

To His Excellency Sir Ralph Francis Alnwick Grey, Knight Commander of the Most Distinguished Order of Saint Michael and Saint George, Knight Commander in the Royal Victorian Order, Officer of the Most Excellent Order of the British Empire, Governor and Commander in Chief in and-over the Colony of British Guiana, Vice Admiral of the same

&c. &c. &c.

The following report on the activities of the Central Housing and Planning Authority for the year 1957 is submitted.

MEMBERS.

The following persons served as members of the Authority during the period:

- Commissioner of Housing, Chairman.
- Miss Gertie Collins,
- Mr. C.L. Kranenburg,
- Mr. G.A.R. Farquharson,
- Mr. H.C. Hugh, F.R.C.S.,
- Mr. C. McCowan,
- Mr. C.C. Bristol
- Mr. J.H. Pollydore,
- Mr. M. Karmalie,
- The Mayor of Georgetown.
- The Mayor of New Amsterdam.

MEETINGS:

12 meetings were held.

STAFF:

The staff shown under Head VI Central Housing and Planning Authority in the annually recurrent estimates was supplemented by that shown under Head IX - Housing, of the Development Estimates:

CENTRAL HOUSING AND PLANNING AUTHORITY

DEVELOPMENT ESTIMATES

- Chief Clerk
- Assistant Accountant
- Senior Surveyor
- Draughtsman
- Senior Assistant Draughtsman
- Clerical Establishment
- Building Inspector
- 2 Housing Supervisors
- 5 Assistant Draughtsmen
- Messenger

- Commissioner of Housing
- Principal Administrative Officer.
- Accountant.
- Assistant Accountant
- 2 Class I Clerks
- 1 Class II Clerk
- 1 Senior Clerical Assistant
- 2 Clerical Assistants
- 2 Architects
- Chief Draughtsman
- 2 Senior Assistant Draughtsman
- Planning Officer
- Housing Officer
- Quantity Surveyor
- Engineer
- Self Help Organiser
- Chief Building Inspector
- 4 Surveyors
- 5 Community Organisers
- Estate Manager
- Assistant Organiser
- 3 Rent Collectors
- 2 Women Housing Officers
- 20 Community Foremen

DEVELOPMENT ESTIMATES

2 Messengers.
 Clerical and Accounting Staff
 Technical Staff
 Field Staff
 Maintenance Staff
 Purchasing Section.

GREATER GEORGETOWN PLAN.

A town planning survey of Greater Georgetown is still in progress. The following additional town planning maps have been completed:-

- i. Structural condition of buildings - one map.
- ii. Communications - three maps.
- iii. Engineering services in relation to government housing estates - one map.

This brings the total number of maps in this series to thirteen. Maps prepared earlier are:

- i. Land use.
- ii. Crown and colony land.
- iii. Schools location.
- iv. Communications - unrevised.
- v. Water supply.
- vi. Sewage disposal.
- vii. Electricity supply.
- viii. Storm drainage and sea defences.

It is essential that the Greater Georgetown Plan be reviewed in the light of prevailing conditions, as this plan was prepared during 1950 and approved as a statutory scheme since 1951. Town plans are not altered without particularly sound reasons, yet it is good town planning practice to review town development plans every five years to see what changes, if any, are desirable. Such a review must be based on a scientific survey, which would indicate existing physical and sociological characteristics. An analysis of the survey data would then indicate conditions and trends so that decisions could be made whether the policy set out in the plan needs to be changed.

From the foregoing it can be seen that a review of the Greater Georgetown Plan is a large undertaking and the survey, analysis and design work would be a complicated and lengthy process. This is aggravated by the fact that only one member of the staff, - a surveyor, could be spared to do the planning survey for Greater Georgetown. He has done much work within the urban area, but even so, there still remains to be done a detailed examination of the green belt and of communities located therein. It would not be possible to review the Greater Georgetown Plan until all surveys are completed and it is hoped that there would be an increase in planning staff to facilitate this.

Barclays Bank appealed against a decision of the Central Housing and Planning Authority for disallowing an application for development at N $\frac{1}{2}$ lot 140 Regent Street, Lacytown, Georgetown, which had been submitted by them. The appeal was heard in the supreme court during August 1957. The trial judge in giving his decision ruled that sub section (6) of section 8 of the Town and Country Planning Ordinance had not been complied with, and in consequence the Greater Georgetown Plan had not the force of law. He pointed out that although the plan had been approved by the Governor-in-Council, during 1951, yet it had not been published afterwards in the official gazette as required by subsection (6) of section 8 of Chapter 181.

