RE-ASSESSMENT OF HEIGHT, DENSITY AND SETBACK REQUIREMENTS OF THE CONFIRMED NEGRIL AND GREEN ISLAND DEVELOPMENT ORDER, 2013.

### **COMMUNITY SENSITISATION**

July 15, 2021 10:30am - 1:00pm









### **Roll Call**

- 1. Name
- 2. Organisation you Represent
- 3. Ice Breaker Questions:
- A) What is your main interest in this Project?

OR

B) What is your fondest memory of Negril and Green Island?

OR

C) If you can use **5 words** or **one sentence**: What is your vision for Negril and Green Island?

### **MEETING AGENDA**

WELCOME AND INTRODUCTION (and Roll Call) MRS LORNA PERKINS **PROJECT OVERVIEW** 2. NEPA- LOUREENE JONES, PROJECT MANAGER, IWECO, JAMAICA **PURPOSE AND APPROACH** 3. DR. GARFIELD HUNTER **DESCRIPTION OF THE PROJECT AREA** 4. MR ADRIAN SMITH **DISCUSSION TOPICS 5.** LAND USE DENSITY CARRYING CAPACITY SETBACK HEIGHT **NEXT STEPS** 6.

# MEET THE TEAM AESTHETICS DESIGN CONSULTANTS



MR. ADRIAN OBRIEN SMITH CEO, ARCHITECT



**URBAN PLANNER AND GIS SPECIALIST** 



MRS. LORNA PERKINS
URBAN PLANNER, PROJECT MANAGER

MR. ATNEIL BRAHAM

**COMMISSIONED LAND SURVEYOR:** 



DR. GARFIELD HUNTER
URBAN PLANNER AND
ENVIRONMENTAL SPECIALIST

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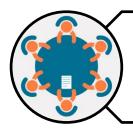


# PROJECT OVERVIEW

# PROJECT OBJECTIVES AND APPROACH



### PROJECT OBJECTIVES



**1.1) Investigate the planning provisions and design criteria** related explicitly to building setbacks, heights, and density within the area.



**1.2) Revise and refine current controls** to better reflect the contemporary architecture and promote good built form outcomes for the resort town.



**1.3) Determine the viability of developing the area** and make recommendations for building heights, subjected to the carrying capacity of the area, geology and soil conditions, coastal available infrastructure, and services and other environmental factors.



**1.4) Make recommendations for a phased implementation strategy** and the associated budget and a monitoring and evaluation program.

### **PROJECT APPROACH**

#### **OUTPUT 1:**

Inception Report and Work Plan

#### **OUTPUT 2:**

Report on GIS Database for Height Density, and Setback Study

#### **OUTPUT 3:**

Draft Planning Study and Development Plan

#### **OUTPUT 4:**

Conduct Stakeholder Consultations To Sensitize Stakeholders

#### **OUTPUT 5:**

Final Planning Study And Development Plan



Stakeholder Strategic Visioning Developing
Alternatives for
Feedback

Final Presentation and Feedback

#### INFORMATION SHARING AS PRIMARILY A ONE-WAY COMMUNICATION:

The engagement consists largely of public information dissemination of research-related information in a transparent and accessible way, and provision of a way for members of the public to request additional information or to convey their concerns and recommendations.

### CONSULTATION AS A TWO-WAY DIALOGUE:

Stakeholders are consulted through an active two-way process of engagement and dialogue. Information needs to be shared with relevant stakeholders, generally on a disaggregated basis reflecting local context, and stakeholder views should be captured, documented, and considered.

### PARTICIPATION AND EMPOWERMENT:

Entails more active participation by stakeholders in defining and implementing relevant aspects of a research. In keeping with policies and good practice require that stakeholders have a real say in project decision making, and that a degree of decision-making authority be transferred to local communities and stakeholder groups.

#### **DECISION-MAKING:**

This comprises of targeted and final presentation of the development proposals, strategies and guidelines with the opportunity for final feedback to be incorporated into the proposal.



