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



**The Town and Country Planning  
(Spanish Town) Provisional  
Development Order, 1964**

**SPANISH TOWN**

**24**

**PRICE 5/-**

# THE TOWN AND COUNTRY PLANNING LAW, 1957

(Law 42 of 1957)

## THE TOWN AND COUNTRY PLANNING (SPANISH TOWN)

### 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 St. Catherine Parish Council hereby made:—

1. This Order may be cited as the Town and Country Planning (Spanish Town) 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:

Interpretation.

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

“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;

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

“original” means, in relation to a building existing on 1st January, 1964, as existing on that date; and in relation to a building built on or after 1st January, 1964, as so built;

“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.

4. (1) Subject to the provisions of this Order, development of any class specified in Schedule 4 thereto permitted and may be undertaken upon land to which this Order applies, without the permission of the local planning authority: Permitted Development.

Provided that the permission granted by this Order in respect of any such class of development shall be subject to any condition or limitation imposed in the aforementioned Schedule in relation to that class.

(2) Nothing in this paragraph or in Schedule 4 shall operate so as to permit any development contrary to any condition imposed in any permission granted under Part III of the Law.

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. Application 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 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 I of the Third Schedule hereto.

Third Schedule.

(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 planning  
permission.

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.

Development  
affecting main  
roads.

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).

Reference of  
Applications to  
the Authority.

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 directions 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.

- 10. (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.

11. (1) The planning authority shall keep a register containing the following information in respect of all lands 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.

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 sub-division 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 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 easement 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 recognized 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 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 subdivision of that land for the purpose of sale if at least one of these allotments is intended for sale.

Cap. 227. 14. 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.

15. This Order shall be deemed to include any other Order made under the Town and Country Planning Law, 1957 (Law 42 of 1957) which deals with development within the area of development as described in the First Schedule thereto. Applications to develop within any existing Development Order area shall be made under this Order and such existing Orders shall be read as Appendices to this Order.

## FIRST SCHEDULE

### SPANISH TOWN DEVELOPMENT AREA

Starting at a point “A” at the north-eastern abutment of the bridge at the Main Road leading from Old Harbour to Spanish Town in the vicinity of Sydenham; thence south-easterly across the Main Road along the eastern bank of the Irrigation 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 aforesaid 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 aforesaid 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 north-westerly along the western boundary of the aforesaid Parochial Road to its intersection with the southern boundary of the Main Road leading from Spanish Town to Kingston; thence across the Main Road and along the western boundary of a Parochial Road leading to the Caymanas Factory to intersect with its southern boundary; thence easterly along the southern boundary of the aforesaid Factory and continuing northerly along the eastern boundary produced to a distance of 55 chains; thence due west to intersect with the western boundary of the Parochial Road leading from White Marl via the Caymanas Factory to Glade; thence south-westerly, north-westerly and generally north-easterly along the western boundary of the aforesaid Parochial Road to meet the common corner between Ratcliff Park and Claremont Plantation; thence westerly in a straight line to the centre line of the Rio Cobre at a point due north of the north-eastern corner of part of Angels registered at Volume 353, Folio 29 of the Register Book of Titles and said to belong to D. E. Roberts; thence westerly, south-easterly, and north-westerly along the centre line of the Rio Cobre to its junction with the centre line of the Irrigation Canal; thence continuing southerly along the centre line of the said Canal to its intersection with the centre of the bridge; thence south-westerly along the centre line of a Bridle Road to its junction with the eastern boundary of the Main Road leading from Spanish Town to Bog Walk; thence due west across the Main Road to its western boundary; thence south-westerly along the western boundary of the aforesaid Main Road to its junction with the south-eastern corner of part of Angels registered at Volume 387, Folio 44 of the Register Book of Titles and said to belong to V. N. Aguilar; thence generally north-westerly along a Bridle Road which forms the southern boundary of the said lands to its intersection with the Jamaica Railway Corporation tracks leading from Spanish Town to Bog Walk; thence north-westerly across the tracks along the said Bridle Road to its intersection with the eastern boundary of Mayeau said to belong to T. L. Harvey; thence southerly and south-westerly along the common boundary between Angles Pen and Mayeau to the south-eastern corner of the last named property; thence continuing south-westerly, south-easterly and south-westerly along the western boundary of Wynters to its common corner with Content; thence easterly, south-easterly, north-westerly, south-westerly and north-westerly along the eastern and southern boundaries of Content to its junction with the eastern boundary of



## 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 premises.

- |          |   |
|----------|---|
| 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.   |

Paragraph 6 (5)

### THIRD SCHEDULE

## 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) (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 6 (8)

## PART II

*Notification to be sent to the 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.

