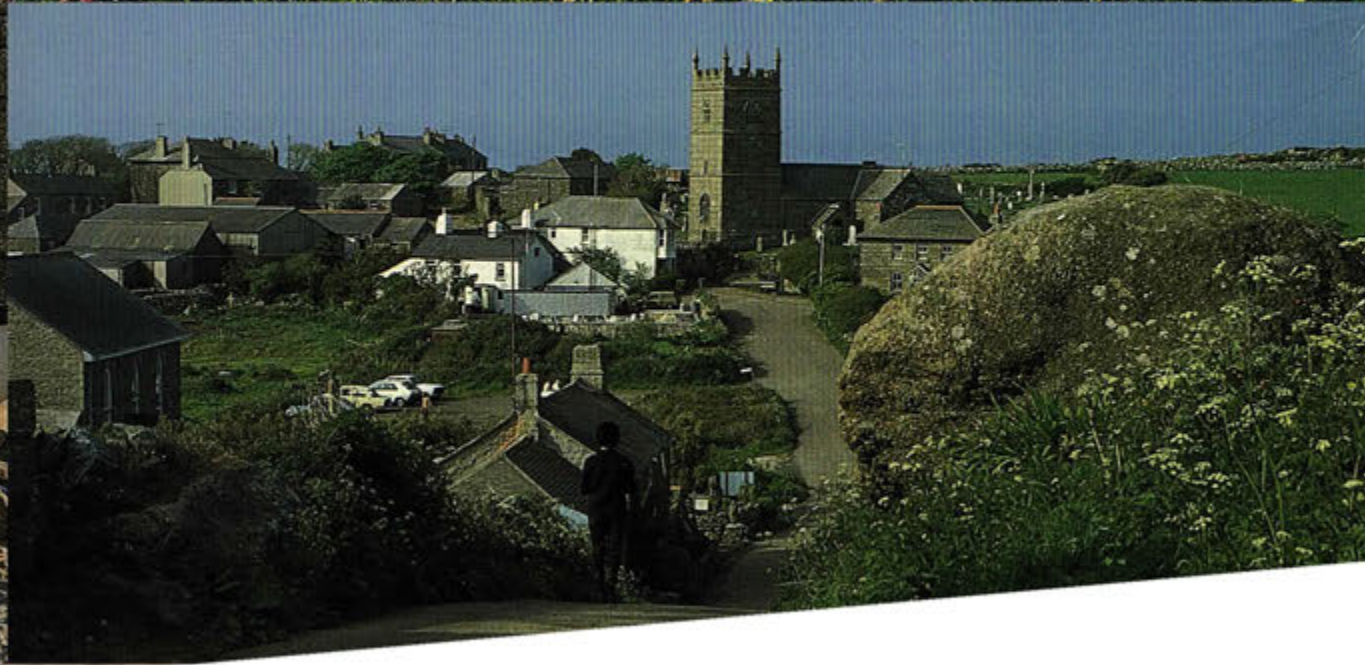
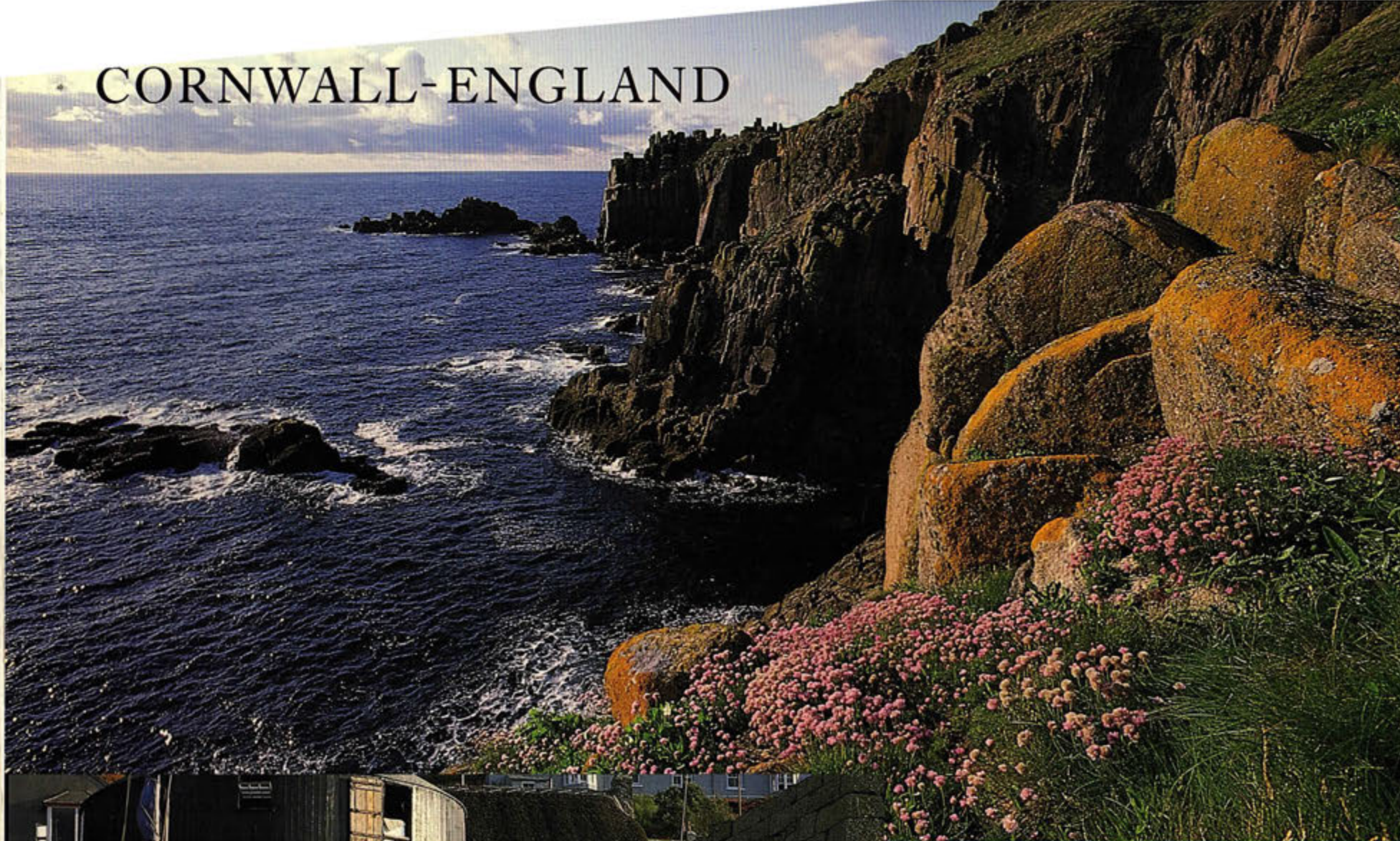


