GUIDE
TO
DEVELOPERS AND APPLICANTS
FOR
PLANNING PERMISSION

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This Guide to Developers and Applicants for Planning Permission is an important step in the process of facilitating the physical planning, design and development of projects.

The Guide to Developers is published to give information and advice to professionals and technicians in the field of development on the laws, regulations and requirements for all types of development.

It is hoped that the use of this Guide by applicants and prospective developers will expedite development and contribute to better project planning and design and to a general improvement of the physical environment.

This Guide to Developers was prepared in draft by the Town and Country Planning Division of the Ministry of Planning and Mobilization. In the preparation of the document the co-operation of a number of other Government agencies was readily forthcoming.

In addition, private professional organizations - the town planners, land surveyors, engineers and quantity surveyors have provided assistance with their comments on the draft document. Advice has also been forthcoming from the Advisory Town Planning Panel on the overall document. The contribution of these agencies and organizations is acknowledged.

The public is invited to study the document and submit comments and recommendations to the Permanent Secretary, Ministry of Planning and Mobilization.

The revision of the draft Guide will be undertaken following discussion and evaluation of the comments and recommendations of the public.

Winston Dookeran,
Minister of Planning & Mobilization.
DISCLAIMER

This document is a guide to developers and applicants for planning permission. In its preparation, the Town and Country Planning Division has sought to state accurately the effect of the Town and Country Planning legislation as it relates to development. However, readers are cautioned that regard must be had to the actual Law. The Town and Country Planning Act and related regulations may be amended from time to time, and are subject to interpretation by the Courts.

Responsibility for the administration of Town and Country Planning rests at present with the Minister of Planning and Mobilization. His decision on each application for planning permission will conform as closely as is practicable to the guidelines set out herein but will depend on the particular circumstances of the specific case and the general conditions then prevailing.
INTRODUCTION

BACKGROUND

In August, 1972, a Guide to Developers and Applicants for Planning Permission was published by the Town and Country Planning Division. The present Guide to Developers has had the benefit of years of experience in providing advice to the public and in the implementation of guidelines and requirements for planning and design of physical development projects. This Guide represents a significant addition to the body of information presented in the former Guide.

PURPOSE

This Guide has been prepared to provide assistance to developers and applicants in obtaining planning permission. The Guide is intended to convey information to the public on the major considerations involved in planning decisions and the standards and requirements for all types of development.

The overall intention of the Guide is to contribute to better planning for development.

CONTENT

This Guide outlines the provisions of the Town and Country Planning Act and the regulations governing the grant of permission for development.

The Guide also sets out the planning framework within which applications for planning permission are determined and identifies the general objectives of planning for development.

In the document commonly used planning criteria are defined and standards for site and building development and the layout of subdivisions are provided.

Information is also provided on procedures for the submission of applications to the Town and Country Planning Division. It further identifies the role of other agencies involved in the evaluation and determination of applications for development.

While this Guide attempts to be fairly comprehensive in scope, it must be emphasised that the standards contained herein represent minimum criteria and requirements. A high standard of site planning and building design will be expected in individual projects.

Development projects which do not meet the standards given in the guide will be considered and the merits of these proposals will be evaluated.

Development standards applicable to an individual site may be obtained by submitting an outline application for planning permission to the relevant regional office of the Town and Country Planning Division. It is also advised that for maximum effectiveness, the Guide should be used in conjunction with the National Plan and existing Regional Plans, Local Area Plans and Policy Statements.
THE LEGAL FRAMEWORK

2.1 THE TOWN AND COUNTRY PLANNING ACT

The Town and Country Planning Act Chapter 35:01 (formerly the Town and Country Planning Ordinance No. 29 of 1960) came into effect on August 1, 1969. The preamble describes the objective of the Act as “an Act to make provision for the orderly and progressive development of land in both urban and rural areas and to preserve and improve the amenities thereof; for the grant of permission to develop land and for other powers of control over the use of land; to confer additional powers in respect of the acquisition and development of land for planning; and for purposes connected with the matters aforesaid”.

Part I of the Act deals with administration and sets out the duties of the Minister as being to “secure consistency and continuity in the framing and execution of a comprehensive policy with respect to the use and development of all land in Trinidad and Tobago in accordance with a development plan”. Part II of the Act is concerned with the preparation, content and approval of development plans.

An Advisory Town Planning Panel has been established under Section 4 of the Town and Country Planning Act with a view to the proper carrying out of the provisions and objects of the Act. The Panel advises the Minister on any matter within their knowledge or on which the Minister may seek their advice.

2.2 DEVELOPMENT OF LAND

Part III of the Act makes specific provision for the control of development of land. Under Section 8 permission is required for any development of land which is carried out after the commencement of the Act.

The Act defines the expression “development” as meaning:

i. The carrying out of building, engineering, mining or other operations in, on, over, or under any land;

ii. The making of any material change in the use of any buildings or other land;

iii. The subdivision of any land.

2.3 OPERATIONS

In the Act the meaning of “building” includes any structure or erection as well as any part of a building. This broad definition means that many structures such as walls, fences, hoardings, masts
and satellite dishes are classified as buildings. Building operations include rebuilding and structural alterations or additions to buildings. However Section 8(2) of the Act states that “the carrying out of works for the maintenance, improvement or other alteration of any building” is not deemed to involve development provided that "the works affect only the interior of the building or do not materially affect the external appearance of the building”.

Engineering operations include the building of roads and the laying out of means of access to highways, the construction of drains and the laying down of water mains and sewers. The cutting of land, bulldozing, removal of topsoil and other earthworks involve engineering or other operations. However works of statutory authorities for the maintenance or improvement of roads or the repair or renewal of sewers, pipes or cables are not deemed to involve development.

Mining operations involve the extraction of minerals by underground or surface workings including quarries. In this context minerals are defined in the Act as including all substances in or under land of a kind ordinarily worked for removal. This includes oil.

2.4 CHANGE OF USE

As stated, the making of any material change in the use of any buildings or other land involves development and therefore requires permission. However Section 8(2) of the Act specifies three situations which do not involve development.

The first of these is “the use of any buildings or other land within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house as such”, and in this connection curtilage may be taken to mean the plot on which the house stands or, in the case of a large parcel, the land in the vicinity of the house. The second is “the use of any land for the purposes of agriculture or forestry (including afforestation)”. It must be noted that these exclusions from the definition of “development” relate only to the use of land or buildings. The Act specifies that the use of land does not include the carrying out of building or other operations thereon.

2.5 THE USE CLASSES ORDER

The third situation is described in Section 8(2) as being “in the case of buildings or other land that are used for a purpose of any class specified in an Order made by the Minister under this section, the use thereof for any other purpose of the same class”. The relevant Order is the Town and Country Planning (Use Classes) Order V. The change from one activity to another is not deemed to involve development provided that both activities fall within one of the use classes listed in the Schedule to the Order. Thus the use of a building may be changed from hairdressing to travel agency without development taking place since both activities are included in Class I - Use as a Shop.

However the change of use of a building from a shop - Class I to an office - Class II is deemed to involve development.


SCHEDULE

CLASS I    -  Use as a shop
CLASS II   -  Use as an office or bank
CLASS III  -  Use as a warehouse, except for the storage of noxious or dangerous goods
CLASS IV   -  Use as a place of public worship or religious instruction or for the social and recreational activities of a religious group
CLASS V    -  Use as a crèche, day nursery or use as a consulting room or surgery not within the curtilage of the residence of the consultant or medical practitioner
CLASS VI   -  Use as an art gallery, museum, public library, public reading room or exhibition hall
CLASS VII  -  Use as a meeting hall or concert hall.
CLASS VIII -  Use as a theatre or cinema
CLASS IX   -  Use as a gymnasium, centre for indoor games or community centre.

See Appendix V for further details.

2.6 NEED FOR PLANNING PERMISSION

Section 8(1) of the Act requires that planning permission shall be obtained for the carrying out of any development of land. The authority to grant permission is given to the Minister responsible for Town and Country Planning in Trinidad and Tobago. The Town and Country Planning Division is the agency responsible on behalf of the Minister for the actual processing of applications for permission to develop land.

Section 9 of the Act provides that permission to carry out development may be granted in one of two ways:

a. by a development order made by the Minister;

b. as a result of an application made to the Minister.

2.7 PERMITTED DEVELOPMENT

The Town and Country Planning (General Development) Order was made under Section 9(1) of the Act. Article 4 of the Order grants permission for any of the thirteen classes of development listed in the Schedule to the Order, which applies to all land in Trinidad and Tobago. Such development, for which specific application need not be made, is known as permitted development, and may be undertaken at any time provided that it conforms to any condition or limitation imposed in the Schedule.

The Schedule to the General Development Order is reproduced as Appendix VI, except that Classes IX, X, XI, XII and XIII, which are restricted to the activities of statutory and other authorities or undertakers, have been omitted. It is most important that individuals intending to carry out
permitted development ensure that their proposals are in fact permitted and do not require planning permission on application to the Minister. If there is any doubt, it is advisable to obtain confirmation from the Town and Country Planning Division since permitted development is liable to enforcement action if improperly carried out.

The General Development Order has not yet been converted to metric format, but it is intended that the conversions given at the end of Appendix VI will apply.

2.8 APPLICATION FOR PLANNING PERMISSION

All development, other than that permitted by Order, must be granted specific planning permission by the Minister following the submission of an application in that behalf. The detailed procedure for obtaining planning permission is explained in Chapter 9. However certain general points on Planning applications should be noted.

Any person can make an application to the Minister in respect of any form of development of any land in Trinidad and Tobago. It is not necessary that the applicant should be the owner or occupier of the land, but the application form requires that the applicant state his interest in the land. Where application is made to the Minister, he may grant planning permission either unconditionally or subject to such conditions as he thinks fit, or he may refuse permission. Decisions of the Minister on any planning application are final and subject only to judicial review.

Section 11(4) of the Act states that “provision may be made by a development order for regulating the manner in which applications for permission to develop land are to be made and dealt with by the Minister,” and this has been done in the Town and Country Planning (General Development) Order.

Section 11(5) of the Act requires the Minister to keep a register containing details of all applications for planning permission and of the Minister’s decision. The register is accompanied by an alphabetical index of applicant’s name and a map index showing the location of land for which application has been made. The Act requires that the register shall be available for inspection by the public at all reasonable hours, and the General Development Order requires that the register shall be kept at the Town and Country Planning Division.

The General Development Order also requires that all decisions by the Minister on applications for planning permission shall be communicated to the applicant by notice in writing. A standard form of notice of permission, and no other form of document such as a letter, is used to confer planning permission. The date of the notice is the date on which the planning permission comes into effect.

In making an application for planning permission, the applicant is required to give certain information and the Minister’s decision will be based, in part, on this information. If it is subsequently shown that the information provided by the applicant is false, incorrect or misleading, then the validity of the planning permission may be affected.
2.9 **EFFECT OF PLANNING PERMISSION**

Once planning permission has been granted to develop land, the grant of permission shall, under Section 14(4) "ensure for the benefit of the land and of all persons for the time being interested therein". In general this means that, unless otherwise specified, a planning permission is valid indefinitely and is applicable to land and buildings irrespective of changes of owner or occupier. Some planning permissions, however, are temporary or time limited and expire at the end of a period of time specified in the permission. It should also be noted that Section 15 of the Act gives the Minister power in certain circumstances to revoke or modify planning permissions.

It is most important to note that obtaining planning permission only discharges the obligation of a developer in respect of the Town and Country Planning Act. Developers must also comply with the provisions of all other relevant legislation. All local authorities require building applications under the Public Health Act or related laws, and the approval of statutory authorities such as the Water and Sewerage Authority may also be needed. Other restrictions such as restrictive covenants and easements may also apply to property, and normally the grant of planning permission will not affect these restrictions.

With time it is possible for several applications for different types of development to be submitted for one property and to be approved. Each of these planning permissions remains valid, unless otherwise specified, and in principle a developer may choose which he intends to implement.

2.10 **APPEAL TO MINISTER**

Where an application is made to a local authority to whom functions have been delegated under Section 10 of the Town and Country Planning Act, for permission to develop land or for any approval of the authority required under a development order, and that permission or approval is refused by that authority, or is granted by them subject to conditions, then if the applicant is aggrieved by their decision he may by notice served within the time, not being less than twenty (20) days from the receipt of notification of their decision and in the manner prescribed by the development order appeal to the Minister.

2.11 **ENFORCEMENT**

As previously outlined, the Act requires that any development of land must receive planning permission before being carried out unless it is classed as permitted development. If it appears that permission has not been granted, the Minister may, within four (4) years of the development being carried out, serve an enforcement notice on the owner or occupier of the property.

An enforcement notice specifies the alleged unauthorised development as well as the steps which must be taken to restore the land to its condition before the development took place. Thus an enforcement notice may require the demolition or alteration of an unauthorised building or the discontinuance of an unauthorised use of land or building.

Following service of an enforcement notice, an owner or occupier may apply to the Minister
to retain the unauthorised building or continue the unauthorised use. However if the application is refused, the notice will take effect unless an appeal has been made to the Magistrate’s Court.

If an enforcement notice is not complied with, an offence has been committed. In the case of building operations, the Minister may take the steps required by the notice and then recover expenses from the owner as a contract debt. Alternatively the owner is liable on summary conviction to a fine, and in a continuing offence, to a further daily fine. In the case of change of use, the owner or occupier is liable on summary conviction to a fine, with provision for a further daily fine.

2.12 ADVERTISEMENTS

The control of the display of advertisements is a special power granted to the Minister by the Act, since the display of advertisements does not, of itself, constitute development. The Town and Country Planning (Control of Advertisements) Regulations made under Section 21 of the Act sets out the rules which apply to the display of most outdoor advertisements, and the procedure by which applications may be made for the express consent of the Minister. It is concerned with regulating the location, size, height, dimensions, appearance and duration for the display of advertisement in the interest of amenity and public safety.

The Act defines an Advertisement as:

“Any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, in the nature of and employed wholly or in part for the purposes of advertisement, announcement or direction and without prejudice to the fore-going provision, includes any hoarding or similar structure used or adapted for use for the display of advertisements”.

The Town and Country Planning (Control of Advertisements) Regulations places advertisements into the following three (3) categories:

1. Permitted Advertisements. These include advertisements which are:
   a. displayed within a building;
   b. incorporated in and forming part of the fabric of a building, other than a building used principally for the display of such advertisement or hoardings or similar structure;
   c. displayed in or on any vehicle; or
   d. carried by any persons.

   Advertisements of this category are permitted and may be displayed without express permission.

2. Advertisements which may be displayed without permission but which are subject to certain provisions of the Regulations. These fall within the following classes:
   b. Miscellaneous Advertisements relating to the premises on which they are
displayed,
c. Certain advertisements of a temporary nature,
d. Advertisements on Business premises,
e. Flag advertisements.

While the Minister's permission is not required for the display of advertisements in the classes listed above, the regulations should be consulted to ensure that their display is in accordance with stipulated conditions.

3. Advertisements which require written permission for display.

These include all advertisements which fall in neither of the two categories mentioned above.

Regulation 14 describes advertisements that may be undertaken without express consent and stipulates the specific conditions under which these advertisements shall be displayed.

Applications for written permission are submitted to the Town and Country Planning Division in triplicate on Form 1 prescribed under the Regulations.

This application must be accompanied by drawings which detail the size of the proposed sign, colours and type of materials to be used, as well as the proposed location of the sign.

Hoardings or Billboards are structures and therefore are included in the definition of development and are required to obtain Planning Permission. Hoardings are not permitted to be constructed along the roads nor in the areas indicated in the Schedule at Appendix VII.

The Minister may require the removal of any advertisement that is being displayed in contravention of the Control of Advertisement Regulations or the discontinuance of the use for the display of advertisements of any site that is being used for the purpose in contravention of any provision of the regulations.

The Regulations also provide for a penalty in the form of fines for the display of any advertisement in contravention of the regulations.

2.13 THE TOWN AND COUNTRY PLANNING (MISCELLANEOUS LICENCES) ACT 1982

This Act requires applicants for certain licences to satisfy Licensing Authorities that planning permission has been granted or is not required. Section 2 states as follows :-

"Where under any enactment a licence is required to carry on any business or other activity on any land or in any building, a licence may not be granted, notwithstanding that the
requirements of the enactment have been met unless the applicant satisfies the licensing authority -

a. that permission was obtained under the Town and Country Planning Act for the development of that land or the use of that building for the purposes contemplated in the application for the licence; or

b. that such permission is not required"
3.1 NATIONAL FRAMEWORK FOR SETTLEMENT DEVELOPMENT REGIONAL AND LOCAL AREA CONTEXT

Development proposals submitted for approval should conform with the national strategy for settlement development in order that projects should proceed in keeping with the Government’s policies and intentions for land development.

The national strategy for settlement development is contained in the National Physical Development Plan, 1984, and the Macro Planning Framework, 1988. The national settlement strategy provides the spatial framework for future development of the urban areas and the regions of the country. This development strategy is a tool which the Government will use to promote implementation of development projects and achieve the rational use of the country’s land resources.

The national settlement strategy which has been agreed involves some degree of decentralization of activity outside the major built area of the Capital Region to reduce regional imbalances. Four other growth centres were designated - Couva / Pt. Lisas, Sangre Grande, Point Fortin and Mayaro-Galeota.

A defined hierarchy of settlements which range from the national centre to regional, sub-regional and district centres are to be the focus of urban development and are to provide a range of services, facilities and infrastructure to meet the needs of their respective catchment population.

Regional and local area plans provide progressively greater detail on the allocations of land uses having regard to the local issues, problems, resource constrains and opportunities and located within the wider strategic planning framework.

The local area plan in particular would provide comprehensively for the land use policies, the areas allocated for the broad categories of uses, e.g. residential, commercial, industrial, recreational, conservation, etc., and the development standards for the particular area. The local area plan would be a useful instrument to guide prospective developers and those concerned with conservation.

The local area plan spells out the strategic planning framework at the operational level and provides the key basis for determination of development proposals.

3.2 GENERAL OBJECTIVES OF DEVELOPMENT CONTROL

The primary objective of development control, is to ensure that development which is being implemented is consistent with and in accordance with policy and the development plan.

More specific objectives of development control as carried out under the Town and Country Planning Act are the following:
1. The direction of development toward the optimum use of resources to provide the public with the highest possible environmental quality;

2. The conservation and enhancement of the physical, ecological, cultural and historical environment within which development is located;

3. The protection of the public interest in terms of health and safety and the provision of services and benefits normally expected in the enjoyment of property;

4. The fostering of the economic interests of the community.
DEVELOPMENT STANDARDS

4.1 GENERAL

The term “development standards” refers to those site planning, building and engineering standards which are applied to development proposals in an effort to achieve conformity with established land use policy, building codes and other regulations in order to ensure a better quality of life for citizens.

The formulation of a rational and consistent set of development standards is important to the efficient operation of any system of development control. While a certain degree of flexibility is necessary in the application of these standards to particular sites, the establishment and use of minimum desirable standards are essential if development is to proceed in an orderly and rational manner and the most efficient and productive use is to be made of land resources. A minimum standard is considered to be a level below which quality of life is unsatisfactory or adversely affected.

Adherence to the adopted standards will facilitate the consideration of applications and hence expedite the approval of development proposals.

4.2 ZONING STANDARDS

Zoning standards refer to the types and intensity of use that are permitted in certain categories of areas. Examples of these are provided in Chapter 5.

