

**WRITTEN QUESTION TO THE MINISTER FOR PLANNING AND ENVIRONMENT  
BY THE DEPUTY OF ST. MARY  
ANSWER TO BE TABLED ON TUESDAY 6th OCTOBER 2009**

**Question**

Following on from the work done by Hopkins in identifying car parking sites both small and large within the ring road in St. Helier, can the Minister give members –

- an estimate, for each of these sites, of the space taken up in m<sup>2</sup>, and of the approximate development value of the land;
- an estimate, for the aggregate of these sites, of the space taken up in m<sup>2</sup>, and of the approximate development value of the land?

**Answer**

The information requested is contained in the table attached to this answer.

Warning

It should be made clear that the information contained therein comes with a warning as to its complete accuracy, as within the time available since the question was received, it has not been possible to accurately survey the individual sites, nor to produce individual planning briefs for each one that has development potential so that accurate individual valuations to be assessed.

Residential valuations have been calculated at a flat rate of £1200 per sq metre, except for those site included in the North of Town Masterplan, where the figures have been transposed from the financial appraisals undertaken for that project.

Replacement car parking provision in multi-storey car parks has been calculated at £20,000 per space.

Valuations have been produced with the assistance of the Property Holdings Department

**AREAS AND LAND VALUES OF EXISTING CAR PARKING SITES IN CENTRAL ST HELIER**

PUBLIC SITES WITH DEVELOPMENT POTENTIAL SHOWN EMBOLDENED

	Existing Car Park	Ownership	Area (sqm)	Area (sqft)	Data from OS MAP / S of J pdf	Public / PNR (Private non residential)	Type	Stay	Total number of spaces	Lost Spaces if developed	Development Potential	
		Various				PNR	Various	Long	Approx			
1	<b>Robin Hood gyratory</b>	States of Jersey	1344	14466	S of J pdf	Public	Surface	Long	43	43	Yes	Residential
2	<b>Springfield Stadium</b>	States of Jersey	3029	32599	OS MAP	Public	Surface	Long	52	52	Yes	Residential
3	Monterey Hotel	Private	645	6947	OS MAP	PNR	Surface	Long	26		No	
4	Springfield School	States of Jersey	371	3998	OS MAP	PNR	Surface	Long	13		No	
5	Deanery, Byron Road	Parish of St Helier	924	9941	S of J pdf	Public	Surface	Long	43	43	Yes	Residential
6	St Mark's Car Park	Private	955	10275	OS MAP	PNR	Surface	Long	32		No	
7	<b>Midvale Road</b>	States of Jersey	1203	12953	S of J pdf	Public	Surface	Long	59	59	Yes	Residential
8	St John Ambulance	Private	1255	13505	S of J pdf	PNR	Surface	Long	18		No	
9	Jane Sandeman Court	States of Jersey	539	5805	OS MAP	PNR/resi	under/g	Long	5		No	
10	All Saint Church	Private	900	9688	OS MAP	PNR	Surface	Long	35		No	
11	Journeaux Court	States of Jersey	349	3758	OS MAP	PNR/resi		Long	2		No	
12	St. Simon's Hall	Private	473	5095	OS MAP	PNR	Surface	Long	15		No	
13	St. Thomas Church	St. Thomas's church	1714	18452	OS MAP	PNR	Surface	Long	66		No	
14	Old St. John's Court	States of Jersey	290	3126	OS MAP	PNR/resi	Surface	Long	2		No	
15	Jersey Financial Services	Private	601	6468	S of J pdf	PNR		Long	15		No	
16	Royal Hotel, Apsley Road	Private	252	2707	OS MAP	PNR	Surface	Long	17		No	
17	Masonic Temple, Common Lane	Private	699	7520	S of J pdf	PNR	Surface	Long	36	36	Yes	Residential
18	Oxford Road Garage Block	Private	841	9051	S of J pdf	PNR	Surface	Long	34	34	Yes	Residential
19	Le Mas Office	Private	2430	26159	OS MAP	PNR	Surface	Long	40		No	
