



NATIONAL ENVIRONMENT AND PLANNING AGENCY

SALEM PUBLIC BATHING BEACH

Guidelines for Proposals

February 2006

SALEM PUBLIC BATHING BEACH GUIDELINES FOR PROPOSALS

The following criteria are to be indicated in the formulation of proposals to rehabilitate, manage and operate the facility:

Rehabilitation

Rehabilitation of the existing facility (if proposed) shall at a minimum include the following:-

1. Repair work to male and female toilets, changing rooms, showers, lockers and gazebo.
2. Landscaping and proposals for sewage treatment and disposal
3. Perimeter fencing and car park

If rehabilitation of the existing facility is not proposed the following should also be indicated:-

1. Plan for the demolition of existing structures and the disposal of the resultant wastes
2. Plans (draft minimum) for area showing proposed structures and function.

Management

A comprehensive business plan is to be developed and presented which shall include but not be limited to the following:-

1. Service(s) to be provided
2. Related experience in this type of enterprise
3. Operation of the facility – Proposed hours and days of operation
4. Complement of staff, level of skill and specialized training related to the hospitality industry and the safe operation of water based facilities
5. Maintenance

The management and operation of the maintenance programme:

- Grounds
 - Refuse disposal
 - Washroom and wastewater facilities
 - Buildings – indicate specific periods for maintenance
6. Marketing strategy proposed and projected level of expenditure
 7. Proof of financial capability and level of initial capital investment
 8. Fee proposal, method of payment

9. Level and type of security to be provided
10. Any other information which the applicant considers necessary and relevant.

ALL APPLICANTS SHOULD NOTE THE FOLLOWING:

1. The successful applicant will be required to enter into a written agreement with the Natural Resources Conservation Authority for a term not exceeding five (5) years in the first instance with an option to renew at the expiration of the agreed term.
2. The successful applicant will be required pay an annual lease, which will be payable in advance. The amount payable will be negotiated prior to the signing of the agreement referred to in one above.
3. Operator to pay a security deposit equal to two months' rental at the time of signing of the agreement. This will be returned to the operator at the expiration of the agreement provided that the premises are left in good tenantable repair and that there are no outstanding rents or utility bills.
4. Entrance fee and other fees are subject to the approval of the Natural Resources Conservation Authority.
5. The operator will be required to operate and maintain the Beach in accordance with the Regulations of the Natural Resources Conservation Authority and the Beach Control Act, inclusive of an application for a beach license (see attached).
6. The operator will not be permitted to build or construct any additional structures on the premises without the prior written consent of the Natural Resources Conservation Authority.
7. The operator will be expected to operate in an environmentally friendly manner in accordance with the draft Environmental Management System Policy and the Blue Flag Beaches Criterion (information on both available at NEPA and at the website <http://www.nepa.gov.jm>).

LIST OF ATTACHMENTS:

1. Title diagram
2. Brief description of Property.
3. Requirements for processing applications for licences under Beach Control Act
4. Form A and B, Beach Licence Regulations (1956)

BRIEF DESCRIPTION OF PROPERTY

That portion of land located at Salem, Runaway Bay in the Parish of St. Ann, bordered by the main road (Ocho Rios to Montego Bay) to the south and the sea to the north, described as Lot 2 on the attached title diagram registered as Volume 1158 Folio 794, being 4 acres, 22 ⁹/₁₀ perches.

REQUIREMENTS FOR PROCESSING APPLICATION FOR LICENCE UNDER THE BEACH CONTROL ACT

1. Please note that the Application for Licence (Form A) must be properly completed, signed and returned with the prescribed application fee of \$1,000.00. Also you are required to submit a sketch plan or site plan of the area to be licensed and a copy of the Registered Title (if applicable) or any other document which shows ownership of the beach property.
2. If you are not the owner, you must submit along with the application form a letter from the owner, signed by a Justice of the Peace that he has given you permission to use the foreshore and the floor of the sea adjoining his or her property in connection with your activity. Also documentation, which confirms that he/she is the owner of the property.
3. If the form is not properly completed then your application will not be processed. Please write clearly your TRN, telephone and Fax Numbers (if any) and mailing address (email inclusive).
4. You are required to comply with the requirements of the Notice of Application (Form B). This must be in the form of a Notice. Copies of this Notice shall be posted on the landward and seaward sides of the property and copies of said Notice served on the adjoining neighbours. When you have posted and served the notices, kindly inform this office in order that a site inspection can be conducted to verify your compliance.