## FOURTH SCHEDULE

## PART I

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><b>Class I—Development within the curtilage of a dwelling house.</b></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><b>Class II—Sundry minor operations</b></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 purposes 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 forwardmost 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. 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 authorize 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 used by vehicular traffic at or near any bend corner, junction or intersection so as to be likely to cause danger to such persons.

Dated at Halfway Tree, St. Andrew,  
this 8th day of April 1964.

G. C. HODGES,  
Acting Government Town Planner,  
Town and Country Planning Authority.

## SPANISH TOWN DEVELOPMENT AREA

## GENERAL DESCRIPTION

The intention of this Order is to make provision for the orderly and progressive development of Spanish Town and adjacent areas, as described in the First Schedule.

The town—set as it is at the focal point between three large sugar-cane estates, has traditionally attracted a large migratory labour force during the harvest seasons, which cause great fluctuations in the population and the demand for services. Although rapid population growth has not taken place in the past, the pattern over recent years has been changing. Development has been proceeding in linear form along the main roads that radiate from the town, while large, disproportionate and unrelated areas have been subdivided and laid out for urban development.

Situated as it is on rich alluvial soil but bordering an area of poorer limestone soil, it would appear logical—in the national economic interest—to make use of the poorer soils, for urban expansion. The alluvial plain on which the town sits forms a substantial percentage of the island's good arable lands—so that urban expansion on it reduces the island's agricultural potential. Further, the topography of the area favours expansion towards the higher limestone areas to the north. There, the salubrious nature of the ground stands in sharp contrast to the flat—and sometimes water-logged—arcas on the southern side of the town.

Recent movement of manufacturing industries into the area has had a stimulating effect in many directions. It has meant an increase in employment totals and in consumption volumes. It has also meant an increase of traffic in and out.

With the present extension of the Corporate Area Urban development up to Duhaney Bridge, Spanish Town is now within seven miles. At such a distance, Spanish Town could provide easy dormitory accommodation, and be considerably closer than several other districts of the Corporate Area itself.

While being a close neighbour to the metropolitan city—and thereby able to benefit by co-operative effort—the intention is that the separate identity of the former capital should be preserved. Its function as the capital town of St. Catherine, and the repository of some National Institutions should be maintained and expanded.

Within its boundaries are to be found several objects of cultural and historic interest, and an area of buildings expressing the best in Jamaican vernacular architecture. The character of these impart a peculiar sense of tradition, and is an important part of the island's heritage.

Restoration of some of these and the preservation of the sound ones will provide—as they now do—a great attraction to visitors. Maintenance of this peaceful and unspoilt atmosphere is desirable.

#### SURFACE COMMUNICATIONS

##### (a) *Railway*

Communications between the Corporate Area and the north-western and western parts of the island has to be via Spanish Town. The railway system serving the island passes through this town, where it first branches, the one branch going to Montego Bay, and the other to Port Antonio. This as the major junction in the Railway system is the point through which Rail traffic to and from Kingston, must pass, and increase in this traffic will be correspondingly felt at this point. Also with any increase as may result from industrialization—e.g. or extraction and shipment—the burden on the system at this point is likely to be increased.

Facilities need to be preserved here to handle the present volume and to accommodate any expansion that may materialize.

##### (b) *Road System*

Like the Railway, the main road to the west and the north-west passes through and branches at Spanish Town. The volume of road traffic has consistently been on the increase. The single artery which now serves as the western outlet from the Corporate Area is overcrowded at peak periods. The situation is aggravated by the types of traffic (i.e. motor vehicular, horse-drawn, bicycle), which, all at different speeds, compete for the use of the same traffic lanes. To permit freedom of movement and to remove—at least some of—the hazard, an additional lane is required on the existing alignment. Separation of the up and downstreams, and safer overtaking will thereby be achieved.

In the longer term however, the development of this town and of the Corporate Area and the rest of the country—will necessitate a more direct and faster link with the Industrial-Commercial areas of the capital.

A new alignment will be required—approximately parallel to the existing railway line—which will serve and yet by-pass the town centre. (It will also be able to give access to presently inaccessible areas, in lower St. Catherine.)

This road which will be shorter than the present route should eventually be a multi-lane dual-carriageway motorway with restricted access between Spanish Town and Kingston. A generous reservation is required for this, with adequate extension at intersections to permit the design of suitable junctions.

Within the town itself, a pattern of roadways is necessary to facilitate access to the central areas from all of the proposed neighbourhood areas, at the same time to permit free circulation between these areas without crossing the town centre. The pattern of major and secondary roads is proposed for this. The minor roads to be laid down in future subdivisions to conform with this pattern as indicated. No development will be permitted which will conflict with the proposed improvements and reservations.

