

Tramore Valley Park Masterplan



Draft Masterplan
2nd July 2012



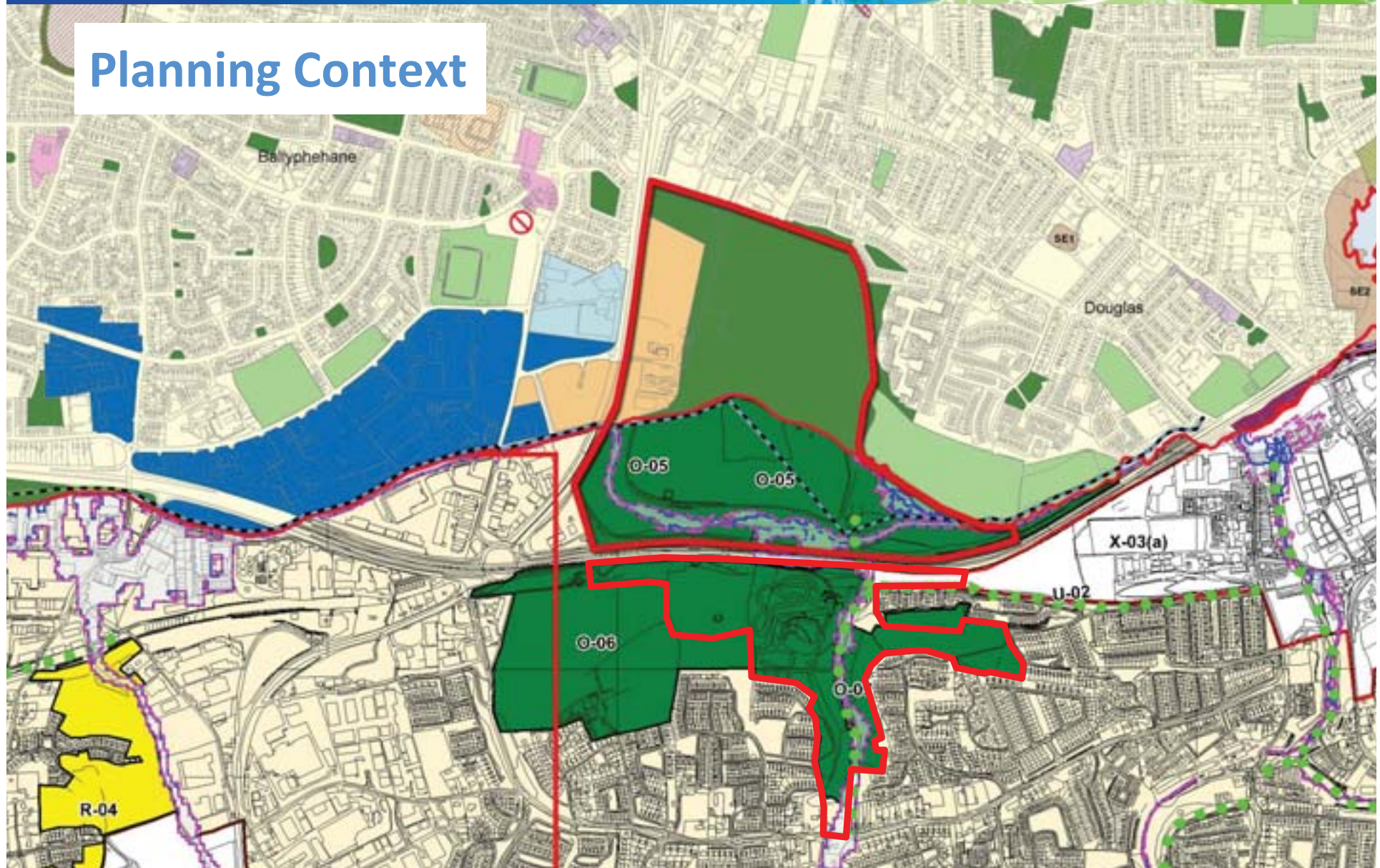
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Tramore Valley Park Masterplan

Planning Context



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The Opportunity



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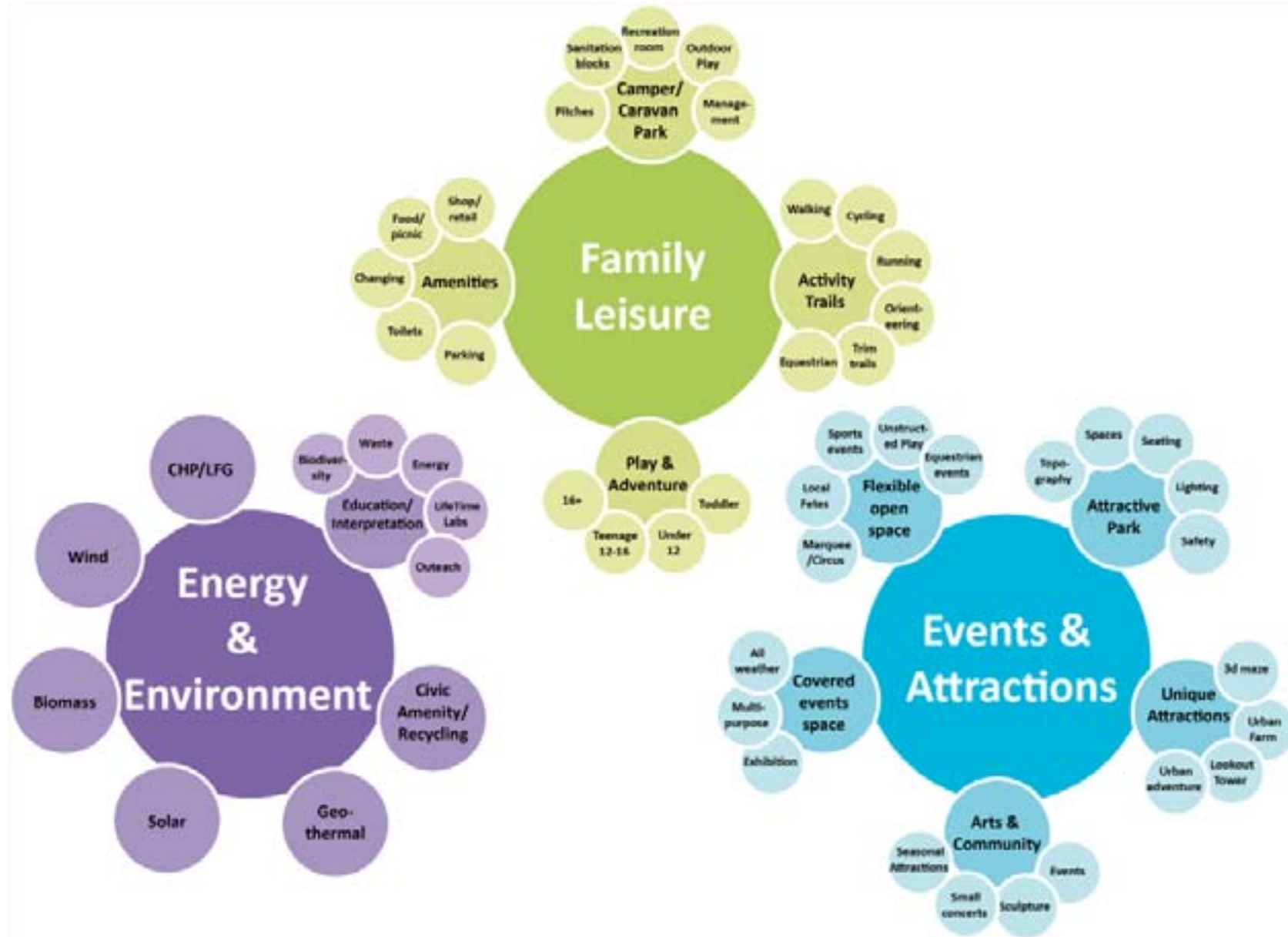