20	Grande Marche	Private	4113	44270	OS MAP	PNR	Multi-storey	Long / Short	250		No	
21	Jersey Gas	Private	1715	18463	OS MAP	PNR	Surface	Long	36		No	
22	Tunnel Street	Private	1184	12745	OS MAP	PNR	Surface	Long	42		No	
23	De Quetteville Court	States of Jersey	1093	11768	OS MAP	PNR/resi	Surface	Long	2		No	
24	Belmont Road Car Park	Parish of St Helier	617	6641	OS MAP	PNR	Surface	Long	27	27	Yes	Residential
25	<b>Gas Place</b>	States of Jersey	7661	82464	S of J pdf	Public	Garage	Long	389	389	Yes	as North c
26	<b>Talman</b>	States of Jersey	5440	58553	S of J pdf	PNR	Surface	Long	230	230	Yes	as North c
27	Nelson Street	Parish of St Helier	860	9262	OS MAP	Public	Surface	Long	41	41	Yes	Residential
28	Odeon Cinema	Private	524	5642	OS MAP	PNR	Surface	Long	25	25	Yes	Residential
29	Le Mas Bath Street	Private	2585	27829	OS MAP	PNR	Surface	Long	100	100	Yes	ground floo
30	<b>Minden Place</b>	States of Jersey				Public	Multi-storey	Short	235	235	Yes	as North c
31	<b>Jersey Telecoms</b>	States of Jersey	346	3724	S of J pdf	PNR	Surface	Long	14	14	Yes	limited ext
32	Lord Coutanche Court	States of Jersey	608	6544	OS MAP	PNR/resi	Surface	Long	1		No	
33	Le Sœur Coalyard	Private	605	6511	S of J pdf	PNR	Indoor	Long	19	19	Yes	ground floo
34	Philip Le Sœur & Sons Ltd	Private	403	4336	OS MAP	PNR	Surface	Long	16	16	Yes	ground floo
35	Hilgrove Street	Private	492	5295	OS MAP	PNR	Surface	Long	28	28	Yes	small exter
36	Don Street	Private	458	4934	OS MAP	PNR	Surface	Long	20		No	
37	Dumaresq Street	Private	833	8962	OS MAP	PNR	Surface	Long	28		No	
38	Corporate Parking Ltd.	Private	876	9434	OS MAP	PNR	Surface	Long	20		No	
39	Corporate Parking Ltd.	Private	1479	15918	S of J pdf	PNR	Surface	Long	20		Yes	Residential
40	Barnes Garage, New Street	Private	437	4700	OS MAP	PNR	Surface	Long	31		No	
41	Hue Court	States of Jersey	89	957	OS MAP	PNR		Long	34		No	
42	<b>Hue Street</b>	States of Jersey	1306	14063	S of J pdf	Public	Surface	Long	30	30	Yes	Residential
43	Seaton Place	Private	1058	11390	OS MAP	PNR	Surface	Long	51	51	Yes	Residential
44	Barclays	Private	1148	12358	OS MAP	PNR	Surface	Long	54		No	
45	Mulcaster Street	Private	776	8357	S of J pdf	PNR	Surface	Long	20	20	Yes	Residential
46	Clos Du Fort	States of Jersey	1507	16223	OS MAP	PNR/resi	Surface	Long	15		No	
47	<b>Snow Hill</b>	States of Jersey				Public	Surface	Short	84	84	Yes	Additional
48	Sand Street	States of Jersey				Public	Multi-storey	Short	545		No	
49	Espianade	States of Jersey				Public	Surface	Long	533		No	
50	Patriotic Street	States of Jersey				Public	Multi-storey	Long	619		No	
51	Elizabeth Lane	States of Jersey				Public	Surface	Long	44		No	
52	Peoples Park	States of Jersey				Public	Surface	Long	70		No	
53	Victoria Avenue lay-bys	States of Jersey				Public	Surface	Long	246		No	
54	Albert Pier	States of Jersey				Container park	Surface	Long			No	
55	Pier Road	States of Jersey				Public	Multi Storey	Long	741		No	
56	Green Street	Bermuda Trust (Jersey) Ltd				PNR	Surface	Long	57		No	
57	<b>Green Street</b>	States of Jersey				Public	Multi-storey	Long	608	608	Yes	as North c
58	Route du Fort	Private				PNR	Surface	Long	45		No	
59	Route du Fort	States of Jersey				Public	Surface	Long	81		No	
60	Royal Crescent	Private	204			PNR	Surface	Long	36	36	Yes	4.5 stories
59	Les Jardins Du Soleil	States of Jersey				Resi	Surface	Long	8		No	
	<b>Aggregate Total</b>		<b>57233</b>	<b>613857</b>						<b>2220</b>		
			Sq.m	Sq.ft								

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