

Larnaca Port and Marina Development Project

E- Consultation

The Republic of Cyprus is considering the development of the Port, the Marina and the Land in the vicinity of the Larnaca Port and Marina area.

Background

This development was previously assigned to a Concessionaire who had undertaken to develop the real estate, develop and operate the Port and Marina as a unified project.

In December 2020, a concession agreement, under the DBFO scheme (Design Build Finance and Operate), was signed between the Republic of Cyprus (the Grantor) and a private company (the Concessionaire). The Concessionaire took over the project on 1st April 2022, following a transition period. The Concessionaire was granted the operation of the facilities and the re-development of the Larnaca Port and the Marina area.

Following the concession agreement's termination on 27th May 2024, the Port is being operated and managed by the Cyprus Port Authority and the Marina is being operated and managed by the Ministry of Transport, Communications and Works, on a temporary basis.

Vision

The vision of the Ministry and the Town of Larnaca is the creation of a unified coastal front, extending from a fully developed Marina to an innovative Port, achieving the highest of standards.

Mission

The Ministry is seeking to hold consultations / open discussions with interested parties and individuals, with regards to their views for the optimum use and development of the area, whether independently or as a unified project. The aim is to acquire a better understanding of the needs of the local community and the relevant industries, in an attempt to address them in the planning of the project.

Currently, the Ministry is preparing to invite tenders from expert consultants in the field of Port Operations and Development and Marina Operations and Development, who will be informed of the outcome of the consultations, in order to provide expert advice as to the optimum use of the area, taking into account the local needs.

Approach

Considering the interest expressed by many private entities with regards to the project, the Ministry is inviting interested parties and individuals to submit a brief description of their view as to the development of either the Port or the Marina or the Real Estate area, combined or separated.

The description may include sketches, photos, drawings and whichever other means may be deemed necessary to best describe the project.

This platform will be used as a forum for interested parties, where they will have the opportunity to express their vision for the future development of the area. It is emphasised that there will not be any project award or financial compensation for any suggestion made through this forum, whether used in the planning of the project or not.

Any part of the ideas that will be given in the context of the consultations / open discussions will be shared with the Ministry's consultants and may be used by the Ministry, for anything it sees fit, without it assuming any legal and/or financial obligation towards any party participating.

The purpose of this process is to ensure that future decisions regarding the development of the Port and the Marina will align with the public opinion.

The Ministry of Transport, Communications and Works will not assign any of the works to any participating party on the basis of this process, which is intended solely to provide a forum for interested parties to inform of their vision for the future development of the Port and Marina of Larnaca.

Description

Port

The Port of Larnaca is the second biggest port of the Republic of Cyprus and is located in the southeastern part of the island. It lies approximately 2 km from the city centre of Larnaca, 6 km from the Larnaca International Airport and is adjacent to the main street of the town and the Phinikoudes waterfront, a Larnaca landmark. It is a multipurpose commercial and passenger port that can handle general cargo vessels, bulk carriers, and cruise ships. The port has a turning circle of 300m, two quays (North 326m of 10m depth and South 340m of 12m depth), three warehouses of 3,175m², 3,175m² and 11,680m² respectively and a passenger terminal. In 2023, the Port serviced 446 ships, with total general cargo and dry bulk of 1.750.000 tons (mainly gypsum, animal feeds and construction reinforcement bars) and Ro-Ro cargo of 9.500 number of cars. In the same year, the passenger terminal of the Port served 17.000 transit passengers.

Marina

The Larnaca Marina is located next to the Port. It has 320 wet berths and 100 dry berths and can accommodate yachts up to 35m. It is currently almost fully occupied. At the Marina area there is a listed pier which has been recently renovated. There are also retail and commercial facilities for the use of the general public as well as for the users of the Marina.

Real Estate area

The real estate area comprises of the area between the Port and the Marina, approximately equal to 211,000m² and currently zoned as EM (Ειδική Ζώνη Μαρίνας) and ΕΛ (Ειδική Ζώνη Λιμανιού).

The usage of the real estate area should be in accordance with the Local Development Plan issued by the Department of Urban Planning and Housing currently in force.

Attached:

- Map of Cyprus indicating the overall geographic location of the Port, Marina, and Real Estate
- Aerial photo and Plan of the Port and Marina and Real Estate area.

Date of issue: 1 November 2024

Latest Date of Submission: 1 December 2024

Submissions submitted after the date set above will not be considered

Submissions can be sent only by email to the following address csolomou@pwd.mcw.gov.cy in the form attached.