

**THE TOWN AND COUNTRY PLANNING LAW, 1957**  
(Law 42 of 1957)

**THE TOWN AND COUNTRY PLANNING (PORTLAND COAST)  
PROVISIONAL DEVELOPMENT ORDER (CONFIRMATION)  
NOTIFICATION, 1963**

In exercise of the powers conferred upon the Governor-General in Council 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 (Portland Coast) Provisional Development Order (Confirmation) Notification, 1963.

2. The Town and Country Planning (Portland Coast) Provisional Development Order, 1962, hereinafter referred to as the Provisional Order, is hereby confirmed with the modifications set out in the Schedule hereto.

**SCHEDULE**

Paragraph 13 of the Provisional Order has been amended by the deletion therefrom of the word and figures "Cap. 227,".

2. The General Description of the Provisional Order has been amended in the following respects—

(a) by inserting the words "Hope Bay" next after the words "Orange Bay" in line 22 from the top of page 6; and

(b) by inserting the words "Reservation, Carriageway," before the word "Paving" in the column immediately under the heading "Special Requirements" and opposite the words "(a) Service Roads" in the Schedule of Road Standards.

3. The section of the General Description headed "Commercial Areas" has been amended in the following respects—

(a) by inserting the words "Hope Bay" between the words "Orange Bay" and "St. Margaret's Bay" in the list of towns and villages;

(b) by inserting the words "require buildings to" next after the words "commercial purposes will" in line 12 from the top.

4. The section of the General Description headed "Beaches" has been amended in the following respects—

(a) by the addition of the words "Port Antonio (Bryan's Bay)" at the end of the list headed "Public Fishing Beaches" and by the numbering of the addition thereto as "(h)";

(b) by the addition of the words "Port Antonio (Bryan's Bay)" at the end of the list headed "Public Bathing Beaches" and by the numbering of the addition thereto as "(n)";

(c) by the deletion from the list headed "Public Fishing and Bathing Beaches" of the words "(e) Bryan's Bay (Port Antonio)" and the renumbering of items (f) to (m) as items (e) to (l) respectively; and

(d) by the deletion of the word "seaside" appearing immediately before the words "parks shown" in line 25 from the top of page 8.

5. The section of the General Description headed "Seaside Parks" has been amended in the following respects—

(a) by the insertion of the word "seaside" immediately before the word "parks" in line 5; and

(b) by the deletion from the list of Seaside Parks of the words "(h) Folly Point" and "(i) Woods Island" and the renumbering of item (j) as item (h).

6. The section of the General Description headed "Town Park" has been amended in the following respects—

(a) by the deletion from the heading of the word "Park" and the substitution therefor of the word "Parks"; and

(b) by the deleting of the sentence "One is situated on the sea front at Buff Bay" and the substitution therefor of the following—

"Where towns are not served by a seaside park, or a supplementary park is required, town parks are proposed to provide an area of open space for community recreation. These town parks are at Buff Bay and Port Antonio (Folly)".

7. The section of the General Description headed "Roadside Park" has been amended in the following respects—

(a) by the deletion from the heading of the word "Park" and the substitution therefor of the word "Parks";

(b) by the insertion of the words "roadside parks" immediately before the words "are as follows:—" in line 4; and

(c) by the deletion from the list of Roadside Parks of the words "Bryan's Bay" appearing immediately before the word "(Port Antonio)" and the substitution therefor of the words "Crab Point".

8. The section of the General Description headed "Amenity" has been amended in the following respects—

(a) by the deletion from the fourth paragraph of the words "for the avoidance of" and the substitution therefor of the words "to avoid"; and

(b) by the deletion from the fifth paragraph of the word "reservation" and the substitution therefor of the word "reservations".

9. The section of the General Description headed "Zoning related to Use Classes" has been amended in the following respects—

(a) by the insertion of the figures "10," immediately before the word "Zoning" in the heading;

(b) by the deletion from the first line of the word "zoning" and the substitution therefor of the words "the zones shown in the development area";

(c) by the insertion of the word "and" next after the word "resort" in line 2; and

(d) by the deletion from the last line of the words "a recreational" and the substitution therefor of the word "an".

10. The section of the General Description headed "Public Services" has been amended in the following respects—

(a) by the insertion of the figures "11," immediately before the word "Public" in the heading; and

(b) by the deletion from line 2 of the words "Main road reservation" and the substitution therefor of the words "Road reservations".

11. The section of the General Description headed "Miscellaneous" has been amended in the following respects—

(a) by the insertion of the figures "12," immediately before the word "Miscellaneous" in the heading; and

(b) by the addition of a second paragraph as follows—

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

12. The section of the General Description headed "Statement of Intended Relation of Uses of Zoning shown in the Development Area" has been amended by the deletion from the column immediately under the subheading "Residences" and opposite the word "Commercial" of the figure "1" and the substitution therefor of the figure "2".