4.3 LAYOUT STANDARDS

Layout or subdivision design standards include standards for the design of a neighbourhood or community. These standards give guidance on the provision, siting and spatial relationships of specific uses, namely residential use, industrial use, and community uses and amenities such as shops, schools, public open space, and churches. Standards are also given for the layout of residential areas, the spacing and orientation of houses and the provision of infrastructure. These standards are set out in Chapter 6.

4.4 SITE DEVELOPMENT STANDARDS

Site development standards for specific sites, include standards governing the intensity of commercial use, residential density, plot coverage, location of access to the site, off-street parking and loading requirements, and the percentage of the site area to be devoted to open space. Also included are standards with respect to the number, location, size and height of buildings on any land, building line setbacks, coverage and space about buildings, the design, colour and materials of buildings and fences, as well as the purposes for and the manner in which buildings may be used. Definitions of these development standards are set out in Chapter 4.
4.5 ENGINEERING STANDARDS

Engineering standards which are applicable to development proposals include those standards influencing the design, layout and construction of infrastructural facilities within a subdivision, such as access roads, sidewalks, water supply and drainage systems and other utility infrastructure.

The following sections attempt to explain the rationale behind particular development standards and to identify the standards which represent the minimum desirable criteria used in the evaluation of various types of development proposals. However, in order to obtain specific standards applicable to a particular development proposal and site, an outline application describing the details of the proposal should be submitted to the Town and Country Planning Division.
SITE DEVELOPMENT STANDARDS - DEFINITIONS

5.1 FLOOR AREA RATIO

Floor Area Ratio (FAR) is a measure of development intensity which is expressed as a ratio of the total land area of the development site to the permitted total or gross floor area of a building, which is defined as the total floor area bounded by the external surfaces of all external walls. Specific FAR standards for different uses within areas are established in order to control the bulk of building and the intensity of activity, thereby controlling the intensity of development to the level which can be accommodated adequately by existing or planned infrastructural facilities:

See Page 24, Figure 1. Floor Area Ratio.

5.2 RESIDENTIAL DENSITY

Residential density is a measure of the residential development on a specified site or within a specified geographic area. This density is usually expressed in terms either of the number of dwelling units or of the number of bedrooms per unit of the land area. In the case of hotel development density is usually expressed in terms of bedrooms per unit of land area. Residential density may be calculated on the basis of gross or net land area.

‘Gross land area’ refers to the total land area of a development site, ‘Net land area’ refers to the total land or site area minus the area allocated to streets, public parking, play-grounds and other non-residential facilities.

The use of standards governing residential density is to control the amount of residential development so that the resulting level of development:

- Can be accommodated on the land without the destruction of the physical or environmental character of the area;

- Can be serviced adequately by the existing and planned infrastructural and social facilities as well as sufficiently provided with open space;

- Is in balance with the function of the particular area;

- Respects the rights of residents to enjoy adequate light, ventilation, views and privacy.

The actual gross or net density which is permitted on a particular development site depends on the size of that site, the physical characteristics of the site and the general density standard established in relevant area plans and policies for the area in which the site is located.
FLOOR AREA RATIO

FIG. 1

ONE STOREY

SITE AREA 450 m²
BUILDING AREA 176 m²
F.A.R. 1:0.39

TWO STOREYS

SITE AREA 400 m²
BUILDING AREA 544 m²
F.A.R. 1:1.36

THREE STOREYS

SITE AREA 800 m²
BUILDING AREA 1648 m²
F.A.R. 1:2.06
RELATIONSHIP OF GROSS AND NET RESIDENTIAL DENSITIES

Net residential density

Gross residential density = 40 du/gross ha
Gross or total land area = 15 ha
Area allocated to non-residential activities = 27% = 4.1 ha
Net land area = 10.9 ha
Net residential density = 40 x 15
= 10.9
= 55 du/净 ha

APPLICATION OF GROSS RESIDENTIAL DENSITY

Gross residential density = 20 du/ha
Gross land area = 11 ha
Total permitted number of dwelling units = 220 du

APPLICATION NET RESIDENTIAL DENSITY

Net residential density = 80 du/ha up to a maximum of 240 bedrooms/ha
Net land area = 1.5 ha
Total permitted number of units = 120 du/ha up to a maximum of 360 bedrooms/ha

5.3 SITE COVERAGE

The standards governing site coverage determine the maximum area of a site which may be covered by the outermost wall of a building(s) together with all other paved surfaces. This standard is usually expressed as a percentage of the total site area.

The percentage of the site which may be covered by buildings and paved surfaces varies with the type of use permitted on the land, the location of the site, its topography and the character of the general area.

Maximum site coverage standards are designed to ensure that there is adequate available space on the site:
- To facilitate natural drainage and infiltration to water recharge areas;
- To allow for satisfactory landscaping.

See Page 26, Figure 2. Site Coverage.
SITE COVERAGE

FIG. 2

PORTION OF SITE COVERED BY BUILDING AND PAVED SURFACES

UNCOVERED PORTION OF SITE

SITE AREA .................... 15.2 m x 30.4 m
= 462 m²

COVERED AREA OF SITE = AREA OF BUILDING ............. 139.9 m²
PLUS AREA OF CARPORT ............. 13.3 m²
PLUS AREA OF DRIVEWAY ............. 33.8 m²
PLUS AREA OF WALKWAY ............. 114.8 m²
= 301.8 m²

PERCENTAGE OF SITE COVERED BY BUILDING & PAVED AREA = \( \frac{301.8 \text{ m}^2}{462 \text{ m}^2} \times 100 \) = 65%
BUILDING COVERAGE

FIG. 3

PORTION OF SITE COVERED BY THE OUTER WALLS OF BUILDING

UNCOVERED PORTION OF SITE

SITE AREA .................. 15.2 m x 30.4 m
= 462 m²

BUILDING AREA ............... 17.0 m x 9.0 m
= 153.0 m²

PERCENTAGE OF SITE COVERED
BY BUILDING .................. \[ \frac{153 \text{ m}^2}{462 \text{ m}^2} \times 100 = 33.2\% \]
RELATIONSHIP BETWEEN F.A.R. BUILDING COVERAGE AND BUILDING HEIGHT

FIG. 4

COVERAGE = 100%
F.A.R. = 1:1.0
HEIGHT = ONE STOREY

COVERAGE = 50%
F.A.R. = 1:1.0
HEIGHT = TWO STOREYS

COVERAGE = 25%
F.A.R. = 1:1.0
HEIGHT = FOUR STOREYS

COVERAGE = 10%
F.A.R. = 1:1.0
HEIGHT = TEN STOREYS
5.4 BUILDING COVERAGE

The building coverage standard determines the maximum area of the site which may be covered by the outermost walls or structural support of any building(s).

This standard is expressed as a percentage of the total site area.

The percentage of the site which may be covered by building(s) varies with the type of use permitted, intensity of development, the setback requirement, its location, its topography and the character of the general area.

Maximum building coverage standards are designed to ensure that there is adequate available space on the site.

- To allow for the reception of adequate natural light and air to buildings on site and in the immediate vicinity. The form and massing of buildings is controlled by the use of building coverage in combination with FAR as shown in Figure 4.

See Page 27, Figure 3. Building Coverage.

5.5 NUMBER OF BUILDINGS ON A SITE

Generally, only one building is permitted on an individual plot. Additional building development on such sites should be integrated with any existing building.

On sites that are allocated for comprehensive development for residential, commercial, industrial or institutional use, a complex of buildings designed to achieve visual and functional harmony may be acceptable.

5.6 BUILDING HEIGHT

The standard for building height indicates the maximum elevation to which buildings will be permitted. This standard is usually expressed either in storeys or as a linear measure. When expressed in metres, the height will be measured to the highest point of the roof structure.

The base datum for building height is normally taken as the lowest level of the ground on which the building rests. On sites which slope downwards from the access road the base datum may be taken as road level.

Standards governing the maximum permitted building height are applied in order to:

- Attain compatibility in the size and scale of buildings located in any area;

- Ensure the availability of adequate natural light and ventilation to all buildings on site and in the surrounding areas;
MINIMUM BUILDING SETBACK

FIGURE 5a

SETBACKS ON CORNER LOTS

FIGURE 5b
- Control the form and massing within an area;
- Afford the privacy of occupants of buildings;
- Safeguard or enhance significant views.

For any given site the maximum permitted building height varies with:
- The physical characteristics of the land in the area;
- The existing character and scale of buildings located in the area;
- The particular use proposed;
- The permitted FAR for the area in conjunction with the maximum building coverage;
- Any other relevant planning considerations.

5.7 BUILDING SETBACKS

The standard governing the minimum building setback specifies the minimum distance which a building must be set back from property boundaries at ground and/or upper floor levels and/or eave lines. The building setback is the shortest plan distance perpendicular to the respective property boundary and the external surface of the outermost walls of the building.

See Page 30, Figure 5A. Minimum Building Setback.

The front building setback is measured from the front of the building to the front property boundary which is usually the boundary of the road reserve. This front setback is often referred to as the building line distance. In special cases however, the front setback is measured from the edge of the adjacent footpath, the edge of the curb or the edge of the carriageway. On corner plots two front setbacks will be required in addition to setbacks from the other boundaries. See Figure 5B.

Standards governing the minimum building setbacks are applied in order to:
- Provide a buffer zone between buildings;
- Minimise fire hazards and provide access for fire fighting equipment;
- Prevent the discharge of rain water from roofs of buildings into adjoining properties;
- Provide privacy between buildings, particularly in residential areas;
- Ensure adequate natural light and ventilation to all buildings;
- Facilitate landscaping in front of buildings thus improving the streetscape;
- Provide adequate sight line for motorists at corner plots;
- Allow for future road widening where necessary.

5.8 BUILDING SITING AND ORIENTATION

Buildings should be sited:

- To take advantage of vistas afforded by the site;
- To take advantage of the micro-climate of the site;
- To permit a certain measure of privacy to residents of the site and adjoining properties;
- To minimise nuisances caused by incompatible uses on adjacent lands;
- So as not to impede the natural drainage of the site.

5.9 CAR PARKING

Parking standards specify the minimum number and the dimensions of spaces required for the parking of vehicles within the curtilage of a site.

Off street parking requirements are specified in order to:

- Avoid contributing to traffic congestion and other problems which can result from on street parking;
- Ensure that activities on the site can be conducted in a safe and efficient manner.

The number of off street parking spaces required on individual sites will be determined by the nature and scale of the activity being conducted in the context of the overall land-use transportation policy for the surrounding area.

In certain circumstances, consideration may be given to the provision of off site parking facilities in the vicinity of the development site.
FOR BOTH ENCLOSED AND UNENCLOSED PARKING, AN UNOBSTRUCTED RECTANGULAR SPACE 2.5m WIDE BY 5.5m LONG SHALL BE PROVIDED FOR EACH CAR EXCEPT:

A. WHERE PARKING IS PARALLEL TO A CURB, THE LENGTH OF THE CAR PARKING SPACE SHALL BE 6.0m AND THE WIDTH 2.5m

B. WHERE A CAR PARKING SPACE IS LIMITED ON BOTH SIDES BY A WALL OR COLUMN, THE UNOBSTRUCTED WIDTH (FACE TO FACE OF OBSTRUCTION) SHALL BE 3.0m

C. WHERE A CAR PARKING SPACE IS LIMITED ON ONE SIDE BY A WALL OR COLUMN, THE UNOBSTRUCTED WIDTH SHALL BE 2.75m
PARKING LOT LAYOUT

FIGURE 7

90 DEGREE ANGLE
Handles more cars than the 45° or 60° angle lot, but is more difficult to manoeuvre. Aisle width of 5-5 m permits two-way traffic flow suitable for high intensity commercial and industrial developments.

60 DEGREE ANGLE
Parks cars with easy access; aisle width of 5-5 m or 18 ft. permits two-way traffic. Suitable for multi-family residential, commercial and industrial developments.

45 DEGREE ANGLE
Allows for easy parking; more attractive parking lot layout and the integration of landscaping elements; aisle width of 4 m permits one-way traffic only.
5.10 DESIGN AND LOCATION OF PARKING AREAS

Parking spaces for single-family dwellings should be located within the curtilage of each residential plot. Parking spaces for multi-family residential buildings may be located immediately adjacent to individual units or in grouped parking lots.

Parking spaces for non-residential uses may be grouped in lots at, above or below ground level. These parking areas should be sited so that they are easily accessible to the users for whom they are intended.

Where appropriate, screening in the form of fences, trees, shrubs, berms etc., should be provided in order to minimise the adverse effects of noise and visual intrusion especially where non-residential parking areas abut residential development.

Parking spaces or areas located at ground floor level should be provided in all public buildings for use by handicapped persons. Pedestrian ramps should be constructed to provide access into the buildings.

Parking spaces should be located and designed so that cars can enter and leave in a forward direction. Each parking space should be provided with proper access to facilitate entry to and egress from that space. The dimensions of a standard car parking space are 2.5 metres by 5.5 metres. The land area allocated for each car space inclusive of driveway and circulation space should be between 20m² and 30m² depending on design and site characteristics.

Parking spaces may be provided at angles of 90°, 60°, 45° or parallel to the aisle. Where parking spaces are provided at 90° or 60° to the aisle, the minimum width of aisle for two-way traffic shall be not less than 5.5 metres. At angles of less than 60° the minimum width of the aisle shall be not less than 4.0 metres and traffic flow shall be one way only. See Pages 33, 34, Figures 6 and 7. Car Parking Dimensions and Parking Lot Layout.

5.11 LOADING

Where it is proposed to erect a new building or to extend an existing building for retail, industrial, warehousing or other uses which generate truck or container traffic, provision must be made for parking, circulation and loading/unloading of goods vehicles.

The loading standard specifies the minimum number and the dimensions of bays which are to be provided within the curtilage of the site for the servicing of goods vehicles. The number, dimensions and location of loading bays, will be determined by the nature and scale of the proposed activity and the location of the development. The dimensions of a loading/unloading bay are normally 3.5m x 7.0m. However it may be necessary to provide additional space to cater for large goods vehicles or containers.
Loading bays are provided in order to:

- Prevent congestion on the development site and surrounding streets;
- Ensure the safety of pedestrian and vehicular traffic during loading and unloading activities.

5.12 DRIVEWAYS

Driveways provide convenient access to living units and parking areas, and should be located and designed so that vehicles may enter and leave the site safely. One way driveways should be a minimum of 3 to 3.5 metres in width depending upon the site conditions and estimated traffic density. Two way driveways should be a minimum of 4.5 metres in width. Driveways located on curves should be increased in width by at least 0.5 metres.

The design and construction of driveways should facilitate the proper drainage of surface water from the site.

5.13 VEHICULAR ACCESS

All separate parcels of land must have access to a public road or right-of-way and vehicular access whenever possible.

The point of vehicular entry to or exit from a site shall normally not be closer than 10.00 metres from the junction of two roads, measured from the nearest point of intersection of the road reserves. However the minimum distance for any vehicular access to any parking or service garage, or any public, or private building providing drive-in facilities or on-site parking for fifty or more vehicles shall normally be 50.00 metres from any junction between two or more major roads. In exceptional circumstances this may be reduced to not less than 25m.

Where a building is located on a corner plot access off the minor road is preferable. Where driveways on both roads are necessary then the driveway on the major road should preferably be for exiting from the property.

5.14 PEDESTRIAN ACCESS

Entrances and exits of a building should be designed so as to provide convenient access to parking areas, walk-ways and adjacent streets, with particular attention being given to the needs of the physically handicapped. Entrances and exits for the physically handicapped should be appropriately designed, conveniently located and clearly identified.

Mixed use buildings containing residential units should provide distinct and physically separate access and circulation (i.e. lobbies, elevators, stairs, etc..) for the residential and non-residential activities.
5.15 OPEN SPACE

The requirement for the provision of open space indicates the minimum area of the site which should be allocated for active and/or passive recreation. It is usually expressed as a percentage of the total site and will be determined by the density of development of the site.

5.16 LANDSCAPING

Landscaping can be regarded as an essentially feature of any development since it serves to enhance and complement the appearance and visual appeal of built features on the site. Landscaping plans should incorporate as many existing natural site features as possible.

The ease of future maintenance is an important consideration in designing for and landscaping of the site and will influence the choice of trees and materials to be used.
RESIDENTIAL LAYOUTS AND SUBDIVISIONS

6.1 TYPES OF SUB-DIVISION LAYOUT

The design of road patterns within residential layouts should be simple, clear and easy to follow. The following general types of road system are generally acceptable in the layout of urban areas.

The Grid System:

This type of layout results in equally spaced, parallel streets with junctions at right angles to each other. It is suitable for flat or gently rolling land.

Present practice discourages the strict application of the traditional grid pattern as this type of layout tends to encourage the use of local roads by through-traffic, makes the grouping of houses difficult, ignores contours and natural site features, can result in very steep roads on sloping land and in a multiplicity of cross intersections. When used the grid should be adapted to respond to topography through bending and curving of streets and varying the size of blocks to create a more interesting, efficient and functional system.

The Radial System:

In this type of layout traffic flows are concentrated in a radial pattern on centres with high levels of activity. These centres are not easily adaptable to change and therefore the flexibility of this system is very limited. The concentration of movement at the centre generally results in overcrowding, traffic congestion and excessive pressure on infrastructure.

The Curvilinear System:

The use of this approach to road layout results in a pattern which is more sensitive to topography than the grid, because an inherent flexibility allows each site to be designed differently within the general concept. The use of the curvilinear system allows for more interesting streets with varied views, street types and lengths.

The Planned Unit Development:

This approach is a modification of the curvilinear system in which cul-de-sacs, T-junctions and loop streets are common features. The planned unit development is probably the most desirable form of subdivision layout since it recognizes site features, safety, economy and social structure.

This approach which usually results in the clustering of houses and mixture of uses and housing types, is extremely successful with large sites and can also be applied to small areas.

See Page 39, Figure 8. Subdivision Street Patterns.
SUBDIVISION STREET PATTERNS

FIGURE 8

LOOP

COURT

GRID

RADIAL SYSTEM

CUL-DE-SAC

PLANNED UNIT DEVELOPMENT

39
6.2 ROAD LAYOUT/DESIGN

Roads provide vehicular and pedestrian access to individual plots, a means of communication between activities within residential areas and between neighbourhoods and other urban areas.

Arterial Roads:

An arterial road serves to carry through-traffic between districts and communities and should not pass through subdivisions. The number of points of intersection of arterial roads with collector roads should be kept to a minimum.

In cases where a proposed subdivision is adjacent to an existing or proposed arterial road, layouts should be designed to separate as far as possible arterial and local traffic and to minimise the effects of arterial traffic on the residents by using for example screen planting.

Collectors:

Collector roads provide for the movement of traffic between major arterial roads and internal access streets. The design of junctions between collector and arterial roads should therefore be such that safe entry to and egress from the subdivision is facilitated.

Collector roads should not be less than 45 metres apart, and should be designed and laid out so that their use by through-traffic is discouraged. The design capacity of these roads should facilitate the safe and efficient movement of traffic generated by the subdivision.

Collector roads may provide direct access to certain properties within the subdivision. However, the number of such properties should be kept to a minimum.

The construction of collector roads is the responsibility of the developer.

Access Roads:

Access Roads are intended for use by local traffic and to provide direct access to residential properties. The design standards for access roads are determined by the local authority in charge of the area within which the subdivision is located.

The construction of access roads within a subdivision, is the responsibility of the developer.

