

THE ANNUAL REPORTS OF THE NEGRIL AREA LAND AUTHORITY FOR THE YEARS 1976 and 1977

The Annual Reports and the Audited Financial Statements of the Negril Area Land Authority (NALA) for the years 1976 and 1977 are hereby presented to Parliament.

2. The Authority, which is a Statutory Body, was established in September 1958, under the Lands Authorities Act, Chapter 205 and is the Local Planning Authority under the Town & Country Planning Act for the Negril - Green Island Development Area. It is charged with the responsibility for the orderly and progressive development of an area at the western tip of Jamaica involving portions of the parishes of Westmoreland and Hanover into an economically viable tourist and resort community centre.

3. The Authority operates on subvention provided by Government. The total inescapable expenditure from the authority's budgetary provision for the 1976 and 1977 financial year were \$75,091.68 and \$83,342.59, respectively. These amounts covered all aspects of the Authority's operations as set out in the estimates and approved by the House of Representatives.

4. During the period of 1976, an amount of \$139,873.53 under capital Vote was expended on the following projects:-

1. Recreation/Vocation Complex	\$128,883.71
2. Radio Telephone	472.00
3. Public Bathing Beach and Changing facilities	10,517.82

5. For the 1977 financial year, the amount spent under Capital Vote was \$28,983.76.

6. As in previous years all applications for planning permission to develop lands within the area were examined by the Board, investigated and submitted to the Government Town Planner for consideration by the Town & Country Planning Authority. In 1977, some applications were withdrawn because the applicants lost interest and others became frustrated because of the delay in obtaining approvals, partly due to the fact that a New Development Order was being drafted.

7. The Development Order is still in its drafting stages and discussions have been going on with the Town Planning Department and other agencies concerned. It is the wish of the Authority that the Order be published soon.

8. ACTIVITIES:

A. RECREATION/VOCATION COMPLEX - NEGRIL

The development project embraces two distinct elements: 1. A social responsibility element and 2. An economically viable package.

During the 1976 period, the Authority constructed the first phase of the comprehensive Recreation/Vocation Complex on approximately thirteen acres of beach land at Negril owned by Government which involved a community hall, restaurant, canteen, bar, changing rooms and toilet facilities.

Infrastructures such as roads, kerb, water supply, sewer and car park were also completed during the year. This community centre (social responsibility element) was officially opened in November 1976 and has been used since then in playing an important part as a venue for social and cultural activities for local and foreign visitors alike.

Architectural designs and work drawings have been prepared for the second phase of this development which will include the building of low cost cottages for the accomodation of holiday makers, both foreign and local, at cheap rates.

It is the Authority's intent to create a Company under the Companies Act of 1965 to administer the business of the Complex.

B. MARINA

During the year under review, representation made to Government for the acquisition of a plot of beach land adjacent to the South Negril River Canal and the property owned by the Authority near the Negril Village which is ideal for the creation of a Marina and crucial to the Authority's plan for development of the whole area, has not yet materialised due to the lack of funds by Government. However, the Authority is stressing the urgent need of this piece of property to serve as a Marina and attendant boat facilities in Negril which would add considerable attraction for tourist.

C. PUBLIC BATHING BEACH

During the period under review, work on the Public Bathing Beach at Rutland Pen on the Westmoreland/Hanover border has been completed. Facilities such as changing rooms, toilets, bars, roundels, car park etc. have also been completed. The Authority has entered into Lease Agreement with an operator and is quite satisfied with the running of this project. It is classified as one of the most popular restaurant and bathing area in Negril.

D. CANAL

Work of destilting, widening and deepening of section of the South Negril Canal has been done during the period so as to minimise the danger of flooding to famer's crops as well as to increase the flow of water into the Canal.

E. SEWAGE DISPOSAL

The urgent need for a central sewage disposal system to tie in with other systems in the Development Area is emphasized and dialogue with relevant agencies has been going on constantly.

It is the consensus of opinion however, that if immediate steps are not taken to implement a reliable sewage system, there is every possibility that there will be wide scale pollution which will be a deterrent to the growth of the tourist industry. The Authority therefore wishes to emphasize that this scheme ~~be~~ considered a priority.

F. WHITEHALL AND TRADE WIND PROPERTIES

The Whitehall and Trade Wind properties, approximately 3,000 acres, has been acquired by Government on representation by the Authority for which a firm of architects has been commissioned to prepare an overall land use and development plan. From this acquisition, eighty (80) acres have been reserved for woker housing and forty-five (45) acres for town expansion which includes Health Centre, Police Station, Post Office, Market, Fire Station and Day Care Centre. During the 1977 period, the construction of the Health Centre has commenced and drawings are being prepared for the Polcie Station.

G. MARKET

Although a food market is earmarked for construction on the Whitehall property's town expansion area, the Authority is desirous of acquiring the land on which the vendors are squatting in the Negril Square, to construct a suitalbe craft market, a location which the Authority claims is ideal for this amenity.

H. GARBAGE COLLECTION

The temporary arrangements which were made with the Westmoreland and Hanover Parish Councils for collection of garbage, have not proven adequate. The non-collection of garbage in Negril on a regular basis is thus posing a serious health hazard. The continuous fly infestation being experienced by cottage owners and hoteliers have been made known to the local Health Department and the Ministry of Health and Environmental Control.

Discussions with the two Parish Councils concerning the collection and disposal have not resulted in any tangible decision. Although the Urban Development Corporation has offered a site to the Councils for dumping, there is still the question of the unavailability of garbage trucks for this project. The Authority stressed the need for every effort to be made to have this situation corrected as a matter of priority before it reaches epidemic proportion.