Destination Development Context is Positive

- Excellent accessibility
 - N25 (40,000 AADT) , South Link Road (23,000 AADT) and Motorway network
- Local population will be core ‘market’ – 43,000 with high percentage of families and growth forecast
- Park should work at local, regional, national and international scale
- Major piece of city land and property under **City Council control**
- A genuine **prime location** – 2.5km major road frontage



Tramore Valley Park Masterplan



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Key Objectives





Key Elements

- Children's play park
- Adventure play park
- Multiuse events space
- Walking, jogging and cycling paths
- Indoor family leisure structures with food & complimentary retail
- Biodiversity trails & bird hide
- Retention of a large expanse of the existing natural habitat
- Artwork and sculptures
- Environment and energy centre with links to LifeTime Lab, UCC, CIT
- Productive and natural planting
- Complimentary activities and uses in Park north & south of N25
- Increased connectivity to Frankfield, Grange & Donnybrook - pedestrian and cyclist

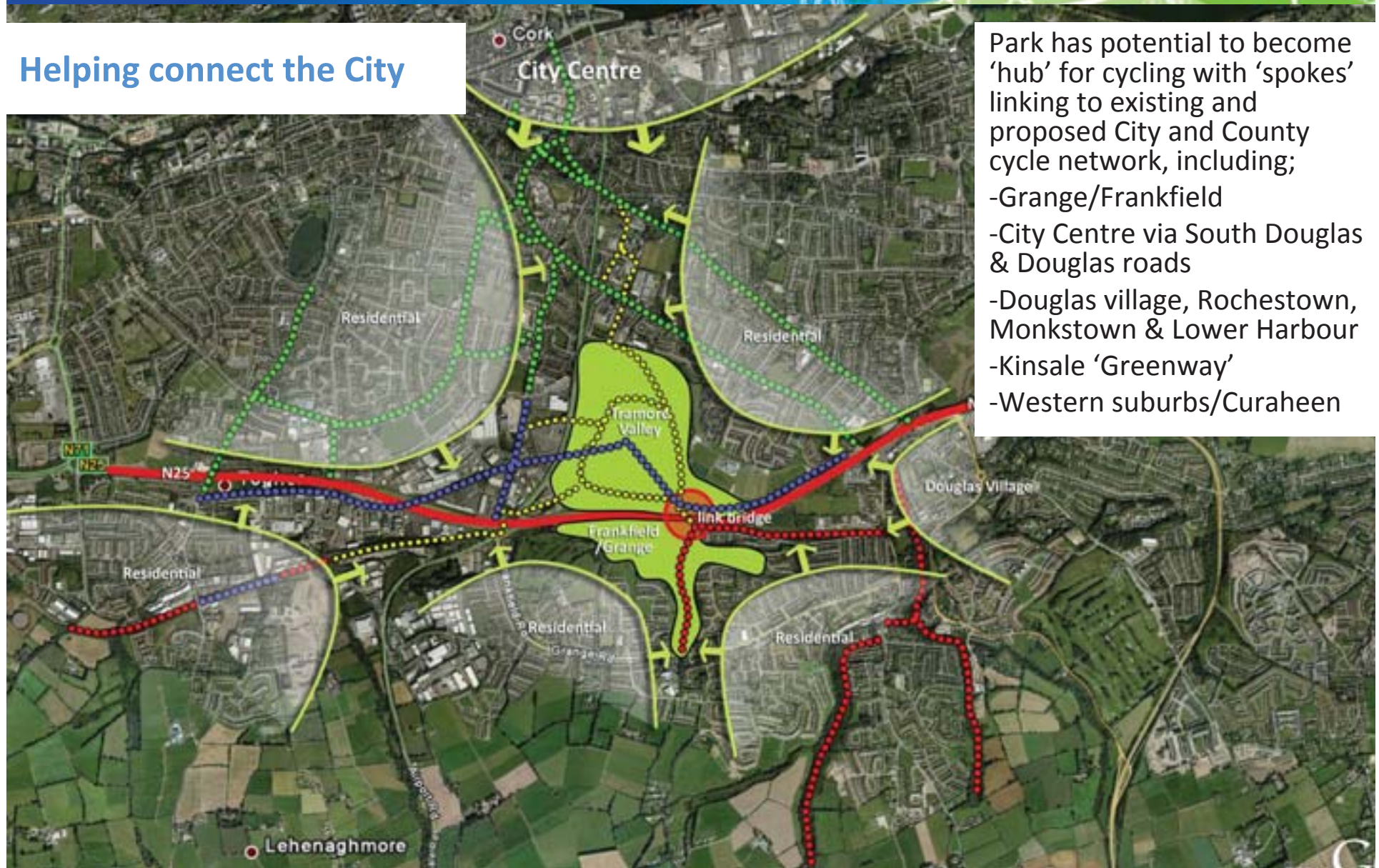


Tramore Valley Park Masterplan

Helping connect the City

Park has potential to become 'hub' for cycling with 'spokes' linking to existing and proposed City and County cycle network, including;

- Grange/Frankfield
- City Centre via South Douglas & Douglas roads
- Douglas village, Rochestown, Monkstown & Lower Harbour
- Kinsale 'Greenway'
- Western suburbs/Curaheen



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Tramore Valley Park Masterplan

Key Master Plan Elements:

1. Main vehicular entrance
2. Main vehicular access route
3. Main car park
4. Energy processing and Recycling Centre facilities
5. Multiuse indoor centre, smaller commercial and retail units
6. Existing Park & Ride
7. Potential pedestrian/cycle connections
8. Secondary Park entrance
9. Caravan / Motor Home Park
10. Caravan / Motor Home Park facilities
11. Existing pitch & putt golf course rearranged
12. Multi-use open space
13. Existing pitch retained
14. Internal vehicular road
15. Feature wind turbines 10-15m high
16. Biomass landscape along the South City Link Road
17. Focal area, entry to adventure area
18. Overflow car park
19. Adventure/leisure play area
20. Toddlers play area
21. Children play area
22. Teenage play area
23. Radio controlled car track
24. Admin building for adventure area
25. Willow farm / restored wetland
26. Discovery boardwalk trail
27. Outdoor classroom
28. Mountain bike trail
29. Visual feature (e.g. sculpture/turbine)
30. Walking/running trails
31. Planting edge to storage ponds
32. Backup storage for contaminated stormwater
33. Leachate pond
34. Leachate conditioning plant
35. Contoured swathes of vegetation (e.g. meadow or biomass crops) with localised terraced landscape
36. PV solar farm
37. Walking, cycling perimeter route / service access
38. Woodland Carr
39. Future link to Vernon Mount
40. Toilet facilities
41. Existing reed beds
42. Proposed boardwalk + viewing platform
43. Existing stormwater pond (water based activities)
44. Nemo Rangers Sports Facility
45. Potential commercial building opportunity
46. Luge / Zorbing
47. Equestrian bridle path
48. Zip Wire
49. Pedestrian/Cycle main entrance
50. Vehicular entrance
51. Vernon Mount House (future use to be confirmed)
52. Extreme sports trail (ex. race track)
53. Visual feature (e.g. sculpture)
54. Shelter
55. Urban farming/ allotments
56. Key connectivity network (pedestrians and cyclists)

