

**WRITTEN QUESTION TO THE MINISTER FOR TREASURY AND RESOURCES  
BY DEPUTY T.A. COLES OF ST. HELIER SOUTH  
QUESTION SUBMITTED ON MONDAY 18th NOVEMBER 2024  
ANSWER TO BE TABLED ON MONDAY 25th NOVEMBER 2024**

**Question**

“With regard to the new Waterfront project announced by SoJDC (the States of Jersey Development Company), will the Minister detail –

- (a) the total expenditure up to the point that the previous plans were refused planning permission;
- (b) the total expenditure incurred developing new plans after the previous plans were refused planning permission; and
- (c) a breakdown of these costs?”

**Answer**

- (a) Total expenditure £2,812,254
- (b) Total expenditure up to 15 October 2024 £59,147
- (c) With respect to question a)

Professional design costs - £2,316,987  
Site and ground investigations - £155,927  
Planning fee - £300,000  
Public engagement - £39,340  
Total - £2,812,254

Regarding design costs, the estimated total development cost for the previous Waterfront plan was £738 million. Typically, professional design costs (covering concept to completion) range from 8% to 10% of the total cost, depending on the project's size and complexity. In contrast, the professional design costs for the previous outline application was £2,316,987, equating to just 0.27% of the total development cost.

With respect to question b)

Professional design costs - £42,974  
Site and ground investigations - £nil  
Planning fee - £nil  
Public engagement - £16,173  
Total - £59,147

The material and design costs for the revised outline plans are significantly lower than the original, owing to the reuse and adaptation of materials from the initial application.

