

THE TOWN AND COUNTRY PLANNING LAW, 1957

(Law 42 of 1957)

THE TOWN AND COUNTRY PLANNING (FILLING STATION—HANOVER)

PROVISIONAL DEVELOPMENT ORDER (CONFIRMATION)

NOTIFICATION, 1964

In exercise of the powers conferred upon the Minister by section 7 of the Town and Country Planning Law, 1957, the following Notification is hereby given:—

1. This Notification may be cited as the Town and Country Planning (Filling Station—Hanover) Provisional Development Order (Confirmation) Notification 1964.

2. The Town and Country Planning (Filling Station—Hanover) Provisional Development Order, 1964, hereinafter referred to as the Provisional Order, is hereby confirmed with the modifications set out in the Schedule hereto.

SCHEDULE

- (a) Paragraph 5 of the Provisional Order has been amended by deleting from sub paragraph (7) the word "three" and substituting therefor the word "two".
- (b) The following new paragraph has been inserted into the Provisional Order, immediately after paragraph 6:—

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

(b) Before granting permission, whether unconditionally or subject to conditions, the Authority shall seek the advice of the appropriate Parish Council or the Kingston and St. Andrew Corporation."

(c) Paragraphs 7, 8 and 9 of the Provisional Order have been renumbered paragraphs 8, 9 and 10 respectively.

(d) The following new paragraph has been inserted into the Provisional Order, immediately after paragraph 10 as renumbered:—

"Compensation. 11. The 13th day of February, 1964 shall be the base date for valuations in assessing compensation in relation to this Order."

(e) The Second Schedule to the Provisional Order has been amended by deleting from Part I the word and figure "paragraph 4" and substituting therefor the word and figures "paragraph 5 (7)".

Dated at Kingston this 8th day of September, 1964.

EDWARD SEAGA,
Minister of Development and Welfare.

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



Town and Country Planning
(Filling Station — Hanover)
Provisional Development Order, 1964

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THE TOWN AND COUNTRY PLANNING LAW, 1957

(Law 42 of 1957)

TOWN AND COUNTRY PLANNING (FILLING STATION—HANOVER)

PROVISIONAL DEVELOPMENT ORDER, 1964

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

1. This Order may be cited as the Town and Country Planning (Filling Station—Hanover) 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;

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

“Filling Station” means land, building or equipment used for the sale or dispensing of petrol or oil for motor vehicles or incidental thereto, and where any part of such land, building or equipment is used for another purpose, shall include the whole, whether or not the use as a filling station is the pre-dominant use of such land or building.

3. Subject to the Provisions of this Order no development of land which comprises wholly or in part, the erection or alteration of building or equipment for the sale of petrol or oils for motor vehicles on any land or the change of use of land or buildings from any other use to use wholly or partly for this purpose shall take place except in accordance with 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.

4. Notwithstanding anything in this Order, planning permission to develop land shall not by reason of anything in this Order, be required for development other than development of the kind stated in paragraph 3 of this Order.

5. (1) An application to the local planning authority for planning permission shall be made in a form issued by the local planning authority and obtainable from that authority or from the Authority, and shall include the particulars required by such form to be supplied, and be accompanied by a plan sufficient to identify the land to which it relates and such other plans and drawings as are necessary to describe the development which is the subject of the application, together with such additional number of copies (not exceeding five) of the form and plans and drawings as may be required by the directions of the local planning authority printed on the form; and the local planning authority may by a direction in writing addressed to the applicant require such further information to be given to them in respect of an application for permission made to them under this paragraph as is requisite for the determination of the 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) sub-paragraph (2) of this paragraph shall be in writing and shall include such particulars and be accompanied by such plans and drawings as are necessary to deal with the matters reserved in the planning permission together with such additional number of copies of the application and plans and drawings as were required in relation to the application for planning permission.

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

Second
Schedule.