## PROJECT BOUNDARY DESCRIPTION

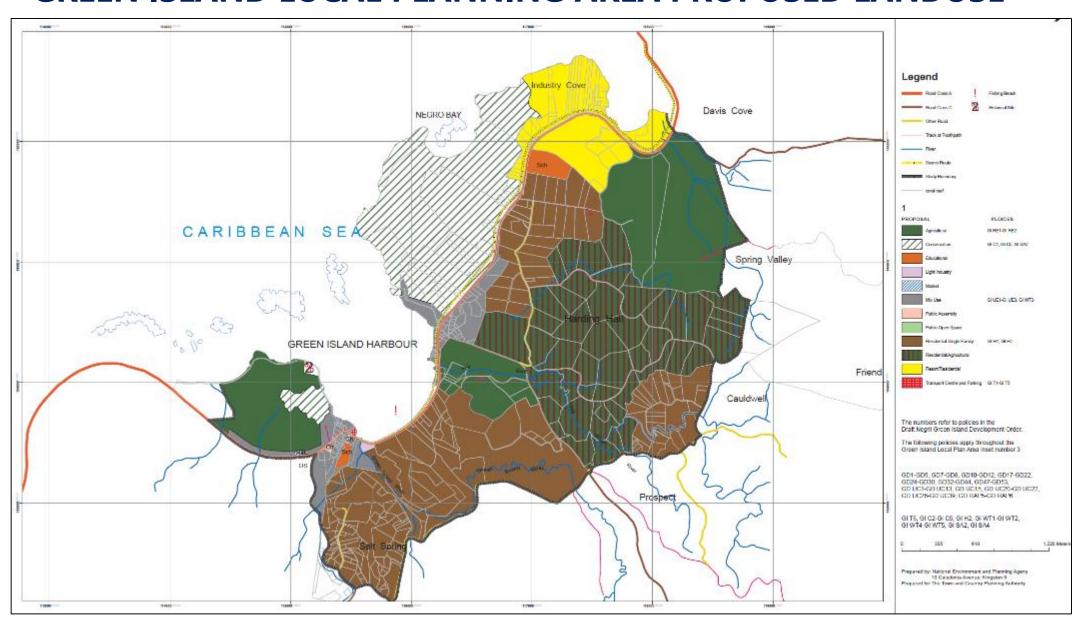


# **EXISTING HEIGHT, DENSITY, AND SETBACK STANDARDS**

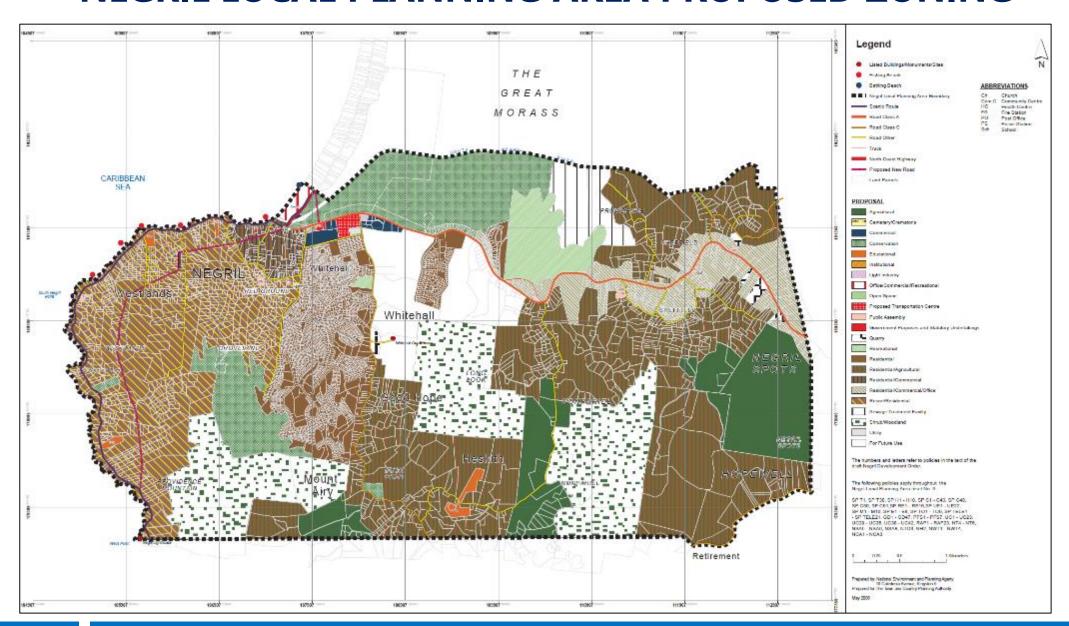
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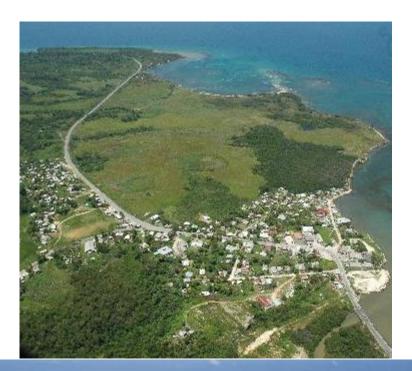
CONFIRMED NEGRIL AND
GREEN ISLAND DEVELOPMENT ORDER,
2013