Roads within the area will fall altogether into five categories as under, and as in the attached Schedule:

- |                       |   |
|-----------------------|---|
| (a) Service Roads     | Those used for direct access to individual lots, being of short extent, and without branch.   |
| (b) Estate Roads      | Intermediate collector roads for traffic originating on Service Roads.  |
| (c) Main Estate Roads | Main spine roads within an estate, fed by Estate and Service road and may link various parts of a district. Normally used as bus routes.<br>(the minimum category indicated on the Plan). |
| (d) Main Roads        | Linking parts of the town, town to town, and town to country.   |
| (e) Motorway          | Special restricted access road linking the town to the Corporate Area.  |



## SCHEDULE OF ROAD STANDARDS

*(all measurements in feet minimum)*

Type of Road	Total Reservation	Carriage-ways	Side Reservation (each side)			Special Requirements
			Total	Paved	Planted	
(a) Service Roads	30	16	7	4	3	Reservation, carriageway, paving and planting may be varied by Local Planning Authority depending on circumstances.
(b) Estate Roads	40	20	10	4	6	Paving and planting may be varied by Local Planning Authority depending on circumstances.
(c) Main Estate Roads	50	30	10	4	6	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 requirements as the Local Planning Authority may consider adequate.
(e) Main Roads (where standards of (d) are not required)	70	24	See special requirements.			(2) 8' shoulders or such requirements as the Local Planning Authority may consider adequate.
(f) Motorway	150	(2) 36	See special requirements.			To design specification of Highway Engineers with suitable widening of reservation at junctions. Planting may be varied by Local Planning Authority depending on circumstances.

*Irrigation*

The Rio Cobre Irrigation Canal System allows for water supply to the area for urban and agricultural purposes. While the system handles present volumes satisfactorily, provision should be made for increased volumes. With the prospective flood control of the Rio Cobre, and the extension of irrigated areas, the capacities of these canals will have to be increased by widening and other methods. The reservations on the existing alignments are considered adequate, but no encroachment on them generally is permissible.

*Public open spaces and public recreational areas*

While there appears to be an abundance of unoccupied land in and around Spanish Town, the only area of truly Public open space is the small central square. This is inadequate, and unsuitably located for the majority of the purposes of a Public Open Space.

It is proposed that with the development of the town, areas of specific sizes and locations should be reserved to serve the public in the capacity of public parks, and public playing fields. The location of these amenities are to be arranged for the maximum convenience of the citizens, i.e., an area within easy walking distance for all sections of the community and in a fairly accessible location. The two types of Open space may be combined where practical.

Provision for a public park close to the town centre is desirable. The general pattern of land use favours its location at one spot only. This site is presently occupied as part of the Prison, i.e., St. Catherine Prison farm, and lies south of Bourkes Road and north of the railway line.

To compensate the Prison administration for this land, a comparable area of good agricultural land could be obtained at Woodland or some area adjacent to Tamarind Farm.

*Industries*

The economic progress of the town, is considerably influenced by the presence and location of industries within its environs. As a means of attracting a wide variety of industries, estates and locations are proposed at various points within the town. These locations all have the excellent advantage of ready accessibility. All local Services are also readily obtainable.

It is particularly desirable that Industrial activities should be confined to the Industrial areas, and that within them there should be no other main activity but industry. Where practical—as on Government-owned land—industrial subdivisions or estates should be created, incorporating all the necessary amenities.

Within the areas proposed for General Industries, any type of industrial activity (except those of a special or noxious nature) may be undertaken. In the Light Industrial areas only those classified as 'Light' industry should be undertaken. Siting of Special industries i.e., those giving off offensive smells, sounds vibration, etc., should preferably not be with this area, but if so, should be considered on its own merits.

### *Commercial Areas*

It is proposed that in the central area of the town, Commercial uses and development should be given full encouragement. These should share this very accessible area, mainly with civic and cultural uses.

As development extends outwards however, it will be desirable to create small new Commercial Civic centres for the convenience of the areas they will serve. These should be carefully and conveniently sited, and development of these kinds should be located generally only within them. Ribbonlike development of shops along Main and Estate Roads should be forbidden.

### *Areas of historic-cultural interest*

The major centre of Jamaican History is located at Spanish Town, which for more than three and a half centuries had been the capital town of the island. Several objects of great historical as well as cultural importance are to be found there.

In collaboration with the National Trust Commission, it is intended that the amenities of the following sites and buildings should be given special attention to ensure their preservation and protection from adverse development.

