



udecott

Urban Development Corporation of
Trinidad and Tobago Limited

San Fernando Waterfront Re-Development Project

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Project Background

San Fernando Waterfront Re-Development Project

The San Fernando Waterfront, which spans from King's Wharf in the North, to Hatters Beach in the South, presents a potential landscape for high amenities and functional value, due to its picturesque shoreline and proximity to the Southern Central Business District (CBD) of San Fernando.

By Cabinet by Minute No. 1075 of May 23, 2019 the Urban Development Corporation of Trinidad and Tobago Limited (UDeCOTT) was appointed as the overall implementing agency for all the projects which comprise the San Fernando Waterfront Redevelopment Project.

UDeCOTT engaged International Project Initiatives Ltd. (IPI) as the consultant to develop the Master Plan for the Project on May 6, 2021 and was completed in November 2021. Through Cabinet Minute No. 307 of February 17, 2022 the San Fernando Waterfront Redevelopment Project Urban Planning and Design Report was approved.

The San Fernando Waterfront Re-Development Project will deliver 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 through unique urban design considerations and sustainable land use. The San Fernando Waterfront Redevelopment Project is being implemented in three (3) Phases, offering opportunities for public/private investment.

The San Fernando Waterfront Redevelopment Project requires immense coordination of State Agencies, the Regional Corporations, Ministries and the general public alike.

Projects completed

- Relocation of PTSC to facilitate the Construction of the Lady Hailes Mixed-Use Development
- Relocation of WASA's "Water Trucking" Facility from Lady Hailes Avenue to Corner Cipero Street and Cipero Road, San Fernando to facilitate the Widening of Lady Hailes
- Relocation of the Customs and Excise Building

Projects currently ongoing

- Widening of Lady Hailes Avenue
- San Fernando Waterfront Car Park
- Bayshore Housing Development
- San Fernando Waterfront Fishing Facility

Projects carded for 2023

- San Fernando Waterfront Land Reclamation
- Coastal Defense System
- Lady Hailes Mixed-Use Development
- Plaza San Carlos Historic District
- Hatters Pan Yard

Projects currently ongoing

Widening of Lady Hailes Avenue

Executed by the Ministry of Works and Transport's Programme For Upgrading Roads Efficiency Unit (PURE), the Widening of Lady Hailes Avenue Project commenced in July 2020 and is expected to be fully completed by March 2023. This project involves 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

The project is currently experiencing delays due to squatters who are still to be relocated.

San Fernando Waterfront Car Park Project

→ **CONTRACTOR ENGAGED: KEE CHANONA LIMITED**

With the development of the Waterfront, more safe and secure parking would be required. Executed by the Urban Development Corporation of Trinidad and Tobago Limited (UDeCOTT), the San Fernando Waterfront Public Car Park consists of a nine (9) level high structure with an overall floor area of 300,560 ft² and will provide approximately 1,001 parking spaces. The project commenced in July 2020 and is expected to be completed in June 2023.

Bayshore Housing Development Project

→ **CONTRACTOR ENGAGED: GENERAL EARTH MOVERS**

The strip of land known as Bayshore is located in Marabella and is bounded by the Guaracara River to the north, the San Fernando Yacht Club to the south, the Gulf of Paria to the west and private lands to the east. The site is subdivided into Bayshore North and Bayshore South, with the Marabella River serving as the intermediate boundary.

Bayshore North measures approximately forty (40) acres and is vested in Trintopec, which is currently managed by the Palo Seco Agricultural Enterprises Limited (PSAEL). Furthest north there are ten (10) acres of mostly vacant land that is intended for development and construction of single family units under the purview of the Land and Settlement Agency (LSA).

The Urban Development Corporation of Trinidad and Tobago (UDeCOTT) is tasked with the completion of infrastructure works at the Bayshore North area to accommodate these housing units. The footprint of the project has been reduced significantly due to a mixture of unconventional and conventional housing units currently occupying a portion of the project site.

Despite these encumbrances, UDeCOTT's Contractor- General Earth Movers has commenced works on January 03, 2023 with an aim for completion scheduled by March 31, 2023. The infrastructure works scoped for the project includes earthworks, potable water system, drainage system, road network and electrification of the project site. It is envisioned that these infrastructure works will be completed for approximately fifty-seven (57) lots.

Upon completion of the infrastructure works, the Land and Settlement Agency (LSA) will be responsible for the construction of eighty (80) single family housing units and a further fifty (50) single family housing units which will replace the dilapidated structures within the existing development.