Masterplan



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Aerial Perspective



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Masterplan



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Zones A & B – Entrance and Multi-use Area

- **Entrance Area**
 - Parking
 - Orientation
 - Facilities
 - Food
 - Retail
- **Multiuse Area**
 - High quality, multi-purpose, flexible outdoor area
 - Range of play & adventure
 - Reinforced grass and incorporate existing pitch – 3.4ha.
 - Accommodate up to 5,000 people
 - Terraced grass slopes to edge for spectator seating
 - Motor home/caravan park
- **Development fronting onto N27**
 - Indoor leisure
 - Small wind turbine(s)
 - Green fuel service station



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Masterplan for Zones A & B



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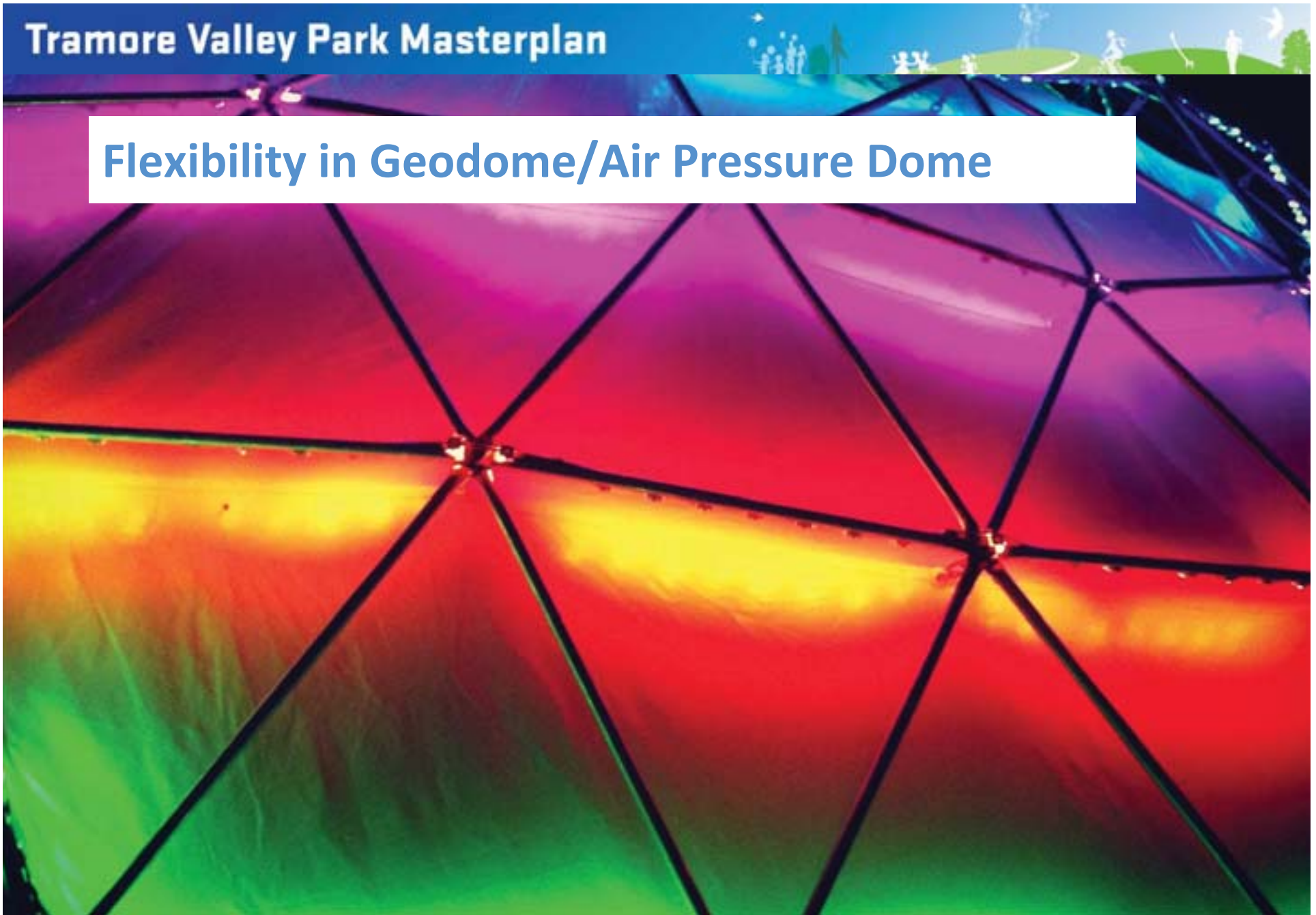
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Geodesic Dome