I. LANDSCAPING, ROAD RESERVATION AND MAINTENANCE

During the period under review, the Authority continued with its maintenance programme of landscaping and beautification within the area. The area surrounding the Community Hall was landscaped. The Bloody Bay and Rutland Pen areas were bushed and cleaned by U.D.C.

With the assistance of a grant from the Ministry of Works, the Authority also continued the maintenance of the main road reservation. In addition, beautification of the area by way of tree planting along the highway was carried out.

Even with minor maintenance work being carried out on the lighthouse road, there is still need for widening, resurfacing and realigning of the corners.

Resulting from representation made by the Authority, electricity has been provided under the Rural Electrification Programme.

J. RADIO TELEPHONE/TELEPHONE SERVICE

The Authority's installation of radio telephone linking its Head Office in Savanna-la-mar with the Field Office at Negril has continued to be of invaluable service in helping in the implementation and progress of the Authority's field operations.

The Authority has been successful in its negotiations with the Telephone Company regarding provision of telephone service to Negril. September 1976 saw the installation of such a service to the area.

K. DEVELOPMENT

The 1976 year of review saw the completion of the 250 room resort complex at Rutland Point for National Hotels and Properties Limited a subsidiary of U.D.C. This new concept in hotel accommodation and the various types of amenities and attractions offered to visitors are no doubt responsible for the high occupancy rate.

Planning permissions were granted for the erection of several resort cottages and dwelling houses within the Development Area. The development of Negril is being undertaken jointly by the Authority and U.D.C.

L. TOURISM

The Negril Area continues to enjoy a high occupancy rate inspite of the general down-turn in the industry. However, Negril boasted of a good season during the 1977 period, with the best occupancy rate in Jamaica. The varied entertainment at the Negril Beach Villiage was a drawing card of both local and foreign visitors.

Among the celebrities visiting the area was Roberta Flack who was quite enthused with the unique setting of Negril.

With the need in the area for an Information Centre to deal with problems affecting foreign visitors, the Authority provided the visitors Service Bureau of Tourism Product Company with office space in the newly constructed Community Hall.

In the area of Tourists Attractions, the Authority has had discussions with Tourist Board and Jamaica Attraction Development Co., representatives with a view of having added attractions for visitors of Negril. Among these are designed areas for tours which include: the Negril Light-house, the Fort in Savanna-la-mar, a museum to be set up at Mannings High School, Roaring River Falls, caves, Frome Sugar Factory etc.

A logo has been designed for Negril. A new brochure for Negril has also been printed. The structuring of this brouchure was contributed by the Jamaica Tourist Board, while the actual cost was borne by the Authority, U.D.C. and the hoteliers.

M. AIRSTRIP

The airstrip and terminal building constructed by U.D.C. at Rutland Point is a great asset to the Development Area. The runway has been extended and can accommodate small aircrafts and as a result there are regular flights from Negril to Kingston and back.

CONCLUSION

The Authority wishes to voice its appreciation for the visit and tours of the area made by the Minister of Mining and Natural Resources in 1976, and the Minister of State, in the Ministry of Finance and Planning, together with officers of the Ministry in September 1977; likewise, the co-operation of officials and great interest displayed by Board Members.

The 1976 and 1977 Annual Reports were presented to Cabinet on 12th February, 1979 and are now presented to Parliament in accordance with Section 21(1) of the Land Authorities Act.

ERIC O. BELL
MINISTER OF FINANCE AND PLANNING
9th July, 1979.



Public Bathing Beach - Rutland Pen (Both Pictures)



CONFIDENTIAL



NEGRIL AREA LAND AUTHORITY



Community Hall and Restaurant — Negril

ANNUAL REPORT 1976

REPORT OF THE
NEGRIL AREA LAND AUTHORITY
FOR THE
YEAR ENDED 31ST. DECEMBER, 1976.

The Negril Area Land Authority presents its report for the Calendar year 1976.

INTRODUCTION:

The Authority which is a Statutory Body was established in 1958 under the Land Authorities Act Volume X and is the Local Planning Authority under the Town and Country Planning Act for the Negril/Green Island Development Area.

The activities of the Authority are guided by a broad policy laid down in the governing Acts. The Authority is charged with the responsibility for the orderly and progressive development of an area at the western end of Jamaica involving portions of the parishes of Westmoreland and Hanover into an economically viable tourist and resort community centre.

MEMBERS OF THE BOARD

The Board of the Authority which was appointed by the Honourable Minister of Mining and Natural Resources for a period of one year commencing 1st. May, 1976, comprised the following members:—

Messrs. Roy Hutchinson	—	Chairman
Desmond Segre	—	
Nigel Clare		
Lloyd Spence		
Frank Pringle		
Mrs. Carmen McGregor		
" Gloria Knight	—	Manager, Urban Development Corporation.
Councillor K. B. Laing	—	Westmoreland Parish Council.
Permanent Secretary	—	Ministry of Agriculture
Director of Tourism		

EX-OFFICIO MEMBERS

Government Town Planner		
Permanent Secretary	—	Ministry of Mining and Natural Resources.
Chairman	—	Beach Control Authority

STAFF STRUCTURE

The approved staff of the Authority is as follows:—

Secretary/Accountant	1
Executive Officer Gr. II	1
Stenographer/Typist Gr. II	1
Temporary Clerk	1
Senior Works Overseer	1
Messenger/Attendant	1
Part-time Cleaner	1
Field Assistant	1
Watchman	1

Temporary Part-time Watchmen	2
Part-time Technical Adviser	1

The post of Senior Works Overseer was still vacant at the end of the period under review. A National Youth Service Worker was also taken on the staff.