- (i) The Central Square, with surrounding facades and buildings
- (ii) The Spanish Town Cathedral and precinct
- (iii) Old Barracks (School)
- (iv) Phillipo Baptist Church
- (v) The area bounded by King Street, Manchester Street, Monk Street, and Cathedral Square.

### *Subdivisions*

The limit proposed for urban development is clearly indicated. A large number of approved but undeveloped subdivisions are also indicated therein. Further subdivision of land for urban purposes should proceed only within the area outlined for urban development.

Subdivision must take cognizance of the communal amenities required in each sub-area, and should provide its quota of such needs, as requested, in the interest of a balanced overall development.

Subdivision in areas adjoining approved subdivisions must be so laid out that an integrated road pattern can result, and must themselves permit, the extension of this pattern by later adjoining subdivisions.

### *Agriculture*

The town lies generally on lands of high to moderate agricultural capability. Beyond the limits proposed for urban development, the land to west, south and east, should be preserved by all efforts for agricultural purposes. The present system of cropping, yields the traditional products, which have mainly been for the export markets. But as development proceeds and the regional population grows, the demand for a more varied production will be felt. This will in turn stimulate the development of lands which may even now be considered marginal.

With the introduction of an adequate water supply, and a revision in the approach to food production, extensive market-gardening could be carried out in this area for the satisfaction of local markets.

On areas of the high ground to the north, limited food-forest development is practical. The topography renders irrigation very expensive, or impractical, while the limited soil capability may make expensive development work uneconomic. More judicious use of the rainfall potential (i.e. by capture and conservation, etc). will have to be relied on for some time, for improvement. Deforestation and bush burning should be forbidden. Terracing and all other soil conservation methods should be adopted, and the types of plants and crops should be encouraged which have the highest resistance to drought.

### *Buildings and Other Structures*

The provision and siting of community facilities, the layout of building areas, including density, spacing, grouping and orientation will be considered in dealing with applications 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.

### *Vehicle Parking*

Public car parks and street parking will be available in certain locations but developers will be required to provide parking facilities within the curtilage of the site to be developed. Appendix 1 will be used as a guide to determine the parking facilities required provided that the following conditions are complied with:—

- (1) For each vehicle a parking bay not less than 144 square feet shall be allowed.
- (2) Reasonable vehicular access shall be provided to the parking area and to each parking bay.
- (3) Where a building is divided by permanent construction into more than one Use and Occupancy, the number of parking bays required shall be calculated separately for each Use and Occupancy but the permissible excess factors given in Appendix 1 shall only be allowed for the major Use and Occupancy.

### *Vehicle Loading and Off Loading*

Certain types of development require facilities for loading and off loading of goods and developers will be required to provide vehicle loading and off loading bays within the curtilage of the site to be developed. Appendix 2 will be used as a guide to determine the number of loading bays required provided that the following conditions are complied with:—

- (1) Each bay shall have an area of not less than 200 square feet.
- (2) Reasonable vehicular access shall be provided to each bay.

### *Zoning*

The use of land will be guided by the zoning proposals of the Development Plan and the area has been zoned into areas of predominant land uses based on the existing land use pattern.

The zones proposed are illustrated on the Map and shows an intended relation of uses to the zones shown in the Development Plan. For example, in the case of an application to construct a shop, this would normally be permitted in the Commercial Zone and considered in certain cases in the Industrial Zone and Residential Zone. It would not normally be permitted in the Business and Professional Zone, the Educational and Cultural Zone, the Open Space Zone or the Government Purposes and Statutory Undertakings Zone. (See Appendix 3).

### *Amenities*

Advertisement Control will be introduced in accordance with regulations.

## APPENDIX 1

## 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 square 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 square feet plus 1 for each 250 square feet 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.

## 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.



## APPENDIX 3

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

Zone	Shop	Office	Warehouse	Industrial Building	Service Industry	Garage	Petrol Filling Station	Hall	Cinema	Church	Health Centre	Hotel	Club and Bar	Residence	Cemetery	School
Industrial	2	2	1	1	1	1	1	3	3	3	3	3	3	3	3	3
Commercial	1	1	1	3	2	2	1	2	1	1	1	2	1	2	3	2
Business and Professional	3	1	3	3	3	3	3	2	3	3	1	3	3	2	3	2
Residential	2	3	3	3	2	3	2	2	3	2	3	1	2	1	3	2
Educational and Cultural	3	2	3	3	3	3	3	1	3	3	3	3	3	3	3	1
Open Space	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	3
Government purposes and Stationery Undertaking	3	1	3	3	3	3	3	3	3	3	1	3	3	3	3	1

Normally permitted

Considered in certain cases

Not normally permitted

1

2

3