

The journey starts here
weaverscross.co.uk

WEAVERS CROSS

A New Destination in the Heart of Belfast





TRANSLINK - WHO WE ARE

Translink is Northern Ireland's primary public transport provider and owner of the associated infrastructure and property portfolio.

84m
passenger journeys,
equivalent to
the population of
Northern Ireland
every week

1,400
fleet of buses,
coaches and trains
doing 44 million
miles per year

300
miles of rail track,
including bridges,
culverts, level
crossings and
signals valued at
over £3bn

The Translink group consists of the Northern Ireland Transport Holding Company (NITHC), which owns and controls a number of private limited subsidiary companies including Belfast Metro, Ulsterbus and Northern Ireland Railways, together branded as 'Translink'.

As providers of an essential public service in Northern Ireland, and as a responsible leader, Translink is committed to leading cleaner transport solutions to encourage more sustainable, active travel, by helping to tackle the current climate emergency and growing concerns around air quality to create healthier, greener towns and cities while enhancing the wellbeing of the local communities we serve.

Providing high quality public transport not only enables our region to thrive in developing competitive cities and regions. On an individual level, we give people choices, freedom and more opportunities in terms of business, education, shopping, travel, tourism and leisure pursuits.

Major Projects

Translink is making major investments in both its fleet and its estate, right across Northern Ireland, which will enhance the offering of the Belfast Transport Hub and in turn the Weavers Cross regeneration project.

Belfast Transport Hub

This £multi-million flagship project, prioritised by the Northern Ireland Executive for funding, recognises the strategic importance of the Belfast Transport Hub in the economic growth of the city and Northern Ireland. The construction of the Belfast Transport Hub, which commenced in February 2020, is recognised as fully supporting the delivery of the Programme for Government. The Transport Hub itself is expected to

be operational by the end of 2024 and will sit at the heart of the Weavers Cross neighbourhood.

Glider

A £90m+ project to deliver Belfast's bus rapid transport system launched in September 2018, providing fast and reliable services connecting East and West Belfast, Titanic Quarter and key locations of economic and social activity in Belfast City centre and beyond. The existing Glider route (Phase 1) is located within 300m of Weavers Cross and following the great success of the initial phase, plans are in development for Phase 2, linking North and South Belfast via the city centre. The 2nd phase will also run close by Weavers Cross and will enhance connections to health, education, leisure and job facilities and improve economic return in Belfast City centre, extending right across the city region.

North West Transport Hub

The Victorian Grade B-listed Waterside Train Station has been restored as an integrated active travel transport hub and gateway for Derry~Londonderry and the wider North West region. Representing an investment of approximately £27m, the facility has been operational since October 2019.

The Translink Future Ticketing System (TFTS)

TFTS will provide customers with better integration, flexibility and convenience. Key enhancements will include contactless credit/debit card payments, mobile and app payments, an ePurse Stored Value 'Oyster style' Smartcard; and 280 ticket vending machines and gated rail stations. TFTS will transform our passenger experience, meet changing customer needs and attract more people on board our services.



1million

passenger journeys every year along the Belfast-Dublin corridor on flagship cross-border rail service Enterprise.



Enterprise



Glider

Decarbonising Northern Ireland's Public Transport Network

Translink is working to deliver ambitious plans to decarbonise Northern Ireland's public transport infrastructure and bring a step change in environmental standards. The first hydrogen fuelled vehicles in Ireland are due to be in passenger service in Belfast by the end of 2020, with plans for additional zero and low emission vehicles to be introduced into the fleet over the coming years. We aim to operate all Belfast Metro services with zero-emission vehicles by 2030 and the entire fleet by 2040.

New Trains Phase 3

Over recent years, Translink has been transforming its rail fleet and the third phase of activity will deliver 21 new railway carriages, providing an extra 2,000 seats across the NI Railways network. This will work to enhance capacity on key routes, particularly at peak times. The carriages are expected to enter service during 2022 and demonstrate Translink's commitment to enhancing passenger experience.

