

THE TOWN AND COUNTRY PLANNING LAW, 1957
(LAW 42 OF 1957)
NUMBER 36



The Town and Country Planning
(Kingston)

Development Order, 1966

KINGSTON

PRICE 5/-

THE TOWN AND COUNTRY PLANNING LAW, 1957

(Law 42 of 1957)

THE TOWN AND COUNTRY PLANNING (KINGSTON) DEVELOPMENT ORDER, 1966

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

1. The Town and Country Planning (Kingston) Provisional Development Order, 1965, (hereinafter referred to as the "Provisional Order") is hereby confirmed with modifications which have been incorporated in the 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 Minister 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 July, 1964, as existing on that date; and in relation to a building built on or after 1st July, 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 is 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 abovementioned 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. Applications for planning permission.
(2) Where an applicant so desires, an application expressed to be an outline application may be made under sub-paragraph (1) of this paragraph for permission for the erection of any building, subject to the making of a subsequent application to the local planning authority with respect to any matters relating to the siting, design or external appearance of the buildings, or the means of access thereto; in which case particulars and plans in regard to those matters shall not be required and permission may be granted subject as aforesaid (with or without other conditions) or refused: Provided that—

- (a) where such permission is granted it shall be expressed to be granted under this paragraph on an outline application and the approval of the planning authority shall be required with respect to the matters reserved in the planning permission before any development is commenced;
- (b) where the planning authority are of the opinion that in the circumstances of the case the application for permission ought not to be considered separately from the siting, design or external appearance of the building, 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 anytime allow, as if his outline application had been refused by the planning authority.

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

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

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

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

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

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

- (a) where the planning authority decide to grant planning permission subject to conditions or to refuse it, they shall state their reasons in writing and send with the decision a notification in the terms (or substantially in the terms) set out in Part II of the Third Schedule hereto;
- (b) in the case of an application for a determination (whether forming part of an application for planning permission or not) where the planning authority determine that the carrying out of operations or the making of a change in the use of land would constitute or involve development of the land, they shall state in such notice the grounds for their determination and include a statement to the effect that if the applicant is aggrieved by their decision he may appeal to the Minister under section 13 of the Law within one month of the receipt thereof.

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

Directions restricting the grant of 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 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.

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 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.

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. Direction, comments 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 or 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 under this Order shall be in accordance with the requirements of the Local Improvement (Kingston) Regulations, 1923, and the Local Improvements (St. Andrew) Regulations, 1923, 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 the 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 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;

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“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.

Compensation.

14. The 1st day of July 1964 shall be the base date for valuations in assessing compensation in relation to this Order.

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 described in the First Schedule hereto. Applications to develop any area under any existing Development Order, which comes within the area described in the abovementioned Schedule, shall be made under this Order.

16. Upon the confirmation of this Order, the Town and Country Planning (Cross Roads Area) Confirmed Development Order, 1959, shall cease to have effect.

FIRST SCHEDULE

(Paragraph 1)