Minor Roads:

Minor Roads provide direct access to properties and in addition serve as connecting links to other roads in the subdivision.

Minor Access Roads:

This would take the form of a cul de sac serving a maximum of twelve (12) residential units.
HIERARCHY OF ROADS IN A SUBDIVISION

FIGURE 9
TYPICAL STREET DESIGN

FIGURE 10

CUL-DE-SAC

TEE INTERSECTION

CROSS INTERSECTION

LOOP

LOOP WITH GREEN
See Page 41, Figure 9. Hierarchy of Roads in a Subdivision.

6.3 STREET INTERSECTIONS

Three-way junctions are preferred to four-way intersections at minor roads within a subdivision. Major four-way intersections may be controlled by adequate traffic signals since there are more possible turning movements and greater potential for accidents with this type of intersection than with the three-way junction.

See Page 42, Figure 10. Typical Street Design.

Clear sight lines should exist across the angles of intersections and/or where the direction of the road changes vertically or horizontally. To ensure the adequacy of sight lines for turning, no angle of intersection of roads within new development should be less than sixty degrees (60°). Also, junctions and intersections should not be located at the crest of a slope or incline.

See Page 44, Figure 11. Street Intersections.

Intersections which connect more than two roads should be avoided where possible, since they increase turning movements and waiting time and therefore the possibility of serious traffic accidents.

6.4 RIGHT OF WAY AND CARRIAGeway WIDTHS

Access routes within a subdivision should conform with standards relating to the minimum right-of-way and carriageway width and the maximum gradient of the land on which they may be constructed.

The minimum right of way width is the minimum area which must be reserved for carriageways, shoulders and sidewalks.

The minimum carriageway width is the minimum allowable width of the paved portion of the road designed for vehicular traffic.

Maximum gradient is the maximum allowable (steepness of the) slope on which the road may be constructed.

The standards which are applied to access routes within a subdivision are determined by:

- The function of the access route;
- The size and residential density of the development;
- The topography of the site.
STREET INTERSECTIONS

FIGURE 11

DESIRABLE

LESS DESIRABLE

(1) DIFFICULT TO NEGOTIATE
(2) LIMITS THE APPROACH VISIBILITY
(3) CONFUSION AS TO THE EXACT DRIVE PATH THROUGH THE JUNCTION.
CROSS SECTIONS - ROADS

FIGURE 12

Collector Road

12 - 20 m
Right of way

7 - 10 m
Carriageway width

Minor Road

10 m
Right of way

6 m
Carriageway width
CROSS SECTIONS - ROADS

FIGURE 13

Access Road

![Diagram of Access Road]

Minor Access Road

![Diagram of Minor Access Road]
Width and gradient standards for access routes are intended to ensure that these routes can safely accommodate the volume of normal traffic that will be generated by the subdivision and to facilitate the movement of service vehicles.

Table I specifies the minimum width and maximum gradient standards for access routes within subdivisions located on various types of terrain.

See Pages 45, 46 Figures 12, 13. Cross Section of Roads in a Subdivision.

At all intersections, curb cuts should be constructed so that disabled persons may safely use the streets and sidewalks. These cuts should be built using materials which provide a non-slip surface and are easily identifiable by visually handicapped persons.

6.5 CULS-DE-SAC

The length of culs-de-sac and design of turnaround should be such that, fire fighting equipment and service vehicles should experience minimum difficulty of manoeuvring. The calculation of turning radii for culs-de-sac should conform with established engineering standards.

Where it is needed or desirable, a 2.0 metre reserve at the end of culs-de-sac would be required to provide for the construction of pedestrian ways into the next street, or as a utility corridor.

The length of culs-de-sac should not exceed 150 metre and the width of the reserve no less than 8m. Cul-de-sac should not normally service more than 20 residential plots.

See Page 50 Figure 14. Cul-de-Sac Designs.

6.6. PEDESTRIAN ACCESS

Convenient and safe pedestrian access should be provided within subdivisions.
An effective system of pedestrian routes reduces the need for residents to cross busy traffic arteries to reach community facilities and houses throughout the development.
It also increases the cohesiveness of the development, encourages inter-action between residents and increases the use of facilities.

Pedestrian routes may be designed as an integral part of the open space system, may take the form of sidewalks along roads, may form an independent system of footpaths where appropriate, or may combine any of the foregoing features. Pedestrian ways should be at least 2 metres in width.

6.7 STREET FURNITURE & FIRE HYDRANTS

The use of street furniture such as benches, lamps, bins, etc. contribute to a visually appealing streetscape as well as to an environment which is clean, safe and functional. Materials used for street
### TABLE I
**DESIRALABLE STANDARDS FOR DESIGN OF STREETS IN RESIDENTIAL SUB DIVISION**

<table>
<thead>
<tr>
<th>Terrain Classification (1)</th>
<th>Ordinary</th>
<th>Rolling</th>
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<tbody>
<tr>
<td>Development Intensity (2)</td>
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<td>Med.</td>
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<tr>
<td>Right of way width (metres) (3)</td>
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<tr>
<td>(a) Collector</td>
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<td>(b) Minor</td>
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<td>10</td>
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<td>(c) Access</td>
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<tr>
<td>(d) Minor Access</td>
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<td>Minimum Sight Distance (metres)</td>
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<td>Maximum gradient (4)</td>
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<tr>
<td>(b) Minor</td>
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<tr>
<td>(c) Access</td>
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<tr>
<td>Maximum Cul de Sec length (metres) (5)</td>
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<td>Minimum Cul de Sac</td>
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<td>(c) Access</td>
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</tbody>
</table>

**Notes:**
1. **Terrain Classification:**
   - Ordinary: Cross slope range 0 per cent to 8 per cent (0 to 1:12)
   - Rolling: Cross slope range 8.1 per cent to 15 per cent (1:12 to 1:7)
2. **Development Intensity:** (in terms of gross density of land area).
   - Low: 3 units or less per acre
   - Medium: 3 to 7 units per acre
   - High: Over 7 units per acre
3. Right-of-way width may be increased in hilly terrain to accommodate side slopes.
4. Carriage width includes slipper drains.
5. Maximum gradients may be exceeded for short lengths of road, subject to approval.
furniture should be durable enough to withstand weather conditions and constant use. Street furniture should be located so as not to obstruct site lines particularly of pedestrians about to cross the road.

Street name plates should be well designed and clearly lettered. They should be placed not more than 3 metres from street corners and between 1.5 metres on walls and 2 metres on poles above the ground.

Fire hydrants should be located 1.25m from the curb and outside of property boundaries.

6.8 PLOT LAYOUT

Plot arrangements should be sensitive to topography, micro-climate, road patterns and the building types being proposed.

See Page 51, Figure 15. Plot Layout.

Plots should be laid out so that full advantage may be taken of topography. On sloping land, plots should be laid out so as to minimise the destruction of the physical environment which results from extensive cutting, filling and grading. Plots on steep slopes should in general be larger since portions of the site may be unusable as a result of topography.

Plots must be capable of being used for the purpose for which they were designed.

Plots must be provided with at least one frontage having access to a street.

The creation of double frontage plots and/or long narrow plots should be minimized. Where two or more frontages exist on a single plot the plot must be larger to provide adequate space for building setbacks and homeowner privacy.

Plot lines should be perpendicular with the line of streets, so that irregular or triangular shaped plots with limited possibilities for building design and/or orientation are not created. Where the creation of irregular shaped plots is unavoidable, such plots should be larger since their shape may render a portion of the site unusable for building.

See Pages 53, 54, Figures 16 and 17. Types of Plots and Plot Design.

On corner plots, no fence, wall, or other structure more than 1 metre (3 ft.) in height, should generally be erected or placed within the triangular area formed by the intersection of street lines at a point 15 metres (50 ft) or 7.5m distance from the intersection, of major roads or minor roads respectively as measured along both frontages of the plot. Fences above 1m in height of an approved design which would not impede vision may be permitted e.g. iron palings

In general corner plots should be larger than those prevailing within the layout.

See Page 55, Figure 18. Building Line on Corner Plots.

Residential plots should not front onto heavily trafficked arterials. Where this is unavoidable,
CUL-DE-SAC DESIGNS

FIGURE 14

DESIRABLE

1. Allows for continuous forward movement of vehicles.
2. Allows for turning of emergency vehicles with minimum of manoeuvres and time.

LESS DESIRABLE

1. Vehicles must make a series of backward and forward manoeuvres to turn around.

UNDESIRABLE

1. Vehicles must make a series of backward and forward manoeuvres to turn around.
2. Greater potential for conflict of turning vehicle and other vehicles.
3. Cul-de-sac arrangement could be removed to service adjoining lands.
LESS DESIRABLE LAYOUT

- Proliferation of Access Points To Main Road.
- No Hierarchy Of Roads.
- No Buffer/Open Space Between Plots And Main Road/River.
- Monotonous Layout.
- Some Plots Of Unsatisfactory Shape.

MORE DESIRABLE LAYOUT

- Hierarchy Of Roads.
- Limited Access To Arterial Road.
- Buffer/Open Space Between Plots And Arterial Road/Stream.
- Plots Of More Adequate Shape.
- More Interesting Layout.
these plots should have greater depth in order to provide for homeowner privacy and to minimize the noise, dust and fumes generated by traffic. In addition, the use of a buffer strip of vegetation between houses and the major artery is recommended.

6.9 MINIMUM PLOT SIZE AND DIMENSIONS

The minimum size of plot which will be permitted in sub-division layouts generally varies with:

- The use which is to be made of the land;
- The intensity of development which is desired for the site and surrounding areas;
- The physical characteristics of the land to be subdivided including the natural slope of the land;
- The general character of the surrounding area within which the land is located, that is, whether urban or rural area;
- The capacity of existing infrastructural facilities in the area.

Plot dimension standards are expressed as a ratio of plot width to plot length. In new subdivisions, the ratio of plot width to length should not exceed 2 to 5 i.e. the width of the plot should not be less than 40% of the length. The standard width for plots should not be less than 15 metres.

See Page 58, Figure 19. Plot Size/Dimensions.

Within the constraints of minimum plot size and dimensions standards, variety in the size and shape of subdivision plots is encouraged.

6.10 COMMUNITY FACILITIES

Within residential subdivisions land will be required to be allocated for recreational facilities, local shopping and services, educational facilities (nursery schools, primary schools, secondary schools) in relation to the population projected.

Construction of these amenities and facilities which can be provided by the private sector should proceed along with construction of the housing units to the fullest extent possible. Completion of these facilities should be phased to coincide with occupancy of the units.

The requirements for the provision of community facilities in developments of various sizes are as shown in Table II.
TYPE OF PLOTS

FIGURE 16

A - WIDTH OF PLOT

B - LENGTH OF PLOT
LESS DESIRABLE PLOT LAYOUT          MORE DESIRABLE PLOT LAYOUT

EXCESSIVELY DEEP PLOTS

MORE COMPACT PLOTS

LESS DESIRABLE CORNER
PLOT ARRANGEMENT

BETTER CORNER PLOT
ARRANGEMENT

SLANTING PLOTS

PLOTS AT RIGHT ANGLE
TO STREET
BUILDING LINE ON CORNER PLOTS

FIGURE 18

MINOR AND MINOR

COLLECTOR AND MINOR

ARTERIAL AND COLLECTOR

55
<table>
<thead>
<tr>
<th>Size of Development</th>
<th>Estimated Population</th>
<th>Required Amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 - 200 residential units</td>
<td>100 - 1,000 persons</td>
<td>nursery school, park/playlot.</td>
</tr>
<tr>
<td>200 - 400 residential units</td>
<td>1,000 - 2,000 persons</td>
<td>nursery school, park/playlot, shop/parlour.</td>
</tr>
<tr>
<td>400 - 600 residential units</td>
<td>2,000 - 3,000 persons</td>
<td>primary school, park/playlots, community centre C-type, postal agency, clinomobile, bookmobile, shop/parlour.</td>
</tr>
<tr>
<td>600 - 2,000 residential units</td>
<td>3,000 - 10,000 persons</td>
<td>Local recreation grounds, primary schools, community centre B or C type, post office, youth centre, branch library, cemetery, health centre, clinic, police station, market place, commercial core area.</td>
</tr>
<tr>
<td>2,000 - 10,000 residential units</td>
<td>10,000 - 50,000 persons</td>
<td>Junior and Senior Secondary Schools, sub-regional recreation ground, community centre A or B type, district hospital, fire station, telephone exchange, government offices, market, shopping centre, banks.</td>
</tr>
</tbody>
</table>
### TABLE III
STANDARDS FOR THE PROVISION OF FACILITIES

<table>
<thead>
<tr>
<th>TYPE OF FACILITY</th>
<th>RATE OF PROVISION ²</th>
<th>MINIMUM SITE SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RECREATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Playlot</td>
<td>20m²/du</td>
<td>450m²</td>
</tr>
<tr>
<td>Neighbourhood Recreation Ground</td>
<td>.2ha/100du</td>
<td>1.5 - 2ha</td>
</tr>
<tr>
<td>Sub-Regional Recreational Ground</td>
<td>.4ha/100du</td>
<td>4ha</td>
</tr>
<tr>
<td>Regional Recreation Ground</td>
<td>.4ha/100du</td>
<td>8ha</td>
</tr>
<tr>
<td><strong>EDUCATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day Care Centre</td>
<td>1/100du</td>
<td>450m²</td>
</tr>
<tr>
<td>Nursery School</td>
<td>1/200du</td>
<td>1000m²</td>
</tr>
<tr>
<td>Primary School</td>
<td>1/400du</td>
<td>1.5 ha</td>
</tr>
<tr>
<td>Junior and Senior Secondary School</td>
<td>1/2500 - 3500</td>
<td>3 - 5ha</td>
</tr>
<tr>
<td>Branch Library</td>
<td>1/1000 - 2000du</td>
<td>1000m²</td>
</tr>
<tr>
<td><strong>COMMUNITY</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Centre - A</td>
<td>1/2000 - 6000du</td>
<td>3000m²</td>
</tr>
<tr>
<td>Community Centre - B</td>
<td>1/400 - 2000du</td>
<td>1400m²</td>
</tr>
<tr>
<td>Community Centre - C</td>
<td>1/400du</td>
<td>100m²</td>
</tr>
<tr>
<td>Church</td>
<td>1/1000du</td>
<td>1000m² - 4000m²</td>
</tr>
<tr>
<td>Police Station</td>
<td>1/2000 - 10,000du</td>
<td>1500m² - 4000m²</td>
</tr>
<tr>
<td>Fire Station</td>
<td>1/2000 - 10,000du</td>
<td></td>
</tr>
<tr>
<td>Post Office</td>
<td>1/1000du</td>
<td>450m²</td>
</tr>
<tr>
<td><strong>HEALTH</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health Centre - A</td>
<td>1/4000 - 8000du</td>
<td>1000m²</td>
</tr>
<tr>
<td>Health Centre - B</td>
<td>1/2000 - 4000du</td>
<td>7000m²</td>
</tr>
<tr>
<td>Health Centre - C</td>
<td>1/2000du</td>
<td>450m²</td>
</tr>
</tbody>
</table>

**NOTE:**
2. Alternatively open space provision can be made at the rate of 10% of the land area to be developed.
PLOT SIZE / DIMENSIONS

FIGURE 19

ROAD RESERVE

RATIO OF PLOT WIDTH TO LENGTH = 15.2 m to 30.4 m
= 1 to 2
= 15.2 m x 30.4 m
= 462 m²

ROAD RESERVE

RATIO OF PLOT WIDTH TO LENGTH = 12 m to 25 m
= 1 to 2
= 12 m x 25 m
= 300 m²
PUBLIC OPEN SPACE - LOCATION

FIGURE 20

LESS DESIRABLE LOCATION

ISOLATED REAR LOT PARK
Reduces Amenity Value to the Neighbourhood.
Encourages Dumping of Garbage.
Discourages Use and Maintenance.
Reduces Security and Privacy for Adjacent Lots.
Rear Lot Fences Separate Household from Park.

MORE DESIRABLE LOCATION

VISIBLE AND MORE ACCESSIBLE PARK
Attracts Use.
Provides Visual Relief from Road.
Enhances Neighbourhood Image.
Encourages Upkeep and Maintenance.
Encourages Upkeep of Adjacent Properties
6.11 PUBLIC OPEN SPACE

In comprehensively planned developments of over 20 units appropriately located designed and landscaped play spaces should be provided for pre school and school age children.

Therefore for new residential developments of 20 and up to 100 dwelling units a minimum of .2ha per 100 units (or 20m²) per unit shall be allocated for this purpose. For larger residential developments of 100 dwelling units and over a minimum area of .4ha per 100 units (or 40m² per unit) shall be allocated for a local recreation ground, parks and playlots. A playlot should be of a minimum size of 450m². A local recreation ground providing a range of facilities should be of a minimum size of 2ha.

The recommended active recreation facilities within parks or playlots include paved areas for court games e.g. tennis, netball, basketball and/or areas for children’s play equipment, while those within local recreation grounds include a football field, cricket pitch, pavillion and/or additional paved areas for court games.

A portion of all open space areas should be allocated and landscaped for use for passive recreation, such as relaxation and walking.

The recreation areas should be provided with an on-site supply of pipe-borne water.

For multiple-family residential developments, developers will be required to allocate a portion of the site area to be used as communal open space, amenity and recreational areas by residents at the rate of 10m² per apartment unit and 30m² per semi detached/townhouse unit. This area should be developed with facilities which are suited to the needs of the residents.

The development of the open space is the responsibility of the developer and should proceed together with construction of the residential units and facilities. Development of the open space area or a major portion thereof, should be completed prior to the occupation of homes within the subdivision.

In submitting an application for development, developers will be required to state how the phasing and preparation of the open space will coincide with the construction of units, as well as the type of facilities which will be provided within the open space area.

The location of open space areas should be related to the overall layout and the design of these areas should have regard to the nature and intensity of activities being conducted on-site.

Where active recreation facilities are provided within the public open space area, adequate screening should be provided between that area and other adjoining uses.

See Page 59, Figure 20. Public Open Space - Location.
On completion of the development, maintenance of the open space areas will be the responsibility of the developer until such time as alternative arrangements are made.
6.12 NURSERY SCHOOLS

One nursery school is required to serve a population group of 1,000 - 1,500 persons. In new residential subdivisions a nursery school site should be provided for each 200 - 300 dwelling units.

Generally these schools should serve children within a radius of 400m and should be located, so that children do not have to cross any major public roads on their journey to and from school. A location close to a primary school, recreation ground or community centre is also desirable.

The site for a nursery school should be no less than 1000m² (in area) to accommodate approximately fifty (50) children in the 3-5 age group and may be a mixed use site. Each site should provide a playlot or children’s play area complete with educational play material. In addition the building should provide 2m² of floor space per child.

6.13 PRIMARY SCHOOLS

One primary school is required to serve a population grouping of 2,000 - 3,000 persons.

In new residential subdivisions one primary school site should be provided for every 400 - 600 household units. The primary school will accommodate 300 - 500 students between the ages of 5 to 11 and the site and should be a minimum of 1.5 to 2.0 hectares in area which would allow for space for the school building, playing field, car parking and adequate screening from adjoining properties.

The primary school may be located within an area with other public facilities, strategically located to serve the neighbourhood, but should be located so that children do not have to cross any major public road on their journey to and from school.

6.14 SECONDARY SCHOOLS

One Junior Secondary School is required to serve a population grouping of 10,000 - 30,000 persons. In new developments consisting of over 2,500 units, one Junior Secondary School should be provided.

