

## Introduction

Thank you for taking the time to view the development proposals for a new public space, leisure destination and amenity space at City Quays, being brought forward by Belfast Harbour.

The information within this pack is presented as part of the community consultation for these exciting plans.

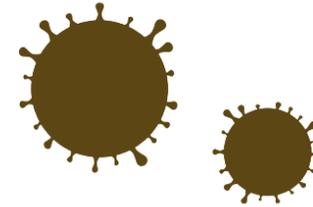
## How you can provide feedback

In light of the ongoing COVID-19 situation new methods have been introduced to help you provide feedback on our proposals. We will be using a number of online engagement tools in addition to a consultation phone line and dedicated email address as part of our community engagement.



Artist's impression of proposed open space

## Community consultation during COVID-19



To provide opportunities to engage there are a number of ways the community can find out more about the proposals and how Belfast Harbour plans to deliver a sustainable and cohesive development.

### How to find out more



Visit: [www.cqgardens.co.uk](http://www.cqgardens.co.uk)

Our consultation website presents information on the proposal. You can browse our plans, live chat with a member of the team, download information documents, and complete an online feedback form.

### Join our digital public information event

We will be hosting a public information event online using Zoom (a video call tool) from **6pm-7pm on Wednesday 13<sup>th</sup> October 2021**.

Just like a face-to-face event, members of the project team will present the scheme at this event and be available to respond to any queries or listen to any feedback.

If you are unable to join the digital drop-in event and would like to receive information on the plans posted to your home, please contact the team using the project email address or telephone number.



Email: [contact@cqgardens.co.uk](mailto:contact@cqgardens.co.uk)



Website: [www.cqgardens.co.uk](http://www.cqgardens.co.uk)



Consultation Phone-line: **0808 1688 296**



Write to us: **Turley, Hamilton House, 3 Joy Street, Belfast BT2 8LE**

## Join our digital public information event

You can use the live chat on the consultation website ([www.cqgardens.co.uk](http://www.cqgardens.co.uk)) to talk to a member of the project team who will be available Monday - Friday, 9am - 5pm to respond to your queries.

