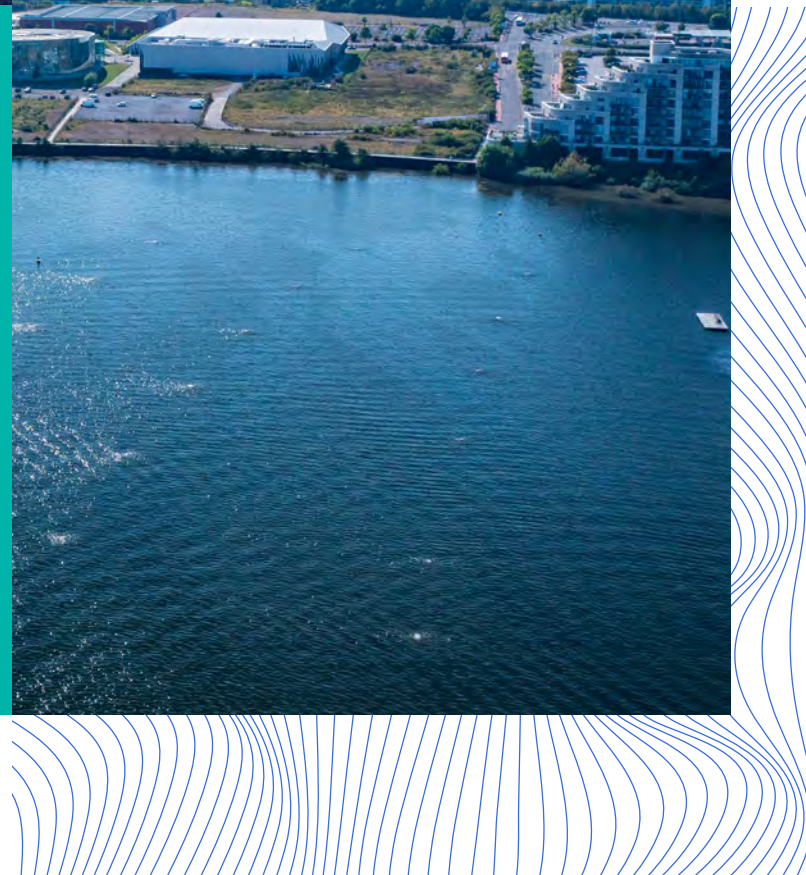


Mixed Use
Development
Opportunity

CARDIFF BAY PENINSULA





The Opportunity

Cardiff Council is seeking a delivery partner/s to bring forward the next phase of development at the International Sports Village.

Situated in Cardiff Bay, the International Sports Village is home to Cardiff International White Water, Ice Arena Wales, Cardiff International Pool and is the location of the proposed Velodrome. The area offers an array of fantastic activities both on and off the water.

This exciting opportunity will deliver a new waterfront community on this expansive peninsula creating a new neighbourhood within the Bay, energised by local culture and waterside activity.

18
acres

Total Development Area

1,000+

Indicative Number of Units

8-10
plots

Residential | Mixed Use
Development Plots

199
year

Long Leasehold Interest

Interest is sought from experienced developers with a proven track record of delivering high quality residential and mixed use developments.





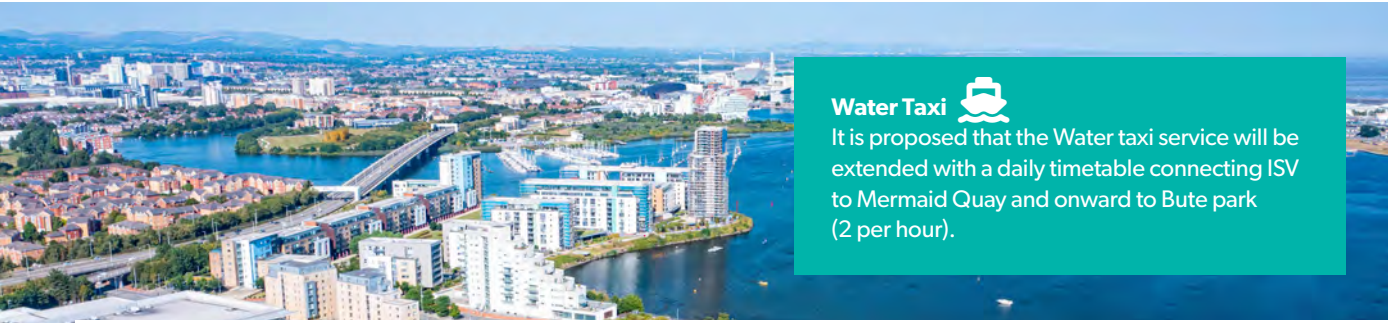
Location


Cardiff is the capital city of Wales and provides the principal retailing and commercial centre for the South Wales region.

