

ROLE OF LOCAL GOVERNMENT IN TRINIDAD'S LAND MANAGEMENT SYSTEM

# A CASE STUDY REPORT ON THE SITE ALLOCATION PILOT PROJECT FOR THE ARIMA BOROUGH CORPORATION

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Land Conference 2011  
Land ownership in Trinidad and Tobago: Issues and challenges

# Presentation Outline

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- Background
- Role of the Project Output (Dossier)
- Case Study Area
- Methodology
- Sample Content
- Outputs/Benefits of Dossier
- The Way Forward

# Background

## Project Origination

- Local Area and Regional Planning and Development Unit
- Regional Planning Programme
  - 14 Municipal Development Plans produced in 2010
  - Projects and Programmes with land requirement

# The Role of the Dossier

- The Dossier seeks to...
  - ▣ **Identify** Specific potential sites and broad areas for particular types of development e.g. *Housing, employment, community facilities etc.*
  - ▣ **Allocate** sites which will help to implement the Development Plan
  - ▣ Act as a **Guide to Developers** & to any parties interested in locating in ABC
  - ▣ The Dossier will consider solutions to cover the lifetime of the Development Plan

# Case Study Area

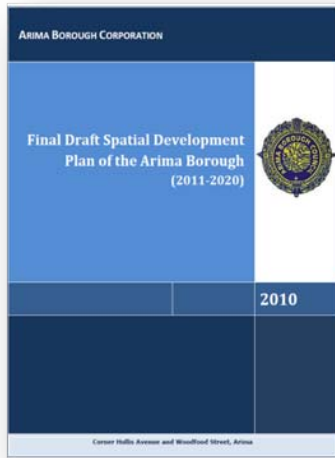
## Arima Borough Corporation

- Out of the 14 Municipal Corporations, Port-of-Spain and Arima are the only 2 that **OWN** land and manage those assets
  
- Arima is unique
  - ▣ Size: Smallest Municipal Corporation
  - ▣ Location: Within another Corporation's Boundaries
  - ▣ Culture



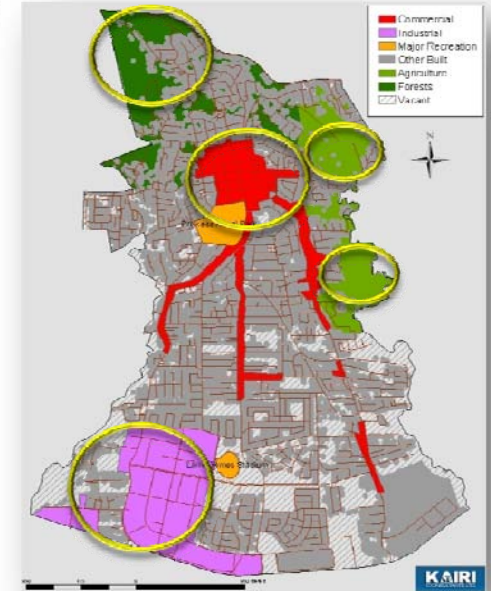
# Case Study Area

## Arima Borough Corporation



- As a developing borough, there is increased demand for appropriate sites for:
  - New hospital (Ministry of Health)
  - New sports facility
  - Senior Activity Centre's
  - New Administrative Complex
  - New Court House
  - New market
  - Commercial /economic building
  - Improved road infrastructure (e.g. pavements, access ways, drains)

...And the list goes on...



Arima - Existing Land Use

All these demands.....Where should we BEST locate such uses?

# Case Study Area

## Existing Problems

Inappropriate siting of facilities results in:

- Parking problems
- Increased risks to public health and safety
- Congestion in key areas in borough

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Reduced potential for development/advancement -  
Disincentive for businesses to locate in Arima

### Aim

- Reduction of the parking woes
- Reduction of traffic
- Ease of access to all citizens
- Safe access and use of facilities
- Comfortable places and spaces that people **want** to use.
- Improved management of limited land space

# Methodology

## Stage 1

- In-house desk study and flagging process for identifying government projects

## Stage 2

- Production of and Consultation on Key issues and options
- Call for potential sites

## Stage 3

- *Production of and Consultation on the Preferred Options*

## Stage 4

- *Production of Site Allocations Document and Submission to the Council and MoLG for comment*

## Stage 5

- *Adoption by Council*



# Development of Issues and Options document

- Identification and classification of sites required
- Establish a working/steering committee with the Corporation.

