

THE TOWN AND COUNTRY PLANNING LAW, 1957

(Law 42 of 1957)

THE TOWN AND COUNTRY PLANNING (ST. THOMAS COAST) PROVISIONAL DEVELOPMENT ORDER, 1964

In exercise of the power conferred upon the Town and Country Planning Authority by section 4 (1) of the Town and Country Planning Law, 1957, the following Provisional Development Order is, after consultation with the Parish Council of St. Thomas hereby made:—

1. This Order may be cited as the Town and Country Planning (St. Thomas 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 Minister in relation to this Order;

"the Minister" has the meaning assigned to it by section 2 of the Law;

"development" has the meaning assigned to it by section 5 of the Law, and "develop" shall be construed accordingly;

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.

Citation and application. First Schedule.

4. (1) Notwithstanding the provisions of this Order, development of any class specified in column 1 of the Fourth Schedule hereto may be undertaken in accordance with the conditions specified in column 2 of the said Schedule in relation to such development, without the permission of the local planning authority.

Permitted Development.

(2) Nothing in this paragraph or in the Fourth Schedule shall operate so as to permit any development contrary to any condition imposed in any permission granted under Part III of the Law.

Fourth Schedule.

5. 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.

6. (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:

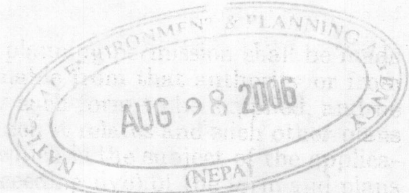
Outline Development.

Fourth Schedule.

Prohibition of development.

7. (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.



Thomas

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 plan 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.
 - (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 1 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.
7. (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.
8. 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).
 9. 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.

Third Schedule.

Third Schedule.

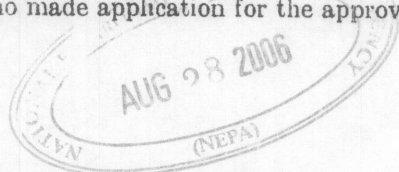
Directions
restricting
the grant of
planning
permission.

Development
affecting
main roads.

Referring of
applications to
the Authority.



10. (1) Subject to the provisions of this Order, any person who desires to appeal— Appeals.
- (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 6 (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.
11. (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 decisions;
 - (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.
12. (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.
13. (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 Commissioned Land Surveyor and submitted to the local planning authority for approval. Control of subdivision of land.
- (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 be in accordance with the requirements of the Local Improvements (St. Thomas) Regulations, 1940, and shall show—
- (a) all those lands which are either affected by existing easements or to be affected by easements which are to be created;
 - (b) the nature of all easements whether existing or to be created; and
 - (c) such other particulars as may be required 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 Jamaica 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;

“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. 211.

Compensation.

14. The 23rd day of May, 1964, shall be the base date for valuations in assessing compensation in relation to this order.

FIRST SCHEDULE

(Paragraph 1)

ST. THOMAS COAST DEVELOPMENT AREA

Starting at the intersection of the left bank of Bull Bay River with the Coast-line; thence North-Easterly along the left bank of the said River to its intersection with the Northern boundary of the Main Road leading from Kingston to Yallahs; thence due North to a point whose perpendicular distance is one mile from the Northern boundary of the said Main Road; thence generally South-Easterly, Easterly, North-Easterly and North-Westerly along a line parallel to and one mile from the Northern boundary of the Main Road leading from Kingston to Yallahs, to its intersection with the boundary between the parishes of Saint Thomas and Portland; thence North-Easterly along the said Parish Boundary crossing the Main Road from Morant Bay to Manchioneal and continuing to its intersection with the Coast-line; thence generally South-Easterly, Southerly, South-Westerly and North-Westerly along the Coast-line back to the starting point.

SECOND SCHEDULE

(Paragraph 3)

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 hair-dresser, 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.

- | | |
|----------|---|
| Class 1 | Use as a shop. |
| Class 2 | Use as an office or bank. |
| Class 3 | Use as a warehouse for any purpose, except storage of offensive or dangerous goods. |
| Class 4 | Use as a building for public worship or religious instruction or for the social or recreational activities of the religious body using the building. |
| Class 5 | Use as a health centre, a clinic, a creche, a day nursery or a dispensary or use as a consulting room or surgery unattached to the residence of the consultant or practitioner. |
| Class 6 | Use as an art gallery (otherwise than for business purposes), a museum, a public library or a public reading room. |
| Class 7 | Use as a public hall, a concert hall, an exhibition hall, a social centre or a community centre. |
| Class 8 | Use as a theatre, a cinema, a music hall. |
| Class 9 | Use as a dance hall, a swimming bath, a gymnasium or for indoor games. |
| Class 10 | Use as a hotel, motel or apartment house. |

THIRD SCHEDULE

(Paragraph 6 (5))

PART I

Notification to be sent to the applicant on receipt of his application

Your application dated..... has been received and, if on
 (INSERT DATE)

..... you have not been given notice by
 (INSERT DATE OF EXPIRY OF THE PERIOD UNDER PARAGRAPH 6 OF THE ORDER)
 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.



