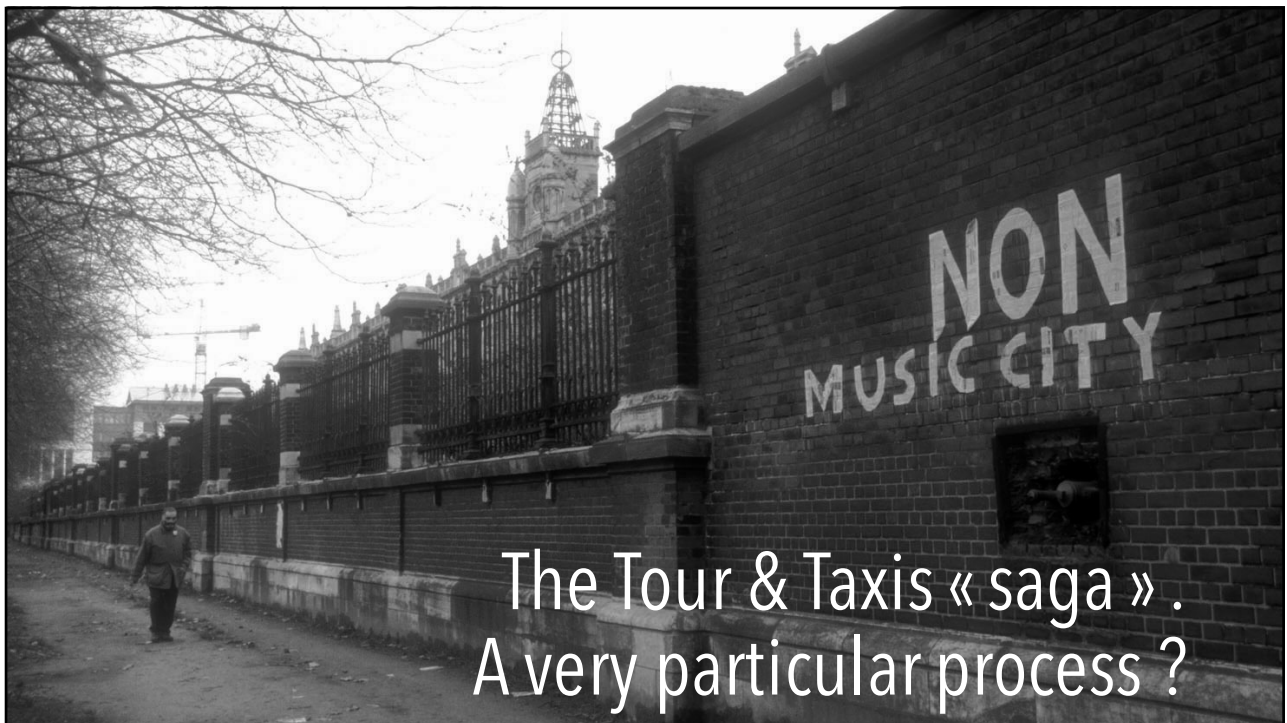


TOUR & TAXIS



KRIS VERHELLEN CEO

extensa



The Tour & Taxis « saga ».
A very particular process ?

PPAS KEY FIGURES

extensa

	King's Cross	TOUR & TAXIS	CLOCHE D'OR
Site area	27 ha	30 ha	40 ha
# residential units	1 900	1 900	1 900
Public space/Park	10 ha	9 ha	15 ha
Office & retail	315 000 m ²	190 000 m ²	400 000 m ²
Decommissioning	1996	1992	greenfield
First studies	2001	2001	2001
Master scheme	2006	2007	2005
First use	2011	2004	2017
Former owner	Railways + Excel	Railways (SNCB) + Port de Bruxelles	Private
Developer	Argent	Extensa	Extensa + Promobe

