is large. During 2007, 1.4m overseas tourists visited Co. Cork and spent a total of €609m.

2. Cove Sailing Club History

In the early years of the nineteenth century, sailing in Cork Harbour was the exclusive privilege of the Royal Cork Yacht Club which raced in Cobh. In 1904, some enthusiasts formed a sailing club which was simply known as "The Sailing Club" as distinct from the Royal Cork Yacht Club. In 1919 this club formally became known as Cove Sailing Club.



3. Cove Sailing Club Today

Until 2009 CSC had not had a permanent storage facility or club-house of their own and this has impacted on the growth of the club over the years. Most club members keep their boats at the Marlogue marina although given the lack of berths an increasing number are kept on swing moorings around the Harbour. CSC organises regular races for class 2, 3 & 4 as well as a white sail fleet.

CSC also host several larger events - Cobh Regatta, Cove at Home etc, The Marlogue Trophy and the Cobh to Blackrock race which was also a city of culture event during 2005, is one of the oldest yacht races in Ireland and is still run each year.



Junior sails getting ready at Whitpoint slipway

In 2009, with support from a Sports Council grant, Cobh Town Council and Cobh VEC, CSC opened a dinghy park at Whitepoint, Cobh, to provide sailing equipment, facilities and organized coaching primarily aimed at local children who wanted to learn to sail as members of CSC.

This initiative has been very successful in encouraging more people to try sailing and has succeeded in increasing the membership of the club. To date, CSC has experienced an increase in junior membership of over 100 and overall membership doubled.

4. Schools Programme.

Last year Cove Sailing Club implemented phase one of our development programme for Cove Sailing Club. This consisted of the re-establishment of Juvenile Sailing with in the club. The aim of this phase was to make sailing affordable for all the children in our locality and to promote juvenile sailing in Cobh and the lower Harbour area.

To facilitate this, the club has established a dinghy park at Whitepoint in Cobh, which was completed in April of last year. The Waterfront site, which is centrally located, has been secured from Cobh Town Council, who along with County Cork V.E.C. has being involved in this venture from the start.

Funding from Co. Cork V.E.C. combined with lotto funding enable us to buy ten brand new dinghies, which are ideal for both beginners, and more experienced sailors.



Some of our younger sailors with Olympian Sonia O'Sullivan

There has been unprecedented interest shown by local children in our project and the Local Community College, which is a designated disadvantaged school, has included sailing on their P.E programme. Students who would never have an opportunity to participate in sailing have taken enthusiastically to the water.

Such is the interest from local children that we had to expand and purchase more dinghies and equipment as the season went on .On the first day of the season we had five juvenile members, we currently now have over 150 juveniles sailing, and now operate a waiting list for new members as our current facilities are at capacity, and children continue to want to join. The Club is currently looking at ways to expand and cater for this demand.



Club boats for training including Toppers and Lasers

Cove Sailing Club is unique among sailing clubs in that it provides all equipment and boats for the juveniles and thereby taking the expense out of it for parents. This has opened up sailing to all the children in our locality.

In the coming year we will be expanding our involvement with County Cork VEC, Cobh Community College will be expanding their sailing programme due to the success of last year.

We will also be teaching sailing to the pupils in Gael Scoil in Cobh for the first time as the school have made sailing part of their PE programme, and will be taking children from other national schools out sailing for short trips as an introduction to sailing.

CSC currently employs six instructors both male and female on a part time basic as we have a 50/50 mix of both boys and girls, 75% of the children that go sailing are not involved in any other sport.



5. The Need for a Marina.

Cork Harbour is one of the world's great natural Harbours. It has extensive historical and present day maritime significance for the region. Whilst there are extensive port related activities within the upper and outer Harbours, the area is currently not achieving its potential in terms of leisure and recreational water based activities through the existence of marina facilities.

In respect of the Outer Cork Harbour, there are currently only four existing marinas and between them provide a total of 400 berths plus 77 visitor berths.