The Authority operated on a subvention provided by Government.

The total Inescapable Recurrent Expenditure for the year under review was Seventy Five Thousand and Ninety One Dollars and Sixty Eight Cents (\$75,091.68). The expenditure covered all facets of the Authority's operations as classified below:—

01 – Personal Emoluments
02 – Travel and Subsistence
03 – Supplies and Materials
04 – Rental of Property
05 – Hireage of Heavy Equipment
06 – Public Utility Services
07 – Other operating and Maintenance Services
12 – Interdepartmental Purchases and Services
14 – Equipment

Under the Capital Budgetary Allocation an amount of \$139,873.53 was expended during the year on the under-mentioned projects:—

1. Recreation/Vacation Complex	128,883.71
2. Radio Telephone	472.00
3. Public Bathing Beach & Changing Facilities	10,517.82

RECORD OF ATTENDANCE:

The Authority meets the second Tuesday in every month. There were eleven (11) Regular Meetings and two (2) Special Meetings of the Board during the period under review. The record of attendance is as follows:—

Messrs.	Roy Hutchinson	13
	Desmond Segre	6
	Nigel Clare	4
	Lloyd Spence	11
	Frank Pringle	2
Mrs.	Gloria Knight – U.D.C.	4
"	Carmen McGregor	6
Mr.	Ansel Mahabir – U.D.C.	11
Dr.	P. C. Choudhury	
	Beach Control Authority	3
Councillor	K. B. Laing	2
	Town Planning Department	
	Mr. Lumsden/Mr. Cox	4
	Ministry of Agriculture	
	Mr. C. E. Lewis	1
	Ministry of Mining & Natural Resources	
	Mrs. G. Steele/Miss E. Francis	6
	Jamaica Tourist Board	
	Mrs. A. Haley & Mr. H. Gaynair	3

Mrs. Carmen McGregor resigned as member of the Board with effect from the 26th. November, 1976.

The Chairman, Mr. Roy Hutchinson was granted leave of absence from 14th. to the 21st. June, 1976 and Mr. Desmond Segre was appointed to act as Chairman during the period.

As in previous years all applications for planning permission to develop lands within the area were examined by the Board, investigated and submitted to the Government Town Planner for consideration by the Town and Country Planning Authority.

The applications received and dealt with during the year under review are listed below:—

<u>DESCRIPTION</u>	<u>NUMBER</u>
Resort Cottages	4
Build restaurant	1
Build dwelling house	1
Build two storey building for restaurant	1
Temporary wooden building	1
Temporary accommodation adjoining existing building	1

RECREATION/VACATION COMPLEX — NEGRIL

The development project comprises two separate and distinct elements.

- (a) A social responsibility element
- (b) An economically viable package

Construction of the social responsibility Element or the first phase of the comprehensive Recreation/Vacation Complex on twelve and one half acre of beach land at Negril owned by Government involving a community hall, restaurant/canteen, bar, changing rooms and toilet facilities was completed at the end of the period under review. Infrastructure such as roads, kerb, water supply, sewer and car park were also completed during the year.

The social element which is the first phase of the complex is primarily for use by the people, religious bodies, youth clubs, community groups and other organizations.

The official opening ceremony of the community hall took place on the 18th. November, 1976, with the Guest Speaker being the Honourable Horace Clarke, Minister of Mining and Natural Resources. A large gathering attended the function including members of the Board and staff of the Negril Area Land Authority. Prior to the establishment of the complex there was no community and public recreational facilities in Negril. It is felt that the great need for a common ground on which Jamaicans and foreign visitors can meet has at long last been realized.

Consideration is being given to the question of leasing the bar and restaurant to a reliable operator at an early date.

The completion of the community hall has really been appreciated by the people of Negril especially the hoteliers and cottage owners and it can be foreseen that it will be frequently used.

The economically viable package comprises twenty one bedroom cottages which will provide low cost accommodation to Jamaicans and foreigners alike.

As stated in last year's report architectural designs and working drawings for the cottages have already been prepared by the Architects, Design Collaborative and the estimates of costs prepared by the Quantity Surveyors, Messrs. B.G.W. Cawston and Partners. The Consulting Engineers for the project are Messrs. Fisher, Pryce and Associates.

It is the considered opinion of the Authority that the provision of low cost cottages will form a basis of relatively cheap holidays for Jamaicans particularly and at the same time the economic benefit will be derived from the influx of both local and foreign visitors not only by hotel operators but shop owners, handicraft people and tour operators.

Provision for the implementation of the second phase has been made in the Authority's draft 1977/78 estimates of expenditure. The latest revised cost of the entire development project is approximately \$1,547,000.00. For the economic package which includes twentyone cottages, six



(1) *Hon. Horace Clarke, Minister of Mining and Natural Resources turning the key to open the new Community Hall, Negril.*

(2) *Mr. Roy Hutchinson, Chairman N.A.L.A. addressing the audience at the opening of the Community Hall, Negril.*

(3) *Mr. Easton Douglas, Government Town Planner, as he outlines to the audience the history of the Recreation/Vacation Complex and the future Development of the Negril Area at the opening of the Community Hall, Negril.*

1.



2.

3.

shops, six apartments, swimming pool, tennis courts, children's creche and play area, car park and roadway, et cetera the estimated cost is \$1,143,000.

Representation was made sometime ago to the Ministry of Mining and Natural Resources for an interest free loan to finance the economic package but no decision was taken on the matter.

An evaluation of the project was undertaken in 1974 by the Management Accountancy section of the Urban Development Corporation.