It became necessary therefore for the Legislative Council to pass an ordinance to amend the Town and Country Planning Ordinance (Chapter 181), and to deem the amendment to have come into operation on the 27th October, 1951. The amending ordinance now ensures that "a scheme when approved by the Governor-in-Council shall have full force and effect as from the date of publication of the notice of approval aforesaid".

The Honourable Attorney General when speaking during the debate in the Legislature, made it clear that there had been an error in drafting the principal ordinance, as there was no intention that the detailed town planning scheme should be published in the official gazette after it had been approved by the Governor-in-Council, the scheme being already available for inspection by the public as an independent publication.

T O W N P L A N N I N G C O N T R O L .

GREATER GEORGETOWN AREA:

Fifteen hundred and sixty-nine applications were examined for planning control under the Greater Georgetown Plan. These applications were considered at twenty-five meetings of the Building Applications Committee of the Central Housing and Planning Authority. Details are as follows:-

APPLICATIONS RECEIVED	APPROVED	PERMISSIONS REFUSED
Residential Buildings ..	1139	29
Residential and Commercial Buildings ..	72	7
Commercial Buildings ..	22	3
Residential and Industrial Buildings ..	16	1
Industrial Buildings ..	12	1
Public and Institutional Buildings ..	20	1
	1281	42
Subdivision of lots ..	61	19
Trade Licences, Permission for use of premises and outline applications ..	128	38
	1470	99 Total 1569

On the 16th August, 1957, the Mayor and Town Council of Georgetown, informed the Central Housing and Planning Authority that the council had been advised by its legal adviser that the council was the proper body to deal with applications for the subdivision of lots in the city. In consequence, no further applications for subdivision of lots within the city had been received from the council.

Subdivision of land is a fundamental aspect of urban planning and is a basic principle in the Greater Georgetown Plan; in fact, undue fragmentation of land in Georgetown has been one of the Chief factors in the creation of slums. The Central Authority has written the Law Officers asking that definition of the word "development" in Chapter 181 be extended to include subdivision of land.

RURAL AREAS.

The Central Housing and Planning Authority has passed resolutions, and town planning schemes are under preparation for:

Lot 79 Courantyne Coast - Section C.
Charity, Pomeroon River.
Melville and Sans Souci, Wakenaam.

Pending the design and subsequent approval of a scheme, it is important that development is not retarded; at the same time it is undesirable that development should be encouraged which would be inimical to the implementation of future planning proposals. In order to meet both conditions the Town and Country Planning Ordinance, allows for normal development of land in the area, but provides for the Central Authority to examine applications and to attach conditions where it thinks fit. During the year three such applications were examined and all were approved.

They were:-

Residential applications:

One at Lot 79, Section "C", Courantyne.
One at Charity, Pomeroon River.

Subdivision of Land:

One at Melville and Sans Souci,
Wakenaam.

NEW AMSTERDAM.

The Mayor and Town Council of New Amsterdam passed a resolution asking for the preparation of a town planning scheme. Later, Dr. L.C. Hill, Local Government Re-organisation Officer, felt that such a scheme should embrace communities located outside the boundaries of the town of New Amsterdam, but forming part of the built up area. Considerable discussion and field visits were carried out by officers of the Local Government Department, the Municipality of New Amsterdam and the Planning Team, as a result of which a report was prepared by Dr. Hill with proposals for a Greater New Amsterdam plan. At the same time, a land use and sociological survey of New Amsterdam and its environs was commenced in order to make preliminary decisions with regard to urban boundaries, local government areas and a green belt. The survey was designed and executed in such a manner that the information would be useful when a future town plan is being prepared; analysis of the survey is now in progress.

A preliminary plan and a description of the possible urban extension for New Amsterdam were prepared for the Local Government Department.

P L A N N I N G S U R V E Y S .

Detailed planning surveys were completed for the following places:

- i. Kityf Railway Land in connection with the disposal of land owned by the Transport and Harbours Department to occupants. It is desirable before disposing of this land to retain such areas as would be required for street widening and public open space.
- ii. Lodge Village for the purpose of designing projections of Bent Street and Norton Street across the village and for locating additional access roads across the village. The proposed street reserves would be designed to improve existing storm drainage facilities.
- iii. Charity, Pomeroun River in connection with a town plan for guiding future growth of this market town.
- iv. Cane Grove with regard to an extension of residential development for the Land Settlement Department.
- v. Crabwood Creek. Portions of Grants Numbers 1780 and 2767 for the purpose of self help residential construction.
- vi. Bush Lot, in order to design a site plan for a new school, community centre, sports playing field and residences for teachers.