Hayle Harbour

CORNWALL, ENGLAND

Potentially one of Europe's most exciting leisure, commercial and residential waterside investment opportunities this century.

CORNWALL-ENGLAND

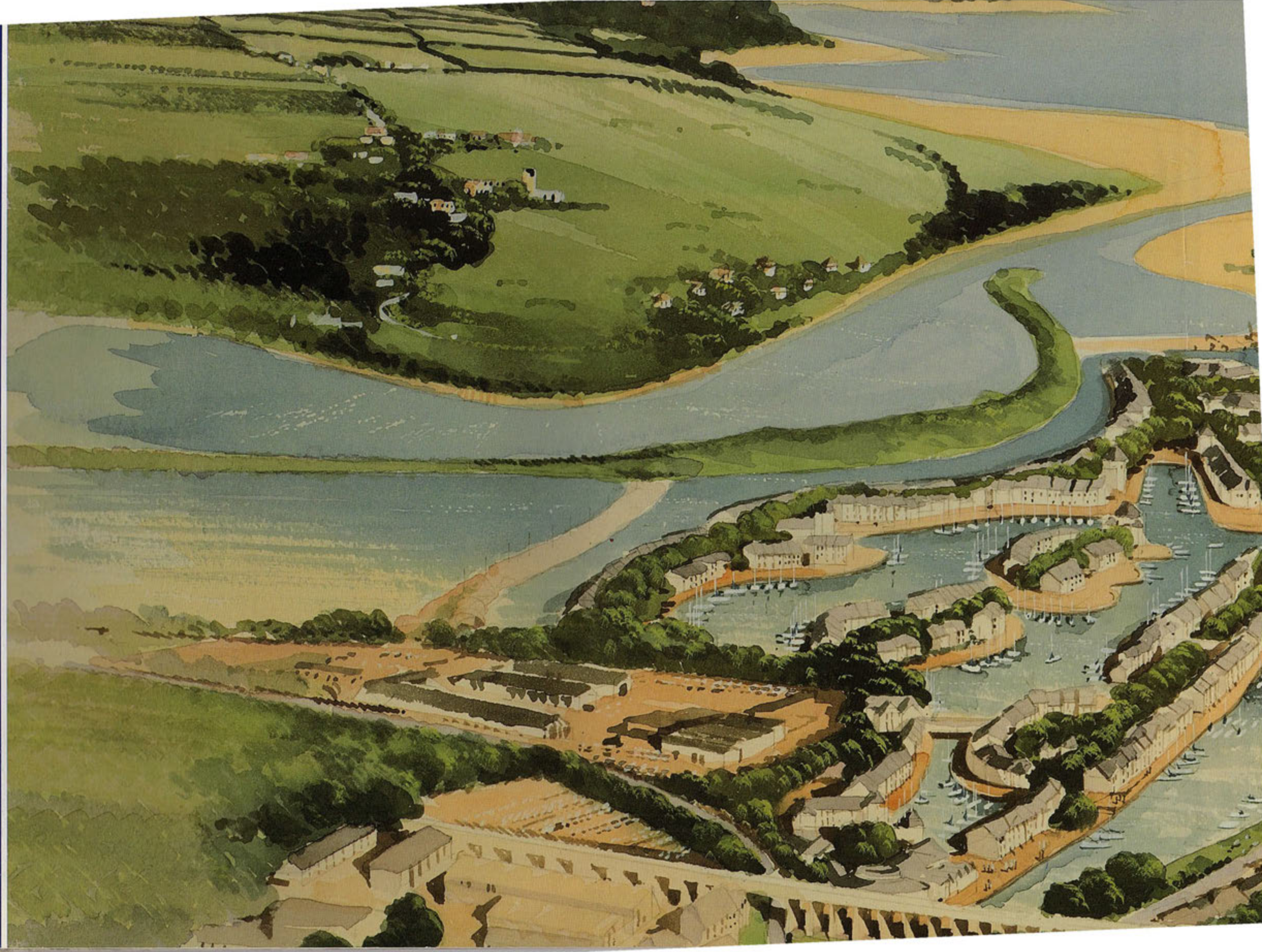








Port Grimaud, South of France





Hayle Harbour Act 1989

CHAPTER xii

ARRANGEMENT OF SECTIONS

PART I PRELIMINARY

Section

1. Short title.
2. Interpretation.
3. Incorporation of Harbours, Docks, and Piers Clauses Act 1847.

PART II WORKS

4. Power to construct works.
5. Works in harbour.
6. Dredging.
7. Tidal works not to be executed without approval of Secretary of State.
8. Provision against danger to navigation.
9. Abatement of works abandoned or decayed.
10. Survey of tidal works.
11. Permanent lights on tidal works.
12. Lights on tidal works during construction.
13. Diversion and temporary stoppage of footpaths.

ELIZABETH II



1989 CHAPTER xii

An Act to establish The Hayle Harbour Company Limited as a harbour authority and to confer upon that company certain powers to enable them to operate Hayle harbour as a public harbour undertaking; to construct works in the harbour; and for other purposes.
[27th July 1989]

WHEREAS—

(1) The Hayle Harbour Company Limited ("the Company") operate the harbour facilities at Hayle harbour ("the harbour") in Cornwall:

(2) Commercial operations other than fishing at the harbour have declined and facilities for the fishing fleet are in need of improvement:

(3) The entrance to the harbour is dangerous and the absence of a marked and dredged channel has contributed to the decline of the harbour:

(4) It is expedient that the Company should be given certain other powers in order to ensure that the harbour is efficiently managed and to secure its commercial future:

It is expedient that the Company should be authorised to construct works at the harbour:

It is expedient that the Company should be constituted harbour authority for the harbour:

A map showing the area of jurisdiction as defined by this Act was in the month of November 1988 deposited in the office of the Clerk of the House of Commons and in the Private Bill Office, House of Commons, and the Company and is in this Act called "the map".

Hayle—putting the case for a viable and dynamic fishing industry