The school site should be a minimum of 3 - 5 hectares in size to accommodate 480 - 960 students. The school site should allow for space for the school building, a play field, parking, landscaping, and buffer space from adjoining properties.

6.15 COMMERCIAL AND OTHER PUBLIC FACILITIES

Within a neighbourhood of 200 units a minimum of approximately .4 ha is to be allocated for public and commercial facilities.

Within a neighbourhood of approximately 1000 units or 5000 persons, a minimum of 2.0 hectares is to be allocated for public facilities and services which include community centre, postal
PLANNED NEIGHBOURHOOD DEVELOPMENT

DIAMOND VALE DEVELOPMENT

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- NEIGHBOURHOOD/COMMUNITY FACILITIES
- SECONDARY SCHOOL
- PRIMARY SCHOOL
- NURSERY SCHOOL
- NEIGHBOURHOOD PARK/RECREATION
- COMMERCIAL
- RELIGIOUS INSTITUTION
- W.A.S.A
- COLLECTOR ROADS
- MAIN ROAD
service, health facility, library facility, church, government branch office and neighbourhood shopping.

These facilities may be grouped to form a well designed and readily accessible service centre strategically located in the development. The design may take the form of grouped commercial or mixed use lots. Adequate parking, loading, lay-byes and shelters for public transport, landscaping, street furniture and public facilities such as public toilets and public telephones should be provided.

These facilities should be located in a manner so as to protect residences from noise, traffic, fumes, dust and odours.

6.16 INDUSTRY

Within a comprehensive development, the developer may be required to allocate land for light or service industry that does not adversely affect the amenity of the residential area.

The industrial zone would best be located with easy access to the external road system, down-wind of the development and buffered from residences and schools by open space and other non-residential uses.

Depending on the scale of the development the industrial area may be used for an industrial building complex, multi-producer unit or for industrial plots.

See Page 62, Figure 21. Planned Neighbourhood Development.

6.17 SERVICES AND UTILITIES

The availability of adequate services and utilities is essential for the safe and healthy occupation of buildings. The design of every development site must provide for service by public or private water supply, storm water and sewerage disposal systems, and garbage removal facilities.

Development will be considered premature and may not be permitted in the absence of these facilities and services.

6.18 WATER SUPPLY

The Water and Sewerage Authority is the agency responsible for providing an adequate supply of potable water to Trinidad and Tobago.

However, the developer is responsible for providing acceptable water distribution systems to serve individual sites. These systems must meet the performance standards and requirements of the Water and Sewerage Authority and receive the approval of the Authority prior to commencement of development.

For development which involves the subdivision of land and the construction of buildings, the developer will be responsible for laying out the main water distribution system as well as for
providing connecting links to individual units.

Design details of these water supply and distribution systems must receive the approval of the Water and Sewerage Authority prior to commencement of development.

6.19 SEWAGE DISPOSAL

Methods of sewage disposal in Trinidad include:

a. The Water-Borne Sewerage System:
   For any development located in an area where this system is available, the developer will be required to provide connecting sewers from the central system to the individual plots.

b. The Septic Tank and Soakaway, or Septic Tank and Absorption Trench, or Septic Tank and Filter Trench Systems:
   These may be used for one-lot and the other small residential developments located in areas where the water-borne system is not available.

   The system adopted depends on the soil characteristics.

c. The Open Pit or Latrine:
   This may be the only method of sewage disposal available in rural areas which do not receive a regular supply of pipe borne water.

   These pits must conform with standards of design, and maintenance as established by the Local Authority.

d. Sewage Treatment Plants:
   The need for a sewage treatment plant is generally determined by the size and location of a development, the size of individual plots within the development, existing soil conditions and any other relevant considerations.

   Sewage disposal systems must conform with standards established by the Water and Sewerage Authority with regard to capacity, design, construction and maintenance and will require the approval of the agency prior to commencement of development.

   Adequate land area must be provided within any development for sewage disposal systems, and should be clearly identified on plans accompanying applications for planning permission.

   The location of sewage treatment plants on a development site should not adversely affect the enjoyment of surrounding property. Adequate screening should be provided between the plant and other uses within the development.
6.20 DRAINAGE

The Drainage Division determines and administers the standards for drainage of a development site. The drainage system for any development must meet the standards and specifications of the Drainage Division prior to the commencement of development.

The developer is responsible for installing the drainage system to provide adequate drainage for his development. The drainage system on any development site must be integrated with the overall drainage system on adjoining lands to avoid any adverse environmental effects, but the drainage outfall must be to the public drainage system and not through adjacent private lands.

Drainage of water must be to an identified water course.

6.21 GARBAGE DISPOSAL

The collection and disposal of residential garbage is the responsibility of the relevant local authority. However, adequate provision must be made by the occupant or the developer, for the holding of garbage prior to collection.

Specifications can be obtained from the Local Health Authorities.

6.22 ELECTRICITY

The Trinidad and Tobago Electricity Commission is responsible for the provision of electricity to Trinidad and Tobago.

Where electricity service is required, it is recommended that developers consult this authority prior to development in order to ascertain whether the site can be adequately supplied. This is particularly important for areas which may not have been supplied with electricity in the past and for large scale or high intensity development.
CRITERIA (REQUIREMENTS) FOR ASSESSMENT

7.1 GENERAL CONSIDERATIONS

All development proposals must be consistent with the guidelines for the location and distribution of land uses which are set out in the National Physical Development Plan and/or the more specific requirements outlined in any relevant regional, local area plan, or policy statement.

Where a development plan is not specific as to the details of proposed land use in a particular area, any proposed development should be compatible with the character and intensity of the existing predominant approved development in that area.

The carrying out of development on a particular site, should not produce any negative impact such as pollution or traffic congestion and should also not result in the destruction of the physical or natural environment by slope failure or erosion.

In general new development will not be encouraged to locate within the following areas:-

(a) Areas allocated for preservation and conservation;
(b) Areas designated for forests and reafforestation;
(c) On slopes deemed inappropriate;
(d) On lands of high agricultural capability;
(e) Lands susceptible to hazards such as perennial flooding, erosion or subsidence;
(f) Sites which have been filled with waste matter, until such matter has been rendered innocuous and stable;
(g) Lands with environmental characteristics which may be adversely affected by new development;
(h) Lands in which new development will pose a danger to property or person.

7.2 SITE ANALYSIS REPORTS

In determining whether a development project merits planning permission, the physical characteristics and suitability of that site for the particular type of development being proposed will be one of the primary considerations. Developers may be required to submit Site Analysis Reports to the Town and Country Planning Division to be used in determining the suitability of the site for the type of development being proposed.
Site Analysis Reports Should contain the following information:

- Topographic data;
- Geological information;
- Hydrology and drainage pattern of the site and surrounding area;
- On-site vegetation, including a clear identification of the type and size of trees with trunks .15m (6") in diameter or larger;
- A sketch showing existing land use and other built features on the site;
- Any existing easements, restrictive covenants or similar restrictions to development.

7.3 ENVIRONMENTAL IMPACT ASSESSMENT

Where the Minister deems it necessary, in addition to the standard application for planning permission the submission of an analysis of projected environmental impacts may be required for the following types of development:

(a) Large scale residential development, and commercial projects;
(b) Mining operations;
(c) Manufacturing industry;
(d) Power plants;
(e) Water supply systems;
(f) Sewage treatment and disposal systems;
(g) Solid Waste disposal systems;
(h) Major transportation projects;
(i) Hillside Development;
(j) Development in environmentally sensitive areas;
(k) Major resort development;
(l) Reclamation projects.

In addition to those listed above, the Minister may require an analysis of projected environ-
mental impact for any project regardless of size, if it believed that social, economic or environmental impacts will result, which should be carefully evaluated, prior to determination of an application for planning permission.

An Environmental Impact assessment should contain the following information as required:

- A detailed description of the project from inception to operational phase;
- A detailed description of the environment in which the project will be located i.e. physical, social-economic and cultural environment;
- A detailed description and quantification of all environmental impacts resulting from the project and a listing of all non-renewable resources which will be used by the project; Impacts should also be classified according to their duration and whether they are direct or indirect results of the project.
- Mitigation of Impacts; In the event that the overall assessment indicates that negative impacts will result, information should be presented on what measures will be implemented by the developer to mitigate the adverse environmental impacts, and arrangements to be made for continuing mitigation in the long term.
- The degree of demand for the product of the proposed development in that particular area;
- The availability of adequate, accessible, community services to serve the development;
- The availability of an adequate water supply and sewerage facilities;
- In the case of a residential subdivision, access to employment opportunities within reasonable distance for residents;
- The capability of the existing transportation system to accommodate the additional traffic which will be generated.

While the economic viability of an individual development is not generally a consideration in the determination of an application for planning permission, it is recommended that feasibility studies and market analyses be conducted to determine the viability of the project.

7.4 ENVIRONMENTALLY SENSITIVE AREAS

Environmentally sensitive areas include declared watershed areas, swamps, reefs and wetlands, caves, nature reserves, forests and any other areas designated for preservation and conservation in a development plan.
No development will be permitted within, or in the vicinity of environmentally sensitive areas, if such development is incompatible with that area, either by virtue of the nature, scale or resulting impacts of the development activity. Where development is permitted, developers will be expected to preserve and protect any features of a site which are deemed to be of environmental or ecological significance.

7.5 HILLSIDE DEVELOPMENT

Uncontrolled development on hillsides increases the subsceptibility of these areas to slope failure, erosion and drainage problems. In an effort to protect these environmentally sensitive areas, no development will be permitted on slopes which by virtue of their inherent physical characteristics, are considered by the Minister to be unsuitable for a particular type and intensity of development.

For proposed development on hillsides, developers may be required to submit any of the following information to the Town and Country Planning Division before a determination can be made on an application:

(a) Details of the existing contours of the area at a maximum vertical interval of 1.5m (on a mean sea level datum).

(b) A grading plan and detailed cross sections indicating the extent of proposed earthworks and features designed to ensure slope stability.

(c) A geological report which includes rock types and characteristics.

(d) A report of soil tests showing:
- a geological profile
- load bearing capacity
- shearing strength
- frictional resistance
- water content
- recommendations for site stability.

(e) Details of the proposed drainage system of the site and the means of disposal to the nearest outfall in accordance with the requirements and standards of the Drainage Division.

(f) Developers may also be required to submit to the Drainage Division, information on run-off to be generated by the development and other drainage design data. This will facilitate the comprehensive evaluation of the impact of the proposed development on the existing drainage system in the area.

(g) Proposals for on-site erosion control:
- during the period of land development and building construction; and
- after completion of the development.
(h) A technical report quantifying the impact of the removal of vegetative cover from the site, on the erodibility of slopes and surface run-off.

For development located on hillsides, a minimum of 50% of the vegetative cover and trees must be preserved in order to control erosion. These areas are to be properly landscaped and should form an integral part of the proposed development and surface run-off.

In clearing and preparing land for development on hillsides, it is also recommended that developers:

(a) disturb only areas absolutely essential for construction;
(b) remove in phases only those trees, shrubs and grasses which must be removed for construction;
(c) preserve and protect all natural water courses;
(d) construct drainage channels prior to disturbance of the land which is to be drained;
(e) institute the use of erosion and sediment control devices wherever possible;
(f) design layouts so that lots conform to the contours of the land, in order to minimize the amount of land disturbance and also to reduce the cost of cut and fill operations and the construction of retaining walls.

7.6 COASTAL DEVELOPMENT

Coastal zones are among the most sensitive environmental areas because of their susceptibility to erosion, accretion and pollution. Any development located within a coastal zone which is not a designated harbour, must conform with the standards governing building line setback from high water mark, as established by law and must provide adequate public access.

The amount of required building setback will depend on the characteristics of the underlying rock, general tidal movements and conditions, and the existence of any easements dedicated to waterfront development. The setback will be determined on advice from the Drainage Division.

Developers may be required to demonstrate that proposed development projects within coastal zones will not result in an unacceptable alteration of the existing shoreline configuration or the degradation of vital habitats, as a result of construction activities, or the disposal of waste materials.

Approval is required for all coastal reclamation projects prior to commencement of development.

The method of waste disposal for developments located within a coastal zone, must receive the prior approval of the competent authority.
Environmental Impact Assessments may be required for specified coastal developments.

7.7 MINERAL EXTRACTION

Development which involves the mining and working of minerals or the excavation of earth materials will not be permitted within designated residential districts, conservation areas, or any area deemed to be environmentally sensitive.

A development proposal for the working of minerals must be accompanied by an analysis of projected environmental impacts. Where this type of development is acceptable, the approval of the Minister responsible for town and country planning and other competent authority will be required before the commencement of development.

Additional details which may be required in the submission of an application for planning permission to carry out mining operations is given in Chapter 9.

7.8 CONSERVATION OF TREES AND NATURAL SITE FEATURES

In a development plan, provision may be made for the preservation of areas of amenity and the protection of forest, roads and trees so as to improve the quality of the urban and rural environment. Existing trees should be regarded as assets adding to real estate value and worthy of care, since they enhance the appearance of built up areas and contribute to cooler and healthier surroundings.

Consent will be required prior to topping, lopping, or felling of trees protected by a Tree Preservation Order made under Section 20 of the Act.

The preservation of any other natural features or features of environmental value on a development site may be required.

7.9 PRESERVATION OF HISTORIC BUILDINGS AND SITES

Provision may be made in a development plan for the conservation of buildings, caves, sites and objects of artistic, architectural, archaeological/or historical interest since these represent a vital part of the national cultural heritage.

Developers will be expected to conserve these by preservation, restoration, reconstruction, reconstitution and/or rehabilitation processes.

Where redevelopment is permitted in conservation areas new construction is to be in sympathy with the character of the building and/or area.

Whatever the form of conservation there should be integrity of style, scale, setting, building form, materials, colour and careful consideration given to adaptive use of sites and buildings.
7.10 BUILDING DESIGN

All development proposals which involve the construction of buildings should be:

- Of a good architectural standard;
- Provide easy access for all persons, including the aged and handicapped;
- Sensitive to and compatible with the character and scale of existing development in the surrounding area;
- Visually and aesthetically appealing and should take the fullest advantage of, as well as complement any existing natural site features.

The Town and Country Planning Act provides that the design, colour and materials of buildings may be regulated and controlled.
ZONING STANDARDS

8.1 GENERAL

Zoning standards refer to the types and intensities of use that are permitted within certain specified districts, and the respective site development standards that are applies thereto. It should be emphasized that the standards given in the following tables are generalized. The actual types and intensities of development permitted on particular sites and in particular areas can be obtained from development plans and policies, or through consulting the Town and Country Planning Division, or through the submission of an application for planning permission.

The main categories of permitted land uses adopted in development control policies are as follows:

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Code</th>
</tr>
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<tbody>
<tr>
<td>Residential - Very Low Density</td>
<td>R1</td>
</tr>
<tr>
<td>Residential - Low Density</td>
<td>R2</td>
</tr>
<tr>
<td>Residential - Average Density</td>
<td>R3</td>
</tr>
<tr>
<td>Residential-Medium Density, Single Family</td>
<td>R4</td>
</tr>
<tr>
<td>Residential-Medium Density, Multiple-Family</td>
<td>R5</td>
</tr>
<tr>
<td>Residential-High Density</td>
<td>R6</td>
</tr>
<tr>
<td>Residential- Very High Density</td>
<td>R7</td>
</tr>
<tr>
<td>Resort Residential</td>
<td>RR</td>
</tr>
<tr>
<td>Commercial-Low Intensity Neighbourhood</td>
<td>C1</td>
</tr>
<tr>
<td>Commercial-Medium Intensity Neighbourhood</td>
<td>C2</td>
</tr>
<tr>
<td>Commercial-High Intensity Regional/Sub-Regional</td>
<td>C3</td>
</tr>
<tr>
<td>Commercial-Very High Intensity C.B.D.</td>
<td>C4</td>
</tr>
<tr>
<td>Commercial-Planned Shopping Centres</td>
<td>C5</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>CM</td>
</tr>
<tr>
<td>Entertainment Facilities</td>
<td>EN</td>
</tr>
<tr>
<td>Warehousing</td>
<td>WA</td>
</tr>
<tr>
<td>Industry-Cottage</td>
<td>M1</td>
</tr>
<tr>
<td>Industry-Light</td>
<td>M2</td>
</tr>
<tr>
<td>Industry-Heavy</td>
<td>M3</td>
</tr>
<tr>
<td>Agro -Industry</td>
<td>M4</td>
</tr>
<tr>
<td>Livestock-Dairy Cattle</td>
<td>A1</td>
</tr>
<tr>
<td>Agriculture-Extensive</td>
<td>A2</td>
</tr>
<tr>
<td>Agriculture-Mixed, Large Farms</td>
<td>A3</td>
</tr>
<tr>
<td>Agriculture-Mixed, Small Farms</td>
<td>A4</td>
</tr>
<tr>
<td>Agriculture-Intensive</td>
<td>A5</td>
</tr>
</tbody>
</table>
8.2 USE OF SITE DEVELOPMENT STANDARDS

It should be noted in the following tables that certain of the site development standards, are maximum standards i.e. residential density, building and site coverage, floor area ratio and building height, while others are minimum standards i.e. plot size, building setbacks and car parking provision.

Generally planning permission will not be granted for any development which exceeds maximum site development standards or is less than minimum standards. However it should not be assumed that development can automatically be carried out at the standards listed in the table. The particular characteristics of specific sites may warrant the application of special site development standards that vary from those normally applied. Such special standards will be made available on receipt of an application for planning permission in respect of individual sites.

8.3 RESIDENTIAL DEVELOPMENT

Standards governing the density of residential development are applied to sites depending on their location. The following table identifies seven categories of residential development, which are based on density criteria, together with the respective permitted land uses and site development standards.

Residential development on sloping land may be permitted, after analysis of the impact of the development on these lands, at low densities (R1 or R2). Development on such sites may take the form of large single-family plots or low density hillside townhouses. This low intensity of building allows adequate surface area per building without disturbing a significant part of the terrain, and in water catchment areas allows infiltration and recharge of aquifers.

Low density residential development is appropriate in suburban areas, and in rural areas where services such as sewerage, piped water supply and adequate drainage are not readily available.

Medium density single-family residential development (R4) will be considered under the following circumstances:

a. an urban location;

b. land adequately serviced with sewage disposal facilities and other infrastructure;

c. a comprehensive development, i.e. a development package consisting of house construction as well as land development.

Where medium density residential redevelopment (R4) is proposed on narrow plots, minimum side building setbacks of 1.25m may be permitted for single storey houses in order to allow for a viable width of building.
8.4 RESORT RESIDENTIAL

In areas allocated for development as resorts, the types of development to be permitted include hotels, resort condominiums, cabanas, guest houses, recreational and entertainment facilities. Building projects in resort areas are required to display a high quality of design which is sensitive to the surroundings and in harmony with the environment.

Site development standards for resort development will tend to vary widely. Maximum densities may range between 25 and 200 bedrooms per hectare, and building coverage may range between 20% and 40%. Building height and setbacks will be determined by the size and location of the site, the character of the surrounding area and any other material considerations.

Subdivision of land into plots for resort single-family residential use will usually conform to a minimum density of between 8 and 20 plots per hectare.

On site car parking provision for hotels, guest houses, cabanas etc., will be required at a rate of one car parking space for each five guest beds (i.e. usually for each 2.5 guest rooms) plus one additional space for each 5m² of public dining room. For resort residential plots, one space will be required for each resort residential unit.

