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Presented by JIS  
4/6/69

Town Planning Department - Report on Work Done  
in 1966/67 and Programme for 1967/68

The year 1966/67 was of considerable development and consequently the Town Planning Department became increasingly involved in giving advice to the Parish Councils on applications for sub-divisions. Between 100 and 150 applications a month were dealt with, the majority of which involved inspections and negotiations.

2. The increase in this activity and the difficulty in recruiting professional staff (the Department has had five of eight Planners shown on the establishment for most of the year) has resulted in slowing down the programme of preparation of the Development Plans for townships.

Town Orders:

May Pen .. .. .	Confirmed February 1966
South St. Elizabeth.. ..	Confirmed May 1966
Kingston .. .. .	Confirmed June 1966
Mandeville (Central Area)	Published April 1966 not yet confirmed

Coastal Orders:

The entire coastal area of Jamaica with the exception of the coast of Manchester is covered by coastal orders.

3. The year saw much activity in connection with development projects, however, and the following are the main items with which the Town Planning Department was closely associated -

(a) Redevelopment of Kingston waterfront:

Negotiations were completed with the United Kingdom Ministry of Overseas Development for financial assistance to enable the firm of Shankland, Cox & Associates, Planning Consultants, to design the proposed redevelopment. This work is being done in close association with the Town Planning Department to ensure suitability to local conditions. The area to be developed comprises 150 acres south of Harbour Street, east of Pechon Street and west of Paradise Street and the project aims at revitalising and rebuilding the lands into a focal point where the best in entertainment, shopping, commercial and professional services will be available.

In order to provide suitable and adequate area for the transfer of firms, mainly lumber companies, which are now in the area slated for redevelopment, Government contracted for the reclamation and development of lands at Newport East, Western Kingston. Reclamation has been completed and roads are now being constructed.

Acquisition of land for the first phase of the redevelopment programme is being carried out mainly on an exchange basis, in that lands at Newport East and Newport West are being exchanged for the various waterfront properties.

The Kingston Waterfront Redevelopment Company has been formed to deal with all transactions pending the establishment by law of an Urban Development Corporation (Economic Development Commission) which will be empowered to carry out development in other urban areas of the country.

/(b) Port Royal

(b) Port Royal Development Project:

Negotiations with the Port Royal Company of Merchants continued during the course of the year. Much progress has been made and it is hoped that an agreement will be signed in the near future. The two major aspects of this project are -

- (a) reconstruction of various historically important buildings in the old King's Yard and Fort Charles;
- (b) creation of a new resort area aimed at attracting the cruise ship tourist trade as well as tourists interested in a longer visit to the island.

Reconstruction work will include the recreation of various buildings within the King's Yard in the style of the Buccaneer period, including an Inn, a tavern, the Goldsmith's Shop and the Tower of St. Paul's Church. One of these buildings will be used as a museum to house relics and artifacts of the Henry Morgan and Nelson period of Port Royal. These relics and artifacts will be obtained from under water as well as on land. Archaeological surveys to be undertaken by the developers in conjunction with the National Trust.

Other developments will include construction of a cruise ship pier.

(c) Development of Dawkins Pond Area:

Proposals from a private Company known as Portmore Land Development Limited for the reclamation and/or development of land in the Dawkins Pond Area have been accepted in principle. About 220 acres will be reclaimed and thus will create a new island and peninsula.

Dawkins Pond comprising some 300 acres will be dredged and made navigable for small boats and access to the entire development will be by a causeway to be built across the Kingston Harbour from Newport West at the junction of Hagley Park and Spanish Town Roads, a distance of 3 miles.

Development of the area envisages construction of new houses, service industries and shopping, resort area, hotels, a marina with internal waterways, parks, schools and/or the deepwater pier facilities.

(d) Hellshire and Wareika Hills:

Very active consideration was given during the year to the feasibility of opening up the extensive Hellshire Hills area by the provision of suitable access roads and necessary services. Funds are being provided to obtain very early the services of a Consultant for one year to assess generally the possibilities and viability of the project. The Consultant will be familiar with local conditions having worked hitherto in the Town Planning Department as Government Town Planner.

Regarding the Wareika Hill, this land is mostly in Government's or the Water Commission's ownership and is the last major undeveloped land close to the centre of the corporate area. Various partial plans have been prepared in the past and it is now proposed to have a comprehensive development plan prepared for the entire area. This plan, it is expected will also be done by the Consultant for the Hellshire Hills development.

(e) Montego Bay Reclamation Development Project:

An agreement has been signed with the Montego Bay Freeport Company for the reclamation and development of approximately 500 acres in the Bogue Island area. Work on the project has already commenced. This project will provide port facilities, including a deep water pier and navigational channel, a free port area of some 250 acres and industrial, resort and residential areas.

Government will receive as compensation 10% of the land which will be selected by Government from any area of the development.

(f) Newport West Stage II:

Work is proceeding in connection with the reclamation and drainage of Stage II of Newport West, which will provide four additional berths.

Regional Planning:

4. In January 1967, an agreement was concluded with the United Nations Special Fund for a Physical Planning Team to be sent to Jamaica for three years to undertake in collaboration with the Town Planning Department a physical planning survey of the whole island and to recommend to the Government a national plan, regional plan and detailed urban plans taking into consideration the present needs of the country and the future demands. In preparation for this, work has begun on land use, land capabilities and population location studies. The first member of the team has arrived and in consultation with the Central Planning Unit and the Town Planning Department, the Plan of Operations is being prepared. The remainder of the team will arrive in September of this year.

During the year Professor T. J. Manickam whose services were made available by the United Nations completed his report on a Regional Plan of the parish of Clarendon.

Legislation:

5. Amendment of Town and Country Planning Law

It is expected that the necessary bill to amend this law will be introduced in Parliament at an early date.

This law envisages among many other most necessary proposals -

- (i) provision requiring advertisers to obtain approval for proposed advertisements from the Local Planning Authority in all areas and not only those covered by Development Orders;
- (ii) provision for the Town and Country Planning Authority to control the display of all advertisements subject to the power for the Minister to grant exemptions.

6. The normal advisory coordinating work of the Department continued, including the selection of sites for Government buildings and work connected with many committees of Government.

EDWARD SEAGA

Minister of Development and Welfare.