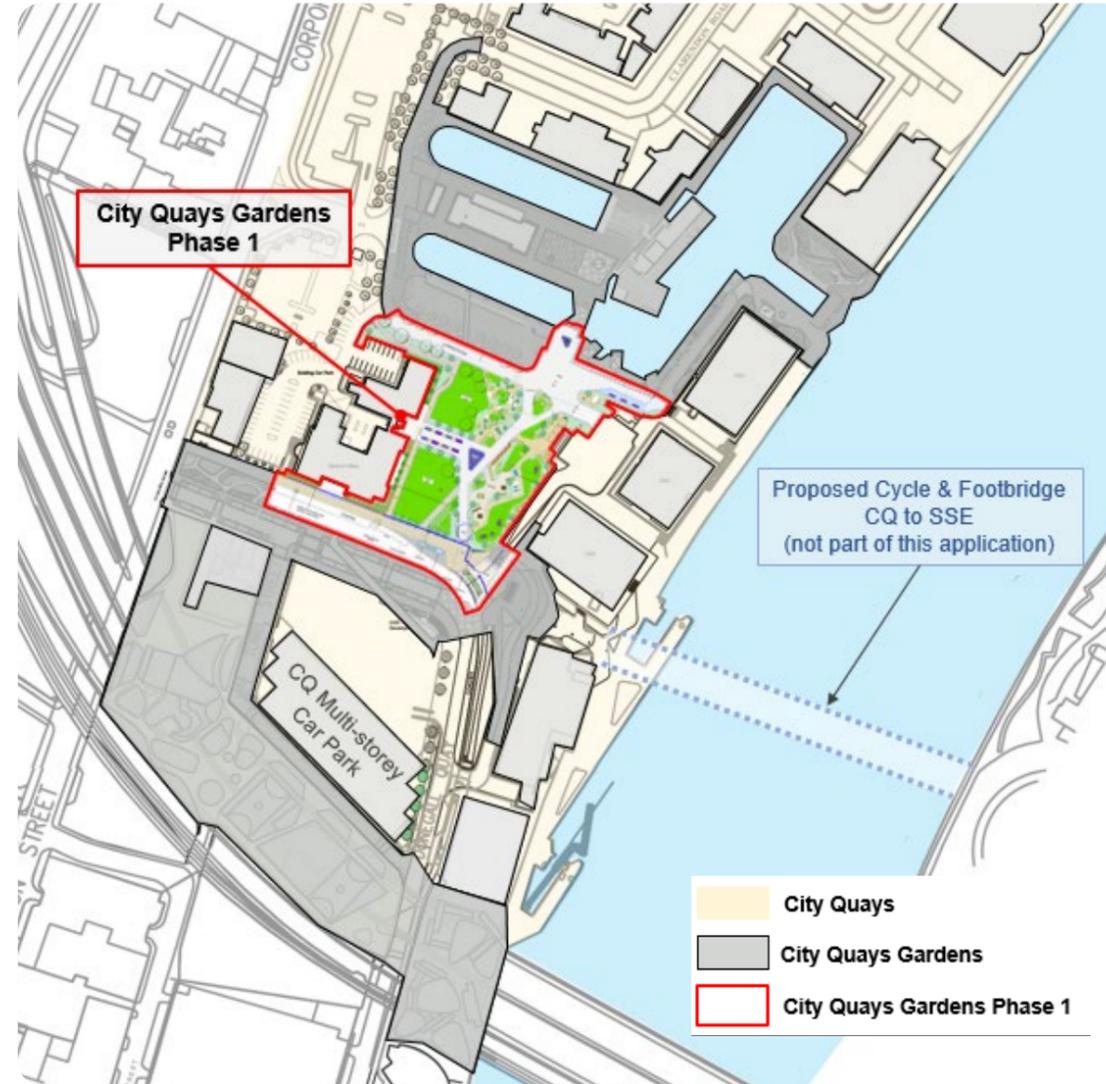
- ➔ ➊ Register for our digital drop-in session by visiting [www.cqgardens.co.uk](http://www.cqgardens.co.uk)
- ➔ ➋ Join us for your booked slot by using Zoom on your computer or by downloading the Zoom app. (You will find user instructions on the website above)
- ➔ ➌ Hear from our project team on current thoughts in relations to the development plan and get a chance to ask your questions via the Q&A session.
- ➔ ➍ Provide your feedback using our consultation website.

## Our Vision

### Planning Context

The City Quays Gardens proposals aim to develop a new leisure area, creating a safe year-round destination and amenity space at City Quays, for everyone.

