

## ATLANTIC WHARF MASTERPLAN: PRE-DECISION SCRUTINY

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*Appendix A and the draft report to Cabinet, attached at Appendix B, including Appendices 1-6 inclusive, are not for publication as they contain exempt information of the description contained in paragraphs 14 and 16 of Part 4 and paragraph 21 of Part 5 of Schedule 12A of the Local Government Act 1972. It is viewed that, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.*

### **Purpose of the Report**

1. To give Members background information to aid the scrutiny of the draft report to Cabinet on the Atlantic Wharf Masterplan which is due to be considered by Cabinet at their meeting on 10 December 2020. The draft report is attached as **Confidential Appendix B** and has six confidential appendices.
2. Members should note that **all Appendices, namely Confidential Appendix A, Confidential Appendix B and its appendices 1-6**, are exempt from publication. Members are requested to keep this information confidential, in line with their responsibilities as set out in the Members Code of Conduct and the Cardiff Undertaking for Councillors.

### **Scope of Scrutiny**

3. At their meeting on 10 December 2020, the Cabinet will consider a report that sets out proposals to regenerate circa 25 acres of Council owned land in Cardiff Bay. The report seeks Cabinet approval for the draft Atlantic Wharf masterplan and seeks Cabinet authority to commence a public consultation process and, following completion of the consultation process, prepare an outline planning application, to support delivery of the Indoor Arena project.

4. During this scrutiny, Members have the opportunity to explore:
  - i. The proposals set out in the Masterplan
  - ii. The proposed approach to consultation
  - iii. Any costs to the Council;
  - iv. Whether there are any risks to the Council;
  - v. The timeline and next steps for delivering the indoor arena project;
  - vi. The recommendations to Cabinet.

### **Structure of the meeting**

5. The Chair will move that this item be considered in a closed session, where members of the public will be excluded, where Members can ask questions that pertain to the Appendices.
6. Members will hear from Councillor Russell Goodway (Cabinet Member – Investment and Development), and Neil Hanratty (Director of Economic Development) will attend to give a detailed presentation setting out the proposals; Members will be able to ask questions of the witnesses.
7. Members will then be able to decide what comments, observations or recommendations they wish to pass on to the Cabinet for their consideration prior to making their decisions.

### **Background**

8. In July 2017, the Council's new Administration set out a policy programme and associated delivery commitments entitled '*Capital Ambition*' establishing the Cabinet's key priorities for the municipal term, and outlining a programme of action to continue to drive the city economy forward, whilst ensuring that all residents feel the benefits of success. This included:

*“writing the next chapter in the Cardiff Bay regeneration story”*

9. In April 2019, the new Economic Strategy included two key priorities, including

*“Atlantic Wharf – delivery of the next phase of the Cardiff Bay regeneration story to establish Cardiff Bay as a premier UK visitor destination, anchored by a new Indoor Arena.”*

10. The Council’s Corporate Plan 2020-23 highlights the regeneration of Cardiff Bay will help to tackle poverty and improve equality and opportunity for residents located in the city’s Southern Arc.

## **Report to Cabinet**

11. **Confidential Appendix A** provides Members with a short guide to the report to Cabinet and directs Members to the key issues.

12. The draft report to Cabinet is attached at **Confidential Appendix B**. Members are advised to consider the information provided on :

- i. the development zones and the main factors shaping these
- ii. the benefits and gains and how these are assured
- iii. the transportation strategy
- iv. the sustainability strategy
- v. the recommendations to Cabinet.

13. Members are also advised to bear in mind the Financial and Legal Implications sections, which also direct Members to the appropriate appendices for more information.

## **Previous Scrutiny**

14. This Committee has undertaken several policy development and pre-decision scrutinies of the Indoor Arena, identified in the Atlantic Wharf Masterplan as the main anchor project for the regeneration of the area. Overall, Members were supportive of proposals for the indoor arena, recognising the benefits that will accrue to the city region from increased footfall and enhanced infrastructure. Members have consistently highlighted the need for the arena proposals to include high quality, reliable and affordable public transport to avoid adding to congestion in Cardiff. Members have also stressed the need for the Indoor Arena

to be constructed and operated in a way that fits with the declared Climate Emergency, being carbon-neutral and sustainable.

15. This Committee has also undertake scrutiny of related matters, including its Events Inquiry and Culture Short Scrutiny, which found widespread support for an Indoor Arena in Cardiff. This Committee has scrutinised the regeneration of nearby locations, including land at Harbour Drive, Coal Exchange, James Street, Dumballs Road and Merchant Place/ Cory's Building.

### **Way Forward**

16. Councillor Russell Goodway (Cabinet Member – Investment and Development) will be invited to make a statement. Neil Hanratty (Director of Economic Development) will attend to give a detailed presentation setting out the proposals. Members will be able to ask questions of the witnesses.

17. All Members are reminded of the need to maintain confidentiality with regard to the information provided in **all Appendices**. Members will be invited to agree the meeting go into closed session to enable discussion of this information.

### **Legal Implications**

18. The Scrutiny Committee is empowered to enquire, consider, review and recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters, there are no direct legal implications. However, legal implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any legal implications arising from those recommendations. All decisions taken by or on behalf of the Council must (a) be within the legal powers of the Council; (b) comply with any procedural requirement imposed by law; (c) be within the powers of the body or person exercising powers on behalf of the Council; (d) be undertaken in accordance with the procedural requirements imposed by the Council e.g. Scrutiny Procedure Rules; (e) be fully and properly informed; (f) be properly motivated; (g) be taken

having regard to the Council's fiduciary duty to its taxpayers; and (h) be reasonable and proper in all the circumstances.

### **Financial Implications**

19. The Scrutiny Committee is empowered to enquire, consider, review and recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters, there are no direct financial implications at this stage in relation to any of the work programme. However, financial implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any financial implications arising from those recommendations.

### **RECOMMENDATION**

The Committee is recommended to:

- i) Consider the information in this report, its appendices and the information presented at the meeting;
- ii) Determine whether they would like to make any comments, observations or recommendations to the Cabinet on this matter in time for its meeting on 10 December 2020; and
- iii) Decide the way forward for any future scrutiny of the issues discussed.

**DAVINA FIORE**

**Director of Governance & Legal Services**

**27 November 2020**