



LAND UTILIZATION ACT CHAPTER 188

REVISED EDITION 2020

SHOWING THE SUBSIDIARY LAWS AS AT 31ST DECEMBER, 2020

This is a revised edition of the Subsidiary Laws, prepared by the Law Revision Commissioner under the authority of the Law Revision Act, Chapter 3 of the Substantive Laws of Belize, Revised Edition 2020.

This edition contains a consolidation of the following laws—

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CHAPTER 188

LAND UTILIZATION ACT (APPLICATION) ORDER

ARRANGEMENT OF PARAGRAPHS

1. Citation.
 2. Declaration of area to which the Act applies.
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CHAPTER 188

LAND UTILIZATION ACT (APPLICATION) ORDER

S.I. 57 of 1983.
Ch. 158A.

(section 3(1))

[3rd September, 1983]

1. This Order may be cited as the

Citation.

**LAND UTILIZATION ACT (APPLICATION)
ORDER.**

2. In exercise of the powers conferred upon me by section 3(1) of the Land Utilization Act, I, Florencio J. Marin, Minister of Natural Resources, do hereby declare that the provisions of this Act shall apply to all areas of Belize other than areas situate within the limits of the Belize City Council or any Town Council as prescribed in section 3(1).

Declaration of
area to which the
Act applies.
CAP. 188.

CHAPTER 188**LAND UTILIZATION (MONKEY RIVER SPECIAL
DEVELOPMENT AREA) REGULATIONS****ARRANGEMENT OF REGULATIONS**

1. Citation.
 2. Declaration of Special Development Area.
 3. Permitted development.
 4. Development Plan and administration.
 5. Penalty.
- SCHEDULE**

CHAPTER 188

S.I. 152 of 1991.
Act 16 of 1981.

**LAND UTILIZATION (MONKEY RIVER SPECIAL
DEVELOPMENT AREA) REGULATIONS**

(section 19)

[30th November, 1991]

Citation.

1. These Regulations may be cited as the

**LAND UTILIZATION (MONKEY RIVER
SPECIAL DEVELOPMENT AREA)
REGULATIONS.**

Declaration of
Special
Development
Area.

2. The Monkey River area in the Toledo District, as more fully described in the Schedule hereto, is hereby declared to be a Special Development Area.

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

Permitted
development.

- (a) agriculture;
- (b) tourism; and
- (c) wildlife reserve.

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 diversity of the types of development as stipulated in regulation 3 above.

Development
Plan and
administration.

(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 shall be available for inspection at the Ministry of Natural Resources, Belmopan as well as at the Lands Surveys Office, Punta Gorda.

(4) Every Development Plan approved by the Minister under this regulation shall be administered by the 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 other than the types of development stipulated in regulation 3 above, commits an offence and is liable on summary conviction to a fine not exceeding five hundred dollars.

Penalty.

MADE by the Minister of Natural Resources this 17th October 1991.

(FLORENCIO MARIN)

Minister of Natural Resources

Minister responsible for Land

SCHEDULE

[Regulation 2]

MONKEY RIVER SPECIAL DEVELOPMENT AREA

ALL THAT piece or parcel of land situate in the Monkey River area, containing approximately 16,803 Acres, and bounded on the North by Pine Ridge Creek, and by lands now or formerly National Lands; on the West by Payne's Creek, and by lands, now or formerly National Lands; on the South by a Creek; and on the East by the Caribbean Sea, and being more particularly described as follows:

Commencing at a point being the mouth of Pine Ridge Creek thence in an easterly direction for an approximate distance of 1,550 metres out to sea; thence in a South-westerly direction, parallel to the coastline, for an approximate distance of 8,414 metres to a point having a scaled U.T.M. co-ordinate of 1,805,600 metres North and 341,000 metres East; thence in a westerly direction to a point, being the mouth of a creek, having a scaled U.T.M. co-ordinate of 1,805,550 metres North and 338,275 metres East; thence westerly along the North bank of the said Creek for an approximate distance of 6,012 metres to a point having a scaled U.T.M. co-ordinate of 1,807,100 metres North and 330,850 metres East; thence in a North-westerly direction for distance of 2,750 metres approximately to a point along the east bank of Payne's Creek having a scaled U.T.M. co-ordinate of 1,809,000 metres North and 331,950 metres East; thence in a northerly direction along the said east bank of Payne's Creek for an approximate distance of 2,400 metres to a point having the scaled U.T.M. co-ordinate of 1,811,000 metres North and 331,500 metres East; thence in a North-easterly direction for an approximate distance of 3,400 metres to a point on the south bank of the Bladen Branch having a scaled U.T.M. co-ordinate of 1,813,850 metres North and 333,300 metres East; thence in North-easterly direction for an approximate distance of 800 metres to a point on the West Bank of the Swasey Branch

having a scaled U.T.M. co-ordinate of 1,814,100 metres North and 334,150 metres East; thence in a South-westerly direction for an approximate distance of 5,900 metres to a point along the south bank of Pine Ridge Creek having a scaled U.T.M. co-ordinate of 812,450 metres North and 339,900 metres East; thence easterly along the said south bank of Pine Ridge Creek for a distance of 2,738 metres to its mouth, being the point of commencement.

CHAPTER 188

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

ARRANGEMENT OF REGULATIONS

1. Citation.
2. Declaration of Special Development Area.
3. Permitted development.
4. Development Plan and administration.
5. Penalty.

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.

CHAPTER 188**LAND UTILIZATION (COROZAL DISTRICT EAST
SPECIAL DEVELOPMENT AREA) REGULATIONS****ARRANGEMENT OF REGULATIONS**

1. Citation.
 2. Declaration of Special Development Area.
 3. Permitted development.
 4. Development Plan and administration.
 5. Penalty.
- SCHEDULE**

CHAPTER 188

S.I. 163 of 1991.
Act 16 of 1981.

**LAND UTILIZATION (COROZAL DISTRICT EAST
SPECIAL DEVELOPMENT AREA) REGULATIONS**

(section 19)

[21st December, 1991]

Citation.

1. These Regulations may be cited as the

**LAND UTILIZATION (COROZAL DISTRICT
EAST SPECIAL DEVELOPMENT AREA)
REGULATIONS.**

Declaration of
Special
Development
Area.

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

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

Permitted
development.

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

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.

Development
Plan and
administration.

(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 made available for inspection at the Ministry of Natural Resources, Belmopan as well as the Lands and Surveys Office, Belize City.

(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.

Penalty.

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.

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]*COROZAL DISTRICT EAST SPECIAL DEVELOPMENT
AREA

ALL THAT piece or parcel of land situate in Corozal District East area, containing approximately 196,250 acres, and bounded on the north by Corozal Bay, Lowry's Bight and Bahia Chetumal; on the East by Bahia Chetumal and the Caribbean Sea; on the South by the Belize/Corozal District border; and on the West by parts of Freshwater Creek Forest Reserve, Freshwater Creek Work, Little Belize, Reserve Bank, Bar Works and lands around San Fernando (Copper Bank), and being more particularly described as follows:

Commencing at a point where a creek flowing from Saltillo Lagoon has its confluence with the New River having a scaled U.T.M. co-ordinate of 2029 445 North and 353 800 East; thence in a general East North East direction along the coast at the Low Water Mark to the head of a peninsula having the scaled U.T.M. co-ordinate of 2030 785 North and 360 785 East; thence in a South and South West direction along the coast to a point on the West bank of the sea where Laguna Seca meets Lowry's Bight having a scaled U.T.M. co-ordinate of 2027 265 North and 356 790 East; thence in an East South East direction across the sea to a point on the Eastern Bank having a scaled U.T.M. co-ordinate of 2027 100 North and 358 060 East; thence in a general Eastern direction along the coast to Rocky Point having the scaled U.T.M. co-ordinate of 2031 725 North and 384 000 East; thence in a general Southern direction along the coast to a point where the Corozal/Belize District boundary meets the sea having a scaled U.T.M. co-ordinate of 1985 900 North and 376 540 East; thence in a West North West direction along the said District border for approximately 41,650 feet to a point having a scaled U.T.M. co-ordinate of 1987 500 North and 364 060 East; thence in a North West direction along the Corozal District

border for approximately 24,250 feet to a point having the scaled U.T.M. co-ordinate of 1992 395 North and 358 570 East; thence in a North East direction for approximately 79,580 feet to a point having the scaled U.T.M. co-ordinate of 2014 300 North and 368 640 East; thence in a North West direction for approximately 23,580 feet to a point having the scaled U.T.M. co-ordinate of 2024 535 North and 363 165 East; thence in a West North West direction for approximately 18,800 feet to a point on the East bank of the sea where Laguna Seca meets Lowry's Bight having a scaled U.T.M. co-ordinate of 2027 100 North and 358 060 East; thence in a West North West direction across the sea to a point on the Western Bank having a scaled U.T.M. co-ordinate of 2027 265 North and 356 790 East; thence in a West North West direction for approximately 13,750 feet to the point of commencement.

CHAPTER 188

**LAND UTILIZATION (BURRELL
BOOM/HATTIEVILLE/LADYVILLE SPECIAL
DEVELOPMENT AREA) REGULATIONS**

ARRANGEMENT OF REGULATIONS

1. Citation.
 2. Declaration of Special Development Area.
 3. Permitted development.
 4. Development Plan and administration.
 5. Penalty.
- SCHEDULE**

CHAPTER 188

**LAND UTILIZATION (BURRELL
BOOM/HATTIEVILLE/LADYVILLE SPECIAL
DEVELOPMENT AREA) REGULATIONS**

S.I. 164 of 1991.
Act 16 of 1981.

(section 19)

[21st December, 1991]

1. These Regulations may be cited as the

Citation.

**LAND UTILIZATION (BURRELL
BOOM/HATTIEVILLE/LADYVILLE SPECIAL
DEVELOPMENT AREA) REGULATIONS.**

2. The Burrell Boom/Hattievill/Ladyville 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 any combination thereof—

- (a) agriculture;
- (b) residential;
- (c) commercial;
- (d) tourism;
- (e) wildlife reserve; and
- (f) 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 & Surveys Office, Belize City.

(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.

Penalty.

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.

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]*BURRELL BOOM/HATTTEVN UE/LADYVN UE
SPECIAL DEVELOPMENT AREA

ALL THAT piece or parcel of land situate in the Belize District, containing approximately 100,000 acres, and bounded on the North by Black Rock and John Evans Work, Double Run Work and the Salt Creek Estate; on the East by the Caribbean Sea, the Burdon Canal, Jones Lagoon and the Sibun Canal; on the South by the Sibun River; and on the West by Double Head Cabbage Work, Cook's Lagoon Creek and Mussell Creek, and being more particularly described as follows:

Commencing at a point on the East bank of Mussell Creek having a scaled U.T.M. co-ordinate of 1946 000 North and 343 360 East; thence in an East North East direction for approximately 29,750 feet to a point on the West bank of the Belize River by St. James Boom having a scaled U.T.M. co-ordinate of 1947 000 North and 352 315 East; thence due East across the Belize River and for an approximate distance of 34,850 feet to a point on the sea having a scaled U.T.M. co-ordinate of 1947 000 North and 362 875 East; thence in a South and South West direction along the Low Water Mark of the coast to the North bank of the mouth of the Belize River at a point having the scaled U.T.M. co-ordinate of 1939 075 North and 368 950 East; thence in a general North West direction along the North bank of the Belize River; for approximately 2,800 feet to a point across the river from the confluence of the Haulover Creek having a scaled U.T.M. co-ordinate of 1939 050 North and 368 070 East; thence in a general South and South East direction along the West bank of the Haulover Creek to its junction with the Burdon Canal at a point having a scaled co-ordinate of 1935 965 North and 369 960 East; thence in a South West direction along the West bank of the Burdon Canal to Jones Lagoon; thence in a general Southern direction along the

West bank of Jones Lagoon to the Sibun Canal; thence in a South West direction along the West bank of the Sibun Canal to its junction with the Sibun River at a point having the scale U.T.M. co-ordinate of 1926 800 North and 362 825 East; thence in a general Western direction along the North bank of the Sibun River to a point having the scaled U.T.M. co-ordinate of 1926 175 North and 349 885 East, thence in a North West direction for approximately 15,800 feet to a point having the scaled U.T.M. co-ordinate of 1930 000 North and 347 000 East; thence in a North West North direction for approximately 33,100 feet to a point on the East bank of Cook's Lagoon Creek having a scaled U.T.M. co-ordinate of 1939 615 North and 343 995 East; thence in a general Northern direction along the East bank of Cook's Lagoon Creek to its confluence with Mussell Creek at a point having the scaled U.T.M. co-ordinate of 1941 285 North and 343 625 East; thence in a general Northern direction along the East bank of Mussell Creek to the point of commencement.

CHAPTER 188**LAND UTILIZATION (CAYO DISTRICT WEST
SPECIAL DEVELOPMENT AREA) REGULATIONS****ARRANGEMENT OF REGULATIONS**

1. Citation.
 2. Declaration of Special Development Area.
 3. Permitted development.
 4. Development Plan and administration.
 5. Penalty.
- SCHEDULE**

CHAPTER 188

S.I. 90 of 1992.
Act 16 of 1981.

**LAND UTILIZATION (CAYO DISTRICT WEST
SPECIAL DEVELOPMENT AREA) REGULATIONS**

(section 19)

[20th June, 1992]

Citation.

1. These Regulations may be cited as the

**LAND UTILIZATION (CAYO DISTRICT WEST
SPECIAL DEVELOPMENT AREA)
REGULATIONS.**

Declaration of
Special
Development
Area.
Schedule.

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

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

Permitted
development.

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

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.