The city is located approximately 150 miles west of London, 44 miles west of Bristol and 42 miles east of Swansea. The city is situated 28 miles from the Prince of Wales Bridge, linking the city to Bristol and the South West of England.

The International Sports Village is situated approximately four miles south of the city centre via the A4232 dual carriageway, approximately 0.9 miles south west of Mermaid Quay, which is a prime leisure destination within the heart of Cardiff Bay and approximately 1.3 miles northwest of Penarth.





Water Taxi 
 It is proposed that the Water taxi service will be extended with a daily timetable connecting ISV to Mermaid Quay and onward to Bute park (2 per hour).

Excellent Connectivity

The city is well served by an extensive road network, lying adjacent to the M4 motorway, with access to the north east of the city via the A48(M), which leads directly to Junction 29, and via the A48 to the west of the city providing access to Junction 32. The M4 motorway intersects with the M5 motorway north of Bristol, providing fast access to the Midlands and the South West of England.

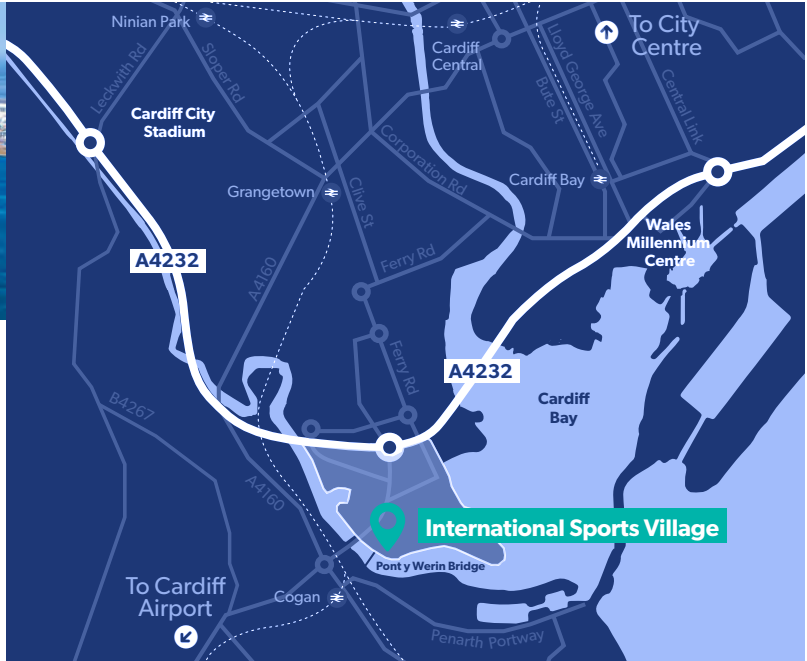
The two busiest railway stations in Wales are Cardiff Central and Queen Street which serve almost 14 million passengers a year. There are regular direct trains to London Paddington (1 hour 48 minutes) and Birmingham New Street (2 hours).

Electrification of the line between London and Cardiff was completed in 2019, speeding up travel times and improving Cardiff's connectivity further.

Cardiff benefits from excellent connectivity, both domestically and internationally.

Cardiff Queen Street underwent substantial redevelopment in 2013 and provides local/commuter services to the Vale of Glamorgan, Bridgend and the South Wales Valleys. Cogan Railway station is located 0.6 miles (13 minute walk) to the south and is accessible via Pont y Werin Bridge, a pedestrian and cycle bridge over the River Ely that links Cardiff Bay with Penarth. There are regular trains from Cogan to Cardiff Central and Queen Street, with journey times of 12 minutes and 21 minutes, respectively.

Cardiff Airport is located 11 miles south west of the city centre and provides scheduled flights to an ever-expanding array of global destinations. Prior to COVID-19 passenger growth had reached over 50% since the Airport came under public ownership in 2013.



Journey

Cogan Railway Station

Duration

13 mins

Distance

0.6 miles



Journey

Cogan to Central
 Cogan to Queen Street

Duration

12 mins
 21 mins

Frequency

66 Trains per day
 55 Trains per day



Journey – To City Centre

Service 5 Canal Street
 Service 7 Canal Street
 Service 9 Westgate Street
 Service 304 Custom House Street
 Service 89B

Duration

17 mins
 27 mins
 22 mins
 13 mins
 18 mins

Frequency

1 per hour
 1 per hour
 2 per hour
 1 per hour
 5 per day

Economy & Demographics

The Cardiff Capital Region has a population of 1.5m across 10 local authorities and has seen significant regeneration and investment. The region is the economic powerhouse of Wales, accounting for approximately 50% of the total economic output of the Welsh economy. In addition to its anchor manufacturing businesses in aerospace, defence and automotive industries it has a growing diversity in its business base with emerging business clusters in areas such as cyber, compound semi-conductors, life sciences and the creative industries.

