

## **ABSTRACT**

### **Expansion of the Central Business District (CBD) in the City of Port-of-Spain**

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This study posits that the uncoordinated activities and interrelationships of three groups of stakeholders namely the business community, the consumers and the state and quasi state organizations have resulted in the expansion of the Central Business District (CBD). This expansion leads to negative spatial, social, environmental and economic consequences and may even threaten the future of the Central Business District (CBD). In order to regulate this expansion and alleviate the consequences it is important to understand the different perceptions and motives that result in the groups various activities.

The three groups were therefore surveyed, and all available literature was perused. The business community was found to be economically motivated, financially strong, and can actually initiate physical change. It is considered to be one of the strongest players in the process.

Consumers are fragmented and easily manipulated through the use of advertisement, thereby resulting in them being the weakest players, but they cannot be removed from the equation.

The state and quasi-state organizations are generally ineffective in the process. The National Insurance Property Development Company (NIPDEC) has however been involved in revitalization efforts in the Central Business District and has been playing an important role in the process.

It is important for the Town and Country Planning Division to become more effective in this process of expansion. They must manage the process by reconciling the different motives of the key players. The division can proceed by achieving consensus through greater levels of involvement and compromise, by providing the necessary information in order to empower the public and allowing coordination across relevant agencies.

**Keywords:** Expansion of the Central Business District (CBD) in Port-of-Spain;  
Activities of three groups of stakeholders: Management /regulation of the process.