Development
Plan and
administration.

(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 made available for inspection at the Ministry of Natural Resources, Belmopan as well as the Lands and Surveys Office, San Ignacio.

(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.

Penalty.

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.

MADE by the Minister of Natural Resources this 5th day of June, 1992.

(FLORENCIO MARIN)

Minister of Natural Resources

Minister responsible for Land

SCHEDULE

*[regulation 2]*CAYO DISTRICT WEST SPECIAL DEVELOPMENT
AREA

ALL THAT piece or parcel of land situate in Cayo District, containing approximately 107,125 acres, and bounded on the North by parts of Fowlers Work; on the East by Duck Run, Esperanza Village, Hermitage, Hill Bank, San Antonio and Mountain Pine Ridge; on the South by Guacamallo, Punta Rieces, Barquedier and Esperanza; and on the West by Guatemala, and being more particularly described as follows:

Commencing at a point on the Guatemala Border having the scaled U.T.M. co-ordinates of 1905 000 North and 271 310 East; thence in an Eastern direction for an approximate distance of 6,600 metres to a point on the line between Fowlers Work and Duck Run having the scaled U.T.M. co-ordinates of 1905 000 North and 277 895 East; thence in a South Eastern direction, following the said line, for approximately 4,500 metres to a point on the North Bank of the Belize River having the scaled U.T.M. co-ordinates of 1901 150 North and 280 200 East; thence across and along the South Bank of the said River in an Eastern direction for approximately 1,040 metres to a point having the scaled U.T.M. co-ordinates of 1900 280 North and 280 650 East; thence in a South East direction for approximately 1,500 metres to a point on the North side of the Western Highway having the scaled U.T.M. co-ordinates of 1899 645 North and 282 000 East; thence in a South West direction, along the North side of said highway, for approximately 230 metres to a point where the said highway bridges Red Creek having the scaled U.T.M. co-ordinates of 1899 450 North and 281 855 East; thence across the road and in a South Eastern direction, along the West bank of the said creek, for approximately 3,360 metres to a point having the scaled U.T.M. co-ordinates of 1897 125 North and 283 500 East; thence in a Southern direction for

approximately 1,225 metres to a point having the scaled U.T.M. co-ordinates of 1895 000 North and 238 500 East; thence in a South Western direction for approximately 3,900 metres to a point having the scaled U.T.M. co-ordinates of 1892 000 North and 281 000 East; thence in a Southern direction for approximately 4,000 metres to a point having the scaled U.T.M. co-ordinates of 1888 000 North and 281 000 East; thence in a South Eastern direction for approximately 5,850 metres to a point having the scaled U.T.M. co-ordinates of 1883 000 North and 284 000 East; thence in a Southern direction for approximately 14,000 metres to a point having the scaled U.T.M. co-ordinates of 1869 000 North and 284 000 East; thence in a Western direction, across the Macal River, for approximately 14,230 metres to a point on the Guatemala Border having the scaled U.T.M. co-ordinates of 1869 000 North and 269 790 East; thence in a Northern direction, following the Guatemala Border, for approximately 36,050 metres to a point of commencement.

CHAPTER 188

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

ARRANGEMENT OF REGULATIONS

1. Citation.
2. Declaration of Special Development Area.
3. Permitted development.
4. Development Plan and administration.
5. Offence and penalty.

SCHEDULE

CHAPTER 188

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

S.I. 142 of 1992.
Act 16 of 1981.

(section 19)

[14th November, 1992]

1. These Regulations may be cited as the

Citation.

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

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

Declaration of
Special
Development
Area.

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

Permitted
development.

- (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.

(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.

Offence and
penalty.

5. Any person who commences or carries out in the Special Development Area declared by regulation 2 above, any development other than the types of development stipulated in regulation 3 above, or in contravention of the form of zonation and density drawn up in a Development Plan as provided in

regulation 4(1) above, commits an offence and is liable on summary conviction to a fine not exceeding five hundred dollars.

MADE by the Minister of Natural Resources this 20th day of October, 1992.

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

SCHEDULE

[regulation 2]

MANATEE WEST SPECIAL DEVELOPMENT AREA

ALL THAT piece or parcel of land situated in the Belize, Cayo and Stann Creek Districts, containing approximately 166,750 acres, and bounded on the North by the Sibun River; on the East by parts of Runaway Creek Works, parts of the Manatee Forest Reserve, and parts of Aberdeen and Cumberland Hall; on the South by parts of the Manatee Forest Reserve and parts of the Sibun Reserve; and on the West by the Sibun River, and more particularly described as follows:

Commencing at a point where Runaway Creek has its confluence with the Sibun having the scaled U.T.M. co-ordinates of 1918 710 North and 344 150 East; thence in a general South and South West direction on the West bank of Runaway Creek to a point having the scaled U.T.M. co-ordinates of 1915 000 North and 343 280 East; thence in a South West direction for a distance of approximately 1,430 metres to the Manatee Road (otherwise known as the South Coastal Road) at a point having scaled U.T.M. co-ordinates of 1914 150 North and 342 160 East; thence in a general Southern 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-ordinates of 1897 380 North and 358 700 East; thence in a general Southern direction along the Melinda to Gales Point Road to the said road's bridging of the Mullins River at a point having the scaled U.T.M. co-ordinates of 1889 275 North and 357 550 East; thence in a general West South West direction along the North bank of the Mullins River to a point having the scaled U.T.M. co-ordinates of 1888 225 North and 354 225 East; thence in a South West direction for a distance of approximately 1,750 metres to a point having the scaled U.T.M. co-ordinates of 1887 000 North and 353 000 East; thence in a Western direction for a distance of approximately 30,920 metres, to a point on the

Eastern bank of the Sibun River having the scaled U.T.M. co-ordinates of 1887 000 North 322 050 East; thence in a general North Eastern direction along the Eastern and Southern bank of the Sibun River to its confluence with Runaway Creek being the point of commencement.

CHAPTER 188**LAND UTILIZATION (BELIZE DISTRICT NORTH
EAST SPECIAL DEVELOPMENT AREA)
REGULATIONS****ARRANGEMENT OF REGULATIONS**

1. Citation.
 2. Declaration of Special Development Area.
 3. Permitted development.
 4. Development Plan and administration.
 5. Offence and penalty.
- SCHEDULE**

CHAPTER 188

S.I. 1 of 1994.
Act 16 of 1981.

**LAND UTILIZATION (BELIZE DISTRICT NORTH
EAST SPECIAL DEVELOPMENT AREA)
REGULATIONS**

(section 19)

[8th January, 1994]

Citation.

1. These Regulations may be cited as the

**LAND UTILIZATION (BELIZE DISTRICT
NORTH EAST SPECIAL DEVELOPMENT
AREA) REGULATIONS.**

Declaration of
Special
Development
Area.
Schedule.

2. The Belize District North East area, as more fully described in the Schedule hereto, is hereby declared to be a Special Development Area.

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

Permitted
development.

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

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.

Development
Plan and
administration.

(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 Survey Office in Belize City.

(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

Offence and
penalty.

development other than the types of development stipulated in regulation 3 above, or 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 five hundred dollars.

MADE by the Minister of Natural Resources this 28th day of December, 1993.

(EDUARDO JUAN)

Minister of Natural Resources
Minister responsible for Land

SCHEDULE

*[regulation 2]*BELIZE DISTRICT NORTH EAST SPECIAL
DEVELOPMENT AREA

ALL THAT piece or parcel of land situate in the Belize District containing approximately 197,500 acres, and bounded on the North by the Corozal and Orange Walk District boundaries; on the East by the Caribbean Sea; on the South by the Burrell Boom/Hattieville/Ladyville Special Development Area; and on the West by the Belize River, Mexico Creek, Mexico Lagoon parts of the Cecilia Crawford or Goff, Crawford and Anne Gabourel Works and being more particularly described as follows:

Commencing at a point on the coast where the Corozal and Belize District boundaries meet the Caribbean Sea having the scaled U.T.M. co-ordinates of 376 540 East and 1985 900 North; thence in a Southern direction following the low water mark of the Caribbean Sea to a point having the scaled U.T.M. co-ordinates of 362 875 East and 1947 000 North; thence in a Western direction for an approximate distance of 12,546 metres to a point in the middle course of the Belize River at Saint James' Boom having the scaled U.T.M. co-ordinates of 352 350 East and 1947 000 North; thence in a general Northern direction, following the middle course of the Belize River, to the confluence of Mexico Creek with the Belize River; thence in a general North West Northern direction, following the middle course of Mexico Creek and Mexico Lagoon to a point having the scaled U.T.M. co-ordinates of 349 000 East and 1964 000 North; thence in a Northern direction for an approximate distance of 20,200 metres to a point of the Belize/Orange Walk District boundary having the scaled U.T.M. co-ordinates of 349 000 East and 1984 200 North; thence in an East North Eastern direction, following the Belize/Orange Walk District boundary, for an approximate distance of 15,340 metres to a point at the

meeting of the Belize/Orange Walk and Corozal District boundaries, having the scaled U.T.M. co-ordinates of 364 060 East and 1987 500 North; thence in an Eastern direction, following the Belize/Corozal District boundary for an approximate distance of 14,994 metres to the point of commencement.

CHAPTER 188

**LAND UTILIZATION (ORANGE WALK DISTRICT
EAST SPECIAL DEVELOPMENT AREA)
REGULATIONS**

ARRANGEMENT OF REGULATIONS

1. Citation.
2. Declaration of Special Development Area.
3. Permitted development.
4. Development Plan and administration.
5. Offence and penalty.

SCHEDULE

CHAPTER 188

**LAND UTILIZATION (ORANGE WALK DISTRICT
EAST SPECIAL DEVELOPMENT AREA)
REGULATIONS**

S.I. 2 of 1994.
Act 16 of 1981.

(section 19)

[8th January, 1994]

1. These Regulations may be cited as the

Citation.

**LAND UTILIZATION (ORANGE WALK
DISTRICT EAST SPECIAL DEVELOPMENT
AREA) REGULATIONS.**

2. The Orange Walk District East area, as more fully described in the Schedule hereto, is hereby declared to be a Special Development Area.

Declaration of
Special
Development
Area.
Schedule.

Permitted
development.

3. The type of development that will be permitted in the Special Development Area declared under regulation 2 above shall be the following or any 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 Survey Office in Orange Walk.

(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 other than the types of development stipulated in regulation 3 above, or 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 five hundred dollars.

Offence and
penalty.

MADE by the Minister of Natural Resources this 28th day of December, 1993.

(EDUARDO JUAN)

Minister of Natural Resources
Minister responsible for Land

SCHEDULE

*[regulation 2]*ORANGE WALK DISTRICT EAST SPECIAL
DEVELOPMENT AREA

ALL THAT piece or parcel of land situate in the Orange Walk District containing approximately 118,000 acres, and bounded on the North by the Orange Walk/Corozal District boundaries; on the East by the Orange Walk/ Corozal District boundary; on the South by the Orange Walk/Belize District boundary and parts of Pine Ridge or Big Pond Works; and on the West by the New River and Narrows Branch and more particularly described as follows:

Commencing at a point where the Orange Walk, Corozal and Belize District boundaries meet having the scaled U.T.M. co-ordinates of 364 060 East and 1987 500 North; thence in a West South West direction for an approximate distance of 29,000 metres, following the Orange Walk/Belize District boundary to a point at Calabash Pond having the scaled U.T.M. co-ordinates of 335 525 East and 1981 250 North; thence in a West North West direction for an approximate distance of 5,530 metres to a point in the middle course of the New River and having the scaled U.T.M. co-ordinates of 330 250 East and 1983 000 North; thence in a general Northern direction, following the middle course of the New River and the Narrows Branch of the New River to a point, at the northern confluence of the Narrows Branch and the Swasey Branch of the New River, having the scaled U.T.M. co-ordinates of 342 455 East and 2012 550 North; thence in a South East South direction, following the Orange Walk/Corozal boundary, for an approximate distance of 10,660 metres to a point, at Cowpen having the scaled U.T.M. co-ordinates of 346 850 East and 2002 775 North; thence in a South East direction, following the Orange Walk/Corozal District boundary, for an approximate distance of 22,875 metres to the point of commencement.

CHAPTER 188

**LAND UTILIZATION (COROZAL DISTRICT NORTH
SPECIAL DEVELOPMENT AREA) REGULATIONS**

ARRANGEMENT OF REGULATIONS

1. Citation.
 2. Declaration of Special Development Area.
 3. Permitted development.
 4. Development Plan and administration.
 5. Offence and penalty.
- SCHEDULE**

CHAPTER 188

**LAND UTILIZATION (COROZAL DISTRICT NORTH
SPECIAL DEVELOPMENT AREA) REGULATIONS**

S.I. 3 of 1994.
Act 16 of 1981.

(section 19)

[8th January, 1994]

1. These Regulations may be cited as the

Citation.

**LAND UTILIZATION (COROZAL DISTRICT
NORTH SPECIAL DEVELOPMENT AREA)
REGULATIONS.**

2. The Corozal District North area, as more fully described in the Schedule hereto, is hereby declared to be a Special Development Area.
3. The type of development that will be permitted in the Special Development Area declared under regulation 2 above shall be the following or any combination thereof—

Declaration of
Special
Development
Area.
Schedule.

Permitted
development.

- (a) agriculture;
- (b) residential;
- (c) commercial;
- (d) tourism;
- (e) wildlife reserve; and
- (f) 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 Survey Office in Corozal.

(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.

Offence and
penalty.

5. Any person who commences or carries out in the Special Development Area, declared by regulation 2 above, any development other than the types of development stipulated in regulation 3 above, or 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 five hundred dollars.

