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THE TOWN AND COUNTRY PLANNING LAW, 1957
(LAW 42 OF 1957)

**The Town and Country Planning
(St. Catherine Coast) Provisional
Development Order, 1964**

ST. CATHERINE COAST

23

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THE TOWN AND COUNTRY PLANNING (ST. CATHERINE COAST)

PROVISIONAL DEVELOPMENT ORDER, 1964

In exercise of the power conferred upon the Town and Country Planning Authority by section 5(1) of the Town and Country Planning Law, 1957, the following Provisional Development Order is, after consultation with the Parish Council of St. Catherine hereby made:—

1. This Order may be cited as the Town and Country Planning (St. Catherine Coast) Provisional Development Order, 1964, and shall apply to the area described in the First Schedule to this Order. Citation and application.
First Schedule.

2. In this Order the expression:

“the Law” means the Town and Country Planning Law, 1957;

Interpretation.

“the Authority” has the meaning assigned to it by section 2 of the Law;

“local planning authority” has the meaning assigned to it by section 2 of the Law;

“planning authority” means local planning authority as defined by section 2 of the Law, and includes the Authority in any case where an application is referred to the Authority pursuant to the provisions of section 12 of the Law;

“development plan” means the plan including any accompanying statements, approved by the Governor in Council in relation to this Order;

“the Minister” has the meaning assigned to it by section 2 of the Law.

3. (1) Where a building or other land is used for a purpose of any class specified in the Second Schedule to this Order, the use of such building or other land for any other purpose of the same class shall not be deemed for the purpose of the Law, to involve development of the land. Use Classes.
Second Schedule.

(2) A use which is ordinarily incidental to and included in any use specified in the Second Schedule to this Order is not excluded from that use as an incident thereto merely by reason of its specification in the said Schedule as a separate use.

(3) Where the total floor area of any proposed building or of the existing and proposed buildings on a holding does not exceed 750 sq. ft., planning permission shall not be required if in the opinion of the local planning authority such building or buildings will not be visible from the existing main road or the location of the proposed main road.

4. Subject to the provisions of this Order no development of land within the area to which this Order applies, shall take place except in accordance with the development plan and any planning permission granted in relation thereto: Prohibition of development.

Provided that the planning authority may in such cases and subject to such conditions as may be specified by directions given by the Minister under this Order grant permission for development which does not appear to be provided for in this order or the development plan, and is not in conflict therewith.

5. (1) An application to the local planning authority for planning permission shall be made in a form issued by the local planning authority and obtainable from that authority or from the Authority, and shall include the particulars required by such form to be supplied, and be accompanied by a plan sufficient to identify the land to which it relates and such other plans and drawings as are necessary to describe the development which is the subject of the application, together with such additional number of copies (not exceeding five) of the form and plans and drawings as may be required by the directions of the local planning authority printed on the form; and the local planning authority may by a direction in writing addressed to the applicant require such further information to be given to them in respect of an application for permission made to them under this paragraph as is requisite to enable them to determine that application. Applications for planning permission.

(2) Where an applicant so desires, an application expressed to be an outline application may be made under sub-paragraph (1) of this paragraph for permission for the erection of any building, subject to the making of a subsequent application to the local planning authority with respect to any matters relating to the siting, design or external appearance of the buildings, or the means of access thereto; in which case particulars and plans in regard to those matters shall not be required and permission may be granted subject as aforesaid (with or without other conditions) or refused:

Provided that—

(a) where such permission is granted it shall be expressed to be granted under this paragraph on an outline application and the approval of the planning authority shall be required with respect to the matters reserved in the planning permission before any development is commenced;

- (b) where the planning authority are of the opinion that in the circumstances of the case the application for permission ought not to be considered separately from the siting, design or external appearance of the buildings, or the means of access thereto, they shall within the period of one month from the receipt of the outline application, notify the applicant that they are unable to entertain such application, specifying the matters as to which they require further information for the purpose of arriving at a decision in respect of the proposed development, and the applicant may either furnish the information so required (in which event the application shall be treated as if it had been received on the date when such information was furnished and had included such information) or appeal to the Minister under section 13 of the Law within one month of receiving such notice, or such longer period as the Minister may at any time allow, as if his outline application had been refused by the planning authority.

(3) An application for an approval required by virtue of proviso (a) to sub-paragraph (2) of this paragraph shall be in writing and shall include such particulars and be accompanied by such plans and drawings as are necessary to deal with the matters reserved in the planning permission together with such additional number of copies of the application and plans and drawings as were required in relation to the application for planning permission.

