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Development Control Authority (DCA) Statement on Removal of an Illegal Timber Shed in Parham

It has come to the attention of the Development Control Authority (DCA) that a number of incorrect and misleading statements are circulating in the public domain surrounding the removal of an illegal timber shed belonging to Mr. Kimani Z. Gardner located on Church Street in Parham Town (Registration Section: East Central, Block: 13-2491B, Parcel: 147).

The DCA wishes to point out the following facts:

1. DCA Building Inspector Owren Smith discovered the construction of the said timber shed by Mr. Kimani Z. Gardner without permission from the relevant authorities in January of 2021
2. On January 22, 2021, the DCA served Mr. Gardner an Enforcement Notice instructing the owner/occupier to cease construction immediately.
3. Mr. Kimani Z. Gardner was advised by the DCA Building Inspector to seek written permission from the Lands Division to occupy the Crown land and to prepare a plan for the structure to be approved by the DCA.
4. Mr. Kimani Z. Gardner was granted a one (1) year permit by the Chief Lands Officer, Mr. Shaun George to occupy the said Crown land from March 2021 to March 2022, for the sole purpose of selling fruits and vegetables from the farm he operated utilizing a 10x10 structure.
5. The permit from the Chief Lands Officer, Mr. Shaun George advised Mr. Kimani Z. Gardner that he would require permission from the DCA for the construction of any fixed structure on the said Crown land.
6. Mr. Gardner subsequently produced a crude free-hand sketch of a proposed shed. He was advised by Building Inspector Owren Smith that the sketch was inadequate for DCA approval, and that a

complete and professional drawn document was required before approval is granted. Such a drawing was never presented to the DCA.

7. In the ensuing months, DCA observed additions/extensions being made to the said shed which had an Enforcement Notice to cease construction.
8. During the period of illegal additions/extensions, Mr. Gardner requested written permission from the Lands Division for assistance in applying to the Antigua Public Utilities Authority (APUA) for the provision of electricity and water services. The request was declined by the Lands Division due to the permission to occupy conditions were not being honoured. (To sell farm provisions only)
9. It was also discovered that Mr. Gardner was using the site for other activities to include the cooking and selling of food, the playing of very loud music and unwholesome practices.
10. DCA wrote Mr. Gardner a letter dated January 3, 2022, giving final notice of 5-7 days from the date of the letter to have the structure removed.
11. Mr. Gardner was further advised in person at the DCA headquarters following receipt of the removal notice that the structure would not be allowed based on what was subscribed in the permission to occupy he received from the Lands Division. It must be noted that Section 17 of the Physical Planning Act of 2003 and Section 47 were contravened.
12. Upon the expiration of the deadline for the removal of the illegal structure, the DCA sought and received the assistance of the Central Housing and Planning Authority (CHAPA) and demolished the illegal structure on 14th January 2022.

The Development Control Authority (DCA) fully supports entrepreneurial development, particularly those that uplift the youth and positively impact society, however the authority will continue to carry out its responsibilities as prescribed under the laws of Antigua and Barbuda, specifically the Physical Planning Act No. 6 of 2003, in the exercise of its functions. (Ends)

Frederick Southwell
Chief Town and Country Planner
21st January 2022