

# The AIVP Days

Dublin - Ireland  
28 - 30 May 2015

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General Assembly  
and the AIVP Days

## “Working Waterfront”: a City-Port mix in progress

In partnership with:



**PANEL 5: WORKING WATERFRONT, A SPACE FITTING WITHIN ITS TERRITORY**

Friday, 29 May 2015: 14:15 - 15:30

*Nigel Bodell is Head of Port Development at the Port of Dover. The Port of Dover is Europe's busiest and most commercially successful ferry port. Acknowledged by UK Government as the best practice example of port master planning, the port is a critical and regulated part of UK national infrastructure facilitating in excess of 13 million passengers, nearly 5 million vehicles, and approximately 20,000 shipping movements per annum all contributing a significant proportion of UK GDP - circa £100 billion/annum. Nigel has over thirty years experience of planning and delivering development works in the port environment. With high-level client interface across a large project portfolio, currently leading a development team who specialise in planning and delivering a mix of marine, civil engineering and building projects within an extremely busy operational port. Has played a key role in the 30 year master plan for the Port of Dover and is the Programme Manager for Dover Western Docks Revival. Nigel is currently engaged on a consultancy commission in Taiwan to guide the major future development of three ports managed by Taiwan International Ports Corporation Ltd (TIPC). Is a Fellow of the Royal Institution of Chartered Surveyors, a Member of the Association for Project Management and a Registered Member of the Association for Project Safety. Nigel is a co-opted committee member representing maritime interests on PIANC UK. PIANC being the world association focussed on Waterborne Transport Infrastructure. Nigel is also a member and secretary on PIANC Working Group 158 - Masterplans for the Development of Existing Ports.*



**Nigel BODELL**  
Head of Port Development  
Port of Dover  
Dover, United Kingdom



**AU SERVICE DE DOUVRES  
(ROYAUME UNI)**

La présentation permettra de rappeler l'importance de Douvres dans le commerce britannique et intra-européen, facteur de croissance aux échelles locale et nationale, et d'exposer les objectifs et les principales orientations de la redynamisation des Western Docks de Douvres. Le projet pour les Western Docks ambitionne de combiner activités logistiques, portuaires et récréatives. Il permettra ainsi de préserver et renforcer de la capacité du port à être un catalyseur de renouveau local. Il démontre également les avantages de la collaboration avec la communauté locale et de l'implication des parties prenantes pour améliorer les relations ville-port.



**DELIVERING FOR DOVER (UK)**

The paper will address the importance of Dover to both the UK & intra-European trade, facilitating and enabling growth on a local and national level, and the aims and drivers of the Dover Western Docks Revival as a means of preserving and increasing port capacity to become a catalyst for local regeneration. The Western Docks project will combine logistics, port and leisure activities. The project also demonstrates the benefits of working together with the local community and the stakeholder engagement that can improve relationships between port and town.



**AL SERVICIO DE DOVER (REINO UNIDO)**

La ponencia permitirá destacar la importancia de Dover tanto para el comercio del Reino Unido como intraeuropeo, facilitando y permitiendo el crecimiento a nivel local y nacional, y de exponer los objetivos e impulsores del Renacimiento de los Dover Western Docks. Este proyecto de los Western Docks ambiciona de combinar actividades logísticas, portuarias y recreativas. Permitirá así de preservar e elevar la capacidad del puerto para ser un catalizador de la regeneración local. Demuestra también los beneficios del trabajo hecho con la comunidad local y de la participación de las partes interesadas en la perspectiva de mejorar las relaciones entre el puerto y la ciudad.