(4) An application to the local planning authority for a determination under section 14 of the Law shall be in writing, and shall contain a description of the operations or change of use proposed and of the land to which such proposal relates.

Third Schedule.

(5) On receipt of any application under this paragraph the local planning authority shall send to the applicant an acknowledgement thereof in the terms (or substantially in the terms) set out in Part I of the Third Schedule hereto.

(6) The planning authority may by a direction in writing addressed to the applicant require to be produced to an officer of the authority such evidence in respect of an application for permission made to them as they may reasonably call for to verify any particulars of information given to them.

(7) Except where otherwise provided, the period within which the planning authority shall give notice to an applicant of their decision shall be three months or such extended period as may at any time be agreed upon in writing between the applicant and the planning authority.

(8) Every such notice shall be in writing, and—

(a) where the planning authority decide to grant planning permission subject to conditions or to refuse it, they shall state their reasons in writing and send with the decision a notification in the terms (or substantially in the terms) set out in Part II of the Third Schedule hereto;

(b) in the case of an application for a determination (whether forming part of an application for planning permission or not) where the planning authority determine that the carrying out of operations or the making of a change in the use of land would constitute or involve development of the land, they shall state in such notice the grounds for their determination and include a statement to the effect that if the applicant is aggrieved by their decision he may appeal to the Minister under section 13 of the Law within one month of the receipt thereof.

(9) The planning authority shall furnish to the Minister and to such other persons as may be specified by directions given by the Minister under this Order, such information as may be so specified with respect to applications made to the planning authority under this paragraph including information as to the manner in which any such application has been dealt with.

Directions
restricting the
grant of plan-
ning permission.

6. (1) The Minister may give directions restricting the grant of planning permission by the planning authority during such period as may be specified in the directions, in respect of any such development or in respect of development of any such class, as may be so specified.

(2) The planning authority shall deal with applications for permission to develop to which such directions relate in such manner as to give effect to the terms of the directions.

Development
affecting main
roads.

7. Before granting permission for development affecting main roads, whether unconditionally or subject to conditions, the planning authority shall consult the Chief Technical Director, Ministry of Communications and Works (Public Works Department).

Reference of
applications to
the Authority.

8. On referring any application to the Authority under section 12 of the Law, pursuant to a direction in that behalf the local planning authority shall serve on the applicant notice of the terms of the direction and of any reason given by the Authority for issuing the direction, and such notice shall inform the applicant that the application has been referred to the Authority and shall contain a statement that the Authority will, if the applicant so desires, afford to the applicant an opportunity of appearing before and being heard by a person appointed by the Authority for the purpose.

Appeals.

9. (1) Subject to the provisions of this Order, any person who desires to appeal—
(a) against a decision of the planning authority refusing planning permission or granting planning permission subject to conditions; or

- (b) against a determination of the planning authority under section 14 of the Law; or
- (c) on the failure of the planning authority to give notice of their decision or determination, shall give notice of appeal to the Minister within one month of the receipt of notice of the decision or determination, or of the expiry of the period specified in paragraph 5(7) of this Order, as the case may be, or such longer period as the Minister may at any time allow.

- (2) Such person shall also furnish to the Minister a copy of the following documents—
 - (i) the application made to the planning authority;
 - (ii) all relevant plans, drawings and particulars submitted to them;
 - (iii) the notice of the decision or determination, if any;
 - (iv) all other relevant correspondence with the planning authority.

10. (1) The planning authority shall keep a register containing the following information in respect of all land within the area to which this Order applies, namely — Register of applications.

- (a) particulars of any application for permission to develop made to them in respect of any such land, including the name and address of the applicant, the date of the application, and brief particulars of the development forming the subject of the application;
- (b) particulars of any direction given under the Law or this Order in respect of the application;
- (c) the decision, if any, of the planning authority in respect of the application, and the date of such decision;
- (d) the date and effect of any decision of the Minister on appeal, in respect of the application;
- (e) the date of any subsequent approval given in relation to the application;

(2) Such register shall include an index, which shall be in the form of a map unless the Minister approves some other form, for enabling a person to trace any entry in the register.

(3) Such register shall be kept at the office of the planning authority.

(4) Every entry in the register consisting of particulars of an application shall be made within fourteen days of the receipt of such application.

11. (1) Any power conferred by this Order to give a direction or consent shall be construed as including power to cancel or vary the direction by a subsequent direction or, as the case may be, to revoke or modify such consent. Directions, consents and Notices.

