



# SAN FERNANDO WATERFRONT REDEVELOPMENT PROJECT

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First Public Consultation

City Hall Auditorium, San Fernando

21<sup>st</sup> August, 2019



udecott





# AGENDA

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- Introduction
- San Fernando Waterfront Master Plan Concept
- San Fernando Waterfront Redevelopment Project
- Phase 1 Projects
- Questions/Comments

# FOREWORD

The purpose of the Public Consultation is to:

- ✓ Engender public awareness about the San Fernando Waterfront Redevelopment Project;
- ✓ Introduce the concept of the San Fernando Waterfront Redevelopment Master Plan;
- ✓ Introduce the Phases of the San Fernando Waterfront Redevelopment Project and;
- ✓ To garner the input of all stakeholders, especially you the end user and people in the community

And by extension satisfy the Environmental Management Authority (EMA) requirements in granting a Certificate of Environmental Clearance (CEC) for the Project.



# INTRODUCTION

The **San Fernando Waterfront** falls within the jurisdiction of the San Fernando City Corporation, and **extends** from the Marabella River to the north to the Cipro River to the south.

This area has the **potential to be the commercial core** of the city with increased opportunities for income generating activities as well as improved living conditions for people in the South. The San Fernando Waterfront presents a potential landscape of high amenities and functional value due to **its picturesque shoreline and proximity to the southern Central Business District (CBD)**.

As the Government of the Republic of Trinidad and Tobago (GORTT) continues to strive for **sustainable development, improvement in service delivery**, whilst providing a **high quality of life for all citizens** in Trinidad and Tobago, the advancement of the economic and commercial growth of the City of San Fernando was placed as a priority.



# SAN FERNANDO WATERFRONT BACKGROUND



The Waterfront is a prime location for development.

The Ministry of Planning and Development commissioned the company Deloitte to conduct a Feasibility Study for the San Fernando Waterfront in 2014.

While the Feasibility Study provided an assessment of existing and proposed land use within the San Fernando Waterfront, a practical yet dynamic long-term planning approach is necessary to clearly define and guide future growth and development.

The creation and approval of a **Master Plan** will achieve this objective.

# WHAT IS A MASTER PLAN?

A Master Plan is an **evidence-based** document formulated through a **widely consultative process** to **guide future growth and development within a targeted area**. It make provisions for **land allocation** (for various uses), development regulation and civic infrastructure, in terms of;

- **Land use:** The major land use recommendations presented in a master plan result from analysis; land area is then designated for different uses and activities.
- **Economic development:** A master plan recommends how a city's design can be enhanced to attract new businesses and protect existing businesses.
- **Transportation and traffic:** A good master plan takes all of a city's transportation corridors into account.
- **Neighbourhoods and housing:** Successful neighbourhoods also emphasize community, liveability, appearance, transportation opportunities, convenience and safety for all residents.
- **Community facilities:** Cities support an array of community facilities that satisfy its demand for social and cultural enrichment.
- **Parks and open spaces:** Parks are vital to cities because they serve as the focal points of neighborhoods and often have community and cultural facilities grouped around them.



*Master Plan Example*

Sources: <https://www.jacobscenter.org/masterplan/>  
[www.keene.edu/administration/mp/](http://www.keene.edu/administration/mp/)

# SAN FERNANDO WATERFRONT: MASTER PLAN

Cabinet mandated that the Urban Development Corporation of Trinidad and Tobago Limited (UDeCOTT) be the overall implementation agency and developer of the Master Plan for the San Fernando Waterfront Redevelopment Project.

