

Date: WEDNESDAY 12 DECEMBER 2001
Time: 14.00 - 17.30
Venue: Committee Room 1, National Assembly, Cardiff Bay

GROSVENOR WATERSIDE GROUP - CARDIFF BAY DEVELOPMENT

The views expressed represent those of the Associated British Ports Holdings plc (ABPH) development team based in Cardiff Bay and do not necessarily reflect the corporate view of the Board of ABPH plc.

1. OVERVIEW

Associated British Ports Holdings plc has invested over £90m in Cardiff Bay since 1989, working in partnership with the Welsh Office, CBDC and subsequently National Assembly for Wales, WDA and Cardiff County Council.

- Cardiff's role within Wales should be more actively promoted nationally and internationally as the key economic generator of the Welsh economy.
- The NAW should employ all necessary resources to focus high value projects in Financial, IT and Business sectors to appropriate locations such as Cardiff Bay.
- The Eastern Bay Link would significantly improve access to City Centre and Cardiff Bay.
- Grosvenor Waterside (GW) is committed to attracting inward investment and providing property for indigenous growth by sustainable development of Cardiff Bay.
- A strategic marketing initiative has been put in place by GW with The Welsh Economy Research Unit (UWCC) and Cardiff Management Consultants to identify target companies. The object of the initiative is to attract high value projects and highly paid jobs to Cardiff Bay.
- Cardiff Bay presents a unique opportunity for Wales to develop a location of international standing that can attract world class investment and benefit all of Wales.

2. CASPIAN POINT

Caspian Point, a 100,000 square foot office development, completed in 2001, has

attracted three tenants to date:

- Yes TV
- BMA
- European Commission

3. QUEENSGATE SOUTH

This site adjacent to the PDR tunnels was purchased from Grosvenor Waterside in 2001 by Broadhall/AWG joint venture with planning consent for hotel, leisure, crèche and drive through restaurants.

4. WATERGUARD BUILDING – SAM SMITH

The Cardiff Bay 'arc of entertainment' had been being extended with the completion this month of the high quality public house and restaurant development by Samuel Smith Brewery on Britannia Park.

5. WALES MILLENNIUM CENTRE

GW and Cardiff County Council have agreed that the contractual deadline for start on site may be deferred until 31 March 2002. GW are advised that construction will commence in January 2002.

6. NATIONAL ASSEMBLY FOR WALES DEBATING CHAMBER

GW understand that there was a healthy response to the OJEC Notice and will co-operate and encourage the successful bidder and National Assembly for Wales to bring this vital project to fruition.

7. FERRY ROAD PENINSULA: SPORTS VILLAGE DEVELOPMENT

Grosvenor Waterside/ABP continue to work closely with Cardiff County Council to assist with the implementation of this exciting 70 acre plus key mixed use waterfront development.