The objective of the evaluation was:—

- (a) To determine an economically viable package
- (b) To determine a social responsibility package
- (c) To obtain the capital cost of both packages
- (d) To obtain the revenue cost of both
- (e) To determine guidelines for sources of financing both packages

It is the intention of the Authority to create a Company under the Companies Act of 1965 to administer the business of the Complex.

The Authority's Legal Advisers have already completed Articles and Memorandum of Association of the Company and the documents submitted to the Ministry of Mining and Natural Resources.

As stated in the previous year's report representation was also made to Government during the previous year for the acquisition of approximately one acre of beach land adjacent to the South Negril Canal and the property owned by the Authority near the Negril Village.

This plot of land is ideal for a marina and crucial to the Authority's plans for development of the whole area. Investigation into the possibility of creating a marina has led to the decision that being a specialized field, it should be undertaken by private investment.

It is the opinion of the Authority that a marina and attendant facilities in Negril would attract to the area a large number of local and foreign people who own and operate yachts and this could be of much benefit to the Tourist Industry. An engineering feasibility study is however recommended.

Consideration would also have to be given to the question of constructing a breakwater at the mouth of the South Negril Canal to control siltation and so make easy access for yachts and other small crafts when a marina is established.

PUBLIC BATHING BEACH

During the year satisfactory progress was made with work on the Public Bathing Beach at Rutland Pen on the Westmoreland/Hanover border. Changing rooms, bar, toilet facilities, roundels, roadway, and car park were completed. The construction of fencing and another roundel are soon to be undertaken.

The Authority intends to enter into a lease agreement with a suitable operator as soon as the project is completed.

MAIN ROAD RESERVATION:

Cutting and cleaning of the main road reservation leading from Negril to Green Island for the first six miles was undertaken by the Authority during the year under review. The work was done on behalf of the Ministry of Works in accordance with an agreement between the Authority and the Ministry.

The main highway and water mains within the Development Area were maintained in fair order by the Ministry of Works and the National Water Authority, respectively.

LANDSCAPING:

During the year under review, the Authority continued with the maintenance programme of landscaping and beautification within the area. The area surrounding the Community Hall was landscaped. The Bloody Bay and Rutland Pen areas were bushed and cleaned by the Urban Development Corporation.

CANAL:

Arrangements have been made with a dragline contractor to undertake the work of desilting, widening and deepening of a section of the South Negril Canal near the Grant's Bluehole. The purpose of the work is to increase the flow of the water in the canal and simultaneously reduce the possible incidence of flooding of farm lands in the area during the rainy seasons.

The canals have great potentials for controlled sports such as fishing, boating and other recreational activities which could be developed for the benefit of all visitors to the area.

SEWAGE DISPOSAL:

The Authority again wishes to stress the urgent need for a detailed feasibility study in connection with the installation of a central sewage plant to harness the sewerage of the area for treatment and disposal in order to preclude the possibility of serious damage to the ecology and in particular the pollution of the sea.

WORKER HOUSING NEEDS -- NEGRIL:

Consideration will have to be given to the establishment of housing needs for workers associated with the Tourist Industry both in the Negril Area proper and the Urban Development Corporation's designated area.

In view of the location of the areas to be considered, it is unlikely that a single worker housing community will adequately meet the requirement for all the workers engaged in the Tourist Industry in both the Negril area and the Urban Development Corporation's designated area.

RADIO TELEPHONE:

The radio telephone linking the Authority's Head Office with its Field Office in Negril operated satisfactorily during the year under review. It provided useful and necessary service in connection with the Authority's field operations.

TELEPHONE SERVICE:

The Negril Area was provided with telephone service by the Jamaica Telephone Company Limited early in September 1976. This service has been of great benefit to the Negril area since the installation.

GARBAGE COLLECTION:

Temporary arrangements have been made with the Parish Councils of Westmoreland and Hanover for collecting and removing garbage from the Negril Development Area. It is hoped that the area will be provided with its own garbage collecting units.

MARKET:

The question of the provision of a market for Negril is of paramount importance in any future overall development plan for the area. The Authority feels strongly that the provision of a market is essential to the orderly development of the area and the Westmoreland Parish Council has been asked to make provision for it.

The Authority also proposes that a separate crafts market be established in the Village Square on the site now being used illegally by vendors as the location is ideal for this purpose and would also enhance the appearance of the area.

LIGHTHOUSE ROAD – NEGRIL:

The importance of carrying out the necessary work of widening and improving this section of the main road cannot be over-stressed. The Authority has approached the Ministry of Works in connection with the matter.

ELECTRIFICATION LIGHTHOUSE ROAD

The promised electrification on this road through the Rural Electrification Programme was again unfortunately postponed to early 1977. The Authority looks forward to the implementation of this scheme as it is felt that it will make a great difference to the development of this section of the Development Area.

DEVELOPMENT ORDER:

The new Development Order is in its final stages of preparation by the Government Town Planner and should be ready shortly.

UNAUTHORIZED DEVELOPMENT:

As in the previous year a number of Enforcement Notices were served on persons who carried out developments without planning permission as required by the Town and Country Planning Act.

DEVELOPMENT – NEGRIL BEACH VILLAGE

During the year under review the 250 room resort complex constructed at Rutland Point for National Hotels and Properties Limited a subsidiary of the Urban Development Corporation was completed and put in operation. It is a new concept in hotel accommodation and the various types of amenities and attractions offered to visitors are no doubt responsible for the high occupancy rate at the hotel.

Planning permissions were granted for the erection of several resort cottages and dwelling houses et cetera within the Development Area. The development of Negril is being undertaken jointly by the Negril Area Land Authority and the Urban Development Corporation.