# AIVP - DELIVERING FOR DOVER

29 MAY 2015

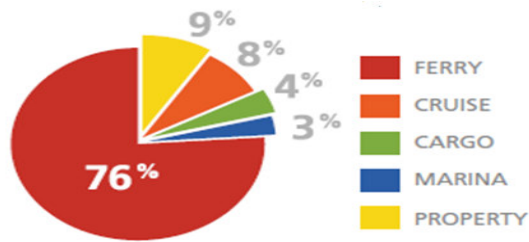


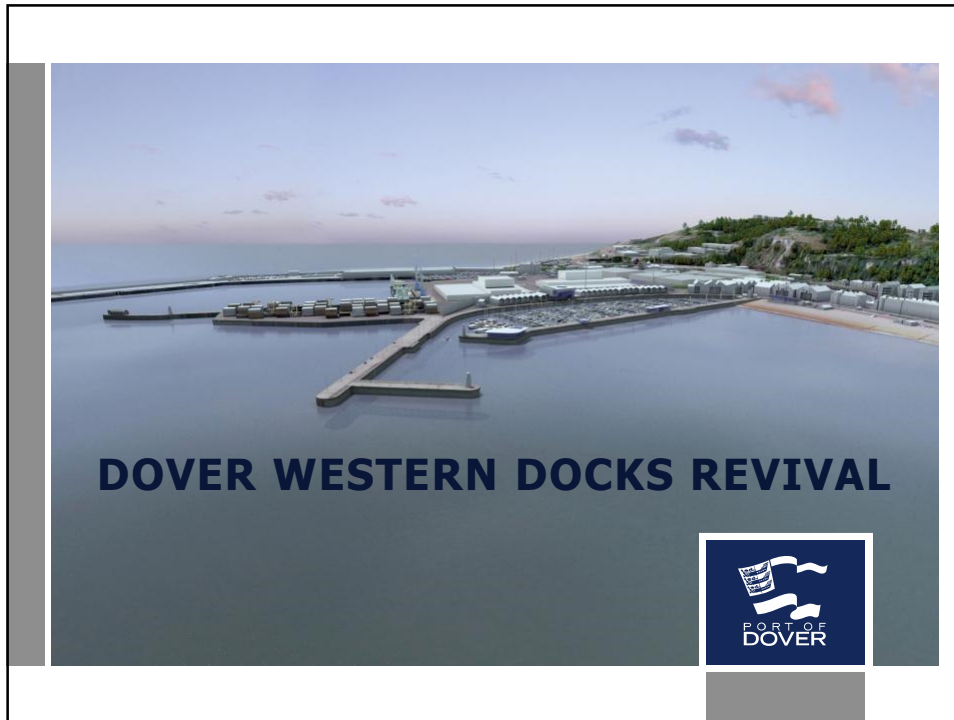
# PORT OF DOVER

## FUNDAMENTAL TO UK TRADE FLOWS

- Busiest ferry port in Europe
- **13 million** passengers
- **2.5 million** tourist vehicles
- **2.4 million** freight vehicles carrying goods worth an estimated **£100 billion**
- up to **150** cruise calls
- Essential to fast moving UK supply chain
- Essential to our trade with Europe
- **£85 million** capital investment plan to facilitate current and future trade

# TRADES AND CUSTOMERS

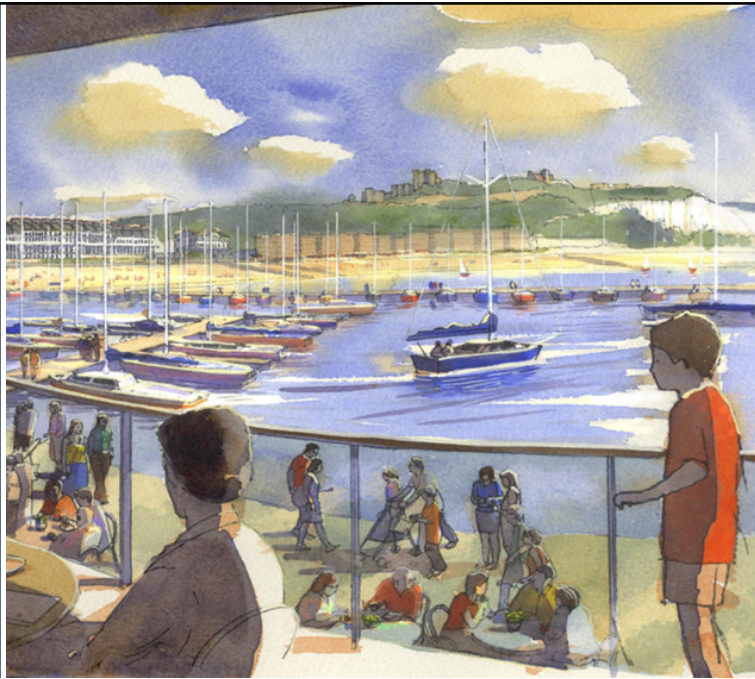




## DOVER WESTERN DOCKS REVIVAL – AIMS AND DRIVERS

- A **game changing** opportunity for the **regeneration** of Dover
- Part of a commitment to major investment secured through enhanced powers and **inward investment opportunities**
- Securing existing **employment** and creating new jobs
- Protecting **port capacity** and core business under the existing HRO for the long term