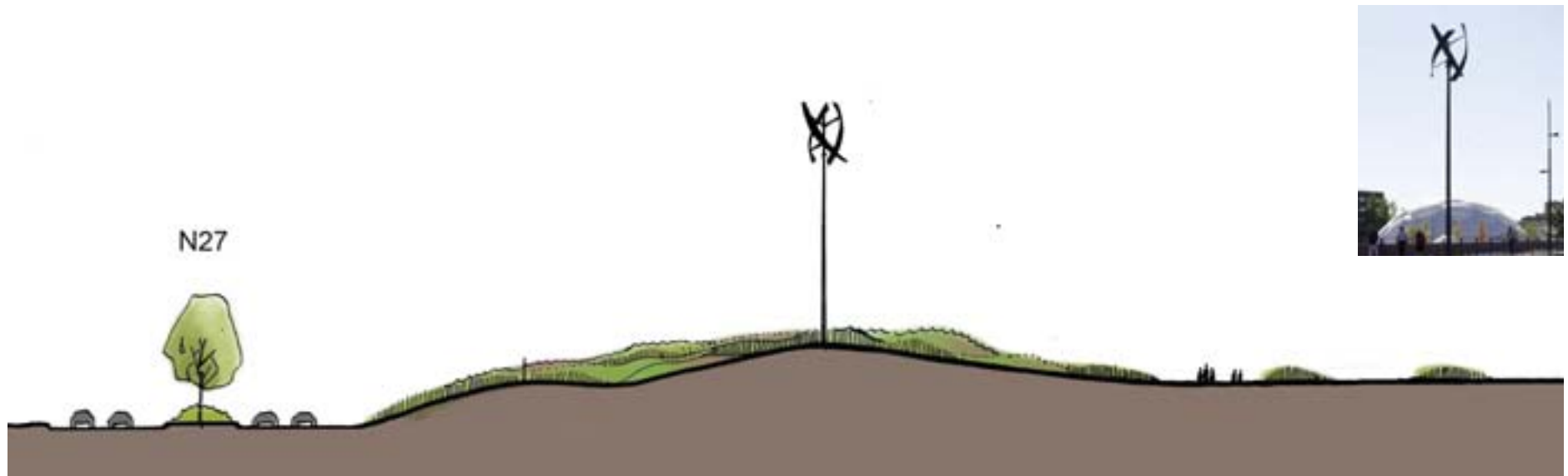
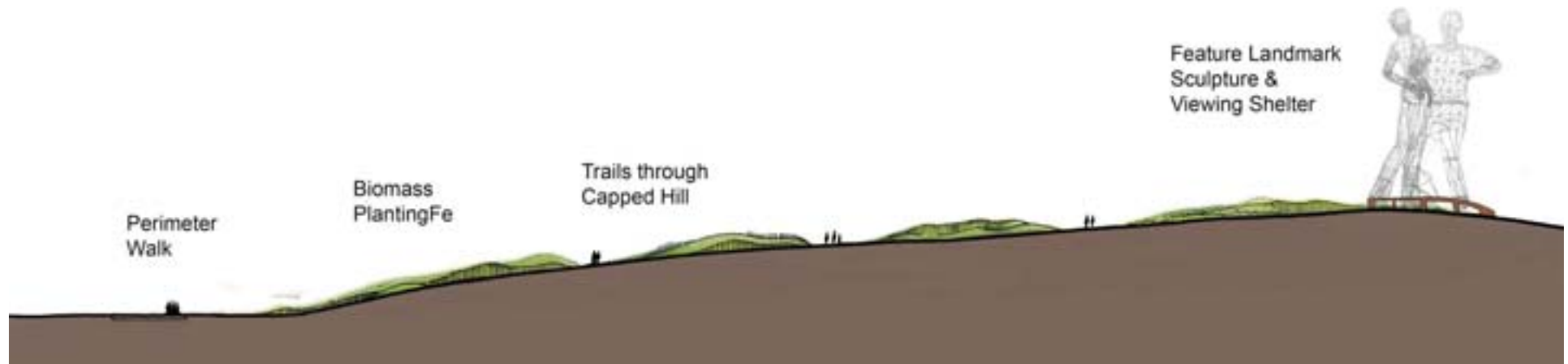
Flexibility in Geodome/Air Pressure Dome



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Typical Sections



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Multi-use events area – pre capping





Multi-use events area – post capping with reinforced grass





Multi-use events area – available for passive recreation





Multi-use events area – available for car boot sales





Multi-use events area – available for small events





Multi-use events area – available for training





Multi-use events area – available for equestrian events





Multi-use events area – available for circuses





Multi-use events area – available for matches



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Multi-use events area – available for big events



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Host large to small scale events (e.g. circus, fun fair, sports, eventing etc.)



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Play areas



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Fun & well designed spaces



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Engaging play for toddlers, younger and older children



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And teenagers



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Formal and informal



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With a flexibility of use



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Cultural events



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Caravan/motorhome park



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Motorhome Parking Area (AIRE)



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Zones A & B – Active Area

- **Adventure Area –**
- Range of sports and activities not currently on offer in Cork such as
 - Maze
 - Adventure playground
 - Assault course/trim trails
 - Climbing/viewing tower
 - Zip wires



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Family 3d maze



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Masterplan for Zones A & B



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Viewing/climbing tower



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Climbing towers



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Catapults & climbing stacks



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Climbing



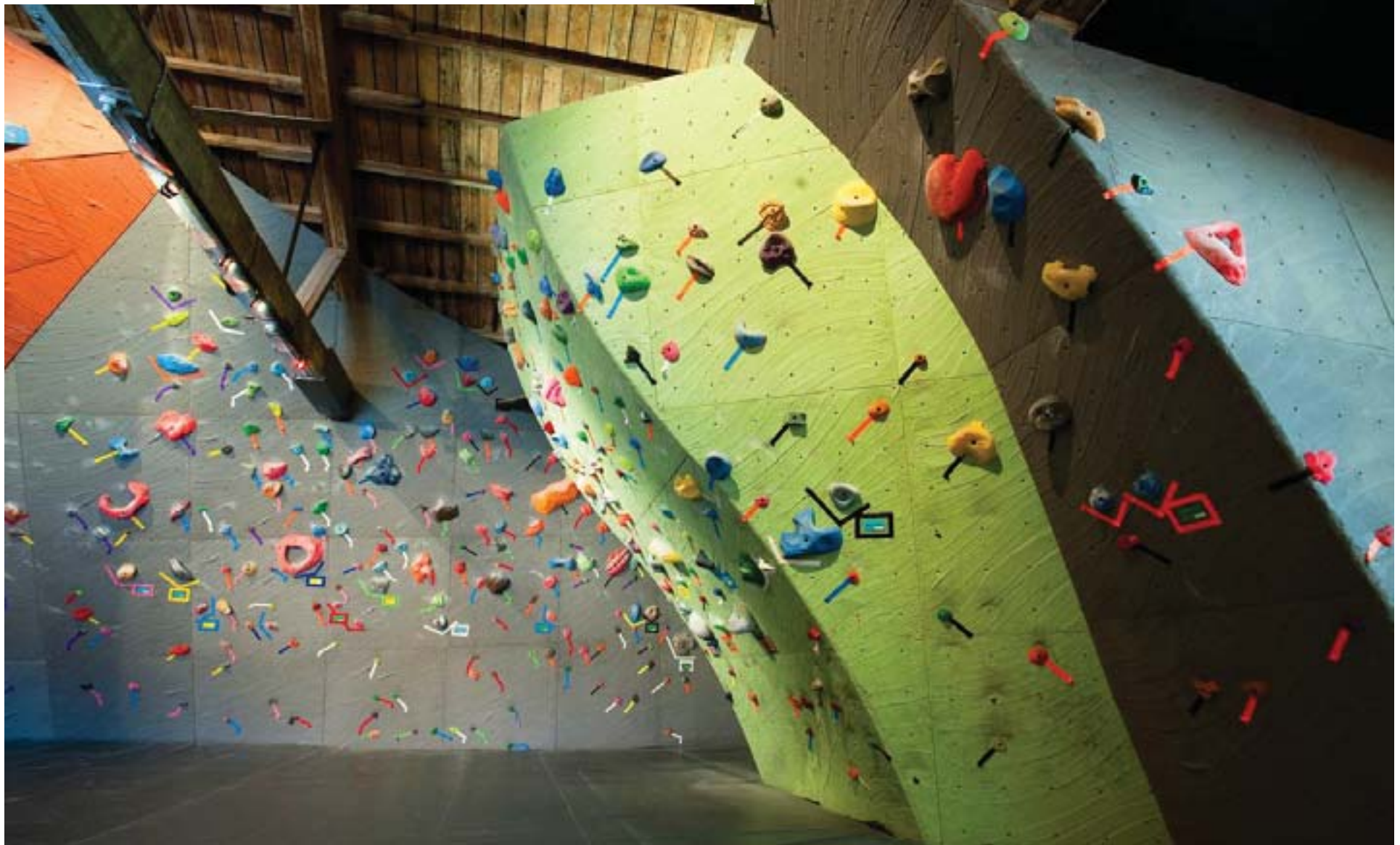
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Indoor Climbing/Bouldering Walls



