

**WATERFRONT ENTERPRISE BOARD
(P.16/93): SECOND AMENDMENTS**

**Lodged au Greffe on 16th February 1993
by Deputy S. Syvret of St. Helier**



STATES OF JERSEY

STATES GREFFE

160

1993

P.24

Price : 50p

SECOND AMENDMENTS TO
WATERFRONT ENTERPRISE BOARD
(P.16 of 1993)

Before paragraph (a) insert the following -

- (a) to approve in principle the holding of a public inquiry into every aspect of the St. Helier Waterfront development; and
 - (i) to charge the Legislation Committee to prepare legislation to provide for the holding of public inquiries;
 - (ii) to charge the Island Development Committee to produce a scale model of the proposed St. Helier Waterfront development; and

subject to endorsement by the public inquiry;

re-letter subsequent paragraphs accordingly.

DEPUTY S. SYVRET OF ST. HELIER

Report

There are many questions still to be answered about the Waterfront scheme; some concerning the detail of the scheme, and other, more fundamental questions such as just how much benefit will accrue to the community as a result of this scheme? This is essentially the crux of the matter. To use an economic analogy, if we regard those assets such as beaches, views, clean air, etc. as our capital, if we are to dispose of this capital we must be absolutely sure that we are making a sound investment. No sane capitalist would embark upon such a scheme without first undertaking a comprehensive cost/benefit analysis. Yet we are being asked to set in motion a development process that will commit the Island to years, possibly decades, of construction much of which may be of highly questionable value to the community without examining what the cost/benefits will be. What, for example will be the effect on the already established shopping areas in St. Helier? Will the results of the development adequately compensate the people of St. Helier for the loss of a beach and the increase in noise and traffic? Will the jobs created actually go to local people? This latter point is far from certain given that imported labour was used in the construction of the underpass and that the housing Committee will now grant essential employee permits to people with no particular professional qualifications.

These and other questions must be answered before we set in motion a development process in which the States will be an occasional rubber-stamping body with the development board and the Island Development Committee having the power to direct and shape the development of St. Helier's waterfront. I am sure I don't need to remind members of the Longbeach saga.

Paragraph (V) of the proposed terms of reference euphemistically speaks of ensuring the development meets local economic, social and environmental needs and aspirations, yet we don't know what these needs and aspirations are. A public inquiry (helped by the production of a model of the waterfront) would establish just what the public's needs and aspirations were as well as clearly defining the direction and scale of the whole waterfront undertaking. This development is too large and too important for the States to abrogate their responsibility to a couple of committees. We must involve the people of the Island in this process. The inconvenience of a slight delay is a small price to pay for getting it right.