

# 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

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

# MEET THE TEAM

## AESTHETICS DESIGN CONSULTANTS



**MR. ADRIAN OBRIEN SMITH**  
CEO, ARCHITECT



**MRS. LORNA PERKINS**  
URBAN PLANNER, PROJECT MANAGER



**DR. GARFIELD HUNTER**  
URBAN PLANNER AND  
ENVIRONMENTAL SPECIALIST

**MR. KIRK FRECKLETON**  
URBAN PLANNER AND GIS SPECIALIST

**MR. ATNEIL BRAHAM**  
COMMISSIONED LAND SURVEYOR

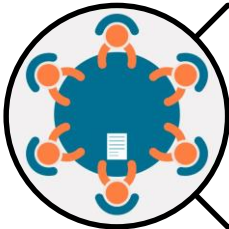


# PROJECT OVERVIEW

# 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.

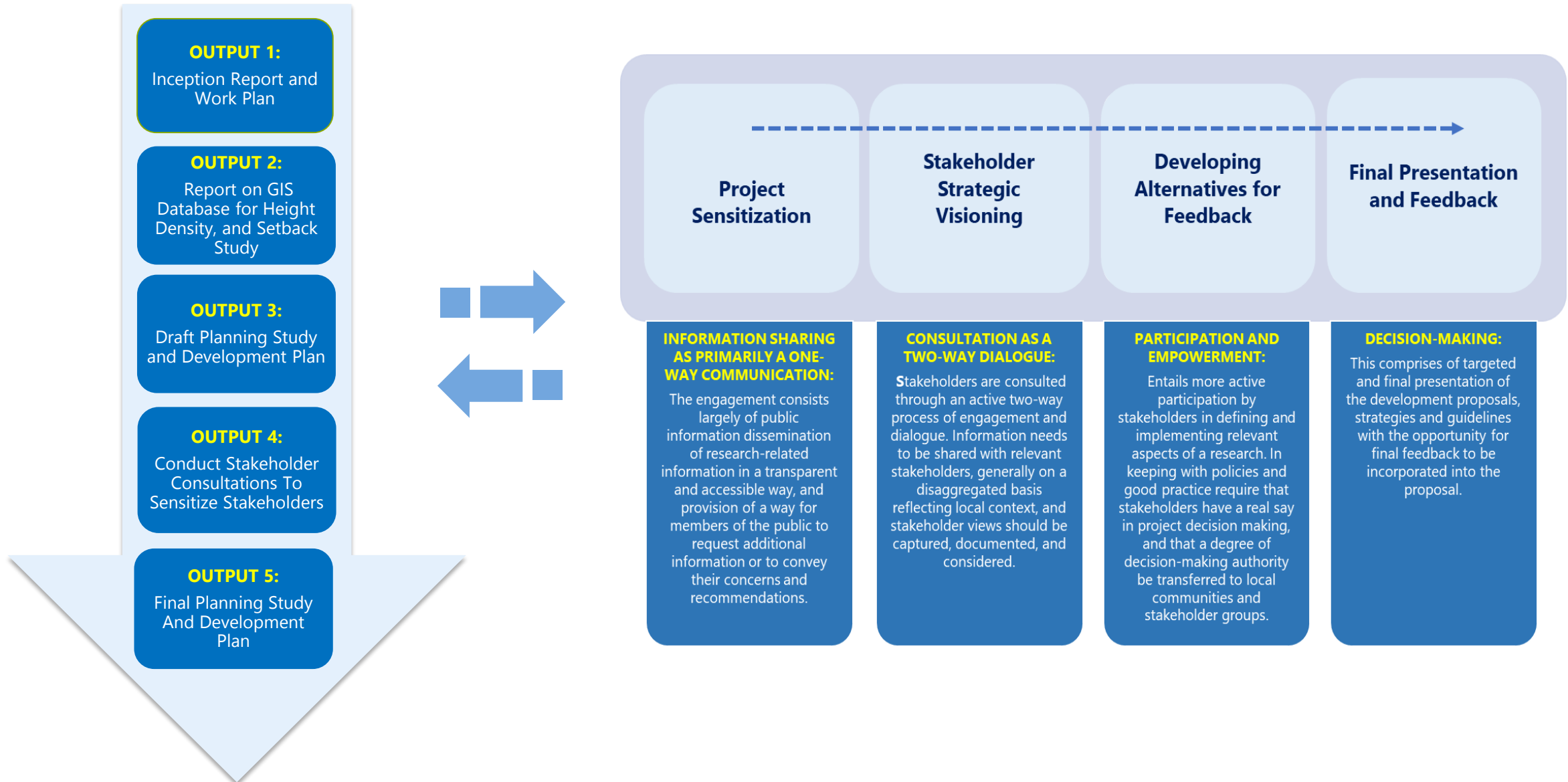


**1.3) Determine the viability of developing the area** and make recommendations for building heights, subjected to the carrying capacity of the area, geology and soil conditions, coastal available infrastructure, and services and other environmental factors.



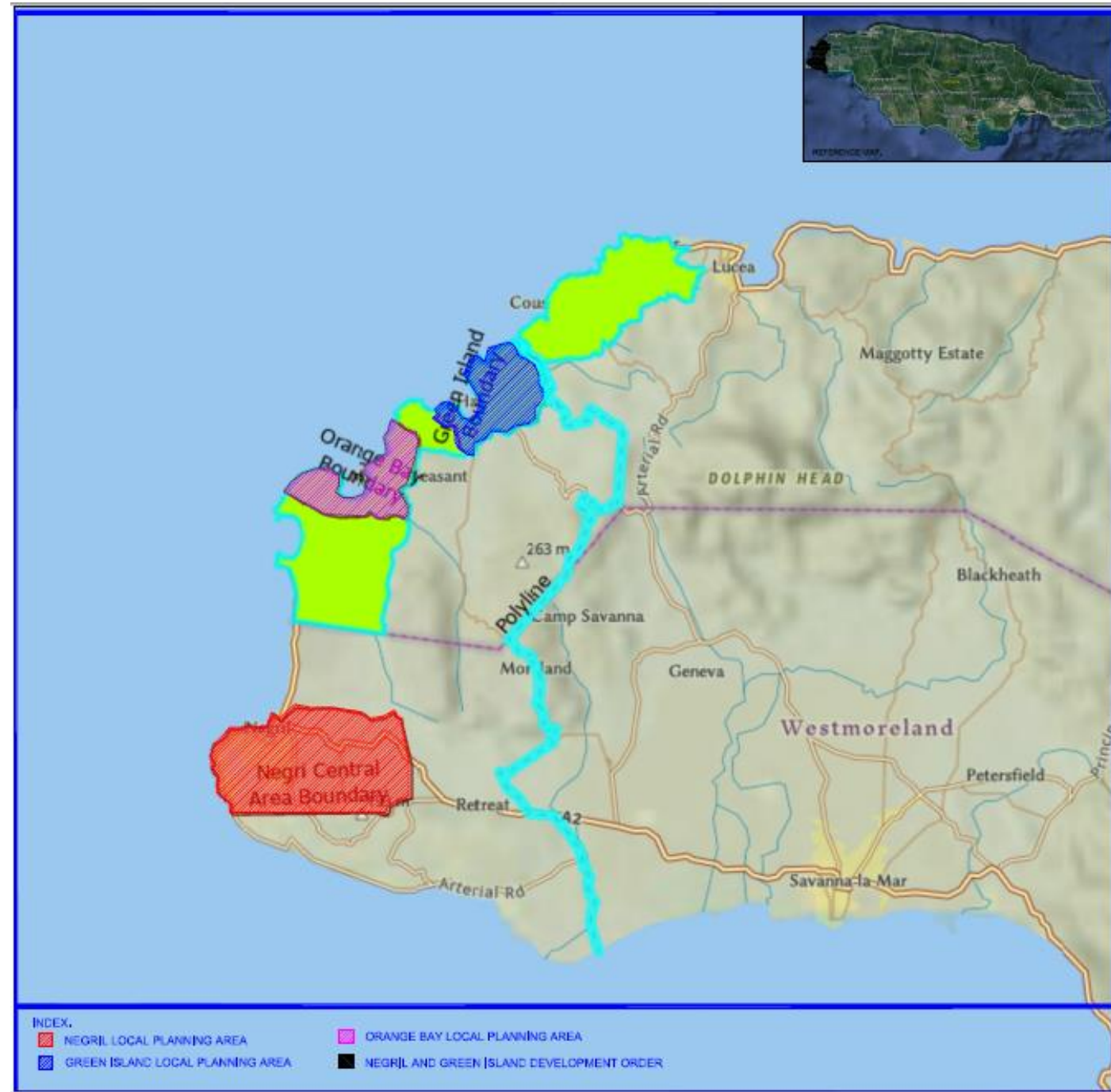
**1.4) Make recommendations for a phased implementation strategy** and the associated budget and a monitoring and evaluation program..

