

THE TOWN AND REGIONAL PLANNING ORDINANCE, 1938.

DIVISION OF ORDINANCE.

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FIRST SCHEDULE.

MATTERS IN RELATION TO WHICH REGULATIONS SHALL BE MADE

SECOND SCHEDULE.

MATTERS TO BE DEALT WITH BY SCHEMES.

TRINIDAD AND TOBAGO.

[Published as a Supplement to the "Royal Gazette" issued on the
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No. 42—1938.

I ASSENT,

[L.S.]

J. HUGGINS,
Acting Governor.
28th December, 1938.

[On Proclamation.]

AN ORDINANCE to make provision for the orderly and progressive development of land, cities, towns and other areas whether urban or rural, to preserve and improve the amenities thereof, and for other matters connected therewith.

BE it enacted by the Governor of Trinidad and Tobago, with the advice and consent of the Legislative Council thereof as follows :—

PART I.

PRELIMINARY.

1. This Ordinance may be cited as the Town and Regional Planning Ordinance, 1938, and shall commence on a day to be fixed by the Governor by proclamation.

Short title.
Commence-
ment.

2.—(1) In this Ordinance—

“ Commission ” means the Planning and Housing Commission of Trinidad and Tobago to be established under the provisions of the Slum Clearance and Housing Ordinance, 1938.

Interpreta-
tion.

- “ Planning Authority ” for the purposes of this Ordinance means the Commission.
- “ Building ” means any building, erection, structure or any other building erected on or made on, in or under any lands and where the context so permits, includes the land on, in or under which the building is situate.
- “ Building operations ” includes any road works, preliminary or incidental to the erection of buildings.
- “ Development ” in relation to any land includes any building or re-building operations and any use of the land or any buildings thereon for a purpose which is different from the purpose for which the land or building was last being used.
- “ Existing building ” means a building erected or constructed before the material date.
- “ Fence ” includes any hoarding or paling used as such, and also banks and walls.
- “ Hedge ” includes any tree or shrub forming a part of a hedge.
- “ Judge ” means a Judge of the Supreme Court sitting in Chambers, and in the case of any matter within the jurisdiction of a Petty Civil Court, includes the Judge of that Court.
- “ Land ” includes land covered with water and also includes incorporeal as well as corporeal hereditaments of every tenure or description, and any interest therein, and also an undivided share of land.
- “ Local Authority ” means the Municipal Corporations of Port-of-Spain, San Fernando, and Arima, within their respective jurisdictions, and any other Authority which the Governor in Executive Council shall by order published in the *Royal Gazette* declare to be a Local Authority for the purposes of this Ordinance, and within the area and to the extent specified in such order.

“Material date” means in relation to any provision contained in a scheme, other than a supplementary scheme or varying scheme, the date on which the resolution to prepare or adopt a scheme took effect, or such later date as may be fixed by the scheme, either generally or for the purposes of any particular provision thereof; and in relation to any provision contained in a supplementary scheme or a varying scheme, means the date on which such scheme or order came into operation, or such later date as may be fixed by the scheme or order, either generally or for the purposes of a particular provision thereof. Provided that where any provision of a scheme or order is revoked by a subsequent scheme or order which contains the same provision or a provision substantially to the same effect, the material date in relation to that later provision shall be the date which, if the earlier provision had continued in operation, would have been the material date in relation thereto.

“Minerals” includes all minerals and substances in or under land of a kind ordinarily worked for removal by underground or surface working.

“Owner” in relation to any building or land, means a person, other than a mortgagee not in possession, who is for the time being entitled to dispose of the fee simple of the building or land, whether in possession or in reversion, and includes also a person holding or entitled to the rents and profits of the building or land under a lease or agreement the unexpired term whereof exceeds three years.

“Road” means any road whether public or private and includes any street, square, court, alley, lane, bridge, footway, trace, bridle path, passage, or highway, whether a thoroughfare or not.

“Scheme” means a scheme under this Ordinance and includes a Town Planning Scheme, a regional scheme, a supplementary scheme and a scheme varying or revoking an existing scheme.

“Site” in relation to a building includes the area of any offices, out-buildings, yard, court or garden, occupied or intended to be occupied therewith.

“Statutory undertaker” means any authority, company or person empowered by Ordinance to execute or construct authorised works or to carry into effect the purposes of that Ordinance.

Scope of
Planning
Scheme.

(2) A scheme may be made under this Ordinance with respect to any land, in any urban or rural area, whether there are or are not buildings thereon, with the general object of controlling the development of the land comprised in the area to which the scheme applies, of securing proper sanitary conditions and conveniences, and the co-ordination of roads and public services, of protecting and extending the amenities and of conserving and developing the resources of such area.

(3) For the purposes of this Ordinance the placing or keeping on any land of any shed, tent, or other object, whether fixed or movable or collapsible, which is not a building shall be a use of such land.

Planning
Authority.

3. The duty of carrying out the provisions of this Ordinance including the due execution and enforcement of any scheme in accordance therewith, shall (subject to the limitations and conditions hereinafter contained) be vested in the Planning and Housing Commission of Trinidad and Tobago (in this Ordinance referred to as the Planning Authority) established under the Slum Clearance and Housing Ordinance, 1938, and the provisions of Sections 4 to 10 inclusive of that Ordinance shall *mutatis mutandis* have effect as if they formed part of this Ordinance.

PART II.

PREPARATION AND APPROVAL OF SCHEMES.

Regulation as
to procedure
and in relation
to matters in
the First
Schedule.

4.—(1) The Planning Authority with the approval of the Governor in Executive Council may make regulations for regulating generally the procedure to be followed in connection with the preparation and the adoption of schemes and the several matters and things mentioned in the First Schedule to this Ordinance.

(2) Regulations made under this section shall not have any force or effect until they have been approved by resolution of the Legislative Council, and when so approved they shall be published in the *Royal Gazette* and from the date of such publication, or from the date specified therein, such regulations shall have the same force and effect as if they were contained in and formed part of this Ordinance.

5.—(1) The Planning Authority may by resolution decide—

Preparation or adoption of schemes.

- (a) to prepare a scheme with respect to any land within the area specified in the resolution ; or
- (b) to adopt with or without variations, a scheme proposed by all or any of the owners of any such land.

(2) Notice of the resolution shall be published within the prescribed time in the *Royal Gazette* and a local daily newspaper at least once in each of two successive weeks, and such resolution shall take effect from the date on which it was first published in the *Royal Gazette*.

(3) Where a resolution under this section has taken effect, the Planning Authority may prepare one scheme for dealing with the area to which the resolution applies or if they think fit prepare different schemes for dealing with different parts of the area.

6.—(1) When the Planning Authority have decided to prepare or adopt a scheme, the Planning Authority shall with all convenient speed make a draft scheme and submit the same to the Governor in Executive Council for approval.

Approval of schemes by the Governor in Executive Council.