(5) On receipt of any application under this paragraph the local planning authority shall send to the applicant an acknowledgment thereof in the terms (or substantially in the terms) set out in Part I of the Second 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 specifically 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 Second 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 or such longer period as the Minister may allow.

(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 had been dealt with.

Directions
restricting
the grant of
planning
permission.

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

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

Reference of
applications to
the Authority.

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

Appeals.

8. (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 in writing 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 persons 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.

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

Register of applications.

- (a) particulars of any application for permission to develop made to them in respect of any such land, including the name and address of the applicant, the date of the application, and brief particulars of the development forming the subject of the application;
 - (b) particulars of any direction given under the Law or this Order in respect of the application;
 - (c) the decision, if any, of the planning authority in respect of the application, and the date of such decision;
 - (d) the date and effect of any decision of the Minister on appeal, in respect of the application;
 - (e) the date of any subsequent approval given in relation to the application.
- (2) Such register shall include an index, which shall be in the form of a map unless the Minister approves some other form, for enabling a person to trace any entry in the register.
- (3) Such register shall be kept at the office of the planning authority.
- (4) Every entry in the register consisting of particulars of an application shall be made within fourteen days of the receipt of such application.

10. (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.

(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.

FIRST SCHEDULE

(Paragraph 1)

HANOVER (FILLING STATIONS) DEVELOPMENT AREA

Starting at Long Bay at the intersection of High Water Mark of the Sea and the boundary between the Parishes of Westmoreland and Hanover; thence easterly, north-easterly, easterly, south-easterly and easterly along the boundary between the Parishes of Westmoreland and Hanover to the common corner of the Parishes of Westmoreland, Hanover and St. James on the centre line of the Great River; thence generally north-westerly and generally northerly along the centre line of the Great River which marks the boundary between the Parishes of St. James and Hanover to its mouth; thence generally north-westerly, generally westerly, generally south-westerly and generally southerly along the sea coast passing Lucea and Green Island back to the starting point.

SECOND SCHEDULE

(Paragraph 5(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) (insert date of expiry of the Period
under paragraph 4 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.

PART II

(Paragraph 5(8) (a))

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

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

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

Dated at Halfway Tree, St. Andrew
this 9th day of January, 1964.

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

GENERAL DESCRIPTION

The intention of this Order is to provide for the proper siting and design of petrol and oil filling stations throughout the parish of Hanover with particular regard to:

- (1) access to and egress from roads, and the relation of these to traffic intersections;
- (2) the design, appearance and location on the site of buildings and ancillaries, including signs and advertisements;
- (3) the location of the proposed site of a filling station in relation to existing or proposed development;
- (4) the planting or protection of grass, trees and shrubs.

It is intended that normally no access to nor egress from a filling station shall be closer than 150 ft. to any road intersection or sharp corner, or 250 ft. from the intersection of two main roads.

It is also the intention of this Order to consider the siting of petrol and oil stations with regard to the likely or desirable anticipated future development of major roads so that such siting does not interfere with the development as envisaged under the Order, or create an eventual wastage of resources (public or private) and cause additional expenditure from public funds. Where it is anticipated that a road will develop as a limited access road, the siting and design of the petrol station should conform to the special standards required for access to and egress from such roads.

Filling stations will not normally be permitted close together on one side of any road unless there is similar provision on the other side sufficient to reduce traffic crossing.

Principles of good neighbourliness rather than commercial competition should influence design.

Provision for commercial signs should be shown in designs, and advertisement will be controlled in accordance with regulations.

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

DIRECTION BY THE TOWN AND COUNTRY PLANNING AUTHORITY

The Town and Country Planning Authority, in exercise of the powers contained in Section 12(1) of the Town and Country Planning Law, 1957, hereby directs the local planning authority that all applications for permission made in accordance with the Town and Country Planning (Filling Station- Hanover) Provisional Development Order, 1964, made under the Town and Country Planning Law shall be referred to the Authority for decision.

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

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

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

(Paragraph 5 (8) (a))

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

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

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

Dated at Halfway Tree, St. Andrew,
this 7th day of December, 1962.