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Outdoor Climbing/Bouldering Walls & Zip Lines



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Seasonal attractions which require space



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Unique attractions to region & Ireland
building on sustainable principles using
reverse heat pumps



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Off road radio control car track and facilities



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Zones C and D – Active/Passive Biodiversity/Education

- Simple interpretation
- Introduce trails, open up views of Trabeg & Tramore rivers
- Experimental areas linked to LifeTime Lab, UCC & CIT
- Viewing platforms and interpretative signage to storm water pond and reed bed area
- Integrate with trail linked to South Douglas Road



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Masterplan for Zones C & D



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Wetland walk



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Outdoor education/special interest groups



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Outdoor classroom – recycled materials



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Surface water pond enhanced



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Opportunities for
online/interactive information
& education



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Connecting Tramore Valley Park & Park and Ride



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Zones E – Active Area – Capped Landfill Mound

- Slopes of landfill mound offer many opportunities;



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Masterplan for Zone E



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Multi-use Mounds



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Walking & Viewing



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Sculpture



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Great road frontage/visibility – get people using park to generate footfall, energy and momentum



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Zorbing



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Orienteering 2012, fitness, running etc.



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Orienteering – simply facilitated



6th Class Boys

| CSOA League #2 | | | |
|--|---------------------|----------------------------|--|
| Results at orienteering.ie and corkschoolorienteering.ie | | | |
| 6th Class Boys | 2.4 km | 40 m | |
| Start | E end of earth wall | | |
| 1 | 102 | Noise Post | |
| 2 | 106 | Boulder field | |
| 3 | 108 | Knoll | |
| 4 | 117 | W knoll | |
| 5 | 121 | Road junction | |
| 6 | 112 | Bend in road | |
| 7 | 122 | Between power lines poles | |
| 8 | 130 | Special item | |
| 9 | 113 | W end of road | |
| 10 | 120 | NW outside corner of fence | |
| 11 | 114 | Marshole | |
| 12 | 131 | Road and path junction | |
| 13 | 123 | NW foot of earth wall | |
| 14 | 132 | Road junction | |
| 15 | 115 | Marshole | |
| Navigate 100 m to finish | | | |



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Running – organised events or training



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Biking & Multisports Events



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Multisports Events



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Festivals



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Frankfield/Grange



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Masterplan for Zones F, G, G1, H1 & H2



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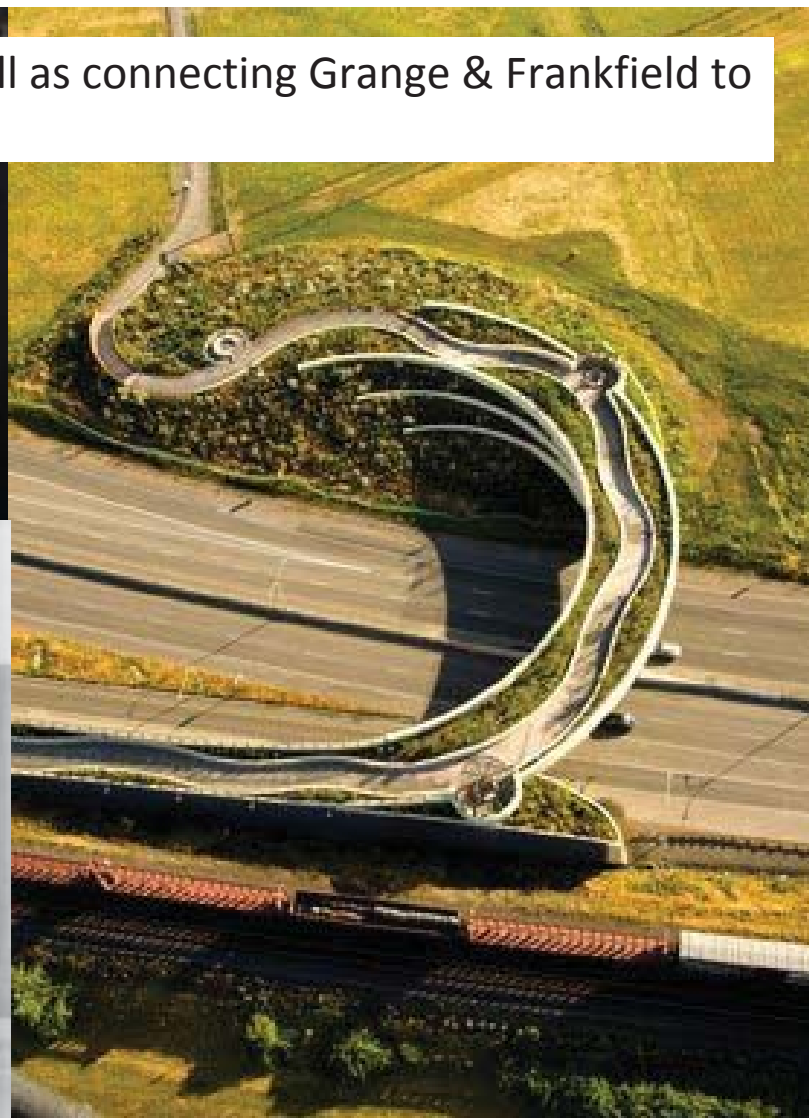
Woodland Valley Park & Link (Class 2-3 trail)



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Connecting Tramore Valley Park & Vernon Mount

Significantly add to tourism & heritage offer as well as connecting Grange & Frankfield to City



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Great potential and setting to Park



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N25 Crossing – safe, attractive and gateway to City