(2) The Governor in Executive Council may either—

- (a) approve of such scheme with or without modification ;
- (b) require such scheme to be modified ; or
- (c) require a new scheme to be made and submitted to him.

(3) When the Governor in Executive Council requires under this section a scheme submitted to him to be modified by the Planning Authority, it shall be the duty of the Planning Authority to modify such scheme accordingly and to re-submit such scheme as so modified to the Governor in Executive Council, and thereupon sub-section (2) of this section shall apply as if such scheme were then being submitted to the Governor in Executive Council for the first time.

(4) When the Governor in Executive Council requires under this section a new scheme to be made and submitted to him by the Planning Authority, it shall be the duty of the Planning Authority to make with all convenient speed a new scheme accordingly and to submit such scheme to the Governor in Executive Council for approval, and thereupon sub-section (2) of this section shall apply as if such submission were the first submission of an original scheme.

(5) When the Governor in Executive Council approves a scheme under this section, the Planning Authority shall cause copies of such scheme to be made available for public inspection at the prescribed times and places, and shall within the prescribed time cause to be published in the *Royal Gazette* and in such other manner as they may think fit, notice of such approval.

(6) A scheme when approved by the Governor in Executive Council under this section and published in the *Royal Gazette* shall have full force and effect as from the date of such publication.

Revocation or
modification of
scheme at
request of
Planning
Authority.

7.—(1) The Planning Authority may at any time apply to the Governor in Executive Council for the revocation or modification of a scheme which has been approved under the preceding section of this Ordinance on the following grounds, that is to say—

- (a) on account of the amount of the compensation which has been awarded or is likely to be awarded in respect of provisions contained in the scheme ;
- (b) on account of practical difficulties in the execution or enforcement of such scheme ;
- (c) on account of events which have occurred since the making of such scheme.

(2) When an application has been made under the preceding sub-section, the Governor in Executive Council may either revoke or modify such scheme or refuse the application.

(3) Whenever a scheme is revoked or modified, the provisions of this Part of this Ordinance shall apply in respect of such revoking or modifying scheme in like manner as they apply to the schemes mentioned in the said Part.

8.—(1) In any case where a regional scheme is in operation, the Planning Authority may by resolution decide to prepare a scheme with respect to any land to which the regional scheme applies, or to adopt, with or without modifications, a scheme proposed by all or any of the owners of any such land.

Supplementary schemes for areas comprised in regional schemes.

(2) A scheme prepared or adopted under the preceding sub-section (in this Ordinance referred to as a "supplementary scheme") shall incorporate, with or without modifications, all such provisions of the regional scheme as relate to the area to which the supplementary scheme applies and are not inconsistent with the provisions thereof, and may include such additional provisions as appear to be necessary or desirable.

(3) A resolution to prepare or adopt a supplementary scheme shall not affect the operation of the regional scheme, but as from the date on which the supplementary scheme comes into operation it shall, so far as respects the area to which it applies, be substituted for the regional scheme.

9.—(1) In any case where a scheme is wholly or in part within the area of a Local Authority, the Planning Authority shall before submitting the draft scheme to the Governor in Executive Council for approval, furnish particulars and a copy of the scheme to the Local Authority for their consideration and representations.

Local Authority affected by scheme.

(2) If the Local Authority are desirous of making any objections or representations in respect of the said scheme, they shall within the prescribed time and manner, submit the same to the Planning Authority.

(3) The Planning Authority shall consider any objections or representations received by them in pursuance of this section, and shall give full opportunity for such Local Authority to be heard by the Planning Authority, and in submitting the scheme to the Governor in Executive Council for approval shall forward copies of all such objections or representations which have not been met or withdrawn. Thereupon the provisions of section 6 of this Ordinance shall apply.

Establishment
and
maintenance
of register.

10. Every scheme shall provide for the establishment and maintenance of a register (in this Ordinance referred to as the register) of all such things as are required by this Ordinance to be entered in the register in relation to or for the purposes of such scheme, and shall also provide for the keeping of such register open to public inspection free of charge in a convenient place at all reasonable times.

Obligation to
give informa-
tion to
Planning
Authority.

11.—(1) The Planning Authority may, for any purpose arising in relation to the making, enforcement, or carrying out of a scheme, by notice in writing require the owner or occupier of any land or building in the area to which such scheme relates or is intended to relate or any person receiving, whether for himself or for another, rent out of any such land or building to state in writing and deliver or forward by registered post to the Planning Authority within a specified time not less than twenty-eight days after being so required, particulars of the estate, interest or right by virtue of which he owns or occupies such land or building or receives such rent (as the case may be), and the name and address, and the estate, interest, or right (so far as they are known to him) of every person who to his knowledge has any estate or interest in or right over or in respect of such land or building.

(2) Every person required to make and deliver a statement under this section who shall wilfully make any false statement, or fail or refuse to make such a statement, shall be guilty of an offence under this section and shall be liable on summary conviction to a penalty not exceeding one hundred dollars.

Powers of
entry,
examination
and survey for
preparation of
scheme.

12.—(1) The Planning Authority may at any time cause the whole or any part of any land to be entered upon, examined and surveyed and the circumstances and requirements thereof to be investigated for the purpose of deciding whether a scheme should not be made in respect of any such land or any part thereof and of making such scheme if decided upon.

(2) Any person authorised in that behalf in writing by the Planning Authority may, for the purpose of any entry, examination, survey, or investigation which the Planning Authority are authorised by this section to cause to be made, and on production of such written authority, enter and there do any thing which such person shall reasonably consider to be necessary for the said purpose.

Provided that no person shall enter into any building or into or upon any enclosed yard, court or garden attached to any dwelling house, unless with the consent of the occupier thereof, without previously giving such occupier at least seven days notice in writing of his intention so to do.

(3) Every person who wilfully obstructs or interferes with any other person in the exercise by such other person of any power vested in him by virtue of this section shall be guilty of an offence under this section and shall be liable on summary conviction thereof to a penalty not exceeding one hundred dollars.

PART III.

INTERIM DEVELOPMENT OF LAND.

13.—(1) When the Planning Authority have passed a resolution for the making of a scheme the Planning Authority may, at any time after passing such resolution and before such scheme comes into operation, do all or any of the following things, that is to say:—

- (a) grant to any person applying therefor permission in writing to develop land, construct, demolish, alter, extend, repair, or renew a particular building in the area to which such scheme is proposed to relate;
- (b) prohibit the further proceeding with the development of land or construction, demolition, alteration, extension, repair, or renewal of any particular building situate in the said area, stating in writing their reasons for such prohibition.

(2) The Planning Authority may attach to a permission granted under this section such conditions as they think proper.

