

Information Meeting Industrial Park February 12th 2015

The Information Meeting was meant for interested parties concerning (the exploitation of) the plot of land at the Industrial Park in the Port of Moerdyk. During the information meeting the commercial manager of the Port Authority, Manon Baartmans, introduced the Port of Moerdyk in general and the Industrial Park in particular.

The Port Authority was accompanied by Maritime & Transport Business Solutions (MTBS) who advises and supports the Port Authority within the market consultation regarding the process of returning the area to the market by means of a leasehold (long lease: erfpacht). Besides this, parties were able to ask questions and visit the site.

Below you will find a list of the questions provided with an answer.

1. Is there a figuring in which the area of 10 hectares and quay adjacent to water are clearly marked or drawn?

Yes, there is. On your request this figuring can be acquired through Commercial Manager Manon Baartmans via mba@havenschapmoerdijk.nl.

2. Is there a detailed map showing the (relevant) pipelines and other infrastructure including the railway?

Yes, there is. On your request this map can be acquired through Commercial Manager Manon Baartmans via mba@havenschapmoerdijk.nl.

3. Is there a figuring which shows the Risk-zones and Noise-contour of the relevant area?

Yes, there is. On your request this figuring can be acquired through Commercial Manager Manon Baartmans via mba@havenschapmoerdijk.nl.

Besides this figuring the following is relevant:

Risk-zones:

In the concept-development/zoning plan (which will be determined by the Municipality of Moerdyk) the entire Port of Moerdyk is divided into 4 (risk)zones. The Industrial Park is designated as 'zone 1' which means that (high)risk-related enterprises can be accommodated.

Noise-contour:

The entire Port of Moerdyk is a noise-zoned area. This means that within a certain contour surrounding the area a noise level of 50 decibels (A) is allowed. Also, environmental permits can be granted within this contour. The allotment of such permits is dependent on the examination of this contour.

4. Is it possible that (parts of) the plot of land will be sold instead of a long lease (erfpacht)?

The policy of the Port Authority is to only use long lease in the contracts concerning the distribution of land.

5. Are there any other options to buy, like buying off the long lease

The option to buy off the price (erfpachtcanon) of the long lease over the entire duration of the contract is discussable.

6. Does the Port Authority have an umbrella-permit concerning the entire area and if so, what does it cover?

No, the Port Authority does not have an umbrella-permit. Regarding the Industrial Park the development-/zoning plan is applicable alongside the (inter-)national environmental laws.

7. Which other specific other permits are applicable to the Industrial Park?

There are no specific other permits applicable to the Industrial Park, other than the ones mentioned under 6.

8. The Industrial Park was bought (back) from Shell by the Port Authority. What was agreed upon with Shell regarding the crossing of their Ethylene Oxide pipeline?

It was agreed upon with Shell that the pipeline can be crossed at two points from West to East. It has not been decided yet at which particular place these two crossings can be made. More detailed agreements were not made yet. Per situation it is established if or what crossing is needed.

9. Is there a determined 'phasing' concerning the contracts of long lease for the different parts of land?

No, the phasing will be applied based on the needs of the client. Also, this market consultation is meant to hear from interested parties which form of phasing or size of land is most wanted.

10. There is a high-voltage cable present above part of the land. Are there any restrictions concerning this cable?

The high-voltage cable runs over a part of the land that is not within the scope of this market consultation, because it runs over an area that is still property of Shell. The cable actually marks the border between the property of Shell and the property of the Port Authority. Concerning the restrictions you can best contact the national grid operator called Tennet.