AIRPORT CITY- CASE STUDY FROM CONCEPT TO DELIVERY

John Atkins- Director Atkins Property

International UNECE PPP Forum 31 March 2016
Düsseldorf

Amsterdam

Hong Kong
Amsterdam Schiphol Airport City
Zurich Airport City
Airport City Manchester Business Space
Airport City Manchester Logistics Park
Aerotropolis Concept
Source: John D. Kasarda and Taoyuan Aerotropolis
Airport City Manchester
Success Factors

• A research led robust economic offer
• Global connectivity
• National/Regional connectivity and infrastructure investment
• Available land assets
• Policy support
• Local engagement
• A place, not a series of buildings
Airport City Manchester
Understanding the Market

<table>
<thead>
<tr>
<th></th>
<th>Advanced Manufacturing</th>
<th>Hotels</th>
<th>Office</th>
<th>Logistics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Totals:</td>
<td>650k sq ft</td>
<td>4,600 beds</td>
<td>330k sq ft</td>
<td>1.9m sq ft</td>
</tr>
<tr>
<td>+ Airport City:</td>
<td>650k sq ft</td>
<td>2,500 beds</td>
<td>100k sq ft</td>
<td>1.4m sq ft</td>
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<tr>
<td>Existing:</td>
<td>0</td>
<td>2,100 beds</td>
<td>230k sq ft</td>
<td>500k sq ft</td>
</tr>
<tr>
<td>Retail &amp; Amenity</td>
<td>230k sq ft</td>
<td>600k sq ft</td>
<td>1.5m sq ft</td>
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</table>
International Connectivity

City at the centre
Airport City Manchester
Infrastructure Investment

High Speed Rail 2

Northern Hub + 4th rail platform

M56 Road Widening

Metrolink

A6 Link Road
Manchester Airport
Available Land Assets

- 160 acres of available land
- Located to the North and South of airport site
Airport City Manchester
Policy Support

- UK Government Enterprise Zone
- 116 hectares – 6 strategic sites
- Linked by new Metrolink line
- 20,000 new jobs

Key proposals:
- Airport City
- MediPark, UHSM
- Wythenshawe Town Centre

Occupier benefits:
- Business rates relief
- Simplified planning
- Super-fast broadband
- UKTI support
The Daily Telegraph
Chinese on board for £800m airport city in Manchester

By David Millward

CHINESE investors have thrown their weight behind plans for Britain’s first £800m airport city, creating 10,000 jobs in Manchester.

The deal with the Beijing Construction Engineering Group, was announced by George Osborne, during a visit to China. Outline planning permission was granted for the project at the beginning of the year.

It will see Manchester compete alongside other European airport cities in Amsterdam, Frankfurt and Copenhagen. At the heart of the plan are buildings funded by the Manchester Pension Fund. The scheme will take up to 20 years to complete.

A development, an international business hub, will be based on the north side of Manchester Airport City, featuring office, a hotel and retail centre. The airport area, could create 8,000 jobs of which £800m would be “value-added” sales.

A note added.

The Telegraph
Osborne set to agree Chinese power deal

A DEAL to build a new fleet of nuclear power stations in Britain could be unveiled as early as next week after George Osborne began a trip to China by unveiling an £800m indirect investment plan.

China’s Beijing Construction Engineering Group will team up with UK firms to redevelop Manchester Airport under the deal announced yesterday.

But all eyes will be on whether the Chancellor uses his five-day trade tour of the Far East to clinch a deal securing investment in nuclear power.

EDF is planning to team up with Chinese General Nuclear Power Group—a state-owned group—for a new project in Anglesey, but is still locked in talks with ministers over the plans.

Osborne is expected to sign a deal this week backing the Chinese group’s involvement, it was reported.

The Times
Beijing role in Manchester Airport City

Deidre Hywel Jones

A Chinese construction company that has been shaping the Beijing skyline for six decades is to join a consortium building a £800m airport development in Manchester.

Chinese involvement in Manchester Airport City was announced yesterday by George Osborne in Beijing. The project could generate 10,000 jobs in the North West. Beijing Construction Engineering Group will team up with Manchester Airport Group, Carillion and the Greater Manchester Pension Fund to develop a 80-acre scheme adjacent to Manchester airport.

The Chancellor said that Airport City—which will comprise 25 million square feet of offices, hotels, retail, leisure facilities and high-tech manufacturing plants—would help to ensure an economic recovery for all parts of the UK.

He said yesterday: “I am determined that Britain does not repeat the mistakes of past that saw investment and growth concentrated in the City of London. It is important in this context.”

The joint venture demonstrates the increasingly close ties between China and Britain. Last year, when Chinese investment in the UK was £8.5 billion, the country lent the UK’s biggest airports, including Manchester Airport, £250 million. Chinese investment in Manchester has since increased by 42% per cent per year.

Leeds, York, Sheffield

E800m airport plan is backed by the Chinese

A Chinese construction company that has been shaping the Beijing skyline for six decades is to join a consortium building a £800m airport development in Manchester. The Beijing Construction Engineering Group joined forces with Carillion, the Greater Manchester Pension Fund and Manchester Airport Group to develop a 80-acre scheme adjacent to Manchester airport.

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Joint venture partnership:

- MAG
- BCEG
- Carillion
- RMF
- Argent
• Economic and investment cooperation between China and the UK has produced fruitful results in recent years. China’s investment in the UK in the past three years is three times that of the past 30 years combined, with infrastructure being a highlight. Airport City Manchester is the first project to have materialised since our two countries signed an MoU on infrastructure cooperation in 2011. It is also the first major infrastructure project in the UK with the involvement of a Chinese company in the form of equity investment.

• Xi Jinping
• President of the People’s Republic of China
Amazon regional distribution centre 2016