(3) Where an application is duly made to the Planning Authority for permission under this section and no decision on such application is made by the Planning Authority within a period of three months after the receipt of such application, or within such extended period or periods as hereinafter provided, such application shall be deemed for all purposes to have been granted by the Planning Authority at the expiration of the said period or the last of such extended periods. The period of three months may be extended for such further period or periods

as the Governor in Executive Council shall consider necessary in any particular case: Provided that the applicant shall have been notified of such extension before the expiration of the preceding period.

(4) A prohibition made by the Planning Authority may either prohibit absolutely the further proceeding with the work to which such prohibition relates or prohibit the further proceeding with such work otherwise than under and in accordance with conditions specified in such prohibition.

(5) When the Planning Authority have passed a resolution for the making of a scheme and have, before such scheme comes into operation, made a prohibition in relation to any work or other operation as provided for in this section the Governor in Executive Council may, if he is of the opinion that the prejudicial effect of proceeding with or doing the work or other operation to which such prohibition relates would be of such a nature as to be incapable of being remedied, or to involve excessive expenditure of public money, after the coming into operation of such scheme, declare, at any time before such scheme comes into operation, that any contravention of such prohibition before such coming into operation shall be unlawful.

(6) Every person who proceeds with or does any work which is a contravention of a prohibition and is by virtue of a declaration under this section an unlawful contravention of such prohibition shall be guilty of an offence under this section, and shall be liable on summary conviction thereof to a penalty not exceeding two hundred and fifty dollars together with, in the case of a continuing offence, a further penalty not exceeding twenty-five dollars for every day during which the offence is continued.

Appeal to
Judge in
relation to
permission or
prohibition.

14.—(1) Any person aggrieved by the grant or the refusal by the Planning Authority of a permission or by the making of a prohibition by the Planning Authority under this Part of this Ordinance may within twenty-eight days from the date on which he received notice of the decision of the Planning Authority appeal to a Judge by notice in writing in which he shall set forth the grounds of his appeal. The Judge shall

cause the appellant and the Planning Authority to appear before him, and it shall be lawful for him to hear and determine the matters in dispute in a summary manner; and for that purpose to examine such parties or any of them and their witnesses.

(2) The Judge may dismiss or allow the appeal either unconditionally, or subject to such conditions as he thinks proper to impose and allow such costs as he may think fit.

(3) Where on an appeal under this section from the making of a prohibition, such prohibition is revoked by the Judge, or is confirmed by the Judge with new conditions inserted therein or with amendments of the conditions contained therein, the Judge may, if he thinks proper, as part of his determination of the matters the subject of such appeal, direct the Planning Authority to pay to the person by whom such appeal was brought such sum as the Judge shall think proper to specify by way of compensation for loss suffered by such person by reason of such prohibition during the period between the making of such prohibition and the determination of such appeal.

(4) The determination by the Judge of an appeal under this section shall be final and, in so far as it directs the Planning Authority to do any act or thing, shall be complied with by the Planning Authority.

15. When the Planning Authority have passed a resolution for the making of a scheme, before such scheme comes into operation the Governor in Executive Council may by an order published in the *Royal Gazette* suspend the operation of any law relating to development, (including road construction, building operations, or sanitation) where it is expedient in order to promote the development permitted in the area to which the scheme relates.

Governor in
Executive
Council may
suspend the
operation of
certain laws.

16.—(1) Whenever a condition is attached to or inserted in a permission or a prohibition and the value of any property is reduced by the due and proper performance or observance of such condition, the provisions of this Ordinance in relation to compensation payable by the Planning Authority shall apply. Upon the coming into operation of the scheme in connection with which such

Compensation
for compliance
with condition

permission or prohibition was granted or made, the compensation payable shall be as if such reduction in value had been occasioned by a restriction on the user of such property affected by a provision contained in such scheme.

(2) The preceding sub-section of this section shall not apply or have effect where the condition referred to in that sub-section is of such nature that if the scheme referred to in the said sub-section had been in operation when such condition was imposed, such condition could have been enforced by a provision in such scheme and no compensation would be payable under this Ordinance on account of or arising from the coming into operation of such provision.

PART IV.

CONTENTS AND EFFECTS OF SCHEMES.

Contents of
schemes.

17.—(1) Every scheme shall specify and define clearly the area to which it relates.

(2) Every scheme shall contain such provisions as are necessary or expedient for prohibiting or regulating the development of land in the area to which the scheme applies, and generally for carrying out any of the objects for which the scheme is made, and in particular for dealing with any of the matters mentioned in the Second Schedule to this Ordinance.

Second
Schedule.

(3) A scheme may provide for the pooling and re-distribution of lands, or for re-adjustment of the boundaries and areas of any such lands: Provided however that such lands are not already built upon, or if already built upon, the inclusion of such lands is expedient to the scheme: Provided further that in the event of any owner not agreeing to the pooling and re-distribution of his land, or to the re-adjustment of the boundaries and areas of his land, the Governor may acquire such land or any part thereof as is necessary for carrying out such scheme.

(4) Any law relating to development, road construction, building operations or sanitation inconsistent with the provisions of a scheme or the application of which would tend to hinder the carrying out of the scheme shall not apply to the area to which the scheme relates.

18.—(1) The Planning Authority may with the approval of the Governor in Executive Council assign to a Local Authority so named in a scheme, duties and functions (including the execution of any public work or the undertaking of any public service) in relation to the enforcement and carrying out of such scheme, and specify the time within which such duties and functions shall be undertaken and completed.

Assignment of
duties to
Local
Authority.

(2) If the Local Authority shall unreasonably delay or fail to commence or carry out the duties and functions assigned to them under the preceding sub-section, or shall carry out such duties and functions in an unsatisfactory manner, the Planning Authority may order the Local Authority to carry out such duties and functions within such period as shall be fixed by the order. Any such order may be enforced by *mandamus*.

(3) Whenever the Local Authority have made default in carrying out any duties and functions assigned to them under the scheme, the Planning Authority may exercise such duties and functions and any expenses incurred by the Planning Authority in so doing shall on demand be paid by the Local Authority to the Planning Authority and may be recovered summarily as a civil debt.

19.—(1) From and after the date of the first publication in the *Royal Gazette* of a resolution by the Planning Authority to prepare or adopt a scheme, it shall be the duty of the Local Authority of the area to which the resolution relates, to submit all applications and proposals for development within that area to the Planning Authority for their permission or prohibition as the case may be.

Submission of
applications
&c., to the
Planning
Authority
after the
material date.

(2) The Local Authority referred to in the preceding sub-section shall notify the applicant of the decision of the Planning Authority as soon as practicable after the receipt thereof.

(3) Any development which the Local Authority itself proposes to carry out within such area shall not be commenced until the permission of the Planning Authority has been obtained.

(4) Any application for development received by a Local Authority under any other Ordinance shall be deemed to be an application under this section.

Power to
enforce and
carry into
effect schemes.