# PROJECT APPROACH



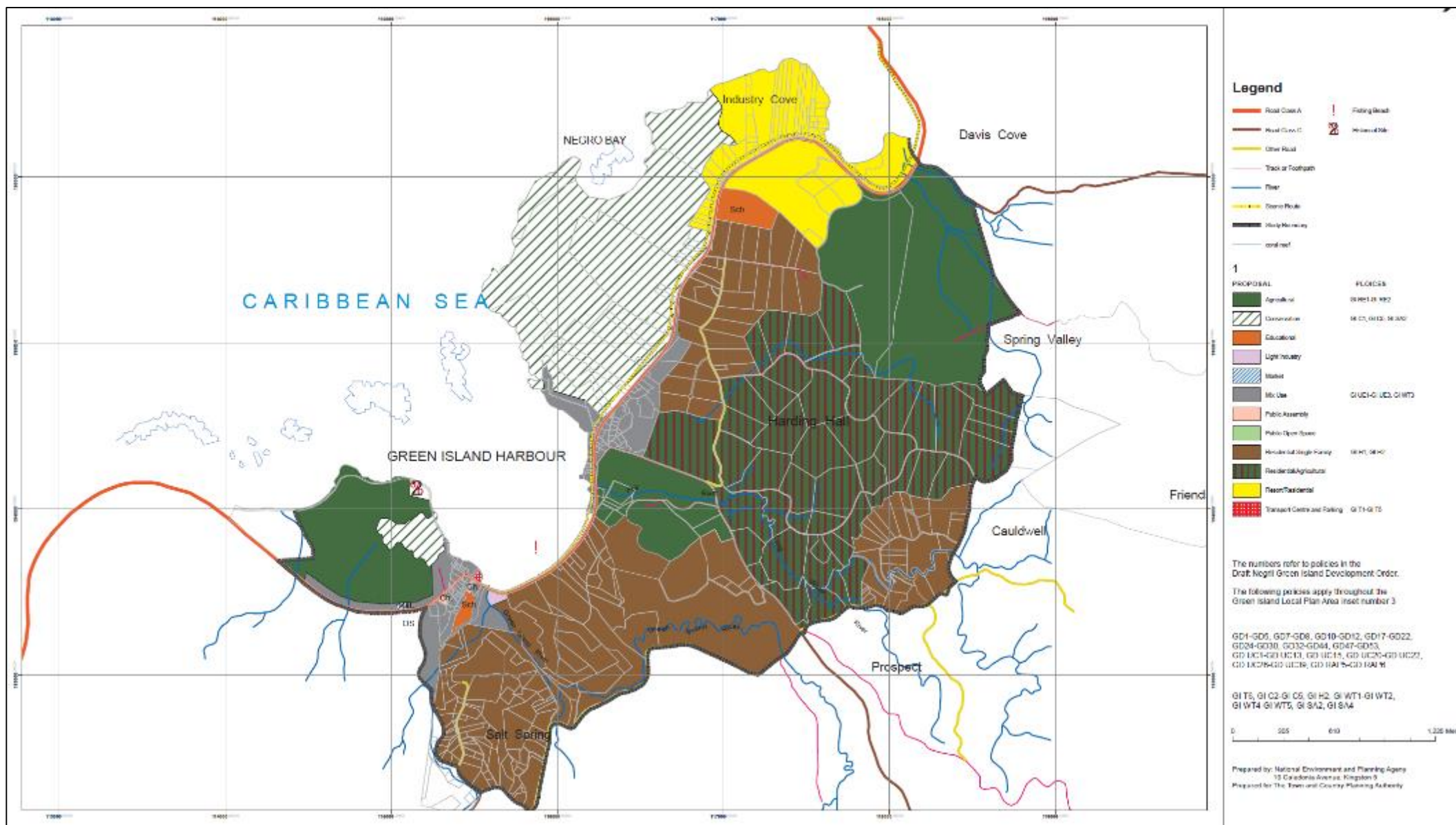


# PROJECT BOUNDARY DESCRIPTION

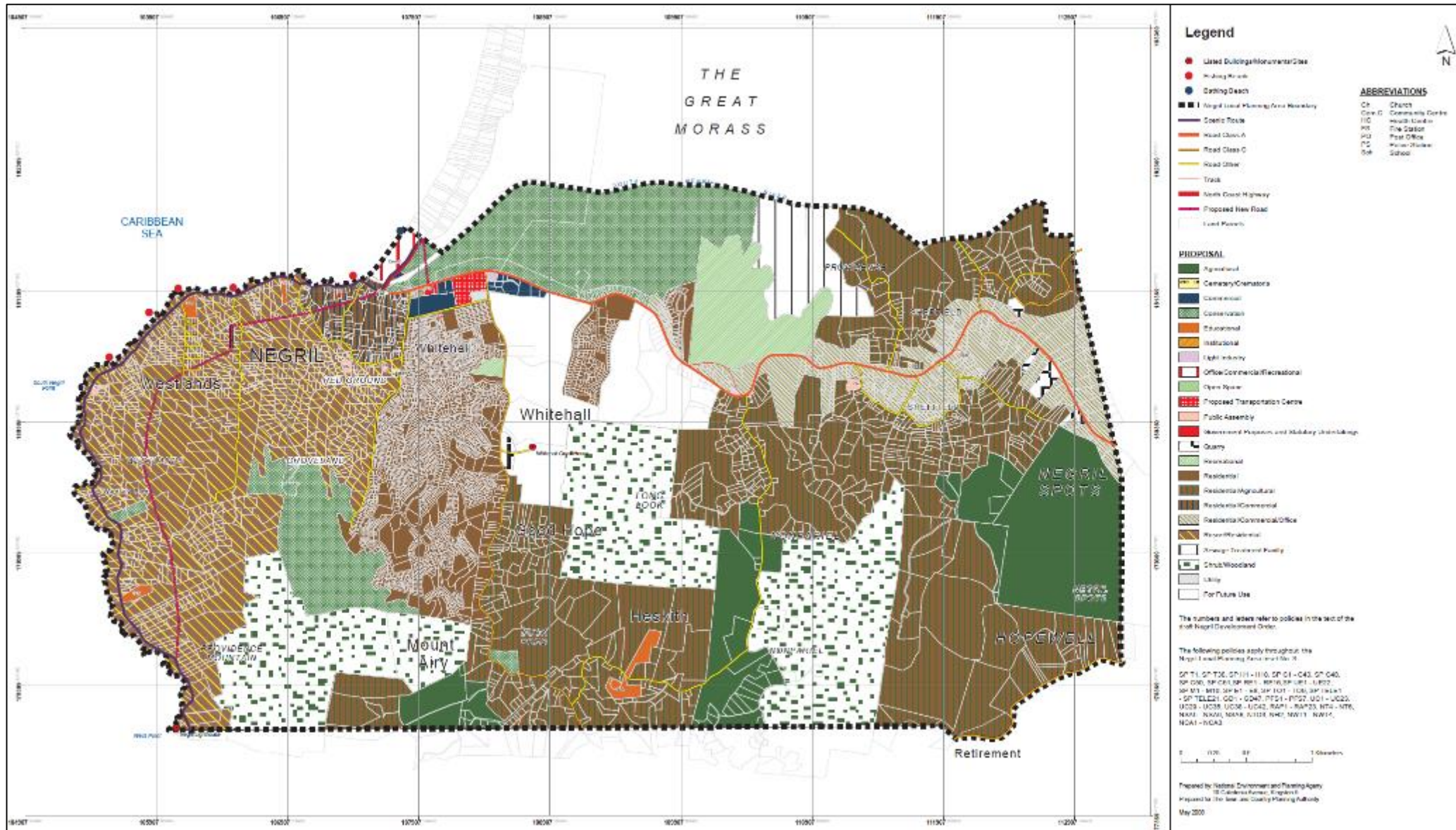


**EXISTING HEIGHT, DENSITY,  