MADE by the Minister of Natural Resources this 28th day of December, 1993.

(EDUARDO JUAN)

Minister of Natural Resources

Minister responsible for Land

SCHEDULE

*[regulation 2]*COROZAL DISTRICT NORTH SPECIAL
DEVELOPMENT AREA

ALL THAT piece or parcel of land situate in the Corozal District containing approximately 56,250 acres, and bounded on the North by the Rio Hondo and the Mexican Border; on the East by Bahia Chetumal and Corozal Bay; on the South by the New River, San Joaquin, parts of Pembroke Hall Works and the Ramonal Sapote Agricultural Reserve; and on the West by the Rio Hondo and the Mexican Border and being more particularly described as follows:

Commencing at a point on the Belize/Mexico border at the deepest channel of the Rio Hondo having the scaled U.T.M. co-ordinates of 338 850 East and 2039 385 North; thence in a South Eastern direction for an approximate distance of 5,620 metres to a point having the scaled U.T.M. co-ordinates 343 150 East and 2035 870 North; thence in a South West South direction for an approximate distance of 625 metres to a point on the Patchacan/Estero road having the scaled U.T.M. co-ordinates of 342 900 East and 2035 290 North; thence in a South Eastern direction, following the road, for an approximate distance of 580 metres to a point having the scaled U.T.M. co-ordinates of 343 345 East and 2034 975 North; thence in a Southern direction for an approximate distance of 875 metres to a point having the scaled U.T.M. co-ordinates of 343 255 East and 2034 125 North; thence in a South Western direction, following a road, for an approximate distance of 210 metres to a point having the scaled U.T.M. co-ordinates of 343 110 East and 2033 960 North; thence in a general South Eastern direction for an approximate distance of 500 metres to a point on the Patchacan branch of the Northern Highway having the scaled U.T.M. co-ordinates of 343 550 East and 2033 740 North; thence in a North Eastern direction, following the said branch of the Northern

Highway, for an approximate distance of 200 metres to a point having the scaled U.T.M. co-ordinates of 343 650 East and 2033 915 North; thence in a South Eastern direction for an approximate distance of 1,575 metres to a point having the scaled U.T.M. co-ordinates of 345 030 East and 2033 148 North; thence in an Eastern direction for an approximate distance of 1,500 metres to a point having the scaled U.T.M. co-ordinates 346 535 East and 2033 148 North; thence in a Southern direction, following the Xcanjuum/San Joaquin road, for an approximate distance of 1,050 metres to a point having the scaled U.T.M. co-ordinates of 346 535 East and 2032 075 North; thence in an Eastern direction for an approximate distance of 1,825 metres to a point having the scaled U.T.M. co-ordinates of 348 360 East and 2032 075 North; thence in a Southern direction for an approximate distance of 155 metres to a point having the scaled U.T.M. co-ordinates of 348 360 East and 2031 920 North; thence in an Eastern direction for an approximate distance of 475 metres to a point having the scaled U.T.M. co-ordinates of 348 790 East and 2031 900 North; thence in a North Eastern direction for an approximate distance of 260 metres to a point on the Xaibe/Carolina road having the scaled U.T.M. co-ordinates of 348 925 East and 2032 120 North; thence in a South Eastern direction, following the said road, for an approximate distance of 675 metres to a point on the Corozal branch of the Northern Highway having the scaled U.T.M. co-ordinates of 349 280 East and 2031 680 North; thence in a South Western direction, following the said Highway, for an approximate distance of 50 metres to a point having the scaled U.T.M. co-ordinates of 349 270 East and 2031 670 North; thence in a South Eastern direction for an approximate distance of 550 metres to a point on the Carolina/Four Mile Lagoon road having the scaled U.T.M. co-ordinates of 349 675 East and 2031 240 North; thence in a South Eastern direction, following the said road, to the West bank of the Four Mile Lagoon; thence in a generally Southern direction, following the West bank of the said lagoon to a creek flowing South from the said lagoon to the Pembroke Hall branch of the New River; thence in a Southern direction, following the West bank of the said creek to its confluence with the Pembroke Hall

branch of the New River; thence in a general South Eastern direction, following the middle course of the said branch to its confluence with the New River; thence in a general North Eastern direction, following the middle course of the New River to its mouth; thence in a North Western, Northern, North Eastern and then North Western direction, following the low watermark of Corozal Bay and Bahia Chetumal, to the mouth of the Rio Hondo; thence in a general Western and then South Western direction, following the deepest channel of the Rio Hondo to the point of commencement.

CHAPTER 188

**LAND UTILIZATION (MANGO CREEK SPECIAL
DEVELOPMENT AREA) REGULATIONS**

ARRANGEMENT OF REGULATIONS

1. Citation.
2. Declaration of Special Development Area.
3. Permitted development.
4. Development Plan and administration.
5. Offence and penalty.

SCHEDULE

CHAPTER 188

**LAND UTILIZATION (MANGO CREEK SPECIAL
DEVELOPMENT AREA) REGULATIONS**

S.I. 4 of 1994.
Act 16 of 1981.

(section 19)

[8th January, 1994]

1. These Regulations may be cited as the

Citation.

**LAND UTILIZATION (MANGO CREEK SPECIAL
DEVELOPMENT AREA) REGULATIONS.**

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

Declaration of
Special
Development
Area.
Schedule.

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

Permitted
development.

(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 Survey Offices in Dangriga, Punta Gorda and Belize City.

(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.

Offence and
penalty.

5. Any person who commences or carries out in the Special Development Area, declared by regulation 2 above, any development other than the types of development stipulated in regulation 3 above, or 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 five hundred dollars.

MADE by the Minister of Natural Resources this 28th day of December, 1993.

(EDUARDO JUAN)

Minister of Natural Resources

Minister responsible for Land

SCHEDULE

[regulation 2]

MANGO CREEK SPECIAL DEVELOPMENT AREA

ALL THAT piece or parcel of land situate in the Stann Creek and Toledo Districts, containing approximately 274,000 acres, and bounded on the North by the South Stann Creek, the Cockscomb Wildlife Reserve and the Maya Mountains Forest Reserve; on the East by the Caribbean Sea; on the South by the Monkey River Special Development Area; and on the West by the Bladen Branch, the Trio Branch and Governor Creek, and being more particularly described as follows:

Commencing at a point mid stream at the mouth of the South Stann Creek; thence in Western and North Western direction, following the middle course of the South Stann Creek, to a point at Long Fall having the scaled U.T.M. co-ordinates of 345 000 East and 1852 275 North; thence in an East South Eastern direction for an approximate distance of 15,200 metres to a point having the scaled U.T.M. co-ordinates of 330 000 East and 1850 000 North; thence in a South Eastern direction for an approximate distance of 5,850 metres to a point having the scaled U.T.M. co-ordinates of 325 000 East and 1847 000 North; thence in a Southern direction for a distance of 9,000 metres to a point in the mid course of Governor Creek having the scaled U.T.M. co-ordinates of 325 000 East and 1838 000 North; thence in a generally Southern direction, following the middle course of Governor Creek to its confluence with the Trio Branch; thence in a generally Southern direction, following the middle course of the Trio Branch to its confluence with the Bladen Branch; thence in a generally Southern direction, following the middle course of the Bladen Branch to a point having the scaled U.T.M. co-ordinates of 326 230 East and 1816 640 North; thence in an Eastern direction for the approximate distance of 4,700 metres to a point in the middle course of Black Creek having the scaled U.T.M. co-ordinates of 330 930 East

and 1816 640 North; thence in a general Eastern direction, following the middle course of Black Creek to a point having the scaled U.T.M. coordinates of 331 900 East and 1816 340 North; thence in a South Western direction for the approximate distance of 3,180 metres to a point on the Swasey Branch having the scaled U.T.M. co-ordinates of 334 100 East and 1814 190 North; thence in a South Western direction for an approximate distance of 5,900 metres to a point on the South bank of Pine Ridge Creek having the scaled U.T.M. co-ordinates of 339 900 East and 1812 450 North; thence in an Eastern direction, following the South bank of Pine Ridge Creek to its mouth; thence in an Eastern direction into the Caribbean Sea for an approximate distance of 3,750 metres to a point having the scaled U.T.M. co-ordinates of 346 000 East and 1812 720 North; thence in a North Eastern direction for an approximate distance of 15,750 metres to a point having the scaled U.T.M. co-ordinates of 356 000 East and 1825 000 North; thence in a North East Northern direction for an approximate distance of 23,650 metres a point having the scaled U.T.M. co-ordinates of 362 000 East and 1848 000 North; thence in a North Western direction for an approximate distance of 1,375 metres to the point of commencement.

CHAPTER 188**LAND UTILIZATION (TWO MILE CORRIDOR
SPECIAL DEVELOPMENT AREA) REGULATIONS****ARRANGEMENT OF REGULATIONS**

1. Citation.
2. Declaration of Special Development Area.
3. Permitted development.
4. Development Plan and administration.
5. Offence and penalty.

SCHEDULE

CHAPTER 188

S.I. 104 of 2001.

Ch. 188.

**LAND UTILIZATION (TWO MILE CORRIDOR
SPECIAL DEVELOPMENT AREA) REGULATIONS***(section 19)**[28th July, 2001]*

Citation.

1. These Regulations may be cited as the

**LAND UTILIZATION (TWO MILE CORRIDOR
SPECIAL DEVELOPMENT AREA)
REGULATIONS.**Declaration of
Special
Development
Area.
Schedule.

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

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

Permitted
Development.

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

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.

Development
Plan and
administration.

(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 from the Minister, the Development Plan shall be available for inspection at the Ministry of Natural Resources, Belmopan.

(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.

Offence and
penalty.

5. Any person who commences or carries out in the Special Development Area declared by regulation 2 above, any development other than the types of development stipulated in regulation 3 above, or in contravention of the form of zonation and density drawn up in a Development Plan as provided in regulation 4(1) above, commits an offence and is liable on summary conviction to a fine not exceeding five hundred dollars.

MADE by the Minister of Natural Resources, Environment and Industry this 13th day of July, 2001.

(JOHN BRICEÑO)
Minister of Natural Resources
The Environment and Industry

SCHEDULE

[regulation 2]

TWO-MILE CORRIDOR PLAN

ALL THAT piece or strip of land situated immediately adjacent to the Southern Highway, containing approximately 71,164 acres, and extending out from the highway for one mile in each direction, commencing at the highway's junction with the Stann Creek Valley Road in the Stann Creek District. The area can more particularly be described as follows:

Commencing at the highway junction with the Stann Creek Valley Road near the Grant's Work area at a point having the U.T.M. co-ordinates of 1882 000 North and 367 500 East; thence in a general South and South West direction on the Southern Highway encompassing the following Agricultural Settlement, Communities and Forest Reserves: Commerce Bight Reserve, Silk Grass Village, Freshwater Creek, Kendal, Serpon, Maya Center, Uncle Sam, Hughes's Estate, Santa Cruz, Maya King, Silver Creek, Santa Rosa, San Roman, Georgetown, August Creek, part of the Mango Creek Forest Reserve; thence from the Red Bank Junction at a point having the scaled U.T.M. co-ordinates of 1836 181 North and 338 574 East, the corridor takes a South, South Easterly direction, through Garage/Cowpen, Nuevo San Juan, and Independence; thence from the Independence/Punta Gorda Junction at a point having the scaled U.T.M. co-ordinates of 1828 223 North, 342 606 East in a South, South Westerly direction through Big Creek Area, Bellavista, Catacamas, Swasey Bridge, Cruce Trio, Bladen Forest Reserve, Medina Bank, parts of the Deep River Forest Reserve, Genus, Tambran, Golden Stream, Indian Creek, Hicattee, Big Falls commencing at Rio Grande at a point having the scaled U.T.M. co-ordinates of 1795 000 North, 294 500 East.

CHAPTER 188**LAND UTILIZATION (LAKE INDEPENDENCE
SPECIAL DEVELOPMENT AREA) REGULATIONS****ARRANGEMENT OF REGULATIONS**

1. Citation.
2. Interpretation.
3. Declaration of Special Development Area.
4. Establishment and composition of the Management Authority.
5. Functions of the Management Authority.
6. Indemnity to members of the Management Authority.
7. LIP design guidelines.
8. Permitted Development.
9. Offence.

SCHEDULE I**SCHEDULE II**

CHAPTER 188**LAND UTILIZATION (LAKE INDEPENDENCE
SPECIAL DEVELOPMENT AREA) REGULATIONS**

S.I. 49 of 2019

*(section 19(1))**[25th July, 2019]*

1. These Regulations may be cited as the

Citation.

**LAND UTILIZATION (LAKE INDEPENDENCE
SPECIAL DEVELOPMENT AREA)
REGULATIONS.**

2. In these Regulations, unless the context otherwise requires—

Interpretation.

“business case” means the written financial, social and environmental assessment, of each sub-project, including the procedure for the construction and business operations of the sub-project;

“contract” means a written document that includes all components necessary to describe a sub-project, and the legal obligations of the parties involved in the sub-project, including the development plans, business cases and any written agreements between the parties;

“development plan” means building designs, costings and specifications for a sub-project including site plans, construction documents, Bill of Quantities, technical specifications, business cases and any document used to describe the sub-project;

“sub-project” means any construction project within the LIP on a specified portion of land identified by a unique parcel number, and includes auxiliary site work as indicated in the development plan.

Declaration of
Special
Development
Area.
Schedule I.

3. The Lake Independence Project, (hereinafter called the LIP), as described in the LIP survey plan in Schedule I, is demarcated a Special Development Area, to be divided in two parts to be known as Zone A, and Zone B.

Establishment
and composition
of the
Management
Authority.