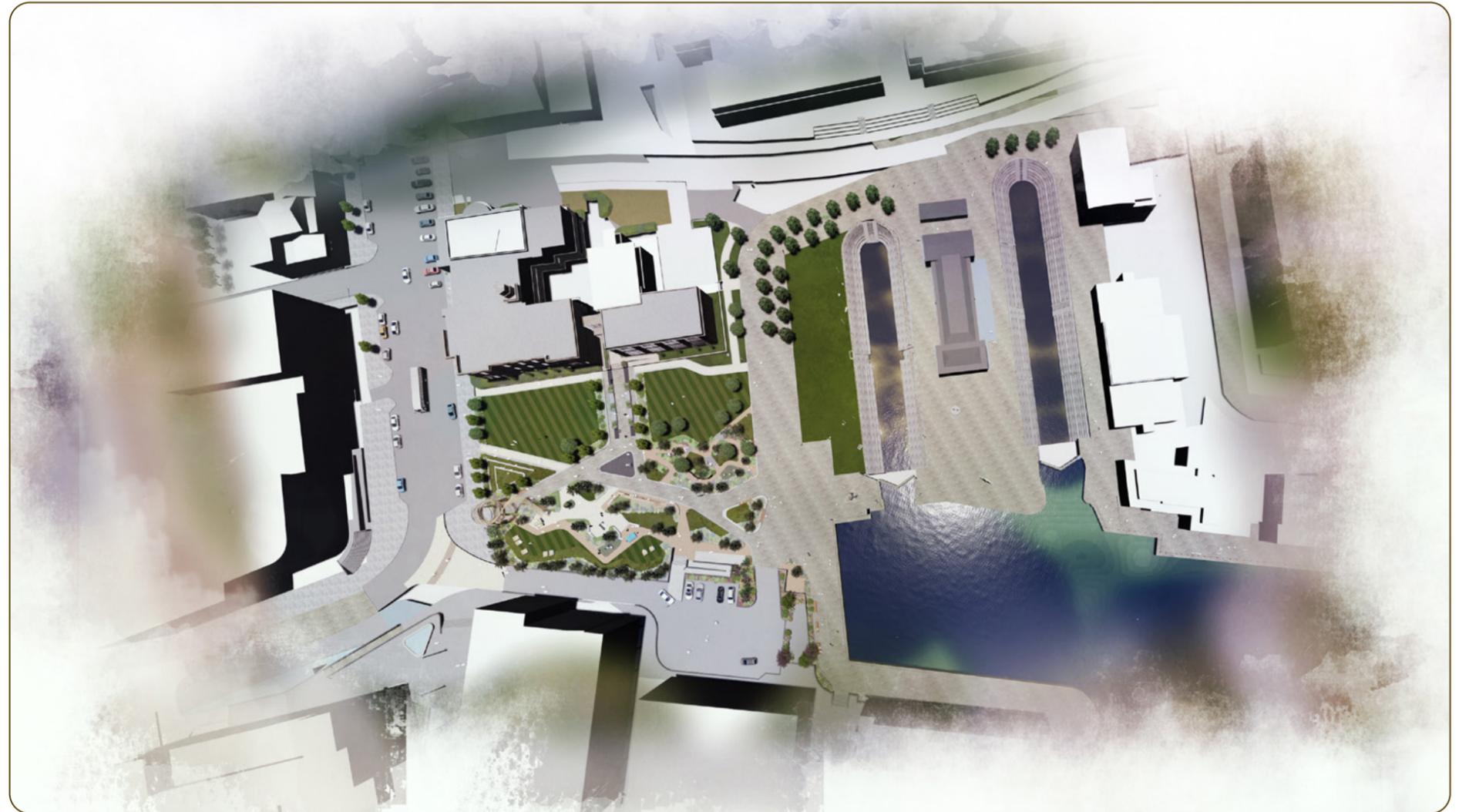
Phase 1, adjacent to the Harbour Office building, is coming forward with a planning application later this year. Prior to submission of the plan we want to hear your views.



CQG in the context of City Quays masterplan

## Our Proposals

City Quays Gardens will integrate Belfast's rich maritime heritage as a Port city into the design, creating a new green space that provides a positive contribution to the area's place-making and recognises Belfast Harbour's socio-economic significance within the City.