(2) Any notice or other document to be served or given under this Order may be served or given in the manner prescribed by section 30 of the Law.

12. (1) Where any land within the area to which this Order applies is subdivided into allotments for the purposes of sale lease or letting or for building purposes, a scheme plan showing the proposed subdivision shall be prepared by a surveyor and submitted to the local planning authority for approval. Control of subdivision

(2) A person shall not sell, or offer or advertise for sale, or build upon, any allotment in any subdivision to which this paragraph applies, or form any proposed road in connection therewith, unless a scheme plan has been previously approved whether conditionally or unconditionally by the local planning authority.

(3) Every scheme plan prepared for the purposes of this paragraph shall show the whole of the land being subdivided and the several allotments and their areas and dimensions and, in addition to existing roads, reserves, access ways and service lanes, and land affected by existing easements shall also show the proposed roads and their approximate grades, the proposed reserves, access ways and service lanes, the situation of any land to be affected by easements, which are to be created and the nature of the easements, and such other particulars as may be specified in writing by the local planning authority.

(4) The local planning authority may refuse to approve any scheme plan or may approve the plan either unconditionally or upon or subject to such conditions as they think fit.

(5) Without prejudice to the generality of sub-paragraph (4) of this paragraph the local planning authority may refuse to approve any scheme plan—

- (a) if in their opinion closer subdivision or settlement of the land shown on the scheme plan is not in the public interest or the land for any other reason whatsoever is not suitable for subdivision;
- (b) if in their opinion adequate provision has not been made for the drainage of any allotment or the disposal of sewage therefrom;
- (c) if in their opinion the subdivision would interfere with or render more difficult or costly the carrying out of any public work or scheme of development which is proposed or contemplated by the Government of the Island or any local authority;
- (d) if in their opinion the proposed subdivision does not conform to recognised principles of town planning.

(6) The local planning authority shall give notice of any conditions upon or subject to which a scheme plan has been approved to the person who made application for the approval of the scheme plan.

(7) In any case where the local planning authority have refused to approve the scheme plan or have approved the scheme plan upon or subject to conditions, the planning authority shall so notify the applicant and he may thereupon appeal to the Minister whose decision shall be final.

(8) Where an appeal under sub-paragraph (7) of this paragraph is made to the Minister the following persons shall be entitled to be heard, to produce evidence and to put questions to witnesses, namely—

- (a) the local planning authority;
- (b) the owner of the land or interest in the land, to which the appeal relates;
- (c) in any case where a main road is affected, or is likely to be affected, the Chief Technical Director, Ministry of Communications and Works (Public Works Department) or his nominee.

(9) For the purpose of this paragraph, the expression "owner", in respect of any land or interest therein, includes an owner thereof, whether beneficially or as a trustee, and mortgagee acting in exercise of the power of sale, and any person whatsoever having power to dispose of the land or interest therein by way of sale;

"sale" includes exchange, gift, devise or other disposition affecting the fee simple, and lease for any term (including renewals under the lease) exceeding twenty years and also includes any disposition affecting the leasehold interest under any such lease as aforesaid;

Cap. 211.

"surveyor" has the meaning assigned to it by section 2 of the Land Surveyors Law; and any division of land whether into two or more allotments shall be deemed to be a subdivision of that land for the purpose of sale if at least one of these allotments is intended for sale.

Cap. 227.

13. The provisions of the Local Improvements Law, and Regulations made thereunder shall not apply to the subdivision of land within the area to which this Order applies.

(Paragraph 1)

