

CHAPTER 188

**LAND UTILIZATION (MANATEE SPECIAL
DEVELOPMENT AREA) REGULATIONS**

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3. Permitted development.
4. Development Plan and administration.
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SCHEDULE

CHAPTER 188

**LAND UTILIZATION (MANATEE SPECIAL
DEVELOPMENT AREA) REGULATIONS**

S.I. 162 of 1991.
Act 16 of 1981.

(section 19)

[21st December, 1991]

1. These Regulations may be cited as the

Citation.

**LAND UTILIZATION (MANATEE SPECIAL
DEVELOPMENT AREA) REGULATIONS.**

2. The Manatee Area, as more fully described in the Schedule hereto, is hereby declared to be a Special Development Area.

Declaration of
Special
Development
area.

Permitted
development.

3. The type of development that will be permitted in the Special Development Area declared by regulation 2 above shall be the following or a combination thereof—

- (a) agriculture;
- (b) residential;
- (c) commercial;
- (d) tourism;
- (e) forestry;
- (f) wildlife reserve; and
- (g) environmental protection.

Development
Plan and
administration.

4.-(1) The Land Utilization Authority shall, after consultation with such local persons and institutions as it may think fit, draw up a Development Plan for the Special Development Area referred to in regulation 2 above, to demarcate the zonation and density of the types of development as stipulated in regulation 3 above.

(2) Every Development Plan prepared by the Land Utilization Authority under subregulation (1) above, shall be subject to approval by the Minister.

(3) After approval by the Minister, the Development Plan shall be available for inspection at the Ministry of Natural Resources, Belmopan as well as at the Lands and Surveys Office, Corozal Town.

(4) Every Development Plan approved by the Minister under this regulation shall be administered by the Land Utilization Authority either directly or through the agency of such local institutions as it may deem fit to appoint.

5. Any person who commences or carries out in the special Development Area declared by regulation 2 above any development in contravention of the form of zonation and density drawn up in a Development Plan as stipulated in regulation 4 above, commits an offence and is liable on summary conviction to a fine not exceeding one thousand dollars. Penalty.

MADE by the Minister of Natural Resources this 29th day of November, 1991.

(FLORENCIO MARIN)
Minister of Natural Resources
Minister responsible for Land

SCHEDULE

[regulation 2]

MANATEE SPECIAL DEVELOPMENT AREA

ALL THAT piece or parcel of land situate in the Manatee River area, containing approximately 117,250 acres, and bounded on the North by the Sibun River; on the East by the Caribbean Sea; on the South by Mangrove Creek; on the West by parts of the Aberdeen and Cumberland Hall estates, parts of the Manatee Forest Reserve, lands, now or formerly National Lands, and parts of Runaway Creek Works, and being more particularly described as follows:

Commencing at a point where Runaway Creek has its confluence with the Sibun River at a scaled U.T.M. co-ordinate of 1918 710 North and 344 150 East, thence in general South and South West direction on the East Bank of Runaway Creek to a point having the scaled U.T.M. co-ordinate of 1915 000 North and 343 280 East; thence in a South West direction for approximately 4,700 feet to the Manatee Road (otherwise known as the South Coastal Road) at a point having the scaled U.T.M. co-ordinate of 1914 150 North and 342 160 East; thence in a general South East direction along the Manatee Road to its junction with the Melinda to Gales Point Road, at a point having the scaled U.T.M. co-ordinate of 1897 380 North and 358 700 East; thence in a general Southern direction along the Melinda to Gales Point Road the said road's bridging of the Mangrove Creek at a point having the scaled U.T.M. co-ordinate of 1893 520 North and 358 500 East; thence in a general Eastern direction along the Northern Bank of Mangrove Creek to its meeting the sea at a point having scaled U.T.M. co-ordinate of 1893 450 North and 361 595 East; thence in a general Northern direction along the coast at the Low Water Mark to the middle point of the Sibun Bar having a scaled co-ordinate of 1926 950 North and 366 150 East; thence in a general Western direction

along the South Bank of the Sibun River to the confluence
Runaway Creek being the point of commencement.