AND SETBACK STANDARDS**  
in the  
**CONFIRMED NEGRIL AND  
GREEN ISLAND DEVELOPMENT ORDER,  
2013**

# 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



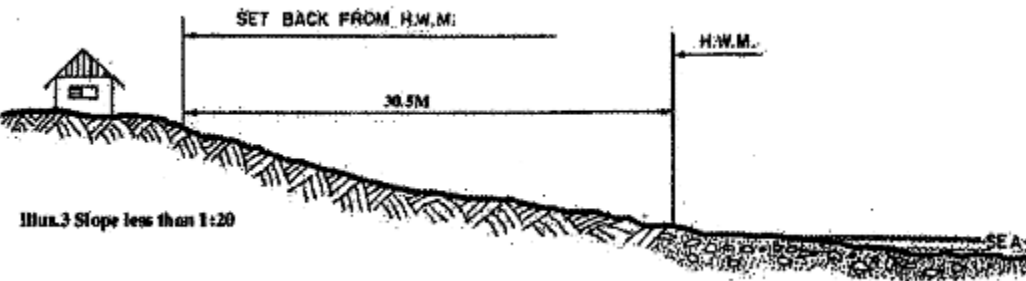
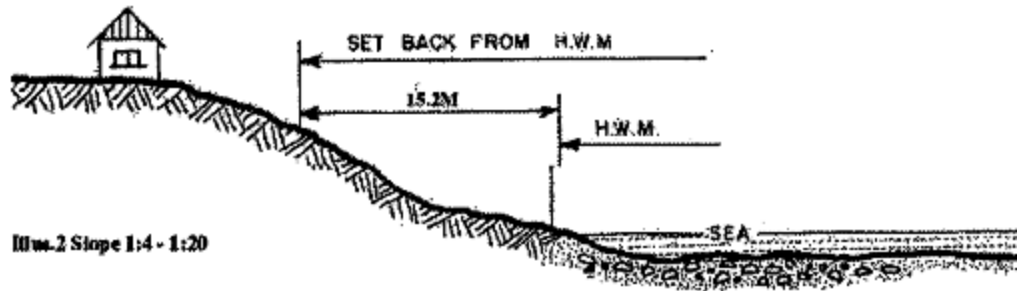
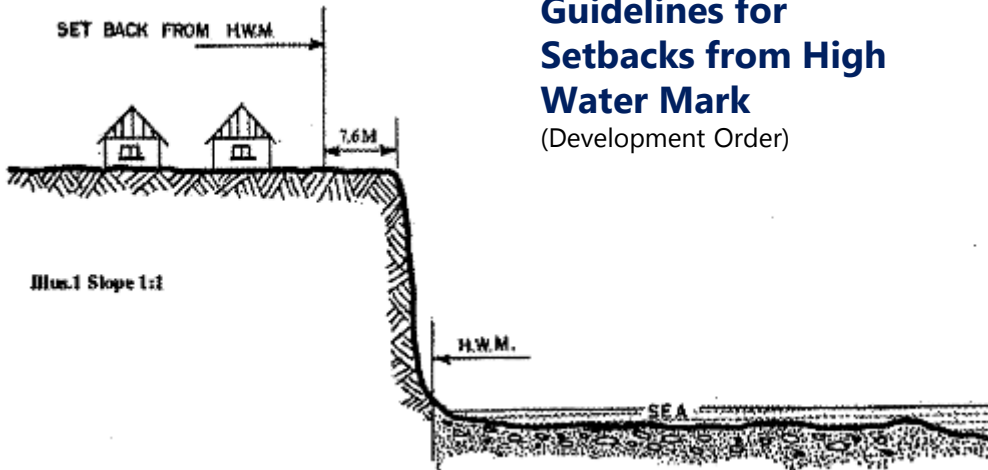
# OFFICES, INDUSTRIAL AND INSTITUTIONAL LAND USE



