

Call for Declarations of Interest



GRAND CANAL DU HAVRE

1. Background

1.1. Purpose of this Call for Declarations of Interest

HAROPA PORT holds a plot of land with 24.3 hectares of useable area located in the north-eastern part of Le Havre's port/industrial zone (*Zone Industriale-Portuaire* – ZIP). It has been awarded the "Turnkey Industrial Site" label following a call for proposals issued by the French Ministry for the Economy, Finance and Economic Recovery.

The site has the benefit of a highly favourable location at the heart of a dense port/industrial ecosystem organised around a system of collective governance (SYNERZIP-LH).

In accordance with its development strategy and in light of the site's exceptional characteristics, especially in terms of the area available, the conditions for multimodal transport access and potential synergy with already established businesses, HAROPA PORT envisages the setting up here of one or more activities closely related to the port ecosystem. Preference will be given to an industrial application aligned with the energy and ecological transition promoted by HAROPA PORT. Its use for an activity related to port logistics and generating traffic flow may also be considered.

Applicants with an interest in this opportunity and wishing to develop a project on all or part of the site are invited to declare that interest.

This call for declarations of interest is launched to identify the interest on this site and its purpose is not to select the future tenant.

On termination of the present Call for Declarations of Interest, HAROPA PORT | Le Havre will initiate a Call for Projects subject to the terms and conditions set out in detail in Article 4.1, with a view to ultimately signing one or more **contractual agreements for temporary site occupation** (*Convention d'Occupation Temporaire* – COT).

1.2. Presentation of HAROPA PORT

HAROPA PORT is a grouping of three port authorities: Le Havre, Rouen and Paris under the official designation "major Seine Axis river/seaport".

HAROPA PORT is Northern Europe's fifth most important port complex and is connected to every continent by an international maritime service offering in the first rank (almost 650 ports of call). It serves a very extensive hinterland centred on the Seine Valley and Greater Paris, which together form France's biggest consumer catchment area. With nearly ten partner ports in the Normandy and Greater Paris regions, HAROPA PORT now constitutes a French transport and logistics system capable of proposing a holistic, sustainable and end-to-end service offering. HAROPA PORT generates annual maritime and river traffic of over 120 million tonnes and its activities involve approximately 160,000 jobs.

As part of its industrial development strategy, HAROPA PORT develops turnkey real estate offerings (advance completion of preliminary site studies and planning procedures) aimed at limiting lead-times and reducing risks for its customers as far as possible.

Annex 1 : HAROPA PORT Brochure

1.3. HAROPA PORT | LE HAVRE's port/industrial ecosystem

HAROPA PORT | LE HAVRE is a port that can be accessed 24/7 all year round by all ships.

The port/industrial zone (ZIP) has the following infrastructure:

- over 35km of quayside, 200km of port rail network and 150km of road network for movements around the ZIP;
- the multimodal platform makes possible intermodal and combined transportation of goods, favouring mass freight flows;
- a network of pipelines carrying hydrocarbons to Paris airports and the Port-Jérôme port/industrial zone;
- a major national expressway network: the A29 to the north of France and the A131 to Caen and the Paris area.

The port/industrial ecosystem is a complex offering companies pooled facilities and services, such as :

- a 52km industrial water network supplying some forty subscribers;
- an 8km steam supply network connected to eight industrial facilities;
- a new 6km steam supply network, coming on stream in 2023 for supply to three industrial facilities;
- a dense network of gas and oil pipelines;
- a very high speed broadband network;
- a hydrogen network between two refinery and petrochemicals plants;
- 6m cu. m. liquid bulk storage capacity;
- logistics parks providing support for port and industrial activities.

The Le Havre Industrial Platform, with the strength of its 1,200 facilities and 31,000 jobs, covers a vast range of activities in the industrial and port-related sectors, plus all the associated subcontracting and service businesses.

2. Description of the site and its environment

2.1. Site presentation

This site, which has **24.3 hectares of useable area**, was awarded the **“Turnkey Industrial Site”** label at the end of September 2021 following a call for proposals initiated by the French Ministry for the Economy, Finance and Economic Recovery.

It was previously occupied by a cement plant that is currently being dismantled. As of the date of the present Call for Declarations of Interest, 18 hectares of useable area have been returned to the port. The other areas will be returned to HAROPA PORT | LE HAVRE in two tranches: 3 hectares in the second half of 2022 and 3.4 hectares by 2030 at the latest.

Situated as it is in the north-eastern part of the Le Havre port/industrial zone, the site has the benefit of a highly favourable location immediately adjacent to a dense industrial ecosystem organised around a system of collective governance (SYNERZIP-LH).

Numerous utilities such as industrial water, high and low voltage electricity and gas are connected to the site. The diverse nature of the already established industrial base (chemicals, petrochemicals, aeronautical, automotive, eco-industrial activities, among others) allows expectations of potential synergy between operators, plus potential for the circular economy.

This site also benefits from an extensive transportation and storage offering based on the multimodal terminal and neighbouring logistics facilities.