Cardiff had a retail expenditure of £4,421 billion in 2020, again ranking it 10th out of all PROMIS centres. It is an affluent area with 55% of the population in the most affluent ABC1 social groups, higher than the 51% PMA centre average.

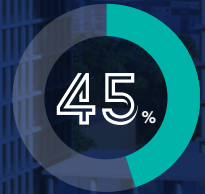
The city has a high proportion of young adults aged 15-24, partly down to its three major Universities: Cardiff University, Cardiff Metropolitan University and the University of Wales. As such the city is home to over 75,000 students. The city is also regularly ranked number one for quality of life and is the closest European capital city to London.

NO. 1

UK City for quality of life

Safest city to live in the UK

Highest earnings growth of the UK core cities over the past year



Of students plan to stay in Cardiff after their studies

5G

One of few cities selected to trial 5G networks

A £5billion 'Metro' rail infrastructure project planned



Projected growth over the next 20 years, making Cardiff the UK's fastest growing city

1.5M

Catchment of 1.5m people



75,000 Students in full or part time education

200,000



people work in financial and professional services

> 6,000



people are employed in the Creative Hub sector

Cardiff Regeneration & Investment

Cardiff has been the subject of major regeneration and investment over the past decade, with many further large-scale projects planned.

The Cardiff Capital Region City Deal is an agreement between the UK government and Welsh Government. £1.1 billion has been committed to the deal, supported by an additional £120 million from the 10 local authority partners over the next 20 years. The deal will help boost economic growth by improving transport links, creating 25,000 new jobs and leveraging £4 billion in private sector investment.

Inward Investment within Cardiff Bay

Cardiff Council have completed a number of acquisitions within the Sports Village. In 2019, the Council acquired the building previously known as Toys'R'Us which consists of a circa 37,000sqft retail box located within circa 3.2 acres of land. In 2022 the Council completed the acquisition of the residential quarter at ISV and have agreed terms to acquire the Ice Arena and the current pool car park by the end of 2022.

Over the last 2 years the Council has brought forward a coherent master-plan to simplify delivery of the wider International Sports Village and ensure the peninsula becomes an attractive destination to live, work, play or visit. In March 2022, the Council approved vision for the site and now aims to deliver the sports, leisure and energy infrastructure and to look for a partner or partners to deliver the residential and mixed use development.

Notable regeneration projects include:

- | | | | |
|---|----------------|---|-----------------|
| 1 | Central Square | 4 | Central Quay |
| 2 | Canal Quarter | 5 | Merchants Place |
| 3 | Atlantic Wharf | 6 | Embankment |



1



4



2



5



3



6

Masterplan Vision

| Plot | Indicative Density (No Units*) | Indicative Heights (Floors) | Use | Plot Size Acres (approx.) |
|------|--------------------------------|-----------------------------|-------------------------|---------------------------|
| 1 | 80 | 4 | Residential / Mixed Use | 2.07 |
| 2 | 120 | 7 | Residential / Mixed Use | 3.00 |
| 3 | 130 | 11 | Residential/Mixed Use | 1.26 |
| 4 | 280 | 8 | Residential/Parking | 2.48 |
| 5 | 370 | 13 | Mixed | 2.17 |
| 6 | 340 | 30 | Retail | 2.98 |
| 7 | 280 | 17 | Residential/Retail | 1.33 |
| 8 | 235 | 11 | Residential/Retail | 1.68 |
| 9 | - | - | 1,000 space MSCP | 1.03 |

*Based on an indicative average unit size of 80m2



Planning & Design Requirements

Planning Status

The site has an extant planning permission for comprehensive redevelopment under planning permission 12/00937/DCI providing for the erection of 561 no. dwellings and 982 sq m A1 Retail/D1 non residential institution floorspace.

Planning Obligations

There is no specific package of planning obligations sought for the delivery of the development. Developers should allow for policy compliant on and offsite contributions.

Design

The placemaking and landscape of development proposals brought forward should deliver on the commitment to better places and spaces. Developers will be expected to drive quality of design to the heart of any proposed scheme.

Conceptually the idea is to create an arc of public realm that completes the bay loop but also brings together the aspiration to have green residential spaces and public gardens across the masterplan. The new masterplan has a significant green places and spaces strategy, the greening of the masterplan will be key to the wellness and enjoyment of the new neighbourhoods we create.