City Quays Gardens Masterplan

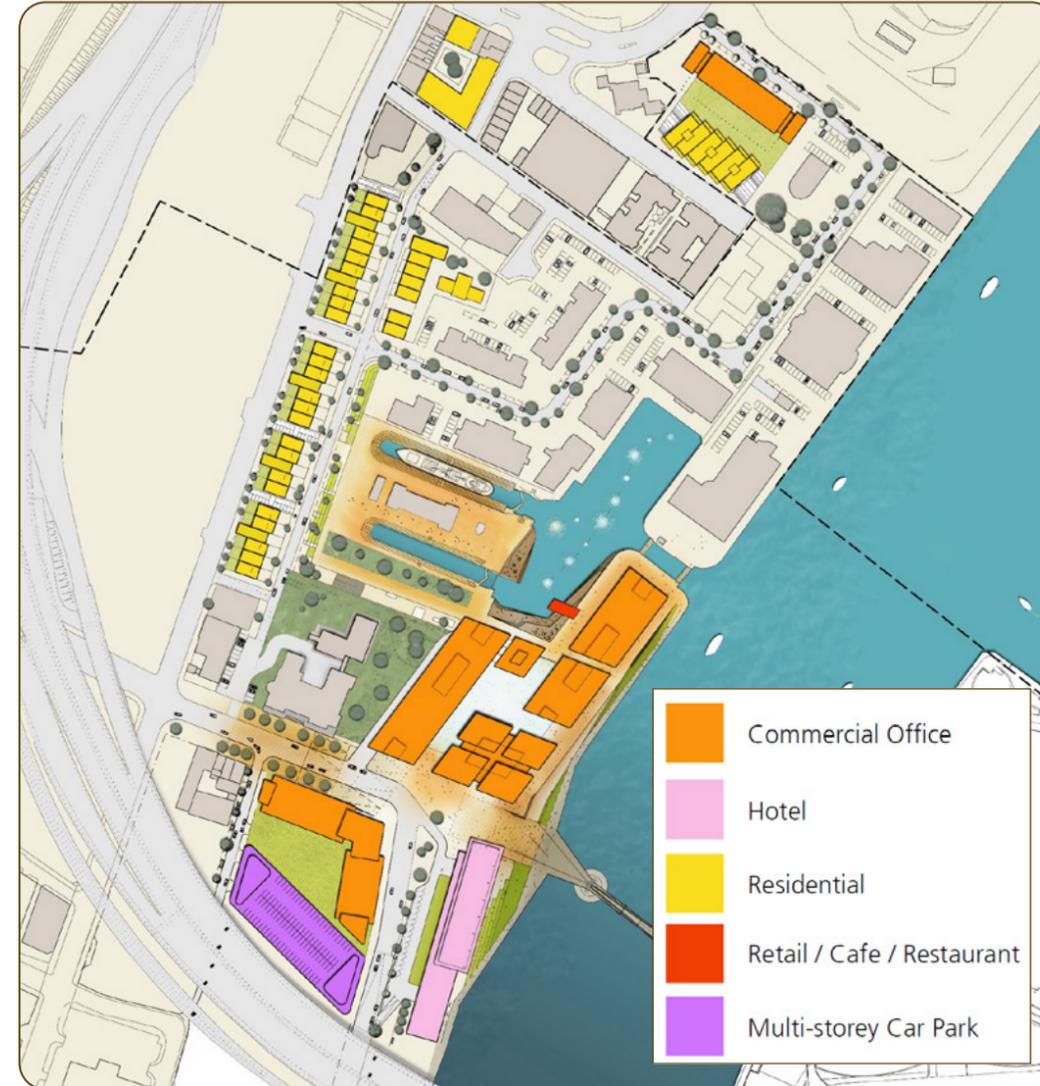
## Site Context

The wider site is currently undergoing transformation, and significant investments being taken forward as part of the masterplan for the site include:

- City Quays I and II Grade A office developments,
- Multi-storey car park
- New river front public realm
- The AC Marriot Hotel, and
- the currently under construction City Quays III office development.

## City Quays Gardens Masterplan

The proposed Masterplan for City Quays Gardens consists of four phases. Phase 1, is the subject of the current voluntary pre-application community consultation.



Current and proposed uses surrounding the development site



Overview of proposed site with master plan buildings

## Project overview

City Quays is already one of Belfast's most exciting and sustainable real estate developments.

City Quays Gardens will create new green amenity space, connecting to the city and transforming our public realm creating fresh, vibrant and attractive public spaces for all.

### Features include:

- Extensive planting and landscaping
- Events lawns, amphitheatre style seating
- Leisure & outdoor work spaces
- Improved pedestrian & cycle connections
- Public Art Trail
- Iconic 'Nest' to create landmark gateway
- Feature lighting
- A SMART place to work and relax, with public 5G WiFi



Overview of Phase 1

## Maritime-inspired Design

The public realm design is influenced by the site's unique industrial and ship building heritage and the River Lagan waterside location. Building upon the Maritime Mile aspirations, the proposals seek to integrate but differentiate City Quays Gardens from the wider waterfront to define this as a destination and place in its own right.



Proposed site layout

## Heritage-led Regeneration

The design of City Quays Gardens puts heritage and sustainability at its heart.

Existing historical artefacts will be protected, conserved and made accessible for visitors in terms of interpretation, understanding and physical access as part of restoration works.

The Historic Environment Department (HED) will continue to be consulted throughout the development process.

### Story-telling trail

A series of feature seats and benches within the gardens will tell the story of Belfast Harbour. They will form focal points and start the beginnings of a City Quays heritage trail which will complement the wider Maritime Mile activity and improve connectivity in to the City.



## Open Space

City Quays Gardens will be a community area that is open and accessible to all. It will use innovative design, creating a unique community amenity that will integrate technologies and unlock outside space for agile working.

### *Public Realm*

A design language of walls and edges will make subtle reference to the architecture of ships and the ebb and flow of the tide. The development also includes a planting strategy to reflect the coastal environment and create a unique character for City Quays Gardens.

