HARTLEPOOL

A MARINA AND MUCH MORE
An exciting opportunity to participate in a project with unique potential is offered by the newly-created Teesside Development Corporation which, in partnership with the Tees and Hartlepool Port Authority, and in cooperation with the Hartlepool Borough Council, is seeking participants in the comprehensive development of the Hartlepool waterside.

Based on an existing facility, the Hartlepool development is, however, to be ‘A Marina and Much More’. The Teesside Development Corporation is determined to create a quality development within a quality environment. Hartlepool is therefore not merely a marina, but involves the creation of an exciting new environment for leisure and entertainment, for housing and commerce, and provides a setting for a nationally significant maritime heritage project.

The essence of the waterfront’s appeal to investors and developers is that the proposals are still extremely flexible. It is open to participants to put forward their own vision of the facilities they wish to provide within the overall objectives of quality and imagination.

In any negotiation the participants will have the benefit that the whole of the area available for development is under single ownership, and therefore, no land assembly is required.
Hartlepool’s potential for development rests on three grounds.

North of the Suffolk marinas, there is no yacht or powerboat haven of Hartlepool’s potential capacity on the East Coast of either England or Scotland. The existing facilities can be entered under all tidal conditions, and as a result Hartlepool is already an important base and shelter for North Sea leisure traffic. This potential is capable of development and expansion with a wide range of options both in development and operational terms.

Hartlepool has a centuries-long maritime tradition stemming from its historical role as a fishing and commercial port and a haven for small craft. More recently it has acquired an international reputation in ship restoration with the refurbishment of historic warships.

The redevelopment of Hartlepool waterfront will create the most important water-based leisure attraction on the North East coast, drawing on the major population centres of Teesside, Wearside and Tyneside. Besides its intrinsic role as a welcome and attractive haven for seafaring visitors, Hartlepool will also be a gateway to the cultural and scenic wealth of Cleveland, Northumbria and North Yorkshire.
A new North Sea haven - a new gateway to the North East

THE MARINA

Depending upon the requirements of the developer, the South Docks are capable of accommodating up to 1,000 berths, following refurbishment.

In meeting an unsatisfied demand for moorings on the East Coast this new development will provide a great incentive to leisure craft to use Hartlepool.

Demand for berths will come from boat owners whose craft are already moored at Hartlepool, from boat owners in the immediate area seeking secure moorings, and from boat owners in the North East and beyond.

That demand will be further stimulated by the dual attraction of a safe haven boasting the many marine-related and other amenities stemming from imaginative development.
...AND MORE

The establishment of the marina itself will generate a requirement for specialist services and shops – such as boat repairs and maintenance, boat sales and brokerage, a sail loft, a chandlery, and marine services such as insurance.

Related opportunities are the provision of sailing and training facilities, and the establishment of water sports such as rowing, canoeing, windsurfing and water skiing.

...AND MORE

Hartlepool’s maritime heritage will play an invaluable part in the success of the redevelopment.

A revitalised Maritime Museum, already specialising in the social, industrial and maritime history of Hartlepool in the second half of the 19th century when dock activity was at its height, is to be relocated in the former Customs Transit Building at the western end of Jackson Dock.

The impressive restoration of historically important ships has won Hartlepool an international reputation in this field. The first ironclad warship of the 19th century, HMS Warrior was recently restored for the Ships’ Preservation Trust. Currently being refurbished are the Napoleonic warship Foudroyant, and a first world war destroyer, the Minerva.

These significant projects could well underpin the creation of a major tourist attraction at Hartlepool – a maritime heritage centre and theme park.
The area available for development is Hartlepool’s South Docks which were primarily used for steel and coal exports but which have declined over the past century.

The South Docks comprise the Jackson, Coal and Union Docks, together with approximately 59 acres of land. These docks are located at the end of Church Street, Hartlepool, and lie between the Middlesbrough–Newcastle main railway line to the south and Hartlepool commercial docks to the north and west.

The Teesside Development Corporation recognises that there is a need to restore and improve the dock infrastructure, and the financial implications of this. As part of this, any necessary dredging work will be carried out, walls and dock structure repaired, and a new lock and bridges provided to improve access. Fundamental to any quality development scheme will be a negotiated funding contribution on the part of the Corporation in respect of essential infrastructure works.
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A major centre
- for leisure, living and tourism

...AND MORE

The marina, its related activities and the tourist attraction that the overall project will constitute, will in turn generate a need for other amenities and attractions.

Specialist shopping and leisure opportunities may well embrace a leisure supermarket, and souvenir, clothes and other specialist and craft shops. Pub, restaurant and hotel facilities are obvious corollaries, as are entertainment facilities.

Beyond these there will be a requirement for commercial premises and for the other ingredients that go together to make an attractive setting for this type of enterprise - promenades and other marine features, and appropriate landscape design.
...AND MORE
A prime site is being made available for high quality residential development on which some 200 houses may be built.

The only requirement by the Corporation is that imagination and flair be exercised in creating an environment in sympathy with the marine setting – and of the highest quality.

The Corporation acknowledges that in this demand for quality there is a cost; and if necessary will enter into arrangements with the developers for all or part of the development to ensure that, with quality requirements met, there is still a reasonable return on the development.

...AND MORE
This brochure attempts only to provide an outline of the potential for developments in this exciting project – it does not seek to be a definitive document for potential developers.

It is for the developers to come forward with a clear indication of proposals, policies and working arrangements, etc. Given this, a partnership with the Development Corporation is negotiable on the best and most flexible commercial terms.
The Offer

The partnership of the Development Corporation and the Port Authority offers:

1. A unity of land ownership and control
2. A unity of planning, highways and reclamation functions with a commitment to the speedy resolution of the needs of development
3. Access to detailed technical assessments of the potential of the site including structural condition surveys, ground condition information and marina feasibility assessments
4. Access to a full range of marketing facilities and support
5. The financial resources to fund infrastructure and support development proposals to secure development and commercial viability

The Requirement

The developer has to provide by 12.00 noon, 29th January 1988:

1. Evidence of a track record and of the skills and expertise required for a development of the kind(s) indicated, together with details of any partners or associates
2. Evidence of financial standing and resources
3. Evidence of professional and consultancy services to be used
4. A conceptual approach to the development, setting out the objectives of the developer and the standards and quality sought for relating these concepts and objectives specifically to the site
5. An initial development proposal in schematic form together with an indication of the likely scale of investment involved, for all or any part of the development.

The Selection

The initial selection process will be as short as possible and will be based on the submissions received from which the Development Corporation will choose a small number of potential developers for further negotiations. The U.D.C. may give some financial support to the further design work to short-listed developers.

The principal criteria will be:
QUALITY
FLAIR
REALISM
To find out how you can take part in the creation of 'A Marina and Much More', contact Duncan Hall, Chief Executive, Teesside Development Corporation, Tees House, Riverside Park, Middlesbrough, Cleveland TS2 1RE. Tel: (0642) 230636.
HARTLEPOOL
A MARINA AND MUCH MORE

1,000 BERTHS • BOAT SALES AND BROKERAGE • BOAT REPAIR YARD • SAIL LOFT AND CHANDLERY • LEISURE SHOPPING • LANDSCAPING
MARITIME HERITAGE CENTRE • COMMERCIAL PREMISES • WATER SPORTS FACILITIES • MARITIME THEME PARK • MARINE FEATURES
SOUVENIR AND CRAFT SHOPS • HOTEL AND RESTAURANT • HIGH QUALITY HOUSING DEVELOPMENT • SAILING AND TRAINING FACILITIES