STATES OF JERSEY



NORTH OF TOWN MASTERPLAN (P.57/2010): THIRD AMENDMENT

Lodged au Greffe on 8th June 2010 by Deputy P.V.F. Le Claire of St. Helier

STATES GREFFE

1 PAGE 2 -

After the words "to the Attached Report)" insert the words –

"subject to the following condition –

that all residential development and underground parking on Key Intervention Area 3 – Gas Place/Talman Site be removed from the Masterplan, and accordingly that the Northern Area Masterplan, St. Helier (Appendix 2) be amended to remove all wording after the words "New Town Park" at Key Intervention Site 3.

2 PAGE 2 -

After the words "to the Attached Report)" insert the words –

"subject to the following condition –

that the Northern Area Masterplan, St. Helier (Appendix 2) be amended so that in Key Intervention Site 4 (Ann Court) for the words "12,300 m² private residential, 115 residential parking spaces (underground), 2,480m² public realm" there be substituted the words "to include a mix of locally qualified ('a' to 'h' category) private and social rented housing with at least 7,600 m² social rented housing with 80 residential parking spaces (underground) and no more than 10,000 m² 'a' to 'h' housing for sale with 100 residential parking spaces (underground), with the remainder of the underground parking set aside for short-stay/shopper parking and with as much open public space as possible being maintained in the development as a small park area".

3 PAGE 2 -

After the words "to the Attached Report)" insert the words –

"subject to the following condition –

that the Northern Area Masterplan, St. Helier (Appendix 2) be amended so that in Key Intervention Site 5 (Belmont Gardens) for the words "Gas Place car park" there be substituted the words "another suitable location after consultation with the Parish of St. Helier and the market traders".

4 PAGE 2 –

After the words "to the Attached Report)" insert the words –

"subject to the following condition –

that the Northern Area Masterplan, St. Helier (Appendix 2) be amended so that after the list of Future Development Sites there be inserted the following Note: "Note: In order to help first-time home buyers and the locally-qualified sector, all schemes will, wherever it is possible, be subject to a condition that they must include a mix of developments that will benefit the local housing market and not just share transfer market investors or non-residentially qualified purchasers"."

DEPUTY P.V.F. LE CLAIRE OF ST. HELIER

REPORT

The North of Town Masterplan was an interesting process that I was allegedly part of. However during the make up of the first draft, it was completed without me seeing a copy, until after it had gone out to consultation and, as a group, the Deputies and the Constable and I, as far as I am aware, were never invited back to feed in our views on the process prior to the amended versions hitting our pigeonholes.

I have included some changes that I hope strengthen the plan and I believe are important in getting the right elements for town out of these proposals. There is, as is clearly marked out, 220,000 square metres of development identified in it. The gain in the main it would appear, is to private landowners and so far, I see little in the way of the public amenities and gain that I had hoped for at the outset of the process. I hope if these elements are included we can re-dress the balance.

N.B. I am also concerned that the proposition asks us to agree to Appendix 2 within P.57/2010 but there are 4 Appendixes with clear intentions inextricably linked into the whole Plan or so it would seem.

Financial and manpower implications

There will be inevitably financial and manpower implications throughout such a Masterplan.

It is impossible for me to determine what they may be, as all plans will be submitted in the future. Nevertheless, having consulted with Property Holdings I am informed that the mixtures of development and figures that they are working to are different in the many cases that they have worked figures for. Indeed I had to request figures on the Plan that was lodged, not the one they were working to this morning (7th June 2010). Their answer is below –

"These figures must only be guides as we need to truly understand exactly what is decided to value it in detail.

Removal of all development from Gas Place

Best Case - £10.3m

Worst Case - £21.3m

Midpoint Case – £15.8m

Ann Court

7,600m² social, 7,400 private (max. 15,000m² gross on site)

Best Case - £80k

Worst Case – £9.7m

Midpoint Case – £4.9m".