



FALKLAND ISLANDS
DEVELOPMENT CORPORATION

WATERFRONT DEVELOPMENT WORKING GROUP

MEETING

WEDNESDAY 9TH APRIL 2014 @ 10AM – PWD MEETING ROOM

MEETING NOTES

ATTENDEES

MLA Mike Poole (Chair)	(MP)
Michael Betts (Project Coordinator)	(MB)
Steve Butler	(SB)
Darren Christie	(DC)
Manfred Keenleyside	(MK)
Joshua Peck	(JP)
Leona Roberts	(LR)
Roger Spink	(RS)

APOLOGIES

Dave Eynon	(DE)
Simon Fletcher	(SF)
Lydia Morrison	(LM)

MEETING

1 Review of previous meeting's minutes

- 1.1 There were no issues with the previous minutes and were agreed. The minutes are circulated via the Falkland Islands Development Corporation's (FIDC) website.
- 1.2 All actions from previous meeting had been completed and updates would be provided during the relevant agenda items during this meeting. It was noted by SB however, that more specific details were needed concerning the seawall and any potential barriers to be erected, before the AG's Chamber could successfully assess any public liability issues.

2 Waterfront Walk

- 2.1 MK provided an update on the work done by the 'waterfront walk' sub-group since the last meeting, including some subsequent discussions he had with SF and LM. A rough order of costs was provided for improving the waterfront walk totalling c.£80,000. For the section between the Jetty Centre and the Boathouse it was estimated to cost £30,000 and for the section

between Victory Green and the Historic Dockyard it was estimated at £50,000. MK noted that these were only early estimates and more substantial cost analyses would be needed to provide more accurate figures.

i. Ross Road recommendation from sub-group

- 2.2 The area between the Jetty Centre and the Boathouse was identified as a priority area that needed addressing. The sub-group explored the option of closing the road on busy (c.250+) tourist days, but this raised real issues with parking as adjacent roads were already overly subscribed. SB stated that there needed to be some factual analysis on the practicalities of closing the road, or any other options that were being considered to improve the current facilities.
- 2.3 The group agreed that there were many practical issues that would need addressing if pedestrianisation of Ross Road was to be achieved. It was noted that pedestrianising Ross Road on tourist days would have long-term benefits, but wasn't an achievable goal in the short to medium term. MB stated that the issue of closing Ross Road on cruise ship days was meant to be a quick and easy solution, as opposed to creating new pathways or altering existing ones, however in reality closing the road would create more difficulties and potential costs.
- 2.4 The group agreed that improving the current facilities could be achievable without significant changes to the current system. MK stated there may be a possibility of incorporating plans to improve pathways/crossings into the already existing refurbishment plans for the road.
- 2.5 It was stated that any future decisions that were to be made regarding the waterfront walk and the corresponding areas should seek advice from the Waterfront Development Working Group. SB noted that other development plans for the future, such as those for the Infant & Junior School or Stanley House, should work in tandem with waterfront plans. This would ensure development plans for specific areas could provide solutions to issues faced in adjacent areas.

ACTION – draft a short-term plan to improve current facilities, with a view to a long-term development plan to improve multiple sites.

- 2.6 MP stated walkway/path plans could be begun soon in the new budget year, especially with existing plans to improve Ross Road. MK and SB agreed to work together to complete a paper to go to EXCO to access finance for funding the 'waterfront walk' project. The paper would be divided into three phases, and would include signage.

ACTION – SB and MK to formalise plans for an EXCO paper to be submitted to access funding for the 'waterfront walk' project.

ii. Victory Green to Historic Dockyard

- 2.7 DC stated that plans for area surrounding the Shack and the slipway required further work.

3 Confirmation of Areas of Responsibility

- 3.1 The group agreed that the boundary guide provided by MB could be used as a rough guide to the areas of responsibility.

4 Historic Dockyard

- 4.1 MP provided an update on the development of the dockyard site and feedback from the Lands Committee paper, submitted at the end of April, regarding a potential advert for use of the land surrounding the museum site.
- 4.2 The Lands Committee agreed with the principal of advertising investment opportunities in the new historic dockyard, but stated proposals would have to provide details concerning their business plan, especially timescales. Land would most likely be advertised as leasehold, for all or part of the remaining site around the museum. The advert would have to set out clear application criteria, with specific definition on when development would need to be started.
- 4.3 RS stated there would need to be clear commitment and financial backing from proposals; otherwise land could be committed but never developed.
- 4.4 The group agreed that the advert would invite proposals/expressions of interest for a set time period (c. 2 months) and after which any responses would be review by the Lands Committee. SB stated that initial advert can be broad, inviting general proposals and expression of interest, with the second stage requiring proposals to meet a specific criterion.

ACTION – MB to create an advert inviting proposals for development on the historic dockyard site and to look into scoring criteria for assessing advert responses.

- 4.5 LR stated the historic dockyard site would need to be cleared of debris once the museum had been completed (c. July), as the current state would reflect negatively on all the work being carried out on the new museum facilities.
- 4.6 No word has been received on the current status of the Antarctic monument.

ACTION – MB to find out the status of the Antarctic monument.

5 FIC Jetty

- 5.1 RS updated the group on any developments regarding the FIC jetty, of which there were none, barring the refurbishment works carried out on Home Builder and the FIC offices. The long-term development plan of moving the FIC warehouses remains an aim, but would only be completed if financially viable.

6 Next Meeting

- 6.1 The group agreed to schedule the next meeting after the Planning Committee meeting on the 15th May and after the EXCO paper had been reviewed, which is envisaged to be early June.
- 6.2 The next agenda would be similar to the previous agenda, which will include the historic dockyard (and the associated advert), the 'waterfront walk' and the EXCO paper.

ACTION – MK to inform MB of dates for EXCO paper submission.

7 AOB

- 7.1 RS informed the group that Norwegian Cruises may return to the Falklands in the 2015/16 season, which will have a significant impact on the waterfront, as it would result in c.15,000 extra cruise passengers.