King's Cross



CLOCHE D'OR



PPAS URBAN PROCESS

extensa



PPAS 2001

Schéma directeur 2008

PPAS démographique 2013

PPAS 2017

Situation projetée





2004

Entrepôt Royal 45.000 m²



2005

Sheds 17.000 m²



2013

Hôtel de la Poste 1.500 m²



2014

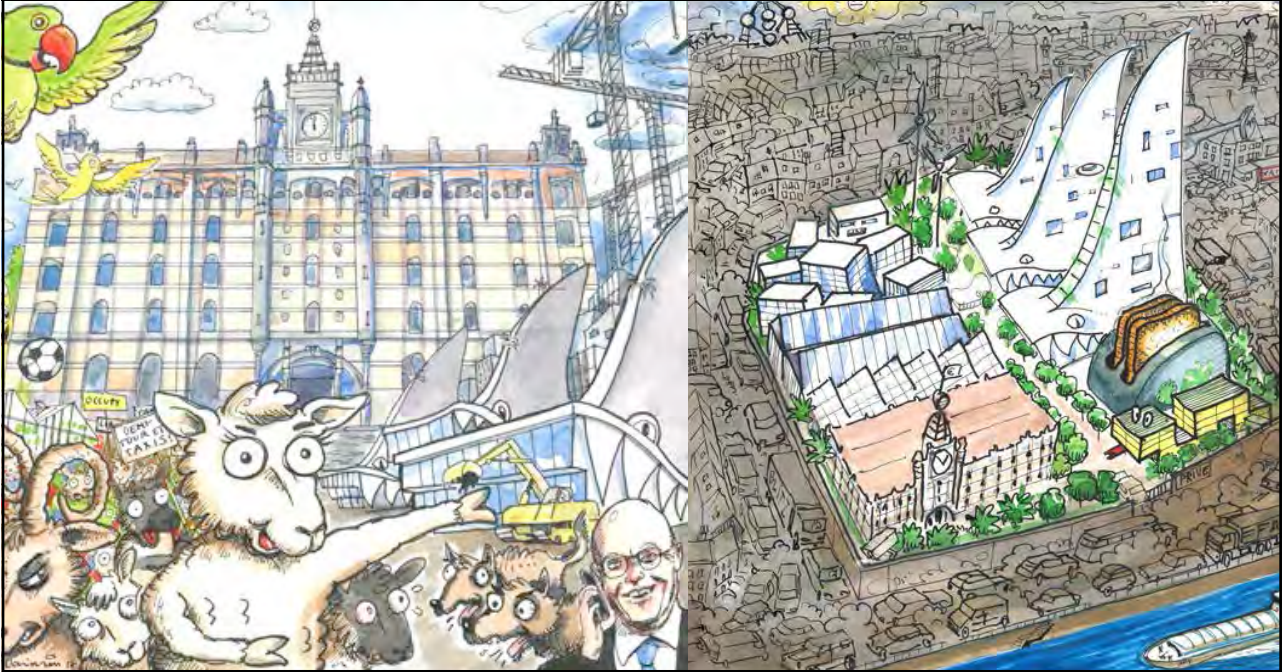
Bruxelles Environnement 16.000 m²



PPAS EVOLUTION OF THE PROGRAMME				extensa
