



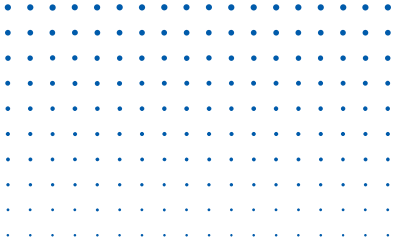
Tangier City Port a Story of Sustainable Renaissance

10 Octobre 2024





• • • Agenda

- Tangier's assets
 - The Genesis of The Project
 - Development of the Project
 - Challenges & Support Systems
 - Impacts
 - Conclusion
- 

Location of the Project

Link : [Tangier City Port](#)



⋮ Tangier's assets

- Exceptional geographical location (14 km from Spain)
- Rich cultural and architectural heritage,
- Centuries-old history (3000 Years J.C)
- Values of tolerance and openness to other cultures



• • • The genesis of the project

- Tangier was a neglected city marked by unstructured economic activity.
- Since 1999, an integrated, and inclusive regional development strategy has been initiated by King Mohammed VI aspiring to transform Tangier and its region into an attractive and competitive socio-economic pole of development :
 - Tangier Med (the 19th Container Port worldwide);
 - High-speed line, expressways, freeways;
 - Tangier-Metropole, Tangier Tech, TAC...;
 - Tangier Medina rehabilitation and urban upgrading;
 - Tangier City Port reconversion Project.

• The genesis of the project

- Creation of Tanger Med port complex and gradual transfer (2006–2010) of all industrial activities from Tanger City Port (TIR, containers, bulk, passengers car ferries, etc.).
- Maintain in Tanger City port : Fishing, cruise, fast ferry (Tanger City – Tarifa) and yachting activities.





Old fishing & Yachting port

Old Medina

Logistic & Commercial Area

Wastewater treatment plant

Port ferry

Oil Station

General Cargo Terminal

Before the reconversion



Before the reconversion



Before



Before



Before



Before



Before



⋮ The Project Founding Principles

Bring the water back to the city...



...Unite the port with the city

Project Goals

- Make Tangier a key destination for cruise and yachting tourism in the Mediterranean.
- Revitalize the city of Tangier

RENAISSANCE

PORT

ECONOMIC

CULTURAL



• • • **Development of the Project**

The project emphasized the importance of environmental and sustainable development, with the adoption of an integrated system of studies carried out by a multidisciplinary team of internationally recognized experts:

- **Urban Planning**
 - **Strategic positioning and tourism development**
 - **Environmental Integration**
 - **Land & Real Estate**
 - **Transport & mobility**
 - **Technical...**
- 

Master Plan



5000 Ha
Anchorage area

160 Ha
Project Area

84 Ha
Platform

76 Ha
Basin

30 Ha
Port Fonctions

30 Ha
Public Spaces

16 Ha
Circulation & Roads

8 Ha
Built Spaces

N
E : 1/6 000°



Fishing Port

Cruise

Ferry

Restoration
of the Medina
Walls

Cruise

Marina

Urban Pole

Marina

Intervention area



New Marina

Real estate

Old Port Marina

Maritime station

Wastewater treatment plant

New fishing port

Cruise

Fast ferries

Cruise

After the reconversion

FISHING ACTIVITY

The new fishing port offers professionals a modern infrastructure to improve their working conditions and enhance the value of their products.

450
Artisanal
Fishing boats

120
Coastal
Fishing Boats

30
Deep-Sea
Fishing Boats

3 000
Sailors &
Fishermen

6 500
Tons/an

20 M€
Value





After

YACHTING ACTIVITY

Creation of a new marina, a living space open to the city and a vector of vitality, influence, and radiance for Tangier.

**1400
Moorings**

**Shipyard travelift
(430 t)**

**Entertainment
Area**

**A Yachting
Club**

**A Musical
Fountain & Agora**

**Parking &
Services**





After

FERRY ACTIVITY

An aerial photograph of a modern maritime station. The station features a large, curved pier extending into the sea. Several large ferries are docked at the pier, and a smaller ferry is moving through the water. The station building has a modern design with a large glass facade and a white roof. A parking lot with many cars is visible in the foreground. The background shows a coastal town built on a hillside.