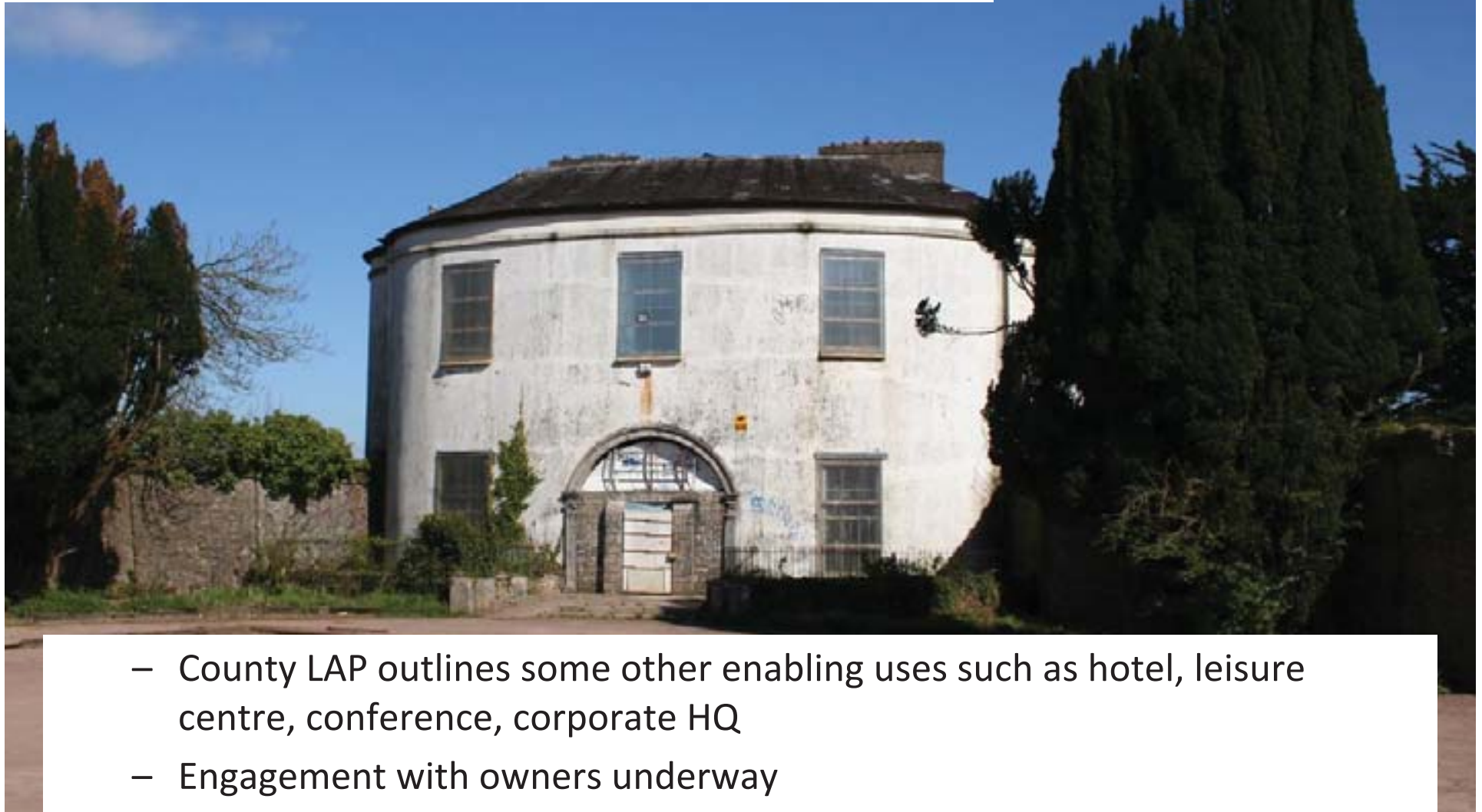
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Vernon Mount



- County LAP outlines some other enabling uses such as hotel, leisure centre, conference, corporate HQ
- Engagement with owners underway



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The centre of Active @Cork? Complimentary tourism, leisure, recreation, family lifestyle offer?



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Adventure @Cork?



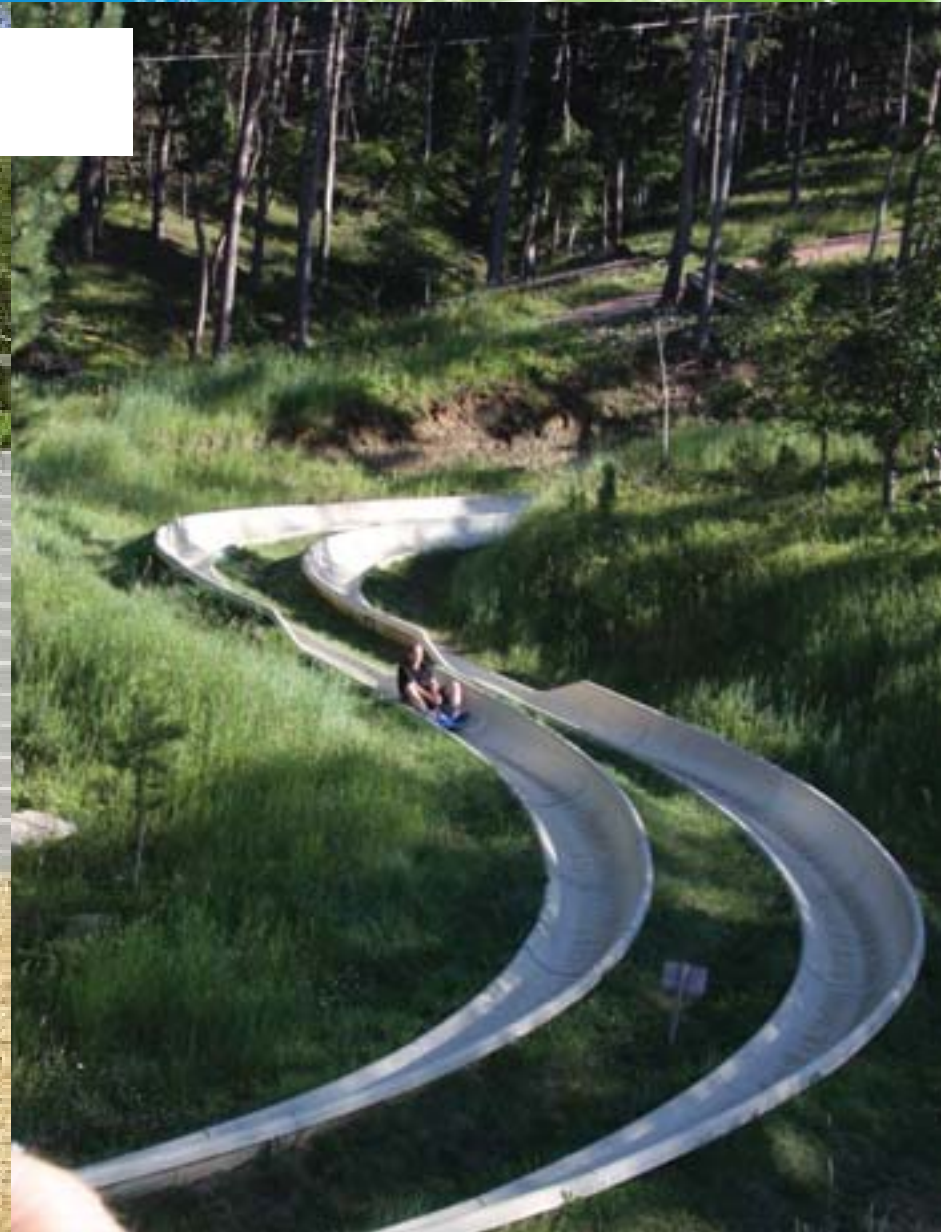
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Adventure play



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Local play



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Delivery & Implementation

- In a time of very weak public finances and risk adverse private sector, **creative partnerships, pooling of resources** and skills of **high quality governance** will be required for delivery
- **Phased approach** required with emphasis on limiting short term exposure to high fixed costs.
- **Momentum** beginning with successful running, orienteering events & children's art competition
- Early phases should **build on this** to help change public perceptions and generate enthusiasm for the Park.



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Thank you



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Case Studies of Public Parks developed from former landfill sites, contaminated ground etc.