TOWN CENTRE:

The Authority feels strongly that the time is ripe for active consideration to be given to the creation of a comprehensive Town Centre at the Negril Village. A town centre is crucial and vital to the overall projected development of the area and would be of tremendous value and help to the local people and visitors to the area. An economic feasibility survey is a basic pre-requisite to planning for economy and infrastructure of the centre. It is however to be noted that the expansion of the Village can only be achieved if a portion of the Whitehall and Trade Wind properties which have been acquired by Government is utilized for this purpose.

WHITEHALL AND TRADE WIND PROPERTIES:

Now that the Whitehall and Trade Wind properties have been acquired by Government a master development plan is being prepared by an engineering firm and should be available soon.

SECURITY:

The level and incidents of crime in the Negril Area had not abated to an acceptable level during the year and although the Police have been very vigilant it appears that much needs to be done in terms of security so as to protect the people of Negril and the tourist industry in general. The Authority proposes that the Police Force be increased and that a special security patrol unit be implemented for the beach area as many incidents of crime and harassment of visitors originate from the beach.

BROCHURES:

For sometime the Authority has been contemplating printing a new brochure for the Negril Area as the current one was done in 1959 and most certainly is now out of date. The Authority is very happy to say that arrangements have been concluded with the Jamaica Tourist Board, the Hoteliers and the Urban Development Corporation to jointly underwrite the cost of producing the brochure. The Jamaica Tourist Board is contributing the actual structuring of the brochure and we look forward hopefully to the final printing being completed early in 1977.

TOURISM:

The Negril Area continues to enjoy a high occupancy level in spite of the down-turn in tourism generally. However, the area is in need of an Information Centre to deal with problems affecting foreign visitors. The Authority offered an office in the new Community Hall to the Tourism Product Development Company for this purpose and they have agreed to take up the offer at an early date.

INDUSTRY:

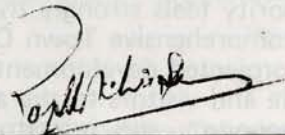
There should be an initiation of a cottage industry specifically in the areas of art and craft (manufacturing and marketing) as the Authority considers this an integral part of the tourist trade.

AIRSTRIP:

A small airstrip that can accept all local aircrafts except for seventeen seaters has been constructed on the landward side of the main road at Bloody Bay by the Urban Development Corporation. The runway is approximately 2,200 feet and a terminal building is being erected.

On completion the Civil Aviation Department will take over operation of the complex.

Lastly, the Authority again wishes to place on record its appreciation for the interest, help and cooperation received from the Honourable Minister of Mining and Natural Resources and the staff of his Ministry during the year under review.



Chairman, Negril Area Land Authority



Secretary, Negril Area Land Authority

NEGRIL AREA LAND AUTHORITY
FINANCIAL STATEMENT OF RECEIPTS AND PAYMENTS FOR YEAR
ENDED 31st MARCH, 1976

<u>RECEIPTS</u>	<u>\$</u>	<u>¢</u>	<u>RECURRENT</u>	<u>\$</u>	<u>¢</u>	<u>APPROVED ESTIMATES</u>	<u>\$</u>	<u>¢</u>	<u>PAYMENTS</u>
Bank Balance as at 31/3/75	37,584.32		01. Personal Emoluments						
Imprest	10.00					20,219.00			19,897.85
Subvention from Ministry of Mining and Natural Resources)	304,079.00		02. Permanent Non-Pensionable			24,143.00			23,830.75
			03. Temporary & Casual Labour			997.00			745.80
			10. National Insurance			-			145.00
			National Housing Trust						
						45,359.00			
Ministry of Communications & Works (Public Works Dept.)) Cutting Reservation)	96.00		02. Travel and Subsistence						
			01. Motor Car Upkeep			1,232.00			1,200.00
Beach Control Authority) Refund of amount expended) on their behalf)	120.00		02. Mileage			3,668.00			3,563.58
			03. Subsistence			4,500.00			3,898.91
			04. Air Passage			500.00			372.89
						9,900.00			
Private Telephone Calls	186.42		03. Supplies and Materials						
			03. Bedding Messenger Uniforms			110.00			85.90
			05. Stationery			410.00			407.76
			06. Petrol and Oil			500.00			19.74
			07. Tyres and Tubes			100.00			14.86
			08. Electrical Materials and Fittings			200.00			85.55
			09. Construction Materials			1,900.00			1,790.85
			10. Miscellaneous			400.00			326.93
						3,620.00			
			04. Rental of Property						
			Office			1,440.00			1,440.00

CONFIDENTIAL

05. Hireage of Heavy Equipment

Drainage Canals 4,900.00 3,710.00

06. Public Utility Services

(i) Telephone 1,550.00 1,522.59

(ii) Electricity 140.00 137.38

(iii) Water Rates and Electricity Field Office 70.00 66.62

1,760.00

07. Other Operating & Maintenance Services

02. Repairs to Office Furniture 200.00 191.00

03. Repairs and Service Vehicles 200.00 -

06. Advertising 2,000.00 1,159.48

09. Insurance 200.00 -

12. General Legal Expenses 200.00 105.00

13. Official Entertainment 700.00 504.70

14. Maintenance of Field Office 250.00 246.16

3,750.00

12. Interdepartmental Purchases & Services

Audit 450.00 330.00

14. Equipment 900.00 775.85

Contribution from Westmoreland Parish Council - 1,000.00

Recreational/Vocation Centre - Negril - 241,756.32

Public Bathing Beach Rutland Pen - 22,591.16

Radio Telephone Savanna-la-mar to Negril - 1,822.00

Imprest - 10.00

Bank Balance - 8,321.11

\$ 342,075.74

\$ 342,075.74

Chairman...../s/.....