8.5 COMMERCIAL DEVELOPMENT

Standards are applied to commercial development depending on the location of the site and on the category of commerce permitted. Table V identifies five (5) categories of commercial activity and their respective site development standards.

The permitted floor area ratio for higher intensity commercial development (C3 and C4) will be determined by the size and shape of the site, the scale of development and other relevant planning considerations. Building setbacks may be determined on the basis of site location, scale and design of the proposal and relationship to adjoining properties.

The highest standards of architectural design are required in commercial buildings. The design, siting and scale of buildings should complement the surroundings and promote a harmonious landscape with proper relationships between open space and built development.

Amalgamation of sites for comprehensive development will be encouraged particularly in areas allocated for commercial development where existing plot sizes are small.

8.6 PLANNED SHOPPING CENTRES

Planned shopping centres may serve neighbourhoods, sub-regions or regions. Each level of shopping centre will usually possess a range of functions based on its hierarchical position as well as the size, shape and position of the site.

The usual functions of planned shopping centres are as follows:
Functions:

<table>
<thead>
<tr>
<th>Food</th>
<th>Goods</th>
<th>Services</th>
<th>Offices</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood Shopping Centres:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supermarket</td>
<td>Variety</td>
<td>Barber</td>
<td>Medical</td>
</tr>
<tr>
<td>Grocery</td>
<td>Drugstore</td>
<td>Beauty Shop</td>
<td>Dental</td>
</tr>
<tr>
<td>Meat Shop</td>
<td>Florist</td>
<td>Laundry</td>
<td></td>
</tr>
<tr>
<td>Greengrocer</td>
<td>Stationery</td>
<td>Shoe Repair</td>
<td></td>
</tr>
<tr>
<td>Bakery</td>
<td></td>
<td>Bookstore</td>
<td>Video Club</td>
</tr>
</tbody>
</table>

Regional and Sub-Regional Shopping Centres:

All neighbourhood activities plus:

<table>
<thead>
<tr>
<th>Restaurant</th>
<th>Department Store</th>
<th>Cinema</th>
<th>Banks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fast Food</td>
<td>Hardware</td>
<td>Discotheque</td>
<td>Real Estate</td>
</tr>
<tr>
<td></td>
<td>Furniture</td>
<td>Travel Agency</td>
<td>Employment</td>
</tr>
<tr>
<td></td>
<td>Appliances</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Radio/TV</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Clothes and Shoes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

8.7 MIXED USE SITE DEVELOPMENT STANDARDS

In certain designated areas mixtures of residential and commercial uses may be permitted on one plot in appropriate circumstances. Site development standards will be calculated on the basis of a given ratio of uses expressed as a percentage in multiples of 5%, i.e.

residential  90%  commercial  10%
residential  65%  commercial  35%

Only very rarely will the commercial component of a development be permitted to exceed 60%.

The residential density and commercial intensity permitted for a proposed development will be based on the ratio of uses applied to the site area. The resulting residential and commercial gross floor areas will then be aggregated. Standards for building coverage, site coverage, building height and setbacks will be those applicable to the predominant use. Car parking provision will be calculated on a proportionate basis and then aggregated.

The following is an example of mixed use calculations:

A site of 465m² to be developed for single family standard density residential (R3) and low intensity neighbourhood commercial (C1) at a ratio of 50% residential and 50% commercial.
- Dwelling Units Permitted: One dwelling unit
- Floor Area Permitted: \(465 \times 50\% \times 0.65 = 151.12\text{m}^2\) (residential)
  plus \(465 \times 50 \times 0.50\) = \(267.37\text{m}^2\) (total) = 116.2m²

- Maximum Building Coverage: 40%
- Maximum Site Coverage: 65%
- Maximum Building Height: Two storeys or 8.5m
- Minimum Building Setbacks
  Front: 4.5m
  Side (one storey): 2.5m
  (two storey): 3.5m
  Rear: 4.5m
  - Car Parking: residential - one space
  : commercial - \(116.25\text{m}^2\)
  \(40\text{m}^2\) = three spaces
  total = four spaces

8.8 COMMUNITY AND ENTERTAINMENT FACILITIES

Table VI indicates the required site development standards for community and entertainment facilities. In certain cases these standards may be varied according to the type of facility and its functional design, location and scale.

8.9 WAREHOUSING AND LIGHT INDUSTRY

Development for both warehousing and light industrial purposes have similar site development standards and these are set out in Table VI.

Light industry involves manufacturing processes which do not adversely affect the amenity of an area by way of the creation of noise, vibrations, fumes, dust, smoke, soot, ash, grit, offensive odours, traffic generation, etc. Light industrial uses include the manufacture of food, beverages, printing and publishing, electronic equipment, optical equipment, watches, clocks and jewellery.

Depending on the type of process, the materials to be used and stored on the site, and the scale of activity, these uses may be located on individual sites, in building complexes such as multiproducer units, and may be located in industrial estates adjacent to residential areas. Large industrial estates may be required to provide sites for commercial facilities and other amenities to service the needs of workers.

Consideration may be given to the location of cottage industry or residential/mixed use sites in areas where the type and scale of industry would not cause nuisance to residential development. When an industry expands beyond the cottage industry stage, relocation to a more suitable industrial
site would be required.

8.10 HEAVY INDUSTRY

Heavy industry uses are incompatible with residential development due to the noise, vibrations, fumes, dust, smoke, soot, ash, grit, offensive odours or excessive traffic generation which they may create. Such uses will not be permitted within or near to residential areas and should only be located within areas allocated for such purposes.

Heavy industry includes petroleum and chemical industries, paints and plastics, fertilisers, cement, brick and pottery, manufacturing, car assembly, aluminium smelting, metal manufacture and leather manufacturing.

Also included are those industries where the materials used, stored or created may be potentially combustible or toxic. Such potentially hazardous industries include those engaged in the manufacture, storage or use of the materials listed at Appendix 111. Manufacturing activities which involve the processing of animal skins, blood, bone, feather, oils, fats and offal may also be very offensive to residential activity and other industrial activities and should not be located close to residential areas and certain industrial activities.

The siting and performance standard for such heavy, hazardous and offensive industries even in rural areas, will be carefully evaluated and an Environmental Impact Assessment will be required to accompany any application for planning permission to establish such an industry.

An industrial estate designed for these activities should be located downwind of, and far from residential areas. Estates should also be screened from adjoining land uses by a wide landscape buffer strip. Generally these activities will be located on large plots and buildings will be required to observe a low floor area ratio and generous setbacks from property and street boundaries. This is to permit sufficient space around buildings for on-site parking, loading and off-loading, access for fire fighting vehicles, reducing the risk of fire spreading to adjoining sites.

Road reservations are also required to be generous in order to accommodate the heavy truck, trailer and container traffic that may be generated.

The specific subdivision and site development standards to be applied will be determined on the basis of the type and scale of industrial development and the size and location of the development site proposed.

8.11 AGRO-INDUSTRY

Industry that processes agricultural raw materials may be considered for location within the agricultural area which produces the raw materials involved.
In general the site development standards for light industrial development (M1) are applied to the development of sites for small scale agro-industry.

8.12 AGRICULTURE

The Land Capability Study Phase 2 has recommended the crops and agricultural activities that are suited to the various soil types and agricultural capabilities of the land of Trinidad and Tobago.

Subdivision of agricultural land is defined as development and must receive prior planning permission. Minimum sizes of agricultural parcel have therefore been established as appropriate for recommended crops in order to ensure the economic viability of each agricultural enterprise.

The following table indicates these minimum sizes:

A1 - Livestock-Dairy Cattle 8ha
A2 - Extensive Agriculture:-
tree crops-coconuts, cocoa, coffee
Livestock-sheep, goat 4ha
A3 - Mixed Agriculture - Large Farms 2ha
    Food crops (mixed)  
    Sugarcane  
    Citrus  
A4 - Mixed Agriculture - Small Farms 1.2ha
    Pigs farming  
    Vegetables/Food Crop (mixed)  
    Rice  
A5 - Intensive Agriculture :- .5ha
    Vegetable farming (mixed)  

Buildings for housing livestock are required to maintain a distance of 30m from any dwelling house or 15m from a road reserve.

8.13 CAR PARKING

For ease of reference, a schedule has been included which summarizes car parking requirements for each land use category.
<table>
<thead>
<tr>
<th>CODE</th>
<th>DEVELOPMENT CATEGORY</th>
<th>NUMBER OF PARKING SPACES REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1 and R2</td>
<td>Low Density Residential</td>
<td>2.0 spaces per plot or unit</td>
</tr>
<tr>
<td>R3</td>
<td>Average Density Residential</td>
<td>1.0 space per plot</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.5 spaces per unit</td>
</tr>
<tr>
<td>R4</td>
<td>Medium Density Single Family Residential</td>
<td>1.0 space per plot</td>
</tr>
<tr>
<td>R5</td>
<td>Medium Density Multiple Family Residential</td>
<td>1.5 spaces per unit</td>
</tr>
<tr>
<td>R6 and R7</td>
<td>High Density Residential</td>
<td>1.75 spaces per unit</td>
</tr>
<tr>
<td>RR</td>
<td>Resort Residential</td>
<td>1.0 space for each 5 guest beds or 2.5 guest rooms plus</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.0 space for each 5m² of public dining room</td>
</tr>
<tr>
<td>C1</td>
<td>Low Intensity Commercial</td>
<td>1.0 space per 40m² of commercial floor space</td>
</tr>
<tr>
<td>C2</td>
<td>Medium Intensity Commercial</td>
<td>1.0 space per 40m² of commercial floor space</td>
</tr>
<tr>
<td>C3 and C4</td>
<td>High Intensity Commercial</td>
<td>1.0 space for each 40m² of retail floor area.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.0 space for each 40m² of usable office floor area</td>
</tr>
<tr>
<td>C5</td>
<td>Planned Shopping Centres</td>
<td>6.0 spaces for each 100m² of gross floor area</td>
</tr>
<tr>
<td>CM</td>
<td>Libraries and Museums</td>
<td>1.0 space for each 45m² of floor area.</td>
</tr>
<tr>
<td>CM</td>
<td>Assembly halls, auditoria, churches, court houses, lecture halls Hospitals</td>
<td>1.0 space for each 10 seats or 10m² of floor area</td>
</tr>
<tr>
<td>CM</td>
<td>Clinics</td>
<td>1.0 space for each 4 beds</td>
</tr>
<tr>
<td>EN</td>
<td>Restaurants</td>
<td>3.0 spaces for each practitioner</td>
</tr>
<tr>
<td>EN</td>
<td>Concert halls, theatres, cinemas</td>
<td>1.0 space for each 5m² of public dining room</td>
</tr>
<tr>
<td>EN</td>
<td>Dance halls, discos, clubs, games buildings, exhibition halls</td>
<td>1.0 space per 10 seats or 10m² of gross floor area</td>
</tr>
<tr>
<td>WA and M1</td>
<td>Warehousing and Light Industry</td>
<td>1.0 space per 100m² of gross floor area up to 2000m² and for every 450m² thereafter.</td>
</tr>
</tbody>
</table>
PROCEDURES FOR APPLYING FOR PLANNING PERMISSION

9.1 GENERAL

An application for permission to carry out development must be made in writing in accordance with the procedures set out in the General Development Order, on a form prescribed by the Minister, and submitted to the Minister in care of the relevant regional office of the Town and Country Planning Division.

In addition to the information required on application forms, the Minister may in writing request from applicants, any further information necessary to facilitate a determination of the application.

The Minister may also require applicants to produce any evidence that is reasonably necessary in order to verify particulars of information given on any application. It should be noted that the submission of false information may invalidate a permission.

Upon receipt of an application for planning permission, the Town and Country Planning Division will forward to the applicant written acknowledgment of the receipt of his application.

The period within which the Minister shall give written notice to an applicant of the determination of most applications should be two (2) months or such extended periods as may at any time be agreed upon in writing between the applicant and the Minister.

In making a determination on an application, the Minister may grant planning permission either unconditionally or subject to specified conditions, or may refuse permission. Where planning permission is refused or is permitted subject to conditions, the notice of determination will include the reason(s) for the refusal or for the conditions attached to the permission.

Failure to provide proper information to enable a determination to be made on an application, will result in the application being returned to the applicant undetermined.

Where planning permission is granted, development must proceed in strict accordance with the terms of such permission. Failure to do so may result in enforcement action.

9.2 OUTLINE APPLICATION FOR PLANNING PERMISSION

Under the Town and Country Planning (General Development) Order, an outline application for Planning Permission may be submitted for the erection of any buildings subject to the subsequent approval of the Minister with respect to any reserved matter relating to the siting, design or external appearance of such buildings, or its means of access.
FIGURE 22
THE PROCESSING OF APPLICATIONS FOR PLANNING PERMISSION
In general, the determination of an outline application for Planning Permission informs an applicant as to whether or not the type of development proposed is consistent with existing land use policy and provides overall development standards applicable to the particular site.

Prior submission of an outline application for planning permission reduces the risk of unnecessary cost due to abortive work in the preparation of plans and technical drawings for development which will not be approved.

Applicants are required to provide the following documents when submitting outline applications for Planning Permission:

(i) Two (2) copies of application form TCP/3 completely filled out.

(ii) Two (2) copies of a location sketch with sufficient information to enable the site to be clearly and positively identified in the field. Information such as plot number, postal address, number of the nearest lightpole, mile post, prominent landmark, culvert, etc., will be useful on location sketches.

(iii) Any additional information which may be required by the Division, such as a copy of the deed and survey plan which relates to the parcel of land to be developed.

Planning Permission granted on an outline application does not authorise the commencement of development. Development may not begin until approval of the reserved matters is obtained. Planning Permission lapses if an application for approval of the reserved matters is not submitted within the specified period of the date of the permission.

Following the receipt of a Notice of Grant of Planning Permission on an outline application Reserved Matters must be submitted to the Minister for approval within the specified period of time, before any development may be undertaken. This submission must be accompanied by those plans, particulars and any other documents specified in the list of Reserved Matters contained in the Notice of Grant of Outline Planning Permission.

9.3 APPLICATIONS FOR PLANNING PERMISSION

Planning permission is granted only upon formal application made on the appropriate forms and submitted to the Town and Country Planning Division.

Applicants must provide the following documents when submitting any application for planning permission:

A. ALL DEVELOPMENT

(i) Four (4) copies of application forms TCP/1 or TCP/2 (whichever is applicable) completely filled out.

(ii) A detailed site location sketch of the land to which the application relates, giving
sufficient detail to enable the site to be positively identified in the field.

(iii) One copy of deed and survey plan or map to determine the boundaries, area, dimensions and shape of the entire parcel of land to which the application relates and name of adjoining owners.

B. BUILDING OPERATIONS

For all proposed new buildings, additions or rebuilding operations the following are also required :-

(i) A site or block plan showing the outline of the proposed building(s) on the site as well as :-

(a) The precise location of all existing buildings, including a clear identification of any buildings to be demolished or any building addition to be made;

(b) The external dimensions of the existing and proposed building(s);

(c) The existing and proposed building setback distance from all property boundaries;

(d) Details of the existing and proposed site drainage system;

(e) Details of the existing proposed water supply and sewage disposal system;

(f) A parking and circulation plan;

(g) The location of loading and unloading facilities for all non-residential buildings;

(ii) A contour map of the land at a vertical interval of 1.5 metres (5 feet) where land is sloping and earthworks required.

(iii) A floor plan showing the layout, dimensions and use of each room of the existing and proposed building(s).

(iv) The elevations of all sides of the existing and proposed building(s) showing the colour and texture of facing materials.

(v) A section(s) through the proposed building showing construction detail and dimensions, relating the levels of the proposed building to those of the site and access roads.

(vi) Any additional information required to make a proper determination on the application.
C. BUILDING OPERATIONS (Industrial)

In addition to the information required to accompany all applications for building operations, in the case of building operations for the purpose of carrying out an industrial or manufacturing process, the following information is also required:-

(i) The products that will be manufactured.

(ii) The types, by volume, of raw materials that will be used in the processes and/or stored on site.

(iii) A description of the processes to be carried on.

(iv) The composition of trade refuse and effluent and means of their treatment and disposal.

(v) The means of transporting materials and products to and from the site.

(vi) Whether any of the hazardous or toxic materials listed at Appendix 111 will be used, created or stored on the site.

(vii) An Environmental Impact Assessment for some categories of industrial processes.

D. ENGINEERING OPERATIONS

In addition to A (i) to (iii) the following is to be provided:

(i) Adequate profiles and cross sections to reflect the nature of the terrain before and after earthwork.

(ii) Finished levels of roads.

(iii) Details of the design and construction of all proposed roads, sewerage, drainage and water supply reticulation systems.

(iv) Amounts of cut and fill.

(v) Schedule of staging operations.

(vi) Measures for minimizing or eliminating off site nuisance during and after operations.

(vii) Any additional information required to make a proper determination of the application.
E. MINING OPERATIONS

In addition to A (i) to (iii) the following information is to be provided:

(i) Mineral working plans of the site showing the following:-
   (a) Topography of the site at a scale of no less than 1:2500 and a maximum contour interval of 3m;
   (b) The geology of the site;
   (c) The area, if any, already excavated or worked whether within the site or on adjoining land;
   (d) Land that will remain unworked within the area of the application;
   (e) Cross sections of the site showing the initial working face and the proposed benches as quarrying progresses. Details of the proposed height, width and angles of benches are to be provided as well as proposed access to each terrace/bench;
   (f) Details of the siting, installation, and or construction of all existing and proposed buildings, fixed plant, machinery, structures and accessories necessary for the proposed operations;
   (g) Proposals for vehicular access to the site giving width and relation to any public roads.
   (h) Areas for waste disposal, stockheaps, and for stocking topsoil and overburden - and the heights of these heaps;
   (i) The location and design of settling ponds, means of drainage and treatment of effluent.
   (j) Sketches showing full details of the proposals for reclamation or restoration including where appropriate:-

      (i) Trees proposed to be felled;
      (ii) Trees proposed to be retained;
      (iii) Proposals for new parking;
      (iv) Means of surface water drainage;
      (v) Intended restored ground levels.

(ii) A report including the following:-

(a) A geological report of the site;
(b) Type of minerals to be extracted;
(c) Estimated annual output;
(d) A work programme for the first two years of the operation which should include the installation of machinery, construction of access roads and erection of buildings.
(e) Details of the proposed work cycle namely:-
   (i) Operations for winning the material including details of face equipment, machinery to be used, plans for rooting out the material, whether explosives will be used, drilling of holes for blasting, diameter of boreholes, depth of boreholes, amount of charge to be used and radius of surrounding area to be affected, methods of transporting the mineral to market or processing plant;
   (ii) Operations for processing the minerals on the site namely, method of treatment, plant and machinery, source of water, means of disposal of waste and height of stockheaps and wasteheaps;
   (iii) Operations for the selling of material including the products to be sold (sizes), the machinery involved in loading operations, the location and height of proposed stockpiles and method of transporting materials to market or processing plants;
(f) Description of the plant and other machinery to be installed, the rated capacity of the plant and proposed working rate;
(g) The quantity of water to be used in the operation and plans for recycling water if proposed and disposal of waste water;
(h) Proposals for dealing with the associated problems which may be created such as air pollution, noise pollution and other environmental nuisances;
(i) Proposals for the restoration and use of the site following completion of mining operations and the stages by which such future development will be carried out;
(j) The proposed number and categories of persons to be employed during the construction phase and during the exploitation phase.