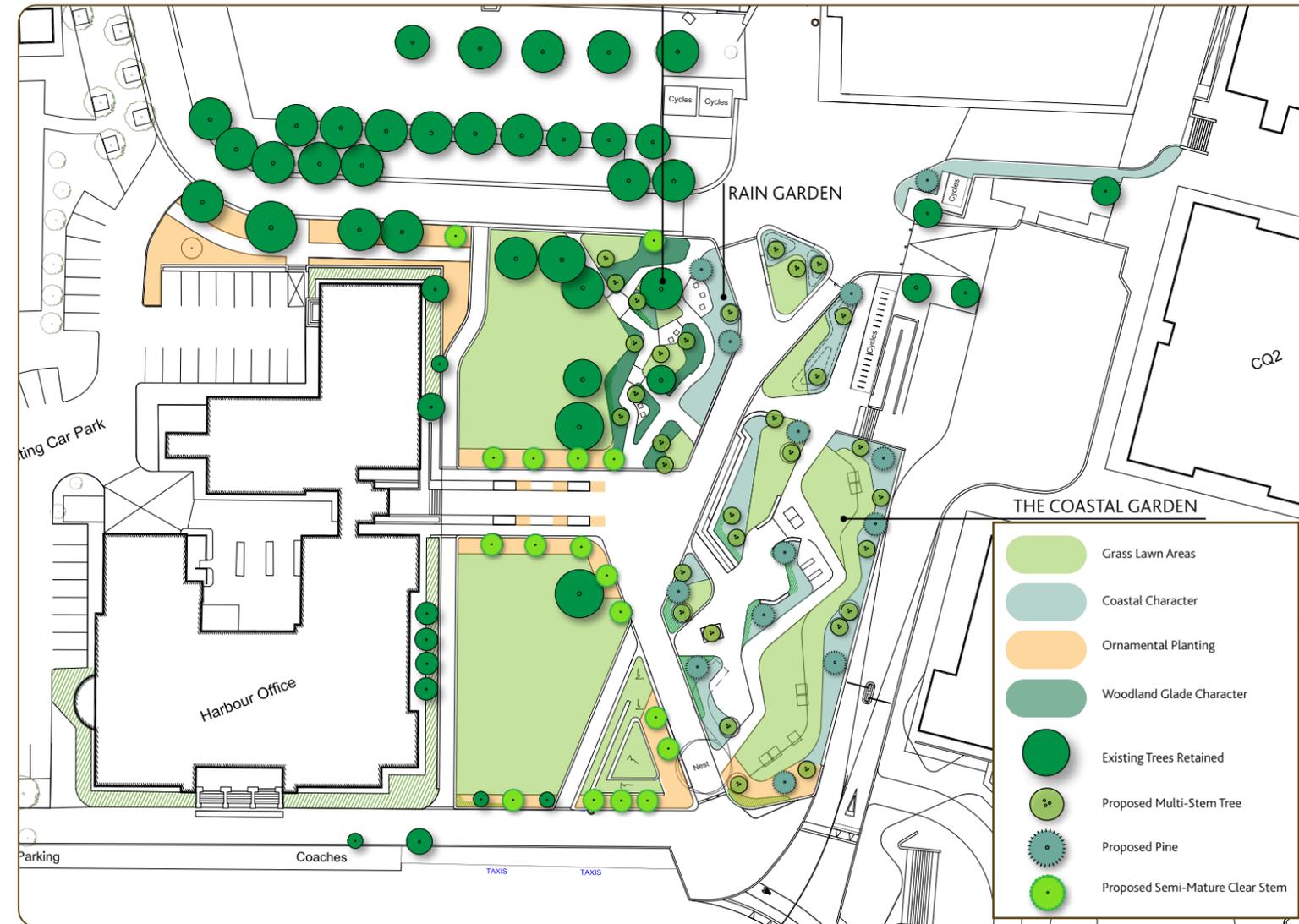


## Landscape Design

The landscaping strategy of the proposed development will seek to define the City Quays character and makes reference to the old and new uniting the waterfront and heritage assets. Similarly the design of the public realm will include a suite of playful street furniture reflecting a key harbour aspiration of celebrating maritime heritage and sustainability.