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WesterGasFabriek Park, Amsterdam

- 13ha park
- Former gasworks contaminated site, close to City Centre
- Offer focused around cultural/theatre/exhibition events, passive recreation and ecology.
- Diversity of spaces



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WesterGasFabriek Park, Amsterdam



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WesterGasFabriek Park, Amsterdam



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WesterGasFabriek Park, Amsterdam



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WesterGasFabriek Park, Amsterdam



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WesterGasFabriek Park, Amsterdam



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Tramore Valley Park Masterplan

Northala Fields, Ealing



- 27.5ha park.
- 2010 Landscape Institute Award Winner.
- Constructed from old Wembley Stadium waste and Heathrow T5
- Offer focused around passive recreation (walks, viewing points), play (play areas, model boating, fishing ponds), education (classrooms, toilets, café) and ecology.



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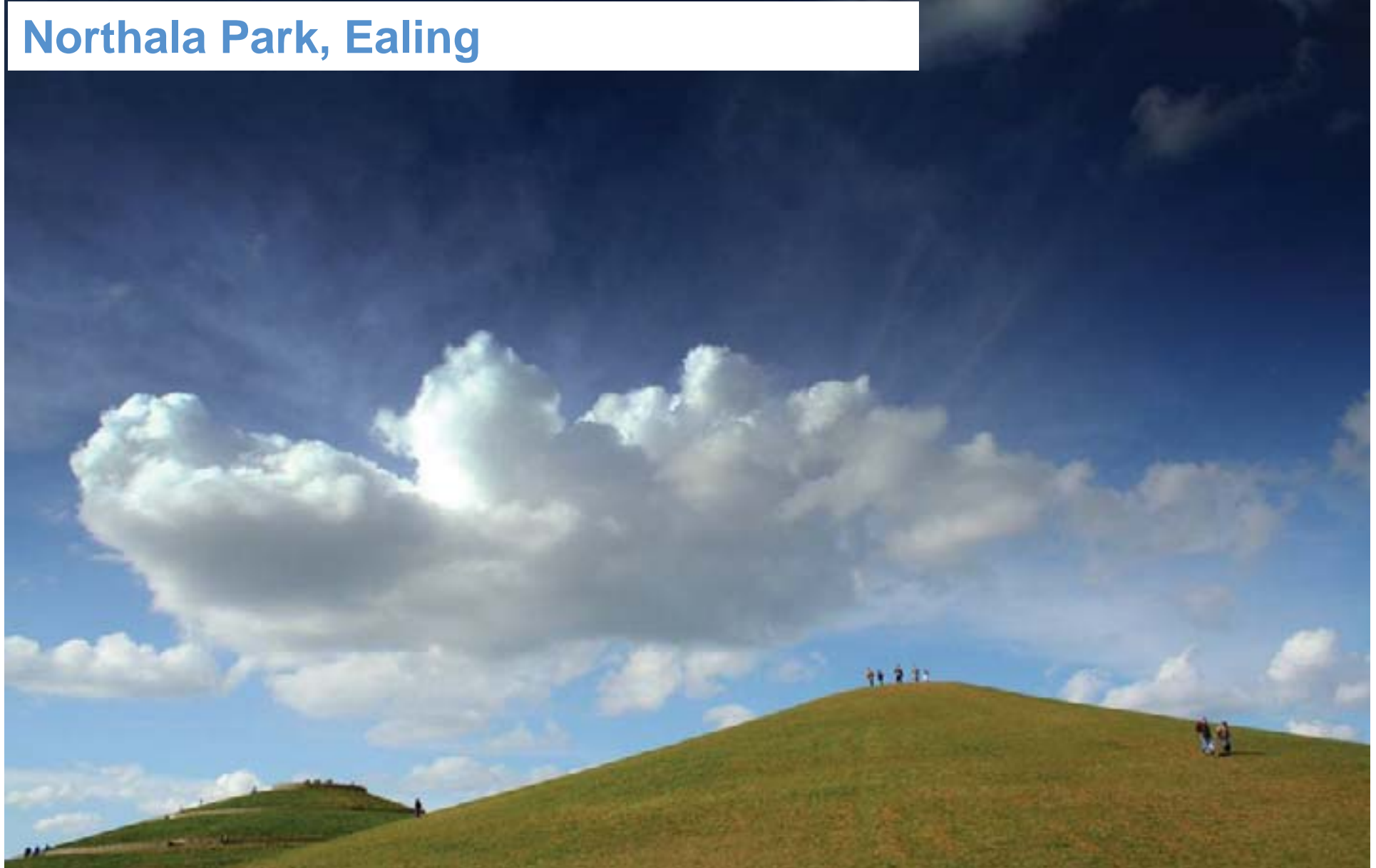


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Northala Park, Ealing



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Northala Park, Ealing



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Northala Park, Ealing



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Northala Park, Ealing



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Northala Park, Ealing



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Tramore Valley Park Masterplan

Mile End Park



- 36ha urban linear park.
- Green Bridge
- ArtsPark
- Ecology Park



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Mile End Park

Play Arena

- Children's Park
- Adventure Park

Xtreme Sports Centre for rollerblading, skateboarding and ripsticking.

Open, flat, grassed areas for play, visiting circuses and funfairs



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Carl Alexander Park, Baesweiler, Germany



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Carl Alexander Park, Baesweiler, Germany



für *Baesweiler* und die Region?

voor Baesweiler en voor de regio?
pour Baesweiler et pour la région?



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Carl Alexander Park, Baesweiler, Germany



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Tramore Valley Park Masterplan

EcoPark, Waalwijk, Netherlands



- 6ha Ecopark on former landfill.
- Supplying biogas, solar and wind energy.



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EcoPark, Waalwijk, Netherlands

- Capacity of 8.5MW
- 6,000 household equivalent



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Tramore Valley Park Masterplan

Fresh Kills Park, New York



- 814ha park
- Former landfill site. Masterplan complete. Restoration underway
- Wide range of facilities on offer focused around culture, energy, active and passive recreation, education, complimentary commercial activity and ecology.
- Broken down into a number of sub-parks of different character, spaces and uses



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Fresh Kills Park, New York



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Tramore Valley Park Masterplan



Fresh Kills Park, New York



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Tramore Valley Park Masterplan

Cesar Chavez Park, Berkeley

- 33ha park
- Former landfill site.
- Simple informal recreation offer (walking, multi-use area, wildlife sanctuary, picnic facilities etc.)
- Annual kite flying festival
- Solar monument alignment



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Cesar Chavez Park, Berkeley



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Mount Trashmore, Virginia



- 61ha park
- Former landfill site.
- Simple informal recreation offer (trails, multi-use grass area, picnic facilities, skateboard park, playground, boating)