**REGENERATION OF  
DOVER**



**UNLOCKING OPPORTUNITIES AND  
CREATING DESTINATION DOVER**

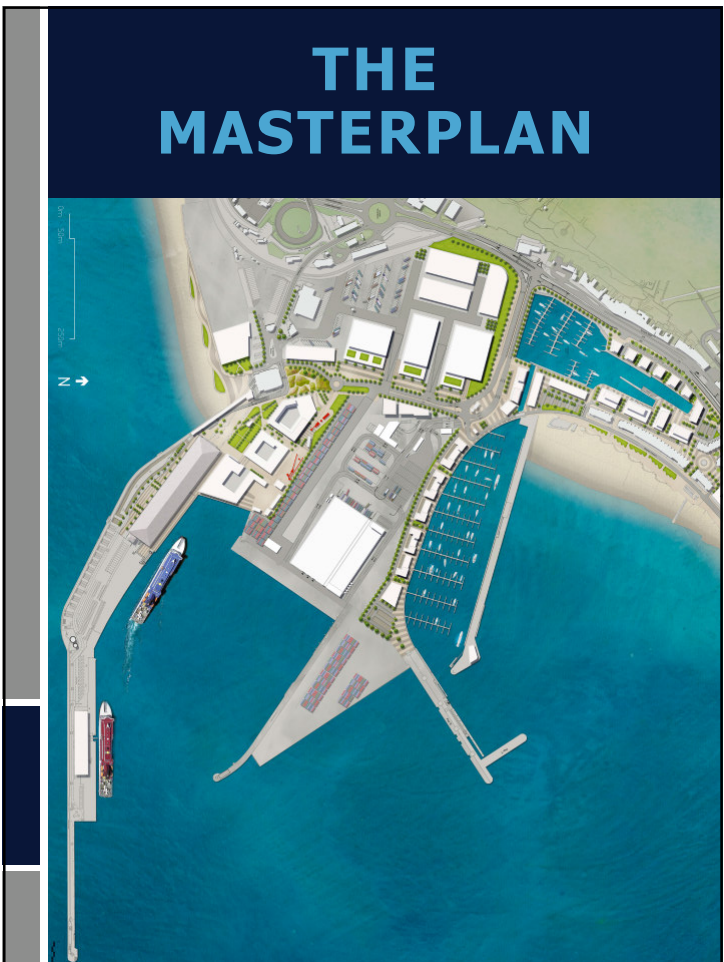


## **JOBS - AROUND 600 NEW JOBS APPROXIMATELY 140 RETAINED**



## **PROTECTING PORT CAPACITY UNDER THE EXISTING HRO FOR THE LONG TERM**







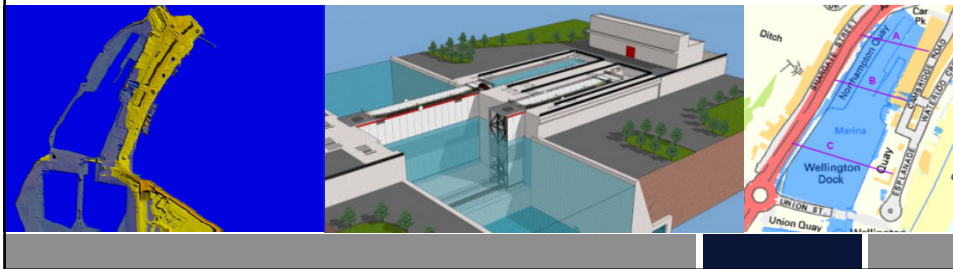


## CRUCIAL CONSIDERATIONS

- **Flood risk constraints**
- **Connectivity, access & traffic**
- **Geology & archaeology**
- **Heritage considerations**
- **Views & quality**
- **Economic context – the bigger picture**

# FLOOD RISK CONSTRAINTS

- Matter thoroughly examined - including the Dover District Council Strategic Flood Risk Assessment and a hydraulic modelling assessment of the River Dour.
- Dealing with tidal surge and flood prevention - newly proposed navigational access to the Wellington Dock.