		PRAS 2001	ARRETE 2009	PPAS 2017
M I N	Park	1HA	9HA	9HA
	Residential	40%	40% including 30% affordable	50% including 124,000m ² affordable
	Amenities	NA	10%	10%
M A X	New constructions	NA	370 000 m ²	370 000 m ²
	Car Park	NA	3 500	3 500

PPAS THE PROTESTERS

extensa



PPAS THE PARK

extensa



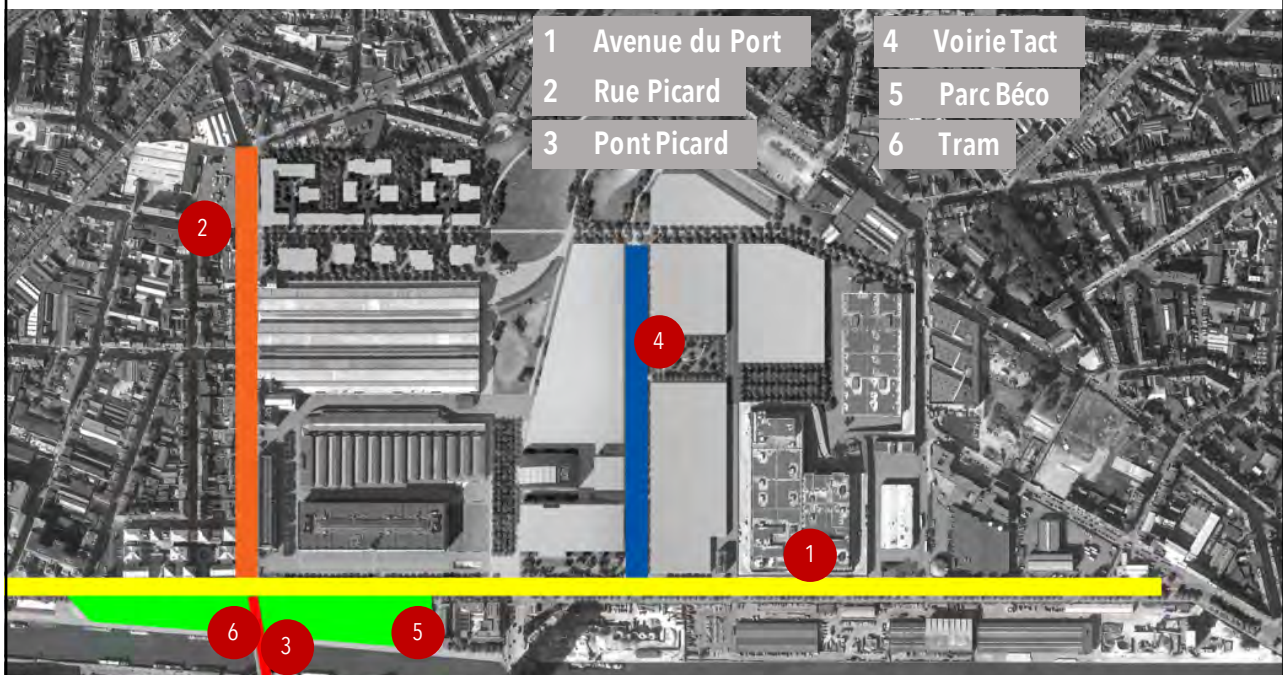
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extensa