2.2. Basic technical data

This site comprises areas of different types:

- approximately 20.6 hectares of developed platforms;
- approximately 3.7 hectares of land yet to be developed.

A technical data file will be provided at a later date to applicants selected for the Call for Projects process.

Applicants' attention is drawn to the preliminary studies and diagnostics that have been conducted in advance by HAROPA PORT | Le Havre in order to shorten the lead-times for setting up operations on the site:

- **Site baseline:** soil diagnostics have been carried out and a management plan has been implemented with a view to future port/industrial usage;
- **A flora & fauna and wetlands inventory:** a four-seasons inventory has been conducted on the site. Depending on the environmental issues observed and the characteristics of the project, HAROPA PORT | Le Havre will support the project promoter by proposing where necessary plots that are compatible with the application of possible environmental measures;
- **Hydraulics study:** carried out under the coastal areas risk prevention plan (*Plan de Prévention des Risques Littoraux – PPRL*) currently in the process of adoption. It is aimed at characterising the impact of site development on the environment and to define the implementation of risk mitigation measures;
- **Preventive archaeology:** the lifting of archaeological planning controls was obtained from the Regional Directorate for Cultural Affairs in October 2021.

Environmental authorisation and planning permission procedures will be the exclusive responsibility of the operator promoting the project, who will be given all the technical data and the results of the preliminary studies described above to support all applications.

In light of the award of the “Turnkey Industrial Site” label, the preliminary discussions between official departments charged with examining applications and HAROPA PORT | Le Havre will facilitate the processing of the requests for environmental authorisation within constrained lead-times.

3. Application submission

The dossier will be drafted in French language.

Candidates with an interest in the present call for declarations of interest are invited to build a dossier to present their projects and the resources they propose to devote to project execution.

Such dossiers could usefully include:

a - A presentation of the applicant and the applicant's development strategy – no more than one page

The description of the applicant may include a presentation of the company, its activities and its key statistics (e.g. headcount, annual revenue).

In addition, the applicant could endeavour to highlight the manner in which the application is an integral part of the projected development of the business and how it relates to HAROPA PORT's vision for the sector.

b – A presentation of the project – no more than three pages, not including annexes

The applicant should describe the project, including all points to which it is desired to draw the attention of HAROPA PORT, most notably:

- A presentation of the general and technical aspects of the project.
- How the project is integrated into the port ecosystem, whether industrial or logistics. The applicant may usefully describe the objectives defined for maritime, river and land flows.
- Details of the estimated investment relating to the project.

c - An estimated timetable for the project – no more than one page

The applicant should set out an estimated timetable once the permits under the town planning and environmental codes have been issued.

4. Further procedural arrangements for the Call for Declarations of Interest

4.1. Overall sequencing

Applicants responding to the present Call for Declarations of Interest by presenting projects that are consistent with the goals of HAROPA PORT as set out in this document will be notified by letter sent by registered mail, return receipt requested. This will set out in detail the procedural arrangements whereby HAROPA PORT will initiate a tender process in the form of a Call for Projects directly issued to them. It must however be understood that the Call for Projects may be announced publicly and may attract applications additional to those elicited by the present Call for Declarations of Interest.

The estimated timetable for this is as follows:

Call for Declarations of Interest	Public announcement: 8 February 2022
	Deadline for submission of applications: 11 March 2022

Call for Projects	Despatch of tender documentation to applicants submitting declarations of interest: 2 nd half of March 2022
	Approximate date for final selection: summer of 2022

4.2. Administrative procedures

4.2.1. Application submission procedure

Applications must include all items relevant to a description of the project as detailed in Article 3 of this Call for Declarations of Interest. Documents must be drafted in the French language and monetary amounts expressed in euros, not including VAT.

4.2.2. Confidentiality

Where information communicated is confidential in nature, it is the responsibility of the applicant to state this.

HAROPA PORT will in that case be committed to refraining from any communication of such information to third parties, always provided however that the following will not be considered to be third parties: all supervisory authorities, official administrative and judicial authorities and internal or external audit bodies.

4.2.3. Intellectual property

Submitted applications remain the intellectual property of the applicants.

4.2.4. Suspension, continuation and abandonment of the Call for Declarations of Interest

HAROPA PORT reserves the right at any time to cease to pursue the present Call for Declarations of Interest or to extend the applicable timetable on any grounds whatsoever.

4.3. Application delivery procedure

Final tenders must be submitted in digital no later than 11 March 2022 to the following address:

clientzip@havre-port.fr

with the following subject line:

« AMI 2202-5381-01 – *Site Grand Canal du Havre* »

("Call for Declarations of Interest « AMI 2202-5381-01 – Le Havre Grand Canal Site")

An email confirming due receipt of digital applications will be sent by HAROPA PORT | LE HAVRE to the applicant within 48 business hours of the despatch of the tender.

5. ANNEXES

- HAROPA PORT brochure
- SDO2323PLA01 location map
- SDO2484PLA02 boundary plan