R E P O R T S .

Reports and memoranda were prepared dealing with the following subjects:-

- i. A portion of Thomas Lands. This report included drawings, dealing with topography load-bearing capacity of the soil, foreshore gradients, and other data required by Messrs. Curtis and Davis, Architects-Engineers of the United States, in connection with a proposed tourist hotel.
- ii. The re-development of that portion of central Georgetown destroyed by fire during November 1951. This report with its recommendations was approved by the Central Housing and Planning Authority.
- iii. Aspects of planning control having regard to the 1947 Town Planning Act in England, and similar legislation in British Guiana.
- iv. The separation of the functions of Town and Country Planning from those of Housing. This was submitted to the Working Party examining requirements for establishing a separate Town and Country Planning Department.

- v. The value to the Caribbean region of the town and country planning development conference held in Trinidad during 1956. Prepared at the request of the Secretary General of the Caribbean Commission.
- vi. Siting a cottage hospital at Leguan.
- vii. The use of land zoned for car parks in the central area of Georgetown.
- viii. Siting of cinemas on certain lots in Georgetown.
- ix. Siting of petrol filling stations and motor service stations on certain lots in Georgetown.

RESIDENTIAL SITE LAYOUT PLANS.

The following layout plans were completed for residential development:

Housing and Planning Department:

Crabwood Creek (Grant No. 1780)	29 dwelling units
Crabwood Creek (Grant No. 2767)	12 " "
Wismar (hill) (Redesign)	51 " "
Wismar (Final scheme)	389 " "
Beterverwagting-Triumph (Redesign)	212 " "
Golden Grove	286 " "
Sparendaam	91 " "
	1,070

Land Settlement Department:

Bagotelle-Strathavon	82 dwelling units
	1,152 dwelling units

Private developers:

A scheme for Blair Development Company at Bel Air Park-Middle Income Development	101 lots
A plan for Mr. G.B. Patterson at Pln. Bel Air - Upper Income Development	21 lots
A plan for Mr. Ganesh of Pln. Blenheim Leguan - Rural dwellings	7 lots
	129 lots

PLANNING DESIGNS.

The following planning designs were completed:

- i. A study for cycle parks along paved sidewalks in central areas.
- ii. Zoning of Sparendam and Plaisance Market.
- iii. A layout plan for a school-master's residence, community centre and sports field at Bush Lot, West Coast, Berbice.
- iv. A planning design for a new neighbourhood at Wismar, Demerara River. The scheme provides for residential and commercial development, and includes facilities for public open space, cultural facilities, and government offices.
- v. Studies in connection with siting a new administration building for New Amsterdam.
- vi. A redesign for the proposed re-development of the 1951 fire area in central Georgetown.
- vii. Studies for the widening and improving of Vlissingen Road from the sea wall to Princes Street.
- viii. Preliminary studies of slum clearance proposals at lot 79 Courantyne Coast.

LAING AVENUE FLATS.

These apartments were tenanted throughout the year except for the short periods involved in re-allocating them after termination of tenancies or transfers. During this period there were 17 transfers to higher or lower rental accommodation. Seven tenancies were terminated and 15 new tenants moved into the apartments. The tenants were allocated hire-purchase houses.

COMMUNITY WORK.

Band concerts by the B.G. Militia Band were arranged by the courtesy of the Commissioner of Police. Cinema shows were discontinued because of the lack of a building in which to have them. The bonds which were formerly used were temporary structures and were dismantled.

Membership of the Co-operative Thrift and Credit Society increased to well over 200.

Various religious bodies organised activities in the area for the benefit of residents and at Xmas one tenant by her own efforts, held a Xmas party for children in the area.

MAINTENANCE.

It was after the inauguration of a bus service with a terminus on the avenue it was decided to widen the avenue and

construct a footpath to allow for easy flow of traffic. Consequently, work was started on shortening the concrete pathways from the avenue to the apartments.

WORTMANVILLE.

During the year there were four transfers of tenants from this estate, two tenancies were terminated and six new tenants were given accommodation.

COMMUNITY WORK.

As this estate is within the city limits the tenants benefited from the social and community services provided.

MAINTENANCE.

General repairs were effected during the year.

STATISTICS:

Statistics showing the number of buildings constructed in both urban and rural areas are shown in the appendix.

The report of the Director of Audit is attached, along with the balance sheet and statement of revenue and expenditure as required by section 49 of the Housing Ordinance, Chapter 182.

Hubrey Barker.

CHAIRMAN

Fred Bowman

MEMBER

R.A. Freeman

SECRETARY

January 1960.