The fishing industry plays a crucial role in the economies of both Cornwall and Devon. Over 25% of the total UK fish catch is landed in their ports.

Hayle's harbour activities still exist but they have rapidly deteriorated over the years through the neglect of the harbour, the silting up of the approach estuary and through the provision of quite inadequate land based handling facilities.

There is therefore, an important opportunity at Hayle; the ability to build a shell fishing activity which will be profitable and will subsequently create a maritime ambience giving life to a fishing and yachting port.

Hayle lies close to some of the richest shell fishing grounds in Europe. It is one of only two North Cornwall ports capable of handling both the larger modern fishing boats and coasters of up to 3000 tonnes, the



mainstay of contemporary fleets.

In establishing the port, it is envisaged that live shell fish holding tankage with an advanced seawater circulating system design to hold 10 tonnes of fish would be introduced together with an ice plant with 2 tonnes per day capacity and storage for 8 tonnes. In addition to this, a cold store holding 100 tonnes of frozen bait would be built with a chilled fish holding area and facilities for securing the storage of the fleet's fishing equipment.

Hayle has the capacity, the skilled labour force, the land availability and the strategic location to make it an outstanding investment opportunity and so ensure the town's emergence as a major force within the European Economic Community.





Today's vision of tomorrow's Hayle

In 1988 Peter de Savary, recognizing the vast potential that existed, acquired about 1000 acres encompassing the derelict areas in the town, the entire harbour, the Estuary and beaches.

A master plan to create the Hayle Harbour Village and the rejuvenation and total restoration of the once prosperous town of Hayle has been developed by a team that includes some of Britain's leading architectural, environmental, engineering and marine experts.

A development master plan for the nineties

It is a well balanced, carefully conceived plan that could shape the town's destiny for generations to come; giving its people new heart, new opportunity and new hope,reviving its flagging economy through the creation of up to 1500 new jobs.