F. CHANGE OF USE

The following documents must accompany any application for development which involves a material change of use of land and/or buildings.
1. Where an application for change of use does not involve any change to the existing structure:-

(i) Four (4) copies of application form TCP/3 completely filled out.

(ii) One (1) copy of Deed and Survey Plan, Map or plan showing any proposed change of use for each room of the existing building.

2. Where the proposed change of use will result in a change to the existing structure or will involve the erection of a new building, the application must be accompanied by all the plans and particulars normally required on an application for building operations.

3. Where the proposed change of use will result in a change in the use of land, the following documents are required:-

(i) Four (4) copies of application form TCP/3 completely filled out.

(ii) One (1) copy of the deed and survey plan or map for the parcel of land.

(iii) A location plan consisting of a portion of a cadastral sheet (1 in 10,000) showing the parcel in relation to the nearest settlement and main road.

(iv) Type of vegetation on the land.

(v) Whether the land has been subject to any previous excavation, earth-fill, land slip, etc.

(vi) Plans and particulars showing the proposed change for each plot or parcel of land. If the land forms part of a larger parcel, the location of the plot to which the application relates, in relation to the larger parcel must also be shown.

G. SUBDIVISION

In addition to A (i) to (iii) a full application for the subdivision of land must be accompanied by the following:-

(i) A contour map of the entire parcel of land at a vertical interval of 1.5 metres (5 feet).

(ii) The means of access to the development site, showing its location in relation to any public road and giving the width of the access road.

(iii) If the area to be subdivided is part of a larger parcel, a map showing the exact location of that parcel in relation to the whole.

(iv) A subdivision layout plan showing:

(a) Details of all proposed plots of land showing the precise shape, size and dimension of each plot;
(b) Details of the existing and proposed drainage systems;

(c) Details of the proposed water supply and sewage disposal systems;

(d) Construction details for all proposed access roads as well as right of way and carriageway widths, and buildings lines;

(v) A grading plan showing all proposed cutting, excavation and filling operations.

(vi) For large scale subdivisions, the location and layout of proposed open space and other public facilities.
THE ROLE OF THE OTHER AGENCIES

10.1 REGULATIONS OF OTHER AGENCIES

Although the Town and Country Planning Act Chapter 35:01 seeks to control ‘development’, other legislation which affects the carrying out of development must be considered when appraising an application for planning permission.

Insofar as they have not been revoked or superseded by the Town and Country Planning Act, the regulations of other authorities involved in development of land are laws of Trinidad and Tobago. The Minister is therefore obliged to ensure that such regulations are observed. Therefore, although the power to determine applications for planning permission is solely entrusted to the Minister for Town and Country Planning, the Minister has regard to other applicable laws of Trinidad and Tobago in arriving at a decision.

Applications for planning permission to carry out development require the approval of:

- The Town and Country Planning Division;

- The relevant City, Borough, or County Council or the Tobago House of Assembly.

In addition to the above mentioned agencies, expertise in areas related to development (e.g. roads, water, sanitation, electricity) resides in other governmental agencies. The Division attempts to ensure that once planning permission is granted, the approved project can proceed since its elements are acceptable to all other relevant agencies.

Therefore, in addition to the approval of the Town and Country Planning Division and the Local Authorities, applications for planning permission may also require the consent of one or more of the following agencies:

- The Water and Sewerage Authority;

- The Fire Department;

- The Factory Inspectorate Division of the Ministry of Labour;

- The Highways Division of the Ministry of Works, Infrastructure and Decentralization.

Consultation with one or more of the following agencies may also be required.

- The Drainage Division of the Ministry of Works, Infrastructure and Decentralization;

- The Construction Division (Designs Branch) of the Ministry of Works, Infrastructure and Decentralization;
- The Commissioner of State Lands;
- The Planning Unit of the Ministry of Food Production and Marine Exploitation;
- The Traffic Management Branch, Ministry of Works, Infrastructure and Decentralization;
- The Quarries Unit of the Ministry of Energy;
- Institute of Marine Affairs.

10.2 THE LOCAL HEALTH AUTHORITIES

Under the Public Health Ordinance Chapter 12 No.4 (1950 Edition of Laws of Trinidad and Tobago) Local Authorities are charged with ensuring that buildings and streets are laid out and maintained to the satisfaction of certain minimum standards in the interest of public health (sanitation, control of communicable diseases) and public safety.

Consequently, all applications for permission to develop land are forwarded, upon approval by the Minister responsible for town and country planning, to the Local Health Authority of the relevant City, Borough, Municipal or County Council or the Tobago House of Assembly, for its consideration.

With every application for planning permission, two (2) copies of the relevant Local Health Authority application forms, plans and drawings should be submitted to the Town and Country Planning Division to be forwarded to the relevant Local Health Authority for its approval.

The Local Health Authority ensures that the proposed development satisfies both public health and building requirements, prescribed by Law.

For the development of land into building lots the following details must be submitted to the Local Health Authority in the application and on the plans, in accordance with Section 36 (2) of the Public Health Ordinance:

- Contours of the land at such vertical intervals as the Local Authority may require;
- The course of the proposed drainage or the proposed sanitary facilities;
- The nature of the soil, aspect, direction of prevailing wind and other physical features or conditions;
- The proposed water supply to the building lots;
- Such other particulars either on the plan itself or in separate written statement as may be required by the Local Authority.
For approval of the erection of a building, an application shall consist of architectural and structural drawings and specifications of the proposed building along with the prescribed application forms. The following details must be submitted in the application and on the accompanying plans:

1. Floor Plans;
2. Elevations;
3. Site plans and Building Layout;
4. Site Location
5. Sectional Details;
6. Foundation and structural upper floors/beam-framing layout;
7. Substructure details;
8. Superstructure details;
9. Material finishes;
10. Foul and storm drainage system details.

10.3 THE WATER AND SEWERAGE AUTHORITY

Under the Water and Sewerage Act Chapter 54.40 of the Laws of Trinidad and Tobago, the approval of the Water and Sewerage Authority is required for the proposed water distribution and sewage disposal systems for all development which involves the subdivision of land or large scale building development.

Where an outline application is submitted to and approved by the Minister responsible for town and country planning, the approval of the Water and Sewerage Authority (for both the water distribution and sewage disposal systems) may be required prior to the grant of final planning permission.

If the Minister deems it necessary in order to make a land use decision, applications may be forwarded to the Water and Sewerage Authority for its comments, prior to making that decision.

The review of development applications by the Water and Sewerage Authority is designed to ensure that all building sites are provided with an adequate supply of potable water, as well as an efficient system of sewage disposal.

Applications submitted to the Water and Sewerage Authority are considered in the following stages:-

A. Outline Approval: This is approval in principle which indicates the quantity of water which will be made available to the site and makes recommendations on the type of sewerage system to be installed.

Applications submitted to the Water and Sewerage Authority for outline approval must be accompanied by the following documents, in addition to a completed copy of the standard Water and Sewerage Authority application form:-

1. One (1) Copy of the Notice of Outline Planning Permission issued by the
Town and Country Planning Division.

2. One (1) Copy of a location sketch which would enable the site to be clearly identified in the field.

3. One (1) Copy of a plan of the area showing contours of 1.5 metres (5ft) intervals, as well as the number of lots, lot sizes, principal drains, all roads, walkways and reserves.

4. Information on the estimated water demand for each type of occupancy i.e. Residential, Commercial, Industrial, etc.

5. Information on the proposed method of sewage collection and disposal.

B. Approval of Detailed Designs: This involves approval of detailed designs of the water supply system and sewage disposal facilities to be installed. This approval must be obtained prior to the installation of any such lines or facilities.

Detailed designs submitted for approval should be accompanied by the following:

(a) Water Supply

1. Three (3) copies of a plan 1 metre x .75 metre showing lot layout, principal drains, all roads, walkways and reserves, the location and size of all water supply lines, house connections, sluice valves, fire hydrants and caps, anchor blocks and other special fittings.

2. Three (3) copies of a plan showing sections and elevations of all communal storage tanks and pumping stations. Performance curves of all pumps must also be submitted.

3. Three (3) copies of a plan showing standard/typical details of appurtenances, for example, valve boxes, fire hydrants, washouts and caps, anchor blocks, house connections.

4. Data on class of pipes and materials and depth of cover. Details of connections from building development to the public mains.

5. Calculation sheets showing design flows, pressures and head losses.

(b) Sewers

1. Three (3) copies of a plan 1 metre x .75 metre showing lot layout, principal drains, all roads, walkways and reserves, and layout of the sewage collection system showing sizes, gradient of sewers and distance between manholes, invert and top elevations of all manholes, house connections.

2. Profiles along sewers showing ground elevation, invert elevations, manholes, clean-outs, drain crossings, house connections, encasement and special bedding
3. One sheet of details of all manholes, clean-outs, house connections, encasements, etc.

4. Calculation sheets showing design minimum, average and peak flows, minimum and peak velocities, capacity of sewer and length, slope and diameter of each section.

5. Where applicable:-

(i) Detailed design and drawings of sewage treatment plant including calculations and detail specifications of electrical and mechanical equipment such as pumps, blowers, or other special equipment.

(ii) Layout of plant on site showing also locations of wet well, sludge, drying beds, operator’s building, distance of plant from nearest habitable plot, point of foul discharge of effluent and other pertinent details.

6. Where septic tank systems are proposed:-

(i) The results of all percolation tests performed, complete with the date of performance and existing weather conditions.

(ii) One plan of lot layout showing location of septic tanks and effluent disposal systems.

(iii) Detailed designs of septic tanks and effluent disposal systems.

C. Inspection:- All water pipelines, sewers and treatment works must be inspected during construction by the Water and Sewerage Authority which will also carry out and witness all tests. On satisfactory completion, the Authority will issue a completion certificate permitting the use of the system.

10.4 THE FIRE DEPARTMENT

Under the Fire Services Act Chapter 35:50, all development which involves the construction of a public building, that is any building or part of a building to which the public has access, requires the consent of the Fire Prevention Section of the Fire Department.

Applications are forwarded by the Local Health Authority, to the Fire Prevention and/or Water Sections of the Fire Department. Under the Public Health Ordinance Chapter 12 Number 4, the Local Authority shall consult the Chief Fire Officer before the approval of plans, before the issue of a completion certificate and on any other matter which in the opinion of the Local Authority is likely to constitute a fire hazard. The approval of the Fire Authority may be one of the conditions contained in the list of reserved matters which accompanies outline planning permission.

The consent of the Chief Fire Officer is contingent upon:-
- The adequacy of the means of escape provided for public use in the event of a fire;

- The fire containment potential of the building(s). This is determined by design and the type of materials to be used in construction;

- The efficiency of the proposed fire alarm system;

- The adequacy of the means of access provided for fire fighting vehicles;

- Any other relevant considerations.

The type of fire prevention system which should be provided will vary with the type of use, the height of the proposed building(s) and the location of the building(s) within a high, average or low risk area.

For applications which involve the subdivision of land and the laying out of streets the proper location of fire hydrants and the provision of adequate vehicular access for fire fighting vehicles are essential.

It is advisable that for any development which involves the construction of public buildings, the Fire Authority should be consulted prior to the preparation of working or production drawings or preferably during the planning and design stages.

10.5 THE FACTORY INSPECTORATE

The Factories Ordinance Chapter 30 No.2 (1950 Edition) of the Laws of Trinidad and Tobago requires the approval of the Factory Inspectorate Division of the Ministry of Labour, for all development which involves engineering or mining operations, or the erection of factory buildings. The approval of the Factory Inspectorate may be required prior to full planning permission.

A factory includes the premises in which persons are employed in manual labour in any process for or incidental to:-

(a) The making of any article or part of any article;

(b) The altering, repairing, ornamenting, finishing, cleaning, washing, or the breaking up or demolishing of any article;

(c) The adapting for sale of any article.

for purposes of gain to the employer of the persons engaged in the above mentioned processes.

Through the establishment and enforcement of standards governing the design and construction of factory buildings, the Factory Inspectorate seeks to ensure the safety of workers at the workplace.
In the determination of the application, the Factory Inspectorate gives consideration to the following matters:

- The compatibility of the proposed process with those of nearby establishments;
- The possibility of the creation of a public nuisance to nearby residences e.g. continuous noise from compressors etc;
- The provision made for adequate ventilation within the factory building area;
- The provision of adequate lighting in work areas;
- The maintenance of reasonable atmospheric temperature in the work area;
- The provision of a safe means of access to work stations and an efficient means of escape in the event of a fire;
- The adequate layout of machinery and siting of equipment such as boilers;
- The provision of changerooms for workers;
- The location of main electrical intake switchgear;
- The location of bulk fuel storage;
- Any other relevant considerations.

10.6 THE HIGHWAYS DIVISION

Under the Highways Act Chapter 48:01, all applications which involve the development of land located in the vicinity of a highway or highway reserve, must receive the consent of the Highways Division. This is particularly important when access to a development can only be provided from a highway.

A highway is defined as any transportation arterial under the control of the Highways Division.

Applications are forwarded to the Highways Division by the Town and Country Planning Division for its consideration, when in the view of the Division the advice of the Director of Highways is required.

In its review of applications, the Highways Division attempts to ensure that proposed settlement development will not have an adverse effect on existing or proposed highway developments. The Highways Division is also concerned that any negative impact of highways on urban and rural areas is minimized.
Where access is necessary from a highway, the Highways Division is concerned with ensuring that:

(a) Access both to and from the highway is provided in a safe and efficient manner and;
(b) The number of access points from the highway is kept to a minimum.

A plan which provides the following information must be submitted for consideration by the Highways Division:

- The location of the proposed development;
- The location of all proposed points of access to and from the highway;
- The width and design capacities of all roads providing direct access to the highway;
- The grades of all roads providing direct access to the highway;
- The horizontal alignments of roads;
- Sections showing construction details of proposed roads;
- The angles of intersection of all roads providing direct access to the highway;
- The location of all minor collector roads located closest to the highway;
- Any other relevant information which may be required by the Highways Division.

10.7 THE DRAINAGE DIVISION

The Drainage Division is consulted on applications which involve the development of land located on hillsides, along watercourses or within drainage basins, coastal development and reclamation projects, or development in any other area known to be susceptible to drainage problems.

Where it is found necessary to consult with the Drainage Division to make a land use determination on an application, the advice of the Drainage Division is sought prior to making that determination.

The approval of the Drainage Division may be required prior to both outline approval and full planning permission.

For certain development proposals, the approval of the drainage details by the Drainage Division is a condition attached to the grant of land use approval. Obtaining the necessary consent
becomes the responsibility of the applicant and must be done prior to commencement of engineering, building or other operations.

The Drainage Division prescribes and administers the standards applicable to drainage systems for all development sites. These standards should be obtained from the Drainage Division. In general, these standards reflect the Division's concern for the protection of sites and surrounding areas from erosion and flooding and the construction of drainage systems which will facilitate proper drainage of the site, thereby reducing the incidence of environmental problems.

For the approval of site drainage systems, the following information must be made available to the Drainage Division in quadruplicate along with evidence of the receipt of outline planning permission.

1. A location plan of the proposed development.

2. Surveyed boundaries of the entire parcel of land indicating size, shape and dimensions and showing any surrounding land which drains directly on or through the site.

3. Layout plans drawn to a scale of 1:500 and indicating the size, shape and dimensions of each proposed plot, the width of river reserves and building setbacks from any water course.

4. Details of the existing contours of the area at a maximum vertical interval of one (1) metre (measured from mean set level). Contours should be super-imposed on the layout.

5. A grading plan and detailed cross sections indicating the extent of proposed earthworks and indicating measures designed to ensure slope stability and erosion control.

6. Details of the proposed drainage system of the layout and the means of disposal to the nearest outfall. Plans must include details of the main drainage channels leading to a main water-course. Existing drains are to be shown and identified.

7. Gradient and profiles of proposed storm sewers with invert levels at each change of grade and direction.

8. Longitudinal profiles and cross-section of all drains and roadways.

9. Any existing drain passing through or bounding any part of the development should be revetted to prevent erosion.

10. Cylindrical culverts must be shown and should not be less than 0.5 metre or 18" in diameter.

11. Hydrologic and hydraulic calculations must be submitted with all development plans together with the name and address of the designer.
10.8 DESIGNS BRANCH

Development which involves the erection of public buildings may require the approval of the Designs Branch of the Ministry of Works and Infrastructure and Decentralization prior to the grant of planning permission. Applications which require approval will be forwarded to the Designs Branch by the Town and Country Planning Division.

In general, the approval of the Designs Branch is contingent upon the soundness of the structural design of the proposed building.

10.9 COMMISSIONER OF STATE LANDS - DIRECTOR OF SURVEYS

All plans for the carrying out of building operations on State Lands which have been leased require the approval of the Director of Surveys to verify that the site dimensions and area conforms to the terms and conditions of the lease.

The approval of the Director of Surveys should be obtained prior to the submission of plans to the Town and Country Planning Division.

The Director of Surveys requires that the plans mentioned should be accompanied by evidence of the proprietor’s interest in the parcel of State Lands and payment of rates and rents. A survey plan for the subdivision of lands previously brought under the Real Property Ordinance should be based on the layout approved by the Town and Country Planning Division and the Local Health Authority and requires to be certified as correct by the Director of Surveys.

Applicants are required to lodge a copy of the survey plan certified correct, with the Town and Country Planning Division in order that subsequent applications for building on any individual parcel may be assessed on the basis of the survey. For lands not under the Real Property Ordinance, one copy of the survey plan prepared on the basis of a layout granted planning permission, is to be lodged with the Town and Country Planning Division on the basis of which applications for building on plots may be determined.

Applications for licences to reclaim land are to be made to the Director of Surveys.

On completion of reclamation in accordance with the planning permission and terms and conditions of the reclamation licence, the applicant is required to apply for a lease for the land which has been reclaimed.

10.10 THE MINISTRY OF FOOD PRODUCTION AND MARINE EXPLOITATION

Where an application for planning permission involves the change of use of land that is at present either undeveloped or in agricultural use, whether actively so or abandoned, the Ministry of Food Production and Marine Exploitation is consulted.

In such a situation, the Ministry of Food Production and Marine Exploitation provides information on the agricultural capability of the subject land and provides advice on whether
agricultural planning policy favours the alienation of such land from agricultural use.

Where an application for planning permission involves development by way of subdivision for agricultural purposes, the Ministry of Food Production and Marine Exploitation is also consulted on the agricultural capability of the land, the type of crops that are recommended and the number, size and shape of parcels that are suitable.

10.11 THE TRAFFIC MANAGEMENT BRANCH

Certain applications for planning permission involving development which may have a significant impact on traffic generation, the flow of traffic along major roads and highways, may be referred to the Traffic Management Branch of the Ministry of Works, Infrastructure and Decentralization.

10.12 MINISTRY OF ENERGY.

Where an application for planning permission is made for an area traversed by oil lines, gas lines or in which oil wells are located, the advice of the Ministry of Energy is sought on safe distances to be observed from these installations. Their advice is also sought on the location of and the standards for the development of gas stations, gas storage depots and related facilities.

10.13 THE QUARRIES UNIT OF THE MINISTRY OF ENERGY

Where an application for planning permission relates to development which involves quarrying, the Quarries Unit of the Ministry of Energy, is consulted for an assessment of the application within the context of the Mines, Borings and Quarries Act Chapter 61:01 and other relevant standards, prior to the determination of the application.

