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PRESENTATIONS

Committee ECONOMY & CULTURE SCRUTINY COMMITTEE

Date and Time of Meeting THURSDAY, 11 OCTOBER 2018, 5.00 PM

Please see attached the Presentation(s) provided at the Committee Meeting

4 Dumballs Road Redevelopment (Pages 3 - 22)

To receive a presentation from Vastint, outlining their proposals for redeveloping the site, with a particular emphasis on commercial units, employment & training opportunities, and community space, followed by Q&A with all attendees. Members are also interested in the financial contribution of the Council and the liaison process with existing businesses and support to move to other appropriate locations.

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Cardiff City Council Scrutiny Committee

October 2018

VASTINT

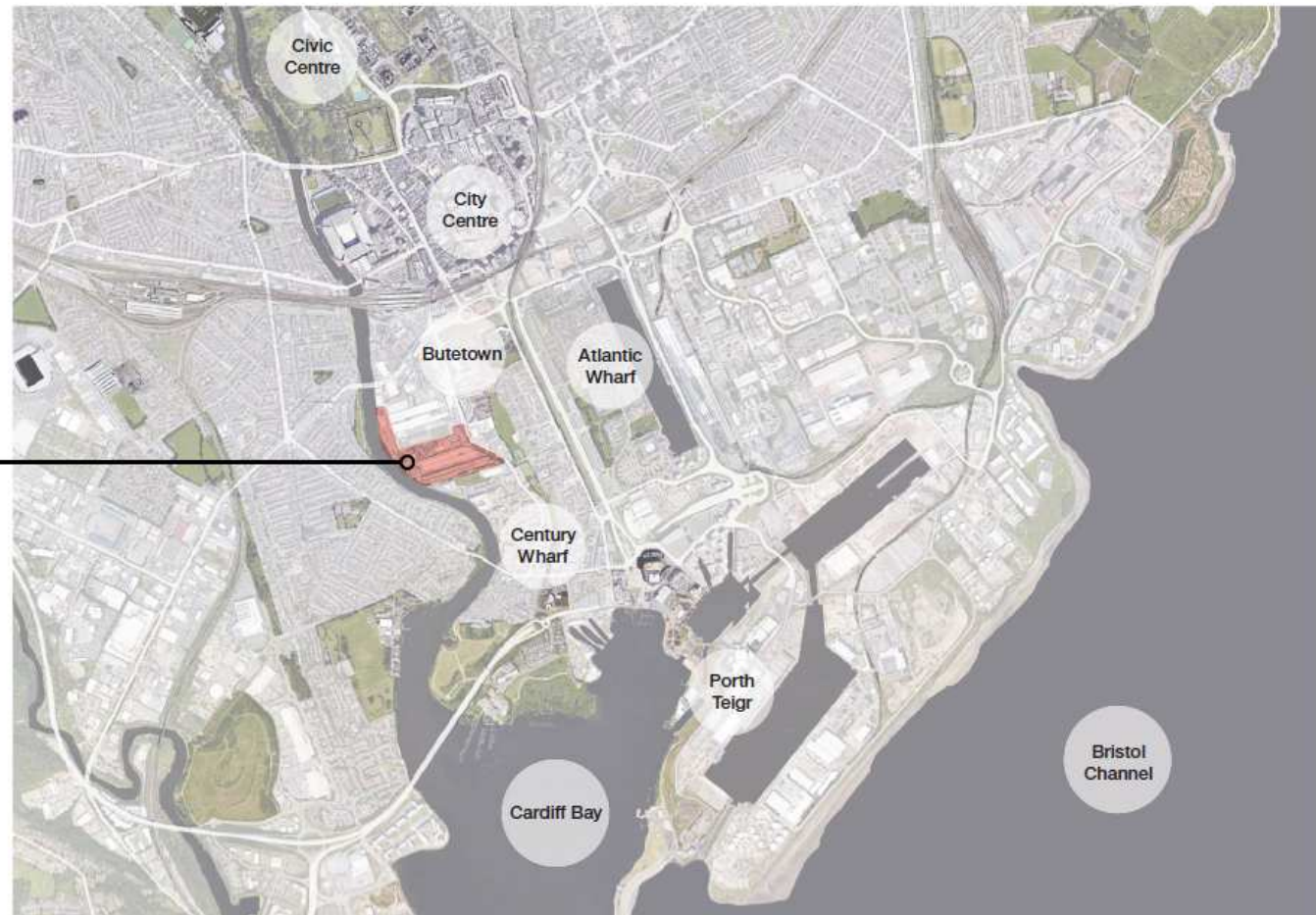
VASTINT

The Embankment, Cardiff

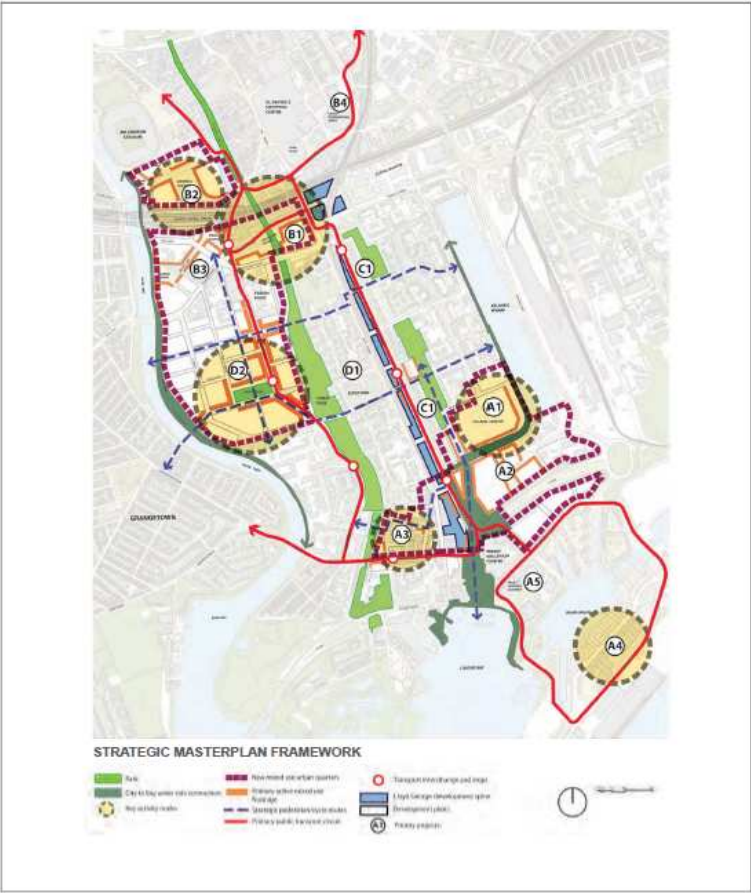
VASTINT

Page 4

Land within Vastint
Ownership (9.4 Ha)

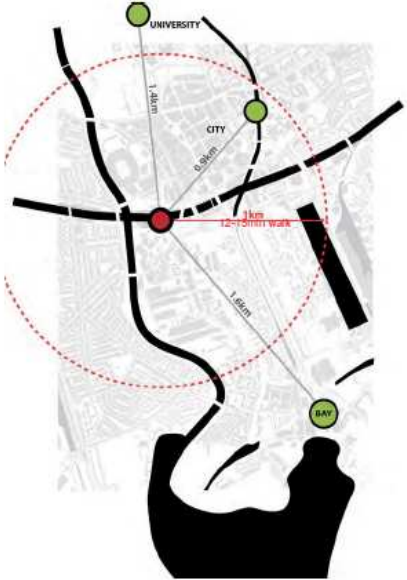


Cardiff City Expansion Plans



A COMPACT CITY CORE

A key factor for the potential success of Central Cardiff as a sustainable urban district is the compactness of the core and its proximity to mass transit and public transport networks. Key destinations are closely located north of Cardiff Central station and at the Bay within 15-20 mins walk and 7-10 mins cycle time. A critical factor for capitalising on this opportunity in the framework is the creation of a legible and safe network of routes and connections to and in between key destinations, city spaces and communities.