PART II

Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions.

(Paragraph 6 (8) (a))

(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.

FOURTH SCHEDULE

PART I

(Paragraph 4)

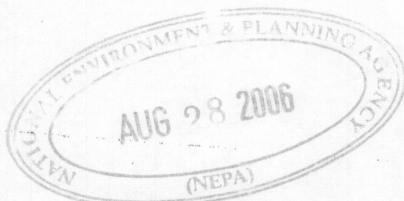
The following development is permitted under paragraph 4 of this order subject to the conditions set out opposite the description of such development in column 2. The references in that column to standard conditions are to the conditions numbered and set out in Part II of this Schedule.

| Column 1: Description of Development | Column 2: Conditions |
|---|---|
| <p>CLASS I—DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLING HOUSE</p> <p>1. The enlargement, improvement or other alteration of a dwelling house so long as the cubic content of the original dwelling house (as ascertained by external measurement) is not exceeded by more than one-tenth, subject to a maximum of 4,000 cubic feet, provided that the erection of a garage or stable within the curtilage of the dwelling house shall be treated as the enlargement of the dwelling house for the purposes of this permission.</p> <p>2. The erection, construction or placing and the maintenance, improvement or other alteration within the curtilage of a dwelling house of any building or enclosure (other than a dwelling, garage or stable) required for a purpose incidental to the enjoyment of the dwelling house as such.</p> <p>CLASS II—RURAL DWELLINGS</p> <p>1. 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.</p> <p>CLASS III—SUNDRY MINOR OPERATIONS</p> <p>1. The erection or construction of gates, fences, walls or other means of enclosure, not exceeding 4 feet in height where abutting on a highway used by vehicular traffic or 7 feet in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure.</p> <p>2. The painting of the exterior of any building or work otherwise than for the purpose of advertisements, announcement or direction.</p> | <p>1. The height of such buildings shall not exceed the height of the original dwelling house.</p> <p>2. No part of such building shall project beyond the forward-most part of the front of the original dwelling house.</p> <p>3. Standard conditions 1 and 2.</p> <p>1. The height shall not exceed, in the case of a building with a ridged roof, 12 feet, or in any other case 10 feet.</p> <p>2. Standard conditions 1 and 2.</p> <p>1. The height shall not exceed, in the case of a building with a ridged roof, 12 feet, or in any other case 10 feet.</p> <p>2. Standard conditions 1 and 2.</p> <p>1. No improvement or alteration shall increase the height above the height appropriate for a new means of enclosure.</p> <p>2. Standard conditions 1 and 2.</p> |

PART II

Standard Conditions

1. This permission shall not authorise any development which involves the formation, laying out or material widening of a means of access to a highway.
2. No development shall be carried out which creates an obstruction to the view of persons using any highway by vehicular traffic at or near any bend, corner, junction or intersection so as to be likely to cause danger to such persons, or obstruct scenic views.



SAINT THOMAS COAST DEVELOPMENT AREA

GENERAL DESCRIPTION

The intention of this Order is to make provision for the orderly and progressive development of the parish coast between the boundaries of St. Andrew on the west and Portland on the east, and northwards one mile from the main road through the parish.

No development will be permitted which would conflict with the proposals outlined in the Order and indicated on the accompanying map.

The Parish of St. Thomas being adjacent and east of Kingston is affected progressively and traditionally by this proximity. While the growth of Kingston eastwards has been blocked by the southern reaches of the Blue Mountain range, the pressure for housing development land has resulted in a number of large subdivisions being laid out, although not built up, in the coastal area from Grants Pen to beyond Morant Bay. The population of St. Thomas is located mainly inland, away from the dry coastal areas with the exception of Morant Bay and the Dalvey area. It therefore appears that as communications are improved, commuting communities will arise for people working in Kingston and living in St. Thomas. Time and distance will be the controlling factors and so the area at least up to Morant Bay, within 30 miles or more from Kingston, can be expected to be subjected to increasing subdivision activity.