PPAS INFRASTRUCTURE

extensa



MASTERPLAN

extensa



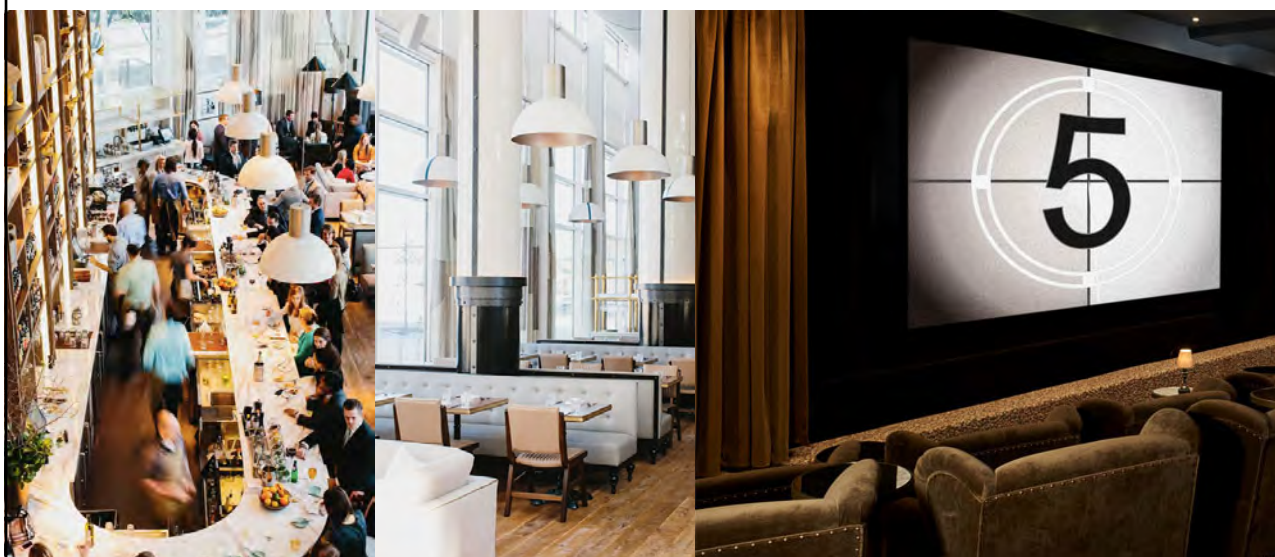
HERITAGE

extensa



A MULTI-MODAL PLATFORM FOR THE DISTRIBUTION OF GOODS

extensa





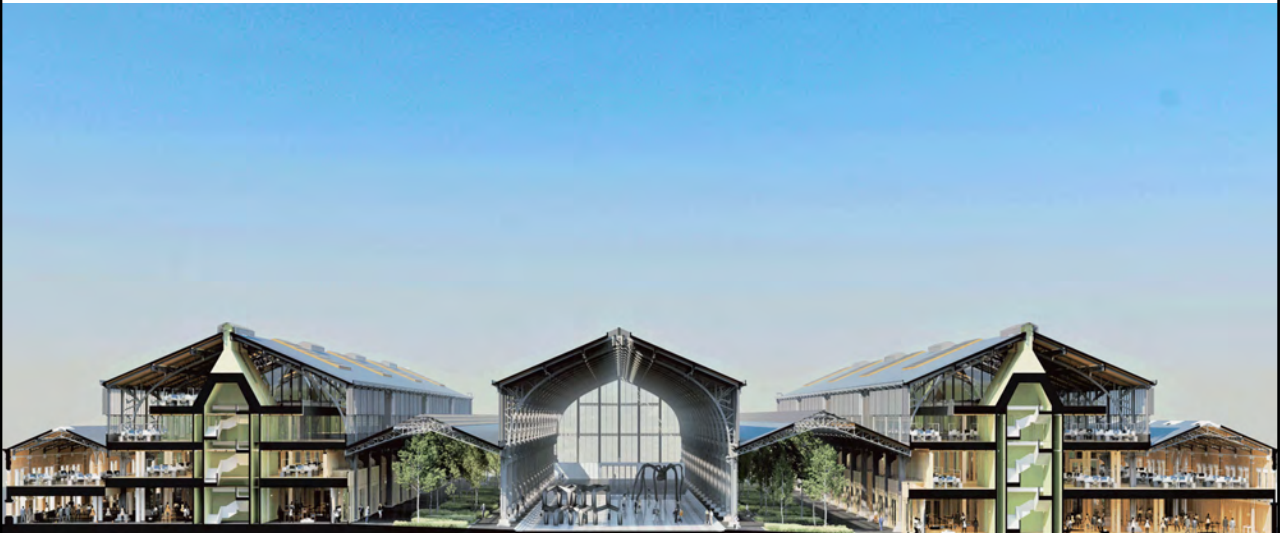
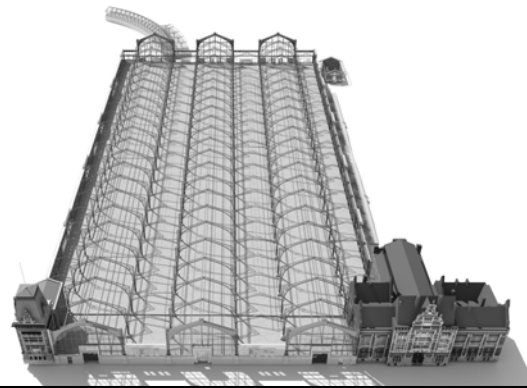