13. The Map attached to the General Description of the Provisional Order has been amended in the following respects—

(a) by the relocation of "Folly Point bathing beach" from the east side of Folly to the west side of Folly; and

(b) by the addition of "one subdivision area" at Drapers.

Dated at Kingston this 22nd day of July, 1963.

W. C. ELLWOOD,  
Acting Secretary to the Cabinet

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



**The Town and Country Planning**  
**(Portland Coast) Provisional**  
**Development Order, 1962**

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# THE TOWN AND COUNTRY PLANNING LAW, 1957

(Law 42 of 1957)

## THE TOWN AND COUNTRY PLANNING (PORTLAND COAST) PROVISIONAL DEVELOPMENT ORDER, 1962

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 Portland, hereby made:—

1. This Order may be cited as the Town and Country Planning (Portland Coast) Provisional Development Order, 1962, 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.

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

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

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

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

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

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

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

Provided that—

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

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

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

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

(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 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.**

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

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

**Development  
affecting main  
roads.**

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

**Reference of  
applications to  
the Authority.**

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

**Appeals.**

9. (1) Subject to the provisions of this Order, any person who desires to appeal—

(a) against a decision of the planning authority refusing planning permission or granting planning permission subject to conditions; or

(b) against a determination of the planning authority under section 14 of the Law; or

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



(2) Such person shall also furnish to the Minister a copy of the following documents—

- (i) the application made to the planning authority;
- (ii) all relevant plans, drawings and particulars submitted to them;
- (iii) the notice of the decision or determination, if any;
- (iv) all other relevant correspondence with the planning authority.

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

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

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

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

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

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

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

12. (1) Where any land within the area to which this Order applies is subdivided into allotments for the purposes of sale, lease or letting or for building purposes, a scheme plan showing the proposed subdivision shall be prepared by a surveyor and submitted to the local planning authority for approval. Control of subdivision 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 easements shall also show the proposed roads and their approximate grades, the proposed reserves, access ways and service lanes, the situation of any land to be affected by easements, which are to be created and the nature of the easements, and such other particulars as may be specified in writing by the local planning authority.

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

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

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

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

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

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

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

“owner”, in respect of any land or interest therein, includes an owner thereof, whether beneficially or as a trustee, and mortgagee acting in exercise of the power of sale, and any person whatsoever having power to dispose of the land or interest therein by way of sale;

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

“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 purposes of sale if at least one of these allotments is intended for sale.

Cap. 211

Cap. 227

13. The provisions of the Local Improvements Law, Cap. 227, and Regulations made thereunder shall not apply to the subdivision of land within the area to which this Order applies.

## FIRST SCHEDULE

(Paragraph 1)

### PORTLAND COAST DEVELOPMENT AREA

Starting at Palmetto Bay, at the point where the boundary between the parishes of St. Mary and Portland, being also the boundary between the county of Middlesex and the county of Surrey, meets the High Water Mark at the Sea Coast; thence proceeding south-westerly along the said Parish boundary for one (1) mile; thence generally south-easterly through the parish of Portland along a continuous line parallel to the High Water Mark, and being at all points one (1) mile removed from the said High Water Mark, to intersect with the boundary between the parishes of Portland and St. Thomas, at the Hector's River; thence north-easterly along the boundary between the parishes of Portland and St. Thomas, to intersect with the High Water Mark at the Sea Coast; thence generally north-westerly along the High Water Mark crossing Manchioneal Harbour, Priestman's River, Boston Bay, Port Antonio, St. Margaret's Bay, Hope Bay and Buff Bay, back to the starting point.

## SECOND SCHEDULE

(Paragraph 3)

### USE CLASSES

In this Schedule—

“shop” means a building used for the carrying on of any retail trade or retail business wherein the primary purpose is the selling of goods by retail, and without prejudice to the generality of the foregoing includes a building used for the purpose of a hair-dresser, undertaker, travel agency, or as the receiving office for goods to be washed cleaned or repaired, or for any other purposes appropriate to a shopping area, but does not include a building used as funfair, garage, petrol filling station, office or bank or 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, social centre or a community centre.  |
| Class 8  | Use as a theatre, a cinema, a music hall.   |
| Class 9  | Use as a dance hall, a swimming bath, a gymnasium or for indoor games.  |
| Class 10 | Use as a hotel, motel or apartment house.   |

## THIRD SCHEDULE

(Paragraph 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)

.....you have not been given notice by  
(INSERT DATE OF EXPIRY OF THE PERIOD UNDER PARAGRAPH 5 OF THE ORDER)

the planning authority of their decision you are entitled to appeal to the Minister in accordance with section 13 of the Town and Country Planning Law, 1957, by notice served within one month from that date. You may, however, by agreement in writing with the planning authority extend the period within which the decision of the planning authority is to be given.