It is important however to prevent the possibility of a thirty mile strip of subdivisions. New development should be related to existing communities, thereby helping to reinforce and taking advantage of existing amenities to their mutual benefit. Also efforts should be made to ensure that good agricultural land is only developed for urban use where no other suitable areas of non-agricultural land are available. The problem of areas of large subdivisions laid out with roads and water supply but with no actual house construction for many years is one which is present in St. Thomas as well as many other parishes. It may be that planning permission for future subdivisions can be conditional on phased completion of house construction. That is, outline approval can be given for the entire layout, but full approval will only be given section by section as each is developed.

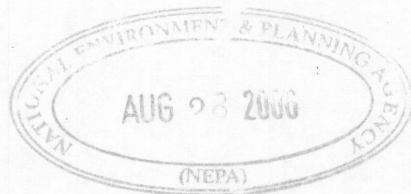
The physical characteristics of the coastline include hilly land almost to the seashore with breaks formed by the Yallahs and Morant river entrances to the sea; large salt ponds completely enclosed by land strips; the large sheltered harbour of Port Morant, and the Great Morass swampy area of the south east tip of Jamaica.

The main road from Kingston crosses the St. Thomas parish boundary at Bull Bay and winds through hilly country eastwards and descends to the coast at the fishing village of Grants Pen. From here, it goes more directly across the Yallahs river fording to the town of Yallahs, originally a Spanish settlement called Ilato de Ayala, where the shoreline is visible for the first time. On both sides of the river are the large subdivisions of Albion and Southhaven. The latter on the eastern side has had roads laid out with water supply for many years but without any houses having been built. The more recent Albion subdivision on the western side is also likely to remain vacant for whatever reasons have affected Southhaven. Each of these subdivisions alone cover an area larger than the existing communities of Yallahs and Morant Bay put together.

Proceeding eastwards the road traverses the Salt Ponds, a large area of shallow salt water separated from the sea by a narrow strip of land. After the Salt Ponds the character of the coast changes dramatically to high cliffs and rocks from Green Wall to White Horses. With the road travelling along the top of the cliffs, this provides a magnificent area of natural beauty.

The road now descends through the village of White Horses to Rozelle Falls a popular and attractive picnic area with extensive views of the coast eastwards toward Morant Bay. The Morant river is crossed by a one lane bridge and the road skirts the hill on which is located the capital of St. Thomas, the historic town of Morant Bay, with its old English fort and site of the famed rebellion. The National Trust will be concerned with the restoration of the old fort and appropriate recognition of the site of the rebellion and subsequent hanging of Bogle and Gordon. Five miles eastward, Port Morant and the magnificent harbour is approached by the road hugging the coastline at Leith Hall.

Leaving Port Morant the main road turns inland past Bowden ascending the hills to Golden Grove and down back to the coast crossing the parish boundary of Portland at Hectors River. The whole section of coast from Pera Point to Morant Point and Holland Bay is mostly inaccessible especially in the Great Morass area. At the same time the area from the road at Golden Grove to Morant Point is well cultivated in coconut and cane and the views of the plantations and the sea from Quaw Hill are some of the most magnificent in the whole island. The centres of population serving the area are at Duckenfield, Hampton Court and Dalvey, all off the main road about 1 mile from Golden Grove. One of the few white sand beaches on the St. Thomas Coast is at Mamme Bay near the light house at Morant Point.



Proposals (see accompanying map)

The Order deals with the following categories:—

(1) *Subdivision Areas*

These comprise approved subdivisions. With regard to new development, the layout of building areas including density, spacing, grouping and orientation will be considered when granting permission to develop. In considering applications to develop or subdivide land, provision may be required for loading and unloading vehicles within sites, service roads, set-backs and car parking.

(2) *Roads*

No Development will be permitted which would conflict with the road proposals shown on the map in this Order.

Main Road Improvements

The following improvements will be subject to amendment under detailed survey:—

- (a) Minor re-alignment of the coast road from Bull Bay to Rozelle, improvement of curves and widening where necessary.
- (b) Deviation at Green Wall in the vicinity of milepost 25.
- (c) Construction of new bridge and approaches in the vicinity of Oliver Bridge near Merant Bay.
- (d) Minor deviation and new bridge near milepost 38 between Port Morant and Bowden Road junction.
- (e) Minor deviation at the foot of Quaw Hill in the vicinity of milepost 47—Golden Grove to Hectors River.

Commercial premises shall provide adequate car parking provision within their own curtilage for their own staff and a reasonable proportion of patrons. (see Appendices 1 and 2). In considering applications to develop or to subdivide land, provision may be required for loading and unloading vehicles within sites, as well as provision for service roads and set backs. Car parking facilities may also be required. (See Appendices 1 and 2). In order to facilitate the design of proper road intersections any proposals for new roads joining with existing routes, will indicate the position of other existing roads. No access points will be permitted to a main highway within two hundred feet of a roundabout or intersection with another main highway.