Secretary...../s/.....

I certify that the above account has been examined under my direction and is correct.

/s/

AUDITOR GENERAL

CONFIDENTIAL



**NEGRIL AREA
LAND AUTHORITY**



Negril Beach



Negril Beach

**ANNUAL REPORT
1977**

REPORT OF THE
NEGRIL AREA LAND AUTHORITY
FOR THE
CALENDAR YEAR ENDED 31ST DECEMBER, 1977

INTRODUCTION

In accordance with Chapter 205 Section 20 (b) of the Land Authorities Act, this report by Negril Area Land Authority covers period January to December, 1977.

MEMBERS OF THE BOARD

The Board of the Authority was appointed by the Honourable Minister of Finance and Planning for one year commencing 1st May, 1977, with the following members:-

- | | | |
|------------------------------------|---|--|
| Mr. Roy Hutchinson | - | Chairman |
| Councillor Desmond Segre | - | Westmoreland Parish Council |
| Mayor Lloyd Spence | - | Hanover Parish Council |
| Mr. Nigel Clare | | |
| Mr. K.B. Laing | | |
| Mrs. Gloria Knight | - | Manager, Urban Development Corporation |
| Director of Tourism or Nominee | | |
| Government Town Planner or Nominee | | |
| Permanent Secretary | - | Ministry of Agriculture or nominee |
| Financial Secretary | - | Ministry of Finance & Planning |

EX-OFFICIO MEMBER

- | | | |
|----------|---|--|
| Chairman | - | Natural Resources Conservation Authority |
|----------|---|--|

STAFF STRUCTURE

The approved staff of the Authority consists of the following:-

Secretary/Accountant	1
Executive Officer Gr. II	1
Stenographer/Typist Gr. II	1
Stenographer/Typist Gr. I	1
Senior Works Overseer	1
Messenger/Attendant	1
Part-Time Cleaner	1
Field Assistant	1
Watchman	1
Tempy. Part-time Watchmen	2
Part-time Technical Asst.	1

In November 1977, Mr. E.H. Bailey, Secretary/Accountant relinquished his post and Mrs. Dorothy Allen was appointed to act until a permanent appointment should be made.

Miss Carol Gayle was promoted from Temporary Clerk to Stenographer/Typist Grade I in August 1977.

Efforts were made to fill the post of Senior Works Overseer but the Authority was unsuccessful as applicants apparently expected a higher remuneration.

Relief staff was appointed during the period when officers on the established staff went on vacation leave and also when the Secretary/Accountant demitted office.

The Authority operated on a Grant provided by Government.

The total Inescapable Recurrent Expenditure for the year under review was \$83,342,59 and was spent for the undermentioned headings:-

- 01 - Personal Emoluments
- 02 - Travel and Subsistence
- 03 - Supplies and Materials
- 04 - Rental of Property
- 05 - Hireage of Heavy Equipment
- 06 - Public Utility Services
- 07 - Other Operating and Maintenance Services
- 12 - Interdepartmental Purchases and Services
- 14 - Equipment

The amount spent under the Capital Grant was \$28,983,76.

RECORD OF ATTENDANCE

The Board of the Authority meets on the second Tuesday in every month. There were eleven (11) Regular and one Special meetings for the Calendar Year. The meeting for March was postponed as it fell on the same day as the Parish Council Elections. Attendance was as follows:-

Mr. Roy Hutchinson	10
Councillor Desmond Segre	8
Mayor Lloyd Spence	11
Mr. Nigel Clare	6
Mr. K.B. Laing	1
Mrs. Gloria Knight	2)
Mr. Ansel Mahabir	9) Urban Development Corporation
Mr. Athol Smith	1)
Mrs. Annette Haley	3)
Mr. H. Neita	1) Jamaica Tourist Board
Mr. Easton Douglas	1)
Mr. Keith Lumsden	5) Town Planning Department
Mr. D.B. Irving	1 Ministry of Agriculture
Senator the Hon. Richard Fletcher	1)
Ms. Jacqueline Mayers	1) Ministry of Finance and Planning
Mrs. E. Bromfield	6)
Dr. P.C. Choudhury	2 Natural Resources Conservation Authority

Councillor Desmond Segre acted as Chairman at two (2) Regular Meetings of the Authority when Mr. Roy Hutchinson, Chairman, was absent on leave.

APPLICATIONS FOR DEVELOPMENT

The Authority received, examined and submitted plans to the Government Town Planner for consideration. Approvals are set out hereunder:-

<u>DESCRIPTION</u>	<u>NUMBER</u>
Residential Cottage	1
Restaurant and Bar	1
Temporary accomodation	1
Community Centre	1
Dwelling House	1

Some applications were withdrawn because the applicants were no longer interested and others became frustrated because of the delay in getting approvals. The delay was in part due to the fact that a new Development Order was being drafted by the Town Planning Department.

RECREATION/VACATION COMPLEX - NEGRIL

This complex which was officially opened a year ago by the Honourable Horace Clarke, then Minister of Mining and Natural Resources, is playing an important part as a venue for social and cultural activities. It is used nearly every day of the week for one activity or another and we often wonder how the community could have done without this amenity before its establishment.

Working drawings have been prepared for the second phase of this development which will include the building of low cost cottages to accomodate holiday makers both foreign and local at cheap rates and the funding of this is included in the 1978/79 estimates.