San Fernando Waterfront Fishing Facility

→ **CONTRACTOR ENGAGED: WARNER CONSTRUCTION AND SANITATION LIMITED**

Executed by the Urban Development Corporation of Trinidad and Tobago Limited (UDeCOTT), the San Fernando Waterfront Facility will see the construction, renovation and expansion of the existing fishing facility to establish San Fernando as a premier-fishing zone. The Fishing Facility is expected to be approximately 2242m² and consist of Fish Cleaning Areas, a Retail Fish Vending Market, Net Mending Areas, Engine Repair Areas, Cold Storage, Lockers etc.

The design for the facility is substantially completed and physical works is expected to commence in 1st quarter 2023. The duration of the project is fifteen (15) months.

Project carded for 2023

The completion of the Customs and Excise Building, King's Wharf, San Fernando sets in motion the commencement of other notable San Fernando Waterfront Re-Development Projects which are carded to commence in 2023 such as;

- San Fernando Waterfront Land Reclamation
- Coastal Defense System
- Lady Hailes Mixed-Use Development
- Plaza San Carlos Historic District
- Hatters Pan Yard

In this Phase of development, these Projects rely heavily on the coordination efforts of the San Fernando City Corporation, Commissioner of State Lands, Land Settlement Agency (LSA), the Water and Sewerage Authority, Ministry of Works and Transport's Programme For Upgrading Roads Efficiency Unit (PURE) and UDeCOTT.

Cabinet has mandated the relocation of all squatters and/or encumbrances along the San Fernando Waterfront, from King's Wharf North to Hatters Beach in the South, in which the LSA is working diligently to achieve. Relocation of the squatters is carded to be completed by June 2023.

San Fernando Waterfront Land Reclamation Project

→ **CONTRACTOR ENGAGED: DRAVOSA**

Executed by the Urban Development Corporation of Trinidad and Tobago Limited (UDeCOTT), 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 support and accommodate multiple land use such a hotel, harbour, parks, amphitheater, transportation hub etc.

The design is completed and the construction is expected to commence in the 2nd quarter 2023.

Coastal Defence System

Executed by the Ministry of Works and Transport's Coastal Protection Unit (CPU), 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 and will span approximately three (3) km.

Lady Hailes Mixed-Use Development

→ **CONTRACTOR ENGAGED: HAFEEZ KARAMATH LIMITED**

Executed by the Urban Development Corporation of Trinidad and Tobago Limited (UDeCOTT), the Lady Hailes Mixed-Use Development seeks to blend residential and commercial use by providing apartment housing units and retail units promoting a convenient pedestrian-friendly, accessible environment. The residential areas would comprise of both 2 and 3 bedroom units for medium income housing while commercial areas provided opportunities for offices, retail, entertainment and food spaces.

Final Negotiations with the Contractor is ongoing and the project is expected to commence in 2nd quarter 2023. The duration of the project is four (4) years with the first phase to be completed within two (2) years.

Plaza San Carlos Historic District

→ **CONTRACTOR ENGAGED: PENDING**

Executed by the Urban Development Corporation of Trinidad and Tobago Limited (UDeCOTT), the Plaza San Carlos Historic District Project seeks to preserve our local history and heritage while simultaneously fostering economic development and tourism through the restoration and regeneration of the seven (7) Historical Buildings found in this area namely:

- Trinidad Government Railway (TGR) Building
- Thorpe's Garage Building
- San Carlos Building

The plaza will be an open pedestrianized area with main attractions such as an art gallery and museum, and commercial spaces.

The Tender Process was completed and the Contractor is anticipated to be engaged within the 2nd quarter 2023. The duration of the project is twenty-four (24) months.

Hatters Pan Yard

As a direct result of the execution of one of the San Fernando Waterfront Redevelopment projects, the Lady Hailes Avenue Widening Project, the Hatter's Steel Orchestra's Pan Yard was impacted. Therefore, Urban Development Corporation of Trinidad and Tobago Limited (UDeCOTT) as part of our social responsibility, has taken the decision to renovate the Hatter's Pan Yard and return it to a usable area for the Steel Orchestra.

The facility will be renovated to ensure safety and comfort to the steel orchestra. The works to be executed include the Demolition of the existing Pan Shed and Toilet block, the Renovation of the existing 2-storey building to accommodate new toilet facilities, a kitchenette and a New Roof. Construction of a new pan shed fully secured with a medium security fence enclosure.

Other Notable Projects in the City of San Fernando

As the Government of the Republic of Trinidad and Tobago 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.

Continuing on this mandate UDeCOTT has completed the Outfitting of the Director of Public Prosecutions (DPP), South Office and is completing;

- Skinner Park Redevelopment Project; and
- Restoration of Sisters of St. Joseph of Cluny's Convent Building, San Fernando for use as a Family Court

In addition, the Upgrade, Refurbishment & Renovation of the Supreme Court Building, San Fernando Project is carded to commence in 2023.