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

ST. MARY COAST DEVELOPMENT AREA

GENERAL DESCRIPTION

The intention of this Order is to make provision for the orderly and progressive development of the portion of coast between the St. Mary and St. Ann Parish boundary at White River on the west and the boundary between St. Mary and Portland parishes on the east.

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

The eastern coastal area of St. Mary Parish forms one of the most important holiday areas of Jamaica and contains many leading hotels. That part of the coast which stretches from the Marrakesh hotel to White River, forms part of the Ocho Rios holiday area. The resort developments beyond this point are centred on Port Maria which has the advantage of being convenient to Kingston and the Palisadoes airport. Hardly any resort development exists eastward from Port Maria to the Portland boundary.

Resort development is concentrated between Ocho Rios and Tower Isle, with isolated resort settlements at Salt Gut (Marrakesh) and Oracabessa (Golden Head). There is a further resort area between Clitos and Port Maria. Good beaches available to the public are limited because they are either inaccessible from the road or are already reserved for private purposes.

Of the existing towns and villages along the coast, Annotto Bay, Port Maria and Oracubessa are the main centres. New development at Marrakesh and Golden Head will undoubtedly increase the importance of Oracubessa for daily shopping, post office, police, banks, maintenance and servicing. As a parish capital, Port Maria will be the centre for many and varied services. The town's influence should be further enhanced because its beautiful bay makes it a potential resort centre. Annotto Bay is presently a centre for the eastern section of St. Mary.

Travelling east from White River, the coast road rises steeply and runs parallel to cliffs. From here to the valley of the Rio Nuevo there is hotel and villa development with subdivisions on both sides of the road. The approach road to Oracabessa runs along the edge of the cliffs with fine views seaward. The Golden Head Hotel is at the entrance to the town, which lies on high ground to the eastern side of the thickly wooded valley of Jack's River. Beyond this there is little of interest seaward from the main road as the coast cannot be seen. At the approach to Port Maria there is a twisting and picturesque road, with many fine views culminating in the Parish capital with its magnificent half moon bay and offshore island.

Leaving Port Maria, the coast road turns inland and winds eastward to Annotto Bay. Most of this section of road lies outside the area included in this Order and varies between two and four miles from the coastline. The road returns to the development area near Orange Hill. At this point there is a side road which goes along the coast westward towards Robin Bay and Don Christopher's Cove with attractive coastline views of unusually steep cliffs. The main road toward Annotto Bay town affords magnificent views of the bay. Beyond the town of Annotto Bay the road is away from the coastline although within the area of the order. While the coast is not easily visible from the road in this part of the Parish, the inland view at Golden Grove compensates with a dramatic mountain panorama. After Golden Grove there is little of interest as the road winds through foothills to the Portland Parish boundary.

Proposals (see accompanying map)

The Order deals with the following categories:—

1. Resort and Subdivision Areas

These comprise existing hotel and beach cottage development and 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

The coast road presents few problems and parts of the route have been considerably improved, these sections are deviations adjacent to hotel developments at Tower Isle, Marrakesh and Golden Head.

Main Road Improvements

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

- the elimination of the sharp bend at the crossing of the Rio Nuevo by a short by-pass to the north, and the elimination of curves to the main road along the bay area.
- the elimination of the very awkward junction with the Gayle Road at the western entrance to Oracabessa by a new alignment of the road. Part of the improvement is a new crossing of Jack's River to the north of the existing crossing;
- at a point west of Galina a by-pass to the north to eliminate a lengthy detour and sharp corner.
- a new route from Castle Gordon south to Casa Maria, by-passing several curves and loops.

Standards for new roads and improvements to existing roads are shown on the following Schedule; (roads are in four classes).

- Service Roads:** These are used for direct access to individual lots within a residential area or for access to commercial premises.
- Estate Roads:** These are intermediate collector roads for traffic generated by service roads.
- 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.
- Main Roads:** These are the main roads normally linking towns.