From private roof gardens to semi-private garden parks through to full accessible public spaces the new masterplan offers opportunity for the landscape to be utilised as an extension of the residential and retail offer that is being proposed across the site.

Cardiff ISV acknowledges the importance of green and external space and strives to deliver a more holistic destination focused on wellness and resident retention.

Carbon Neutral

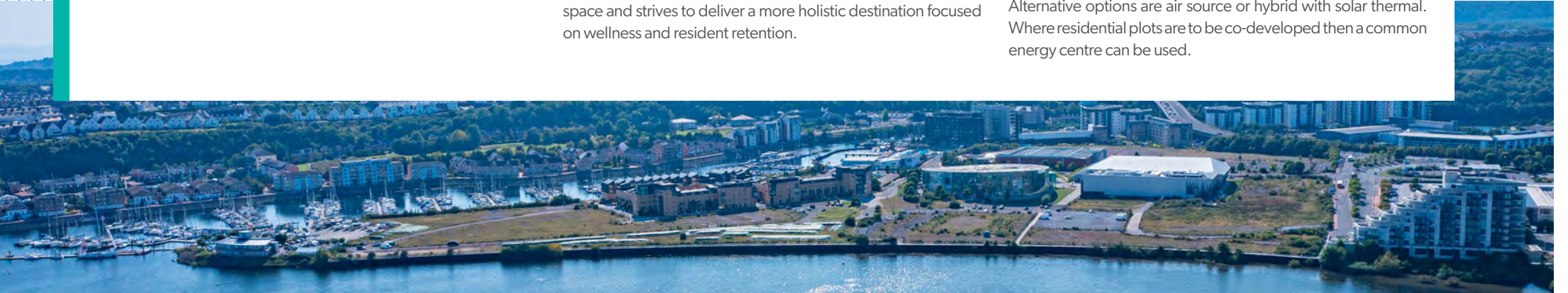
Developers would be obligated to support Cardiff Council's strategic response to the climate emergency as set out "One Planet Cardiff."

Developers will set out a pathway to net zero for ISV, as an exemplar of the One Planet Cardiff vision, providing a strategic framework for development that provides for low carbon energy infrastructure across the development and takes advantage of the opportunity for local renewable generation and the complementary energy demands across the development.

District Heating Network

For new residential development a 5th generation heat network with distributed heat pumps at plot level (utilising available environmental heat) should be adopted unless alternative proposals can be shown to offer a faster trajectory to net zero.

Alternative options are air source or hybrid with solar thermal. Where residential plots are to be co-developed then a common energy centre can be used.



Delivery Requirements

Delivery

The council is committed to accelerating delivery of development at Cardiff Bay Peninsula, as such parties will be expected to align their programme to accommodate this requirement;

- The successful bidder/s will be obligated to submit a planning application within 6-9 months of exchange of contracts on a minimum of 5 acres of development land.
- Construction of the proposed development will commence within 12-15 months of exchange of contracts.
- Practical completion of the proposed development will be delivered within 60 months of commencement on site.



Request for Proposals

Proposals are sought on a conditional (subject to planning) basis for the Long Leasehold interest in the individual plot/s.

Interested parties are invited to submit an expression of interest, following which a formal proposal will be invited requesting the information contained in points 1-10.



1. Proposed Purchase Price – including details of ‘gross’ and ‘net’ assumptions (if appropriate).
 2. A non refundable deposit of no less than 5%.
 3. Purchasing Entity – including contracting party and individual responsible for leading the purchase
 4. Conditionality of Proposal – set out all pre-exchange and pre-completion conditions.
 5. Clarify any internal and / or external approvals - required to commit to the purchase (including timescales)
 6. Funding: source of equity and debt – including proof of funding.
 7. Timescales & Programme - for undertaking technical, planning and legal due diligence prior to exchange through to legal completion.
 8. Track Record – Successful delivery of at least 2 similar schemes within the last 5 years, with examples of sales, marketing and disposal of completed developments.
 9. Supporting information - provide relevant scheme information / plans / proposals / professional team / legal advisors / key assumptions etc.
 10. A copy of your development appraisal, for your proposed development, setting out key assumptions and indicative cashflow.
- The intention is that a shortlist of bidders will be invited to interview with a view to exploring how each bidder (and their professional team) would work with Cardiff Council to identify a preferred design solution, secure a quality planning permission and successfully implement and deliver the scheme.



Additional Information

TENURE

The development plots will be sold on a long leasehold basis for a term of 199 years. The leaseholder will be responsible for contributing to a wider estates charge for the maintenance and upkeep of the public realm associated with the development.

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DATA ROOM

The following documents are available within the data room www.cardiffbaypeninsula.com

- Legal
- Technical
- Architectural
- Scoring Criteria

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