FIRST SCHEDULE

ST. CATHERINE COAST DEVELOPMENT AREA

Starting at a point "A" where the St. Catherine and Clarendon parish boundary intersects with the coastline; thence generally northerly along the said parish boundary crossing the Main Road leading from May Pen to Old Harbour to a point measured at right angles approximately 3,000 feet from the aforesaid Main Road; thence generally north-easterly along a line 3,000 feet from and parallel to the Main Road to its intersection with the eastern bank of the Irrigation Canal which forms part of the western boundary of Wick Hall and the Gift said to belong to M. A. Duquesnay; thence south-easterly and westerly along the eastern and southern banks of the said Canal to the north-eastern abutment of the bridge at the Main Road leading from Old Harbour to Spanish Town in the vicinity of Sydenham; thence continuing across the Main Road along the eastern bank of the aforesaid Canal to meet the northernmost corner of Worcester said to belong to the United Estates Ltd.; thence south-westerly along the western boundary of Worcester to its intersection with the northern boundary of the Jamaica Railway Corporation Reservation; thence continuing south-westerly across the Jamaica Railway Corporation tracks and along the western boundary of the aforementioned property to its intersection with the northern boundary of Smallwood Pen; thence south-easterly and southerly along the northern and eastern boundaries of Smallwood Pen said to belong to the United Estates Ltd. to its south-eastern corner; thence south-easterly along the eastern boundary of Hartlands to its junction with the centre-line of the Salt Island Creek; thence generally north-easterly along the centre-line of the Salt Island Creek to its intersection with the western boundary of March Pen; thence generally south-easterly along the centre-line of the Campeachy Gully which forms the continuation of the Salt Island Creek to its intersection with the eastern boundary of Phoenix Park formerly called Union Pen; thence north-easterly in a straight line to the intersection with the centre-line of the Bernard Lodge Railway tracks and the common boundary between Grange Pen and Goshen Pen; thence north-easterly and north-westerly along the centre-line of the said Railway tracks to its junction with the centre-line of the Jamaica Railway Corporation tracks; thence in a straight line to meet the north-eastern corner of Lawrencefield property; thence due north to intersect with the southern boundary of the Rio Cobre; thence north-easterly, south-easterly and north-easterly along the said boundary of the aforementioned river to its intersection with the south-western abutment of the bridge over the said river at the Parochial Road leading from White Marl to Lawrencefield; thence northerly in a straight line across the Main Road leading from Spanish Town to Kingston to the south-western corner of Taylors Field part of the Caymanas Estate; thence north-easterly in a straight line to the north-western corner of Crawle Pen; thence due east to intersect with the centre-line of the Fresh River; thence generally south-easterly along the centre-line of the Fresh River which forms the parish boundary between St. Catherine and St. Andrew to its junction with the centre-line of Barnes Creek; thence south-westerly along the centre-line of Barnes Creek to the coastline at Hunts Bay; thence south-westerly, westerly and generally north-westerly along the coastline back to the starting point.

(Paragraph 3)

SECOND SCHEDULE

USE CLASSES

In this Schedule—

"shop" means a building used for the carrying on of any retail trade or retail business wherein the primary purpose is the selling of goods by retail, and without prejudice to the generality of the foregoing includes a building used for the purpose of a hairdresser, undertaker, travel agency, or as the receiving office for goods to be washed, cleaned or repaired, or for any other purposes appropriate to a shopping area, but does not include a building used as funfair, garage, petrol filling station, office or bank.

THIRD SCHEDULE

Notification to be sent to the Applicant on receipt of his Application

Your application dated.....has been received and, if on.....
(insert date) (insert date of expiry of the period
under paragraph 5 of the Order)

you have not been given notice by the planning authority of their decision you are entitled to appeal to the Minister in accordance with section 13 of the Town and Country Planning Law, 1957, by notice served within one month from that date. You may, however, by agreement in writing with the planning authority extend the period within which the decision of the planning authority is to be given.

(Paragraph 5(8)(a))

Notification to be sent to Applicant on Refusal of Planning Permission or on the grant of Permission subject to Conditions. (To be endorsed on Notices of Decision)

1. If the applicant is aggrieved by the decision of the planning authority to refuse permission for the proposed development, or to grant permission subject to conditions, he may, by notice served within one month of the receipt of this notice, appeal to the Minister in accordance with section 13 of the Town and Country Planning Law, 1957. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that the planning permission for the proposed development could not have been granted by the planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of section 11 of the Law and of the Development Order and to any directions given in the Order.

2. In certain circumstances provided in section 17 of the Town and Country Planning Law, 1957, a claim may be made against the Town and Country Planning Authority for compensation where permission is refused or granted subject to conditions by the Minister on appeal.

D. W. SPREULL,
Government Town Planner,
Town and Country Planning Authority.

Dated at Halfway Tree, St. Andrew,
this 30th day of January, 1964.

ST. CATHERINE COAST DEVELOPMENT AREA

GENERAL DESCRIPTION

The intention of this Order is to make provision for the orderly and progressive development of the southern part of the parish of St. Catherine excluding Spanish Town but including the areas to the east, south and south-east. This will also include the whole parish coast from the Kingston and St. Andrew Corporate Area Boundary on the east to the parish of Clarendon boundary on the west.