A Waterside Marina Village will be created along the lines of Port Grimaud in the South of France. Planned improvements will help to recreate a vibrant town centre with commercial office, shops, shopping arcades, boutiques, quayside cafés and restaurants. Extensive leisure, recreational and tourist facilities will be introduced. An all year round holiday village with varied lodges designed to give different types of holiday accommodation will be included in the development.

Ancillary leisure facilities such as swimming, sunbathing, saunas, ice skating, solariums, fitness and beauty centres will be housed under an all weather tropical dome. Sports will include tennis, indoor bowls, croquet, riding, snooker, golf, sailing, squash and archery. The complete family holiday, irrespective of age, will be catered for on an all year round basis. Significant

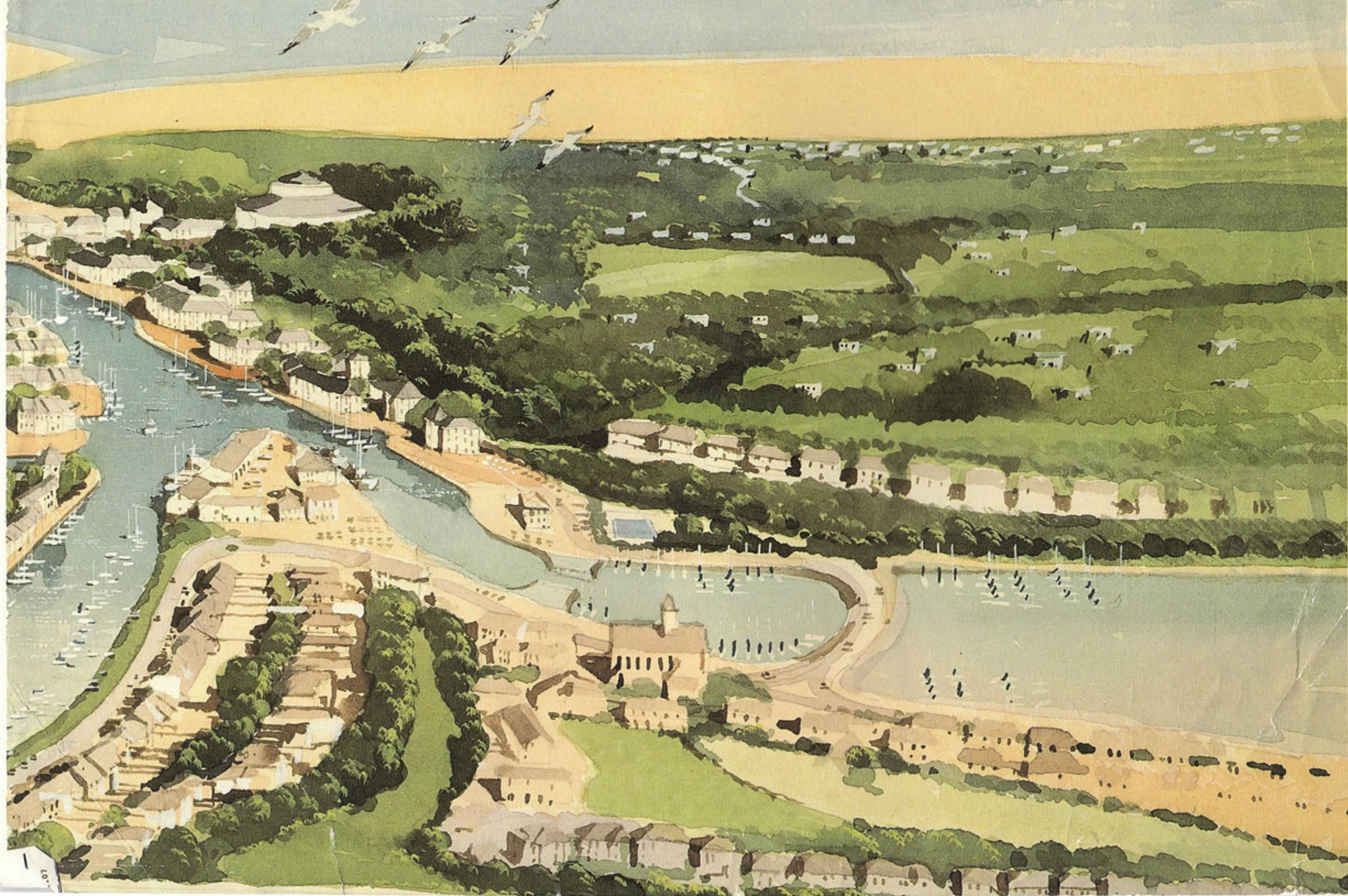


amounts of self-catering accommodation within the holiday village will give privacy and convenience as well as the ability to dine out at the many restaurants and cafés to be provided around the village and town centre.

Hayle Harbour and the Port require extensive modernization. The water level and tidal flow will be better managed, and navigational aids installed to ensure the safety of the fishing fleet. The fishing industry must be given the incentive to expand and the quaysides developed to make them places of bustling activity full of charm and character.