KINGSTON DEVELOPMENT AREA

Starting at the Parish Boundary at the mouth of the Bull Bay River at the intersection of its centre line with the sea; thence generally north-easterly along the centre line of the Bull Bay River to a point situate at the centre line of the bridge over the Main Road leading from Kingston to Morant Bay; thence continuing generally north-easterly along the centre line of the Bull Bay River for a distance of one mile; thence westerly in a straight line to a point in the centre line of the Hope River situate one mile north of the centre of the bridge over the Hope River on the Main Road leading from Kingston to Morant Bay; thence northerly, generally north-westerly, generally northerly, generally north-easterly, generally south-easterly and generally northerly along the centre line of the Hope River to a point situate due east of the intersection of the eastern boundary of Skyline Drive with the northern boundary of the Main Road leading from Papine to Gordon Town; thence due west to this latter intersection; thence generally north-westerly and westerly along the eastern boundary of Skyline Drive to the south-western corner of land registered at Volume 810, Folio 22 of the Register Book of Titles and said to belong to Ernest C. Williams; thence westerly in a straight line crossing Skyline Drive to the corner on Widecombe Road between Hope Estate registered at Volume 94, Folio 2 and Whitehall registered at Volume 130, Folio 17 of the Register Book of Titles; thence north-westerly in a straight line crossing Widecombe Road to the corner between Barbican and Maryland on the eastern boundary of the Jacks Hill Road; thence westerly crossing the Jacks Hill Road and continuing generally westerly and generally north-westerly along the northern boundary of Barbican to the most northern corner of the latter named property by Cherry Gardens; thence generally northerly, generally north-westerly and generally northerly along the northern boundary of lots in Cherry Gardens registered respectively at Volume 609, Folio 17 to Volume 609, Folio 24 inclusive to the north-eastern corner of the last mentioned lot said to belong to Alice C. Durie; thence north-westerly in a straight line to the intersection of the northern boundary of Norbrook Road with the northern boundary of Norbrook Drive; thence generally north-westerly along the northern boundary of Norbrook Drive to the south-eastern corner of land registered at Volume 805, Folio 9 of the Register Book of Titles and said to belong to Eastwood Park Development Company Limited; thence north-westerly along the eastern boundary of this said land to its most northern corner; thence continuing north-westerly in the same straight line crossing Long Lane to its junction with the northern boundary of Long Lane; thence south-westerly along the northern boundary of Long Lane to its junction with the eastern boundary of Old Stony Hill Road; thence northerly along the eastern boundary of Old Stony Hill Road to a point on this boundary due east of the intersection of the northern boundary of Rockhampton Drive with the western boundary of Old Stony Hill Road; thence due west to this latter point; thence north-westerly, westerly, south-westerly, westerly and south-easterly along the northern boundary of Rockhampton Drive to its junction with the northern boundary of Stilwell Road; thence north-westerly, south-westerly and generally northerly along the northern boundary of Stilwell Road to a point on this boundary situate due east of the south-eastern corner of land registered at Volume 453, Folio 81 of the Register Book of Titles and said to belong to L. A. Henriques; thence due west to this latter corner; thence westerly along the southern boundary of the last mentioned property to the north-eastern corner of ARMOUR HEIGHTS by Inswood; thence westerly along the northern boundary of Armour Heights to its junction with the eastern boundary of Mannings Hill Road; thence westerly across Mannings Hill Road to the centre line of the Shingle Hut Gully; thence southerly along the centre line of the Shingle Hut Gully to the foot of the hills through Swallowfield; thence continuing generally westerly, generally northerly, generally south-westerly, generally westerly, generally southerly and generally westerly along the foot of the hills through Swallowfield and Chancery Hall to the northern bank of Tunbridge Gully near the north-eastern corner of Meadowbrook; thence generally westerly and south-westerly along the northern bank of Tunbridge Gully to the bridge at the intersection of the

Red Hills Road, Mackville Terrace and Molynes Road; thence generally south-westerly along the foot of the hills through Forest Hills, Tunbridge, Maverly Estate, Waterhouse Pen, Molynes Mountain and Mount Patience to the Parish Boundary at Fresh River; thence south-easterly along the centre line of Fresh River and Salt River to its junction with the sea at Hunts Bay; thence easterly to the left bank of the Salt River on the sea shore at high water mark; thence generally easterly, generally south-easterly, generally easterly, generally south-easterly and southerly along the high water mark of Kingston Harbour to the south-western corner of Harbour Head Pen; thence continuing generally south-westerly, generally westerly, generally south-westerly, north-westerly, south-westerly, south-easterly, south-westerly, westerly, northerly, north-westerly, westerly, south-westerly, south-easterly, south-westerly, north-westerly, south-westerly, south-easterly, southerly, south-westerly, southerly, south-easterly, southerly, and south-westerly along high water mark on the northern sea shore of the Palisadoes to the eastern side of a concrete jetty on the south-western boundary of the Palisadoes Airport; thence continuing generally westerly and generally south-westerly along high water mark on the northern sea shore of the Palisadoes including all the off-shore islands and continuing south-easterly, generally easterly, north-easterly, generally easterly, north-easterly and generally easterly along high water mark on the southern sea shore of the Palisadoes to Harbour Head Pen; thence continuing easterly along high water mark on the southern sea shore of Harbour Head Pen to the right bank of the Hope River at the sea shore; thence easterly across the mouth of the Hope River to its left bank on the sea shore; thence easterly and south-easterly, along the sea shore 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 including a building used for the purpose of a hairdresser, undertaker, travel agency, betting 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.