20.—(1) Subject to the provisions of this section, the Planning Authority may at any time—

- (a) remove, pull down or alter, so as to bring into conformity with the provisions of the scheme, any building or other work which does not conform to those provisions, or the removal, demolition or alteration of which is necessary for carrying the scheme into effect, or in the erection or carrying out of which any provisions of the scheme has not been complied with ; or
- (b) where any building or land is being used in such a manner as to contravene any provision of the scheme, prohibit it from being so used ; or
- (c) where any land has since the material date been put to any use which contravenes any provision of the scheme, reinstate the land ; or
- (d) execute any work which it is the duty of any person to execute under the scheme in any case where delay in the execution of the work has occurred and the efficient operation of the scheme has been or will be thereby prejudiced.

(2) Before taking any action under this section the Planning Authority shall serve a notice on the owner and on the occupier of the building or land in respect of which the action is proposed to be taken and on any other person who, in their opinion, may be affected thereby, specifying the nature of and the grounds upon which they propose to take that action.

(3) The date stated in a notice served under this section as the date on or after which the intended exercise of the power therein mentioned is intended to be begun shall be not less than three months when any building is affected and in any other event not less than one month after the service of such notice and the Planning Authority shall not do any act or thing in exercise of such power in relation to the building or land mentioned in the notice before the said date.

(4) If any person served with such a notice as aforesaid considers the period fixed by such notice to be insufficient or desires to dispute any allegation or matter contained therein, he may within twenty-eight days from the date on which he received such notice appeal to a Judge by notice in writing in which he shall set forth the grounds of his appeal. The Judge shall cause the appellant and the Planning Authority to appear before him, and it shall be lawful for him to hear and determine the matters in dispute in a summary manner; and for that purpose to examine such parties or any of them and their witnesses.

(5) If on any such appeal the Judge is satisfied that the Planning Authority are entitled to take the proposed action on the grounds specified in the notice, he shall dismiss the appeal and shall by his order empower the Planning Authority, after the expiration of such period as he may decide, to remove, pull down, or alter the building or work, or reinstate the land or execute the required work, or, as the case may be, shall by his order prohibit the building or land from being used in contravention of the scheme after the period aforesaid, but, if he is not so satisfied, he shall allow the appeal. The Judge shall allow such costs as he may think fit.

(6) Every person who uses any building or land in a manner prohibited under this section, or obstructs or interferes with the exercise by the Planning Authority of any power vested in them shall in addition to any civil liability be guilty of an offence under this section and shall be liable on summary conviction thereof to a penalty not exceeding one hundred dollars.

21. It shall be lawful for the Planning Authority to contribute towards the expenses incurred by owners of land in or in connection with the proposal of a scheme which is adopted by the Planning Authority or in co-operating with them in the preparation of a scheme. Power to contribute towards expenses of owners.

22.—(1) Where provision is made in a scheme for the construction, widening, or improvement of any road and for charging the cost, or any part of the cost thereof, upon the owners of adjoining land or other persons deriving benefit therefrom, the scheme shall secure that the cost Limitation of road work charges.

so charged shall not exceed the amount which would at the date of the commencement of the works have been the cost of the execution of road works in the course of construction, widening, or improvement if it had been carried out so as to comply with the provisions of the Public Health Ordinance.

Cap. 98.

(2) In this section the expression "road works" means the sewerage, levelling, paving, metalling, flagging, channelling and making good a road or part of a road and providing proper means of lighting therefor, and the expressions "construction" and "improvement" in relation to any road include the planting, laying out, maintenance and protection of trees, shrubs, and grass margins, in and beside the road.

General
development
orders.

23.—(1) The Planning Authority may by an order (in this Ordinance referred to as a "general development order") permit building operations to proceed, subject to such conditions as may be specified in the order, on any land in respect of which the provisions of a scheme prohibit or restrict building operations pending the coming into operation of a general development order.

A general development order may be made with respect to the whole, or some part only, of the land which is subject to the prohibitions or restrictions, and orders may be made from time to time so long as any part of that land remains so subject.

(2) A general development order may be revoked or varied by a subsequent general development order made by the Planning Authority, but so long and in so far as it continues to be operative shall be deemed to form part of the scheme to which it relates.

(3) All general development orders made by the Planning Authority shall be submitted to the Governor in Executive Council for approval and shall on being approved be published in the *Royal Gazette* and shall have full force and effect as from the date of such publication.

Power to
permit
building
operations.

24.—(1) Where the provisions of a scheme prohibit or restrict building operations on any land pending the coming into operation of a general development order, a person who, before such an order comes into operation with

respect to that land, desires to commence thereon any building operations which would contravene any such temporary prohibition or restriction may, in accordance with such directions, if any, as may be contained in the scheme, apply to the Planning Authority for their consent to the carrying out of the operations specified in the application.

(2) The Planning Authority shall, in deciding any such application, have regard to any injury likely to be caused to the applicant by the refusal of the application, as well as to any public advantage likely to result from the maintenance of the prohibition or restriction, pending the coming into operation of a general development order, and may if they are satisfied that the proposed operations will not contravene any permanent provisions of the scheme, grant the application unconditionally, or subject to such conditions as they think proper to impose :

Provided that they shall not grant an application if they are satisfied that—

- (a) the operations would involve danger or injury to health by reason of the lack of roads, drainage, sewers, water supply or any public services and that the provision of the necessary services would be premature, or likely to involve excessive expenditure of public money ; or
- (b) the operations would be likely to injure the amenities of the locality.

(3) Any person aggrieved by the refusal of any such application as aforesaid, or by any conditions imposed by the Planning Authority, may appeal therefrom within the time and in the manner provided for by Section 14 hereof.

25.—(1) The Governor on behalf of His Majesty the King may purchase by agreement any land to which a scheme applies, which is required for the purposes of the scheme, and in particular, but without prejudice to the generality of the foregoing words, he may purchase any such land—

- (a) which is required for carrying out the improvement or controlling the development of frontages to, or of lands abutting on or adjacent to, any road, or any proposed road which is to be constructed wholly or partly at the public expense ; or

Acquisition of land to which a scheme applies.

- (b) which is required for securing the satisfactory development of any land in accordance with the provisions of the scheme in any case where, by reason of the land being held in plots which are of inconvenient size or shape, or of which the arrangement or alignment is inconvenient, or by reason of the multiplicity of interests in the land, or by reason of the fact that the land is being used in a manner or for purposes inconsistent with the provisions of the scheme, it does not appear to be reasonably practicable to secure such development otherwise than by purchase of the land ; or
- (c) which forms the site of a road which has been stopped up under any provision contained in the scheme ; or
- (d) which is required for the purpose of providing accommodation for a person whose premises have been purchased for the purposes of the scheme.

Compulsory
acquisition.

Cap. 168.

26.—(1) Where the Governor is unable to purchase by agreement any land which he is authorised to purchase, he may acquire such land in accordance with the provisions of the Land Acquisition Ordinance.