4.—(1) There is established a Management Authority, appointed by the Minister, to be responsible for the administration and management of the LIP.

(2) The composition of the Management Authority shall be as follows—

- (a) the general manager of Belize Infrastructure Limited who shall be an *ex officio* member;
- (b) the members of the Board of Directors of Belize Infrastructure Limited; and
- (c) any other member as appointed by the Minister.

(3) The members of the Management Authority shall be appointed to serve for a period of two years and be eligible for re-appointment.

(4) At the first meeting of the Management Authority, the members shall select one person from among the members to be—

- (a) the Chair of the Management Authority to preside over meetings; and
- (b) the Deputy Chair, who shall preside over meetings in the absence or inability of the Chair.

(5) Decisions of the Management Authority shall be by majority vote, and in any case in which the number of members sitting to vote is even, the Chair shall have a casting vote.

(6) Any member of the Management Authority other than a person in the service of the Government may at any time resign his office in writing addressed to the Chair, who shall forthwith forward the letter of resignation to the Minister and from the date of the receipt by the Chair of the letter, the member shall cease to be a member of the Management Authority and the vacancy caused by the resignation or by the death of a member shall be filled by the Minister by the appointment of another person.

5.-(1) The functions of the Management Authority with regard to Zone A, shall be as follows—

Functions of the
Management
Authority.

- (a) to define sub-projects;
- (b) to prepare preliminary development plans for public and private partner procurement of a subproject, including the preparation of a business case in tandem with any government department, as the Management Authority deems necessary;
- (c) to execute and manage any national or international procurement process, for a sub-project;
- (d) to prepare contracts for sub-projects, in consultation with the Attorney General's Ministry, the Ministry of Finance and any other government department as determined by the Minister;
- (e) to submit—
 - (i) a summary of contracts for sub-projects for preliminary approval of Cabinet; and
 - (ii) the final contract for review and approval of the Contractor General;

Cap. 131.

- (f) to approve construction documents to ensure compliance with the LIP Design Guidelines;
- (g) to submit approved construction documents, together with an application, on behalf of partners, to the Central Building Authority for a permit, in accordance with the Belize Building Act; or
- (h) to monitor the execution of sub-projects, in accordance with the approved contract and the LIP Design Guidelines.

Cap. 188.

(2) The functions of the Management Authority with regard to Zone B, shall be to approve all sub-divisions, to ensure compliance with the LIP Design Guidelines, prior to making an application to the Authority under section 10 of the Act.

Cap. 188.

(3) For the purposes of this section “Authority” means the Land Subdivision and Utilization Authority established under section 9 of the Act.

(4) In the preparation of a contract for a sub-project, the Management Authority shall have regard to the following factors—

- (a) environmental and social sustainability of the sub-project;
- (b) value for money;
- (c) affordability to the country as a partnership;
- (d) commercial viability to private partners;
- (e) partnership and inclusivity;
- (f) manageability in monitoring a sub-project for the life of the relevant contract;

- (g) clearly defined project deliverables; and
- (h) outputs for project success within each contract measured against step-in rights of the Government and options for termination.

6. No personal liability shall attach to any member of the Management Authority in respect of anything done or suffered in good faith under these Regulations.

Indemnity to members of the Management Authority.

7.-(1) A person operating within the LIP shall be subject to the conditions outlined in the LIP Design Guidelines as outlined in Schedule II, and the National Guidelines for Sub-division and Consolidation of Land in Belize.

LIP design guidelines.

Schedule II.

(2) A partner may deviate from the LIP Design Guidelines with the written approval of the Management Authority or as specified in a contract.

8. The types of development permitted in the Special Development Area shall be as follows—

Permitted Development.

- (a) Residential;
- (b) Commercial;
- (c) Commercial Office;
- (d) Transportation/Retail/Office;
- (e) Hotel/Extended Stay/Convention/Retail;
- (f) Civic/Cultural/Institutions; or
- (g) Commercial Retail.

9. A person commits an offence and is liable on summary conviction to a fine not exceeding five hundred dollars if that person—

Offence.

- (a) carries out a type of development other than those specified in regulation 8; or
- (b) contravenes any demarcation for zonation of density in an inspected and approved plan for the Special Development Area.

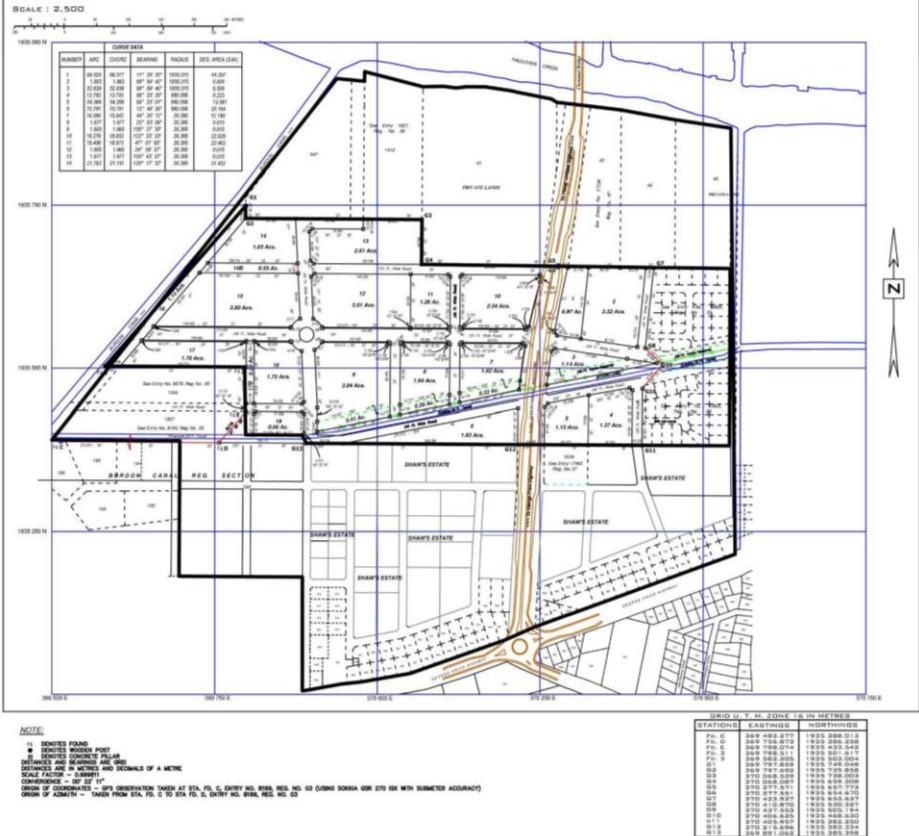
MADE this 23rd day of July, 2019.

HON. HUGO PATT
MINISTER OF NATURAL RESOURCES
(Minister responsible for land)

SCHEDULE I

LIP SURVEY PLAN

PLAN SHOWING SURVEY OF PARCELS NOS. 1646, 1647, 1648 AND 1649, SITUATE ALONG LAKE INDEPENDENCE BOULEVARD, AND EAST OF THE BURDON CANAL, BLOCK NO. 24, ST. MARTIN DE PORRES WEST REGISTRATIONS SECTION, BELIZE CITY, BELIZE DISTRICT.



SCHEDULE II

[regulation 5(1 & 2), 7(1&2)]

LAKE INDEPENDENCE PROJECT DESIGN GUIDELINES



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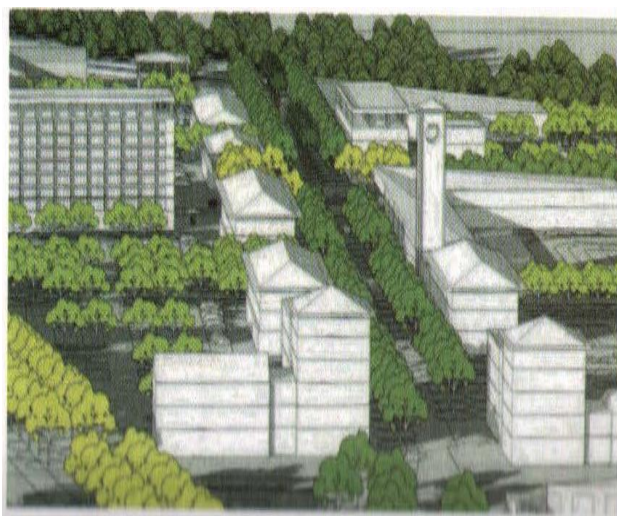
REVISED EDITION 2020

Government of Belize

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Executive Summary

Lake Independence has the potential to become one of Belize City's most influential districts. It is composed of 155 Acres situated half way between the airport and the seaport and is geographically located at the pinch point in the peninsula. 50 acres of the district will be developed through government partnerships. It is positioned at the western end of the Mahogany/Holy Emmanuel Streets and fronts on the Burdon Canal at the place where the city meets nature.

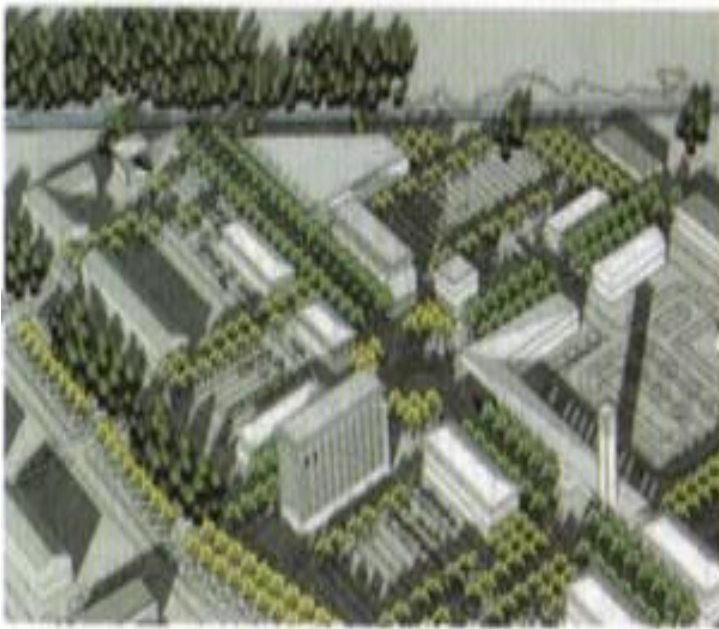
Development is planned as a mixed-use district that will be home to:

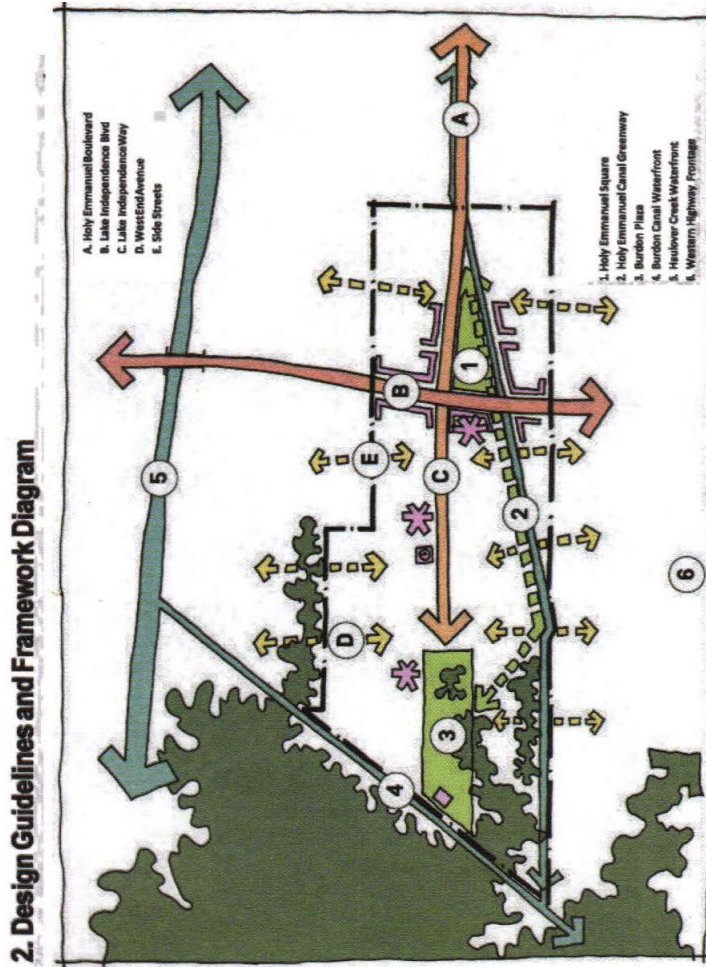
- essential Government Agency Offices and Services
- hotel and Convention Facilities
- regional and Local Transportation Hub
- community Facilities
- retail and Entertainment Program

It is expected to reach approximately 550,000 gross square feet of development that will be held together by a cohesive public space network that offers a range of environments and public amenities.

The public realm at Lake Independence starts with its streets. Great streets are some of our best public spaces when they are designed with the pedestrian as a priority and account for all modes of surface-based transportation. The district is defined by the intersection of two significant streets. Lake Independence Blvd splits the site as it passes through from north to south and connects the Northern Highway to the Western Highway and Lake Independence Way splits the site as it passes from east to west and connects Holy Emmanuel Boulevard to the anchor site adjacent to the Burdon Canal. It is the life of these two main streets that will define the identity of the district. In addition to spaces for movement in the public realm, Lake Independence will feature spaces for refuge, gatherings, and events in order to encourage an active population and culture of place.