(Paragraph 6 (5))

THIRD SCHEDULE

PART I

Notification to be sent to 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.

PART II

(Paragraph 6 (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 Notice 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

(Paragraph 4)

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 reference in the 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 as 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>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. The total area covered by all such buildings or enclosures shall not exceed 500 square feet and the total area covered (including the original dwelling house) shall not exceed 50% of the site area.</p>
<p>Class II—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 advertisement, announcement or direction.</p>	<p>3. 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> <p>Except where the development would be contrary to any condition attached to a permission relating to the work.</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 Cross Roads, St. Andrew,
this 14th day of May, 1965.*

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

KINGSTON DEVELOPMENT AREA

GENERAL DESCRIPTION

The intention of this Order is to make provision for the orderly and progressive development of that portion of the Corporate Area of Kingston and St. Andrew as described in the First Schedule. It is also intended to obtain appropriate land use, car parking facilities, building lines and other improvements in layout in accordance with recognized principles of Town Planning.

No development will be permitted which would conflict with the proposals outlined in the Order and indicated on the accompanying maps numbered 1 (Road Width Reservations on Existing Roads) and 2 (Land Use Zones). The proposals contained in this order are based on more detailed development plans being prepared by the Government Road Town Planner in consultation with the Kingston and Saint Andrew Corporation. When these plans are complete it is intended to widen the scope of this order.

(1) Roads

No development will be permitted which will conflict with proposed road improvements and reservations have been made on existing roads to improve the road pattern in the city. This is part of a master road plan now being prepared for existing and new roads throughout the Corporate Area of Kingston and St. Andrew. A schedule of Road Width Reservations for Existing Roads is attached at Appendix I and map No. 1 illustrates these reservations. New roads will be required to comply with the standards 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) Housing Estate Roads: These are intermediate collector roads for traffic generated by service roads.
- (c) Main Housing 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) Arterial Roads: These are the main roads normally through the city or linking parts of the city.

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	Reservation, carriageway, paving and planting may be varied by Local Planning Authority depending on circumstances.
(b) Housing Estate Roads	40	20	10	4	6	Paving and planting may be varied by Local Planning Authority depending on circumstances.
(c) Main Housing Estate Roads	50	30	10	4	6	Paving and Planting may be varied by Local Planning Authority depending on circumstances.
(d) Arterial 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) Arterial Roads (where standards of (d) are not required)	70	48	See special requirements			(2) 11' footpaths or such requirements as the Local Planning Authority may consider adequate.

Vehicle Parking

Public car park 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 or in such other place or manner as the Planning Authority may agree. Appendix 2 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 sq. ft. 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 2 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 3 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 sq. ft.
- (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. The city has been zoned into areas of predominant land use based on the existing land use pattern.

The zones proposed are illustrated on Map No. 2. Appendix 4 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 Commerce Zone and considered in certain cases in the Industry Zone and Residence Zone. It would not normally be permitted in the Office Zone, the Education and Culture Zones, the Open Space Zone or the Government Purposes and Statutory Undertakings Zone.

Amenities:

Advertisement Control will be introduced in accordance with regulations.

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.

Buildings of historic interest will be given special consideration and a study is being made with a view to bringing the development of such buildings and sites under Planning Control.

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.

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

APPENDIX 2

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. ft. of Public Dining Room.
5. Civic Administration Buildings Office Buildings Libraries, Museums	1 for each 500 sq. ft. 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 sq. ft.
7. Industrial Buildings used for manufacture or Storage	1 for each building up to 5,000 sq. ft. plus 1 for each 1,000 sq. ft. of floor area in excess of 5,000 sq. ft.
8. Dance Halls Games Buildings Permanent Exhibition Buildings	1 for each building up to 1,000 sq. ft. plus 1 for each 100 sq. ft. in excess of 1,000 sq. ft.
9. Hospitals	1 for each 4 beds.
10. Clinics	3 for each Practitioner.
11. Assembly Halls Auditorium Churches City and Town Halls Cinemas Court Houses Lecture Halls Schools, Colleges Universities	1 for each 10 seats or places.