Location and context

1. Bute Park & Cardiff Castle.
2. Cathays Park.
3. Cardiff Boat Centre.
4. Retail centre.
5. Principality Stadium.
6. Cardiff Mainline Station & Central Square.
7. The Tramshed.
8. SA Brain & Co. Brewery.
9. Butetown.
10. Bute East Dock.
11. Atlantic Wharf.
12. Cardiff & Vale College.
13. Site.
14. Blaenclydach Place Park.
15. DEPOT Cardiff.
16. Canal Park.
17. Century Wharf
18. Cardiff Bay Rail Station.
19. Wales Millennium Centre.
20. Roald Dahl Plass.
21. Porth Teigr.

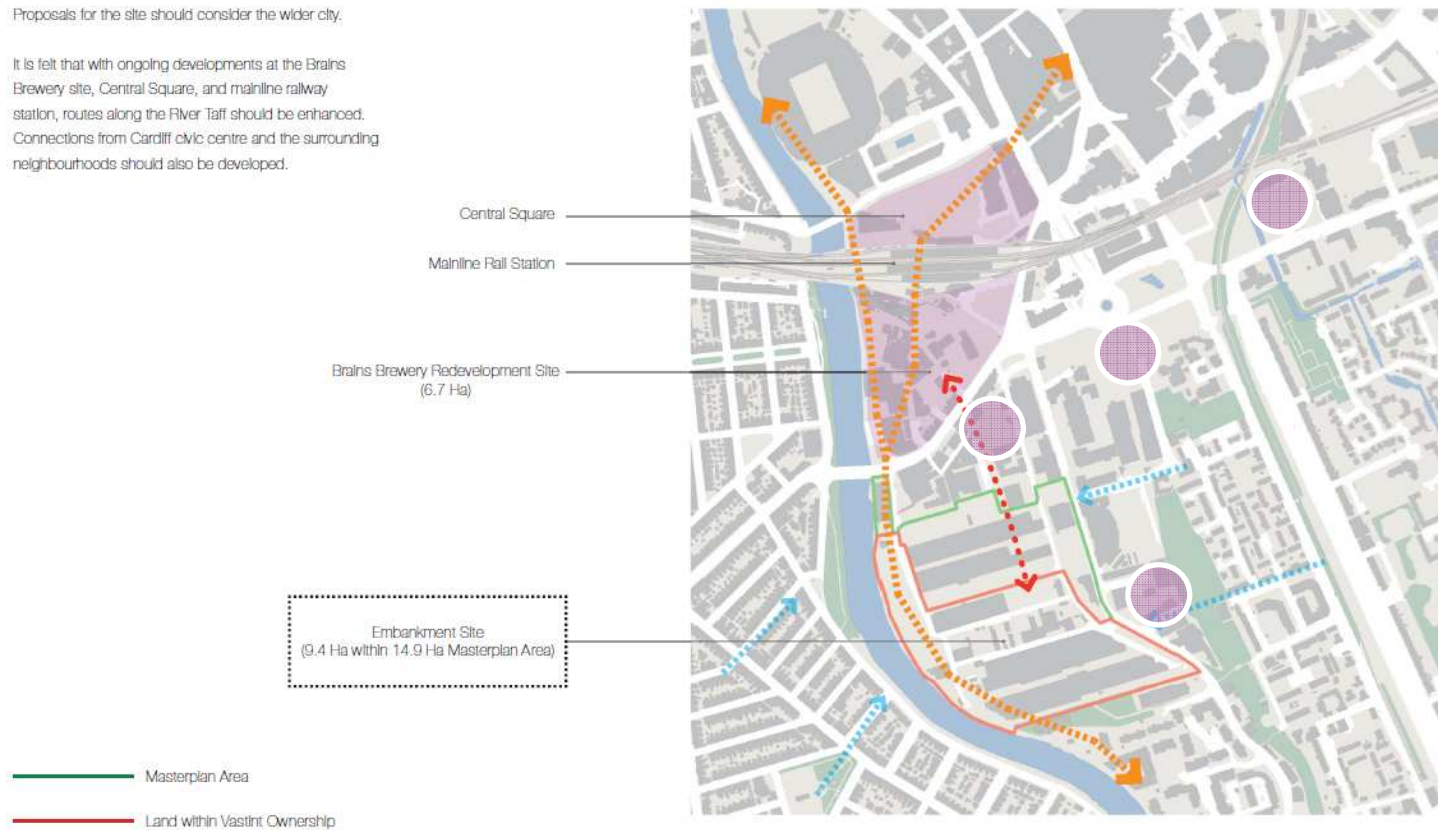


Local areas of change

City-Wide Opportunities

Proposals for the site should consider the wider city.

It is felt that with ongoing developments at the Brains Brewery site, Central Square, and mainline railway station, routes along the River Taff should be enhanced. Connections from Cardiff civic centre and the surrounding neighbourhoods should also be developed.



Working Collaboratively

Vastint and the Council to work together to deliver:

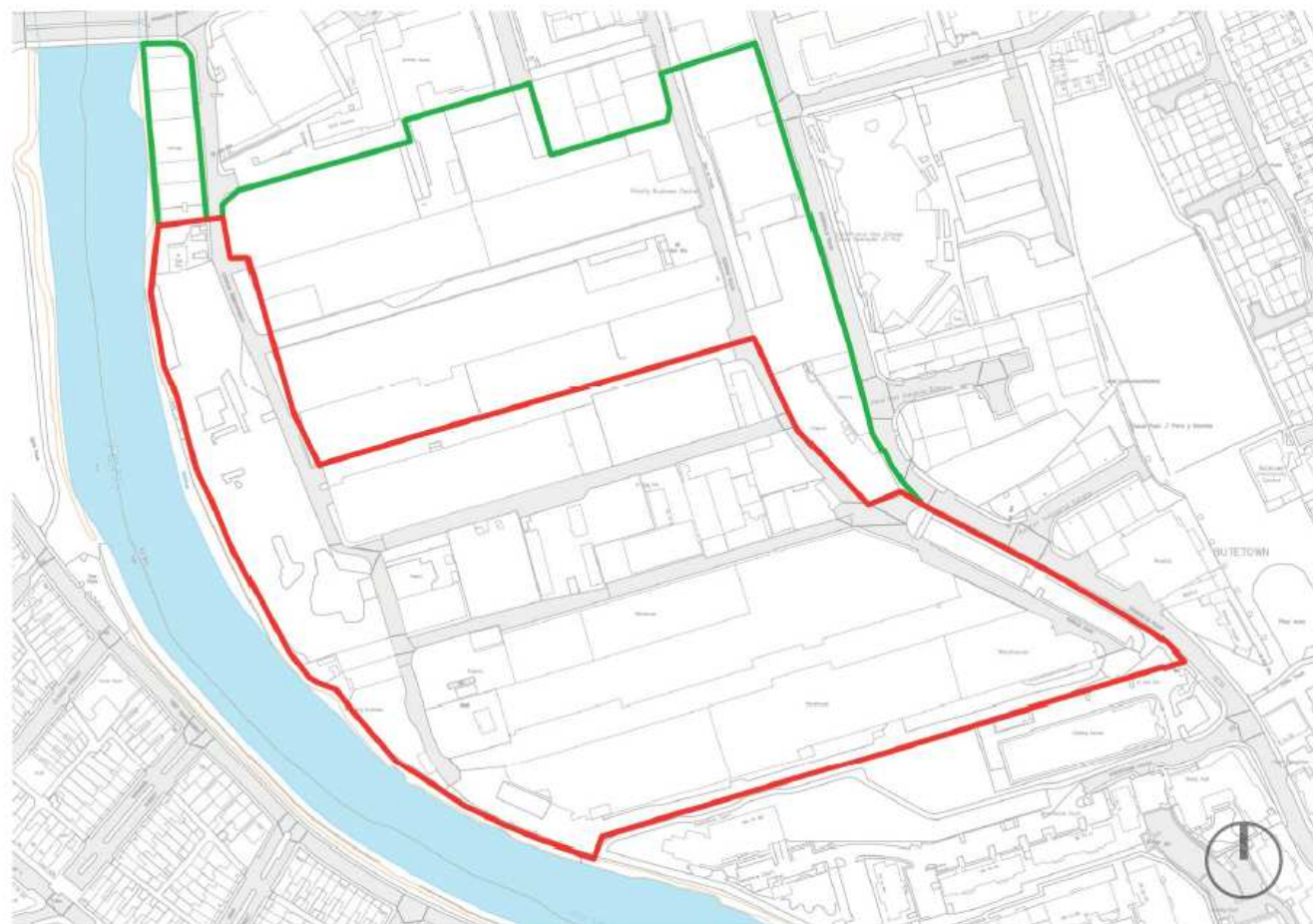
A comprehensive masterplan for the area

Site Assembly

Delivery of housing and job creation

Connectivity

VASTINT



The site today

Much of the area is occupied and can remain so for at least 12 months

1st set of vacant buildings to be demolished before the end of the year

Tenant relocations

Meanwhile uses being explored



Concept design

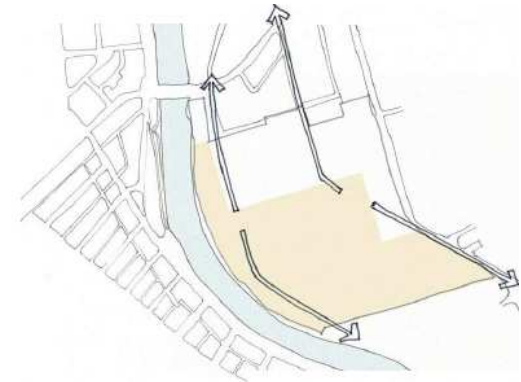
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1.0 Existing Grid



