Port projects and urban regeneration in Europe using innovative PPP schemes
Content of the presentation

- Company portrait SYMBIOS Funding & Consulting GmbH
- Selected references
- General tendencies of the port development
- Port territory and urban city development
- Environmental legislation as crucial factor for both the port and city development
- Public private partnership (PPP)
Consulting services of Symbios AG
Expertise, background and references

Founded in Basel in 1992, Switzerland, and operating from its headquarters in Karlsruhe, Germany, Symbios has been supporting traffic infrastructure operators as a consultant.
Selected References

Port projects and urban regeneration in Europe using innovative PPP schemes
### Selected references - “Ports”

Acquisition of EU-funds (TEN-T) in 2004-2010

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<th>EU Country</th>
<th>Client</th>
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<th>Total costs*</th>
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<td>Studies for the planning of port basins</td>
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* in million €
General tendencies of the port development

- Port Layout / Design Criteria in the Fifties
- Port Layout / Design Criteria nowadays
Port characteristics:

- short sea side access channel
- effective hinterland connections by motorways and railways
- focused on dry bulk, liquid bulk and packaged goods
- focused on the transshipment of goods itself
- numerous berths with narrow terminal areas
- long vessel stay times in the port
General Tendencies of the Port Development

Port Layout / Design Criteria nowadays

- port zoning for high terminal utilization
- utilization of economies of scale in terminal operation
  ⇒ fewer berths / larger terminal area
  ⇒ excellent hinterland connection (road, rail, waterways) / sea side access
Example - Deep Water Container Port “JadeWeserPort” (Germany)
Investment in infrastructure of approx. 450 Mio €
(1,725 m quay 154 Mio€ - approx. 89 k€ per running meter !)

⇒ increasing investment costs in port infra- and suprastructure
⇒ commercial / industrial developments adjacent to the terminal
Port territory and urban city development

- Port of Tallinn
- Port of Klaipeda
- Port of Dunkirk
Cities and ports looking for a common way

⇒ among other things – attractive locations for living and working also for “decision makers”
Port of Tallinn: Development from a general city port to a cruising and ferry port
Selected reference project - Port of Tallinn 2005

- Environmental project, study and planning measures
- Total costs: 3.4 million Euros
- TEN-T grant: 1.7 million Euros

- Possible co-financing of the construction from EU Cohesion Fund
Port Territory and Urban City Development

Port of Klaipeda: Development from a General Port to a Port City
Selected reference project - Port of Klaipeda 2006

- Infrastructure objects at Port of Klaipeda
- Total costs: 3.2 million Euros
- TEN-T grant: 1.6 million Euros

- Infrastructure objects: especially access road/piers
Selected reference project - Port of Klaipeda 2009

- Feasibility study for a new offshore port near Klaipeda
- Total costs: 1 million Euros
- TEN-T grant: 0.5 million Euros

- Environmental impact assessment with regard to the planned port expansion
Motorways of the Sea project proposal Klaipeda – Karlshamn

- Total costs: 26.04 million Euros
- TEN-T grant: 5.24 million Euros

The sea link Klaipeda-Karlshamn is one of the prioritised corridors listed in the Baltic Gateway Quick Start Programme. In 2005, the port of Karlshamn was the 5th largest freight port in Sweden and the only port on the south-east coast on the list of potential national ports.

The traffic between the ports of Karlshamn and Klaipeda is growing more than 20% each year. Today, DFDS LISCO is serving the route 6 days per week in each direction.
Selected references - “Ports”
Motorways of the Sea project Port of Gdynia – Port of Karlskrona 2009

- Motorways of the Sea project proposal Gdynia- Karlskrona
  - Total costs: 85.45 million Euros
  - TEN-T grant: 17.09 million Euros

- Modal shift in the Baltic-Link corridor
- A new intermodal ferry terminal in Poland
- Freight shuttle train in Sweden, increased cohesion and accessibility for both port regions
Karlskrona is an exceptionally well preserved example of a European naval base.

The naval base includes various other buildings:
- such as barracks
- official residences
- workshops and storehouses

The naval city of Karlskrona attracted much attention from abroad and provided a model for a number of similar installations throughout Europe.
Port Territory and Urban City Development

Selected reference project - Port of Dunkirk

- Urban reclamation of abandoned port sites
- Development plan for the port's nature heritage
- Total area of 180 ha
- The Grand Large project aims at transforming the isolated zone into an integral and dynamic part of the city
- Neptune Project was launched in 1989 by the Dunkirk Urban Community
- To limit suburbanization trend
- To re-orientate the city development towards the inner docks
Dunkirk:
Salt Water and fresh water as key parts of The urban project:
- Urban reclamation of abandoned port sites
- Enhancement of the canals
- New Grand Large neighborhood
- Cultural and other highly attractive amenities
Construction of a new road junction including a bridge over a railway to bypass the existing bottle necks and the implementation of a new numeric traffic sign system

- Total costs: 10.05 million Euros
- TEN-T grant: 1 million Euros

- Starting date of the action: 01/12/2009
- Ending date of the action: 31/12/2011
Selected reference project - Port of Dunkirk 2010

- Design studies and environmental impact assessment (EIA) regarding two new port basins
- Total costs: 3.70 million Euro
- TEN-T grant: 1.85 million Euro