## PART II

(Paragraph 5 (8) (a))

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

(To be endorsed on notices of decision)

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

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

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

Dated at Halfway Tree, St. Andrew this 1st day of October, 1962.

## PORTLAND COAST DEVELOPMENT AREA

## GENERAL DESCRIPTION

The intention of this Order is to make provision for the orderly and progressive development of the parish coast between Palmetto Bay and Hector's River.

The coastal area of the Parish is different in character to some of the well known holiday areas, being less developed, more rocky and altogether more wild.

There are many fine views from the coastal road of succeeding headlands, some crowned with wind-blown palms, while large rollers ceaselessly shatter themselves on the rocky cliffs. In the opinion of many, the Portland Coast contains some of the finest scenery in Jamaica. This rugged charm must be preserved both for holiday makers and local people as one of the country's most valuable assets.

From Windsor Castle the main coastal road follows a winding route over steep foothills. From Hart Hill there are fine coastal views eastward from a high point. Onwards the road descends to attractive coconut groves between the highway and the sea; beyond is Bull Bay with its nucleus of a promenade fringing the highway and the sea. This flat grassy expanse would be very suitable for a town park. From here the route hugs the coast passing more open coconut tree-fringed shores at White River then deviating inland to rejoin the sea at Orange Bay. Beyond this point, once again the route is through steep foothills to Hope Bay. As far as the Rio Grande, most of this coast is not really suitable for bathing and the coastal settlements concentrate on fishing, therefore most of the beaches are used for this purpose.

A more interesting coastline appears once the coastal route rejoins the sea beyond the Rio Cobre at Norwich Hall. There is an attractive white sand beach at this point, and at Bryan's Bay beyond to the east are views of Navy Island, Port Antonio and the red and white-ringed light-house at Folly Point.

Port Antonio, the parish capital contains some very attractive views particularly the old Fort George now occupied by the Titchfield School, and "Bonnie View", a hotel viewpoint on the hill at the back of the town. The houses on the peninsular between east and west bays have a quiet early Victorian charm of their own.

Continuing eastwards beyond the town, the Folly Estate has an attractive landscaped quality of large trees, royal palms, open grasslands and fine views; it would make an excellent seaside park. There is a beach suitable for bathing at Daniel's Harbour; further on are the muddy waters of Turtle Crawl Harbour. ~~Most of the coastline between Daniel's Harbour and the Blue Hole is a narrow strip of land, the width of which varies from 100 to 200 feet. At the famous Blue Hole the coastal route deviates inland through Fairy Hill, the coast again being reached at the shell-shaped Boston Beach Cove, where the land is again narrow. Rivers on this part of the coast form sand bars at their mouths. Pebbly pools and shallow tree-fringed lagoons build up behind these natural barriers; Priestman's River is a picturesque example of this type of formation.~~

At Long Bay there is a very fine vista of this mile long beach ~~from here onwards to Manchioneal is the finest coastal scenery.~~ From here onwards to Manchioneal is ~~the finest coastal scenery.~~ There are a series of headlands and cliffs, the road being cut out of the rock in many places and following the edge of the sea for nearly the whole distance. This type of landscape ceases at Nettle Point and from here onwards the view is more one of tree-covered hilly slopes. To landward at Happy Grove there is a picturesque early Victorian church placed at the summit of a grassy knoll. From here it is a short distance to the parish boundary at Hector's River.

The main towns and villages of the coastal area are Port Antonio, Buff Bay, Orange Bay, St. Margaret's Bay, Priestman's River and Manchioneal.

#### *Proposals (See accompanying maps)*

The Order deals with the following main 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, setbacks and car parking.

##### *2. Roads*

At certain points on the coast road, usually at river crossings, there are right-angled bends, and some of the town and village centres are narrow and congested. Close scrutiny will be given to proposals for deviating the main highway where there are fine coastal views, as it is considered advantageous to hold such amenity in common for the general public, including the tourist.

#### *Main Road Improvements*

- (1) Removal of awkward bend at cemetery west of Buff Bay;
- (2) By-pass sea front road and two right-angled turns, Buff Bay;
- (3) Removal of right-angled bend at Spring Garden Halt;
- (4) Improvement to sharp and steep curve at Black Hill;
- (5) Re-alignment of road to improve awkward and steep corner at Burlington (St. Margaret's Bay).
- (6) Improvement along the east harbour promenade at Port Antonio to avoid existing detour through the congested area of the town.
- (7) *P.W.D. Sponsored improvement*  
New road superseding old highway from a point near Drapers to Blue Hole (part of the scheme permits ~~resort~~ development at San San Bay).