## Recommended committee members :

- + Regional Planner (MoLG)
- + Town Assessor (ABC)
- + Building Inspector (ABC)
- + Engineer
- + Planning Officer (ABC/MoLG)
- + Roads Officer (ABC)
- + Works Supervisors (ABC)
- + Public Health Officer (ABC)
- + Town and Country Planning Rep (TCPD)

## Issues and Options Document

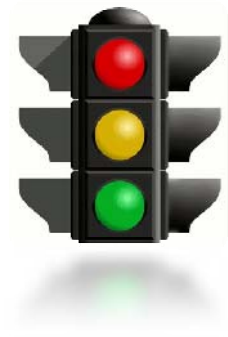
- Identify and meet with key government and quasi government agencies which require sites

### Key Activities

- + Find out their approach to obtaining sites
- + Needs Assessment - Obtain any strategies held by agencies for finding sites or for proposed expansion within the timeframe of the MDP
- + Find out existing pitfalls and barriers to identifying and obtaining the sites
- + Identify sites already proposed for particular uses – to be included in issues and options document.

## Development of Issues and Options document

- Undertake a desk study “traffic light” assessment
- Produce “schedule” to identify sites previously/currently selected for particular purposes
- Produce a “Schedule” containing flood risk zone maps overlaid on borough with potential sites



# Development of Issues and Options document

## Call for sites

- Advertise a listing of the sites put forward (without going through the selection process) and without endorsement from the corporation, to facilitate fine tuning of sites.
- Request recommendations

### Schedule of proposed sites for publication in the consultation documents to include:

- × Unique proposal reference number
- × Proposal Site Address
- × Relevant Electoral District or Community
- × Location map with Grid reference (Northings and eastings) and site area
- × Name of Promoter e.g. council, developer, local resident
- × Existing Local plan proposals and flood zone where appropriate
- × Description of proposed use
- × Vulnerability of site to natural disasters
- × Traffic Light assessment

Development of

## Preferred Options document

- Analyse results of public consultation and assess sites against :
  - MDP
  - Other relevant local, regional and national planning related policies

# Development of Preferred Options document

## **Further Details required for inclusion in schedules and maps for consultation document:**

- Owner of land
- Current use of site and State of site e.g. dilapidated, in use etc.
- Nature of surrounding area – identify use classes
- Accessibility – existing access and egress to area, road hierarchy
- Identification of sites already highlighted by key agencies e.g. municipal corporation, ministries
- Sustainability Appraisal – All sites will be assessed to consider potential impacts on the natural environment, the economy and the communities both within and outside of the borough to ensure long term sustainability.

✘ Sites require endorsement from Council

# Sample Content

## Preferred Options Document - Index of Site Allocations

Ref no.	Site Name	Proposer	Proposal	Rating	Grid Reference (Easting, Northing)	Area (hectares)
10	Bath Road Retail Park, Slough	John Pearce, Barton Willmore On behalf of the Crown Estate	Retail	Likely to comply in principle with the Core Strategy	494650 181140	4.86 ha
11	16-64 Lower Cippenham Lane	Local Resident	Designate as "Residential Area of Exceptional Character"	Uncertain whether complies in principle with the Core Strategy	494990 180330	1.19 ha
12	Cippenham Phase 4., Land either side of Eltham Avenue and Banty Road Cippenham,	Roger Rippon on behalf of Eton College and Barratt Homes	Residential: mainly family housing	Uncertain whether complies in principle with the Core Strategy	494850 179720	3.74 ha
13	Land north of Motorway between Wood Lane and Mercian Recreation Ground and land	Slough Borough Council Planning Authority	Public/private open space, playing fields	Likely to comply in principle with the Core Strategy	494570 179750	17.11 ha

# Sample of Dossier Content

## Site Allocations Proposal Map

Site Number	1	Site Address	Wyeth Pharmaceuticals, Huntercombe Lane South
Site Area	4.41 ha	Grid Reference	493290, 180620





# Sample Content

## Site Allocations Dossier - Table of Contents

- Introduction and Context
- Principles of Site allocation
- Development Limits
- Details on “Districts”
- Summary: scale, distribution and timing of allocations for the whole plan area
- Managing Delivery
- Appendices
  - ▣ Community views
  - ▣ The approach to site selection
  - ▣ Development Plan
  - ▣ Proposals Maps
  - ▣ Monitoring and Implementation

# Sample Content

...for each proposal

- Development Parameters
  - ▣ e.g. for housing: Density, types of tenure
- Context of Site
- Proposed Development
- Development requirements
- Implementation
- Justification for allocation

# Outputs/Benefits of Dossier

- Updating of existing catalog of sites managed by ABC
- More structured system for management of Corporation assets
- Development of an updated listing of sites appropriate for particular uses
- Cost effective funneling of ABC funds
- A more informed public
- “Evidence based” decision making
- Mechanism for facilitating and improving public/private relationships
- Protection of environmental resources

# The Way Forward

- Finalization and acceptance of dossier
- Implementation
- Monitoring and Evaluation
- Develop for other 13 Corporations

## **Feedback from Conference on:**

- Approach
- Limitations
- Recommendations for “current” information sources
- Collaborations (Public/Private Partnerships)

# Thank You



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