No development will be permitted which would conflict with the proposals outlined in the Order and indicated on the accompanying map. Spanish Town, the main urban centre of St. Catherine will be the subject of a separate Development Order.

The main physical features of the area include the Rio Cobre which empties into the harbour at Passage Fort, Dawkins Pond; the Port Henderson Hills, the Great Salt Pond and marshland and the Hellshire Hills Range bordering these features. To the north are the fertile alluvial plains of the lower St. Catherine and St. Dorothy Plains with Old Harbour to the west. The coastline of St. Catherine is for the most part inaccessible by road from landward.

The main road from Kingston to Spanish Town is probably the Island's most used road outside urban areas. About 8,000 vehicles per day used it in 1963.

At Spanish Town the road divides, one road going to Bog Walk and the north, the other to Old Harbour and the west. The Rio Cobre River which is alongside and partly parallel to this road, overflows its banks in heavy rains, inundating the surrounding areas. At Ferry and Central Village there is growing building development intrusion alongside the road and there is need for building control with segregation for through traffic. Much of the adjoining areas are in sugar cane cultivation and form a green belt between Kingston and Spanish Town. On the outskirts, east of Spanish Town, the green belt character of the area has already been changed at the Jamaica School of Agriculture, Twickenham Park, by the introduction of Industrial Development. To the west of Spanish Town the land becomes less cultivated as the town of Old Harbour is approached. Beyond Old Harbour the road swings south across the western boundary of St. Catherine, which is also the western boundary of the Order Area.

The coastline can be broadly divided into three areas; eight miles of the fairly sheltered Old Harbour Bay; twelve miles of the more exposed Hellshire Hills Coast; and eight miles of the sheltered section within Kingston Harbour. From the Clarendon Parish Boundary the coast makes a south westerly curve to Cabarita Point. Almost three miles due south of Old Harbour is the large fishing beach and community of Old Harbour Bay. This is a busy and successful fishing beach and also acts as a market place for the town. Further to the west, but still part of Old Harbour Bay area are the Little and the Great Goat Islands which almost block Galleon Harbour to the north.

Leaving Galleon Harbour and turning Cabarita Point the Coast changes in character from beachless mangrove to long bays with white sand beaches backed by swamp land. Two bays, Long Bay and Manatee Bay face due south and are more sheltered than the next section of coast which is to the north-east. This section is exposed to the prevailing south-west winds. It has a rugged coastline with small bays of white sand beaches at Hellshire Point and Half Moon Bay. The coast here is backed by the Hellshire Hills with cactus covered limestone outcrops of over 500' elevation. All of this coast except for the Old Harbour Bay Area is inaccessible from landward. Fishermen set up temporary camps at various locations but with everything, including water, having to be brought in by boat, their stay is usually limited.

To the north-west along this coast is the Great Salt Pond which lies at the foot of the steeply rising Port Henderson Hills. This large body of brackish water about one square mile is cut off from the sea by a narrow sand bar. This shallow pond together with the large swamp area to the north-west, acts as a drainage basin for part of the irrigated St. Catherine Plain. The coastline of Port Henderson Hills consists of high cliffs broken only by the magnificent white sand beach at Green Bay. This is being used as a Field Firing Range and is situated directly opposite Port Royal which is about 1½ miles away across the mouth of Kingston Harbour.

At Port Henderson are the ruins of a number of buildings of the eighteenth century. These are being reconstructed by the National Trust Commission. The area was once known as "New Brighton" and was a resort area, with mineral bath, for Spanish Town. A fishing beach has been established at the Port Henderson end of a long spit of sand which ends at the Fort Augusta Penitentiary. This area which forms the southern boundary of Dawkins Pond is now largely occupied by private beach cottages. There is also a public bathing beach which has recently been established by the St. Catherine Parish Council. The whole area is becoming increasingly popular for recreation, for both Kingston and Spanish Town. Within the Kingston Harbour there is the Dawkins Pond with surrounding mangrove and Fort Augusta forming the southern boundary of the Order at Hunts Bay. Between Caymanas and Dawkins Pond the land slopes gently from the sea. There is little rainfall in this area in common with the greater part of the Order Area, and the evaporation of irrigation water over the years has made the land saline. To the west of Portmore is some of the best irrigated cane land in the Island.

The remainder of the St. Catherine Coast includes the outlet of the Rio Cobre River and its flood plains to the east. The flood control of this River will bring some of this presently useless land into cultivation and make other areas suitable for urban development.