Existing Marina Berths

Royal Cork Yacht Club	170 + 30 visitor
Salve Marina	45 + 12 visitor
Crosshaven Boatyard Marina	100 + 20 visitor
East Ferry Marina	85 + 15 visitor.

There is considerable potential and interest within the Harbour to cater for many more berths. This is in part reflected by a number of new marina developments which are currently at planning application stage. Monkstown Marina – approx. 100 – 200 berths

The marina will further encourage recreational and leisure activities in the area and will link Cobh to other popular pleasure-craft areas within Cork Harbour such as Monkstown to the west, Crosshaven to the south and East Ferry to the east.



Cruisers sailing past Cobh town center

The marina will also facilitate the existing boat owners who have moorings at Whitepoint. These boat owners will now have a facility to relocate these boats at a safe and secure location.

The proposed marina location was assessed against data on the existing environment such as tidal, wave and water depth and concept marina layouts developed in accordance with design criteria set out in the relevant guidelines, such as the 'The Yacht Harbour Association, A Code of Practice for the Design, Construction and Operation of Coastal and Inland Marinas and Yacht Harbours'. Reference has also been made to other best practice and guidance documents from Australia (such as Australian Standard AS3962, Guidelines for Design of Marinas).



6. White Point Location

The marina location is to the west of Cobh town near White Point in the area between the current cruise terminal and White Point. This location has a much reduced wave climate due to the presence of Haulbowline and Spike Island. An assessment of wave climate was undertaken to consider the feasibility of a marina in this location and to determine the appropriate nature of the breakwater requirements.

Given the shallow water depths adjacent to the frontage at this location the marina has been located further offshore and orientated to be parallel to the existing seabed contours. This ensures that no dredging will be required to accommodate the vessels proposed. The marina layout is restricted to the east by the existing cruise vessel terminal and to the south east by the existing navigation channel. Regardless of these restrictions the proposed layout can deliver 74 berths without impacting on either of these constraints.

The area is well connected to the Town Centre, benefiting from an existing shared use boardwalk to Cobh Train Station as well as access to the main regional route serving Cobh. Marina road traffic would not directly affect the Town Centre



Whitepoint looking east towards Cobh

7. Car Parking

The marina will be mainly used during leisure times, such as evenings and weekends. Parking spaces for people using the marina would be in the existing Cobh Town Council car park. It is reasonable to expect that the marina will not be heavily used during the working week for most of the year. This means that most of the car parking is available for visitors by road to the town.

Road traffic generated by the marina will not coincide with other peak flows. Peak flows for the marina will occur at the weekends and will occur at certain time periods, as opposed to generating large volume of staggered traffic movements. There will also be seasonal variations in the traffic movements generated by the marina. The higher flows being generated during the summer months.

This is a community run project where 83% of the club members live within Cobh or its environs. There will be at least ten berths available for visitors to the marina. These will cater for two types of boat visitors:



1. Boats visiting from outside Cork Harbour which would stay in Cobh longer than one night (average 3-4 nights). Including visitors from England, Wales, France, Holland and also further a field. This group would also include Irish boats visiting from East coast and south coast of Ireland.
2. Local boats on a day trip from within Cork Harbour. This group in particular will now have a location in Cobh where the boats can tie-up safely and the crew members can visit the town. Up until now there were no safe locations for visiting boats to tie up in Cobh.

The marina will also relieve the Road traffic visitors to Cobh on weekend days as boat owners who would have previously visited Cobh by road can now do so by boat, therefore creating more car parking space in the town centre.

Cove Sailing Club have six rescue boats 4.5 meter Rib's (Rigid Inflatable Boat) these will be berthed at the marina. These rescue boats are used regularly as safety boats when junior members are taking part in training courses and are also used when CSC organise races for dinghies and cruisers.

One berth is allocated for the physically impaired members of our community who would like to take part in boating activities. This berth includes a hoist to safely transfer these sailors to and from the marina to their boat.

One berth will be permanently available to all boats for pumping out sewage and foul water from their holding tanks.