Enterprise Service Enhancements

The Belfast to Dublin train service, branded as Enterprise, is to relocate to Weavers Cross on completion of the Belfast Transport Hub. Operated jointly by Translink and Iarnród Éireann (Irish Rail) a Strategic Development Plan, "Better Connecting Dublin and Belfast", has been developed to build and strengthen the economic links along this strategic corridor. This will build competitiveness and increase close communication links between both capital cities, aligning with both Programmes for Government to support the growth of public transport. The plan will also deliver social and environmental benefits by decongesting roads, promoting all-Ireland tourism and reducing carbon emissions.



NI Railways



NorthWest Transport Hub





THE OPPORTUNITY

The proposed development at Weavers Cross, presents an exciting, unique opportunity to transform and regenerate a brownfield site to create a new destination and gateway to Belfast City.

Key features of the opportunity

- / Circa. 1.3m sq.ft.
- / Estimated GDV £380m
- / Contractual Joint Venture
- / 160,000 sq.ft. GEA Transport Hub at heart of development area
- / Saltwater Square: significant public realm commitment
- / Major mixed-use development scheme including offices, residential, hotel and ancillary retail/leisure
- / Strong political and community support

Translink is seeking a master-developer Private Sector Partner (PSP) with the financial means and relevant experience, skills and resources to realise the Vision for Weavers Cross. The PSP must be able to demonstrate, long-term partnership working approaches, creativity and a detailed understanding of how best to deliver Weavers Cross, while exhibiting strong social value credentials, to deliver tangible and lasting positive social, economic and environmental impact.

and opportunity, supporting both business and tourism and access to Belfast. It will create a vibrant link to the “Eds and Meds” institutions nearby including 3 major hospitals, 2 universities and a number of higher education establishments, opening up a wide and diverse talent pool eager to work, live and socialise in this new destination, Weavers Cross.

The proposed development at Weavers Cross, presents an exciting, unique opportunity to transform and regenerate a brownfield site to create a new destination and gateway to Belfast City.

Weavers Cross will drive economic growth and development through the provision of new, high quality commercial office space in Belfast, providing modern economic infrastructure and the opportunities for businesses to invest and grow. Due to the uniqueness of the site situated beside the main Transport Hub in Northern Ireland, it is anticipated that Weavers Cross will have an advantage in attracting new entrants over other locations.

The inspired name ‘Weavers Cross’ was borne out from consultation with local communities, reflecting the area’s rich industrial heritage and geography. Weavers Cross will establish a new dynamic ‘city neighbourhood’ and connect the new transport hub, city centre and surrounding communities through the regeneration of the wider area.

At the centre of this new ‘city neighbourhood’ will sit the Belfast Transport Hub, designed to enhance local and international connectivity with bus, coach and rail links across Northern Ireland and beyond. This will connect people with people, place

£1billion+
additional spending
in the economy*

*Fine Margins Report 2020 by CBI and Oxford Economics



THE VISION

Weavers Cross offers a truly unequalled opportunity to develop 1.3+ million sq.ft. of office-led, mixed use space, right in the thriving heart of Belfast – a fast-growing city with a young age profile, a growing knowledge economy and a diverse occupier base.

Within a few minutes' walk of the commercial, retail and hospitality centre of Northern Ireland's capital city, Weavers Cross is also within an established Eds & Meds innovation arc and is closely integrated with local communities that are ready and willing to grow. And located at the very heart of Weavers Cross itself will be Translink's new Transport Hub – a hightech focal point for bus, rail and active travel that will cater for 20 million

passenger journeys annually. The Belfast Transport Hub will act as a powerful engine for energy and growth, bringing in people from all over the island by train and bus, including across the UK's only land border with the EU. Work on this fully publicly funded asset is already underway, enjoying strong political support and led by Translink, a solid partner for the private sector and owner of the majority of the land required to make Weavers Cross a reality.