2.0 Permeate Grid - open N-S



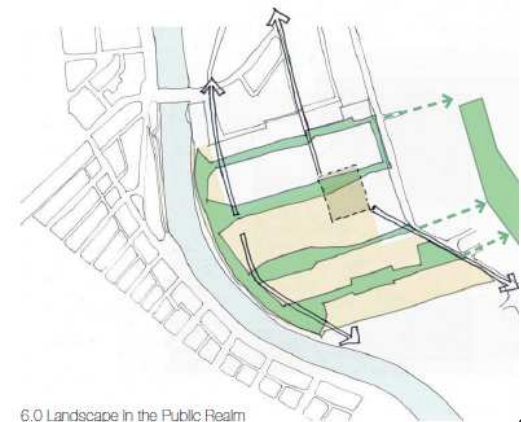
3.0 Routes



4.0 Green E-W connections



5.0 Public Square



6.0 Landscape in the Public Realm

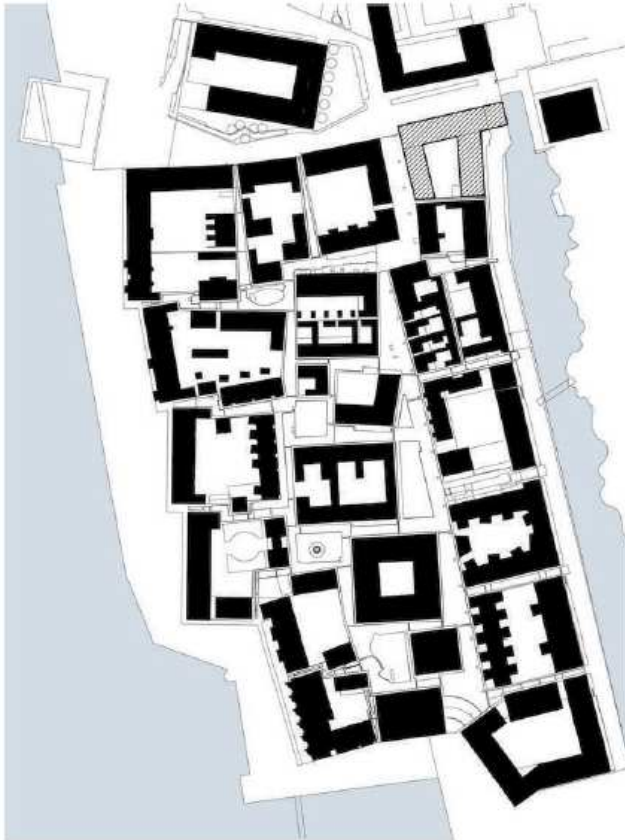
Emerging Masterplan

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Inspired by Malmo, Western Harbour

VASTINT



Urban intensity with high quality spaces

VASTINT

General Datum – 6-8 storeys

Taller Accents marking key wayfinding routes

Residential towards the riverside

Commercial/Office use towards the interior

Active retail along riverside and key open spaces

Total Quantum ~ 350,000 sq.m

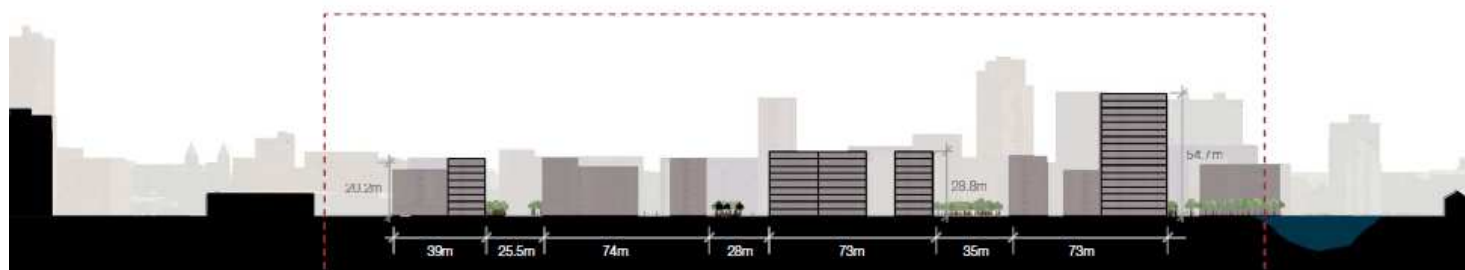


