

STATES OF JERSEY



ESPLANADE QUARTER: DEFERMENT OF WORKS

Lodged au Greffe on 15th February 2011
by the Deputy of St. John

STATES GREFFE

PROPOSITION

THE STATES are asked to decide whether they are of opinion –

- (a) to agree that, during the current period of ongoing economic recovery, the development of the Waterfront and Esplanade Quarter should be implemented in phases, in which each successive phase is managed in accordance with the requirements of the States of Jersey Development Company as set out in section 8 of the report accompanying the proposition entitled 'Property and Infrastructure Regeneration: the States of Jersey Development Company Limited' (P.73/2010 adopted by the States on 13th October 2010, as amended);
- (b) to agree that the underground road agreed as part of the Esplanade Quarter Masterplan should not be constructed in any early phase of development and that any proposals for significant modification to La Route de la Libération should be brought to the States for approval before the commencement of such works, and to request the Chief Minister, in accordance with Article 22a of the Articles of Association of the Waterfront Enterprise Board Ltd., to give directions to this effect to the company (or to its successor company).

DEPUTY OF ST. JOHN

REPORT

I do not believe that the Island have the stomach to build an underpass (sunken road) on the Waterfront at this time after the disruption on Victoria Avenue last winter.

The climate is not right to undertake this work and may not be so for years to come.

We are still reading of unrest in the banking and finance industry, with Ireland being bailed out recently and other EU states having big finance problems.

Yes, some building should be permitted, like Castle Quay 2, West Water Zephyrus, plus the planning for possible new buildings on the Esplanade Quarter site, if legally binding pre-let agreements are in place prior to the commencement of building or civil engineering works.

Build in phases as we see the financial climate improve, but the public need to be consulted on the way through, not have to read in the media that Ministers have signed off the land transaction agreement: this House needs to be on board with such a development, hence this proposition.

Financial and manpower implications

I do not believe there are any additional financial or manpower implications arising from this proposition, as the land can simply be used for its current purpose if it is not developed at present, and an impact study would be required for the sunken road prior to any commencement of works.