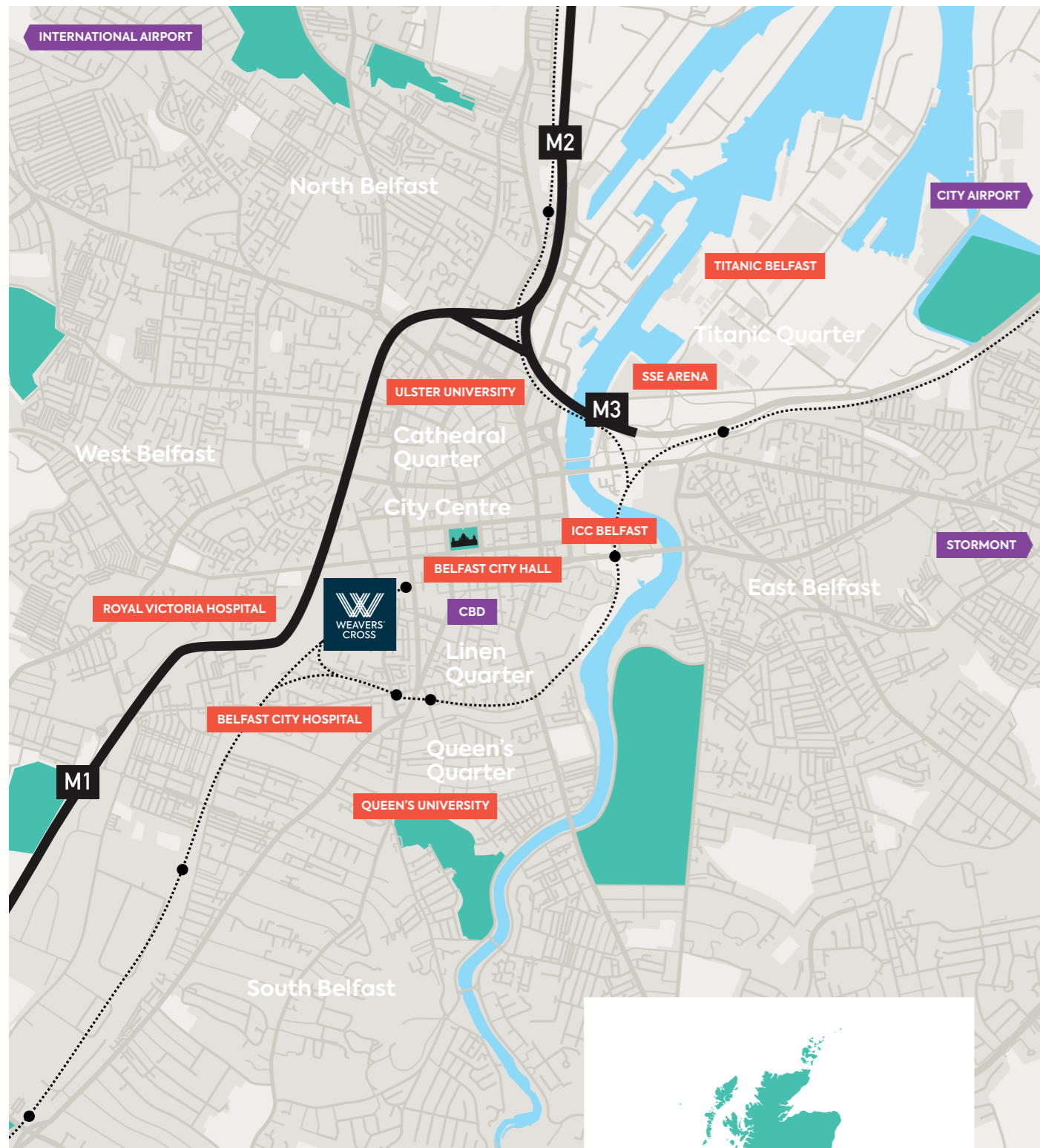
With the Transport Hub catalyst at its heart, Weavers Cross will itself, act as the catalyst for the regeneration of the wider area within South and West Belfast. It will transform the lives of local communities, city citizens and visitors alike, providing commercial returns, place-making and positive social and environmental impacts.