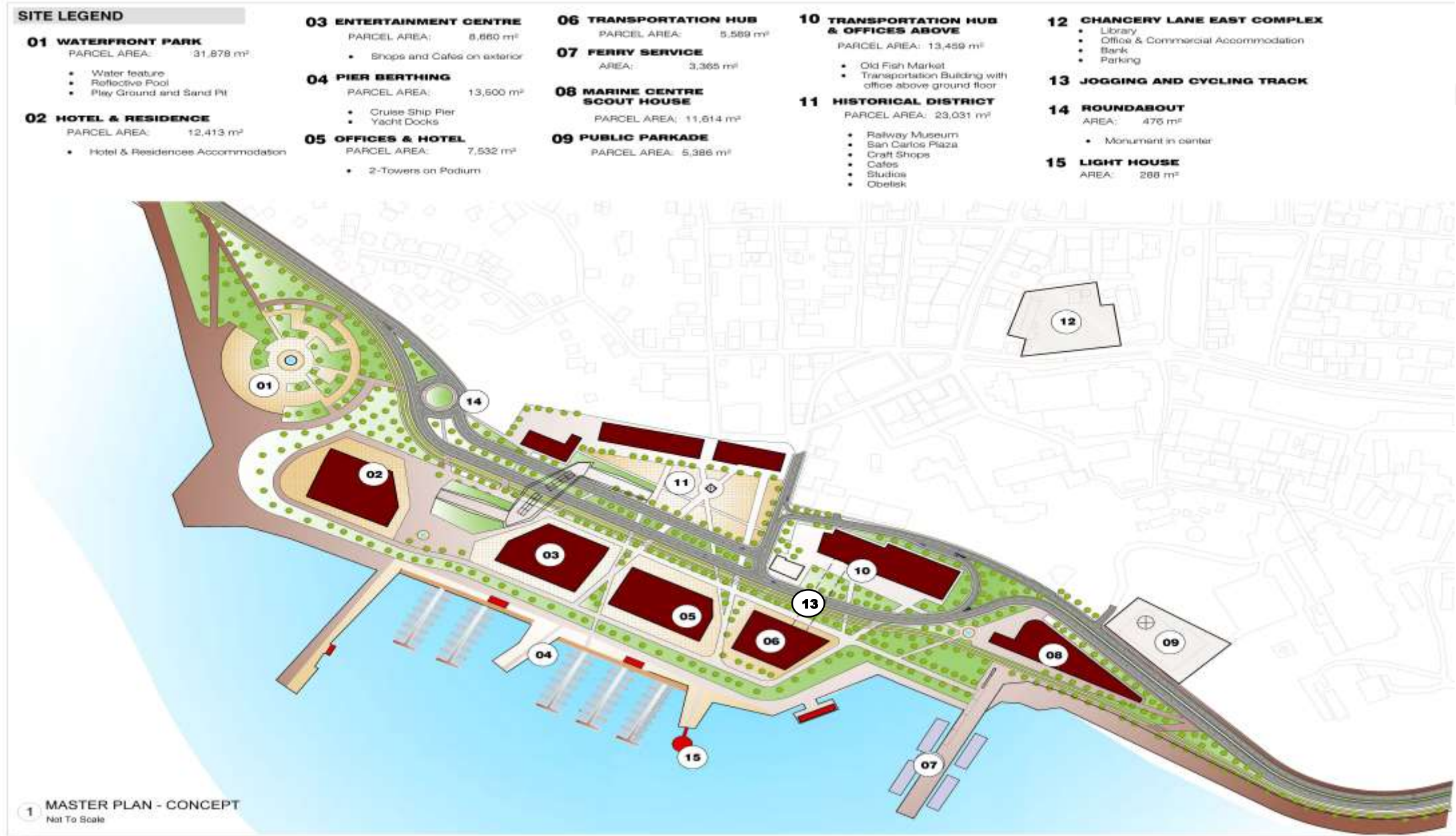
The San Fernando Waterfront Master Plan while still in the development, will provide opportunities for international and local tourism, expansion of the business sector, improved transportation facilities, development of leisure facilities, increased family oriented spaces and activities, as well as preservation of historical assets.

As part of its remit and to ensure the successful implementation of the Plan and its respective components, UDeCOTT will work closely with the following agencies;

- The San Fernando City Corporation (SFCC) – Ministry of Local Government
- The Land settlement Agency (LSA) - Ministry of Housing and Urban Development
- The Programme for Upgrading Roads Efficiency (PURE) - Ministry of Works and Transport
- The Public Transport Service Corporation (PTSC) - Ministry of Works and Transport
- The Coastal Protection Unit - Ministry of Works and Transport



# SAN FERNANDO WATERFRONT: MASTER PLAN CONCEPT





# SAN FERNANDO WATERFRONT: MASTER PLAN LAYOUT





# SAN FERNANDO WATERFRONT: MASTER PLAN LAYOUT





# SAN FERNANDO WATERFRONT: MASTER PLAN LAYOUT





# SAN FERNANDO WATERFRONT: MASTER PLAN LAYOUT





# SAN FERNANDO WATERFRONT REDEVELOPMENT PROJECT

Through the San Fernando Waterfront Redevelopment Project, the Government will provide the necessary infrastructure to secure the revitalization of the City of San Fernando.