(2) Such acquisition shall be effected by notice by the Governor published in the *Royal Gazette* declaring that the land and buildings specified in such notice have been appropriated for the purposes of this Ordinance and thereupon as from the date of publication of such notice such land and the buildings thereon shall become vested in His Majesty the King.

Powers of
entry, &c., for
carrying out
a scheme.

27.—(1) Any person authorised in that behalf in writing by the Planning Authority may, on production of such written authority, enter on any land in the area to which a scheme relates and there make such inspection, survey, examination and investigation as may be necessary for the purposes of the enforcement or carrying out of such scheme. Provided that no person shall enter into any building or into or upon any enclosed yard, court or garden attached to any dwelling house, unless with the consent of the occupier thereof, without previously giving such occupier at least seven days notice in writing of his intention so to do.

(2) Every person who wilfully obstructs or interferes with any person in the lawful exercise of any power conferred by this section shall be guilty of an offence under this section and shall be liable on summary conviction thereof to a penalty not exceeding one hundred dollars.

28. Any person who wilfully does any act (whether of commission or omission) which is a contravention of a provision contained in a scheme shall be guilty of an offence under this section and shall be liable on summary conviction thereof to a penalty not exceeding two hundred and fifty dollars together with, in the case of a continuing offence, a further penalty not exceeding twenty-five dollars for every day during which the offence continued.

Penalty for
contravention
of a scheme.

PART V.

COMPENSATION AND BETTERMENT.

29. Subject to the provisions of this Ordinance, any person—

- (a) whose property is injuriously affected by the coming into operation of any provision contained in a scheme, or by the execution of any work under a scheme; or
- (b) who for the purpose of complying with any provision contained in a scheme, or in making or resisting a claim under the provisions of this Ordinance relating to compensation and betterment, has incurred expenditure which is rendered abortive by a subsequent revocation or variation of the scheme,

Provisions as
to compensa-
tion for
injuriously
affection, &c.

shall, if he makes a claim within the time limited for the purpose by this Ordinance, be entitled to recover as compensation from the Planning Authority the amount by which his property is decreased in value, or, so far as it was reasonably incurred, the amount of the abortive expenditure, as the case may be.

No compensa-
tion in
certain classes
of cases.

30.—(1) No compensation shall be payable in respect of any building the erection of which was begun after the material date unless such erection was begun under and in accordance with a permission from the Planning Authority.

(2) No compensation shall be payable in respect of any of the following provisions in an approved scheme, namely, any provision which :—

- (a) prescribes the location of buildings, the extent of the yards, gardens, and curtilage of buildings ; or
- (b) imposes any sanitary conditions in connection with buildings ; or
- (c) limits the number of buildings or the number of buildings of a specified class which may be constructed, erected on, or made in or under any area ; or
- (d) prohibits or regulates the sub-division of land ; or
- (e) regulates or empowers the Planning Authority to regulate the size, height, spacing, design, colour and materials of buildings ; or
- (f) controls, restricts or prohibits the objects which may be affixed to buildings ; or
- (g) prohibits or restricts building operations only pending the coming into operation of a general development order ; or
- (h) prohibits or restricts building operations permanently on the ground that by reason of the situation or nature of the land the erection of buildings thereon would be likely to involve danger or injury to health, or excessive expenditure of public money in the provision of roads, sewers, water supply or other public services ; or

- (i) prohibits (otherwise than by way of prohibition of building operations) the use of land for a purpose likely to involve danger or injury to health, or detriment to the neighbourhood, or restricts (otherwise than by way of restriction of building operations) the use of land so far as may be necessary for preventing such danger, injury or detriment ; or
- (j) restricts the purposes for and the manner in which buildings may be used or occupied ; or reserves or allocates any particular land or all land in any particular area for buildings of a specified class or classes ; or
- (k) in the interests of safety, regulates or empowers the Planning Authority to regulate the height and position of proposed walls, fences or hedges near the corners or bends of roads ; or
- (l) limits the number or prescribes the sites of new roads entering a road or the site of a proposed road ; or
- (m) in the case of land which at no time within the period of two years, immediately preceding the material date, was, or formed part of the site of a building, fixes in relation to any road a line beyond which no building in that road or proposed road may project ; or
- (n) in the case of the erection of any building intended to be used for purposes of business or industry, requires the provision of accommodation for parking, loading, unloading, or fuelling vehicles, with a view to preventing obstruction of traffic on any road ; or
- (o) prohibits, restricts or controls, either generally or in particular places, the exhibition, whether on the ground, on any building or any temporary erection, or any vehicle, boat, or other movable object (whether on land or on or in water or in the air), of all or any particular forms of advertisements or other public notices ; or

- (p) prevents, remedies or removes injury to amenities arising from the ruinous or neglected condition of any building or by the objectionable or neglected condition of any land attached to a building or abutting on a road or situate in a residential area ; or
- (q) prescribes, in the case of land exceeding one acre in extent reserved for the purpose of being developed as a building area, that a proportion of the land (not exceeding five per cent. thereof) be set aside for open spaces in addition to the area required for roads.

(3) Nothing contained in the preceding sub-section shall preclude an owner from claiming compensation for loss or injury arising from—

- (a) being prevented by the operation of a scheme from maintaining a building which was in existence on the material date, or from continuing to use any such building for the purpose for which it was used on the material date, or from making reasonable alterations in and (in proper cases) reasonable additions to any such building; or
- (b) where a building which was in existence at any time within two years immediately before the material date has been demolished or been destroyed by fire or otherwise, being prevented by the operation of a scheme from erecting, within two years after such demolition or destruction on the site of such demolished or destroyed building a new building which substantially replaces such demolished or destroyed building or from using such new building for the purpose for which such demolished or destroyed building was last used; or
- (c) being prohibited or restricted from the winning of minerals by underground or surface working.

31.—(1) No compensation shall be payable under this Ordinance in respect of any property on the ground that it has been injuriously affected by any provision contained in a scheme, if and in so far as the same provision or a provision substantially to the same effect, was, at the date when the scheme came into operation, already in force by virtue of any other Ordinance.

Exclusion or limitation of compensation in certain other cases.

(2) A person shall not be entitled to recover compensation under this Ordinance in respect of any action taken under section 20 of this Ordinance except in a case where a building which the Planning Authority have removed, pulled down or altered, was an existing building at the material date.

(3) Where any provision contained in a scheme could immediately before the date on which the scheme came into operation have been validly included in a scheme by virtue of any other Ordinance, then—

(a) if no compensation would have been payable in respect of injury caused by the coming into operation of that provision in that other scheme, no compensation shall be payable in respect of that provision of the scheme under this Ordinance; and

(b) if compensation would have been payable, the compensation payable in respect of that provision of the scheme under this Ordinance shall not be greater than the compensation which would have been so payable.