10.14 CIVIL AVIATION

The advice of the Civil Aviation Department is sought on applications for development on lands surrounding the international airport at Piarco and Crown Point with respect to maximum building height, compatibility of use with aircraft activity.

10.15 INSTITUTE OF MARINE AFFAIRS

The advice of the Institute of Marine Affairs is sought on applications for development which may impact on the marine environment. This includes applications for reclamation.
APPENDIX I

GLOSSARY OF TERMS

Amenity Area : Communal space outside a building or within a neighbourhood, which is to be equipped and landscaped for the use and enjoyment of occupants of the building or residents of the neighbourhood.

Absorption Trench : A trench dug to dimensions which allows septic tank effluent to infiltrate into the surrounding soil.

Access Point : A point of entry to a building or site.

Building : Any structure or erection, or any part of a building which is intended for the shelter or enclosure of persons, goods, animals, equipment or other materials.

Building Line : The minimum distance required for setback of a building from its front property boundary.

Buffer Zone : A landscaped area or other area separating two activities or sites, designed to prevent the intrusion of negative impacts from one activity on another.

Carriageway : The paved portion of a road designed for the passage of vehicular traffic.

Cross-intersection : Point at which two streets cross each other.

Cul-de-Sac : A dead-end street.

Curtilage (Building) : Area located between the building and the property boundaries of the plot.

Community Facilities : Education, shopping, health, recreation, protective, religious and other facilities which are provided for use by residents of a community.

Condominium : A scheme in which any complex of buildings is developed so that each unit is attached to or dependent to a substantial degree on the other units in the scheme for support, shelter, or easements for services.
Conservation Area: An area designated by a competent authority for protection of existing natural features or resources, from potentially destructive types of activities.

Density (Residential): A measure of residential development, that is expressed as the number of persons, dwelling units, habitable rooms or bedrooms per unit of land area.

Dwelling Unit: One or more habitable rooms constituting a single unit which is used by a single household for living and sleeping purposes.

Single-family: A building designed for, and used exclusively as, a residence for one household.

Detached: A free standing single-family dwelling on its own lot, which is set back from all lot boundaries.

Duplex: A single-family dwelling attached on one side only, to another dwelling by a party wall.

Row Housing: A single-family dwelling attached on one or both sides to other dwelling by party walls.

Multi-family Structure: A building containing two or more dwelling units.

Development: The carrying out of building, engineering, mining or other operations in, on, over or under any land, the making of any material change in the use of any building or other land; or the subdivision of any land.

Development Plan: An official document issued by the Minister under the Town and Country Planning Act which includes the report of a survey and a plan indicating the manner in which land may be used and the stages in which he proposes development of such land may be undertaken.

Development Control: The process of guiding and managing the nature and intensity of development which takes place in, on, over or under any land.

Double Frontage Plot: A plot with frontages on two streets.

Driveway: A vehicular access designed for one or more lanes of traffic from a street to a building, a garage, or parking area forming part of the property it serves.

Eave: The edge of a roof which overhangs or projects beyond the external walls of a building.
<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engineering Operations</td>
<td>The grading, levelling, cutting, filling and bulldozing of land and other like operations and the formation or laying out of infrastructural facilities.</td>
</tr>
<tr>
<td>Egress Point</td>
<td>The means of exit from a building or other site.</td>
</tr>
<tr>
<td>Environmental Impact Statement</td>
<td>A report which identifies, interprets and predicts the environmental impacts of a proposed development project, and also proposes measures for the mitigation of anticipated negative impacts.</td>
</tr>
<tr>
<td>Environmentally Sensitive Area</td>
<td>An area which, because of its inherent environmental characteristics, is susceptible to destruction by development activity and which may be earmarked for preservation or conservation.</td>
</tr>
<tr>
<td>Feasibility Study</td>
<td>An economic or market analysis undertaken to determine the profitability of a development proposal.</td>
</tr>
<tr>
<td>Filter Trench</td>
<td>A Trench dug to specified dimensions and filled with graded gravel through which septic tank effluent is filtered before discharge to a neighbouring water course.</td>
</tr>
<tr>
<td>Floor Area Ratio (F.A.R.)</td>
<td>A measure of development intensity which is expressed as a ratio of the total land area at the development site to the permitted total or gross floor area of a building.</td>
</tr>
<tr>
<td>Local Authority</td>
<td>Any of the Councils of the City Port of Spain, the City of San Fernando, the Boroughs of Arima and Point Fortin, the County Council of St. George East, St. George West, St. Andrew/St. David, Nariva-Mayaro, Caroni Victoria and St. Patrick and the Tobago House of Assembly.</td>
</tr>
<tr>
<td>Mixed-Use Building</td>
<td>A building in which more than one category of use or type of activity is carried out.</td>
</tr>
<tr>
<td>Planning Permission</td>
<td>Permission to carry out development granted under the Town and Country Planning Act by the Minister either by order or as a result of an application.</td>
</tr>
<tr>
<td>Public Open Space</td>
<td>Open area which is designed and equipped for use and enjoyment by residents of and visitors to a community.</td>
</tr>
<tr>
<td>Play-lot</td>
<td>An area which is allocated, designed and equipped for recreational use by children residing in a community.</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
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<tr>
<td>-------------------------------</td>
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</tr>
<tr>
<td>Road Reserve/Right-of-Way</td>
<td>The area defined by property boundaries which is reserved for carriageways, foot paths, drains and other utilities.</td>
</tr>
<tr>
<td>Septic Tank</td>
<td>A tank through which sewage is passed to settle solids which are subsequently broken down by bacterial action.</td>
</tr>
<tr>
<td>Set Back Distances</td>
<td>The shortest perpendicular distances between the respective property boundary and the external surface at the outer-most walls of the building.</td>
</tr>
<tr>
<td>Sewer</td>
<td>A pipe or conduit, generally closed, for carrying sewage and other waste in liquid form.</td>
</tr>
<tr>
<td>Shopping Centre</td>
<td>A group of commercial establishments e.g. shops, offices, eating and entertainment establishments which are planned, developed and managed as a single entity.</td>
</tr>
<tr>
<td>Soakaway Pit</td>
<td>A pit dug to defined dimensions which allows septic tank effluent to infiltrate into the surrounding soil.</td>
</tr>
<tr>
<td>Statutory Undertakers</td>
<td>Persons authorised by an Act to carry on any railway, road transport, water transport, inland navigation, dock, harbour, pier or lighthouse undertaking, or any undertaking for the supply of electricity, gas, hydraulic power or water.</td>
</tr>
<tr>
<td>Street Furniture</td>
<td>Fixtures in the public domain such as benches, litter bins and street lights, etc. intended for public use.</td>
</tr>
<tr>
<td>Topography</td>
<td>The characteristics or features of land, including relief, and other natural features.</td>
</tr>
<tr>
<td>T-Junction</td>
<td>A junction of two roads where one road terminates thus resulting in a “T” shaped configuration.</td>
</tr>
</tbody>
</table>
APPENDIX II

METRIC IMPERIAL CONVERSIONS

The following are metric measures commonly used in development control. For convenience, the imperial equivalents are listed.

### AGRICULTURAL PLOT SIZES

<table>
<thead>
<tr>
<th>Metric Measure</th>
<th>Imperial Equivalent</th>
<th>Metric Measure</th>
<th>Imperial Equivalent</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.50 ha</td>
<td>1.24 acres</td>
<td>250m²</td>
<td>2691 sq. ft.</td>
</tr>
<tr>
<td>1.20 ha</td>
<td>2.96 acres</td>
<td>300m²</td>
<td>3230 sq. ft.</td>
</tr>
<tr>
<td>2.00 ha</td>
<td>4.94 acres</td>
<td>450m²</td>
<td>4844 sq. ft.</td>
</tr>
<tr>
<td>4.00 ha</td>
<td>9.88 acres</td>
<td>600m²</td>
<td>6458 sq. ft.</td>
</tr>
<tr>
<td>6.00 ha</td>
<td>14.83 acres</td>
<td>750m²</td>
<td>8073 sq. ft.</td>
</tr>
<tr>
<td>8.00 ha</td>
<td>19.76 acres</td>
<td>1000m²</td>
<td>10764 sq. ft.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2000m²</td>
<td>21528 sq. ft.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4000m²</td>
<td>43056 sq. ft.</td>
</tr>
</tbody>
</table>

### RESIDENTIAL PLOT SIZES

<table>
<thead>
<tr>
<th>Metric Measure</th>
<th>Imperial Equivalent</th>
</tr>
</thead>
<tbody>
<tr>
<td>25.00m</td>
<td>82' 0&quot;</td>
</tr>
<tr>
<td>23.00m</td>
<td>75' 5&quot;</td>
</tr>
<tr>
<td>15.00m</td>
<td>49' 2&quot;</td>
</tr>
<tr>
<td>12.00m</td>
<td>39' 4&quot;</td>
</tr>
<tr>
<td>9.00m</td>
<td>29' 6&quot;</td>
</tr>
<tr>
<td>8.50m</td>
<td>27' 10&quot;</td>
</tr>
<tr>
<td>7.50m</td>
<td>24' 7&quot;</td>
</tr>
<tr>
<td>6.00m</td>
<td>19' 7&quot;</td>
</tr>
<tr>
<td>4.50m</td>
<td>14' 9&quot;</td>
</tr>
<tr>
<td>3.50m</td>
<td>11' 6&quot;</td>
</tr>
<tr>
<td>3.00m</td>
<td>9' 10&quot;</td>
</tr>
<tr>
<td>2.50m</td>
<td>8' 2&quot;</td>
</tr>
<tr>
<td>2.25m</td>
<td>7' 4&quot;</td>
</tr>
<tr>
<td>2.00m</td>
<td>6' 6&quot;</td>
</tr>
<tr>
<td>1.25m</td>
<td>4' 1&quot;</td>
</tr>
<tr>
<td>1.00m</td>
<td>3' 3&quot;</td>
</tr>
</tbody>
</table>

### BUILDING SETBACKS AND HEIGHT

<table>
<thead>
<tr>
<th>Metric Measure</th>
<th>Imperial Equivalent</th>
</tr>
</thead>
<tbody>
<tr>
<td>25.00m</td>
<td>82' 0&quot;</td>
</tr>
<tr>
<td>23.00m</td>
<td>75' 5&quot;</td>
</tr>
<tr>
<td>15.00m</td>
<td>49' 2&quot;</td>
</tr>
<tr>
<td>12.00m</td>
<td>39' 4&quot;</td>
</tr>
<tr>
<td>9.00m</td>
<td>29' 6&quot;</td>
</tr>
<tr>
<td>8.50m</td>
<td>27' 10&quot;</td>
</tr>
<tr>
<td>7.50m</td>
<td>24' 7&quot;</td>
</tr>
<tr>
<td>6.00m</td>
<td>19' 7&quot;</td>
</tr>
<tr>
<td>4.50m</td>
<td>14' 9&quot;</td>
</tr>
<tr>
<td>3.50m</td>
<td>11' 6&quot;</td>
</tr>
<tr>
<td>3.00m</td>
<td>9' 10&quot;</td>
</tr>
<tr>
<td>2.50m</td>
<td>8' 2&quot;</td>
</tr>
<tr>
<td>2.25m</td>
<td>7' 4&quot;</td>
</tr>
<tr>
<td>2.00m</td>
<td>6' 6&quot;</td>
</tr>
<tr>
<td>1.25m</td>
<td>4' 1&quot;</td>
</tr>
<tr>
<td>1.00m</td>
<td>3' 3&quot;</td>
</tr>
</tbody>
</table>

109
## Residential Density

<table>
<thead>
<tr>
<th>Metric Measure</th>
<th>Imperial Equivalent</th>
<th>Metric Measure</th>
<th>Imperial Equivalent</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 du/ha</td>
<td>4.0 du/acre</td>
<td>5m²</td>
<td>54 sq. ft.</td>
</tr>
<tr>
<td>15 du/ha</td>
<td>6.1 du/acre</td>
<td>10m²</td>
<td>108 sq. ft.</td>
</tr>
<tr>
<td>20 du/ha</td>
<td>8.1 du/acre</td>
<td>40m²</td>
<td>430 sq. ft.</td>
</tr>
<tr>
<td>30 du/ha</td>
<td>12.1 du/acre</td>
<td>45m²</td>
<td>484 sq. ft.</td>
</tr>
<tr>
<td>45 du/ha</td>
<td>18.2 du/acre</td>
<td>100m²</td>
<td>1076 sq. ft.</td>
</tr>
<tr>
<td>50 du/ha</td>
<td>20.2 du/acre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>60 du/ha</td>
<td>24.3 du/acre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>80 du/ha</td>
<td>32.4 du/acre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>100 du/ha</td>
<td>40.5 du/acre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>120 du/ha</td>
<td>48.6 du/acre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>200 du/ha</td>
<td>81 du/acre</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Road Reserves

<table>
<thead>
<tr>
<th>Metric Measure</th>
<th>Imperial Equivalent</th>
</tr>
</thead>
<tbody>
<tr>
<td>40.00m</td>
<td>131' 2&quot;</td>
</tr>
<tr>
<td>20.00m</td>
<td>65' 7&quot;</td>
</tr>
<tr>
<td>16.00m</td>
<td>52' 6&quot;</td>
</tr>
<tr>
<td>12.00m</td>
<td>39' 4&quot;</td>
</tr>
<tr>
<td>10.00m</td>
<td>33' 0&quot;</td>
</tr>
<tr>
<td>8.00m</td>
<td>26' 3&quot;</td>
</tr>
<tr>
<td>6.00m</td>
<td>19' 8&quot;</td>
</tr>
<tr>
<td>5.50m</td>
<td>18' 1&quot;</td>
</tr>
<tr>
<td>4.50m</td>
<td>14' 9&quot;</td>
</tr>
<tr>
<td>3.50m</td>
<td>11' 6&quot;</td>
</tr>
</tbody>
</table>

## Parking Spaces

<table>
<thead>
<tr>
<th>Metric Measure</th>
<th>Imperial Equivalent</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.50m</td>
<td>8' 2&quot;</td>
</tr>
<tr>
<td>5.00m</td>
<td>16' 5&quot;</td>
</tr>
<tr>
<td>2.25m</td>
<td>7' 5&quot;</td>
</tr>
<tr>
<td>5.50m</td>
<td>18' 0&quot;</td>
</tr>
<tr>
<td>3.50m</td>
<td>11' 6&quot;</td>
</tr>
<tr>
<td>7.00m</td>
<td>23' 0&quot;</td>
</tr>
</tbody>
</table>
APPENDIX III

LIST OF HAZARDOUS MATERIALS AND TOXIC CHEMICALS

The following substances are included as an Appendix in the Report of the Interim Committee on Toxic Chemicals (1971) which was accepted by Cabinet as the basis for the Pesticides and Toxic Chemicals Legislation - Pesticides and Toxic Chemicals Act No. 42 (1979).

Acetic Acid
Acetone
Alkyl quaternary ammonium
4 - Adinobiphenyl
4 - Nitrophenyl
Ammonia liquid
Ammonium hydroxide solutions
Aniline
Arsenic oxides
Barium compounds (soluble)
Barium carbonate
Barium hydroxide
Barium oxide
Benzene
Bensidine
“Bensine”, “Benzol”
Benzethenium chloride
Beryllium and its compounds
Bleaching solutions
Borax
Bromides
Bromine
Cadmium and its compounds
Calcium oxide (lime, quicklime)
Camphor
Carbon monoxide
Carbon tetrachloride
Chlorates
Chlorinated Paraffins
Chlorine
Chloroxylemol
Chromic acid
Copper acetoarsenite
Copper salts (soluble)
Cresols
Creosote
Cumene
Cyanides
Dianisicire
P-Dichlorobenzene
Dichlorobenzidine
Diethylene glycol
Dinitrobenzene
Ethanol
Ethylbenzene
Ethylene glycol
Ethylene oxide
Fluorides
Formaldehyde
Formic acid
Gasolene and other petroleum distillates, eg. Stoddard solvent
Hydrochloric acid
Hydrocyanic acid
Hydrofluoric acid
Hydrogen peroxide
Hydrogen sulphide
Hydroquinone
Hydrotronic acid
Hydroxylamine and its Boric acid salts
Lead compounds
Lithium compounds
Lithium hydroxide
Methaldehyde
Methanol
Methylosaliclyate (oil of wintergreen)
Mercury and its Chlorinated paraffine compounds
Naphthalene
1-Naphthylamine
2-Naphthylamine
Nitric acid
Nitroglycerine
Nitrotoeluene
Organic isocyanates
Organic isocyanates
Organic phosphates
Oxalic acid
Perchloric acid
Petrol
Phenol
P-Phenylenediamine
Phosgene
Phosphorus (yellow)
Potassium antimony tartrate
(tartar emetic)
Potassium carbonate
Potassium hydroxide
Potassium hydroxide solutions
(caustic potash)
Potassium oxide
Propan-1-01 (n-propyl alcohol)
Propan-2-01 (iso-propyl alcohol)
Pyridine
Resorcinol
Sodium fluosilicate

Sodium hydroxide
Sodium hydroxide solutions
(lye, caustic soda)
Sodium oxide
Sodium peroxide
Sulphur dioxide
Sulphuric acid
Sulphur monochloride
Sulphuryl chloride
Thallium and its salts
Thiram
Toluene
C-Toluldine
C-Tolidine
Trichloracetic acid
Trinitrophenol (pioric acid)
Turpentine
Vinyl chloride
Warfarin and anticoagulants
Xylenes
Zinc oxide dust
Zinc compounds

The bulletin of the International Register of Potentially Toxic Chemicals (R.P.T.C. Bulletin) issued by the United Nations Environment Programme includes the following chemicals in addition to those originally identified in 1971.

Acrylonitrile 50 Tons
Asbestos dust
Bis (chloromethyl) ether
Carbon disulphide
Chlorambucil
Chloroform
"Chlornaphazine"
Dibromochloropropane
Diethylstilboestrol
Diethyl sulphate
Dimethyl sulphate
“Dioxin”
(=2, 3, 7, 8-tetrachlordibenzodioxin)
Epichlorhydrin
2-ethoxyethanol
(=ethyleneglycol ethyl ether)
Ethylene dibromide
2-methoxyethanol
(= ethyleneglycol methyl ether)

Methylene chloride
“Myleran”
Nitrates
Nitrites
Nitrogen dixoide
Nitrosamines
Nitroso compounds
Pentachlorophenol
Polychlorinated biphenyls ("PCB’s")
Polychlorinated terphenyls ("PCT’s")
Radionuclides
Sodium Chlorate
Styrene
Tetrachloroethylene
Trichlorethylene
“Tris”
(= tris 2,3-dibromopropyl) phosphate
Urea-formaldehyde foam
The Secretary of State for the Environment in Britain has also listed the following Potentially Hazardous Materials in the noted amounts.

<table>
<thead>
<tr>
<th>Material</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flour</td>
<td>200 Tons</td>
</tr>
<tr>
<td>Refined white sugar</td>
<td></td>
</tr>
<tr>
<td>Liquid oxygen</td>
<td>135 Tons</td>
</tr>
<tr>
<td>Liquid Petroleum Gas (L.P.G.)</td>
<td>100 Tons</td>
</tr>
<tr>
<td>Hydrogen Cyanide</td>
<td>50 Tons</td>
</tr>
</tbody>
</table>
APPENDIX IV

GUIDELINES FOR PERSONS APPLYING FOR PLANNING PERMISSION TO ERECT SATELLITE RECEIVING DISH ANTENNAE

1. Before erecting a satellite receiving (TVRO) dish antenna, certain licences and permissions are required. These will depend on the type of antenna and the use to which it will be put. Applicants should consult the Telecommunications Division of the Ministry of Settlement and Public Utilities and also the Ministry of Industry, Enterprise and Tourism if they are in any doubt as to which licences are required.