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

- |                        |   |
|------------------------|---|
| (a) Service Roads:     | These are used for direct access to individual lots within a residential area or for access to commercial premises.                                 |
| (b) Estate Roads:      | These are intermediate collector roads for traffic generated by service roads.  |
| (c) Main Estate Roads: | These are the main roads within a residential area, and would normally be used as bus routes or as denser traffic routes through residential areas. |
| (d) Main Roads:        | These are the main roads normally linking towns.  |



## SCHEDULE OF ROAD STANDARDS (all measurements in feet-minimum)

Type of Road	Total Reservation	Carriageway	Side Reservations (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

Major shopping sites along the highway will be confined to existing towns and villages. These are:—

Port Antonio  
Buff Bay  
Orange Bay  
St. Margaret's Bay  
Priestman's River  
Manchioneal

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 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 floor 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 ~~in the town~~ 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*

- Buff Bay
- Port Antonio (East Harbour)
- Lime Kiln Bay (Blue Hole)
- Priestman's River
- Fair Prospect
- Manchioneal
- Hector's River

*Public Bathing Beaches*

- Buff Bay
- Hudsons Cove
- Welsh Women's Point
- Norwich Halt
- West Harbour (Port Antonio)
- Folly Point

*Public Bathing Beaches, contd.*

- (g) Daniels Harbour
- (h) Unity Bay
- (i) Blue Hole
- (j) Long Bay
- (k) Ross Craig
- (l) Manchioneal Harbour (2)
- (m) Hectors River

*Public Fishing and Bathing Beaches*

- (a) Orange Bay
- (b) Bellers Moat
- (c) St. Margaret's Bay
- (d) Rio Grande
- (e) Bryan's Bay (Port Antonio)
- (f) Turtle Crawl Harbour
- (g) Cocoa Walk Bay
- (h) Fairy Hill Bay
- (i) Boston Beach
- (j) Long Bay
- (k) Kensington (Christmas River)
- (l) Innes Bay (Williamsfield)

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

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

*5. Seaside Parks*

These 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.

The parks are as follows:—

- (a) Fum Fum Spring
- (b) Spring Garden
- (c) Mouth of Spanish River
- (d) Mouth of Swift River
- (e) Mouth of Rio Grande (West Bank)
- (f) Mouth of Rio Grande (East Bank)—It is intended that a properly designed "Rafters Rest" be established at the mouth of the Rio Grande. The "Rest" would incorporate refreshment facilities, adequate car parking and suitable arrangements for the boarding and beaching of rafts and boats. There would also be quarters for the Raftmen and River patrol Officers.
- (g) Navy Island
- (h) Folly Point
- (i) Woods Island
- (j) Black River.

*6. Town Park*

One is situated on the sea front at Buff Bay.

*7. Roadside Park*

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

These are as follows:—

- (a) Hart Hill
- (b) White River
- (c) Whydah (St. Margaret's Bay)
- (d) Bryan's Bay (Port Antonio)
- (e) Soldiers Bay
- (f) Blue Hole
- (g) Boston Bay
- (h) Fair Prospect
- (i) Ross Craig
- (j) Christmas River (south)
- (k) Brown's Bay
- (l) Happy Grove

*8. Areas of Natural Beauty*

- (a) *The Blue Hole.* This is of national importance as an area of natural beauty. It is the subject of a Preservation Order pursuant to the National Trust Law. The intention is to preserve the area as far as possible in its natural state.
- (b) *The Devils Elbow*  
It is also intended to preserve this unspoiled valley as far as possible in its natural state.

### 9. Amenity

The Order is concerned with the 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. 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 for the avoidance of 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 reservation, 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 will 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 however overhead lines will be sited interdependently off 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 zoning. For example, in the case of an application to construct a shop, this would be considered in certain cases in a resort subdivision zone. It would normally be permitted in a commercial zone, but it would not normally be permitted in a recreational 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. Main road reservation have been made sufficiently wide to allow for the installation of works by statutory, or other undertakers, in relation to power, lighting, water supply, sewage disposal, drainage and any other public services. Any installations above ground will require planning permission. Under normal conditions, telegraphic and telephonic communications in residential areas will be situated at the back of lots instead of along the frontage.

### 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 OF ZONING SHOWN IN THE DEVELOPMENT AREA

Zone	Shops	Offices	Industry	Warehouses	Churches, etc.	Health Centres, etc.	Halls, etc.	Cinemas, etc.	Petrol Filling Stations	Hotel, etc.	Residences	Clubs, Bars
Commercial .. ..	1	1	1	1	1	1	1	1	1	2	1	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 .. ..	Applications to be given individual consideration.											

Normally permitted .. ..	1
Considered in certain cases .. ..	2
Not normally considered .. ..	3