A major recommendation of the Feasibility Study for the San Fernando Waterfront was that development be executed in Phases. Taking this into consideration, the San Fernando Waterfront Redevelopment Project will be implemented in **three (3) Phases** and will offer **opportunities for public/private investment**.

Currently works have already started in **PHASE 1 of the San Fernando Waterfront Redevelopment Project**.

It should be noted that in April 2019, Cabinet mandated that the Urban Development Corporation of Trinidad and Tobago Limited (UDeCOTT) execute all projects identified within PHASE 1 of the Redevelopment of the San Fernando Waterfront.

**PHASE 1 of the San Fernando Waterfront Redevelopment Project is expected to be completed by 2022.**

# IMPLEMENTATION



- Reclamation of 3.8 Ha
- Relocation of Squatters
- Relocation of PTSC Maintenance Facilities
- Upgrade of Plaza San Carlos
- Lady Hailes Mixed Use Development
- Hatter's Beach Fishing Facility
- Lady Hailes Road Upgrade & Boardwalk
- Coastal Wall

- Transit Hub
- Car Park for Transit Hub/Water Taxi
- Development of Kings Wharf Central
- Improve Fishing Facilities at Kings Wharf North
- RFP for Public Private Partnerships (PPP)
- Opportunities for public/private investment

- Development of New Water Taxi Terminal
- Development of Administrative Building
- Development of Harbour
- Development of Hotel near Harbour
- RFP for Public Private Partnerships (PPP)
- Opportunities for public/private investment



# **SAN FERNANDO WATERFRONT REDEVELOPMENT PROJECT**

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## **PHASE 1**



# SAN FERNANDO WATERFRONT: UPCOMING PROJECTS

The San Fernando Waterfront Redevelopment Project is one of the largest regeneration projects in Trinidad and Tobago to date, with the aim of enhancing the economic, social and cultural vitality of the city of San Fernando and its environs.

Major components which will be discussed regarding Phase 1 of Redevelopment Project include:

- i. San Fernando Waterfront Coastal Wall
- ii. San Fernando Waterfront Reclamation Project
- iii. Lady Hailes Mixed-Use Development
- iv. Hatters' Beach Fishing Facility
- v. San Fernando Waterfront Public Car Park
- vi. Chancery Lane East Complex Project
- vii. Plaza San Carlos Historic District
- viii. Lady Hailes Avenue Widening Project & Boardwalk



# SAN FERNANDO WATERFRONT COASTAL WALL

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The purpose of a sea wall is to protect areas of human habitation, conservation and leisure activities from the action of tides, waves, or tsunamis. As a seawall is a static feature it will conflict with the dynamic nature of the coast and impede the exchange of sediment between land and sea.

Historically, there was a seawall located along at King's Wharf coast. This seawall has exceeded its design life and the existing infrastructure at King's Wharf is compromised.

# PROPOSED AREA FOR COASTAL WALL

The new Coastal Defence System will seek to protect the reclaimed areas and all the activities that the San Fernando Waterfront Redevelopment Project will sustain.

The new design will take in account current and future seaside conditions inclusive of climate change and rising sea levels while retaining land and functioning as a site for recreation.

The Coastal Defence Wall will span approximately 3 Kilometres and the Boardwalk will encompass 2.25 Kilometres.



Source: Ministry of Works



# SAN FERNANDO WATERFRONT RECLAMATION PROJECT

*To support the multitude of activities at the San Fernando Waterfront, more space is required.*

Land reclamation is the process of creating new land from oceans, riverbeds, or lake beds and can be achieved with a number of different methods.

The San Fernando Waterfront Reclamation will seek to reclaim 3.8 Hectares of the coastline at King's Wharf. In addition to the 1.6 Hectares that was previously reclaimed, the total land area will accommodate a hotel, harbour, and a new water taxi terminal as well as dedicated areas for Customs & Excise and the Coastguard.



# SAN FERNANDO WATERFRONT RECLAMATION: (3.8 HECTARES)



Currently Coastal Dynamics is continuing oceanic studies with an aim for submission of all required documents to EMA by October, 2019.

DravoSA (Van Oord) is engaged and they have submitted a preliminary shape of the reclamation and commenced their required studies, including those on the already reclaimed land.