The design guidelines set forth in this package are meant to help advance the design and construction of infrastructure and development at Lake Independence. They have been formally adopted as the guiding legislation to all parties involved in the future work at Lake Independence and are set forth in order to uphold the vision that has been developed by Belize Infrastructure Limited. They are written to be flexible to varying degrees subject to approval by the management authority as new opportunities and constraints present themselves to the project and should be followed with the goal of continually striving to create the best projects possible for Belize City.





The Intersection at the former Chetumal Street (now called Lake Independence Blvd) and Lake Independence Way will serve as the epicenter of the district. It is envisioned that all routes to adjacent properties connect in and through the district as either vehicular or pedestrian routes so as to stitch the district into its

context and to keep it from becoming an isolated island of new development.

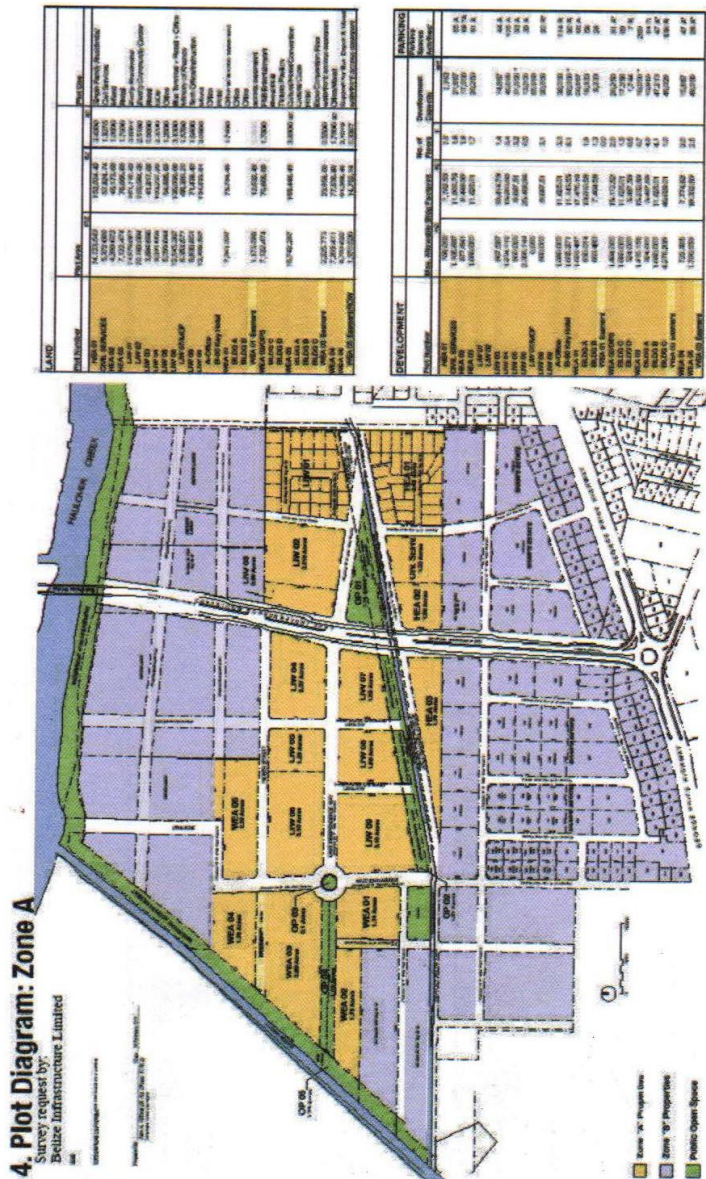
A diverse open space network will act to create variation and opportunity for many types of open space activities. The open spaces defined by this plan are also designed to create identifiable addresses for new government and private businesses and destinations.

LEGEND

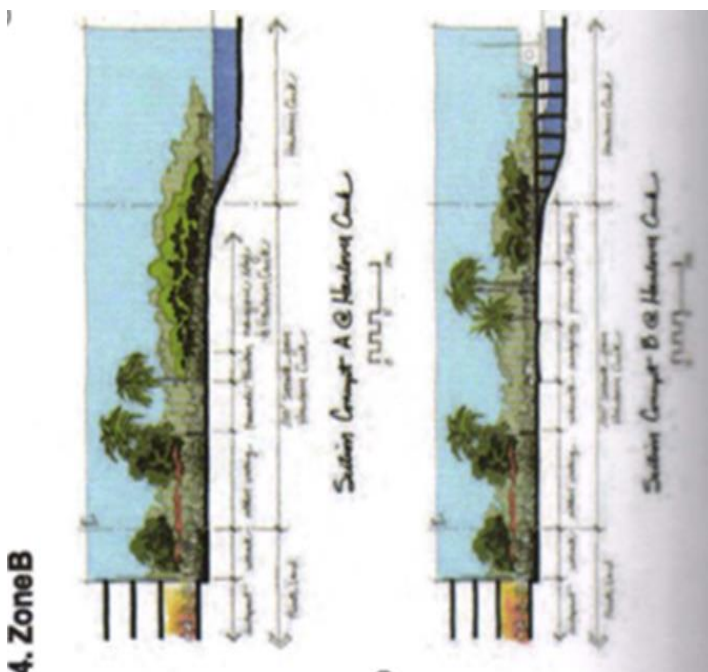
1. Holy Emmanuel Square/Park
2. Ministry of Finance Office
3. GOB Offices
4. Retail and Commercial
5. Community Center (completed)
6. Resilient Housing Area
7. Resilient Housing Area
8. Civil Services
9. Retail on the Square
10. Retail and Commercial
11. Tech, Institution, & Office
12. Office/Mixed
13. Hotel/Mixed
14. Office/Mixed

-
15. Retail/Entertainment/F&B
 16. Retail/Entertainment/F&B
 17. Ferry & Event Tickets/Canal Café
 18. Convention/Expo/Event
 19. Hotel/Mixed
 20. Cultural Cube
 21. Bus Depot Annex/Offices
 22. Bus Depot/Retail
 23. Office/Mixed
 24. Bus Depot Shed/Fuel Station
 28. Lake I Circle
 29. Lake I Way Plaza
 30. Burdon Canal Waterfront Parks
 31. Recreation Facility
 32. Treasury Plaza





Street Network



NOTES & RECOMMENDATIONS

Areas west of Lake Independence Boulevard that sit along the southern edge of Haulover Creek and along the northern edge of the George Price Highway are known as Zone B by the measure of this report. They are areas of Private Land that must be taken into consideration in the context of all plans for the government land at Lake Independence.

Wherever possible easements and new right-of-ways should connect to the street grid that is being developed by the Management Authority on Government Land. Easements and Right-of-Ways should create as many connections to and through Lake Independence Way as possible. Where connections can be made between

Haulover Creek and Lake Independence Way, every effort should be exhausted to do so. Coordination between properties to create alignments on the east to west side of Lake Independence Boulevard should be encouraged. Shade trees should be provided along all easements and right-of-ways with special attention paid to those on address streets.

Development & Recommended Use

Areas in Zone B are recommended to be predominantly residential with some mixed-use in strategic locations such as along the Haulover Creek Waterfront and along Lake Independence Boulevard. Development is expected to create a well-defined street wall along address streets and accommodate services and parking along alternating service streets. Parking Ratios are:

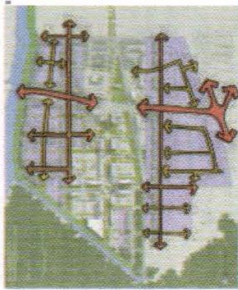
1	space/key	Hotel
1.5	space/unit	Residential
2	space/1000sf	Transportation
3	space/1000sf	Office, Civic, & Institution
4	space/1000sf	Retail
6	space/1000sf	Cultural & Entertainment

Waterfront

Waterfront developments should be coordinated to elevate the value of all properties along the Creek edge by creating an attractive and contagious waterfront experience. Consideration should be given to ground floor uses and the degree to which properties fronting the waterfront should be vibrant and active vs. tranquil and passive.

Setbacks

Setbacks should be constructed to aid with passive green infrastructure mind. They should be beautiful and assist with storm water management. No parking will be allowed in the setbacks between the right-of-way and the building entrance along address streets.



Streets, Parking, & Services

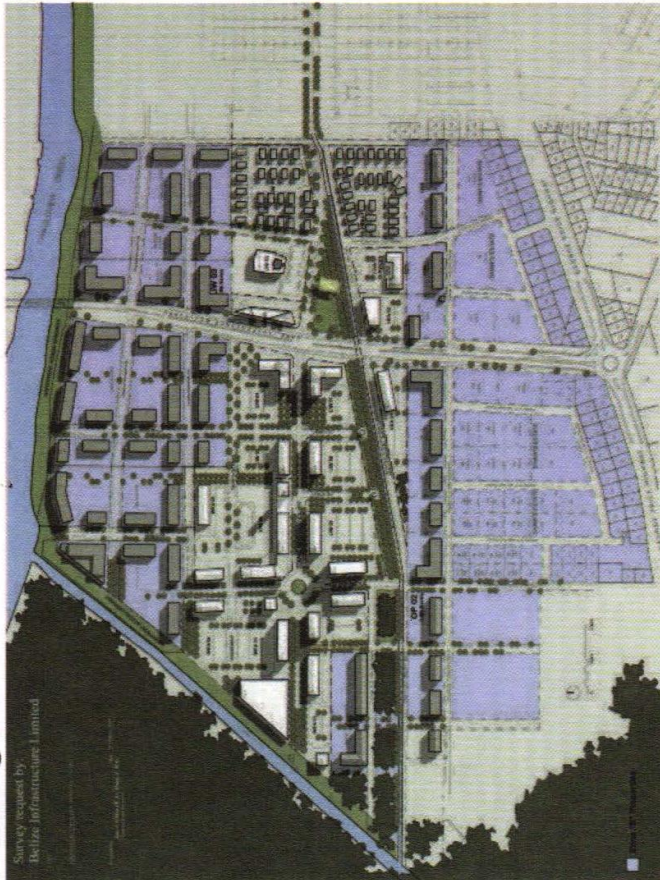
All streets are secondary to Lake Independence Boulevard & Way. Address streets are complete streets serving as the primary building address for each property. Service Streets are vehicular dominant and lead to all on-site private parking areas behind buildings.



Waterfront

All streets in the northern part of Zone B lead to the waterfront. Street and park-lets and a continuous waterfront are envisioned for the Hanover Creek and Burdon Canal.

4. Plot Diagram: Zone B



5. OVERVIEW**1. Permitted Land Use**

- 1.1 Residential with allowance for commercial at the ground floor and first elevated floor.
- 1.11 Residential only. Incidental secondary uses permitted at grade after BIL review and approval only.
- 1.2 Commercial uses could include retail, food & beverage, small office, and/or professional services.
- 1.3 Commercial Office with allowance for retail or services at the ground floor and first elevated floor.
- 1.4 Transportations / Retail / Office
- 1.5 Hotel / Extended Stay / Convention / Retail
- 1.6 Civic / Cultural / Instructions
- 1.7 Commercial retail

2. Allowable Height

General Note: allowable building height should be the combination of both form-based zoning and the ability to carry the capacity of development from an infrastructure and parking standpoint.

- 2.1 One to Two Stories
- 2.2 Two to Four Stories
- 2.3 Four to Eight Stories
- 2.4 Above Eight Stories

3. Setbacks

General Note: All setbacks shall be measured from the Right-of-Way/Property Line and should accommodate accessible means of access/egress for all buildings where the finished floor height of the building's ground floor is not coplanar with grade at the adjacent sidewalk level.

Setbacks should not be designed to help mitigate the negative impacts of storm water as much as possible. Setbacks along address streets are not to be used for parking to any extent.

Setbacks should promote access to ground floor uses.

- 3.1 Front Yards: Are defined by the side of the building that serves as its primary address.
- 3.11 Buildings are required to be constructed along the edge of the property line at the right-of-way.
- 3.12 Buildings are required to be set back 5m. No Parking is allowed in front of the yard setbacks.
- 3.13 Building may be set back as needed to serve the special nature of their program subject to Belize City review and approved. No parking will be allowed in any front yard.
- 3.14 Buildings are required to be set back 3m and to engage the sidewalk w/ steps and porches
- 3.2 Side Yards: Are defined by the sides of the building that connect the Front and Rear Yards.
- 3.21 No setbacks are required.
- 3.22 5m with allowances for parking
- 3.23 5m with no allowances for parking

3.3 Rear Yards: Are defined by the side of the building most opposite to its Front Yard. (Minimum rear Yard setbacks are to be established for each development area.)

3.31 No setbacks are required

3.32 10m setback

4. Ground Flood Controls

General Note: Active Ground Floor Uses are to be planned and designed, and should preference their address street with their attention to detail, lighting and signage.

4.1 All ground floor should be inviting and present an active façade to their Front Yard. Policy for climate change and sea level rise should be established and incorporated into the ground floor controls before schematic design begins for all buildings. Ground floors must be elevated to meet design flood elevations.

4.11 Residential – Fronting on Holy Emmanuel Avenue residential properties should be allowed to open retail or professional offices at grade where conditions are community viable. Where residential properties and addresses meet grade or have finished floors elevation 4' or less from existing grade, layers of landscape and setbacks are encouraged to create some degree of privacy from the public right-of-way.

- 4.12 Commercial Officers should not have welcoming lobbies and where supplemental programs are included in the ground floor. Addresses for those programs should have their own entrance on the exterior of the building that is connected to the public right-of-way.
- 4.13 Commercial Mixed-Use – Residential is encouraged above the 1st Floor.
- 4.14 Transportation – Ground floor should be a mix of station services and commercial retail/food & beverage but may also host civil service office such as police.
- 4.15 Hotel / Convention should have welcoming lobbies and where supplemental programs are included in the ground floor, addresses to those programs should have their own addresses on the exterior of the building and not a shared address and access from within the lobby only.
- 4.16 Civic/Cultural/Institutional should have a prominent address and its ground floor façade should be designed as appropriate for the programmatic requirements of the facility. Wherever possible, the building should open up to the public realm adjacent to it.
- 4.17 Retail should be visibly open, secure, and have a street front address for each tenant individually.
- 4.2 Side Yards and Rear Yards may be used for secondary access and services.

