

EXECUTIVE COUNCIL

PUBLIC

Title:	Waterfront Development – release of funding
Paper Number:	48/17
Date:	29 th March 2017
Responsible Director:	Director Public Works
Report Author:	Director Public Works/ FIDC Business Relations Manager
Portfolio Holder:	MLA Gavin Short, MLA Michael Poole
Reason for paper:	This paper is submitted to Executive Council: For policy decision (including budgetary policy)
Publication:	Yes
Previous papers:	N/A
List of Documents:	N/A

1. Recommendations

Honourable Members are recommended to approve:

- (a) The allocation of previously approved waterfront development funding (957 4074) for footpath works and commonwealth walkway and refer to Standing Finance Committee for the release of funds.
- (b) The virement of funds to cover the shortfall within 957 4074.

2. Additional Budgetary Implications

None

3. Executive Summary

- 3.1 Members previously approved a sum of money in support of the waterfront development. However this approval included a requirement for a detailed submission to be submitted to allow the release of the funding.
- 3.2 This paper outlines the proposed spending of the allocated funding and requests that these proposals are forwarded to SFC for the funds to be released. The proposals are for

two sections of footpath on the north shore and the completion of the Commonwealth Walkway.

4. Background

Islands Plan

- 4.1 The Infrastructure section of the 2014–2018 Islands Plan indicates that FIG will, “Create an investment prospectus that will facilitate the delivery of Stanley waterfront development as articulated in the Waterfront Master Plan”. Under Community and Culture it states we will, “Ensure that the Town Plan continues to define green space and community facilities and protects the culture and character of Stanley. A key element of this shall be waterfront regeneration that acts both as a welcome for tourists and to highlight our heritage”.

Waterfront Master Plan

- 4.2 In August 2011, FIDC appointed Marina Projects Ltd as the master plan consultant for the Stanley ‘Waterfront Master Plan’ project. Three representatives of Marina Projects and PLC Architects travelled to the Falkland Islands in September 2011 for a familiarisation visit and to meet with landowners, stakeholders and relevant FIG departments to discuss the Stanley Waterfront.
- 4.3 By the end of October 2011, Marina Projects and PLC Architects developed three master plan schemes for the Stanley Waterfront. The schemes were presented to FIG’s Major Projects Board, MLAs, landowners and stakeholders. The comments arising from these discussions were fed back to the consultants. In January 2012, Marina Projects and PLC Architects produced a second draft of the three master plan options, which incorporated the feedback provided.
- 4.4 The first of two phases of public consultations was held in January 2012 in Stanley and was attended by a Marina Projects Director. A number of open public sessions and a public presentation were held, during a period of a week. A total of 72 people attended the open public sessions and 52 people attended the public meeting. This phase of public consultation provided 41 responses from members of the public.
- 4.5 In May 2012, Executive Council approved a ‘Scoring Matrix’ and appointed a ‘Scoring Panel’, with the objective of selecting a preferred master plan. In June 2012, Option 2 received the highest marks by the scoring panel and was to be presented as the preferred option during a second phase public consultation.
- 4.6 The public consultation was provided in the form of an online survey; however hard copies of the information and survey were made available upon request. A total of 49 surveys were completed, 46 of which were carried out online and a further three were submitted as hard copies. A majority (82%) of the respondents either were ‘very strongly’ or ‘fairly strongly’ in favour of the development of the Stanley Waterfront.
- 4.7 Marina Projects submitted their final project report to FIDC in October 2012 and the report and a covering Paper recommending the approval of Option 2 as the Stanley Waterfront Master Plan was submitted to Executive Council. On the 24th October

2012, Executive Council approved the Paper and its recommendations, which concluded the Stanley Waterfront Master Plan project.

- 4.8 In April 2013, FIDC submitted a Paper to Executive Council that recommended that FIDC become the 'Project Coordinator' for the development of the Stanley Waterfront. Executive Council approved the Paper and its recommendation.
- 4.9 The Waterfront Development Working Group was established in February 2014 by the FIDC Business Relations Manager. The membership of the group consists of a relevant mix of FIG officials and private sector waterfront landowners. Since the working group's inception it has met on nine occasions and discussed subjects ranging from improvements to the 'Waterfront Walk', private sector plans for the waterfront and the effective release of land on the Historic Dockyard.

