



# Belfast Harbour Masterplan 2025-50

## Horizons of Opportunity



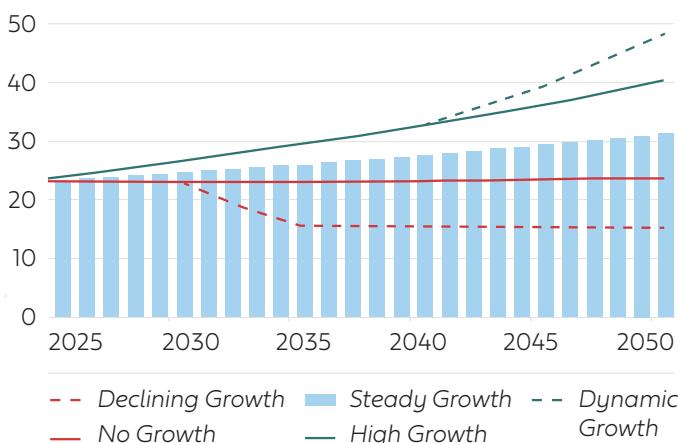
Learn more and read the full Masterplan at [belfast-harbour.co.uk/masterplan](http://belfast-harbour.co.uk/masterplan)

**Belfast Harbour has served the regional economy for over two centuries as a trust port – an independent body that reinvests all its surpluses in the port and its infrastructure. Today, we handle around 70% of Northern Ireland’s seaborne trade and facilitate £26.7 billion worth of trade each year, supporting £8.8 billion in Gross Value Added and approximately 155,000 jobs across the wider economy. Our Masterplan sets out a 25-year framework for our continued growth, shaped by 24 months of engagement and backed by 95% support from consultation respondents.**

### The Case for Growth

Independent forecasting by port-planning experts Haskoning confirms that trade volumes through Belfast Harbour – around 24 million tonnes today – are forecast to exceed 30 million tonnes by 2050 under steady growth, and up to 50 million tonnes under higher-growth scenarios.

### 2050 Port Trade Scenarios Million Tonnes (mT)



Under all growth scenarios, existing infrastructure is projected to reach full capacity before mid-century without planned investment. Under faster growth, that pressure could arrive up to a decade earlier. Other ports on the east coast of the island will face their own capacity constraints even sooner.

### A Phased Framework for Delivery

In response, our Masterplan phases investment across Three Horizons: near-term delivery to 2029, scaled expansion through the 2030s, and long-term transformation to 2050.

### Five Priorities for our Masterplan

Our Masterplan is designed to achieve five outcomes for the region:

- **Grow** capacity for trade, logistics and port operations
- **Accelerate** the transition to clean energy
- **Enable** regeneration that strengthens the city and serves its communities
- **Protect** biodiversity, open space and waterfront access
- **Secure** the financial flexibility to prudently invest across all three Horizons

### Port Trade Is Our Primary Purpose.

This Masterplan commits £1.3 billion to port infrastructure across the three horizons. It also identifies real estate opportunities worth £500 million to £750 million over 25 years, subject to commercial partnerships.

### Horizon 1 2025–2029

Delivery has already begun. A £90 million deepwater quay at D3 is under construction, delivering a new cruise terminal from 2028 and re-purposing our D1 site for offshore wind assembly and marshalling from 2029.

Planning consent is secured for City Quays 4, delivering 325 new homes. Clarendon Wharf – up to 600 new homes – is advancing through planning.

Alongside these, a proposed Maritime Skills Academy will ensure local talent can access the long-term employment this growth creates.

### Horizon 2 2030–2040

This period scales investment and strategic advantage: the rebuilding of Stormont Wharf, shore power across key berths, and regeneration extending northwards along the waterfront.

### Horizon 3 2040–2050

This phase delivers long-term transformation: new terminal capacity through reclamation at the West Bank Road, a Clean Energy Hub for alternative maritime fuels, and expanded deepwater capability future-proofing the port well beyond 2050.

### Growth That Benefits the Region

By 2050, Ulster University Economic Policy Centre analysis projects trade through Belfast Harbour will support £36.2 billion in goods and £12.0 billion in GVA. By then, Belfast Harbour will be consolidated as the leading port on the Dublin Belfast Economic Corridor.