

Appendix III



Project Brief Proposed Development: Florence Hall, Trelawny, Jamaica

Gore Developments Limited has acquired 72.4 ha (178.90 acres) at Florence Hall, Trelawny, and proposes to construct 828 lots with a two-bedroom detached home on each. The lot sizes will be a minimum of 420.5m² (4,500ft²).

The proposed development aims to satisfy the demand for housing along the North Coast stretch between Montego Bay and Duncans and will support the housing needs for staff for the current and future hotels, resorts and villas.

Location:

The property is south of and bordered by the North Coast Highway, directly across from Oyster Bay and approximately 4 km east of Falmouth. Access to the property is from the North Coast Highway onto the Daniel Town Road and via an entrance on the left. A second entrance is planned onto the unnamed parochial road south of the property.

Houses:

The proposed house comprises 74.3m² (800 ft²) of floor area and features two bedrooms, one bathroom, kitchen, dining and living room space. An image is attached and approval for building will be sought separately and after subdivision approval has been obtained.

Land Use:

The development includes land allocation as follows: (A detailed schedule is attached)

Lots and road structures:	51.991 ha
Open Spaces:	16.960 ha
Drain Reserves:	0.119 ha
Sewage Treatment:	2.930 ha
Basic School site:	0.400 ha

Commercial:

Amongst the 828 lots, 5 lots have been allocated for dual purpose and allow for residential and commercial activities. These activities should be limited to small “corner shops” for groceries, dressmaking, hairdressing or other low-impact business..

Amenities:

The development will be divided into two major phases, which are naturally divided by a long green belt. This belt is a natural feature of heavily vegetated sloping land, which will be retained in its natural state.

Included are several large, medium and small size neighbourhood parks, a cave feature, a large football field space and a site for a basic school.

Healthcare can be provided via the Falmouth hospital in near proximity and health centers in Duncans and Falmouth. Three pharmacies are located in Falmouth.

The Falmouth fire station and police stations are responsible for the project area.

Solid Waste Collection is currently being undertaken by the Western Parks and Market (WPM) for the wider area and it is assumed that this development will be covered.

A Great House is located on the site, which is in poor structural condition and partially ruined. It will be retained for the proposed project and is sited within a large park area, and so that the ruins can create an attractive feature for the residents.

Educational:

The schools in near proximity to the proposed development site are:

All Age and Primary Level:

Duncans All Age, Refuge Primary, Hague Primary, Salt Marsh All Age, Falmouth All Age

Secondary Level:

William Knibb Memorial High, Holland High

A lot slated for a private Basic School will be provided within the development.

Topography and Land conditions:

The onsite elevations range from 43m along the southern boundary to 1m above sea level along the most northern boundary. The land slopes generally down to the sea northerly with slopes less than 15%.

The terrain is karstic and gently undulating. It is mostly dry limestone woodland and is considered a rural site. Limestone outcroppings are visible on a large part of the property; wetland vegetation exists along the highway, which will not be disturbed.

Sewage Treatment:

The location for Sewage Treatment is proposed at the lowest point of the property for a gravity fed system and has been buffered by a large green area shielding it from homes. The expansive wetland area shields it from the highway.

A central collection system collects all waste water flows from the each house hold and directs it into the tertiary sewage treatment plant for discharge into the adjoining stream. The tertiary process consists of primary settlement, chlorine contact and reed beds.

Water Supply:

A direct connection (200mm diameter pipe) will be established to the newly constructed water supply main along the North Coast Highway. This connection will supply approximately 956 m³/day. The estimate of water use required includes quantities for domestic, commercial, basic school and for other social needs.

Drainage:

Lots will be graded to fall towards the roads or drain paths and storm water will be detained at various points throughout the subdivision. This ensures that the post construction run-offs are no greater than the pre development run-offs without adversely affecting the highway north of the project site.

Existing Site Conditions:



Red Birch tree typical on the site



Wetland area, charcoal burning and limestone features on the site

Statement on Energy Conservation:

GDL is committed to the incorporation of energy conservation mechanisms into the development design and as far as possible will include measures such as north-south orientation of bedrooms, maximum ventilation options, and solar water heating which is already being used in other GDL developments. Solar water heating will be provided by Isratech Ltd. or another company of equal competence. This type of solar water heating has proven to be very successful in GDL's other affordable housing ventures. GDL will also consider incorporation of any energy conservation measures as required by NEPA and in keeping with the GOJ Energy Policy.

Statement on Water Conservation:

The total water supply for the development is estimated at 956 m³/day and the NWC has indicated that it could supply potable water to the development provided that the water supply infrastructure development costs are paid by GDL. Water usage includes domestic, commercial educational and other social needs. GDL will also consider water conservation measures to be included in the development. In particular the reuse of grey water for landscaping purposes will be considered.

Development Proposed by

Gore Developments Limited

2c Braemar Avenue

Kingston 10, Jamaica

Tel: 876-927-5323, 5816 Fax: 876-978-2970

Email: housing@goredevelopments.com

www.goredevelopments.com