

Queries and requests for Clarification

PML/EOI/001/2017

Call for Expression of Interest for the regeneration of space at Menqa, Marsa for the purpose of generating new economic activity within the harbour

Q. *Can a site plan be provided, indicating the exact land footprint which falls within the scope of the EOI?*

A. Attached please find a site plan with the indicated extent bounded in red.

Q. *Is the regeneration of the space in question part of a wider plan? If in the affirmative, can you provide a general outline of what these plans are - even if still in conceptual stage-would be? We are particularly interested in the planned uses or design intent for the sites immediately abutting the site in question.*

A. The Call for Expression of Interest seeks to test the market for ideas with respect to the potential of the area to generate economic activity. At this stage, it is the intention of Government to gather as many ideas as possible in order to be able to formulate the best way forward with respect to a subsequent issue of a Request for Proposals.

Q. *Are the areas forming part of the site to be transferred free of tenants, or must one consider long standing tenant agreements in any of the properties within the site?*

A. The site is being made available with existing tenants included. However, each individual lease agreement or encroachment will be reviewed upon expiry of the lease term.

Q. *Are there any preferences and/or limitations on the economic activity that may be considered?*

A. Every type of economic activity will be considered. However preference will be given to innovate activity and activities which seek to re-generate the area in question.

Q. *Will there be opportunities for commercial and residential properties to form part of the proposed project?*

A. At *Expression of Interest* stage, all ideas and proposals will be evaluated.

Q. *Kindly indicate the waterway sea area forming part of the concession*

A. Submissions are free to indicate what sea area/boundaries, if any, would be requested for their proposed activity.

Q. *Duration of concession agreement*

A. Submissions are to include the length of the desired emphyteutical term which in any case must not exceed 50 years.

Q. *Do proposals need to adhere to the GHLP policy above (GM17 II-Menqa) or does Projects Malta seek more innovative ideas of reuse, even if they fall outside the above policy?*

A. Applications with proposals in line with policy can proceed in a normal manner. Other innovative ideas would have to be assessed by the Planning Authority. There may be instances where the Planning Authority would need to carry out a local plan review which could delay the process significantly.

Q. *The area was originally part of the GHRC Initiative for the Marsa ex-Power Station site. Do EOI proposals need to be complimentary to the GHRC master plan or has this been discarded? Is Projects Malta planning a revised master plan for the area?*

A. Only proposals adhering to Government/Planning Authority approved master plans will be considered.

Q. *Will the PA and ERA participate in the evaluation process to ensure that the desired innovate ideas can be considered further?*

A. The Authorities may provide technical assistance but cannot be part of the evaluation process.

Q. *Clarify whether registration is required by the proponent to submit its interest for the EOI?*

A. No registration is required. Proponent is required to submit the EOI by the stipulated deadline.