The studies include the design and EIA of two new port basins at Port of Dunkerque.
Selected reference project – City Port Cologne

- Creation of 2,500 new jobs
- Living space for over 1,500 people
- Total Area of 210,000 square meters
  - 30% for living
  - 45% for bureaus, attendance and gastronomy
  - 25% for culture
- Expanse of water approx. 5.7 ha
- 700 living units
Selected reference project – City Port Cologne 2009

- Multimodal enlargement of the water involvement of Cologne Port
- Total costs: 33.31 million Euros
- TEN-T grant: 3.33 million Euros
- Starting date of the action: May 2009
- Ending date of the action: August 2012
Environmental legislation as crucial factor for both the port and city development
European legislation regarding the conservation of animals and plants living in the wild:

- **FFH Directive (1992)**
  - damage / destruction of reproduction sites
  - prohibition to disturb animal species during reproduction

- **Protection „Natura 2000“ (since 1992)**
  - manifestation of European protected areas
  - prohibition of impairment of natural habitats and animal species in the areas

- **Conservation of Wild Birds Directive (2009)**
  - prohibition to disrupt wild birds
  - prohibition to kill or trap wild birds

„Hard“ factors for a project development:

- location
- costs / benefits
- financing
- management
- time schedule
- design
- engineering
- construction
- operation
- …………
Environmental legislation as crucial factor for both the port and city development

Port of Klaipeda: Development from a General Port to a Port City
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Public private partnership (PPP)

Opportunities and constraints for a long-term port development in Bari and other coastal cities
The development of Port Cities in Marseille and Hamburg
Public private partnership (PPP)

- Hamburg is setting new standards in developing new city area.
- Total area of 157 hectares (ha)
- Expansion of Hamburg City by 40%
- 5,800 homes and more than 45,000 jobs will be created
- Around 26 ha public parks, squares and promenades
- Previous to sale, approx. 99% of sites suitable for construction are publicly owned (“Stadt und Hafen” special fund under public law represented by HafenCity Hamburg GmbH)
- Investment volume: private investment approx. € 8 billion; public investment: circa € 2.4 billion, primarily financed out of sales of land in HafenCity (circa € 1.5 billion)
General planning regarding the rail-bound connections of the Port of Hamburg with Scandinavia and the Baltic Sea Region

- Total costs: 5.8 million Euros
- TEN-T grant: 2.9 million Euros

- Starting date of the action 01/06/2008
- Ending date of the action 31/12/2010
Selected references - “Ports”
Project examples of Port Cities

**Marseille/Fos:**
Overground projects, Arenc silo and the Terrasses du Port:

- Conversion of a former silo into a 2,000 seat concert hall
- Creation of 52,000 square meter shopping mall for cruise passengers and residents
**Marseille/Fos:**

Urban enhancement of the view of the port and the sea:

- Creation of coastal boulevard
- Long-term project for acorniche road offering a view of the port and the inner harbour
Selected references - “Ports”
Project examples of Port Cities

Marseille:
- Extension of the Euroméditerranée project
  - Eco-City project following the operation in 1995
  - 169 hectares
  - creation of 14,000 accommodation units
  - 50,000 square metres of office space
  - a 14-hectare park and various big-city amenities
Selected references - “Ports”
Project examples of Port Cities

**Bordeaux:**

Docks development project:
- Synergies between real estate projects and port activities
- Transformation of the submarine base into a zero energy consumption cultural center and tourist hub
Bordeaux:
Retail and service enhancement of port warehouses:
- Port Authority enhancement of its real estate heritage
- 18,000 square meters of stores
- 10,000 square meters of office space
**Boulogne:**

Environmental approach to town planning for development of the port:

- Diagnosis and plan of action covering all aspects of the port’s environment
- Energy
- Good Environment Standard (GES)
- Biodiversity
- Refuse
- Hazards and pollution
- Landscape and architecture
- travel
Saint-Nazaire:
City/Port urban conversion project:
- Conversion of the submarine base and port brownfields into a residential neighbourhood
- Culture Tourism hub
**Rotterdam:**
RDM Campus bringing together:
- The Port Authority
- Training Centres
- Innovative Companies
→ Converted shipyard
In 2009 the municipality of Rotterdam adopted the slogan World port World City

Rotterdam vertical City:
- 10,000 Office employees and visitors
- 2,500 Residents
- 2,000 Cultural Visitors
- 60,000 squaremeters Office Area
- 285 hotel rooms
- leisure area approx. 8,000 squaremeters
Successful port development of Maasvlakte 2

⇒ 2004: project approval, 2008: commencement of construction works
⇒ stepwise port expansion of approx. 2,000 ha
⇒ total investment > € 10 billion
⇒ 2013: envisaged start of operation of the container terminal
  (capacity 4 Mio TEU p.a.; hinterland transport > 45% by river boats)
Successful port development of Maasvlakte 2

Solution

1. Spatial Quality -> the attractive port
2. Education and information -> the knowledge port
3. Communication -> experience the port!

⇒ Could serve as a role model for successful infrastructure developments throughout Europe

Source: presentation by the Port of Rotterdam

Connecting people the solution !?
Henk de Bruijn – director Corporate Strategy

Stockholm June 24 2008
For further questions, please contact us:

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