### GREEN ISLAND LOCAL PLANNING AREA PROPOSED LANDUSE (Development Order)



### NEGRIL LOCAL PLANNING AREA PROPOSED ZONING (Development Order)







### **RESIDENTIAL LAND USE**

### HEIGHT, DENSITY AND LOT COVERAGE FOR RESIDENTIAL LAND USE

Major Use which is specified	Maximum Permissible Floor Area Ratio	Maximum Plot coverage % of net area	Maximum Permissible Height (no of stories above frontage)	Maximum Green spaces required within Net Plot Area %
Single Family	0.50	50	Municipal Planning Authority to determine	
3-75 habitable rooms per ha	0.033	331/3	2	45
76-125 habitable rooms per ha	0.50	331/3	4	
126 - 250 habitable rooms per ha	0.66	331/3	6	
251-375 habitable rooms per ha	1.00	331/3	10	

### **COMMERCIAL LAND USE**





### HEIGHT, DENSITY AND LOT COVERAGE FOR COMMERCIAL LAND USE

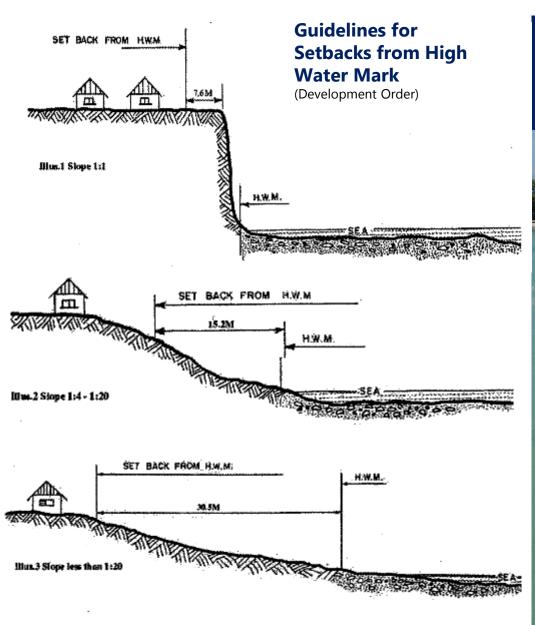
Maximum Permissible Floor Area Ratio	Maximum Plot coverage % of net area	Maximum Permissible Height (no of stories above frontage)	Maximum Green spaces required within Net Plot Area %
1.00	50	2	20

### OFFICES, INDUSTRIAL AND INSTITUTIONAL LAND USE



### HEIGHT, DENSITY AND LOT COVERAGE FOR OFFICES, INDUSTRIAL AND INSTITUTIONAL LAND USE

Major Use which is specified	Maximum Permissible Floor Area Ratio	Maximum Plot coverage % of net area	Maximum Permissible Height (no of stories above frontage)	Maximum Green spaces required within Net Plot Area %
Office in Business Centres	2.00		10	20
Office in Other Areas	0.50 or as indicated in the policy guidelines for the area	331/3	2	331/3
Industrial	0.50	331/3	2	331/3
Institutional	0.66	331/3	3	50



# GUIDELINES FOR SETBACK FROM THE SHORELINE



# WHAT IS YOUR VISION FOR NEGRIL? LET'S TALK



### **FEEDBACK**

### PROJECT ROAD MAP

**July- December 2021** 



# THANK YOU



### **CONTACT US**

Mrs. Lorna Perkins, Project Manager Tel: 8765752645 enidperkins@hotmail.com