(4) Where any provision of a scheme is revoked or varied by a subsequent scheme, no compensation shall be payable in respect of any property on the ground that it has been injuriously affected by any provision contained in the subsequent scheme if and in so far as that later provision is the same, or substantially the same, as the

earlier provision so revoked or varied ; but if at the date when the revocation or variation of that earlier provision becomes operative—

- (a) there is still outstanding any claim for compensation duly made thereunder ; or
- (b) the time originally limited for making such a claim has not expired,

any such outstanding claim and any such claim made within the time so limited shall be entertained and determined, and may be enforced, in the same manner in all respects as if all the provisions of the earlier scheme had continued in operation.

Recovery of betterment from owners of property increased in value.

32.—(1) Where by the coming into operation of any provision contained in a scheme, or by the execution of any work under a scheme, any property within the area to which the scheme applies is increased in value, the Planning Authority, if they make a claim for the purpose within three years after the date on which the provision came into operation, or within three years after the completion of the work, as the case may be, shall be entitled to recover from any person whose property is so increased in value an amount not exceeding one half of the amount of that increase.

(2) Any sum recoverable under this section shall be paid by annual instalments over a period of not less than twenty years and not more than thirty years as shall be fixed by the Planning Authority together with interest at the rate of five per centum per annum chargeable on the aggregate amount of the instalments for the time being outstanding : Provided that the person from whom such instalments are due may, on giving not less than six months notice in writing to the Planning Authority of his intention so to do, pay to them the whole of any outstanding instalments, together with any interest accruing due thereon to the date of payment.

(3) Where any provision of a scheme is revoked or varied by a subsequent scheme, no property shall be deemed to be increased in value by any provision contained

in the subsequent scheme if and in so far as that provision is the same, or substantially the same, as a provision contained in the scheme so revoked or varied:

Provided that, if at the date when the revocation or variation of the said scheme becomes operative there is still outstanding any claim in respect of an increase in the value of any property duly made thereunder, or the time originally limited for making such a claim has not expired, any such outstanding claim, and any such claim made within the time so limited, shall be entertained and determined and may be enforced, in the like manner in all respects as if all the provisions of the earlier scheme had continued in operation.

33.—(1) A claim under this Ordinance for compensation or in respect of an increase in the value of any property shall be made by serving upon the Planning Authority or person from whom the amount alleged to be payable is claimed, a notice in writing stating the grounds of the claim and the amount claimed. Making of claims for compensation or betterment.

(2) Subject to the provisions of this Ordinance a claim under this Ordinance for compensation may be made within twelve months after the date on which the provision giving rise to the claim came into operation or within such longer period as may be specified in the scheme, or in respect of expenditure rendered abortive by the revocation or variation of a scheme, within twelve months after the date on which the action was completed, or the order came into operation, or the revocation or variation of the scheme became operative.

(3) Where it is alleged that land which, at or within two years before the material date, formed the site of a building has been injuriously affected by a provision fixing, in relation to any road or proposed road, a line beyond which no building in that road or proposed road may project, then, subject to any agreement to the contrary, the period within which a claim for compensation may be made in respect of that land shall be a period of twelve months after the date on which a new building is erected on the site in conformity with the line so fixed:

Provided that, if in the case of any such land a claimant alleges in his claim, and proves to the satisfaction of a Judge that it is not reasonably practicable to erect any new building on that land in conformity with the line so fixed, and, where the building is standing at the date on which the scheme comes into operation, has before commencing to demolish the building given notice to the Planning Authority in accordance with the provisions of the next succeeding sub-section, a claim made by him at any time within a period of twelve months after the date on which the building is demolished or the date on which the scheme comes into operation, which ever last occurs, shall be deemed to be validly made and shall be entertained by a Judge.

(4) A person who intends to claim compensation in respect of any such land as is mentioned in the proviso to the last preceding sub-section shall, if the building is standing at the date on which the scheme comes into operation, not less than three months before he commences to demolish the building, give notice in writing of his intention to the Planning Authority, and the Planning Authority may, at any time before the expiration of two months from the receipt by them of the notice, require him to sell the site and the buildings thereon, and thereupon the provisions of this Ordinance with respect to the compulsory acquisition of land shall apply in relation to that site and any buildings thereon as they apply in relation to land required for the purposes of a scheme.

(5) Where it is alleged that property has been injuriously affected by the execution of any work, the period within which a claim in respect of that injurious affection may be made shall be a period of three years after the completion of the work.

Special assess-
ment;
recovery of
expenses.

34.—(1) A scheme may provide that the cost or a portion of the cost of any works to be executed as part of the scheme shall be a special charge upon the property within a particular area to the exclusion of the rest of the area to which the scheme applies, and the Planning Authority may fix and apportion the amount of the special charge thereon and the persons and times by whom and when the same shall be payable.

(2) Whenever a scheme provides for a special assessment under sub-section (1) hereof, no claim shall be made by the Planning Authority for betterment against the owners of property situate within the particular area to which the assessment relates.

35.—(1) Any question arising under this Ordinance as to—

Determination
of claims and
recovery of
amounts due.

- (i) the right of a claimant to recover compensation ;
or
- (ii) the right of the Planning Authority to recover any amount in respect of an increase in the value of any property, or by way of a special charge on any property, or
- (iii) the amount and manner of payment of any such recoverable compensation or amount as aforesaid,

shall, unless the Planning Authority and all persons concerned otherwise agree, be referred to and determined by a Judge by notice in writing. The Judge shall cause the respective parties to appear before him and it shall be lawful for him to hear and determine the claim in a summary manner, and for that purpose to examine the parties or any of them and their witnesses. The determination by a Judge of a claim under this section shall be final and he shall allow such costs as he may think fit.

(2) The Judge charged with the duty of determining any claim as aforesaid—

- (i) shall have regard to any undertaking which the Planning Authority, or the person against whom the claim is made, may have given ; and
- (ii) if the question arises out of the coming into operation of a supplementary scheme, shall take into account any amount which the Planning Authority have paid or are liable to pay, or have recovered or are entitled to recover, in respect of that property by reason of the coming into operation of the original scheme, or any other scheme ; and

(iii) if any contribution has been made by the Planning Authority under the provisions of this Ordinance relating to interim development, shall take into account that contribution.

(3) Any amount due to the Planning Authority from a person whose property is increased in value may be recovered summarily as a civil debt.

Recovery of charge or other sum due to the Planning Authority.

36. Any charge or sum due and payable under section 32 or section 34 of this Ordinance shall, after the expiration of three months from the time the same became due and payable, be recoverable, at the option of the Planning Authority—

(a) by distress and sale under the provisions of the Rates and Charges Recovery Ordinance, and for this purpose, it is hereby declared that the Planning Authority shall be a Public Authority within the meaning of section 3 of that Ordinance, or

(b) from the owner of the property by action summarily as a civil debt.

PART VI.

MISCELLANEOUS.

Application of moneys paid by way of betterment, &c.

37.—(1) All sums received by the Planning Authority by way of betterment, or otherwise, shall be paid into the Treasury for the use of the Colony.