Standard 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. |
| (b) Estate Roads | These are intermediate collector roads for traffic generated by service roads. |
| (c) Main 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. |
| (d) Main Roads | These are the main roads normally through and linking towns. |

SCHEDULE OF ROAD STANDARDS

(all measurements in feet—minimum)

| Type of Road | Total Reservation | Carriageways | SIDE RESERVATIONS (EACH SIDE) | | | Special Requirements |
|---|-------------------|------------------|----------------------------------|-------|---------|---|
| | | | Total | Paved | Planted | |
| (a) Service Roads | 30 | 16' | 7' | 4 | 3 | Requirements for reservation, carriageways, paving and planting may be varied by the appropriate Road Authority depending on circumstances. |
| (b) Estate Roads | 40 | 20 | 10 | 4 | 6 | Requirements for reservations, paving and planting may be varied by the appropriate Road Authority depending on circumstances. |
| (c) Main Estate Roads | 50 | 30 | 10 | 4 | 6 | Requirements for reservations, paving and planting may be varied by the appropriate Road Authority depending on circumstances. |
| (d) Main Roads | 100 | (2) 24 (dual) | See Special Requirements | | | (2) 8' shoulders and a median strip, or such requirements as the appropriate Road Authority may consider adequate. |
| (e) Main Roads (where standards of (d) are not required) | 75 35 | 24 | See Special Requirements | | | (2) 8' shoulders, or such requirements as the appropriate Road Authority may consider adequate. |



(3) *Commercial Areas*

The principal commercial area for the coast and parish of St. Thomas is Morant Bay. 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.

Shopping sites along the highway will be confined to the existing towns and villages as follows:—

- (a) Bull Bay
- (b) Grants Pen
- (c) Yallahs
- (d) White Horses
- (e) Morant Bay
- (f) Port Morant
- (g) Golden Grove
- (h) Duckenfield

Subdivision for business or commercial purposes will require buildings to be set back from the main road with provision for car parking with sidewalks and arcaded shop fronts.

New shop frontage to main roads will be encouraged to have continuous facades and 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 confined to commercial areas so as to provide a better and more interesting service to the public by grouping the stations with shopping facilities. In the siting and layout of garages and petrol stations due regard will be taken of road safety and amenity. Petrol stations will be permitted to erect standard coloured trade signs, but control will be exercised over the general appearance of all petrol stations and signs.

Petrol Filling Stations applications will be considered under the Town and Country Planning (Filling Stations—St. Thomas) Confirmed Development Order, 1964.

(4) *Beaches*

Beaches have been reserved in the following categories:—

- (a) Public Fishing Beaches
 - (1) Bull Bay
 - (2) Grants Pen
 - (3) Cow Bay
 - (4) Morant Bay
 - (5) Fishermans Bay
 - (6) Dalvey
- (b) Public Bathing Beaches
 - (1) Bull Bay
 - (2) Grants Pen
 - (3) Yallahs (Southaven)
 - (4) White Horses
 - (5) Morant Bay (Duhaney Pen)
 - (6) Lyssons
 - (7) Fisherman's Bay
 - (8) Mammee Bay
- (c) Public Fishing and Bathing Beaches
 - (1) Lyssons
 - (2) Leith Hall
 - (3) Port Morant
 - (4) Pera Point
 - (5) Rocky Point
 - (6) Holland Bay
 - (7) Yallahs

In addition to these categories of beaches, there will be reserves for beaches which will be established to serve future subdivisions or other developments.

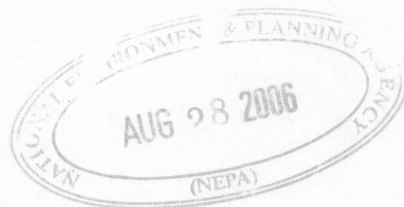
The access to all beaches and seaside parks shown on the map accompanying this Order will be that which has been in use up to the date of publication of the Order.

(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 under shade trees screened from the main road traffic. In some cases changing rooms for bathers and showers and lavatories may be included.

The seaside parks are as follows:—

- (a) Bull Bay
- (b) Albion
- (c) Southaven
- (d) Yallahs
- (e) Green Wall
- (f) White Horses
- (g) Rozelle
- (h) Belvedere
- (i) Morant Bay
- (j) Lyssons
- (k) Pera Point
- (l) Morant Point



(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 viewing point with seats and a lay-by for vehicles to enable motorists and others to enjoy the view without impeding traffic.