DEVELOPMENT PROPOSALS (*See accompanying map*)

Land Use proposals are not made for the whole of the area contained within the boundary of the Order. The zoning proposals cover those areas where it is necessary now to determine future land use. The unzoned areas will allow for flexibility as the development programme progresses, and prevent sporadic development in the meantime.

1. URBAN DEVELOPMENT

The city of Kingston will inevitably spread beyond its present limits while there is a rising population making demands for land space. Urban development has already begun to spread over the parish boundaries and there is every likelihood that this trend will continue in spite of redevelopment and new development within the city. Although there are many acres within the urban boundary still without buildings, there are other areas with densities up to 400 persons per acre. There is a shortage of land space and most vacant sites are already reserved for some purpose. Development and redevelopment within the Kingston Urban Fence will not be sufficient to cope with the needs of the rising population for housing, work, schools and social services.

In accepting the inevitability of continued population growth for the present it will be necessary to plan for it by delineating the practical potential areas which will be used for urban expansion. By so doing, the spread of urban growth will be limited so that it does not destroy valuable agricultural and amenity areas such as Caymanas, and a proper relationship between town, country and the sea can be established.

(a) *New Township*

Provision will be made for the establishment of a new town at Portmore. It will extend from Gregory Park in the north to Port Henderson and Naggo Head in the south with Caymanas Estate on its western side and Passage Fort and the Rio Cobre on the east. The Township concept will include housing for various income and social groups. The provision of amenities, the siting of community facilities, the layout of building areas including density, spacing, grouping and orientation will be considered in the grant of permission to develop. The size, height, colour and finishing materials of buildings, the objects which may be affixed to buildings, the layout and site coverage of buildings, and the use to which land or buildings are to be put will all be subject to control by the local planning authority in order to improve standards of design and amenity. An industrial estate will be established in the area north-east of the town to the south of the railway between the Rio Cobre and the Duhaney Rivers. This industrial zoning will in effect be a continuation of the waterfront industrialised complex of western Kingston.

The areas north and west of the proposed town are envisaged as part of an agricultural green belt for Kingston and Spanish Town. This consists mainly of high fertility and fairly high fertility agricultural land, some of it at present liable to flooding. Twickenhan Park will form part of the agricultural green belt together with Caymanas and St. Catherine estates, and further urban development of the agricultural areas will not normally be permitted. To the east and south, most of the harbour frontage will be used for public recreation, resort and nature reserve purposes. This is mainly low-lying land now subject to flooding and includes the Dawkins Pond area, the National Trust site at Port Henderson and the Green Bay Beach. Apart from a small area of private residential development, a public beach and the prison on the Fort Augusta Peninsula, this will provide for a harbour front resort and recreation area extending for about five miles from the new Sandy Gully outlet in the north to Green Bay in the south.

(b) *Port Henderson*

Resort and residential developments will be permitted in the Dawkin's Pond, Naggo Head and Braeton areas; but each application for development will be given special consideration as this is likely to be an area subject to considerable changes when development is undertaken in the Hellshire Hills.

(c) *Hellshire Hills*

This area will be treated in the following way: the higher, more rugged lands will be reserved as a national park and nature reserve, and will be linked by park ways to the main road system. The actual boundaries will only be established after detailed surveys have been carried out. The remaining areas, where the terrain is more gentle will be zoned for resort, residential and related purposes. Along the coast five new main beaches and seaside parks have been reserved for public use; they include Green Bay, Half Moon Bay, Wreck Bay at Hellshire Point, part of Manatee Bay and part of Long Bay. Where possible these will be extensions to the national park and will be linked with it and the main road by landscaped parkways.

(d) *Subdivision of land*

Areas of existing subdivision are shown on the accompanying map. Consideration of future applications to develop by subdividing land will take account of the layout of building areas including density, spacing, grouping and orientation. Provision may be required for loading and unloading vehicles within sites, service roads, setbacks and car parking. It will also be necessary, to prescribe the character and type of public services and other works which shall be undertaken and completed by the applicant as a condition of the grant of permission to subdivide and to co-ordinate the subdivision of contiguous properties in order to give effect to the overall scheme of development.

2. ROADS

Road improvements and new roads are proposed to serve the development area. No development will be permitted which would conflict with existing roads which are to be improved and with proposed new roads. The number of other roads to be taken off main roads will be restricted and no access roads will normally be permitted to enter a main road within 200' of any intersection with another road.

At all road intersections it will be necessary to establish traffic sight lines, and the building lines may be set back for this purpose. It may also be necessary to provide kerbs to roadways. These will be in accordance with the requirements of the Local Planning Authority.