Expenses of Planning Authority.

(2) All expenses incurred by the Planning Authority in the discharge of their functions and all amounts due by them under this Ordinance shall, unless otherwise provided for, be defrayed from the public moneys of the Colony.

Recovery of amounts due to or by Planning Authority.

38. Any amount due to or by the Planning Authority for any work done or expenses incurred under the provisions of this Ordinance may be recovered summarily as a civil debt.

Summary Procedure.

39.—(1) Where any application is made under this Ordinance to the Judge of a Petty Civil Court, the Judge may summon the parties to appear before him at a time

and place to be named in the summons and upon the appearance of such parties, or in the absence of any of them, upon proof of the due service of the summons, it shall be lawful for the Judge to hear and determine the question at issue and the amount of any compensation, and for that purpose to examine such parties or any of them and their witnesses upon oath, and the cost of every such enquiry shall be at his discretion and he shall settle the amount thereof.

(2) There shall be a right of appeal to a Judge of the Supreme Court in Chambers from any decision of a Judge of the Petty Civil Court and the decision of the Judge in Chambers shall be final: Provided the appeal is entered within 28 days of the date of such decision.

40.—(1) Any notice, summons, writ or other proceeding at law or otherwise required to be served on the Planning Authority for any of the purposes of this Ordinance may be served upon them by delivering it to their secretary, or by leaving it at their office with some person employed there, or by sending it by post in a registered letter addressed to the Planning Authority or their Secretary at their office.

Service of
notices, &c., on
Planning
Authority

(2) Subject to the provisions of the preceding sub-section, any notice, order, or other document required or authorised to be served under this Ordinance may be served either:—

Service of
notices, &c., on
other persons.

- (a) by delivering it to the person on whom it is to be served; or
- (b) by leaving it at the usual or last known place of abode of that person; or
- (c) by sending it in a prepaid letter addressed to that person at his usual or last known place of abode provided that such place of abode is within a postal delivery district; or
- (d) in the case of an incorporated company or body, by delivering it to the secretary or clerk of the company or body at their registered or principal office or sending it in a prepaid letter addressed to the secretary or clerk of the company or body at that office; or

- (e) if it is not practicable after reasonable inquiry to ascertain the name or address of any person on whom it should be served, by addressing it to him by the description of "owner" or "lessee" or "occupier" (or as the case may be) of the premises (naming them) to which it relates, and by delivering it to some person on the premises or, if there is no person on the premises to whom it can be delivered by affixing it, or a copy of it, to some conspicuous part of the premises.

For the protection of statutory undertakers.

41.—(1) No provision contained in a scheme shall apply to any land or any building erected thereon which for the time being belongs to any statutory undertakers and is held or used by them for the purposes of their undertaking, except in so far as they may consent to any particular provision of the scheme being made applicable to any such land or building :

Provided that their consent shall not be unreasonably withheld, and any question whether or not consent is unreasonably withheld shall be decided by the Governor in Executive Council whose decision shall be final.

(2) Whenever any land or building in the area to which a scheme relates is at the material date occupied by a statutory undertaker for the purposes of their undertaking, and ceases at any time after the material date to be occupied by such statutory undertaker for such purposes, and such statutory undertaker have not given the consent mentioned in the preceding sub-section, every provision contained in such scheme which would have applied to such land or buildings if it were not so occupied by the statutory undertaker shall, immediately upon the cesser, apply to such land or building but with the modification that the date of the cesser shall be the material date in respect of the land or building.

Power of public departments, &c., to make agreements in connection with schemes.

42. For the purpose of co-operating with the Planning Authority in the preparation of or the carrying into effect of a scheme, any public department or Local Authority may, subject to the approval of the Governor in Executive Council, enter into agreements for

securing that any land which is under their control, or which is in their occupation or vested in them for public purposes or for the public service, shall, so far as may be provided by any such agreement, be laid out and used in conformity with the general objects of the scheme, and any agreement so made may contain such consequential and incidental provisions, including provisions of a financial character, as appear to be necessary or desirable having regard to the contents or proposed contents of the scheme.

43.—(1) Where any person is willing to agree with the Planning Authority that his land, or any part thereof, shall so far as his interest in the land enables him to bind it, be made subject, either permanently or for a specified period, to conditions restricting the planning, development, or use thereof in any manner, the Planning Authority may, if they think fit, enter into an agreement with him to that effect.

Power of Planning Authority and owners to enter into agreements restricting use of land.

(2) Any agreement entered into under the provisions of this section shall be registered in the Protocol of Deeds in the office of the Registrar-General, and in the event of any land held under the provisions of the Real Property Ordinance being affected by any such agreement, the Planning Authority shall notify the Registrar-General of the acreage of the land and the volume and folio of the register book relating thereto, and thereupon the Registrar-General shall endorse a memorial of such agreement on the relative original Crown Grants and Certificates of Title, and on the duplicates of such Crown Grants and Certificates of Title when produced to him for that purpose.

(3) Whenever the agreement relates to land included in an approved scheme, particulars of such agreement shall be entered in the register required to be kept under section 10 of this Ordinance.

44.—(1) Whenever any scheme under this Ordinance has been approved and the Governor has acquired any lands affected by the scheme, the Sub-Intendant shall notify the Registrar-General of any such lands as are

Schemes affecting lands held under the Real Property Ordinance, Cap. 160.

held under the provisions of the Real Property Ordinance, stating the acreage and the Volume and Folio of the Register Book at which the Original Crown Grants or Certificates of Title with respect to such lands appear and the date of the *Royal Gazette* in which the scheme is published.

(2) On receipt of such notification the Registrar-General shall forthwith endorse a memorial of such acquisition on the relative original Crown Grants and Certificates of Title and on the duplicates of such Crown Grants and Certificates of Title when produced to him for that purpose.

(3) No scheme under this Ordinance shall affect the title of any lands held under the provisions of the Real Property Ordinance until a memorial of the scheme filed by the Planning Authority has been endorsed by the Registrar-General on the original Crown Grants and Certificates of Title notwithstanding that the duplicates thereof may not have been endorsed.

(4) A scheme approved under this Ordinance may be carried into effect notwithstanding the registration of any *lis pendens* or any caveat lodged in respect of lands held under the provisions of the Real Property Ordinance whether such *lis pendens* or caveat shall have been registered either before or after the endorsement of the memorials referred to in sub-sections (2) and (3) hereof.

Public
Enquiries.

45. Whenever power is conferred on the Governor in Executive Council by this Ordinance to approve any scheme, or order, or other matter, or to take any other action, he may before exercising such power cause a public enquiry to be held into the matter under the Commissions of Enquiry Ordinance.

Cap. 282.

SCHEDULES.

FIRST SCHEDULE.

MATTERS IN RELATION TO WHICH REGULATIONS SHALL BE MADE.

Section 4.