2. In addition to these licences, planning permission will usually be required prior to erecting a satellite receiving dish antenna, since this constitutes development within the meaning of the Town and Country Planning Act Chapter 35:01. The only exception to this requirement is where the height of the antenna plus supporting structure is less than 3.0m above ground level. However most antennae will exceed this height and therefore must receive planning permission.

3. Persons who have already erected satellite receiving dish antennae without planning permission are in breach of planning control and liable to enforcement action. In order to rectify their situation, persons may apply for planning permission to retain their dish antenna.

4. Applicants for planning permission to erect satellite receiving dish antennae should submit their applications to the Town and Country Planning Division using Form TCP/1, completing the section in respect of building operations. Applications should include a properly drawn and dimensioned site plan plus elevations of the dish antenna and supporting structure. Application forms may be obtained from and, when completed, should be submitted to one of the regional offices of the Town and Country Planning Division listed overleaf.

5. Persons seeking planning permission to erect satellite receiving dish antennae will be expected to comply with the following site development standards:-

   a) Not more than one dish antenna will be permitted on a single-family residential lot.

   b) Any proposed dish antenna should be located within the back yard of the lot wherever practicable so as to be as unobtrusive as possible, and preferably should not be in direct view from a public road.

   c) Dish antennae should not be located closer to any lot boundary than the combined height of the antenna plus supporting structure, and in no case should any part of the antenna be less than 4.5m from a road reserve or 3.5m from any other site boundary.
d) The maximum height from ground level for dish antennae should not normally exceed 6.0m.

e) The design and installation of the supporting structures for dish antennae should be supervised by properly qualified persons, since these structures are subject to earthquakes and wind loads. All electrical connections should conform to national standards for outdoor wiring.

f) Dish antennae should not be placed so as to obstruct views from any nearby residence.
APPENDIX V
EXTRACTS FROM THE TOWN AND COUNTRY PLANNING
(USE CLASSES) ORDER

2. In this Order-
"garage" means a place where motor vehicles are bought and sold, stored, repaired and maintained and is a place used for light industrial purposes;

"service station" means a shop for the sale of petrol and petroleum products where motor vehicles are washed, lubricated or otherwise maintained;

"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 includes a building used for the purposes of a hairdresser, travel agency or for the reception of goods to be washed, cleaned or repaired but does not include a building used for the purposes of a funeral undertaker, garage, petrol filling station, service station, office, bank, grocery, betting office, for the sale of intoxicating liquors for consumption on the premises, a lumber yard or premises for the sale of builders' materials or motor vehicle parts or accessories.

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

(2) A use ordinarily incidental to and included in any use specified in the Schedule shall not be excluded from that use merely by reason of its being specified in the Schedule as a separate use.

SCHEDULE

CLASS I - Use as a shop
CLASS II - Use as an office or bank
CLASS III - Use as a warehouse, except for the storage of noxious or dangerous goods
CLASS IV - Use as a place of public worship or religious instruction or for the social and recreational activities of a religious group
CLASS V - Use as a creche, day nursery or use as a consulting room or surgery not within the curtilage of the residence of the consultant or medical practitioner
CLASS VI - Use as an art gallery, museum, public library, public reading-room or exhibition hall
CLASS VII - Use as a meeting hall or concert hall
CLASS VIII - Use as a theatre or cinema
CLASS IX - Use as a gymnasium, centre for indoor games or community centre.
APPENDIX VI
EXTRACTS FROM THE TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT) ORDER

4. (1) Subject to this Order, development of any class specified in the Schedule shall be permitted and may be undertaken without the permission of the Minister upon land to which this Order applies; but the permission granted by this Order in respect of any such class of development shall be subject to any condition or limitation imposed in relation to that class.

(2) Nothing in this clause or in the Schedule shall operate so as to permit any development contrary to a condition imposed in any permission granted or deemed to be granted under Part III of the Act otherwise than by this Order.

SCHEDULE
PERMITTED DEVELOPMENT

The development described in column (1) is permitted under clause 4 of this Order subject to the conditions set out in column (2) opposite the description of such development. The references to standard conditions set out in column (2) are to the conditions numbered and described below.

<table>
<thead>
<tr>
<th>COLUMN (1) Description of Development</th>
<th>COLUMN (2) Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLASS I DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLING HOUSE</td>
<td></td>
</tr>
</tbody>
</table>

1. The improvement or other alteration of a dwelling house so long as the cubic content of the original dwelling house (as ascertained by external measurement) is not increased and so long as the area defined by the external walls of the original building remains the same in both content and location, except in the case of the addition of a W.C., a bathroom or a kitchen.

1. No part of such building shall project beyond the forwardmost part of the front of the original dwelling house.

2. Standard conditions 1 and 2.
<table>
<thead>
<tr>
<th><strong>COLUMN (1)</strong> Description of Development</th>
<th><strong>COLUMN (2)</strong> Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CLASS I</strong></td>
<td></td>
</tr>
<tr>
<td>DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLING HOUSE</td>
<td></td>
</tr>
<tr>
<td>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, including the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwelling house.</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>2. Standard conditions 1 and 2.</td>
</tr>
<tr>
<td><strong>CLASS II</strong></td>
<td></td>
</tr>
<tr>
<td>SUNDRY MINOR OPERATIONS</td>
<td></td>
</tr>
<tr>
<td>1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 4 feet in height where abutting on a road or 7 feet in any other case, and the maintenance, improvement, or other alteration of any gates, fences, walls, or other means of enclosure.</td>
<td>1. No improvement or alteration shall increase the height above the height appropriate for a new means of enclosure.</td>
</tr>
<tr>
<td>2. The painting of the exterior of any building or work otherwise than for the purpose of advertisement, announcement or direction.</td>
<td>2. See conditions 1 and 2.</td>
</tr>
<tr>
<td><strong>CLASS III</strong></td>
<td></td>
</tr>
<tr>
<td>TEMPORARY BUILDING AND USES</td>
<td></td>
</tr>
<tr>
<td>1. The erection or construction on land, in, on, over or under which operations other than mining operations, being or about to be carried out in pursuance of planning permission granted or deemed to be granted under Part II of the Act, or on adjoining land, of buildings, works, plant or machinery needed temporarily in connection with those operations, for the period of such operations.</td>
<td>1. Such buildings, works, plant or machinery shall be removed at the expiration of that period and where they were sited on any such adjoining land, that land shall be forthwith reinstated.</td>
</tr>
<tr>
<td></td>
<td>Standard conditions 1 and 2.</td>
</tr>
<tr>
<td>COLUMN (1)</td>
<td>COLUMN (2)</td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>------------------------------------------------</td>
</tr>
<tr>
<td><strong>CLASS III</strong>&lt;br&gt;TEMPORARY BUILDING AND USES</td>
<td><strong>CONDITIONS</strong></td>
</tr>
<tr>
<td>2. The use of land (other than a building or the</td>
<td>1. Standard conditions 1 and 2.</td>
</tr>
<tr>
<td>curtilage of a building) for any purpose for a</td>
<td></td>
</tr>
<tr>
<td>total of not more than twenty-eight days in</td>
<td></td>
</tr>
<tr>
<td>any calendar year, and the erection or placing</td>
<td></td>
</tr>
<tr>
<td>of moveable structures on the land for the</td>
<td></td>
</tr>
<tr>
<td>purpose of that use.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>CLASS IV</strong>&lt;br&gt;USE BY MEMBERS OF RECREATIONAL ORGANISATIONS</th>
<th><strong>CONDITIONS</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>The use of land, other than building and not within the</td>
<td>1. Standard conditions 1 and 2.</td>
</tr>
<tr>
<td>curtilage of a dwelling house, for the purposes of</td>
<td></td>
</tr>
<tr>
<td>recreation or instruction by members of a recreational</td>
<td></td>
</tr>
<tr>
<td>organisation and the erection or placing of tents or</td>
<td></td>
</tr>
<tr>
<td>caravans on the land for the purposes of that use.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>CLASS V</strong>&lt;br&gt;AGRICULTURAL BUILDINGS, WORKS AND USES</th>
<th><strong>CONDITIONS</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The carrying out on agricultural land having an area of</td>
<td>1. The height of any buildings or works within</td>
</tr>
<tr>
<td>more than one acre of building or engineering operations</td>
<td>two miles of the perimeter of an aerodrome shall</td>
</tr>
<tr>
<td>requisite for the use of that land for the purpose of</td>
<td>not exceed ten feet.</td>
</tr>
<tr>
<td>agriculture, other than the placing on land of structures</td>
<td></td>
</tr>
<tr>
<td>not designed for those purposes or the provisions and</td>
<td></td>
</tr>
<tr>
<td>alteration of dwellings.</td>
<td></td>
</tr>
<tr>
<td>2. The erection or construction and the maintenance,</td>
<td>2. No part of any buildings (other than moveable</td>
</tr>
<tr>
<td>improvement or other alteration of road side stands for</td>
<td>structures) or works shall be within fifty feet of</td>
</tr>
<tr>
<td>milk churns.</td>
<td>the road reserve of any road.</td>
</tr>
<tr>
<td></td>
<td>3. Standard conditions 1 and 2.</td>
</tr>
</tbody>
</table>
<pre><code>                                                         | 1. No alteration shall be made within fifty feet   |
                                                         | of the reserve of any road.                       |
</code></pre>
<table>
<thead>
<tr>
<th>COLUMN (1)</th>
<th>COLUMN (2)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CLASS V</strong>&lt;br&gt;AGRICULTURAL BUILDINGS, WORKS AND USES&lt;br&gt;3. The winning and working, on land held or occupied with land used for the purposes of agriculture, of any minerals reasonably required for the purposes of that use, including the fertilization of the land so used and the maintenance, improvement or alteration of the buildings or works thereon which are occupied or used for the purposes aforesaid.</td>
<td>2. Standard condition 1.</td>
</tr>
<tr>
<td><strong>CLASS VI</strong>&lt;br&gt;FORESTRY BUILDINGS AND WORKS&lt;br&gt;The carrying out on land used for the purposes of forestry (including afforestation) of building and other operations (other than the provision or alteration of dwellings) requisite for the carrying on of those purposes, and the formation, alteration and maintenance of private ways of such land.</td>
<td>1. The height of any buildings or works within two miles of the perimeter of an aerodrome shall not exceed ten feet.&lt;br&gt;2. No part of any buildings (other than moveable structures) or works shall be within fifty feet of the reserve of a road.&lt;br&gt;3. Standard conditions 1 and 2.</td>
</tr>
<tr>
<td><strong>CLASS VII</strong>&lt;br&gt;DEVELOPMENT FOR INDUSTRIAL PURPOSES&lt;br&gt;1. Development of the following description, carried out by an industrial undertaker on land used (otherwise than without planning permission granted or deemed to be granted under Part III of the Act) for the carrying out of any industrial process, or on land used (otherwise than as aforesaid) as a dock, harbour or quay for the purpose of an industrial undertaking—&lt;br&gt;(i) the provision, rearrangement or replacement of private ways or private railways, sidings or conveyors;</td>
<td>1. No operations carried out under subparagraph (iii) or (iv) shall materially affect the external appearances of the premises of the undertaking.&lt;br&gt;2. No part of any building or works shall be within fifty feet of the reserve of any road.&lt;br&gt;3. Standard conditions 1 and 2.</td>
</tr>
</tbody>
</table>
CLASS VIII
DEVELOPMENT FOR INDUSTRIAL PURPOSES

(ii) the provision, rearrangement of sewers, mains, pipes, cables or other apparatus;

(iii) the installation or erection by way of addition or replacement of plant or machinery, or structures or erections of the nature of plant or machinery, not exceeding fifty feet in height or the height of the plant, machinery, structure or erection so replaced whichever is the greater;

(iv) the extension or alteration of buildings so long as the height of the original building is not exceeded and the cubic content of the original building as ascertained by external measurement is not exceeded by more than one-tenth nor the aggregate floor space thereof by more than five thousand square feet;

However, the erection on land within the curtilage of any such building of an additional building to be used in connection with the original shall be treated as an extension of the original building, and where any two or more original buildings comprised in the same undertaking, the reference in this permission to the cubic content shall be construed as a reference to the aggregate cubic content of those buildings, and the reference to the total floor space of those buildings.
<table>
<thead>
<tr>
<th>COLUMN (1)</th>
<th>COLUMN (2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Development</td>
<td>Conditions</td>
</tr>
<tr>
<td><strong>CLASS VII</strong> DEVELOPMENT FOR INDUSTRIAL PURPOSES</td>
<td>Standard conditions 1 and 2.</td>
</tr>
<tr>
<td>2. The deposit by an industrial undertaker of waste material or refuse resulting from an industrial process on any land comprised in a site which was used for such deposit, on the appointed day, whether or not the superficial area or the height of the deposit is thereby extended.</td>
<td></td>
</tr>
<tr>
<td><strong>CLASS VIII</strong> REPAIRS TO PRIVATE WAYS</td>
<td></td>
</tr>
<tr>
<td>The carrying out of works required for the maintenance or improvement of private ways, being works carried out on land within the boundaries of the way.</td>
<td></td>
</tr>
</tbody>
</table>

**STANDARD CONDITIONS**

1. This permission shall not authorise any development which involves the formation, laying out or material widening of a means of access to a road.

2. No development shall be carried out which creates an obstruction to the view of persons using any road used by vehicular traffic at or near any bend, corner junction or intersection so as to be likely to cause danger to such persons.

**PROPOSED METRIC CONVERSION OF THE GENERAL DEVELOPMENT ORDER**

<table>
<thead>
<tr>
<th>Existing Standard</th>
<th>Proposed Metric Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class I 12 feet</td>
<td>four metres</td>
</tr>
<tr>
<td>Class I 10 feet</td>
<td>three metres</td>
</tr>
<tr>
<td>Class II 4 feet</td>
<td>one metre</td>
</tr>
<tr>
<td>Class II 7 feet</td>
<td>two metres</td>
</tr>
<tr>
<td>Class V one acre</td>
<td>one half of a hectare</td>
</tr>
<tr>
<td>Class V two miles</td>
<td>three kilometres</td>
</tr>
<tr>
<td>Class V ten feet</td>
<td>three metres</td>
</tr>
<tr>
<td>Class V fifty feet</td>
<td>fifteen metres</td>
</tr>
<tr>
<td>Class VI two miles</td>
<td>three kilometres</td>
</tr>
<tr>
<td>Class VI ten feet</td>
<td>three metres</td>
</tr>
<tr>
<td>Class VI fifty feet</td>
<td>fifteen metres</td>
</tr>
</tbody>
</table>
APPENDIX VII

ROADS WITH ADVERTISING RESTRICTIONS

The display of advertisements and the erection of hoardings along roads and highways are controlled by the following legislation:

1. The Advertisement and Hoardings Regulations Act Chapter 35:53.
2. The Highways Act Chapter 48:01 Section 68.

The Advertisement Regulations Act Chapter 35:53 prohibits the erection of Hoardings or the exhibition of Advertisements so that they may be seen from the following places:

WESTERN MAIN ROAD
TUCKER VALLEY ROAD
DIEGO MARTIN MAIN ROAD
ST. LUCIEN ROAD
MORNE COCO ROAD
SADDLE ROAD
FORT GEORGE ROAD
LONG CIRCULAR ROAD
LADY CHANCELLOR ROAD
COBLENTZ AVENUE
ARIAPITA ROAD
FONDES AMANDES ROAD
LA FANTASIE ROAD
NOOK AVENUE
CHURCH ROAD
CEMETERY ROAD
SYDENHAM AVENUE
HUTTON ROAD
ST. ANN'S ROAD
CASCADE ROAD
MAYO ROAD

From the Junction with the Mucurapo Road to Teteron Bay.

From Western Main Road to Four Roads.

From its Junction with the Couva Main Road to its Junction with the Cedar Hill Road.

From its Junction with the Tortuga Road to its Junction with the Couva Main Road.

THE NORTH POST
THE BLUE BASIN
MACQUERIPE BAY
MARACAS BAY
THE COCAL BEACH
BALANDRA BAY
SALIBIA BAY (TOCO)
POINTE GALERA
THE CHURCHILL-ROOSEVELT HIGHWAY  
PARIA MAIN ROAD  
From the Grande Riviere River to its Terminus at Matelot Village.

THE MAYARO BEACH  
THE CAPARO VALLEY BRASSO ROAD  
THE CHIN CHIN ROAD  
From its Junction with the Madras Settlement Road to its Junction with the Southern Main Road.

THE LOPINOT ROAD  
THE CARONI SAVALAH ROAD  
THE SAN FERNANDO-SIPARIA ERIN ROAD  
NORTH COAST ROAD  
MARACAS BEACH  
EASTERN MAIN ROAD  
From the Oropuna River in D’Abadie Village to the Mausica River.

EASTERN MAIN ROAD  
From its Junction with the Heights of Guanapo Road to the Trinidad Government Railway Crossing at Guaico.

EASTERN MAIN ROAD  
From Sangre Grande River to Cocal Beach.

TOCO MAIN ROAD  
From Oropouche River to Rio Grande River and from Matura River to the Paria Main Road.

PARIA MAIN ROAD  
From Galera Lighthouse to Sans Souci.

MACARAS ROAD  
CAURA ROYAL ROAD  
ARIMA-BLANCHISSEUSE ROAD  
GOLDEN GROVE ROAD  
CARONI ROAD  
From its Junction with the Golden Grove Road to its Junction with the Southern Main Road.

SOUTHERN MAIN ROAD  
THE PAPOTRE ROAD  
From its Junction with the Southern Main Road to its Junction with the San Fernando-Siparia-Erin Road.

THE NAPARIMA-MAYARO ROAD  
THE REFORM ROAD  
THE MANAHAMBRE ROAD  
CEDAR HILL ROAD  
The display of advertisement is also not permitted at the following locations:-

PORT OF SPAIN  
Queen’s Park Savannah  
Princess Building  
Memorial Gardens  
King George V Park  
All Public Squares in the City of Port of Spain  
La Peyrouse and Woodbrook Cemeteries  
Any Children’s Playground established by the City Council
BOROUGH OF ARIMA

Arima Savannah
Arima Market
Harris Square
All Cemeteries in the Borough of Arima

BOROUGH OF SAN FERNANDO

Harris Promenade
Paradise Pasture
The Green between Freeling and Irving Streets
Paradise Cemetery
Coffee Street West from Carib Street
Carib Street
Circular Road, Royal Road
Pointe-a-Pierre Road from St. James Street to the Northern boundary of the town.

TOBAGO

The Fort George Area
The Junction of the Northside Main Road and the Mason Hall Government School Road

In addition the Minister responsible for Town and Country Planning does not permit the erection of Hoardings or the exhibition of Advertisements along:-

THE BEETHAM HIGHWAY
SIR SOLOMON HOCHOY HIGHWAY AND FEEDER ROADS
LADY YOUNG ROAD
SAN FERNANDO BYE-PASS
URIAH BUTLER HIGHWAY
AUDREY JEFFERS HIGHWAY
PRIORITY BUS ROUTE
ALL NEW EXPRESS HIGHWAYS