5. Architectural Guidelines

General Note: All ground floor construction should be made of resilient materials and wherever possible should be wet flood proofed. All critical building system components shall be located on the second floor or higher. All buildings should strive to achieve ratings based on a current green building design standard for sustainability and energy performance. Standards that could be referenced include USOBC LEED Rating System, SREEAM, and/or the Living Building Challenge.

- 5.1 While all buildings should be situated to shape the space of the public realm to create high valued addresses, architecture should be designed to work well in the local climate. Those with a long side should orient the bulk of their total GFA so that their length is aligned with the east west axis in order to reduce cooling demands and enhance building performance.
- 5.2 Each building should be encouraged to develop a terrace on its second floor that faces the Public Realm or Avenue. Each occupiable by a roof surface or terrace should be covered with a terrace shade canopy at a minimum.
- 5.3 Buildings should make optional use of local materials and trades.
- 5.4 North and South Facades should be designed with horizontal shading and layout screen in-fill façade treatments.
- 5.5 East and West Facades should be predominantly opaque or be designed with vertical shading and layered screen in-fill façade treatments.

- 5.6 Shade all roof tops with the potential to be occupied and plant/install unoccupied roof tops with green roof elements.

6. Landscape Guidelines

General Notes: Species for all landscape should be native or common to mainland Belize, resilient, and low maintenance. Wherever it is possible, preserve elements from the existing forest in areas planned for landscapes.

Integrate green infrastructure strategies to optimize passive storm water management wherever possible.

- 6.1 Streets are all envisioned to be tree-lined and should be used in mixed-use areas to help calm traffic and cool pedestrian environments. Trees type mixes for distinct streets should be uniquely consistent for each street type, Lake Independence Blvd, holy Emmanuel Avenue, and lake Independence Way should stand out as special among all other streets in the district. Tree grates that can be traversed by pedestrians and those in need of accessible surfaces should be installed around all trees on sidewalks and in the public right-of-way.
- 6.2 – 6.05 should be governed by:
- Hardscape – The value generated in adjacent prosperities should be an indicator and potential funding sources for investment in quality resilient materials for hardscape areas.
 - Soft Grounded Cover – see general note.
 - Shrubs – see general note.

- Ornamental Trees should be integrated into public areas throughout the project with careful attention paid to potential obstructions to both circulation and site lines.
- Shade Trees should be integrated into active hardscape dominant areas.

6.2 Squares

6.3 Event Plaza

6.4 Waterfronts

6.5 Courtyards

- 6.6 Parking – All Spaces/Stalls should be a part of a green infrastructure network and should be designed with permeable pavers wherever possible to assist with passive storm water management. In all parking lots, shade trees should be planted to help absorb storm water and to reduce the heat island effect and their planting beds/pits should be part of a bio-swells network that helps clean surface water before it re-enters the canal and creek system.

7. Signage Guidelines

General Note: Billboards and hoardings should not be permitted in the Lake Independence District. All marketing signage opportunities are subject to approval by the management authority.

All lighting for signage and size should be reviewed by the Management Authority to evaluate its environmental impacts.

Signs may project from buildings but shall not interfere with pedestrian or vehicular passage of any kind. Signs shall not be mounted at grade in setbacks.

- 7.1 Signage in areas Inclusive of Residential Uses is allowed below the level of the finished second floor. We recommend no self-illuminated signs in this area given the mixed-use character of development in these areas.
- 7.2 Signage for Retail on the exterior of buildings should be visible from street level but should not emit light to the upper floors of either their or adjacent buildings.
- 7.3 Signage for Commercial Office and Services on streets that are not inclusive of residential areas are preserved and protected.
- 7.4 Transportations Hub should have signage for the primary purpose of the facility hierarchically dominant over signage for supplemental retail programs included in the complex. Wherever possible, signage and access for supplemental programs should address the public right-of-way.
- 7.5 Civic/institutional signage should be reviewed by the Management Authority for appropriateness

- 7.6 Public Open Space & Right-of-Ways should include signage for the purpose of way-finding only. No commercial signage shall be permitted in the public realm or public right-of-way.
- 7.7 Event signage shall be removed within three days of the close of the event that they represented.

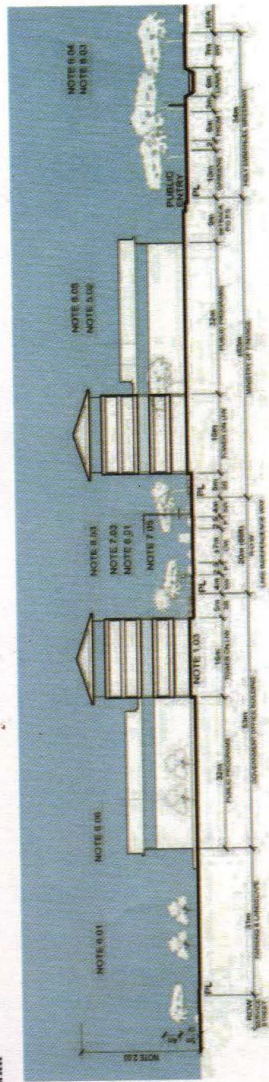
8. Lighting Guidelines

General Notes: LED Lighting is recommended throughout the district for its lifespan, cost efficiency, and color quality. Solar fixtures should be specified and installed for all parking areas and public areas where access to sunlight is adequate to support their operation.

- 8.1 Architecture should be well lit from within without creating negative impacts on the surrounding environments. Exterior architectural lighting should be consistent with the lighting and character of its address street.
- 8.2 Landscape should be well lit and appropriate for its associated land use. Details and specifications will be subject to review by the Management Authority.
- 8.21 Hardscape – gives proximity to the flood plan, lighting embedded in the surface of paving is not encouraged.
- 8.22 Soft Ground Cover should be lit from within.
- 8.23 Shrubs should not be lit from within or up-lit depending on scale.

-
- 8.24 Ornamental Trees should be up-lit.
- 8.25 Canopy Trees should be up-lit when lit at all
- 8.3 Street lighting should be downward casting and shielded from windows above the ground floor programs. In active mixed-use pedestrian areas special attention should be paid to the color of light emitted. Targeting 3000K color temperature will help with facial recognition and healthy luminance of skin tones.

SECTION A-A



STREET



ADDRESS



OPEN SPACE

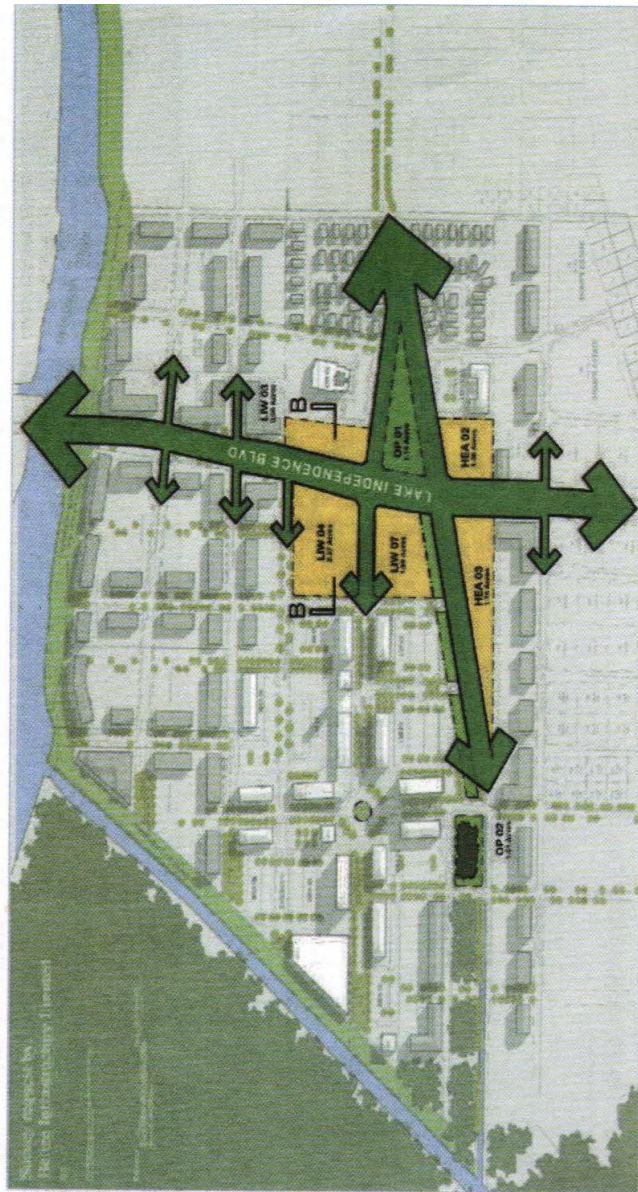


ARCHITECTURE



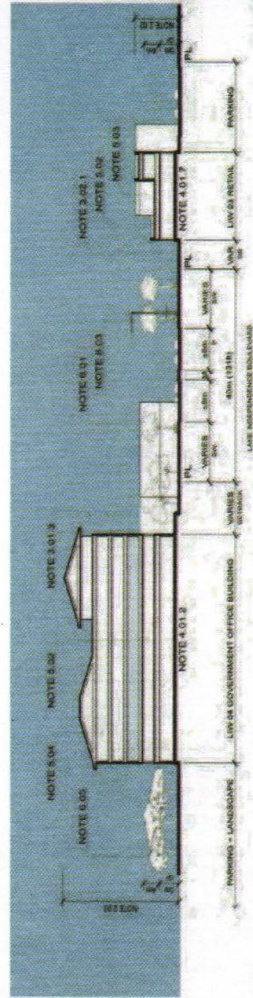
The character of the buildings that front Lake Independence Way should be clean, business-like, efficient, and sustainable. Use of local materials and trades should be implemented. Towers at east and west ends should be elevated above linear the north/south bases. The central tower should have a strong relationship to the Transportation Facility.

II. Lake Independence Blvd



II. Lake Independence Blvd

Typical Street Section
SECTION B-B



PRECEDENTS
STREET



ARCHITECTURE

OPEN SPACE

ADDRESS

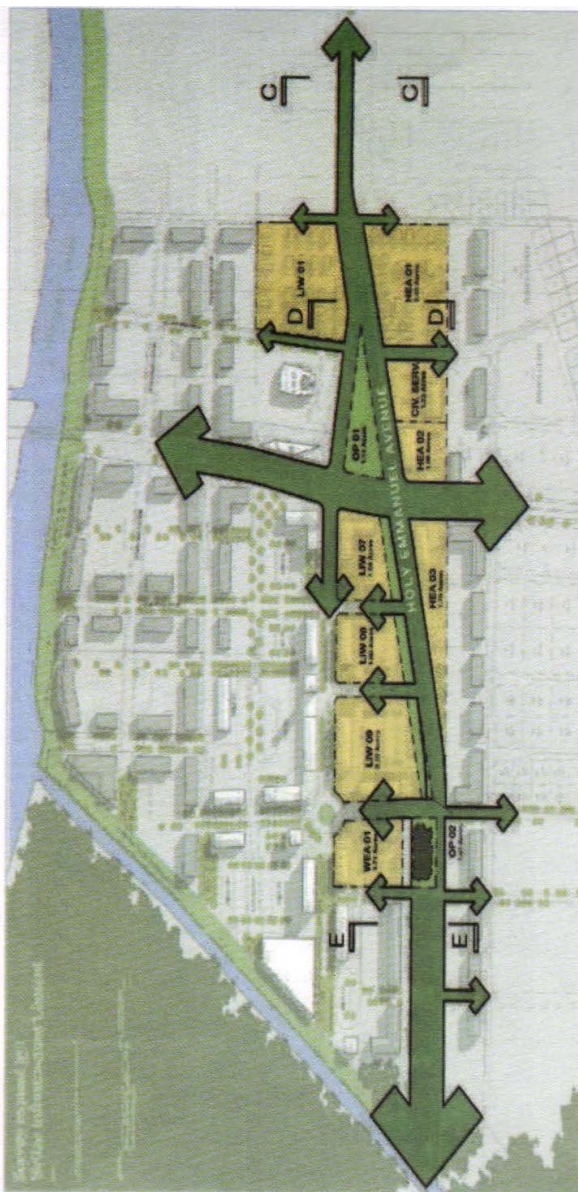
Lake Independence Blvd is the primary arterial that will feed the district from both Northern and Western Highways. It will be home to both commercial and government addresses.

Buildings on Lake Independence Blvd will have prominent addresses and active ground floors. Pedestrian access to retail and service offices from Lake Independence Blvd sidewalks will help activate the street and create an immediate sense of destination.