1. The documents and matters (including maps and plans) which are to be deposited by the Planning Authority; the places in which and time at or within which such documents are to be deposited.
2. The inspection, by persons interested, of documents (including maps and plans) deposited in pursuance of the regulations.
3. The manner in which, and the times at or within which objections to or representations in respect of a scheme may be made to the Planning Authority.
4. The notices to be given by the Planning Authority and the time, place, nature and means by which such notices are to be given and published.
5. Securing co-operation by the Planning Authority with owners of property and other persons likely to be affected by the scheme.
6. For securing that Local Authorities who are likely to be affected by a scheme shall, as soon as possible after the passing of a resolution for the preparation of a scheme, receive notice of the passing of such resolution and shall be furnished by the Planning Authority with a copy of the scheme before it is submitted to the Governor in Executive Council.
7. For enabling the Planning Authority to obtain (without charge) information which they require for the purposes of or in connection with the preparation or making or carrying into effect of schemes by inspection of or obtaining copies from assessment rolls, rate books and other similar documents which are not in their custody.
8. For enabling the Planning Authority to deal with lands and buildings, the ownership of which is doubtful or uncertain.

SECOND SCHEDULE.

MATTERS TO BE DEALT WITH BY SCHEMES.

Section 17

PART I.

ROADS.

1. Providing for the reservation of land for roads, the construction of new roads, improvement of existing roads, establishment of public rights of way.
2. Providing for the closing or diversion of existing roads and public and private rights of way and traces.
3. Restricting and controlling the construction of new roads and the alteration of existing roads whether by the Planning Authority or owners.
4. Regulating the line, width, level, construction and general dimensions and character of roads whether new or existing.
5. Enabling the Planning Authority to require an owner of land as a condition of his developing such land in any manner—
 - (a) to reserve land for such roads as they may think necessary;
 - (b) to construct such roads as they may think necessary, or improve existing roads; or
 - (c) to contribute to the cost of the construction of new roads or the improvement of existing roads by the Planning Authority.

6. Providing for and generally regulating the construction or execution whether by the Planning Authority or by owners of works incidental to the making or improvement of any road including the erection of shelters, provision of seats, planting or protecting of grass, trees, and shrubs on or adjoining such road.

PART II.

BUILDINGS AND OTHER STRUCTURES.

1. Regulating and controlling either generally or in particular areas, all or any of the following matters, that is to say—
 - (a) the size, height, spacing, and building line of buildings;
 - (b) the objects which may be affixed to buildings;
 - (c) the location of buildings, the extent of yards, gardens and curtilage of buildings;
 - (d) the purposes for and the manner in which buildings may be used or occupied including, in the case of dwelling houses, the letting thereof in separate tenements;
 - (e) the prohibition of building operations on any land, or regulating such operations.
2. Regulating and controlling or enabling the Planning Authority to regulate and control the design, colour and materials of buildings and fences.
3. Reserving or allocating any particular land or all land in any particular area for buildings of a specified class or classes, or prohibiting or restricting either permanently or temporarily, the making of any buildings or any particular class or classes of buildings on any specified land.
4. Limiting the number of buildings or the number of buildings of a specified class which may be constructed, erected or made on, in or under any area.
5. Providing for the removal, demolition or alteration of buildings or works which are inconsistent with, or obstruct the operation of a scheme.
6. Providing for the reservation of sites for places of religious worship.
7. Providing for sanitary conditions.

PART III.

AMENITIES.

1. Providing for the reservation of lands as open spaces, whether public or private, and for burial grounds.
2. Providing for the preservation of views and prospects and of the amenities of places and features of natural beauty or interest.
3. Providing for the preservation of buildings and objects of artistic, architectural, archaeological, or historical interest.
4. Providing for the preservation or protection of forests, woods, trees, shrubs, plants and flowers.
5. Prohibiting, restricting or controlling, either generally or in particular places, the exhibition, whether on the ground, on any building, or any temporary erection, on any vehicle, boat or other movable object (whether on land, or on, or in water) or in the air, of all or any particular forms of advertisement or other public notices.
6. Preventing, remedying or removing injury to amenities arising from the ruinous or neglected condition of any building or fence, or by the objectionable or neglected condition of any land attached to a building or fence or abutting on a road or situate in a residential area.
7. The prohibition, regulation and control of the deposit or disposal of waste materials and refuse.

PART IV.

PUBLIC SERVICES.

Facilitating the construction of works by undertakers in relation to lighting, water supply, sewerage, drainage, sewerage disposal and refuse disposal or other public services.

PART V.

TRANSPORT AND COMMUNICATION.

1. Facilitating the establishment, extension or improvement of systems of transport whether by land, water or air.
2. Allocating sites for use in relation to transport and providing for the reservation of land for that purpose.
3. Providing for the establishment, extension and improvement of telegraphic or telephonic communication, allocating sites for use in relation to such communication, and providing for the reservation of land for that purpose.

PART VI.

MISCELLANEOUS.

1. Declaring the persons by whom and the manner in which the cost of the execution of works (whether of construction, demolition, removal or alteration) in pursuance of the scheme are to be borne.
2. Subject to any regulations made under the provisions of this Ordinance declaring the notices to be served for the purposes of the scheme by the Planning Authority and the persons on whom, the manner in which, and the times at or within which such notices are to be served.
3. Subject to the provisions of this Ordinance and the said regulations declaring the manner in which and the times at or within which notice for the purposes of the scheme may be served on the Planning Authority by other persons.
4. Providing for and regulating the making of agreements for the purpose of a scheme by the Planning Authority with owners and other persons and by such persons with one another.
5. Dealing with the use or disposal of land acquired under the provisions of the Ordinance.

6. Prohibiting the sub-division of land until a plan showing the sub-division and proposed access to the land has been approved.
7. Making any provisions necessary for—
 - (a) the pooling of lands of several owners (or any lands, roads or rights of way adjacent or near thereto).
 - (b) the redistribution of such land among such owners.
 - (c) adjusting and altering the boundaries and areas of any such lands, roads, rights of way or traces.
 - (d) effecting such exchanges of land or cancellation of existing sub-divisions as may be necessary or convenient for the purposes aforesaid.
 - (e) apportionment of survey fees, cost of issuing or obtaining new titles and any other expenses in connection with the foregoing among the owners concerned.
8. Providing for and regulating the construction, alteration, removal and use of railways, pipe lines, telegraph, telephone lines, and electric current transmission lines, drainage or irrigation channels, aerial cable ways and their ancillary structures.
9. Works ancillary to or consequent on a scheme.
10. Any other matter (not hereinbefore mentioned) necessary or incidental to a scheme, or its administration.

The mention of particular matters in this Schedule shall not be held to prejudice or affect the generality of any other matter.

Passed in Council this sixteenth day of December, in the year of Our Lord one thousand nine hundred and thirty-eight.

W. E. BOARDMAN,
Clerk of the Council.