The soft landscaping strategy includes:

- Ornamental planting to building entrances and key gateways;
- Two defined garden spaces - The Glade and The Coastal Garden;
- The Glade will embrace a woodland character with denser tree cover, a mix of multi-stem and clear stem specimens will be complemented by woodland edge and under-storey bulb and perennial planting;
- The Coastal Garden will have a more open, sunny aspect with a mix of coniferous and deciduous coastal trees complemented by a drought tolerant grass and perennial mix;
- Evergreen hedging will provide enclosure, shelter and winter structure;
- Amenity lawns will be positively drained to ensure optimum usage and appearance;
- Existing trees will be retained where possible;
- Semi mature tree avenues denote key routes and gateways.



Soft landscaping plan

## All-season Attraction

The design maximises sunny, south-facing aspects for leisure activities with street furniture placed to make the most of sunny aspects.

The retention of mature trees, new evergreen hedges, earth mounding, art screen and planting enclosures will help to mitigate wind across the gardens.

Hedges are placed to shelter seating areas from south westerly prevailing winds. Shade and shelter are provided by tree canopies and pergola structures.



## Environmental Excellence

City Quays Gardens will help create a 'Clean, Green Port for Everyone' and support the delivery of Belfast Harbour's 'Green Port' ambitions:

- Increase bio-diversity and urban greening, improving air quality.
- Reconnect communities to the waterfront and marine environment, through sustainable design.
- Consider flood risk issues and integrate proposed flood alleviation measures.

## A Public Realm for All

The public realm at City Quays aims to re-green the urban waterfront, enhance the environment for people and wildlife and reconnect and educate visitors about the Lagan landscape.

## Re-greening strategy

The re-greening of City Quays Gardens is a key element of the design vision. The scheme aims to enhance biodiversity, improve air quality, create shade and shelter, improve connections to nature and respond to and reflect the natural Lagan landscape.



## One Planet Living

One Planet Living seeks to create a world where everyone, everywhere lives happy, healthy lives within the limits of the planet, leaving space for wildlife and wilderness.

City Quays Gardens will be the first One Planet Living development in Northern Ireland, and will focus on ten key principles:

- |  |   |
|--|---|
|  <i>Health and happiness</i>      |  <i>Local and sustainable food</i> |
|  <i>Equity and local economy</i> |  <i>Travel and transport</i>      |
|  <i>Culture and community</i>   |  <i>Materials and products</i>   |
|  <i>Land and nature</i>         |  <i>Zero waste</i>               |
|  <i>Sustainable water</i>       |  <i>Zero carbon energy</i>       |



ONE  
PLANET  
LIVING

## Sustainable Design

City Quays Gardens will be developed using a number of sustainable construction and development interventions to ensure the space meets zero energy and water usage targets.

Sustainable design elements will include:

- new habitat creation and enhanced biodiversity
- urban greening
- sustainable and active travel advocacy
- zero net energy usage
- zero net water usage
- sustainable drainage features
- site materials reuse
- community outreach
- biophillic design approach
- promotion of eco-tourism.



## Community Vibrancy

City Quays Gardens will support the 'Port for Everyone' Agenda as it seeks to:

- Enhance Social Value for local residents and the City
- Create a sense of place that better connects communities to the regeneration within City Quays, enhancing the investment value of the area
- Accommodate a range of small to medium scale occasional events and a 24/7 year-round attraction for a diverse range of users;
- Create an area which supports the vibrancy and attraction within the built developments of City Quays and provides a unique public realm space in the heart of the area
- Create a year-round programme of animation delivered in conjunction with Maritime Belfast Trust.



## Community-led Design

The Gardens will offer a space to promote interaction, community gathering, improved health and well-being of visitors and local communities.

There will be a number of physical interventions involved in the design of City Quays Gardens that are conducive to promoting community interactions all-year round including:



### Lighting

Dramatic lighting will be in place to guide visitors to and through the gardens via a series of destinations



### Amenity and event infrastructure

The public realm has been designed to accommodate small to medium sized events in a variety of locations across the gardens. It is envisaged that the events spaces could be used in isolation or together to a combined capacity of circa 2,200 guests.



### Street Furniture

There will be a variety of street furniture in the Gardens to both attract visits and increase dwell time.