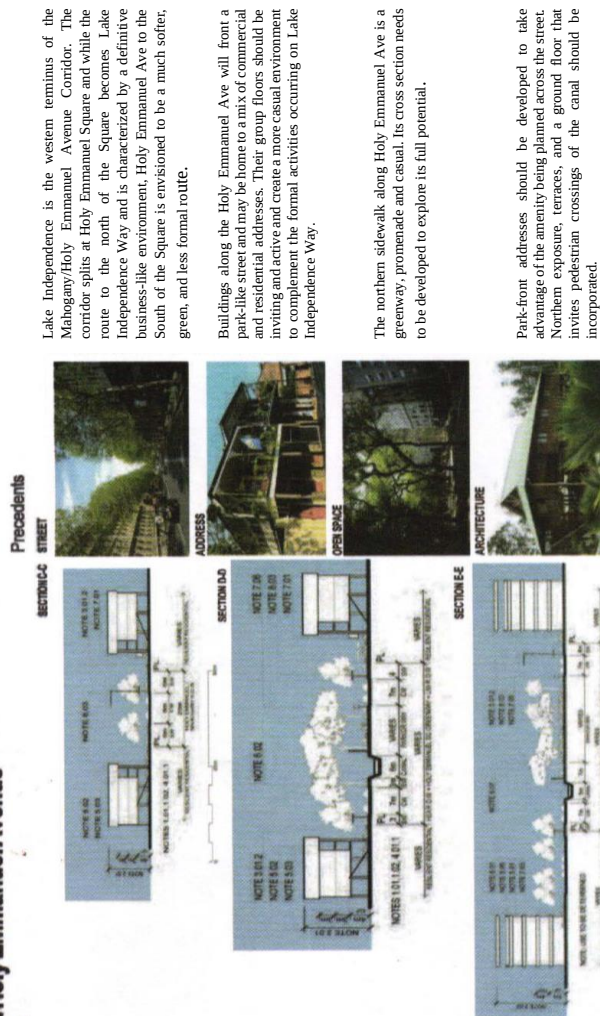
Streets often serve as one of our most vibrant public spaces. The active sidewalks along Lake Independence Blvd will culminate at Holy Emmanuel Square near the east end of the district. The square will act to connect the district to residential areas to the east and will feature a mix of hard and soft spaces, active and passive programs, and ample shade.

Facades that front Lake Independence Blvd should be designed for visible recognition at the speed of an auto passing by as well as the defining limit to Holy Emmanuel Square. Buildings that have a programmatic shift between the lower floors and upper floors should feature covered setbacks or terraces to help activate the space in three dimensions.

III. Mahogany & Holy Emmanuel Avenue



III. Mahogany & Holy Emmanuel Avenue Typical Street Sections





M. West End Avenue Typical Street Section



PRECEDENTS STREET



West End Avenue is a secondary north/south arterial that is expected to serve as a destination street for the district. It should be pedestrian friendly and accommodating to both short- and long-term visitors.

ADDRESS



The intersections of both HEA and LJV with WEA have been set up to create significant iconic destinations that are expected to serve the district, the city, and the nation. Street front addresses between these intersections should maintain a reasonable degree of continuity between icons.

OPEN SPACE



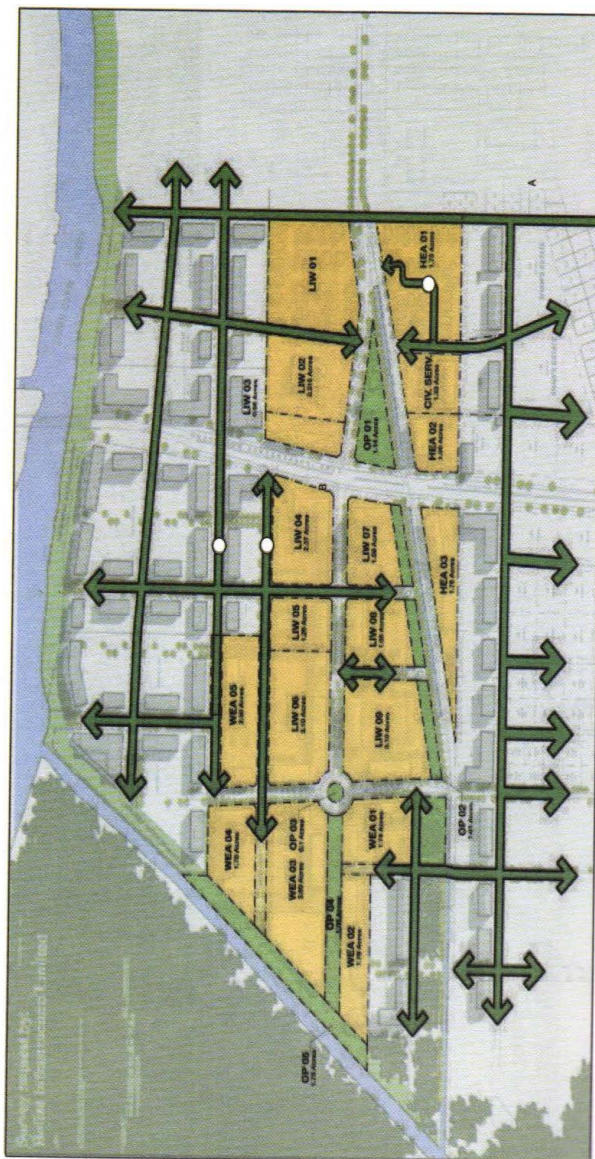
Along the sidewalks of West End Avenue, we expect to provide opportunities for privately owned public space to help set back prominent event, hospitality, retail, commercial office addresses. The largest and most eventful public space in the plan occurs at this and location and connects West End Avenue to the Burdon Canal.

ARCHITECTURE



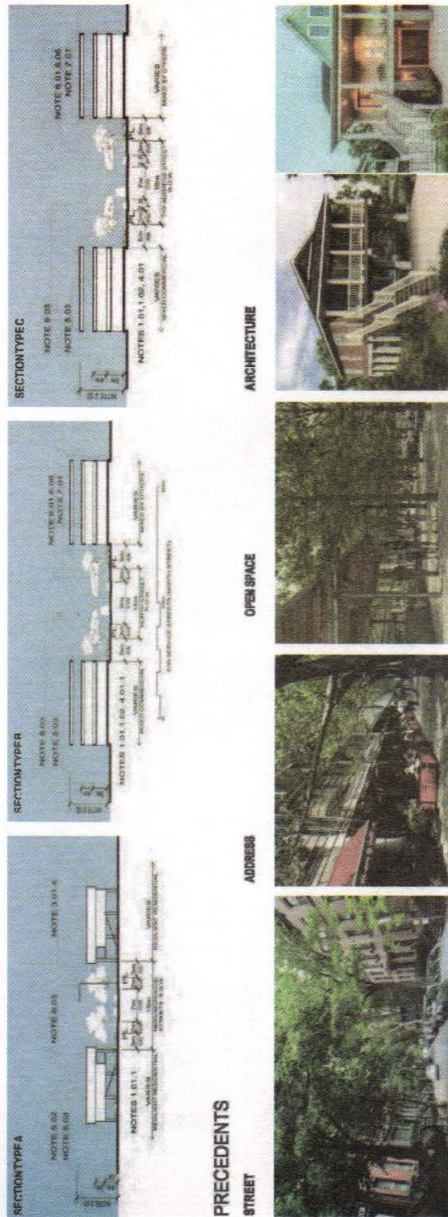
We Imagine that the eventful nature of West End Avenue will support a more experimental architecture than other areas of the district. It is expected to come online in a later phase and should be in a stronger financial position to do so than earlier phase projects.

V. Side Streets



V. Side Streets

Typical Street Section

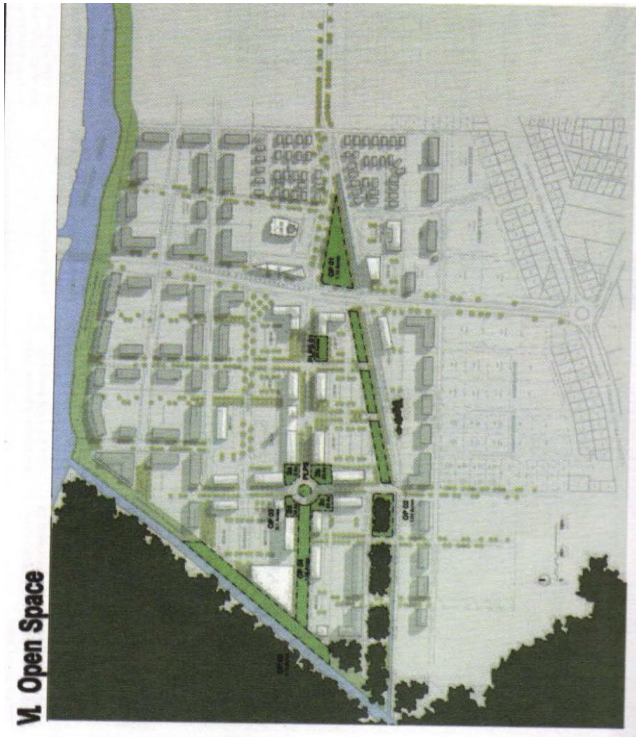


Given the character of Side Streets and their scale, architectural detail in these areas should be developed to meet a more human scaled engagement with its public areas. Care should be taken to sensitively design these facades even when they are considered the “back” of building and feature services. Service area should be either screened exterior space that help define the public right of way or they should be brought inside the building envelope to minimize any potential negative impact on the direct character.

In most cases, Side Streets lead pedestrians and vehicles to the district's public open spaces. In some cases, like along the Holy Emmanuel Greenway for example, the side streets become part of the open spaces.

Side Streets should be a home to local addresses that could be a mix of services, private access, points to public buildings, or residential addresses incase when mixed-use building are proposed. Corners at Side Streets could be good garden café locations.

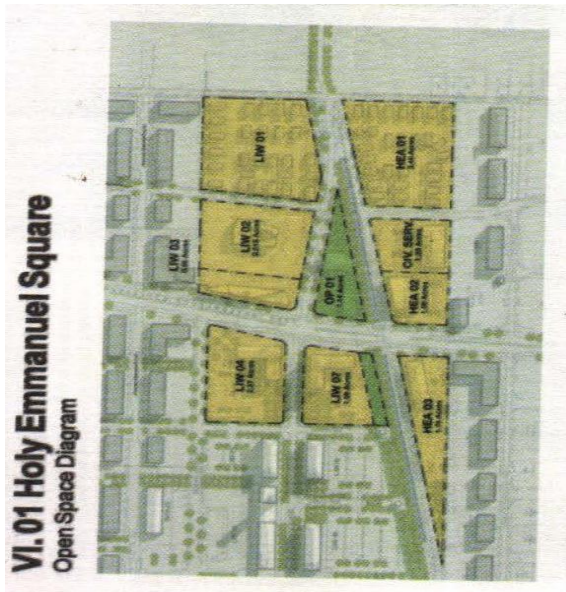
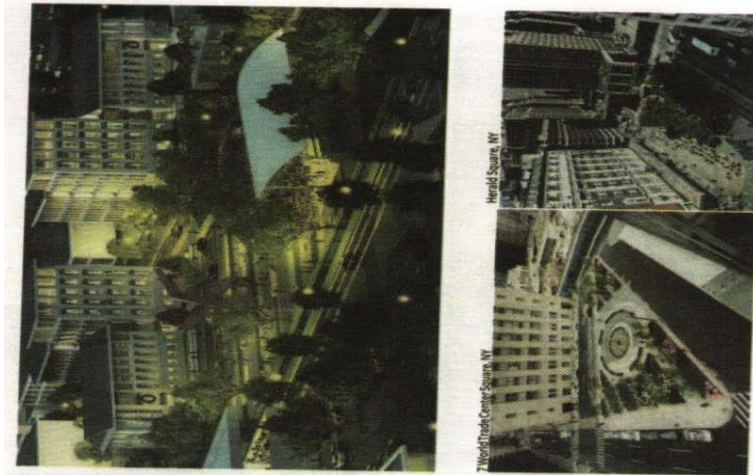
Side streets are expected to be a mix of slow vehicular spaces and pedestrian only spaces. They could be curb-less as many traditional areas of Belize City were but should always be green. Trees can help separate vehicular carriageway from pedestrian walkways and ground cover could be a mix of hard and soft, depending on use, space available, and requirements for emergency services access.



Public Open Space

1. Holy Emmanuel Square
2. Holy Emmanuel Greenway
3. Circle Plaza
4. Burdon Canal Plaza
5. Burdon Canal Waterfront

Private Lease Public Space
PLPS 01. Treasury Plaza
PLPS 02. Circle Plaza Corners



Holy Emmanuel Square is envisioned to be the heart of Lake Independence. It will offer both active and passive programs and is currently envisioned as a three-part place. Its east end engages local residential areas and welcomes those coming from downtown with a lush garden predominantly planted with local species. Its west end is more formal and has a greater area of hardscape to remain resilient and flexible to handle events that could be tied to government activities or other commercial endeavours. Joining the two ends is a covered court area with event seating that faces both events on the court and events at the west end.

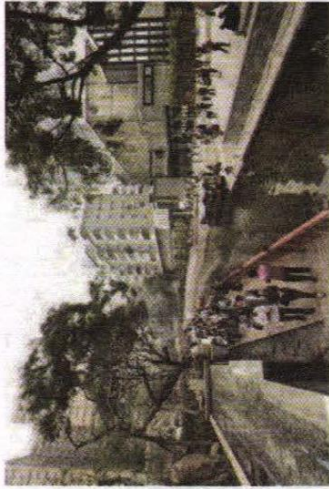
VI. 02 Holy Emmanuel Greenway
Site Diagram



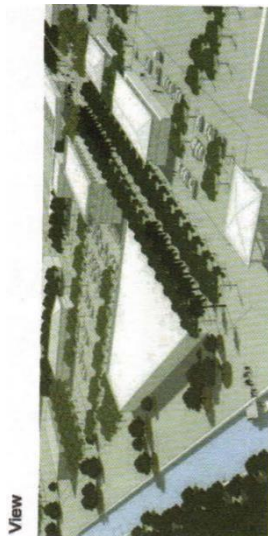
Arkadien Winnenden, Stuttgart, Germany



Leeches Canal, Guangzhou, China



As an extension of Mahogany Street, Holy Emmanuel Greenway will become part of the “Broadway” of Belize City and will help the corridor transition from city to nature as it moves through Lake Independence to the west. It will take advantage of the existing canal by leaving it open to daylight so it can be seen and more productive. It will become a water garden that provides areas of refuge and recreation for local residents, employees, and visitors. It will perform as a district amenity as both infrastructures to help move water, and public space to bring people together. Its edge should be defined by a uniform double row of trees of the same species. Given the number of similar canals throughout Belize, the Greenway should be designed and constructed such that it becomes a national model for both public space and green infrastructure. Keeping existing canals open and re-opening those that have been closed in the past can add value in many areas of the city/country.