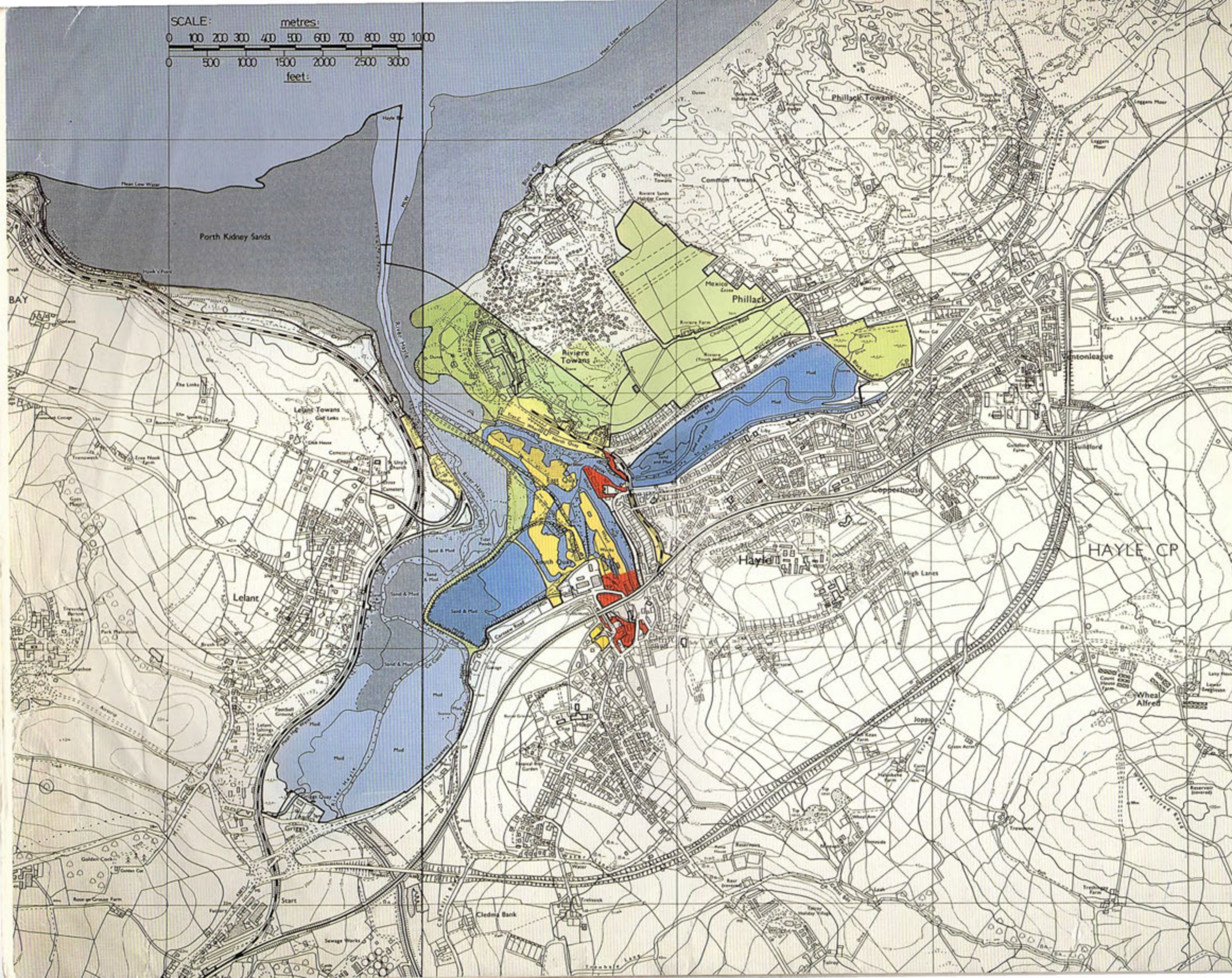
HAYLE HARBOUR - CORNWALL, ENGLAND.

A new decade.



SCALE: metres:
0 100 200 300 400 500 600 700 800 900 1000
feet:
0 500 1000 1500 2000 2500 3000

- SITE BOUNDARY
 HOUSING
 LEISURE
 COMMERCIAL
 MANAGED TIDAL REGIONS



HAYLE HARBOUR DEVELOPMENT

DEVELOPMENT PLAN



ANDREW DAINES
& PARTNERS
CHARTERED ARCHITECTS AND PLANNERS
ARCHITECTS, PLANNERS, ENGINEERS, LANDSCAPE ARCHITECTS
AND SURVEYORS
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

Drawn By: Date: DEC. 1989
 Scale: Drawing No: 2307.01

Hayle—benefits of relocation and decentralisation

It has long been said that the South-East of England is an area rapidly being over-developed and over-populated and that companies are questioning their need to stay close to London and its immediate surrounds. Decentralisation is on everyone's mind. People want to avoid the immediate stress of commuting on an already over-utilised transportation system which is affecting them at all levels. They have seen a rapid decline in the quality of their working environment and their journey to and from work over the last five to ten years. Companies are becoming more conscious of this and therefore are spreading their net wider in their search for good communications, a good business centre and a better quality of life for their staff.