### Physical Interventions

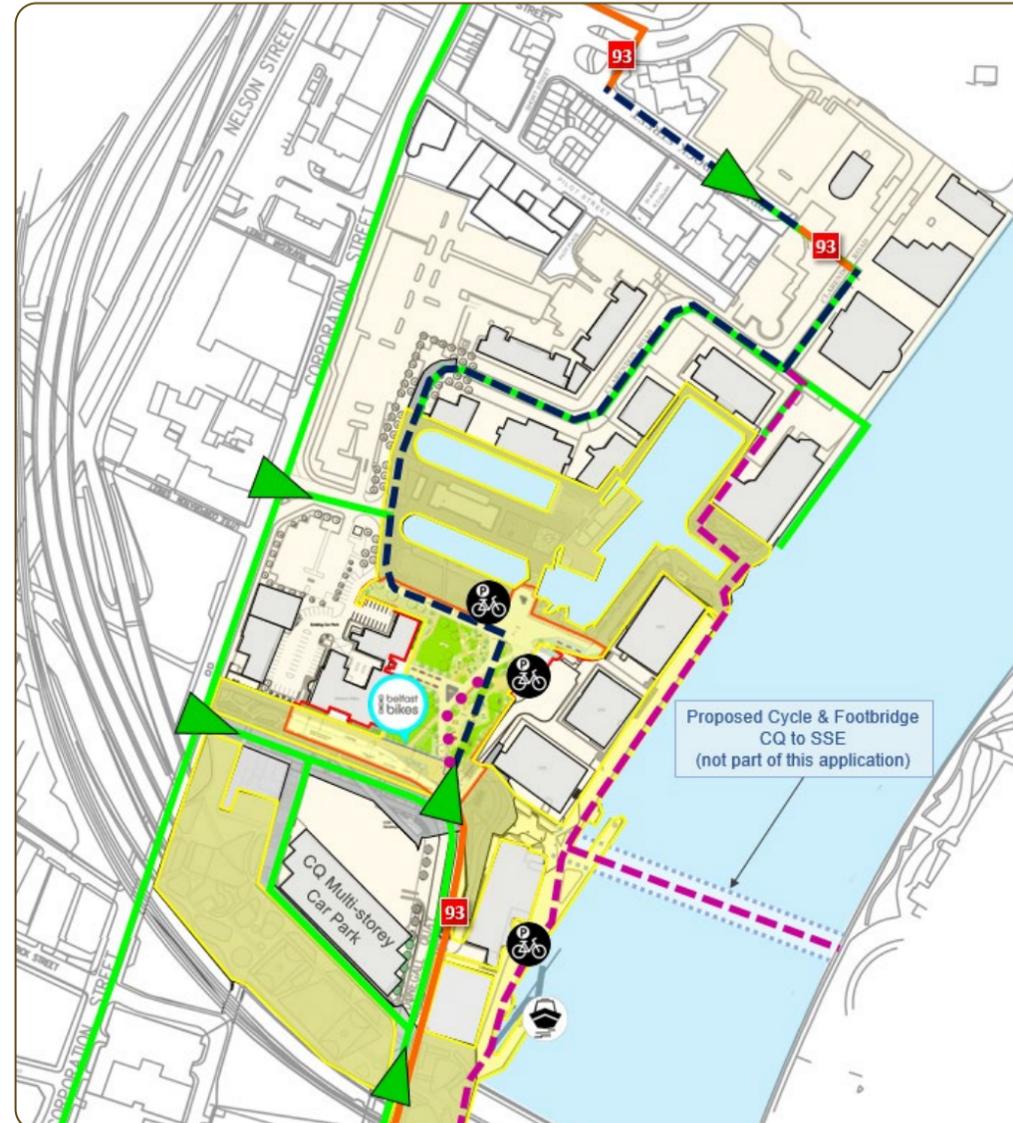
Physical interventions may include street maps, fingerposts, interpretation panels, etc. complemented by digital and interactive wayfinding.



## Sustainable Travel

City Quays Gardens will seek to fulfil the following sustainable travel objectives:

- Enhance cycle connections and cycle parking/facilities and be cognisant of the proposed future Lagan pedestrian/cycle bridge.
- Encourage sustainable transport use through integration of public transport (buses, taxis, Belfast Bikes and water taxis) making connections to the wider public transport network.
- Apply Sustainable design and construction, re-greening an urban waterfront into an attractive outdoor space for use by all.