APPENDIX 3

VEHICLE LOADING REQUIREMENTS WITHIN SITE BOUNDARIES

Type of Buildings	Number of Loading or Off Loading Bays required
Shops Showrooms Stores Markets Hospitals	1 for each building up to 10,000 sq. ft. plus 1 for each 20,000 sq. ft. of floor area in excess of 10,000 sq. ft. to a total of 3. 1 for each 10,000 sq. ft. thereafter.
Industrial Buildings used for Manufacture or Storage	1 for each building up to 5,000 sq. ft. plus 1 for each 10,000 sq. ft. of floor area in excess of 5,000 sq. ft. to a total of 3. 1 for each 50,000 sq. ft. thereafter.

APPENDIX 4

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

Zones	Shop	Office	Warehouse	Industrial Building	Service Industry	Garage	Petrol Filling Station	Hall	Cinema	Church	Health Centre	Hotel	Club and Bar	Residence	Cemetery	School	Agriculture
Industry	2	2	1	1	1	1	1	3	3	3	3	3	3	3	3	3	3
Commerce	1	1	1	2	2	2	1	2	1	1	1	2	1	2	3	2	3
Office	3	1	3	3	3	3	3	2	3	3	1	3	3	2	3	2	3
Residence	2	3	3	3	2	3	3	2	3	2	3	1	2	1	3	2	2
Education and Culture	3	2	3	3	3	3	3	1	3	3	3	3	3	3	3	1	2
Open Space	3	3	3	3	3	3	3	2	3	3	3	3	3	3	2	3	1
Government Purposes and Statutory Undertakings	3	1	3	3	3	3	3	3	3	3	1	3	3	3	3	1	2
Normally permitted														1			
Permitted in certain cases														2			
Not normally permitted														3			

SCHEDULE OF ROAD WIDTH RESERVATIONS

Name	From Point to Point	Existing Total Reservation	Proposed Total Reservation	Remarks
Abberville Avenue	Patrick Drive to Bentley Crescent	40'-0"	50'-0"	
Arnold Road	Camp Road to Hitchen Street	45'-0" 30'-0"	50'-0"	
Arthur Wint Drive	Spalding Lane to Tom Redcam Ave.	40'-0"	50'-0"	
Arthur Wint Drive	Spalding Lane to Mountain View Ave.	40'-0"	100'-0"	
Asquith Street	Thompson Street to Livingstone St.	20'-0"	70'-0"	
Balmoral Avenue	Maxfield Avenue to Halfway Tree Rd.	40'-0"	50'-0"	
Barbican Road	East Dulwich Drive to Liguanea Ave.	40'-0"	70'-0"	
Barry Street	Darling Street to West Street	40'-0"	50'-0"	
Bay Farm Road	Waltham Park Road to Penwood Road	40'-0" to 62'-0"	70'-0"	
Beekford Street	West Street to Orange Street	50'-0"	50'-0"	
Beechwood Avenue	Halfway Tree Road to Rousseau Road	35'-0"	50'-0"	
Berwick Road	Maxfield Avenue to Waltham Park Rd.	25'-0"	50'-0"	
Brentford Road	Retirement Road to Slipe Pen Road	50'-0"	70'-0"	
Brentford Road	Slipe Pen Road to Slipe Road	50'-0"	50'-0"	
Caledonia Avenue	Tom Redcam Avenue to Old Hope Rd.		100'-0"	
Caledonia Crescent	Marescaux Road to Caledonia Avenue	40'-0"	50'-0"	One way SE to NW from Marescaux Road to Caledonia Place and one way N. to S. from Caledonia Avenue to Caledonia Place.
Caledonia Place	Caledonia Crescent to Slipe Road	40'-0"	50'-0"	One way SE to NW.
Camp Road	Deanery Road to Tom Redcam Ave.		100'-0"	
Cassia Park Road	Red Hills Road to Molyne's Road	40'-0"	70'-0"	
Central Avenue	Constant Spring Road to end of Central Avenue	40'-0"	70'-0"	
Chancery Street	Meadowbrook Main Road to Red Hills Road	50'-0"	70'-0"	
Charles Street	Spanish Town Road to Text Lane		70'-0"	
Chisholm Avenue	Waltham Park Road to Maxfield Ave.	33'-0"	50'-0"	
Church Street	Port Royal Street to Garrick Lane	50'-0"	70'-0"	Church St. one way from north to south.
Constant Spring Road	Hagley Park Road to Olivier Road	50'-0"	100'-0"	
Constant Spring Road	Olivier Road to Grosvenor Terrace	50'-0"	70'-0"	
Darling Street	Spanish Town Road to Barry Street		50'-0"	
Deanery Road	Mountain View Avenue to St. Joseph's Avenue	50'-0"	70'-0"	
Deanery Road	St. Joseph's Avenue to Elletson Road		70'-0"	
Deanery Road	South Camp Road to Merrion Road		50'-0"	
Downer Avenue	Lady Musgrave Rd. to Old Hope Rd.	30'-0"	100'-0"	
Duke Street	East Queen Street to Harbour Street	50'-0"	50'-0"	One way from south to north.
Dunrobin Avenue	Washington Boulevard to Constant Spring Road	50'-0"	100'-0"	Dual carriageway.
East Avenue (Greenwich Town)	Spanish Town Rd. to Marcus Garvey Drive	40'-0"	70'-0"	
East King's House Road	Hope Road to Barbican Road	50'-0"	50'-0"	
East Queen Street	East Parade to Victoria Avenue	66'-0"	70'-0"	
East Street	South Race Course to the sea	50'-0"	70'-0"	
Eastwood Park Road	Molyne's Road to Red Hills Road	40'-0" and 50'-0"	50'-0"	
Eastwood Park Road	Molyne's Road to Hagley Park Road	40'-0"	70'-0"	

