

- (g) the Authority may require provision for the continuation of principal roads to adjoining subdivisions or their proper projections when adjoining property is not subdivided and also continuation of such minor roads as may be necessary for extensions of utilities and access to adjoining properties; and
- (h) roads shall be constructed to the standard specified by the Authority.

26. (1) Buildings for human habitation shall be provided with potable drinking water as well as water for domestic purposes and if such potable water is from a well it shall, if so required by the Chief Medical Officer, be rendered free from bacteria.

Water requirements

(2) The developer shall indicate the manner in which a water supply of not less than fifty gallons per person per day will be provided.

(3) The developer of any subdivision shall provide space and design for a complete water reticulation system, whether or not an approved supply is immediately available for connection.

(4) No approval shall be given to any water supply unless the Authority has firstly ascertained the location of all septic tanks in lots adjoining the lot on which the water supply is to be situated, and determined that the water supply is, having regard to the location of such tanks, satisfactorily sited.

27. The developer of a subdivision shall submit a proposal for a satisfactory sewerage system.

Sewerage requirements

28. (1) According to the size of a subdivision, the Authority may require the applicant to set aside land not exceeding five percent of the gross area of the land being developed, for public purposes, including active and passive recreation and public rights of way.

Land for public purposes

(2) The Authority may permit an applicant to pay, in lieu of setting aside land in a proposed subdivision under subregulation (1), a sum of money not less than five percent of the improved value of the gross area of land to be developed, if the Authority is satisfied that -

- (a) the subdivision has sufficient land set aside for public purposes;
- or
- (b) greater public benefit would be derived from the payment.

(3) The Authority may permit an applicant to pay, in lieu of setting aside land for public purposes in a subdivision that was registered prior to the relevant

date, a sum of money not less than the improved value of the land for public purposes, if the Authority is satisfied -

- (a) that -
 - (i) the subdivision has sufficient land set aside for public purposes; or
 - (ii) greater public benefit would be derived from the payment; and
- (b) that the majority of landowners within the subdivision have given their written consent to the proposed payment of cash in lieu of the land for public purposes.

(4) Permission under subregulation (2) or (3) may be granted subject to such conditions as the Authority considers fit.

(5) Money paid pursuant to subregulation (2) or (3) shall be applied to -

- (a) the acquisition of private land for public purposes; and
- (b) the improvement of land used for public purposes, including recreation centres, transportation routes and public rights of way.

(6) In this regulation -

“improved value” -

- (a) in relation to a subdivision the application for which is approved after the relevant date, means the value of the gross area of the land being developed on the date that the request to pay cash in lieu is made to the Authority, plus an additional amount of forty percent of that value; and
- (b) in relation to land for public purposes that existed prior to the relevant date, means the value of that land on the date that the request to pay cash in lieu is made to the Authority, plus an additional amount of forty percent of that value;

“public”, in relation to a subdivision, means landowners within the subdivision; and

“the relevant date” means the 16th June, 2010.

Flooding

2007 Revision

29. (1) Reclaimed land for development and public areas shall comply with the minimum soil levels and other requirements prescribed from time to time by the Mosquito (Research and Control) Law (2007 Revision).

(2) Where land is adjacent to the sea, a canal or inland waterway, the finished floor level of all buildings on the land shall be at least seven feet above mean sea level; and, where land is in any other location, the finished floor level of all buildings on the land shall be at least five feet above mean sea level.