

My Ref: ISV/GW/LS/107

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Ms Valerie Curtis  
Secretary to the Casino Advisory Panel  
Department for Culture, Media & Sport  
2-4 Cockspur Street,  
London,  
SW1Y 5D



County Hall  
Cardiff  
CF10 4UW  
Tel: (029) 2087 2000

19<sup>th</sup> October 2006

Dear Ms Curtis

**Casino Advisory Panel – Examination in Public, Friday 1<sup>st</sup> September 2006. Cardiff's Proposal for a Regional Casino**

Thank you for organising and attending the recent Examination in Public to discuss and examine Cardiff's proposal for a Regional Casino at the Cardiff International Sports Village (ISV). Team Cardiff and Team Wales hope that Professor Crow and his colleagues enjoyed their visit to our City and that the discussions were helpful in clarifying the fantastic opportunity which is available to locate a regional casino in Cardiff which will benefit the whole region.

The regeneration of the ISV has been evolving since the Council purchased this brown field site in a derelict and contaminated condition in March 2000 (see Appendix 1.1). In July 2001, the Council produced a complete master plan and business plan for the whole of the ISV with an exciting mix of key ingredients. A core element of both plans was a Resort Type Casino, hotel and restaurants (see enclosed time-line, appendix 2).

The Council has also produced a revised master plan to reflect the importance of ISV in the regeneration of Cardiff Bay and the valuable contribution it will make throughout the City region with a unique range of sports, leisure and entertainment facilities. Again a core element of the master plan included a Regional casino and hotel, plus

- International standard 50 m swimming pool with 25 m warm up pool
  - Multi-purpose Arena suitable for a range of sporting events, concerts and conferences.
  - Snow Box and Leisure Ice complex
  - Olympic standard, Canoeing and white water centre
  - Associated bars and restaurants
  - New and exciting residential schemes, public realm plus major retail sites.
- A copy of the master plan layout is enclosed (appendix 1.2).

By working in partnership with its private sector development partners, the Council has now brought forward the site ready for full redevelopment.

- It has successfully delivered the complete remediation of the whole site (appendix 1.3).
- It has maximised the available development space by the installation of a brand new revetment along the Bay and river frontages (appendix 1.4).

**PLEASE REPLY TO:** Mr. Tom Morgan, Corporate Director, County Hall, Cardiff CF10 4UW. E mail: [tmorgan@cardiff.gov.uk](mailto:tmorgan@cardiff.gov.uk)

[www.cardiff.gov.uk](http://www.cardiff.gov.uk)

*The County Council of the City and County of*  
*Cyngor Sir Dinas a Sir* **Caerdydd** *Cardiff*

Neuadd y Sir  
Caerdydd  
CF10 4UW  
Ffôn: (029) 2087 2000

Following the grant of planning permission in 2003, the Council has concentrated on putting in place essential components for the future success of the scheme as follows:

- Delivery of a completely new highway and services infrastructure, together with major improvements to the existing highway and transportation network.
- This has been funded by the disposal of development plots to Taylor Woodrow Homes, Morrisons and Toys R Us who are very shortly due to complete the first major buildings on the site (appendix 1.5).
- Together with the temporary ice-rink, these first facilities will provide over 465 brand new and much needed jobs to the area, which will similarly be reinforced when the new 50m pool complex opens at the end of 2007.

The development of a Regional Casino in the next phase of the scheme will provide the necessary investment, business confidence and critical mass of visitors in order that all the planned sports and leisure facilities can be delivered, which will enable Cardiff to play a full role as a core city ready from 2010 to support London 2012. I have enclosed a selection of aerial shots showing development progress on site to date (appendix 1.6) plus images of these facilities (appendix 1.7) which once developed will set a benchmark and template for the range and quality of facilities against which future schemes for the health and well-being of all our citizens will be judged.

To assist Professor Crow and his colleagues, I also enclose additional information related to points raised at the Cardiff EiP which we felt may require further clarification and the areas covered are listed in the attachment (appendix 3).

We very much look forward to your positive response to our request to locate a Regional Casino in Cardiff so that this tremendous project can truly begin. We consider Cardiff to be the best placed city-region to pilot a regional casino in the United Kingdom with:-

- A truly unparalleled and unique site identified.
- A Regional Casino has been part of both business and master plans since 2001, plus planning permission has been granted since 2003.
- A well established, world class UK/Australian operator appointed following a rigorous competitive tendering process;
- A comprehensive funding package in place;
- A proven track record of delivering major projects – on time and within budget;
- Substantial, social and economic benefits to communities;
- A cosmopolitan and culturally diverse population;
- Innovative training and employment programmes;
- A Team Cardiff & Wales approach with 100% probability of implementation.

This opportunity is available immediately. Cardiff, and Wales, have available an unique development opportunity which is ready for immediate delivery, with a site, planning permission, an operator and entirely financed from the private sector therefore requiring no additional public funding or assistance which can be ready by 2010 to support the London 2012 Olympics.

**An exceptional destination, ready now to be fully delivered by 2010.**

Yours sincerely,

Tom Morgan  
Corporate Director

Enc

## Photographs & Images – Appendix 1

- Appendix 1.1 – Condition of the ISV site in March 2000 (3 photos).
- Appendix 1.2 – ISV master plan including the Regional casino and Hotel (1 slide).
- Appendix 1.3 - Remediation & Revetment work (1 photo).
- Appendix 1.4 – ISV fully remediated and revetments installed – June 2005 (1 photo).
- Appendix 1.5 – Progress on the sports and leisure sites – June 2006 (3 photos).
- Appendix 1.6.1 – 50m Pool & temporary Ice rink under construction – October 2006 (1 photo)
- Appendix 1.6.2 – Site for the Regional Casino located directly on the Cardiff Bay waterfront – October 2006 (1 photo).
- Appendix 1.6.3 – Aerial View of development progress at ISV – October 2006 (1photo).

## Images

- Appendix 1.7.1 – Image of the Regional casino & Hotel (1 image)
- Appendix 1.7.2 – Image of the ISV Bay- side waterfront (1 image).
- Appendix 1.7.3 – Image of elevation of the new 50m pool (1 image).
- Appendix 1.7.4 – Image of a cross-section through the 50m pool complex (1 image).
- Appendix 1.7.5 – Image of elevation of the new Multi-purpose Arena (1 image)
- Appendix 1.7.6 - Image of the elevation of the Snow Box (1 image).
- Appendix 1.7.7 – Aerial image of the Leisure Ice (1 image).
- Appendix 1.7.8 - Image of the Olympic standard Canoeing & White water centre (1 image).
- Appendix 1.7.9 – Aerial image of the Bay-side Public realm (1 image).

## Time-Line – Appendix 2

Project Time–line.

## Factual Documents – Appendix 3

- Appendix A - Best test of Social Impact?
- Appendix B - Benefits to Locally Unemployed and disadvantaged?
- Appendix C - Is Cardiff Susceptible to problem gambling?
- Appendix D - What will the Community Trust be used for and what are the Community benefits?
- Appendix E - What is the Real connection between ISV and the Regional casino – is it just financial?
- Appendix F - Can there be confidence in the number of jobs created?
- Appendix G - Arena, Snow, Olympic Canoe Centre – Is this the best case for Regeneration?
- Appendix H - Willingness to Licence- Is Cardiff Likely to change its mind?
- Appendix I - Details of Transport and Access?
- Appendix J - Details of Orion land & Leisure Cardiff Limited?
- Appendix K - London 2012- What is the relationship?