THE BEACH CONTROL ACT, 1955

Notice of Application – Form B First Schedule

1. Every applicant for a licence shall exhibit for a period of at least one month after the application has been received by the Authority notices in the Form B set out in the First Schedule to these Regulations in a conspicuous place on that part of the foreshore mentioned in the application and on any land adjacent thereto and under the control of the applicant.

2. The notice on the foreshore shall face and be visible from the sea and that on the adjacent land shall be placed on the verge thereof which is nearest to a main or parochial road or path used by the public and shall if possible face and be visible from such road or path.
3. The applicant shall serve, either personally or by registered post a copy of the notice on every person, who is the owner of any land adjacent to the area defined in paragraph 2 of the application, so, however, that failure to comply with the provisions of the paragraph shall not be deemed to invalidate any licence granted by the Authority.
4. Every such notice shall be clearly printed or painted in letters and figures not less than one inch high.

FORM B

The Beach Control Authority (Licensing) Regulations, 1956

NOTICE OF APPLICATION

I -----
 (name of applicant in block letters)

of ----- in the parish of -----

have applied to the Beach Control Authority for a licence to encroach on and/or use that

use that part of the foreshore and/or floor of the sea at -----

(insert description of the area)

for the purpose of -----

DATED the day of

 Signature of Applicant

(Regulation 3)

FIRST SCHEDULE

Form A

**The Beach Control Authority (Licensing)
Regulations, 1956**

APPLICATION FOR LICENCE

I,

(name of Applicant in block letters)

.....of.....

(occupation)

in the parish of.....hereby apply for a licence to use

the foreshore and/or floor of the sea situate at.....

in the parish of.....

1. Location of area in respect of which licence is required. (Applicant should state name, district and parish, distance from nearest town or village, and if located at some distance from a main road should attach a sketch showing means of access to the area with distance from and location of the most convenient driving road.)

.....
.....
.....

2. Description of the area for which licence is required. (Applicant should state clearly the boundaries of the area, the extent of the area and should furnish a sketch to a scale sufficient to indicate the necessary details of the foreshore and/or floor of the sea and the land adjacent thereto with particular reference to the nearest main or parochial road or path used by the public).....

.....
.....
.....
.....

(Applicant should furnish a plan of any proposed or existing buildings and/or encroachments on the foreshore and/or floor of the sea).

3. Names and addresses of the owners and/or occupiers of any lands adjacent to the area referred to in paragraph 2 above.....

EAST.....

WEST.....

NORTH.....

SOUTH.....

4. Is Title registered?.....
By metes and bounds?.....
By plan?.....
Give volume and folio of the Certificate of Title.....

.....
Give particulars of any encumbrances such as mortgages, leases, etc., affecting the said land
.....
.....

5. Is the Title Common Law?.....
By deed?.....
If deed is recorded give Record Office reference.....
By Long possession?.....
Who is in actual possession of Title Deeds, Diagrams, etc.?.....

.....
6. If applicant is not the owner of the fee simple of the land mentioned in the Application the following information must be given:-

(a) Terms of lease or tenancy agreement; or other interest.....
.....
.....
.....

(b) Name and address if any other party or parties having any interest in the land.....
.....

7. Does the area specified in paragraph 2 above form part of enclosed land? If so by what means is the land enclosed.....

.....

8. State type of enterprise previously carried on or now proposed (all activities must be stated).....

.....
.....
.....
.....

9. State charges made or proposed (if any) for the use of the area specified in the application

.....
.....

10. State whether any right-of-way or road exists across the land adjoining the foreshore to the area for which application is made.....

.....
.....

I hereby declare that all the information which I give above is true to the best of my knowledge and belief.

Signed before me this

Day of.....20.....

.....
Applicant

.....
Justice of the Peace

Application fee of **\$1000.00** is enclosed.