SCHEDULE OF ROAD WIDTH RESERVATIONS, *contd.*

Name	From Point to Point	Existing Total Reservation	Proposed Total Reservation	Remarks
Eureka Road	Old Hope Road to Halfway Tree Road	30'-0"	50'-0"	
Fairdene Avenue	Red Hills Road to Molynes Road	40'-0"	70'-0"	
Farewell Avenue	Merrick Highway to Molynes Road	40'-0"	50'-0"	
Fort Nugent Drive	Harbour Head Round-about to Harbour Drive	48'-0"	50'-0"	
Geffrard Place	Orange Street to West Race Course	40'-0"	50'-0"	One way from East to West.
Gordon Town Main Road	Papine to Skyline Drive	40'-0"	50'-0"	
Grants Pen Road	Constant Spring Road to East Dulwich Drive	50'-0"	70'-0"	
Greenwich Crescent (western part of)	Lincoln Crescent to West Road	28'-0"	70'-0"	
Hagley Park Road	Spanish Town Road to Halfway Tree	50'-0"	100'-0"	From Spanish Town Road to Maxfield Ave. dual carriageway.
Halfway Tree Road	Old Hope Road to Retirement Road		70'-0"	
Halfway Tree Road	Retirement Road to Hagley Park Road	70'-0"	100'-0"	
Hanover Street	East Queen Street to Harbour Street	50'-0"	50'-0"	
Harbour Street	West Street to Highholborn Street	50'-0"	50'-0"	
Havendale Drive	Mannings Hill Road to Meadowbrook Main Road	40'-0"	70'-0"	
Highholborn Street	East Queen Street to the sea	50'-0"	70'-0"	
Hildene Avenue	Mountain View Avenue to Oliver Road	30'-0"	70'-0"	
Hitchen Street	East Race Course to Arnold Road	35'-0"	70'-0"	
Hope Road	Constant Spring Road to Liguanea Ave.	50'-0"	100'-0"	From Constant Spring Road to Liguanea Avenue dual carriage- way.
Hope Road	Liguanea Avenue to Matilda's Corner	50'-0"	70'-0"	
Industrial Terrace	Spanish Town Rd. to Marcus Garvey Drive.		70'-0"	
Jack's Hill Road	Barbican Road to Sunset Avenue	12'-0" to 40'-0"	50'-0"	
Knutsford Boulevard	Trafalgar Road to Liguanea Club (private road)		50'-0"	
Lady Musgrave Road	Trafalgar Road to Downer Avenue	50'-0"	100'-0"	
Lady Musgrave Road	Trafalgar Road to Hope Road	50'-0"	50'-0"	
Lamoth Lane	Maxfield Avenue to Nathan Street	12'-0"	70'-0"	
Langston Road	Deanery Road to Mountain View Ave.	30'-0"	70'-0"	
Liguanea Avenue	Hope Road to Barbican Road	40'-0"	70'-0"	
Lincoln Crescent (western part of)	Greenwich Crescent to Rousseau Road	28'-0"	70'-0"	
Long Lane	Stony Hill Road to Fourwinds Ave.		70'-0"	
Lyndhurst Road	Maxfield Avenue to Retirement Road	40'-0"	70'-0"	
Mannings Hill Road	Constant Spring Road to Oldgate Drive	50'-0"	70'-0"	
Marcus Garvey Drive	Round-about at Hagley Park Road to Kingston Pen Gully	80'-0" to 100'-0"	120'-0"	Dual carriageway. Property boundaries vary.
Marescaux Road	Caledonia Ave. to North Race Course	50'-0"	70'-0"	
Maxfield Avenue	Spanish Town Road to Hagley Park Rd.	45'-0"	70'-0"	
Merrick Highway	Red Hills Road to Farewell Avenue	40'-0"	50'-0"	
Merrion Road	Deanery Road to Vineyard Road	33'-0"	50'-0"	
Molynes Road	Eastwood Park Road to Red Hills Rd.	50'-0"	70'-0"	
Mona Road	Old Hope Road to August Town	35'-0"	50'-0"	Now widened from Old Hope Road to Mona entrance.
Mountain View Avenue	Langston Road to Windward Road	50'-0"	70'-0"	
Mountain View Avenue	Old Hope Road to Deanery Road	50'-0"	100'-0"	Dual carriageway