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Mount Trashmore, Virginia



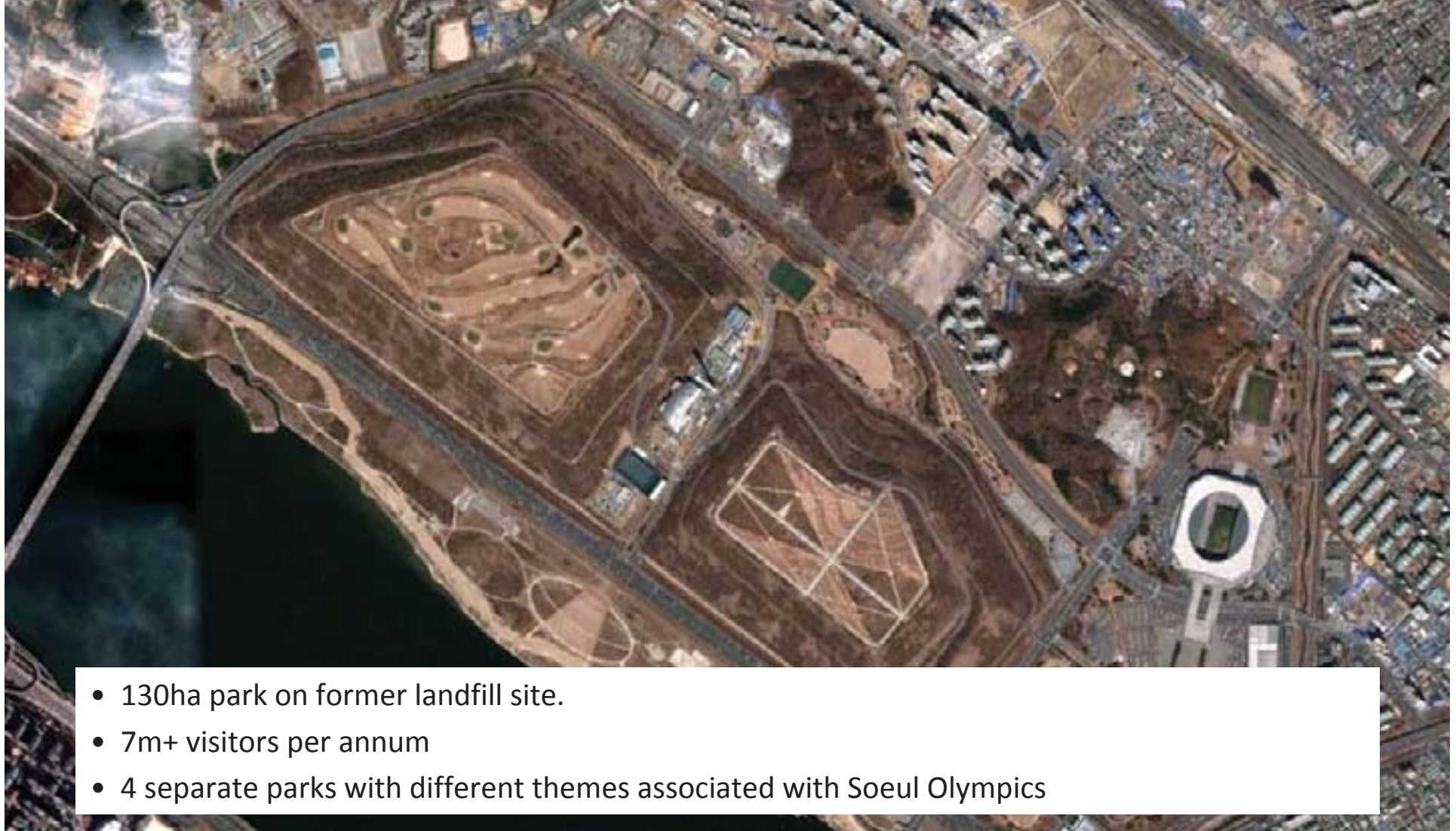
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Tramore Valley Park Masterplan

Sangam-Dong, Seoul



- 130ha park on former landfill site.
- 7m+ visitors per annum
- 4 separate parks with different themes associated with Soeul Olympics



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Sangam-Dong, Seoul



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Sangam-Dong, Seoul



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Sangam-Dong, Seoul



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Sangam-Dong, Seoul



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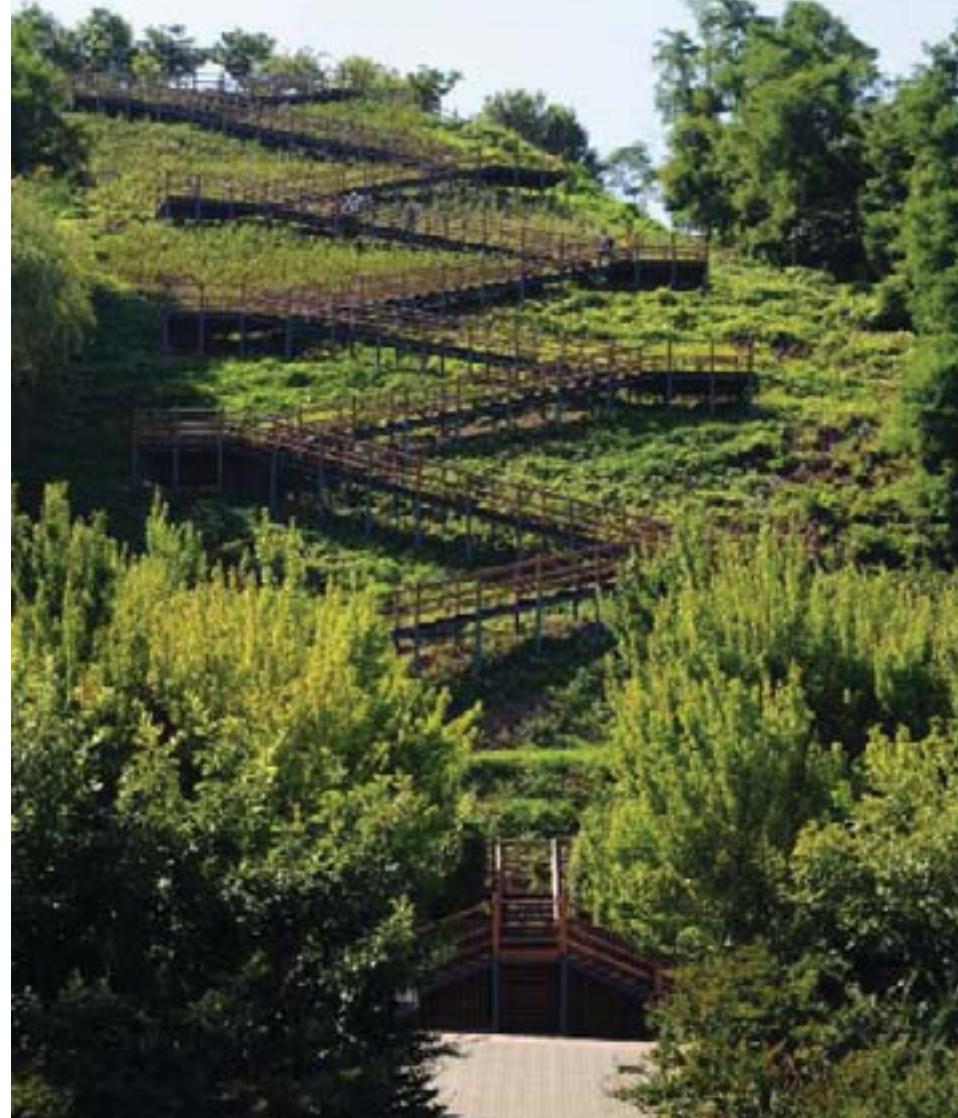


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Sangam-Dong, Seoul



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Camac Valley, Corkagh Demesne



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