Riverside heights and massing

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Height ranges
generally N-S

Proportionate
spaces between
buildings



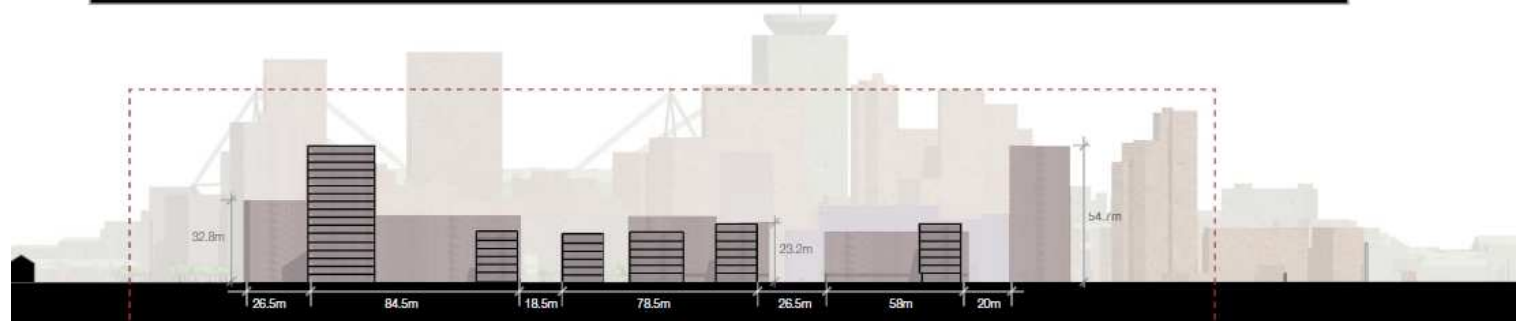
West to East heights and massing

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Key location
markers

Clear routes to
improve
connections

Open spaces



Key servicing routes

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Delivery and
emergency
access routes

Priority for
pedestrians

Dedicated cycle
route along
desire lines

Flexible parking
solutions



Expansion of commercial core

We believe in creating communities with a true balance of uses

Vastint U/C 590,000 sq.m.

