

## A CONSEQUENTIAL PDA PRECEDENT

There was a time, probably just about three decades ago – when TRUE BLUE was developing into an upscale residential area; what it has become overtime can now be regarded as an unregulated development – originally designed for residential homes, has morphed into a hodge podge of 3 and 4 storey apartment buildings, apparently catering for the influx of St. George’s University overseas students.

The physical and social “transformation” of the area, are to a large extent the doings of the Physical Planning Unit (PPU) under the direction of Dr. Mitchell’s NNP government, when planning approval for developments, was not necessarily of a high (professional) standard, and the developer called the shots in keeping with his personal agenda, and not in accordance with 21<sup>st</sup> century Urban development practices, which recognize social norms and climate change.

This unfortunate scenario has manifested itself island wide, but particularly in all our major CBI hotel projects, where the government is now in court with the Grenada Land Actors (GLA) for granting building approvals without following the required building regulations, especially for large infrastructural projects that can adversely affect our pristine environment and ecosystems that have evolved over centuries, and have sustained our way of life.

On June 23<sup>rd</sup>, 2022, we the people expressed our dissatisfaction in how Grenada was managed with the persistent perception of corruption – decided to give the NDC party the privilege of governing the country. Nearly one and a half years now in office, is therefore a reasonable period to analyse its performance.

It should be noted that the prime minister is the line minister of the new **Physical Development Authority (PDA)**, and should be aware of what is taking place under his watch; this however may not necessarily be the case, due to his many portfolios which require his attention and intervention; in this regard the Willie Redhead Foundation has brought to the attention of the PDA the urgent need to upgrade its technical staff with professional and experienced personnel, if any noticeable improvement from the PPU to the PDA would be realized in the near future, but this recommendation is apparently going unheeded.

It would appear – according to the Lance Aux Epines Association, that building approval was granted to a Trinidadian developer to construct a “regular” 3 or 4 bedroom house at Point Drive, Lance Aux Epines – a stone’s throw from where I live; but after seeing what is actually being built ([see photo attachment](#))- I enquired of the Chief Executive Officer (CEO) of the PDA, whether he is aware, that instead of a dwelling house a hugemongus 5 or 6 storey apartment building is being constructed – his response was not only instructive but very troubling: “In Trinidad” he said “houses are built with 10/11 bedrooms, and I’ll have to check the approved plan” (words to that affect).

Will the present ambience and physical environment of Lance Aux Epines be allowed to deteriorate into another TRUE BLUE, is this the type of “transformation” we have been promised by the NDC – in order to satisfy the greed of rapacious capitalism? Now that the flood gates are open and the precedent set – “whosoever will may come”, once the price is right.

Norris Mitchell – Chartered Architect and Urban Planner

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P.S.

About halfway along the Lance Aux Epines access road, an ugly black derelict van has been abandoned on the side of the road adjacent to the fruit vendor’s stall – over 2 ½ years now.

Where is the proactive **MIT** and the island wide derelict vehicle clean-up that was supposed to be started some time ago?



**The Real Estate value of the adjacent red roofed property is now considerably reduced.**



**Where is the parking for the number of occupants of this large building?**