**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

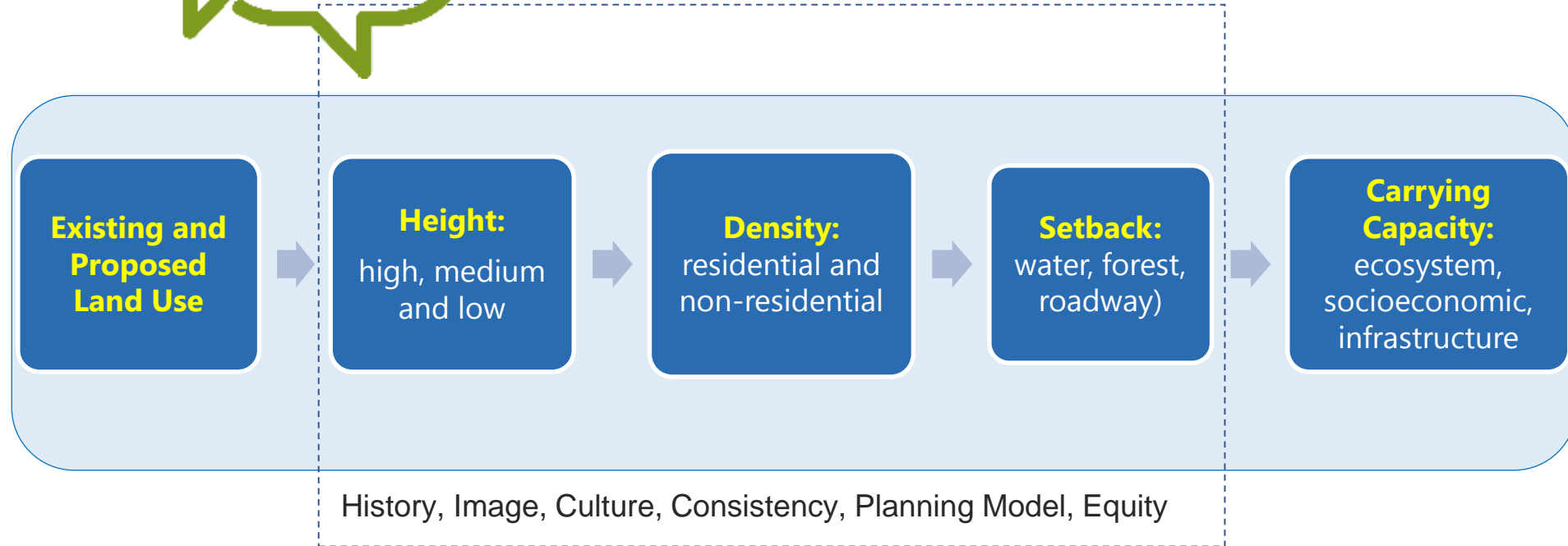
## Guidelines for Setbacks from High Water Mark (Development Order)



# GUIDELINES FOR SETBACK FROM THE SHORELINE



# WHAT IS YOUR VISION FOR NEGRIL?



# FEEDBACK

# PROJECT ROAD MAP

## July- December 2021



# THANK YOU



## FURTHER INFORMATION

### CONTACT US

Mrs. Lorna Perkins, Project Manager

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