Current Portfolio ~ 1.015M sq.m

Offices/Hotels/Residential

Developable area in planning ~ 2.52M sq.m



Timpuri Noi Square, Bucharest



Business Garden, Wrocław



Business Garden, Warsaw



Business Garden, Wrocław



Business Garden, Poznań



Business Garden, Poznań

Working with existing business

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Many companies are encouraged to remain on site for at least next 12 months

Direct Storage Limited relocated to Besseber Close and thriving

Snow White Laundry – in discussion for move to Bessemer Close

A&T Waste – discussions ongoing

Biffa – relocation to Lamby Way subject to Planning and Licensing

Land assembly activity

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Rightacre Property

Council Land

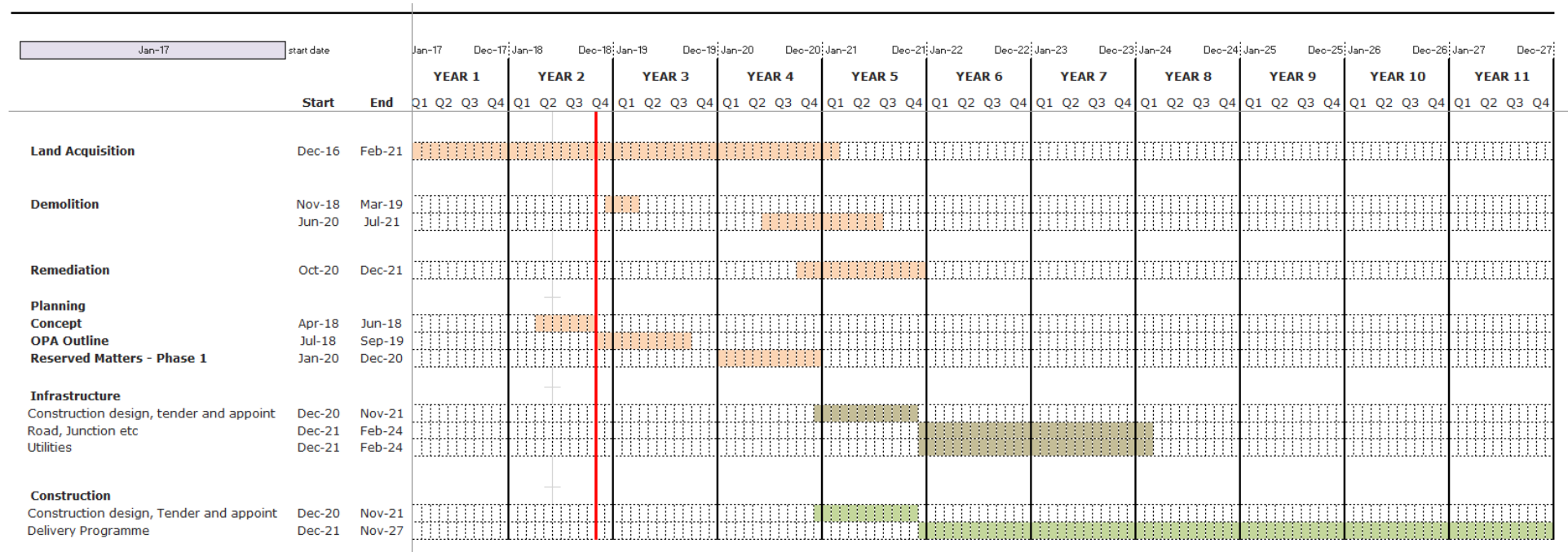
Biffa

College land

Unregistered land parcels

3rd party land parcels

DRAFT project programme



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www.vastint.eu

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