Extension and modernization of the Maritime Station. Improved passenger reception conditions.

The Port is connected to Europe: it takes 40 minutes to cross to Tarifa (Spain)

CRUISE ACTIVITY

A hub that contributes harmoniously to the development of tourism in the city and the region



Expansion of cruise docks to accommodate different types of boats



After



URBAN COMPONENT

- **28.53 hectare and built area 228,900 m²**
- **Two hotel units (1,200 beds)**
- **Convention Center (1.500 seats)**
- **A shopping center and shops at the ground floor of the buildings**
- **Residential and office space**
- **Living spaces for residents and tourists alike**
- **Investment : 450 M€**

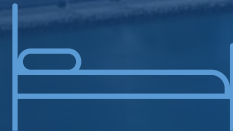


Master Plan

URBAN COMPONENT



1 000
Apartments



1 200
Beds Hotel



1 500 P
Convention
center



40 000 m²
Commercial &
Shopping mall



2.000 m²
offices



20 Ha
Public Space &
Roads



450 M€
Investment



Restoration of the Medina



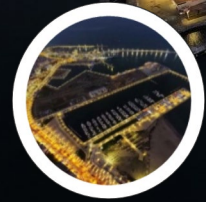
Restoration of 2 km of wall, ramparts, Borjs, gates, landmarks, and public squares adjacent to the Medina.

ENVIRONNEMENTALE SUSTAINABILITY





Installation of a rainwater recovery and treatment system at the port before discharge into the sea.



Widespread use of LED lighting, reducing the port's energy consumption by around 200,000 Kwh/year and cutting maintenance costs



Installation of the onshore power system at the Marina (400 A and 250 A service terminals for mega yachts) to prevent their machines from being switched on during their stay