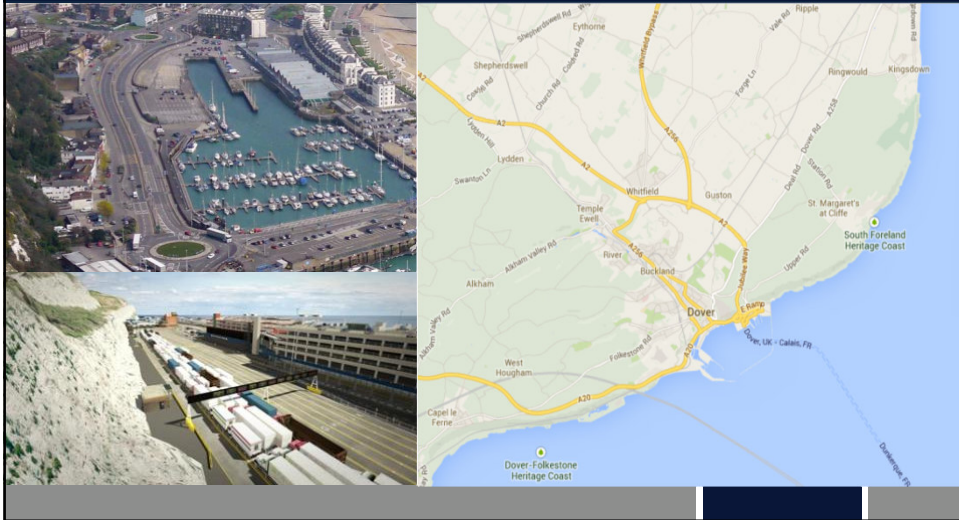


# SEPARATION OF TOWN/ CONNECTIVITY

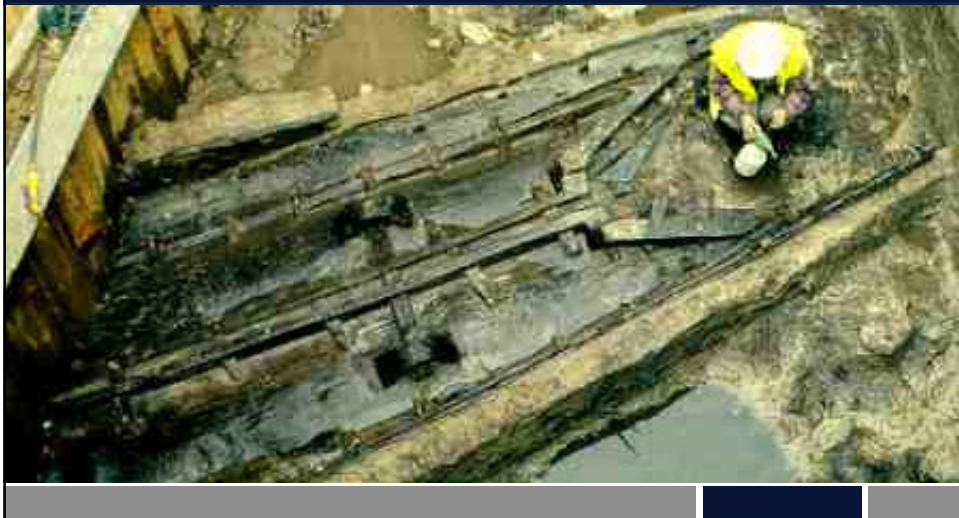


Enhancements to the existing underpass to improve pedestrian and cycle connectivity through a safer and more attractive environment. Featuring pop-up kiosk spaces, innovative lighting and a programme of activities.

## TRAFFIC IMPROVEMENTS



## GEOLOGY & ARCHAEOLOGY BENEATH THE SITE



## CELEBRATING OUR MARINE HERITAGE



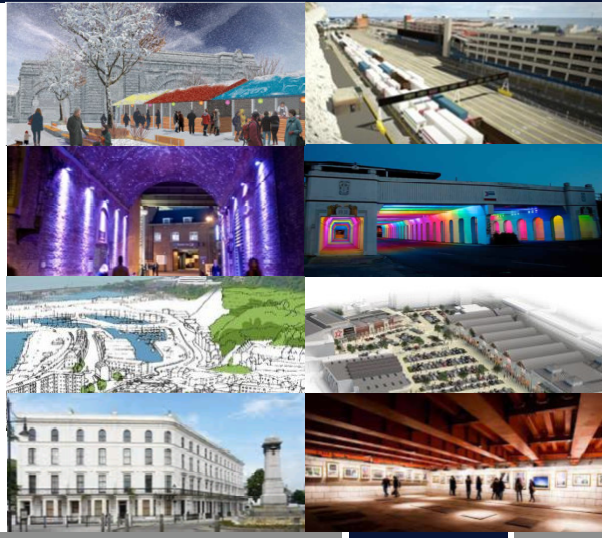
## VIEWS & QUALITY

- Views to/from Dover Castle
- Views from the Western Heights
- Views from Waterloo Crescent
- Maintaining Wellington Dock
- Relationships with & use of heritage assets
- Quality development versus economic case?



## THE BIGGER PICTURE

- Board commitment to commence the project - £120 million
- Existing & future port projects - £85 million capital investment plan
- Traffic Management Improvements
- Berths
- Heritage projects
- Regeneration of the area
- JV & business opportunities



## WIDER OPPORTUNITIES IN THE AREA

- Dover Town Investment Zone (leisure and retail)
- Discovery Park Enterprise Zone (housing, hotel and new commercial units)
- Betteshanger Sustainable Business Parks
- White Cliffs Business Park (Business Units)
- Deal Business Park (light industrial)
- Fort Burgoyne (heritage)
- Whitfield Urban Expansion (housing and new village centre)
- Western Heights (housing, hotel and conference centre, heritage)
- Farthingloe (housing, community facilities)
- Buckland Mill (housing, community facilities)
- Aylesham Garden Village (housing)
- Kearsney Parks for People (heritage, HLF funded project)
- Hammill Brickworks (housing, light industrial)
- Salvatori site (housing)
- Elysium Park (housing)