This new city neighbourhood will provide a high quality, dynamic and imaginative mixed-use development and will represent an exciting step-change in terms of quality, inclusiveness and outcomes for large mixed-use development schemes in Northern Ireland. The connected location, the energy and the quality of buildings and public spaces, coupled with the drive for innovation and sustainability, will inspire those who work and live there, capitalising on local assets and improving the quality of life and opportunities for everyone.

Weavers Cross is widely recognised as a key driver for major infrastructure, economic and social improvements right across Belfast and is rightly considered one of the most important opportunities in Northern Ireland for the next 10 years.

Weavers Cross will build on the well established business and community connections already in place through the Belfast Transport Hub Project.





Located between mainland Europe and the US, Northern Ireland is ideally situated for access to key markets across GB, Republic of Ireland, Europe and USA.



THE LOCATION

Northern Ireland offers investors exactly what they are looking for – an educated workforce that is smart, innovative and results-driven.

People who will go the extra mile to make sure your operation is a success. Combining this with a superb infrastructure, competitive costs and excellent support packages and you have the ideal location.

Key facts about Northern Ireland

- ✓ One of the four constituent nations of the United Kingdom
- ✓ Population of 1.8 million people
- ✓ One of the youngest populations in Europe, 53% under the age of 40
- ✓ 13,600 sq.km. in size, accounting for 6% of the total UK land area
- ✓ Three airports with regular direct flights to the UK and Europe
- ✓ Modern road and rail network
- ✓ 100 gigabyte per second telecoms link between Northern Ireland, Europe and North America



Belfast, the capital of Northern Ireland, the city forms part of the largest urban area in Northern Ireland and is one of the largest commercial centres.



Connectivity

Belfast has developed into one of Ireland's premier business cities with the largest employed population in the region. More recently, Belfast has been extremely successful in attracting Foreign Direct Investment underpinned by its competitive operating costs and advanced telecoms infrastructure and highly skilled and educated employment base.

It finds itself ideally situated between Europe and the US and is well connected by road, rail, air and sea. London is one hour by air and Dublin city centre is circa two hours by road or rail.

The City's connectivity doesn't stop there. Northern Ireland, and in turn Belfast, has the highest availability of superfast broadband and 4G connectivity in the UK. It also benefits from the fastest direct broadband link from Europe to North America. This high speed connectivity has helped attract some of the world's leading companies to Belfast and is one of the factors behind the phenomenal growth of knowledge industries in the city.

Research & Innovation

Belfast is world leading in terms of financial services, creative industries and technology centres, and a quality of life to rival that of any European city. From its history of shipbuilding to advanced engineering, Belfast is a city of creators and inventors. From innovation in the legal sector to ground-breaking cancer research, Belfast is home to global research centres of excellence and supporting high growth clusters. And as a result of a pipeline bursting with talent; pioneering research and innovation; and secure and resilient infrastructure, global companies like Allstate, Citi and Baker McKenzie have chosen to set up, and grow, in Belfast.