SCHEDULE OF ROAD WIDTH RESERVATIONS, *contd.*

Name	From Point to Point	Existing Total Reservation	Proposed Total Reservation	Remarks
Nathan Street	Lamoth Lane to Seventh Street	20'-0"	70'-0"	
North Street	Spanish Town Road to South Camp Road	40'-0"	50'-0"	
Old Hope Road	Caledonia Avenue to Oxford Road	50'-0"	50'-0"	
Old Hope Road	Oxford Road to Chambers Lane	50'-0"	100'-0"	
Old Hope Road	Chambers Lane to Matilda's Corner	50'-0"	50'-0"	
Old Hope Road	Matilda's Corner to Papine	50'-0"	70'-0"	
Olivier Road	Shortwood Road to Constant Spring	33'-0"	50'-0"	
Olympic Way	Hagley Park Road to Seaward Drive	44'-0"	70'-0"	
Omara Road	Chisholm Avenue to Hagley Park Road	30'-0"	50'-0"	
Orange Street	South Parade to the sea	50'-0"	70'-0"	One way from south to north.
Orange Street	North Parade to Slipe Road	50'-0"	70'-0"	
Outlook Avenue	Windward Road to the sea	33'-0"	50'-0"	
Oxford Road	Halfway Tree Road to Old Hope Road	50'-0"	50'-0"	
Oxford Street	Spanish Town Road to Drummond St.	..	50'-0"	
Palisadoes Road	Harbour Head Round-about to Airport	..	100'-0"	Dual Carriageway.
Palisadoes Road	Airport Entrance Round-about to Port Royal	..	70'-0"	
Papine Road	Papine to August Town	40'-0"	50'-0"	
Parade (North, East, South and West)		N. 64'-0" E. 69'-0" S. 75'-0" W. 73'-0"	70'-0"	One way in a clockwise direction.
Paradise Street	From sea to Victoria Avenue	50'-0"	100'-0"	
Patrick Drive (part of)	Washington Boulevard to right-angle Corner	50'-0"	70'-0"	
Patrick Drive (part of)	Right-angle corner to Gully at Abberville Avenue	50'-0"	50'-0"	
Penwood Road	Bay Farm Road to Spanish Town Rd.	60'-0"	70'-0"	
Port Royal Street	West Street to East Street	..	70'-0"	
Potters Row	Tower Street to Paradise Street	40'-0"	50'-0"	
Princess Street	West Queen Street to North Street	50'-0"	70'-0"	
Race Course (East, South, West and North)		50'-0"	70'-0"	One way in a clockwise direction.
Red Hills Road	Constant Spring Road to Molynes Rd.	50'-0"	70'-0"	
Retirement Crescent	Sylvan Avenue to Retirement Road	25'-0"	50'-0"	
Retirement Road	Brentford Road to Lyndhurst Road	33'-0"	70'-0"	
Retirement Road	Brentford Road to Halfway Tree Rd.	33'-0"	70'-0"	
Rockfort Road	Windward Road to Round-about at Harbour Head	60'-0" to 69'-0"	100'-0" to 120'-0"	Dual carriageway.
Roussetu Road	Lyndhurst Road to Maxfield Avenue	40'-0"	70'-0"	
St. Thomas Road (Main Road)	Harbour Head Round-about to Parish Boundary	..	100'-0"	
Seaforth Road	South Camp Road to Laidlaw Street	30'-0"	70'-0"	
Seaview Avenue	Lady Musgrave Road to Old Hope Rd.	40'-0"	50'-0"	
Seaward Drive	Olympic Way to Molynes Road	24'-0"	70'-0"	
Seventh Street	Nathan Street to Thompson Street	40'-0"	70'-0"	
Shorton Drive	Molynes Road to Molynes Road	50'-0"	70'-0"	
Shortwood Road	Grant's Pen Road to Olivier Road	60'-0" and 33'-0"	50'-0"	
Slipe Road	Caledonia Avenue to Orange Street	50'-0"	70'-0"	