Typical Marina berths

There are seventy four berths on the marina of which the following is the breakdown:

- 10 berths are allocated for visiting boats.
- 5 are allocated for CSC Rescue Rib's
- 2 are allocated for CSC Training boats
- 1 is allocated for the physically impaired members (with a hoist)
- 1 is allocated for pumping ashore of foul water and sewerage.



This is not a private development for commercial gain. This marina is a community project funded and managed by members of the local Sailing Club. This is a major tourist attraction to the waterfront in Cobh and will benefit the community and the local economy now and in the future.

Currently a number of boat owners are using the existing car park for parking their cars while they access their boats from moorings within the Whitepoint area. So there is a practice already in place for boat owners using the existing car park. This practice should be also taken into consideration when calculating the parking requirements for this community project.

A method of elevating car parking costs for this project is to introduce paid parking for this area. If all cars parked in this car park were to pay a daily rate for parking this would generate an income for Cobh Town Council and the parking requirement for this community project could be greatly reduced.

Cove Sailing Club would also propose to pay for the surfacing of a section of this car park to be agreed with the Cobh Town Council in lieu of a parking payment for this community project.



Training vessel Asgard II heading for Cobh

8. Benefits to the Local Economy

Marinas can generate significant income from their activities in terms of local spend, employment and activity. Whether the marina is occupied by a yacht owner, a visitor or a berth owner, local businesses will benefit from the purchases of fuel, supplies and gifts. Chandler purchases and any repairs carried out will also contribute to the local economy.

Most users of the marina will spend money in the town on visitor attractions, golf, meals, drinks and other day-to-day requirements, and all of this spend will boost the local economy which will have a significant impact on employment and local disposable income.

A survey of businesses in Dún Laoghaire, Kilmore Quay and Malahide, carried out under an Irish Sea Marine Sector Marketing & Business Development Programme funded under the Interreg 111A project 2005-2007, found that marinas in Dún Laoghaire and Malahide had a positive impact on 34 per cent of respondents. At Kilmore Quay, some 50 per cent of businesses surveyed believed that their local marina contributed to their success.



The survey showed that the average spend per berth on maintenance, chandlery, fuel, personal protective equipment (PPE), clothing, insurance, marina berthing fees and training, ranged between €7,787 and €11,011 per berth, and that the average spend per visitor ranged between €105 and €142 on groceries, gifts, chandlery entertainment and eating out, but not expenditure on other services such as repairs etc.

Using the same figures as the above survey, the benefit to the local economy would be:

Average Annual spends per berth, based on 40 berth holders:

Would be between €311.5 k and €440.4 k

In addition to the fixed berth holders the average spends per visiting boat, based on six people on board and staying three nights would be:

	Number of Boats							
	50	66	83	100	126	132	150	166
6 crew @ €105 per person	94,500	126,000	157,500	189,000	220,500	252,000	283,500	315,000
6 crew @ €142 per person	127,800	170,400	213,000	255,600	298,200	340,800	383,400	426,000

When you add the figures from the fixed berth holders and the visiting boats the combined benefit to the local economy would be:

Berth Holders (40)	€311,500 and €440,400
Visiting Boats	€94,500 and €426,000
Total Spend	€630,500 and €866,400.

In marina development terms, Ireland is in an early development stage compared to our European neighbours. Nevertheless our marinas can make a significant impact in regional locations." A typical 50-80 berth marina can generate between €500,000 and €850,000 annually for the local economy, the Irish Marine Operators' Association says.

The marina facilities will also be available to other sporting and leisure clubs within the community. It may be an advantage for the rowing clubs to use this facility when organising their annual rowing regattas, or when they host the All Ireland Rowing championship again in Cobh.

The marina will be available for use by the Cobh Sea Angling Club for the International Sea Angling Festival which is held in the first week of September each year. Currently the charter boats that take the sea anglers to the fishing grounds each day have to return to their moorings each evening. The marina will be able to facilitate the charter boats stayed overnight during the festival.