

**Prepared for presentation to Jamaica Mortgage Bank
Housing Development seminar on Thursday December 2,
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The National Environment and Planning Agency's Requirements
for Housing Developments

MANDATE

To promote sustainable development by ensuring protection of the environment
and orderly development in Jamaica.

NEPA'S LEGISLATIVE MANDATE

NEPA operates under the following Acts:

- The Town & Country Planning Act, 1987
- The Natural Resources Conservation Act, 1991
- The Land Development & Utilization Act, 1966
- Development Orders
- **WHAT ARE THE REQUIREMENTS FOR HOUSING DEVELOPMENTS?
THE PROCESS**
To pursue a housing development, one must make a formal application
through the Local Authority and through to the National Environment and
Planning Agency.
Applications Processing:

Types of Applications processed by NEPA:

Subdivision

Planning

Environmental (44 Categories)

Approvals Required for Housing Developments
Subdivision Approval (Parish Council & KSAC/NEPA)
Planning Permission (TCPA/NEPA)
Environmental Permission (NEPA)
Building Permission (Parish Council & KSAC)

Who are our partners in the decision-making process?

The Parish Councils/Local Authorities

- The Environmental Health Unit –MOH
- The National Works Agency
- The National Water Commission
- The Water Resource Authority
- The Jamaica National Heritage Trust
- The Tourism Product Development Co.
- The Mines and Geology Division

Environmental Permit and Licence System....

Environmental Permit and Licence System

A licence is required for the handling of sewage or trade effluent and poisonous or
harmful substances to be discharged into the environment.

The NRCA is not entitled to grant a permit or licence, if it is of the view, that the

activity in question, is likely to cause injury to the environment or to public health.

Prescribed Categories of Projects

There are currently 44 Prescribed Categories of Projects which require Environmental Permits.

Prescribed Categories for Housing Developments

Subdivision of 10 lots or more
Housing Projects of 10 houses or more
Felling of trees and land clearing of 10 hectares or more for agriculture;
Land reclamation drainage projects;

Prescribed Categories

Sewage and Industrial Wastewater Treatment Facilities
Modification, Clearance and Reclamation of Wetland (Discourage)
Land Reclamation and Drainage
Clear Cutting of Forested Areas and Clearing of Trees on lands of 3 hectares and over on slopes >250

Importance Planning Issues for Consideration

Zoning
Settlement Strategy (informal settlements)
Lot Size
Access/Egress
Density
Drainage
Sewage Disposal
Solid Waste
Open Space
Setback (road ways, gullies, canals)
Parking

Some Issues of Concern

In the review of Environment Applications, the Agency is concerned with: -

The impact of the development on the environment (land, vegetation, water, air, foreshore and the floor of the sea including coastal resources) as well as the impact of the environment on development (climate change and natural hazards).
The discharge of sewage effluent to the environment.
Whether or not the proposed activity will be a threat to Public Health.

Environmental Impact Assessment (EIA)

In applying for a Permit or a Licence an EIA may be required.

This is a study which outlines the impact the proposed project is likely to have on the area in which the physical development will be carried out. It also outlines mitigation measures necessary to reduce the negative impacts of the project on the environment.

Public consultations are held in some instances to obtain comments on the proposed development.

Reviewing Applications

Applications are reviewed by:-

Technical Branches

Internal Review Committee (Meets twice per Month)

Technical Review Committee (Meets once per Month)

Natural Resources Conservation Authority
(Meets once per Month)

Development Control Sub-committee (Once per month)

Town and Country Planning Authority (Once per month)

What happens after the Permit or Licence is granted?

Appeal - Applicant may appeal any of the conditions or decision to the Minister in charge of the Environment.

NEPA reserves the right to revoke or suspend any permit or licence if stipulated conditions are not being upheld.

Post permit monitoring will be conducted by NEPA to ensure that the stipulated conditions are met.

The Benefits of the Applications Process

The process:

- will enable enterprises / developments to optimize their productive processes (for example, through waste reduction, recycling energy and water conservation) and reduce costs.
- ensure the protection of the environment &
- ensure orderly development to achieve sustainable development in managing Jamaica's land, wood and water.

How do you apply for an Environmental Permit, Environmental Licence?

All applicants are required to complete an Application Form (for permit and/or licence and a Project Information Form (PIF). These forms can be obtained at NEPA, the Regional offices of the Agency and the Parish Councils. They are also available through request by email and on the NEPA's website- www.nepa.gov.jm at Business Centre.

Guidelines & Standards Available

- Application Checklists
- Project Proponent Guidelines
- Guidelines for Conducting EIA
- Public Presentation Guidelines
- Sewage Effluent Standards
- Developers' Manual (Being developed)

Cost of an Environmental permit or a licence?

Application for Permit or Licence ----- \$2000.00 (non-refundable)
Permit Fees range from \$15,000.00 - \$25,000.00
Licence to Discharge Treated Sewage Effluent ----- \$7,500.00

As a proponent, how can you help to shorten the Approval Process ?

By :-

Ensuring that the Application Forms are completed correctly

Declaring ALL the relevant aspects of the project

Ensuring that all supporting documents are provided (Location Map, Layout Plan, Project Brief) .

DO NOT SUBMIT INCOMPLETE APPLICATIONS.

"It may seem paradoxical to hold that a policy of building restriction tends to lead to a fuller utilization of land than a policy of no restriction; but such is undoubtedly the case. The reason lies in the greater safety and security to investment secured by definite resources."

- **Edward M. Basset**, lawyer and father of zoning

For further information, please contact:-
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THANK
YOU