

CRUISE SHIP AND WATERFRONT

OQYANA, THE WORLD, DUBAI, U.A.E.



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Talbot Consultants International Inc. has been appointed the retail planners and consultants for Oqyana – World First. The first development to proceed in the "The World", Dubai.

The World Islands are a collection of man-made islands shaped into the continents of the world, located off the coast of Dubai in the United Arab Emirates. It will consist of 300 small private artificial islands divided into four categories - private homes, estate homes, dream resorts and community islands. Each island will range from 23.2 to 83.6 thousand square metres in size, with 50 to 100 metres of water between each island. It will cover a total area of 9 kilometres in length and 6 kilometres in width, surrounded by an oval shaped breakwater. The only means of transportation between the islands will be by marine or air transport. The World Islands will be located 4 kilometres off the shore of Jumeirah, close to the Palm Jumeirah, between Burj Al Arab and Port Rashid.

The Oqyana – World First development is the 20 islands representing the archipelago of Australia, Papua New Guinea and New Zealand in the south east part of the World islands (i.e. nearest to Dubai) with a total land development of 417,288 square meters. On 1.896 million square meters of sea water, 20 islands will be created with an upland area of 417,288 square meters to create the first sea community of OQYANA in the Arabian Gulf. The development will comprise:

1. 540,000 sq m of residential villas and condominiums.
2. 17,750 sq m of retail and food & beverage.
3. A 3-plex movie theatre.
4. Several live entertainment venues.
5. A 200 key "Rock" 5 star plus hotel linked to a 10,000 sq m aquarium.
6. A 400 key "Spa" hotel adjoined by 98 Water homes and 239 serviced apartments.



ROYAL NAVAL DOCKYARD, BERMUDA



WEDCO, Royal Naval Dockyard, Somerset, Bermuda

The Bermuda Government decided that, owing to the increasing size of cruise ships, they required a deep water facility for visiting cruise ships to come alongside rather than lie off in the harbour. They also needed to upgrade their ferry terminal facilities for the ferry route from the capital, Hamilton, to the west end of the island. As a result, the West End Development Corporation (WEDCO), was formed to develop the historic Royal Naval Dockyard into a cruise ship terminal, a ferry terminal and a destination tourist attraction encompassing the historic dockyard buildings, the 19th century fort, handicrafts outlets, food and beverage, retail and entertainment outlets. Richard Talbot was engaged as the retail consultant for the planning of the entire retail component from feasibility through to advising on the eventual lease up terms and conditions. As much attention was paid to meeting the needs of the local residents utilising the facilities on a year round basis as it was to attracting the tourists. As a result of our work Phases 1 and 2 both opened extremely successfully and Phase 3 was recently completed, well ahead of schedule. The development is now known as “King’s Wharf” and is a successful mixed-use retail development serving ferry & cruise ship passengers, tourists and local residents



✪ TRAVEL/FEATURE



KING'S WHARF CRUISE SHIP TERMINAL—ROYAL NAVAL DOCKYARD ~ BERMUDA by Christine Germyn



My visit to this former British colony of 65,000 people was truly a unique experience. It began with a tour of the Royal Naval Dockyard. Once one of the most strategic military installations in the world, Bermuda's Royal Naval Dockyard evokes the glory of the far - reaching British Empire. Thick stonewalls transport visitors back to the days when the Royal Navy used this imposing structure as headquarters of the Western Atlantic Fleet and the hub of operations for the British along with the American eastern seaboard during the war of 1812.

During the summer months, it is here that cruise ships dock providing their many passengers the opportunity to go on tours, sightsee or shop till you drop. Unique shopping at the dockyard is located at the Clock Tower mall with a variety of small shops. One of the hot spots at the Clock Tower mall is the Dockyard Glassworks with daily glass blowing demonstrations and timeless collectibles for sale. Next door one can indulge ones self with the baked goods from the famous Bermuda Rum Cake Company whose products come in five flavours which are made exclusively with Bermuda's signature Goslings Black Seal Rum. The Royal Naval Dockyard has four restaurants to select from. Each with a different flare ranging from, British pub style to seafood or multicultural. I chose the Frog and Onion Pub featuring original English Fish and Chips.

When visiting such an exotic locale I would be remiss not to see as many highlights. There is so much to do especially if you love being outdoors. For instance scuba diving and exploring historical shipwrecks from hundreds of years is certainly adventurous. Or anything from a scenic horseback ride along pink sandy beaches on Spice Island to snorkeling in the crystal clear ocean viewing colorful tropical fishes at one of nineteen glorious seascapes would surely wet one's whistle.

The practice of swimming with dolphins has grown in popularity in recent years. I had the opportunity to swim with these very intelligent mammals in the Dolphin Quest facility at the Royal Naval Dockyard. Swimming with these Atlantic Bottle Nose Dolphins was something that I looked forward to my whole trip. Overall, my visit to Bermuda was very enjoyable, interesting and relaxing. I am sure to return. "The ocean sings its harmony and the elements have awakened my spirit".