North Cornwall is beginning to establish itself as such an environment and could well become a new centre for decentralisation in the UK, which in turn will have a knock on effect in continental European terms. Our research indicates that the key to identifying successful future business locations in Europe will be communications and accessibility. Hayle is just such a centre with the important regional airport at Newquay served in just over the hour with up to seven daily flights from London's Heathrow Airport. There are plans to modernise the airport and to encourage airlines to provide even better airlinks with continental Europe. Complementing this are the fast motorway and rail links (to a number of major centres

North Cornwall is beginning to establish itself as such an environment and could well become a new centre for decentralisation in the UK, which in turn will have a knock on effect in continental European terms. Our research indicates that the key to identifying successful



throughout the UK including London) and extensive port facilities at Falmouth.

This range of superb connecting services will enable Hayle and Newquay to develop its considerable economic potential. It is quite likely that we will see some companies moving from high cost locations to low cost locations.

People of Hayle and Newquay are looking forward to an unrivalled opportunity within the next five to ten years. With the advent of the single European Market in 1992, Hayle in particular is presented with an incredible opportunity. It is one recognized by Peter de Savary as representing one of the best medium and long term investment opportunities for many years.

Cornwall, represents the new frontier for dynamic companies with foresight and imagination.



The Cornwall Trust plc

HAYLE HARBOUR

DIRECTORS

P.J. de Savary
Chairman

L.L. de Savary
Deputy Chairman

M.A. Lutyens, M.A. (Oxon) M. Inst. Pet.
Chief Executive

R.A.F. Lascelles, A.C.I.S.

T.C. Mordaunt

D.A. Franklin, F.C.A.

J.S. Wright, A.C.A.

M. Dresner (U.S.A.)
(Non-Executive)

*The Cornwall Trust PLC,
46/47 Pall Mall, London SW1Y 5JG.
England.
Tel: 01-408 1067. Fax: 01-493 8633.*

HAYLE PROJECT TEAM

H.M. Lock
Project Director

F.L. Nairac, C. ENG, MICE.
Construction Director

N.D.P. Massey, F. Inst. M.
Marketing and Advertising Director

J.A. Haward
Sales Director

W.J.D. Taylor, FRICS.
Leisure and Architectural Consultant

R.A. Roberts
Harbour Manager

D. Redfern, B.A.
Press Officer

J.S. Wright, A.C.A.
Financial Director

K. Clark, B.A.
Corporate Affairs Director

HAYLE PROFESSIONAL CONSULTANTS

Architects:
Andrews Downie & Partners

Consulting Engineers:
Sir Alexander Gibb & Partners

Quantity Surveyors & Cost Planners:
Monk Dunstone Associates

Environmental Consultants:
David Bellamy Associates

Hydraulic Consultants:
Hydraulics Research Limited

Fishing Consultants:
Sea Fish Industries Authority

Parliamentary Consultants:
Sharpe Pritchard

Parliamentary Consultant:
Robert Livesey

Grant Aid Consultants:
Business Location Services

BANKERS

Standard Chartered Bank
38 Bishopsgate
London EC2N 4DE

Lloyds Bank Plc
71 Lombard Street
London EC3P 3BS

Gerrard & National Limited
33 Lombard Street
London EC3V 9BQ

Svenska International Plc
17 Devonshire Square
London EC2M 4SQ

Swiss Volksbank
48-54 Moorgate
London EC2R 6EL

Guaranty Trust Bank Limited
Charlotte House
Charlotte Street
PO Box N 10051
Nassau, Bahamas

SOLICITORS

Jaques & Lewis
2 South Square, Gray's Inn
London WC1R 5HR

U.S.A.
Sharfman, Shanman, Poret & Siviglia
750 Lexington Avenue
New York, New York 10022
U.S.A.

ACCOUNTANTS

Arthur Anderson, Chartered Accountants
1 Surrey Street
London WC2R 2PS

Casson Beckman
Hobson House, 155 Gower Street,
London WC1E 6BJ

U.S.A.
Frank and Zimmerman
8 West 40th Street, 18th Floor
New York, New York 10018
U.S.A.

The development at Hayle Harbour is one of the many large and diverse business interests of The Cornwall Trust PLC.





1. LELANT 14 Houses
2. NORTH QUAY 155 Houses and Flats
3. SOUTH QUAY 140 Houses and Flats and
15,000 square feet for Commercial usage
4. HARBOUR VILLAGE 316 Houses and Flats
5. FOUNDRY FARM 27 Houses
6. FOUNDRY SQUARE 50,000 square feet Commercial and
Residential mixed usage
7. Extensive year round holiday village and leisure facilities.



