

STATES OF JERSEY



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

Lodged au Greffe on 13th May 2010
by the Connétable of St. Helier

STATES GREFFE

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After the words “to the Attached Report)” insert the words –

“subject to the following condition –

(a) that all residential development on Key Intervention Area 3 – Gas Place/Talman Site be removed, and accordingly that the Northern Area Masterplan, St. Helier (Appendix 2) be amended to remove the words at Key Intervention Site 3 –

(i) “New residential for families”; and

(ii) “7,600 m² social housing”.”

CONNÉTABLE OF ST. HELIER

REPORT

During the debate on P.42/2010 I was encouraged by the number of speakers who, while supporting the amendment (which effectively negated the proposition) indicated that they did not support the inclusion of housing on the site of the Millennium Town Park. The reason some members supported the Amendment by the Council of Ministers appears to be that they wished to be able to debate the issue (a second time in the current session) as part of a consideration of the North of Town Masterplan. This amendment gives States Members that opportunity.

I do not see the need to rehearse the arguments against building flats on the site of the Millennium Town Park that I included in my report to P.42/2010. What is abundantly clear since the debate in May is that to build on any part of the site would be contrary to the current Island plan, which reserves the site as important open space; contrary to a number of decisions by the States, including the vote to support the wishes of more than 16,000 petitioners who specifically requested that the entire site be used to create a park; and contrary to the expressed guarantee of the Minister for Planning and Environment, who has said that he will not pursue a rezoning of land in any Parish where it is contrary to the wishes of the Parish Constable. In the case of the Millennium Town Park, the proposal to build on this site is contrary to the wishes of the majority, if not all, of the elected members of the Parish of St. Helier.

Financial and manpower implications

There are no manpower implications in this amendment; the financial implications are as set out below. These were supplied by Property Holdings and I cannot pretend to understand them.

“If there is no housing on Gas Place, and there are 60 social housing and 88 private housing units on Ann Court, and 120 underground car park spaces at Gas Place, then the cost would be –

| | |
|---------------------|--------------|
| Best case scenario | -£4,396,033 |
| Midpoint | -£9,678,441 |
| Worst case scenario | -£14,960,848 |

Car parking costs at Gas Place will be retained as the spaces would have to be provided elsewhere.”