SCHEDULE OF ROAD STANDARDS

(all measurements in feet-minimum)

Type of Road	Total Reservation	Carriage-way	Side Reservation (each side)			Special Requirements
			Total	Paved	Planted	
(a) Service Roads	30	16	7	4	3	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)	75	24	See special requirements			(2) 8' shoulders or such requirements as the Local Planning Authority may consider adequate

3. Commercial Areas

Shopping sites along the highway will be confined to existing towns as indicated on the accompanying map, and include Oracabessa, Port Maria and Annotto 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.

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

New shop frontage to main roads will be encouraged to have continuous facades with standard canopies. Where there are two floors, the first will be at a co-ordinated height through 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 there will be due regard for 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.

4. Beaches

Beaches have been reserved in the following categories:—

Public Fishing Beaches

- (a) Marrakesh Hotel
- (b) Oracabessa (mouth of Jack's River)
- (c) Robins Bay (2)
- (d) Annotto Bay
- (e) Palmetto Bay

Public Bathing Beaches

- (a) ~~(N)~~ Oracabessa (Murdock's Beach)
- (b) ~~(N)~~ Little Bay (near Port Maria)
- (c) ~~(N)~~ Don Christopher's Cove
- (d) ~~(N)~~ Jack's Bay
- (e) ~~(N)~~ Annotto Bay

Public Fishing and Bathing Beaches

- (a) Lobbars (Sans Souci)
- (b) Río Nuevo Bay
- (c) Salt Gut (Fyffe's and Issa's)
- (d) Pigeon River (Port Maria)
- (e) Foster's Cove (Carlton Beach)
- (f) Annotto Bay

Commercial Beaches

- (a) Harbour View Club (near Roseobol)
- (b) Robin's Bay.

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

The access to all beaches and 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 and showers for bathers may be included.

These seaside parks are as follows:

- (a) Between the coast road and the sea halfway between Oracabessa and Galina
- (b) Peyton's Point
- (c) Jack's Bay
- (d) Free Point.

Roadside Parks

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

These roadside parks are as follows:

- (a) ~~(N)~~ East of Tower Isle
- (b) ~~(N)~~ East of and overlooking Río Nuevo Bay
- (c) ~~(N)~~ Adjacent to the Police Station, Oracabessa
- (d) ~~(N)~~ Adjacent to side road at Clitos Point
- (e) ~~(N)~~ Overlooking Port Maria Bay from the upper road
- (f) ~~(N)~~ Blowing Point east of Manice Bay
- (g) ~~(N)~~ North of Don Christopher's Cove
- (h) ~~(N)~~ Golden Grove (two one coastward and one inland)

7 Town Park

Where towns are not served by a seaside park, town parks are proposed to provide an area of open space for community recreation.

Such town parks are located at the following places:

- (a) Annotto Bay
(b) Port Maria
(c) Oracabessa.

8. Air

Boscobel air strip is located between the Marrakesh Hotel and Oracabessa. This facility is likely to be of importance to the development of the coast for resort purposes. Therefore, no development will be permitted which interferes with aeronautical requirements.

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 standard 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 the sake of amenity and as a safeguard against hurricane and storm damage. This will eliminate the unsightly "wirescape" and prevent disfigurement of trees. In certain cases overhead lines could be sited independently of the main road along the most economical cross country route.

Zoning related to Use Classes

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

Public Services

Provision may have to be made for the reservation of sites for the establishment of future water sewerage and power stations. Road reservations have been made sufficiently wide to allow for the installation of the 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 backs of lots instead of along the frontage.

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.

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

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

Zone	Shops	Offices	Industry	Warehouses	Churches, etc.	Health Centres etc.	Halls, etc.	Cinemas, etc.	Petrol Filling Stations	Hotels, etc.	Residences	Clubs, Bars
Commercial ..	1	1	1	1	1	1	1	1	1	2	2	1
Resort and 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			
Considered in certain cases ..									2			
Not normally Considered ..									3			