Next Steps:

- Submission of EIA to the EMA
- Completion of Reclamation Design (Dec 2019)
- Commencement of Reclamation Works (Jan 2020- Nov 2020)

Source: <https://www.smartcitiesdive.com/ex/sustainablecitiescollective/outdoor-space-and-public-housing-how-do-we-design-it/50661/>



# LADY HAILES MIXED-USE DEVELOPMENT

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With a commanding waterfront view, the site is ideal for the development of a residential / commercial Development.

This development has been identified by the Ministry of Planning and Development as one of a number of sub-projects to kick-start the San Fernando Waterfront Redevelopment.

The proposed Development encompasses a high rise structure offering residential apartments, medium income housing and commercial spaces with required parking.



# LADY HAILES MIXED-USE DEVELOPMENT

The site covers an area of approximately 3.7 acres or prime waterfront real estate.

- **Residential** – The desired density is between 140 to 180 units comprising of both 2 and 3 bedroom units for medium income housing.
- **Commercial** – Development of commercial areas such as offices, retail spaces, entertainment spaces and food spaces.
- **Public Space** – Interaction between the Boardwalk and the development site.
- **Parking**- Provision of parking to be guided by the parameters of Town and Country Planning Division and other relevant statutory bodies





# HATTERS' BEACH FISHING FACILITY

The establishment of the fishing facility at Hatters' Beach is envisioned to advance the economic and commercial growth and revitalization of the City of San Fernando.

The Fishing Facility is expected to be approximately 2242m<sup>2</sup> and consist of:

- Jetty
- Jib Crane
- Chiller Rooms
- Scale Monitor
- Cold Storage
- Fish Cleaning Areas
- Retail Fish Vending Market
- Net Mending Areas
- Lockers
- Engine Repair Areas
- Office Administration Area



Source: <https://fineartamerica.com/featured/sanfernando-wharf-karin-best.html>



# RENDER OF HATTERS' BEACH FISHING FACILITY





# SAN FERNANDO PUBLIC CAR PARK

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With the development of the Waterfront, more safe and secure parking would be required.

Currently there are approximately 1,500 vehicles in paid and unpaid car parks within the CBD of San Fernando.

Additional parking is also required to service the San Fernando General Hospital & San Fernando Teaching Hospital.

Parking Shortfall:

- 146 spots at SFTH
  - 623 spots at SFGH
- 769 spots**



# SAN FERNANDO PUBLIC CAR PARK

Future parking structure at the San Fernando Public Car Park catering for a peak demand of 355 spots.





# CHANCERY LANE EAST COMPLEX PROJECT

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The original Chancery Lane Complex Project was designed to fill the need for Government office accommodation in one accessible location.

The original constructed facility has since been repurposed to the San Fernando Teaching Hospital. Therefore the need for Office Accommodation still exists.

Currently, government offices are scattered throughout the City of San Fernando, making ease of service delivery challenging.

Furthermore, the continued expansion and development of the City and adjoining areas, which is expected to grow in the foreseeable future, has amplified the need for such an infrastructural development within the City.



# CHANCERY LANE EAST COMPLEX PROJECT



A Request For Proposal (RFP) was issued and will close on August 18, 2019; the approach is a Design, Build, Finance, Operate, Lease and Transfer concept.

This multi-storey administrative complex which will consist of three (3) mandatory components as follows:

- **Office Accommodation** – The desired floor area is approximately 10,618 square metres (114,300 square feet).
- **Commercial** – It is anticipated that the development will include commercial activities such as retail spaces, entertainment spaces and food spaces.
- **Parking-** Provision of parking to be guided by the parameters of Town and Country Planning Division and other relevant statutory bodies





# PLAZA SAN CARLOS HISTORIC DISTRICT

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The plaza will be an open pedestrianized area with a multipurpose form and function, focusing on the development of an Arts and Culture District.

Main attractions will include an art gallery and museum, amphitheatre, restoration of historic buildings and a pedestrian plaza.



# PLAZA SAN CARLOS HISTORIC DISTRICT

Plaza San Carlos is located at Kings Wharf North and is surrounded by historic buildings which will be renovated to perform the function of an Arts and Culture District These buildings include:

- Trinidad Government Railway building: to be restored and used as a museum
- Rodriguez Building
- Thorpes Garage



# LADY HAILES AVENUE WIDENING PROJECT & BOARDWALK

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Roads make a crucial contribution to economic development and growth and bring important social benefits.

With the increase in development, population distribution and all the future attractions that the Waterfront will bring, an effective road network will be key.