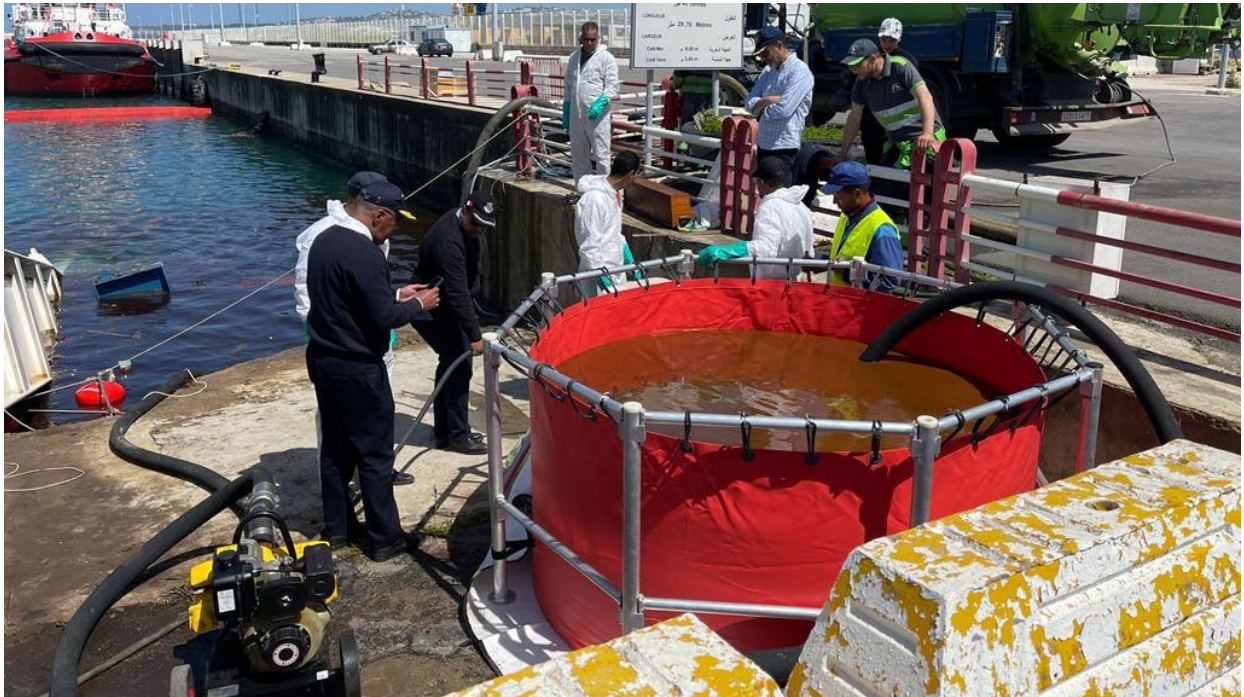
INSTALLATION OF A PHOTOVOLTAIC

- 4500 m² Covered area
- 1 GWH Annual production
- 630 KWc Installed power
- 650 Tons CO₂ Mass avoided/year

Marine pollution control equipment



Marina Blue Flag 2024



plastic waste sorting and recovery unit at the Marina

Transport & mobility



Merkala bypass : port ring road
Transfert of rail way and train station





CABLE CAR

| Ongoing

Better connections between the medina, the maritime station, the marina and the modern city

Green mean of transport

Offers a panoramic view of the Medina and the port;

2 KM
Length

2000
Hourly
flow per
direction

30
Tonnes of
CO2 per
year

City-port interface : A driving force behind the city of Tangier's vitality and influence











⋮ Challenges & Support Systems

- Maintain all port operations throughout the reconversion period;
- Consultation and involvement of all public stakeholders partners, and associations from the project's design phase through to commissioning of its various components;
- Modification of the built program to meet the modifications and improvements requested by professionals;
- Provide fishing professionals with a modern infrastructure;

Challenges & Support Systems


- Mobilization and preparation of land for the Project;
- Establishment of a support system for more than 15 companies in the free zone (around 10,000 jobs). A total investment of around 50 M Euro, of which SAPT has granted 10 M Euro to help them transfer their activities;
- Reintegration of itinerant vendors, public writers and luggage handlers;
- Relocation of the seaside cafés and restaurants;
- A fluid transfer of various fishing-related activities to the new fishing port.

⋮ Challenges & Support Systems

- Technical constraints : geotechnical and climatic ;
- Detour of the city's sewage system discharges;
- Opening up the port to the city by removing the barriers separating the 02 areas;
- Restoration of the medina's walls, ramparts, and gates;
- Development of public squares along the medina/port and modern city/port junction;
- Safeguarding and creating jobs.




• • • **Impact of the Project**

- Tangible economic and social benefits : strong stimulus for investment and creation of direct and indirect jobs (around 15,000 new direct jobs);
 - Stimulation of the tourism offering, enhancing the attractiveness of the region.
 - Diversification and enhancement of the city's cultural, tourist, and event facilities.
 - Integrating the port into the city (A sense of port ownership among citizens)
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• • • **Impact of the Project**

- The creation of new areas dedicated to commercial and tourist activities;
 - Improved safety, security and work conditions (The new organization of the components of the project);
 - Disappearance of informal and illegal activities linked to the port, and clandestine emigration;
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Impact of the Project

- A first national reference for port conversion : a successful and inspiring experience
 - An original project in its transformation of a historic port area into a modern multifunctional center, respecting heritage while integrating sustainable innovations.
 - A relevant project in terms of sustainable development, integrating several ecological initiatives and eco-friendly practices.
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Impacts in Figures (Tangier City Port)



+ 1.6 M

Fast ferries
Passengers



+250.000

Fast Ferries
Vehicles



+ 110.000

Cruise
passengers



70 M€

Turnover



+ 7.000.000

Visitors in Tangier City
Port



+ 181 %

N° of beds
(hotels)



+ 98%

N° of Nights
(hotels)



Conclusion

The reconversion of Tangier City Port symbolizes an urban and economic renaissance, where history meets modernity to create a dynamic and sustainable space, redefining the relationship between the city and the port.



— Thank You —