VI.03 Burdon Circle & 04 Burdon Plaza
Site Diagram



Burdon Circle & Burdon Plaza will be the district's large-scale event spaces. They will connect Lake Independence Way to the Burdon Canal Waterfront and will be the front yard for Hotel and Convention programming. They will be predominantly hard-scape yet will have vein of natural landscape to connect it to wetlands to the west.

Burdon Circle gathers four corners at the intersection of West End Avenue and Lake Independence Way and pulls them together under a unified prestigious address. With the support of private leased public space on each corner, the Circle can connect to the rear of each property where parking and services are located.

Burdon Plaza is a shared street that is envisioned to be predominantly used by pedestrians. Access to adjacent properties is from the rear and most cars can be kept out of the area.



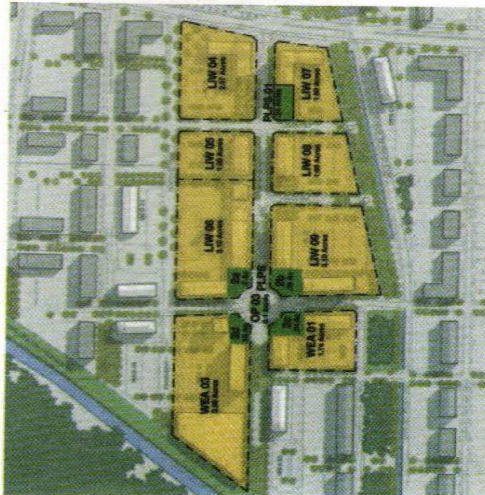
**VI.05 Burdon Canal Waterfront
Site Diagram**



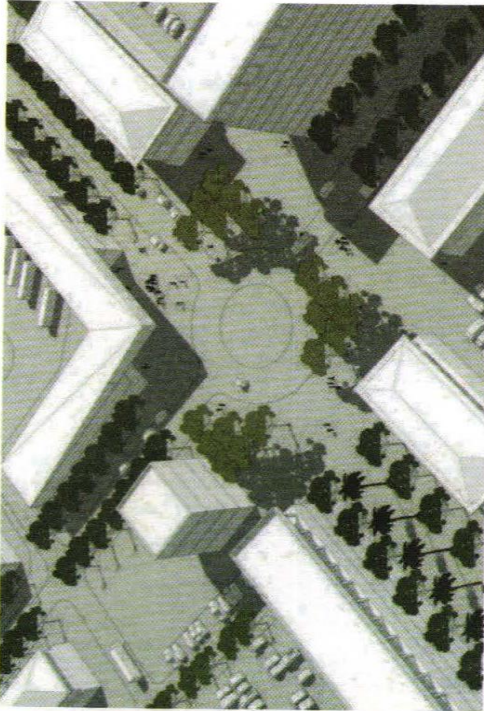
Activating the Burdon Canal will help link the district to Haulover Creek. The space in envisioned to be intimate and will balance development on one side with nature on the other. It should have a continuous promenade/trail/bikeway that allows for longer loop recreation and could be programmed with small commercial ventures as the economics allow. It will be home to a future water taxi service and small vessels should be encouraged to use the water body for to expand Belize City's accessible water network and create to create greater opportunities for a growing culture of water transportation. Careful consideration should be given to the existing eco-system at all waterfronts and wherever possible, the existing mangroves or parts of the mangroves should be preserved and integrated into the new designs for Lake Independence.

VI. Private Lease Public Space (PLPS)

Site Diagram



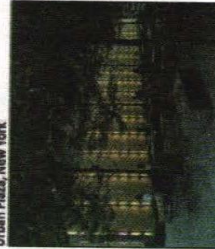
View



Paley Park, New York



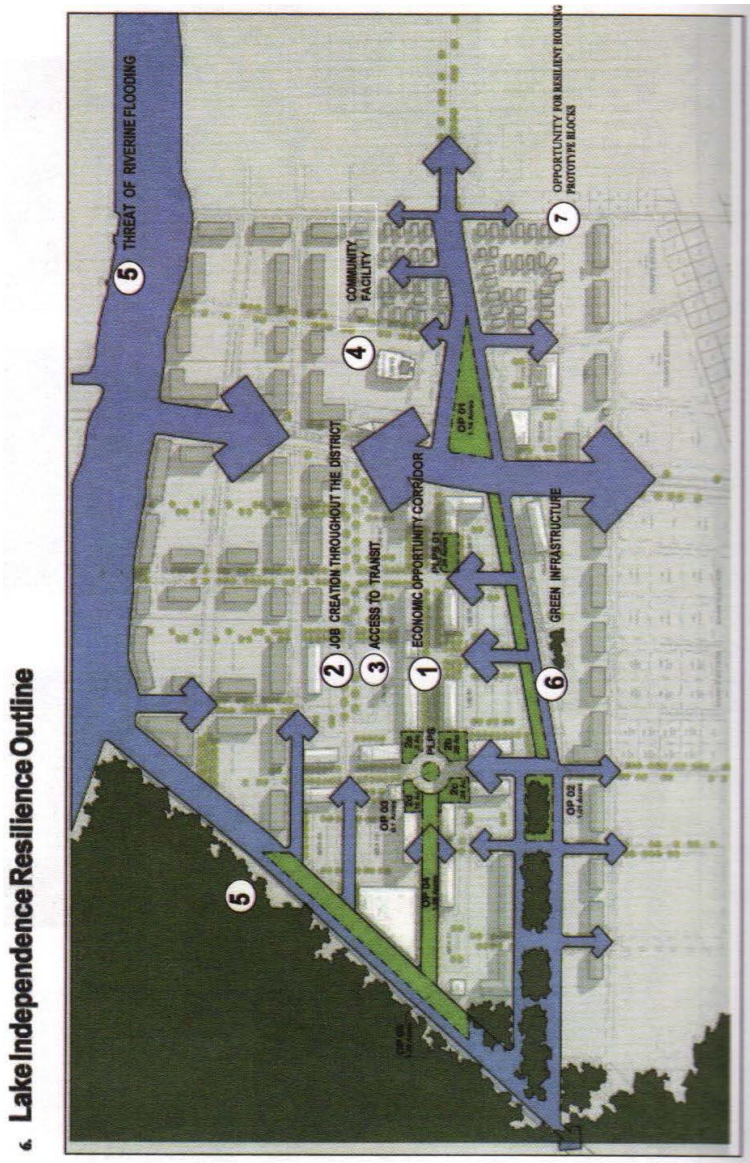
Urban Plaza, New York



Zuccotti Park, New York

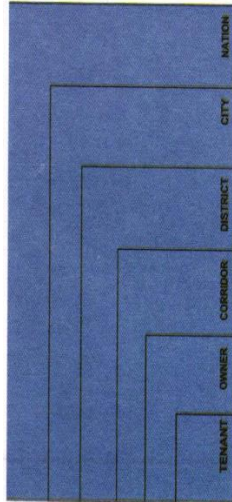


Four courtyards help announce significant addresses being developed on Lake Independence Way. They help differentiate and organize various commercial addresses on shared mixed-use sites and help distinguish the transportation hub from the offices on both adjacent plots. Street furniture, elements should be coordinated with streetscape.



6. Lake Independence Resilience Study

3. PLAN FOR RESILIENT MANAGEMENT STRATEGIES AT 6 SCALES



1. RECORD BELIZE CITY SHOCKS + STRESS



2. PRIORITIZE YOUR NEED FOR RESILIENT DESIGN

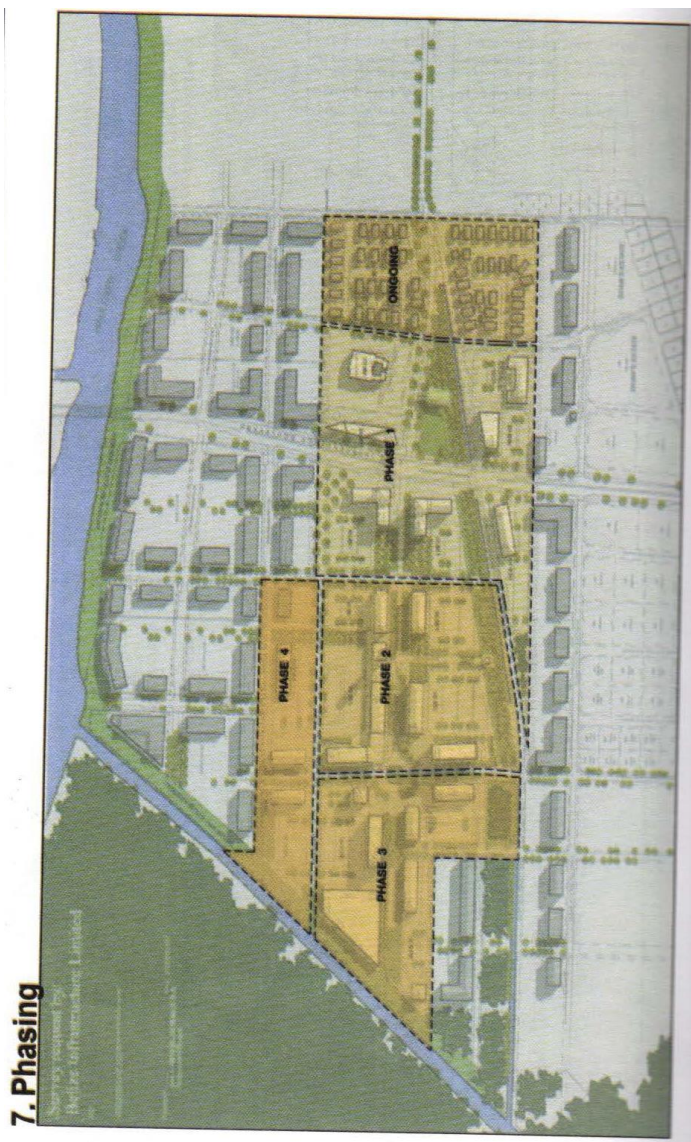
Place SHOCKS + STRESSES to your city on this graph and develop a framework plans for resilient planning for Belize City and its neighborhoods. Because Lake Independence is all now, it is easier to get it right the first time. As we plan future projects to the east, retrofit solutions will become necessary.



A comprehensive approach to resilient planning and design should address all of the 6 scales under the influence of Belize National and Local Governments and should extend into the policy and practices that govern NGO's and Private entities. Each scale carries a proportionate amount of expense and contribution to the community. If plans at all scales were adopted implemented, there would be layers of strength through redundancy but there would also be excessive costs. The obstacles that often limit public/private partnerships in shared interests need to be looked at closely and regulated to keep planning and construction efforts efficient and comprehensive.

4. IDENTIFY POLICY CHANGE REQUIREMENT IN:

Zoning
Building Codes
Insurance Practice
Emergency Preparedness Planning

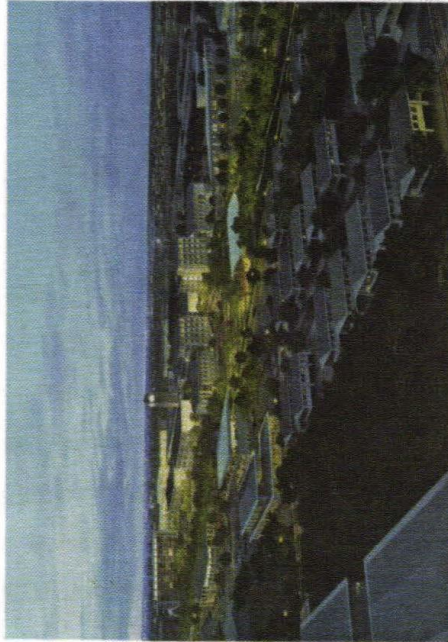


8. Summary

No City ever finished. There will always be degrees of invention/reinvention, of growing/shrinking, of prosperity/suffering, and of preserving/progression as cities evolve on response to the affects that society, economics, technology, and politics have on them.

These guidelines are the foundation for Lake Independence, a special Development area that has considered areas of the city beyond its own property limits, that has aspired to be inclusive and engaging, and that has serving the people of Belize as its primary goal. This package is meant to define a vision for what Lake Independence can become and to outline parameters to assist in development decisions. They are meant to be flexible and to guide design decisions as the process moves forward and construction commences. The plan and images represented in this document are illustrative of the direction that design should take in order to archive the goal of the Management Authority and to create a well-connected vibrant, and cohesive district. They are not design itself. In Fact, the next layers of design added to this framework at a greater level of detail, are expected to propel it forward, bringing it closer reality, and make it more exciting.

Lake Independence is poised to become a destination that offer a healthy mix of amenities and opportunities that have plan to bring the diverse communities of Belize together. It is design to be constructed in phase that move from east to west as an extension of the existing neighborhood fabric. The official Phasing Plan can be reviewed with the management authority.



Together with Belize Infrastructure Limited, prepared by:
BRI International Architects Ltd.
100 Broadway, 22nd Floor
New York, NY 10005