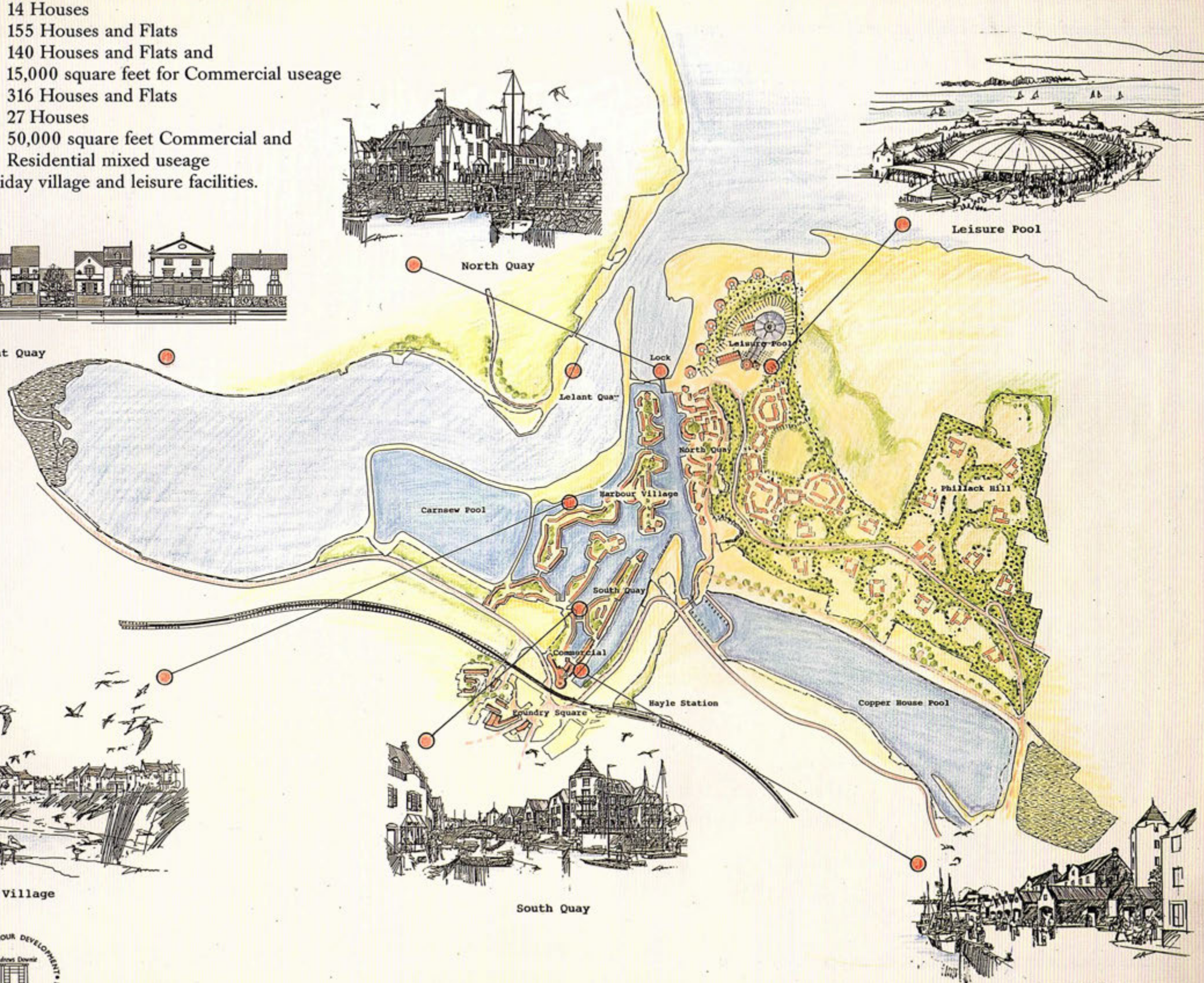
Lelant Quay



North Quay



Leisure Pool



Harbour Village



South Quay



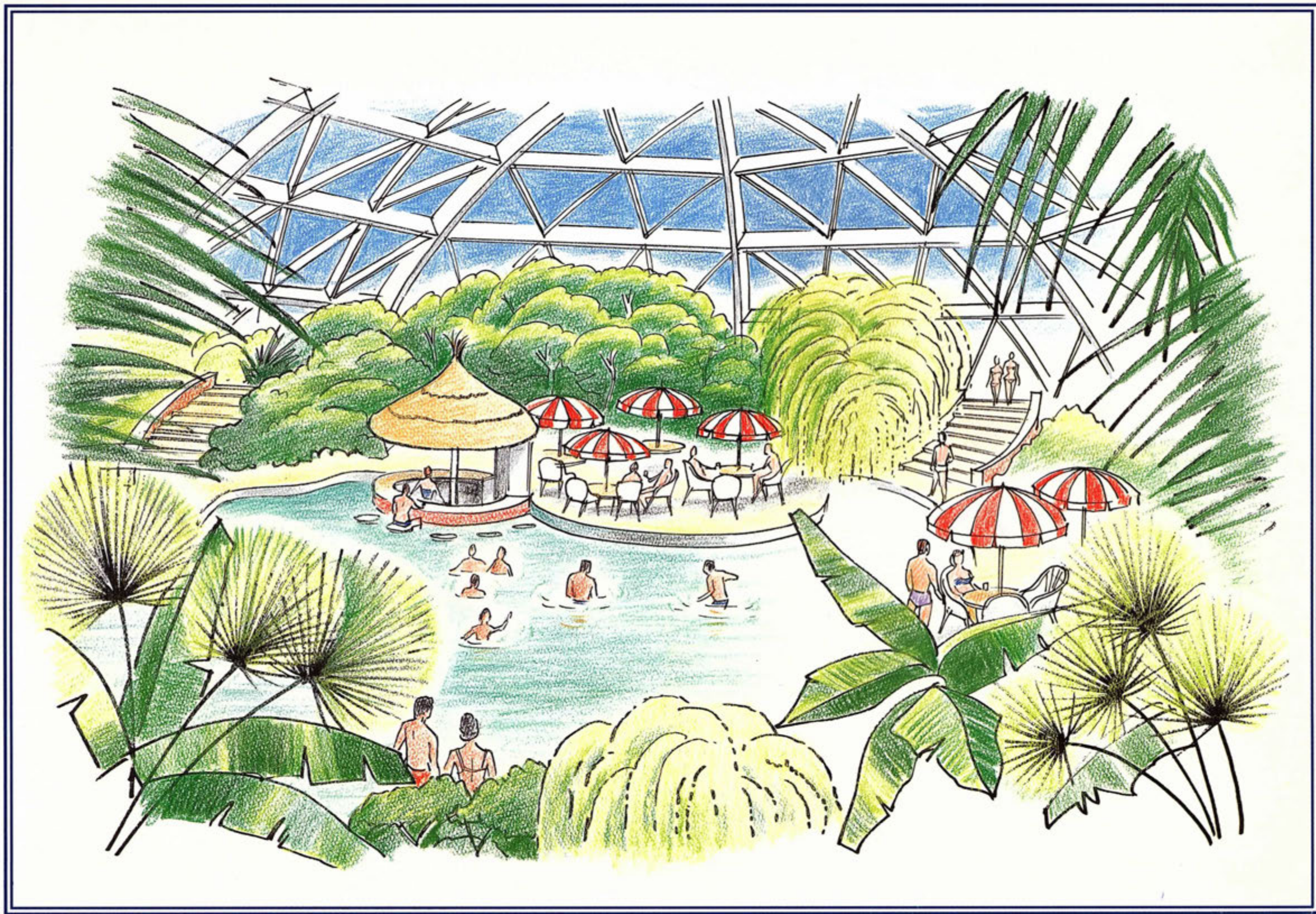
Commercial











The Hayle Harbour Bill

Without the consent of Parliament to a specially introduced bill, the regeneration and total redevelopment of Hayle could not proceed. The first attempt to attain a Harbour Bill was made in 1801. Since then many more unsuccessful attempts had been made, in an effort to persuade the British Government of the necessity of such legislation, the inherent powers of which would give Hayle's owners complete authority to develop and manage the harbour and to control navigation.

In July 1989, the "Hayle Harbour Company" received Royal Assent for a Private Parliamentary Bill "The Hayle Harbour Act" which was passed with the full approval of the British Parliament at Westminster, almost 188 years after the first application had been made.

It took nine months of intense discussion and negotiation with local council authorities, environmental bodies, Chambers of Commerce, industry and Government departments to gain Parliament's consent.

Under the powers vested in it, the "Hayle Harbour Company" has the power to operate, maintain or improve the harbour, to make by-laws for the good rule and government of it, to dredge the harbour and the present silted up approach channels and any



other activities it might deem necessary so as to ensure the scheme's success. Permission has also been granted by Parliament for the construction of a barrage and lock which will impound the water in the harbour, a key element in its restoration.

A major part of the Harbour Village scheme required development in a Site of Special Scientific Interest which could have posed a threat to the environment and nature conservation. Peter de Savary has demonstrated that development and conservation can work side by side to achieve mutually advantageous gains. Under his agreement with The Royal Society of British Birds, the Nature Conservancy Council and The Planning Authorities, a new environmental village will be created on the Quays and Estuary as well as the development of an important nature reserve, wild life and bird sanctuary.

The Hayle Harbour Bill is a major achievement. The responsible deployment of its powers, will provide the developmental freedoms necessary to bring about the total rejuvenation of Hayle and its exceptional environmental properties.

CORNWALL-ENGLAND





The Cornwall Trust plc

Hayle Harbour Company Limited
The Old Customs House, Hayle Harbour, Hayle, Cornwall, England TR27 4BL.
Telephone: 0736-754043. Fax: 0736-756632