SCHEDULE OF ROAD WIDTH RESERVATIONS, *contd.*

Name	From Point to Point	Existing Total Reservation	Proposed Total Reservation	Remarks
Slipe Pen Road	Brentford Road to North Street	40'-0" and 60'-0"	70'-0"	
South Camp Road	Victoria Avenue to Deanery Road		100'-0"	
Spanish Town Road	Duhaney Bridge to intersection at West Street	64'-0" and 75'-0"	100'-0" and 120'-0"	From Duhaney Bridge to Hagley Park Road is dual carriageway.
Spanish Town Road (Main Road)	Duhaney Bridge to Parish Boundary		150'-0"	Dual carriageway.
Stony Hill Road	Grosvenor Terrace to Long Lane		70'-0"	
Studley Park Road	Livingstone Street to Slipe Pen Road	40'-0"	70'-0"	
Sullivan Avenue	Mannings Hill Road to Red Hills Rd.	40'-0"	50'-0"	
Sylvan Avenue	Halfway Tree Road to Retirement Crescent	35'-0"	50'-0"	
Tom Redcam Avenue	Old Hope Road to Camp Road	66'-0"	100'-0"	
Torrington Avenue	Orange Street to West Race Course	26'-0"	50'-0"	One way from West to East.
Torrington Road	Slipe Pen Road to Slipe Road		50'-0"	
Tower Street	West Street to Potters Row	40'-0"	50'-0"	
Trafalgar Road	Hope Road to Lady Musgrave Road	50'-0"	100'-0"	
Upper Elletson Road	Victoria Avenue to Deanery Road	60'-0"	70'-0"	
Upper King Street	North Parade to West Race Course	50'-0"	50'-0"	One way from south to north.
Upper Oxford Street	Drummond Street to Studley Park Rd.		50'-0"	
Upper Waterloo Road	Around Old Anglican Cemetery to Shortwood Road	33'-0"	50'-0"	
Victoria Avenue	East Queen Street to Windward Road	66'-0"	70'-0"	
Vineyard Road	Merrion Road to Deanery Road	33'-0	50'-0'	
Waltham Park Road	Spanish Town Road to Molyne's Road	40'-0"	70'-0"	
Washington Boulevard	Duhaney Bridge to Dunrobin Avenue	100'-0"	100'-0"	Dual carriageway.
Waterloo Road	Hope Road to King's House Road	50'-0"	100'-0"	
West Queen Street	West Street to West Parade	66'-0"	70'-0"	
West Road	Spanish Town Road to Greenwich Crescent	40'-0"	70'-0"	
West Street	West Queen Street to the sea	50'-0"	70'-0"	
Weymouth Drive	Washington Boulevard to Spanish Town Road	40'-0"	70'-0"	
Wildman Street	North Street to East Queen Street	50'-0"	70'-0"	
Windward Road	Victoria Avenue to Rockfort Road	66'-0"	70'-0"	