Lady Hailes Avenue Widening Project & Boardwalk Project will seek to ease traffic congestion, improve mobility and pedestrian safety, reduce environmental impacts such as air pollution, while ensuring proper drainage of the Waterfront.



# LADY HAILES AVENUE WIDENING PROJECT & BOARDWALK



This project will be executed by the Ministry of Works and will include the following;

- Widening of Lady Hailes Avenue to four-lane dual carriageway
- Improvement to intersections of Lady Hailes Avenue with Todd Street/Rienzi Kirton Highway
- Extension of Rushworth Street to connect to Lady Hailes Avenue
- Construction of bike path & associated boardwalk
- Construction of all associated drainage works
- Construction of a pedestrian overpass across Rienzi Kirton Highway and the widened Lady Hailes Avenue



# LADY HAILES AVENUE WIDENING PROJECT & BOARDWALK

## Dual Carriageway

- Design substantially completed, and works are expected to commence soon.

Factors affecting the carriageway include:

- ☐ Removal of squatters along Lady Hailes Avenue
- ☐ WASA and NIPDEC Car Parks
- ☐ Relocation of Utilities
- ☐ Acquisition of Road Reserve

## Boardwalk

Factors affecting the boardwalk include:

- ☐ Requested assistance on the vision for the Boardwalk in order to commence design
- ☐ Require Sea Defence Wall to be constructed



# SAN FERNANDO WATERFRONT REDEVELOPMENT PROJECT PHASE 1: STATUS

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Due to the nature of the San Fernando Waterfront Redevelopment Project, the involvement and cooperation of different agencies, institutions, stakeholders and the municipality will be key to ensure its success.

As previously mentioned, PHASE 1 encompasses several projects and has already commenced. The success of PHASE 1 is also dependent on several other players besides UDeCOTT.





# SAN FERNANDO WATERFRONT REDEVELOPMENT PROJECT

## PHASE 1: STATUS

No.	ACTIVITY	Responsible Agency	STAGE				STATUS
			Conceptual	Design	Procurement	Construction	
1.	Relocation of Maintenance Facility	PTSC					<ul style="list-style-type: none"> <li>Works are ongoing and nearing completion. All works are scheduled to be completed in October 2019</li> </ul>
2.	Widening of Lady Hailes Avenue	PURE					<ul style="list-style-type: none"> <li>Designs are completed and approved. Works to commence in September 2019</li> </ul>
3.	Squatter Relocation	LSA					<ul style="list-style-type: none"> <li>Currently seeking to relocate persons adversely affecting the Road Widening, Boardwalk and Sea Wall Defence projects.</li> </ul>
4.	Upgrade of Plaza San Carlos	SFCC					<ul style="list-style-type: none"> <li>UDeCOTT is in the finalizing the scope for these works and should commence the procurement process at the end of September 2019</li> </ul>
5.	Land Reclamation	UDeCOTT					<ul style="list-style-type: none"> <li>The Design Phase should be completed by December 2019 and Construction to commence in the 1<sup>st</sup> Quarter 2020</li> </ul>
6.	Mixed Use Development	UDeCOTT					<ul style="list-style-type: none"> <li>Procurement Process to be completed in September 2019</li> </ul>
7.	Construction of Fishing Facility	UDeCOTT					<ul style="list-style-type: none"> <li>Design Phase to commence in September 2019</li> </ul>
8.	Coastal Defense Wall	CPU					<ul style="list-style-type: none"> <li>Seeking to procure the services of a suitably qualified Designs Company</li> </ul>

# **SAN FERNANDO WATERFRONT REDEVELOPMENT PROJECT**

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## **PHASE I RENDERINGS**







**San Fernando Waterfront  
Redevelopment Project  
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**San Fernando Waterfront  
Redevelopment Project  
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**San Fernando Waterfront  
Redevelopment Project  
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# CONCLUSION

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The San Fernando Waterfront is poised to be the largest regeneration project in Trinidad and Tobago.

The San Fernando Waterfront Master Plan will set out the trajectory of the San Fernando Waterfront Redevelopment Project.

The San Fernando Waterfront Redevelopment Project will be implemented in three (3) Phases and will have opportunities for public/private investment.

Through the San Fernando Waterfront Redevelopment Project, the Government will provide the necessary infrastructure to safeguard the revitalization of the City of San Fernando.



**COMMENTS?**

**QUESTIONS?**

**CONCERNS?**



# THANK YOU

This has been a presentation by the  
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