Representation made to Government for the acquisition of land adjoining the South Negril River Canal and the property owned by the Authority near the Negril Village for the creation of a marina has not yet materialised owing to a lack of funds by Government. The Authority is, however, stressing the urgent need of this piece of property to serve as a marina with boats plying thereon as this will add considerable attraction for tourists. It should also be borne in mind that as there is no entry to this property by the present owners, it is only practical that the Authority should acquire same.

PUBLIC BATHING BEACH

The construction of a fence has been completed and the bar and other facilities are satisfactorily managed by the present operator. The grounds are always nicely kept and the Authority is well satisfied with the running of this project. It is now one of the most popular restaurant and bathing area in Negril.

PLAYFIELD

The creation of a playfield for the community commenced in October and is steadily progressing.

MAIN ROAD RESERVATION

With the assistance of a grant from the Ministry of Works, the Authority continued maintenance of the main road reservation. In addition, beautification of the area by way of tree planting along the main highway was carried out. Some hoteliers extended their landscaping to the road verges immediately in front of their premises. This is done by using a mower and thought is being given by the Authority to adopt this procedure and obtain a mechanically operated machine as a much better job is done by this method.

CANAL

As is customary sections of the canals were desilted by use of dragline during the period under review, thus minimising danger of flooding to farmers' crops.

SEWAGE DISPOSAL

The need of a proper central sewage disposal system to tie in with other systems in the Development Area is of utmost importance and dialogue with the relevant agencies in this connection has been constantly going on.

It is the concensus of opinion, however, that unless immediate steps are taken to implement the need of a reliable sewage system there is every possibility that there will be wide scale pollution which will be a deterrent to the growth of the tourist industry. The Authority therefore wishes to emphasize that this scheme should be considered a priority.

WHITEHALL AND TRADE WINDS PROPERTIES

A firm of Architects has been commissioned to prepare an overall land use and development plan for the Whitehall Trade Winds Properties which was acquired on representation by the Authority. The Authority has been advised that all this land with the exception of the Great House and approximately three hundred acres immediately surrounding same have been acquired by Government. Of the area acquired, eighty (80) acres have been reserved for worker housing and forty-five (45) acres for town expansion (Health Centre, Police Station, Post Office, Market, Fire Station and Day Care Centre et cetera). It is pleasing to note that the construction of the Health Centre has already commenced and that drawings are being prepared for the Police Station.

MARKET

Although a food market is earmarked for construction on the Whitehall property's town expansion area, the Authority is desirous of acquiring the land on which the vendors are now squatting in the Negril Square, in order to build a suitable craft market as this would be a suitable location for this amenity.

GARBAGE COLLECTION

The non-collection of garbage in Negril on a regular basis is posing a serious health hazard and cottage owners and hoteliers are experiencing a continuous fly infestation of which the local Health Department and Ministry of Health and Environmental Control are aware. Discussions with the Parish Councils of Hanover and Westmoreland concerning collection and disposal have not resulted in any tangible decisions. The Urban Development Corporation has kindly offered a site to the Councils for dumping but there is still the question of the unavailability of garbage trucks and necessary funds for this project. Every effort should however be made to have this corrected as a matter of priority before an epidemic occurs.

RADIO TELEPHONE

The Authority's main office in Savanna-la-mar is still linked by radio telephone to the Field Office in Negril.

TELEPHONE SERVICE

This service is being used by more subscribers and especially tourists in the Negril Area, lessening the necessity of travelling all the way to Savanna-la-mar to make telephone calls.

LIGHTHOUSE ROAD

Minor maintenance works have been carried out on this road, and although it is not intended to upgrade it as a main highway, there is still need for widening, resurfacing and realigning of the corners.

As a result of representation from this Authority, electricity has been provided under the Rural Electrification Programme. It is the wish of the Authority, however, that future lights in this area will be installed in a manner peculiar to Negril; that is, lights installed by residents on gate posts, garden trees, et cetera.

DEVELOPMENT ORDER

The new Development Order is still in its draft stages and discussions are still going on with the Town Planning Department and other Agencies concerned. The Authority is anxious that this Order should be published soon.

TOURISM

The Negril Area had a good season and boasted the best occupancy rate in Jamaica for the period under review. The varied entertainments at the Negril Beach Village was a drawing card for both local and foreign visitors.

Among the many celebrities visiting the area was Mrs. Roberta Flack who was very enthused with the unique setting of Negril.

TOURISTS ATTRACTIONS

The Authority has had discussions with officers of the Jamaica Tourist Board and the Jamaica Attractions Development Company with a view to having added attractions for the visitors to Negril. To date a Logo for Negril has been designed and certain areas designated for tours. Some of the places to be included are the Negril Lighthouse, the Fort in Savanna-la-mar, a museum to be set up at Mannings High School, Roaring River Falls, caves, Frome Sugar Factory, et cetera. Through the courtesy of the Authority, a Visitors Service Bureau serviced by the Tourism Product Development Comapny is being operated in an office attached to the Community Hall and is giving invaluable service by way of information to the tourists and assisting them with their problems.

BROCHURES

A new brochure for Negril was printed. The Jamaica Tourist Board contributed by structuring of the brochure, and the actual cost borne by the Negril Area Land Authority, Urban Development Corporation and the hoteliers. The cottage owners were invited to participate but only one made a contribution.

AIRSTRIP

An airstrip and terminal building have been constructed by the Urban Development Corporation at Rutland Point. The runway has been extended and can accomodate nearly all local aircraft. There are regular flights from Negril to Kingston via Montego Bay and back and we are happy to say that this facility is a great asset to the Development Area.