The roadside parks are as follows:—

- (a) Four Mile Wood
- (b) Rozelle
- (c) Leith Hall
- (d) Quaw Hill

(7) *Watershed Area*

The area shown at the mouth of the Morant River is part of the watershed designation programme of the Watershed Commission and no development will be allowed in this area unless approved by that Commission.

(8) *Area of Natural Beauty*

The magnificent rocky cliff section of the coastline at Green Wall is recognised as an area which is intended to be preserved as far as possible in its natural state.

(9) *Amenity*

The Order is concerned with prevention of development likely to be detrimental to the appearance of the coast. 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 land for main roads the reservation need not be to a standard width and extra areas may be included to allow scope for landscaping.

Where there is a dual carriageway it would be an advantage to appearance, and would impose less strain on the motorist if, wherever possible, the two tracks could be arranged unparallel and interwoven into the natural features of the landscape. The central reservation 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 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 electrical and telephone lines should be taken underground for reasons 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 permitted in certain cases in a subdivision zone. 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 the establishment of future water, sewerage works and power stations. Road reservations have been made sufficiently wide to allow for the installation of works by statutory, or other undertakers in relation to power, lighting, water supply, sewage disposal, drainage and any other public services. Any installations above ground will require planning permission. Under normal conditions, telegraphic and telephonic communications in residential areas will be situated at the back of lots instead of along the frontage.

(12) *Miscellaneous*

In considering applications to subdivide land, it will 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. It will also be necessary to co-ordinate the subdivision of contiguous properties in order to give effect to the overall scheme of development.

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



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

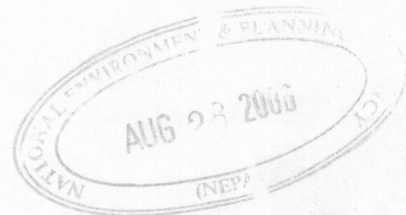
| Zone | Shops | Offices | Industry | Warehouses | Churches, etc. | Health Centres, etc. | Halls, etc. | Cinemas, etc. | Petrol Filling Stations | Hotels, etc. | Residences | Clubs, Bars |
|-------------------|---|---------|----------|------------|-------------------|-------------------------|-------------|---------------|----------------------------|--------------|------------|-------------|
| Commercial | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 1 |
| Subdivision | 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 |
| Permitted in certain cases | 2 |
| Not normally permitted | 3 |

APPENDIX I

Vehicle Parking Requirements within Site Boundaries

| Type of Development | Number of Vehicle Parking Spaces required |
|---|---|
| 1. Private Residences | 1 for each individual unit |
| 2. Apartment Buildings | 1 for each individual unit up to 20 units. 1 for each 2 units in excess of 20 |
| 3. Guest Houses Hotels | 1 for each 3 guest bedrooms plus 1 for each 50 sq. ft. of Public Dining Room. |
| 4. Motels | 1 for each guest unit plus 1 for each 50 sq. feet of Public Dining Room. |
| 5. Civic Administration Buildings Office Buildings Libraries Museums | 1 for each 500 square feet of floor area |
| 6. Shops Showrooms Stores Markets | 1 for each building up to 1,000 sq. ft. plus 1 for each 250 sq. ft. of sales floor area in excess of 1,000 square feet. |
| 7. Industrial Buildings used for manufacture or storage | 1 for each building up to 5,000 square feet plus 1 for each 1,000 square feet of floor area in excess of 5,000 square feet. |
| 8. Dance Halls Games Buildings Permanent Exhibition Buildings | 1 for each building up to 1,000 square feet plus 1 for each 100 square feet in excess of 1,000 square feet |
| 9. Hospitals | 1 for each 4 beds. |
| 10. Clinics | 3 for each Practitioner |
| 11. Assembly Halls Auditoriums Churches City and Town Halls Cinemas Court Houses Lecture Halls Schools Colleges Universities | 1 for each 10 seats. |



1
+14
15

APPENDIX 2

Vehicle Loading Requirements within Site Boundaries

| Type of Building | Number of Loading or Off Loading Bays required |
|---|---|
| Shops Showrooms Stores Markets Hospitals | 1 for each building up to 10,000 square feet plus 1 for each 20,000 square feet of floor area in excess of 10,000 square feet to a total of 3. 1 for each 100,000 square feet thereafter |
| Industrial Buildings Used for Manufacture or Storage | 1 for each building up to 5,000 square feet plus 1 for each 10,000 square feet of floor area in excess of 5,000 square feet to a total of 3. 1 for each 50,000 square feet thereafter. |