Innovation is part of Belfast's DNA and urban innovation is at its core. The Smart Belfast Framework, will turn Belfast into a 'living laboratory', harnessing the city's talent pool, creativity and technical infrastructure to build innovative solutions that address city challenges and support Belfast's future growth. To find out more visit www.smartbelfast.city

340,220
population
of Belfast

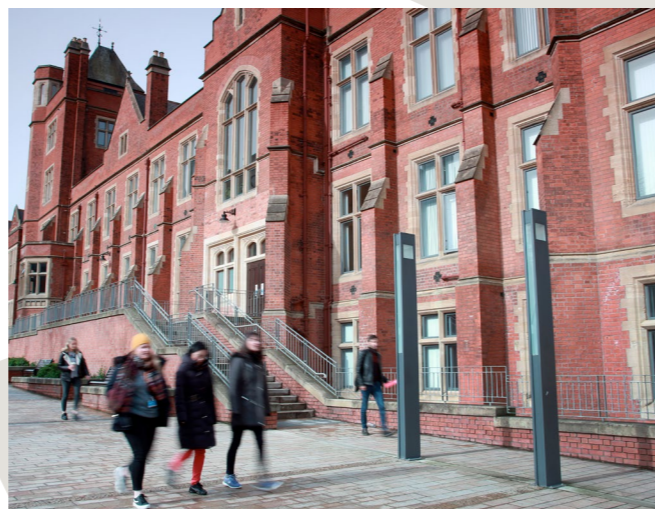
£44,332
GDP
per capita

1million
population
of city region

33%
population with
degree level
education or higher

2
first class
Universities

3
major acute
hospitals



2
international airports
within 30 minutes' of
Belfast City centre



THE SCALE

A new destination in the heart of the City.

Weavers Cross will be a new destination in the heart of Belfast City centre, with the added benefit of a modern transport Hub acting as a catalyst for regeneration helping to redesign and shape the local area for the better.

The site under Translink ownership is circa 20 acres. Over 8 acres of this will be available for wider development. Just over five minutes' walk from Belfast City Hall, the development will be a high-class gateway, offering attractive, dynamic and imaginative sustainable mixed-use development opportunities for investors, and create a fantastic first impression of Belfast as a progressive and confident capital city.

It is intended that this will be delivered in conjunction with a private sector development partner over a number of years.

The vision and masterplan will interface with Belfast City Council's Smart City Deal and support the Belfast Agenda's mandate to have more people to live and work in the city centre. It also aligns with the Department for Communities Streets Ahead 5 project, to become an extension of the city centre with a compatible and complementary mix of uses.



Weavers Cross
circa 20 acre site with
approx 8 acres available
for wider development



THE PARTNERSHIP



Translink is seeking a master-developer Private Sector Partner (PSP) with the financial means and relevant experience, skills and resources to realise the Vision for Weavers Cross in partnership with Translink.

8000+
FTE jobs in
Grade A offices
with FDI potential

1000+
social value
activities

5000+
construction
employment years

It is proposed that Translink and the PSP will create a partnering structure through a contractual Joint Venture Agreement (JVA) that will align the parties' goals and provide a mechanism for the development to be delivered.

The PSP could be a single organisation or group of organisations that bring together the necessary funding and expertise to deliver the Vision and demonstrate long-term partnership working approaches and exhibit strong social value credentials.

Translink is seeking, as part of this JVA, to secure a sustainable financial return – providing long term income streams, ensuring best value and maximising the social impact which investment in infrastructure and development projects can have on local communities.

As Translink is a Contracting Entity (Utility) operating in the Transport Sector, its procurement activities are governed by the Utilities Contracts Regulations 2016 (derived from EU Directive 2014/25/EU). The Procurement Strategy for the competition to appoint a Master Developer will involve the use of the Competitive Dialogue Procedure, as set out in UCR Regulation 48. This will be undertaken by a multi-disciplinary procurement team comprised of specialist consultants, development advisors and Translink staff.

It is anticipated that the Competitive Dialogue process will commence in February 2021 and will last for around 12 months.



20m+
per annum public
transport passenger
footfall with all island
connectivity



BTH
largest integrated
sustainable transport
hub in Ireland

★★★★
**BREEAM
Excellent**





**WEAVERS[®]
CROSS**

The journey starts here
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JOHN MCASLAN + PARTNERS

CBRE