Waterfront Walk

- 4.10 The Public Works Department (PWD) was asked by the Waterfront Development Working Group to propose improvements to the Whalebone Arch Green and Victory Green as part of the 'Waterfront Walk'. The Waterfront Development Working Group was provided with options and agreed the preferred designs to be taken to public consultation. The Planning Application process was used as a form of public consultation and the designs received considerable public attention. The designs were submitted to the Planning and Building Committee and were recommended to be rejected on the 4th March 2015 and the applicant subsequently withdrew the proposals. However, the Planning and Building Committee provided suggestions to make the Whalebone Arch Green design more suitable.
- 4.11 The suggestions for the Whalebone Arch Green design were incorporated. A public meeting was held in June 2015 and was well attended by members of the public and the media. A presentation on the Waterfront Master Plan and Development projects was given and the public had the opportunity to ask questions. This prompted an in-depth discussion regarding the Waterfront Walk and feedback regarding the Waterfront Walk was provided to the working group.
- 4.12 The Waterfront Walk was then amended to include the relevant comments and two areas were taken forward for development. These were the north shore area from the public jetty to the boat house and the north shore area from Studio 52 to the museum site.

Commonwealth Walkway

- 4.13 Hugo Vickers and Jim Walker from the Outdoor Trust visited the Falklands from the 9th to the 12th November 2015 to designate a walkway in Stanley as part of their Commonwealth Walkway project. The project consists of establishing a walkway in every Commonwealth nation by installing markers to highlight key areas of towns, which residents and visitors can navigate by using a smartphone application as a guide. During their time in the Falklands they attended a Waterfront Development Working Group meeting to present and explain their project and seek support. They also met with the FIMNT, FITB and his Excellency the Governor.

- 4.14 On the 12th November 2015, PWD installed the first Commonwealth Walkway marker in front of Government House to start the process of designating a walkway in Stanley. Since leaving the Falkland Islands, Mr Vickers and Mr Walker have submitted a proposed walkway that consists of 24 points of interest. On the 12th January 2016, Her Royal Highness the Princess Royal unveiled the second Commonwealth marker in front of the Cathedral.
- 4.15 Several other markers have also now been installed and funding release is now required to complete this work, including the procurement and installation of the brass information board and remaining markers.

5. Options and Reasons for Recommending Relevant Option

Funding release is requested to allow three sections of work to be completed in relation to the waterfront. These are as follows:-

- 5.1 Area 1 - The completion of the section of walkway on the north shore between the public jetty and South Atlantic Marine Services property. This will enable better flow of pedestrians in this area especially during busy cruise ship visits. It will enable a safer overspill area in the vicinity of the public jetty and will improve traffic and pedestrian separation.
- 5.2 Area 2 - The completion of the walkway on the north shore from the pedestrian crossing adjacent to Studio 52 to the eastern access point to the Dockyard Museum Site including a path to the British Antarctic Survey memorial. This will improve the pedestrian access from the crossing to the museum site again improving separation of traffic and pedestrian as well as creating an enjoyable walk for tourist and residents alike.
- 5.3 Area 3 - The completion of the Commonwealth Walkway. This will include the procurement and installation of up to a further 16 brass location markers, the procurement and installation of the brass information board and the procurement and implementation of the app technology and or information leaflets.

6. Resource Implications

6.1 Financial Implications

- 6.1.1 The two areas of footpath works have had the detailed design completed and have been provided to FIG construction partner, MFL. Cost estimates have been provided and £220, 000 is required to complete the works.
- 6.1.2 A cost estimate was provided for the Commonwealth Walkway at £25,000.
- 6.1.3 There is currently £229,000 remaining within waterfront development 957 4074 which can be released for the completion of this works.
- 6.1.4 It is proposed that the remaining required funds of approx. £16,000 can be made available from General Infrastructure 957 3323. A virement for the required additional funding will be submitted once full costs have been established.

6.2 Human Resource Implications

None

6.3 Other Resource Implications

None

7. Legal Implications

None

8. Significant Risks

- 8.1 The construction of the two proposed sections of footpath will help reduce current health and safety risks by providing alternative pedestrian routes from the public jetty to the museum. It creates more pedestrian space in the area of the public jetty and aids in the segregation of pedestrians and traffic.

9. Consultation

- 9.1 As detailed above, in section 4, there has been significant consultation with FIDC, waterfront stakeholders and the public. These consultations are reflected within the final design proposals.