

Scott Miles – 17th May 2021

To alleviate the shortage of housing and increase affordability, the Government should seriously investigate the feasibility of land reclamation to provide housing and protect green fields from development.

By reclaiming land westward from Elizabeth Marina and Jardin de la Mer out to the Elizabeth Castle causeway, this would create approximately 100,000 m² of new land for development. By using just a quarter of this land for high density housing similar to the nearby Horizon Development, this would create 1400 one, two and three bedroom units.

Land reclamation is a well established practice and is used by various coastal cities to provide housing. The monetary value of the land is significantly higher than construction costs and presents the Government with an opportunity to make significant revenue from the sale of land.

Environmental impacts would likely be limited, the existing area is mostly exposed sandy inter-tidal area and unlikely to have significant ecological importance. Jersey's existing land reclamation has also done little to affect local hydrodynamics.