Main Road Improvements:

Improvements will be carried out to the Spanish Town Road between Duhaney Bridge and Spanish Town and to the main road to the west of Old Harbour.

Reservations for the following new roads will be established:—

- (1) Foreshore Road Motorway to Spanish Town (Paralleling the railroad as an extension of Marcus Garvey Drive);
- (2) A New Coast Road from Naggo Head to Old Harbour.

Changes to other existing roads and new roads will be in accordance with the road standards contained in this Order and will vary according to the type and density of development which they will serve. Special road standards may be permitted within the areas of national park and nature reserves.

Standards of new roads and improvements to existing roads are shown on the following schedule (Roads are in four classes)

(a) Service Roads:

These are used for direct access to individual lots within a residential area or for access to commercial premises. These are intermediate collector roads for traffic generated by service roads.

(b) Estate Roads:

These are the main roads within a residential area, and would normally be used as bus routes or as denser traffic routes through residential areas.

(c) Main Estate Roads:

These are the main roads normally linking towns.

(d) Main Roads:

SCHEDULE OF ROAD STANDARDS

(all Measurements in feet-minimum)

Type of Road	Total Reservation	Carriage-ways	Side Reservations (each side)			Special Requirements
			Total	Paved	Planted	
(a) Service Roads	30	16	7	4	3	Requirements for Reservation, carriageway, paving and planting may be varied by Local Planning Authority depending on circumstances.
(b) Estate Roads	40	20	10	4	6	Requirements for Paving and planting may be varied by Local Planning Authority depending on circumstances.
(c) Main Estate Roads	50	30	10	4	6	Requirements for Paving and planting may be varied by Local Planning Authority depending on circumstances.
(d) Main Roads	100	(2) 24 (Dual)	See special requirements.			(2) 8' shoulders and a median strip, or such requirement as the Minister of Communications and Works may consider adequate.
(e) Main Roads (where standards of (d) are not required)	75	24	See special requirements.			(2) 8' shoulders, or such requirements as the Minister of Communications and Works may consider adequate.
(f) Main Roads (Motorways)	120	(2) 24 (Dual)	20	10' hard shoulders 10' grading		Restricted access, grade separated intersections. Median strip requirements will be varied as the Minister of Communications and Works may consider adequate.
(g) Main Roads (Motorways)	150	(3) 36 (Dual)	20	10' hard shoulders 10' grading		Restricted access, grade separated intersections. Median strip requirements be varied as the Minister of Communications and Works may consider adequate.

3. COMMERCIAL AREAS:

Shopping sites in the development area will be confined to existing towns and villages as indicated on the accompanying map, and include Old Harbour, Old Harbour Bay, Gregory Park and Portmore. It is intended that, wherever possible, new shops will be sited with or adjacent to those already existing, so that new commercial ventures will stimulate trade in established shopping areas instead of being sited elsewhere and detracting from them. New shopping centres will be planned to serve the development area, and no shops will normally be permitted except in specific areas as will be defined in the detailed development plans.

Subdivision for business or commercial purposes will require buildings to be set well back from the main road with provision for car parking, pavements and arcaded shop fronts. New shops will have continuous facades with standard canopies. Where there are two floors, the first floor will be at a co-ordinated height throughout its length. Signs and advertisements will be kept below the canopy.

Petrol stations will be permitted in accordance with the Petroleum Filling Stations Order, and generally sited near to commercial areas so as to provide a better and more interesting service to the public by grouping stations and shopping facilities.

4. BEACHES

Beaches have been reserved in the following categories:—

Public Fishing Beaches:

- (a) Passage Fort

Public Fishing and Bathing Beaches:

- (a) Port Henderson
(b) Old Harbour Bay

Public Bathing Beaches:

- (a) Fort Augusta
(b) Green Bay
(c) Half Moon Bay
(d) Hellshire Point
(e) Manatee Bay
(f) Long Bay.

In addition to these categories of beaches, there will be reserves for beaches which will be established to serve future subdivisions or other developments. The access to all the beaches, seaside parks, roadside parks, areas of natural beauty, buildings of architectural or historic interest, as shown on the map accompanying this Order shall be that which has been in use up to the date of publication of this Order unless suitable alternative access is provided.

5. SEASIDE PARKS

These parks will be situated at interesting natural features and views in addition to providing access to the coast. There will be provision for car parking, and possibly refreshment facilities. It is intended that these areas will be large enough for relaxation with shade trees and planting screening them from main road traffic. In some cases changing rooms and showers for bathers may be included.