-  Active Travel Zone
-  Active Travel Access Point
-  Active Travel Corridor
-  Existing National Cycle Network Traffic-free Route
-  Existing Named Cycle Route On-road not on National Cycle Network
-  Potential Localised Amendment to Existing Cycle Route
-  Possible Alternative Formal Cycle Route
-  Cycle Parking
-  Belfast Bikes Station
-  Water Taxi

## Active Travel & Public Transport



### Active Travel

City Quays Gardens is proposed as a public realm space permeable to active travel. There is a clear focus on creating sustainable travel and transport in City Quays Gardens in order to meet the wider goal of achieving One Planet Living across the development.

The proposals include a potential off-road alternative cycle route along the waterfront which may also form a direct connection to the possible new pedestrian and cycle bridge. The Gardens will reconnect the National Cycle Network.

The plans will review the possibility of facilitating the relocation and/or extending the existing Belfast Bike Station near the site.



### Public Transport

The City Quays Gardens site is in close proximity to a range of public transport halts including Translink metro bus stops and Glider halts and York Street Railway station. It is Belfast Harbour's ambition that the Glider (G2) route will be extended to service City Quays with its already established critical mass of occupiers and visitors.

The site benefits from being located a short walk from the heart of the city and its wider public transport network.



### Car Parking

City Quays Gardens seeks to prioritise sustainable and active travel and does not include plans for car parking development (However there is a multi-storey carpark within the City Quays development).

The relocation of some existing surface car parking spaces to the recently constructed City Quays Multi-story Car Park (CQ MCSP) is required for the Phase 1 storey.

## Connectivity

City Quays Gardens will play a key role in enhancing connectivity in this area of Belfast and will aim to:

- Create a new outdoor destination space, attracting people to and from the City and the waterfront.
- Minimise the dominance and impact of the Cross Harbour Bridge road infrastructure to unlock connectivity to the city centre and waterfront.
- Better connecting local communities (old and new) to the waterfront and city– Sailortown and North Belfast, East and South Belfast (Short Strand, Markets) Ulster University (new campus students).



## Traffic and Access

### Access

City Quays Gardens will require the permanent closure of the existing access to Clarendon Dock on Corporation Square. The internal site will only be made accessible to blue light and service vehicles. This will help to encourage active travel use.

The nearest existing internal drop off zone is located outside the City Quays 2 office development.

It will also require the relocation of some existing surface car parking spaces to the recently constructed City Quays Multi-storey Car Park (CQ MSCP).

The suite of street furniture will include a variety of signage and wayfinding elements.

### A new city asset

Building on Belfast Harbour's support of Sailortown and North Belfast the Gardens will be an asset on the doorstep in communities, connecting them to the City and vice versa.

### Traffic

City Quays Gardens will host some occasional events such as the proposed amphitheatre (80 seat capacity), however its primary daily purpose is a public realm area designed to enhance amenity at City Quays and encourage active travel.

The first phase of the development isn't expected to generate significant vehicular trips to the area during the typical AM and PM peak weekday commuter hours.



## The Project team

Belfast Harbour is supported by a multi-disciplinary team taking forward this project:

GILLESPIES

AECOM

RPS

  
Doran  
CONSULTING

Turley

CONSARC

STUDIO  
FRACTAL

 semple  
mckillop

 WHStephens  
EST 1865

## Listening to feedback



### Community Consultation and COVID-19

In light of the current situation and COVID-19 social distancing measures, new regulations have been introduced to help you provide feedback on our proposals. In line with new guidance, we will be using online tools as well as remote feedback channels to gather your comments on our plans.

To submit a feedback form, please visit [www.cqgardens.co.uk](http://www.cqgardens.co.uk). Alternatively, you can request a feedback form and submit your feedback via the channels below:

#### Write to us

 Turley, Hamilton House,  
3 Joy Street, Belfast,  
BT2 8LE

 [contact@cqgardens.co.uk](mailto:contact@cqgardens.co.uk)

#### Talk to us

 0808 1688 296

 [www.cqgardens.co.uk](http://www.cqgardens.co.uk)

Please visit our website for more information and to find out more about our proposals and how to engage with our team.

Your views are important to us and we welcome all feedback on the new proposals. Please note the deadline for feedback is **Wednesday 20<sup>th</sup> October**.