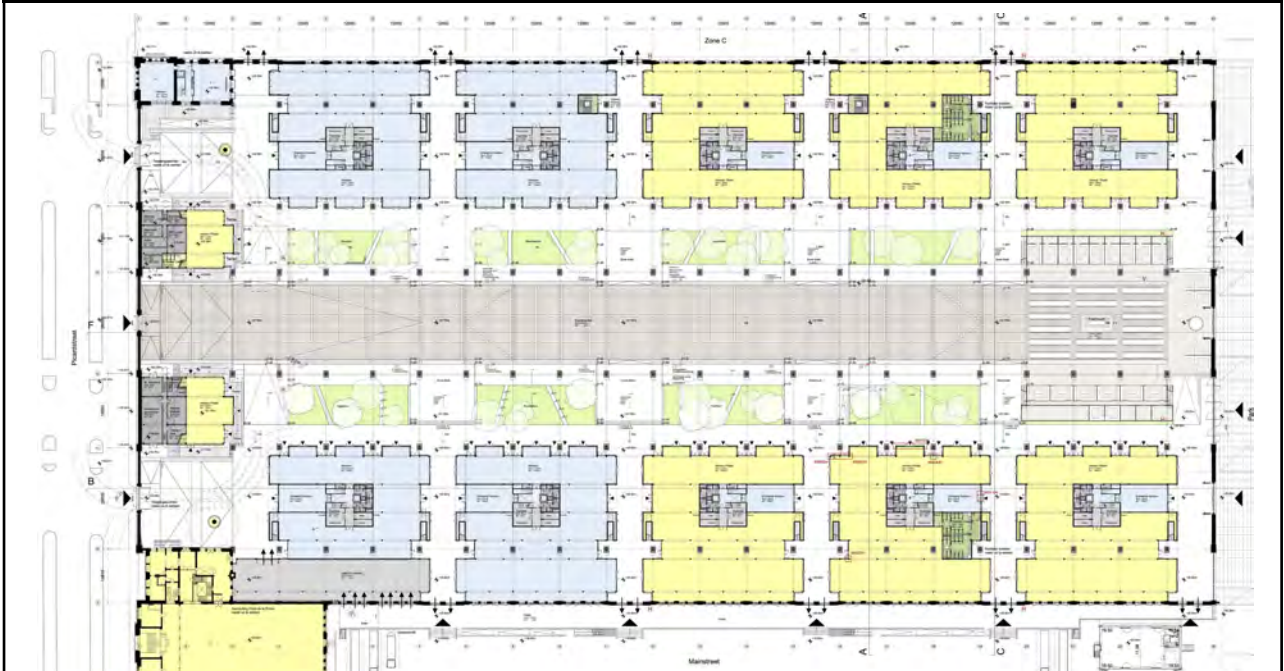
40 000 m² footprint

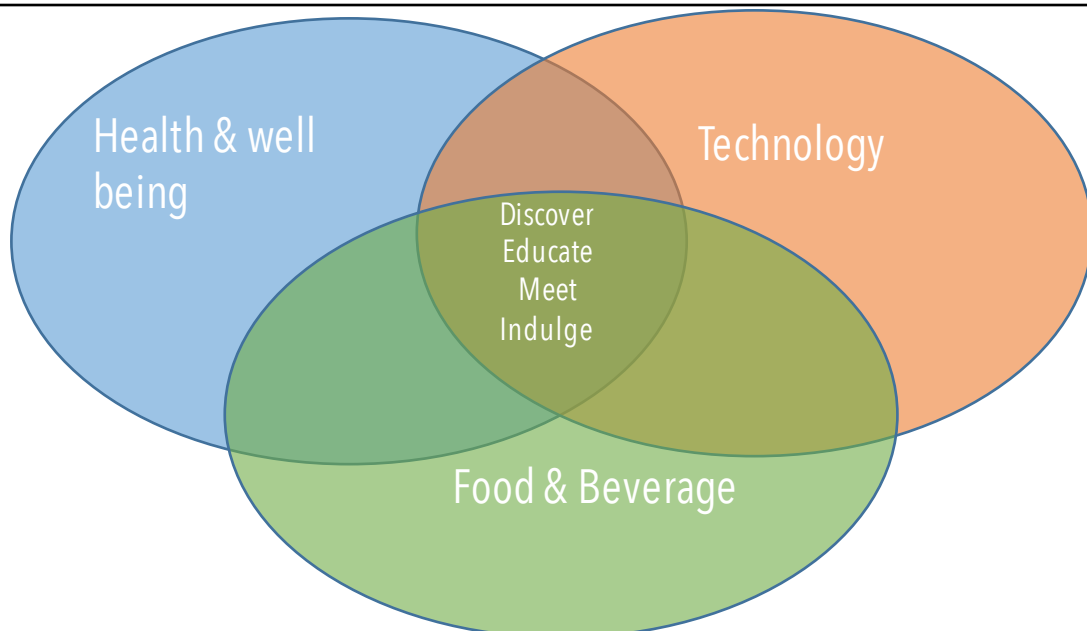
24 m height

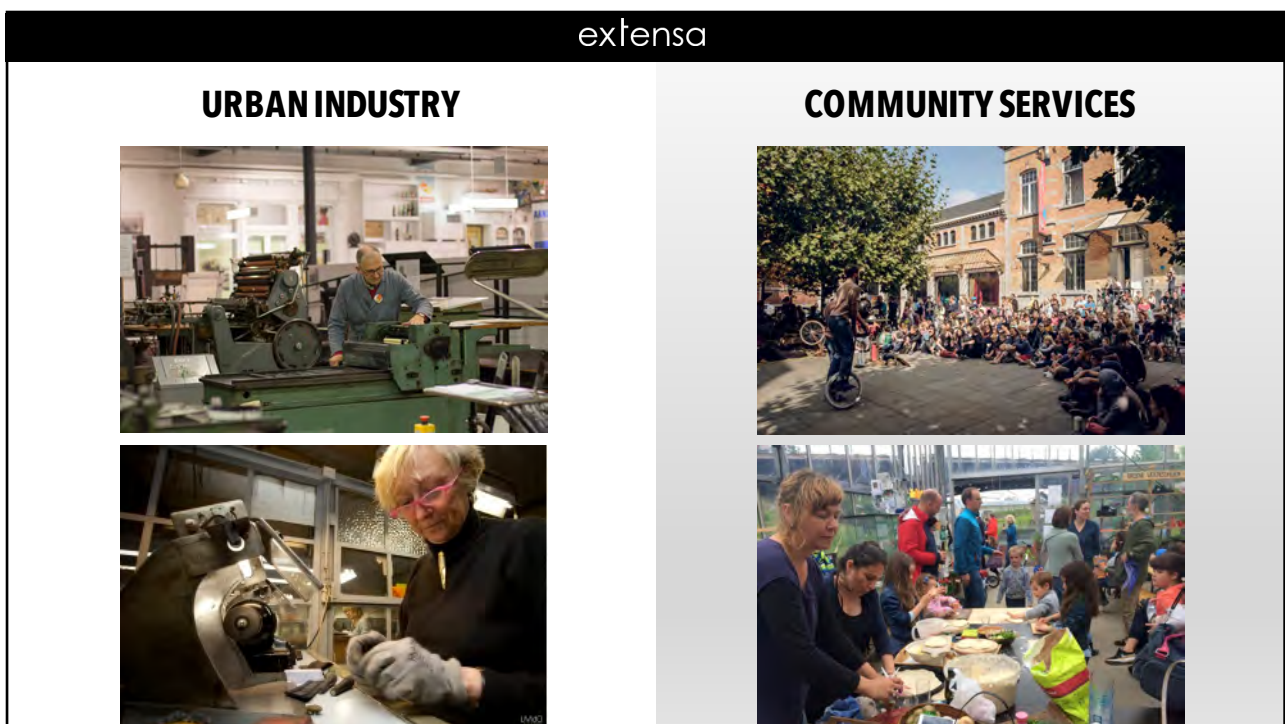
270 m length

150 m width









RESIDENTIAL PROJECTS

extensa



RESIDENTIAL PROJECTS

extensa



RESIDENTIAL PROJECTS

extensa



RESIDENTIAL PROJECTS

extensa



PICARD BRIDGE

extensa



PICARD BRIDGE / RIVA PROJECT

extensa



PICARD BRIDGE / RIVA PROJECT

extensa



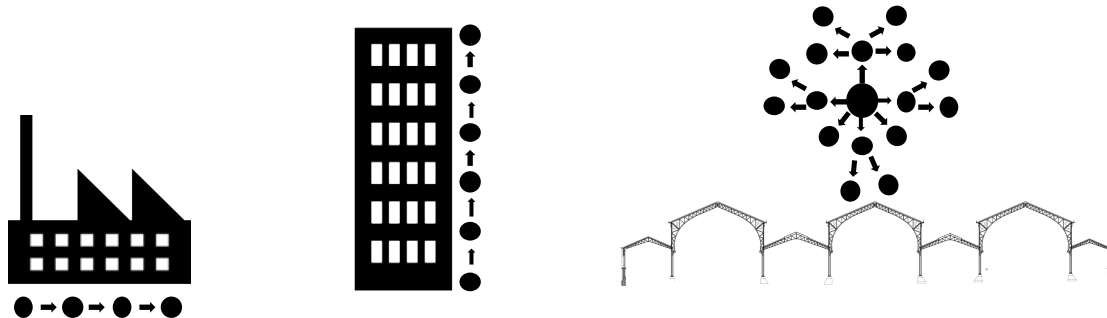
MEET THE CHALLENGE

extensa

PROGRAMME	DEMAND	IMPACT
2,000 households	High quality offer Sociological diversity	Succeed in regenerating the industrial basin
6,000 workstations	Meet new requirements	Attract, keep employment in the region
Heritage and experiences	Tourist routes	Image and economic benefits

NEW WAY OF WORKING

extensa



MEET THE CHALLENGE

extensa

PROGRAMME	DEMAND	IMPACT
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DON'T TRY THIS AT HOME!

OPPORTUNITY	Once in a lifetime
MARKET CONDITIONS	From credit crunch to QE
RISK PROFILE	Patient capital
PARTNERSHIP	PBP – Public rather than Private Partnership
HAVING FUN	Is expensive – scale matters

DO TRY THIS AT HOME !

2004	2015	2017
Hospitality Management	Everyone is a client	Internet of things
Shuttle bus	Mobility guru	Mobility as a service
Parking management	Car psychology	Big data based influencing
Hobby workshops	Urban industry	Circular economy
Hobby gardens	Parkfarm & sheep	Urban farming
	TOUR & TAXIS AN URBAN EXPERIENCE	TOUR & TAXIS YOU, TOMORROW.

A BIG BANG ?