These seaside parks are as follows:—

- (a) Hunts Bay
- (b) Green Bay
- (c) Half Moon Bay
- (d) Hellshire Point
- (e) Manatee Bay
- (f) Long Bay
- (g) Marine Terminal (Old Harbour)

6. ROADSIDE PARKS

At various points along the coast, the road reaches positions where extensive views of headlands, mountains and sea can be established. It is intended to provide a lookout point with seats and a lay-by for cars to enable motorists and others to enjoy the view without impeding traffic.

These roadside parks are as follows:—

- (a) Tom Cringles Cotton Tree
- (b) Great Salt Pond
- (c) Manatee Bay
- (d) Long Bay
- (e) Galleon Harbour.

7. AREAS OF NATURAL BEAUTY AND HISTORIC INTEREST

In collaboration with the National Trust, it is intended that the amenities of the following sites should be given special attention and protection to ensure that these areas are not adversely affected by any development.

- (a) Port Henderson Hills
- (b) Dawkins Pond

8. INDUSTRIAL AREA

It is intended that an industrial estate will be established between the Rio Cobre and the proposed Sandy Gully outlet. Other reservations for industry will be made as the need arises within the development area.

9. AMENITY

The Order is concerned with prevention of development likely to be detrimental to the appearance of the landscape. Thus, it is not intended that there should be continuous property boundary screens blocking views from the main highway, and particular attention will be paid to the design of screen walls and fences, etc., where these are essential to the privacy of a dwelling or development.

Where the main road has to be improved care will be taken to ensure that natural features of interest are used and enhanced. In acquiring the land for main roads, the reservation need not be to a standard width and extra areas may be included to add scope to the landscaping. Where there is a dual carriageway it could be an advantage to appearance and might impose less strain on the motorist, if the two tracks could be arranged to be unparallel, and interwoven with natural features of the landscape. Central reservations should be used to create an "anti-dazzle" screen of trees and shrubs to counteract vehicles' headlights.

The setting and relationship of service roads to highways will also receive careful attention to avoid parallelism with main roads so as to eliminate monotony and confusing dazzle to the night driver.

Wherever possible, good existing trees or groups of trees will be kept within road reservations, in addition to hedges, boulders and other particular features which add interest to the landscape.

Advertisement control will be introduced in accordance with regulations. Where it is practicable, electricity and telephone lines should be taken underground for the sake of amenity and as a safeguard against hurricane and storm damage. This will eliminate the unsightly "wirescape" and prevent disfigurement of trees. In certain cases overhead lines could be sited independent of the main road along the most economical cross country route.

10. ZONING RELATED TO USE CLASSES

The following chart shows an intended relation of uses to the zones shown in the Development Area. For example, in the case of an application to construct a shop, this would be considered in certain cases in approved subdivisions or urban development zones. It would normally be permitted in a commercial zone, but it would not normally be permitted in an open space.

11. PUBLIC SERVICES

Provision may have to be made for the reservation of sites for establishment of water, sewerage, and power stations. Road reservations have been made sufficiently wide to allow for installations by statutory or other undertakers for power, lighting, water supply, sewage disposal, drainage and any other public service. Any installations above ground will require planning permission. Where electrical and telephone services are not placed underground they will wherever practicable, be situated at the backs of lots instead of along the frontage.

12. MISCELLANEOUS

Without prejudice to any proposals included in the Order, the right is reserved to provide for additional requirements arising out of future subdivision and development.

D. W. SPREULL,
Government Town Planner,
Town and Country Planning Authority.

STATEMENT OF INTENDED RELATION OF USES TO THE ZONES SHOWN IN THE DEVELOPMENT AREA

Zone	Shops	Offices	Industry	Warehouses	Churches, etc.	Health Centres, etc.	Halls, etc.	Cinemas, etc.	Petrol Filling Stations	Hotels, etc.	Residences	Club, Bars
Commercial ..	1	1	1	1	1	1	1	1	1	2	2	1
Industrial ..	2	2	1	1	3	3	3	3	2	3	3	3
Approved Subdivisions and Urban Development	2	3	3	3	3	3	2	3	3	1	1	2
Open Space ..	3	3	3	3	3	3	2	3	3	3	3	2
Unzoned Areas	Applications to be given individual consideration											
Normally permitted		1				
Considered in certain cases						2				
Not normally considered						3				