East Bayfront Precinct, City of Toronto

Toronto Waterfront Revitalisation - East Bayfront Project

Client: The Toronto Waterfront Revitalisation Corporation

Project: Talbot Consultants International Inc. was retained as retail planning consultants by The Toronto Waterfront Revitalisation Corporation (now Waterfront Toronto), which is a consortium of The Government of Canada, The Government of Ontario and The City of Toronto. The East Bayfront precinct is the most central waterfront revitalization area to the downtown core. East Bayfront is within walking distance of downtown Toronto, with a shoreline along Lake Ontario of approximately 1.5 km. The East Bayfront district will provide up to 7,000 new residential homes, 1,400 of which will be affordable housing, 225,000 m² of commercial space, providing jobs for 8,000 people, together with 5.5 ha (13.6 acres) of parks and public open spaces, including the 1.5 ha (3.7 acres) Sherbourne Park and a new shoreline promenade. Work on the East Bayfront is already well underway including the construction of the new \$130 million First Waterfront Place office building, where Corus Entertainment, the Canadian media conglomerate has recently taken a pre-let on 35,000 m² scheme, setting the tone for East Bayfront as a new media hub. Corus is expected to take occupancy of its new headquarters building in January 2010. In addition, a further area of 50,000 m² is committed to an academic institution for occupancy by autumn 2011.



MUSKOKA WHARF, ONTARIO, CANADA



MUSKOKA WHARF CANADA'S NEW WATERFRONT LIFESTYLE CENTRE

In 1999 Talbot Consultants International was retained by The Town of Gravenhurst, Ontario & Evanco to conduct a preliminary feasibility study for a potential new lifestyle town centre development on approximately 30 acres of lakefront property in the prestigious Muskoka Lakes area north of Toronto on behalf of a public/private partnership. Our initial recommendations suggested that the "flavour" of the project should be "Old Muskoka" and be similar in "feel" to such heritage destination areas as St Michael's (Talbot County, Maryland), Granville Island (Vancouver, B.C.), Roche Harbour (San Juan, Washington), Mystic Seaport (New London, Connecticut) and The Royal Naval Dockyard (Somerset, Bermuda).

The concept called for the project to be anchored by the piers for the historic steamship the R.M.S. Segwun, a new sister ship Winonah II and Wanda III (a heritage steam yacht) as well as the R.M.S. Segwun Heritage Centre, a new "history of steam" interpretative centre, a crafts centre, a classic boat centre, a marina boat building school and a "boutique" resort hotel of approximately 100 rooms. Our key recommendation was

that the "glue" to tie all these diverse components together should be a waterfront "street" of approximately 100,000 sq. ft. of unique retail boutiques and restaurants thus providing a "seamless" link between each of the cultural and hospitality components.

Our preliminary report was extremely well received so, during 2000 & 2001, the developers proceeded with more detailed plans (through Forrec) and then approached the various levels of government and the potential cultural anchors. In 2002 the Federal & Provincial Governments confirmed their approval for funding.



Now, 10 years after we completed the retail planning, Muskoka Wharf is operational and is a thriving year round destination boasting hotels, condominiums, retail stores and restaurants all anchored by the three antique operating steamships and the Grace & Speed Boathouse, North

America's only in-water exhibit of working antique boats.



MARINA BAY INTEGRATED RESORT, SINGAPORE



MARINA BAY INTEGRATED RESORT, SINGAPORE

Talbot Consultants International Inc. was retained by a consortium of Harrahs Entertainment Inc., Taubman Centers Inc., Gordon Group Holdings LLC. And Keppel Land Limited as their retail planning consultants for the proposed Marina Bay Integrated Resort project in Singapore. The project is one of the highest profile developments currently proposed in Asia and was the subject of an international RFP. This “flagship” mixed-use project is to consist of a major casino, a very large hotel, a modern art museum, a destination theme park, a major live theatre and a +/- 1 million sq. ft. shopping centre. Our initial Phase I task was to conduct extensive research into the potential for casino anchored projects in Asia, analyse the existing and proposed competition in and around Singapore, quantify the potential market and recommend the optimum sizing, positioning and merchandising for the shopping centre component.



ST. GEORGES CLUB, BERMUDA



ST. GEORGES CLUB, ROSE HILL, ST. GEORGES, BERMUDA

Richard Talbot was retained, under a two year contract, as the Managing Director of the now world renown Timeshare & Hotel Resort of The St. George's Club situated in the Towne of St. George's, Bermuda. Mr. Talbot's task was to manage the first phase of development, supervise the development of the second phase and to plan the final phase. This tasking involved overseeing all aspects of the development from planning to management of the timeshare and hotel accommodation to retail and food & beverage. Today The St. George's Club sits among 15 acres of lush, manicured grounds overlooking the historical town of St. George, and the Robert Trent Jones 18-hole golf course. The Club offers both 1 and 2 bedroom accommodations and a list of amenities including 3 freshwater pools (one heated), 3 all-weather tennis courts (2 lit for night play), putting green, beach club and two full-service restaurants and bars. The property has been consistently ranked as the #1 RCI timeshare project in the world.



*Talbot
Consultants
International Inc.*

DUBAI MARINA, DUBAI, U.A.E.



DUBAI MARINA, DUBAI, U.A.E.

Talbot Consultants International Inc. was retained by HOK Canada to assist them in designing the centrepiece for Phase 2 of the project; an 825,000 sq. ft. mixed-use "Town Centre". Based on our retail planning experience in the Middle East we were asked to advise HOK & Emaar on the layout and design, potential local & international anchors and the optimum selection, sizing & clustering of the retailers. We were also asked to advise on the sizing, layout and composition of the entertainment, food court and hotel components. Since the potential customers will primarily be residents (both local and expat) from the surrounding residential towers, office workers (both local and expat) from the adjacent Internet City and international tourists from the adjacent hotels particular attention was paid to the direct linkages to these areas so as to facilitate easy customer access & egress.