SECURITY

Several measures to improve the security of the area were adopted. The Police Station at the end of the year had an Inspector in charge of seventeen officers and sub-officers, a special squad was operating and there were regular patrols by police with walkie-talkies. Plans are being drawn for a larger Police Station to be sited in the Whitehall Subdivision and the Authority is confident that a larger and more comfortable accomodation will assist in alleviating the crime rate in Negril which still remains a problem.

VENDORS SELLING ON THE BEACH

The operations of vendors on the beach who are engaged in selling items from craft to other very undesirable items, have become a source of nuisance to visitors from whom we have received many complaints. Not only about items being pushed on them, but the abuse they encounter when they refuse to make a purchase.

The Authority has made strong representations to the Beach Control Authority to make additions to the Regulations so that we can deal with this problem.

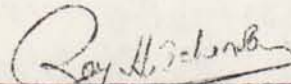
There is also urgent need for a commercial bank to operate in the area, as at present there is no bank at which the cottage owners, hoteliers and businessmen can make lodgements daily, nor can visitors change their drafts or travellers cheques the lack of which we feel helps to attract the criminal.

CONCLUSION

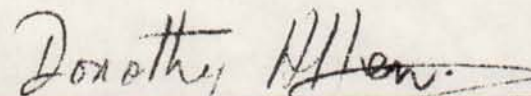
We must voice our appreciation for the visit to and tour of the area by Senator the Honourable Richard Fletcher, Minister of State in the Ministry of Finance and Planning, together with officers of his Ministry, in September of this year.

We also wish to place on record the great interest displayed by Members of the Board, some of whom attended meetings of the Authority from far distances in sometimes very inclement weather.

There have been much dialogue between the Authority and other Agencies involved in the Negril Development and this, with the efforts of the Authority, the close affinity of the staff, and the cooperation of the Staff of the Ministry of Finance and Planning and the Town Planning Department, have caused the Authority to accomplish what we believe to be a satisfactory if not an altogether successful year.



Chairman, Negril Area Land Authority



Secretary, Negril Area Land Authority

NEGRIL AREA LAND AUTHORITY
FINANCIAL STATEMENT OF RECEIPTS AND PAYMENTS FOR YEAR
ENDED 31st MARCH, 1977

<u>RECEIPTS</u>	<u>\$</u>	<u>¢</u>	<u>RECURRENT</u>	<u>APPROVED ESTIMATES</u>	<u>PAYMENTS</u>
				<u>\$</u>	<u>¢</u>
Bank Balances as at 31/3/76	8,321.11		<u>01. Personal Emoluments</u>		
Imprest		10.00	02. Permanent Non-Pensionable	19,695.00	18,717.58
Subvention from Ministry of)			03. Temporary & Casual Labour	28,970.00	28,967.02
Mining & Natural Resources)	128,664.00		10. National Insurance	1,200.00	944.95
			National Housing Trust	-	-
				<hr/>	
				49,865.00	
				<hr/> <hr/>	
Ministry of Communications &)			<u>02. Travel and Subsistence</u>		
Works (Public Works Dept.))			01. Motor Car Upkeep	1,200.00	1,200.00
Cutting Reservation)	1,056.00		02. Mileage	3,510.00	3,503.24
Private Telephone Calls		92.43	03. Subsistence	3,740.00	3,732.26
			04. Air Passage	500.00	-
Subvention from Ministry of)				<hr/>	
Finance and Planning)	22,313.00			8,950.00	
				<hr/> <hr/>	
Amount for rental of Community)			<u>03. Supplies and Materials</u>		
Hall at Negril)	160.00		03. Bedding, Messenger Uniforms	220.00	214.50
			05. Stationery	580.00	578.92
Amount for rental of Field)			06. Petrol and Oil	-	-
Office at Negril)	30.00		07. Tyres and Tubes	150.00	3.00
			08. Electrical Materials and Fittings	335.00	330.50
			09. Construction Materials	3,445.00	3,319.47
			10. Miscellaneous	400.00	355.78
				<hr/>	
				5,130.00	
				<hr/> <hr/>	

CONFIDENTIAL

(2)

04. Rental of Property

Office 3,000.00 3,000.00

05. Hireage of Heavy Equipment

Drainage Canals 4,000.00 3,705.00

06. Public Utility Services

(i) Telephone 1,600.00 1,512.89
(ii) Electricity 700.00 303.44
(iii) Water Rates & Electricity F/O 700.00 658.15
3,000.00

07. Other Operating & Maintenance Services

02. Repairs Office Furniture 200.00 134.50
03. Repairs and Service Vehicles 50.00 17.50
04. Transportation Haulage 150.00 150.00
06. Advertising 3,606.00 3,606.00
07. Business Machines & Equipment 2,000.00 1,902.00
08. Making Uniforms 24.00 12.00
09. Insurance 2,400.00 2,400.00
10. Wireless and Cables 50.00 45.61
12. General Legal Expenses 200.00 150.00
13. Official Entertainment 1,500.00 1,486.35
14. Maintenance Field Office 200.00 53.43
10,380.00

12. Interdepartmental Purchases and Services

Audit 450.00 330.00

14. Equipment

4,700.00 -

CAPITAL

Recreation/Vocation Centre - Negril - 49,496.98
Public Bathing Beach Rutland Pen - 6,743.20
Ministry of Mining and Natural Resources Refund 2.00

\$ 160,646.54

Imprest
Bank Balance

-

10.00
23,060.27
\$ 160,646.54

CONFIDENTIAL

Chairman/s/..... Secretary/s/.....

I certify that the above has been examined under my direction and is correct.

_____/s/_____
AUDITOR GENERAL