

S. R. & O. No. 24 – 1950

**THE BUILDING AND LAND DEVELOPMENT (CONTROL)
RULES 1948.**

ZONING ORDER

Made by the Building Authority under the authority of rule 28 of the Building and Land Development (Control) Rules 1948.

**THE PLAICE'S POINT PROPERTY, PEMBROKE
ZONING ORDER, 1956.**

Interpretation.

1. In this Order –
 - (a) the expression “the Building Rules” means the Building and Land Development (Control) Rules, 1948;
 - (b) the expression “Plaices Point Property” means the lot of land situated in Pembroke Parish described in the schedule to this order and delineated on the plan No. which accompanied the Governor’s message to the House of Assembly No. ? of the present session;
 - (c) the expression “original building lot” means any of the building lots into which Plaices Point Property was originally sub-divided as shown on the plan referred to in the proceeding sub-paragraph; and
 - (d) the expression “building lot,” “building operation,” “dwelling house,” “purpose involving human occupation” and “trade or business premises” have the meaning respectively assigned to them in the Building Rules.

Building lots for building operations

2. No building lot consisting of any land forming part of Plaices Point Property shall be used for any building operation –
 - (a) unless that building lot consists of one or more complete original building lots; or
 - (b) unless that building lot consists of part of one or more original building lots –
 - (i) which is itself of an area not less than .231 of an acre; and
 - (ii) which does not reduce by reason of its division from any original building lot the area of that original building lot to less than .231 of an acre, and which is a lot of land approved for the purpose by the Building Authority; or
 - (c) unless that building lot consists of an original building lot together with a building lot together with a building lot approved by the Building Authority.

Application

3. An application to the Building Authority for the approval of a lot of land shall be accompanied by a plan in duplicate drawn to a scale of not less than one inch to every two hundred feet showing clearly –
 - (a) that lot of land in respect of which the application is made and its area;
 - (b) the position and area of the original and other lots of land adjoining that lot;
 - (c) the designation and position of any building on such adjoining lots;
 - (d) the position and line of the public road adjoining that lot or (if there is no public road adjoining that lot or (if there is no public road adjoining that lot), of any communicating road or proposed communicating road; and
 - (e) the proposed means of access from such public or other communicating road to that lot,

together with a statement of the intended use of that lot.

4. Any person who is aggrieved by a refusal of the Building Authority to approve a lot of land may, within fourteen days from the date of his receiving a notice of refusal, appeal to the Appeal Tribunal established under the Building Rules, and the provisions of those Rules shall apply accordingly.

5. Without prejudice to anything in the last foregoing paragraph, not more than two dwelling houses shall be built on any original lot, but in such event such original lot shall be not less than .352 of an acre.

Buildings

6. No building shall be constructed on Plaices Point Property unless it is intended to be use –

- (a) as a dwelling house;
- (b) as a building appurtenant to a dwelling house, but not itself for human habitation; or
- (c) as a building in the nature of a storehouse or tool shed for agricultural or horticultural purposes, solely within Plaices Point Property.

Alterations

7. Except as provided in sub-paragraph (c) of the last foregoing paragraph, no dwelling house or other building authorized to be constructed on the Plaices Point Property shall be altered in such a way that it may be used for the purpose of trade or business.

SCHEDULE

All that lot of land situated in Pembroke Parish known as Plaices Point, Pembroke Parish, containing about six acres, bounded on the North by waters of Stovell Bay, on the South by waters of Great Sound, on the East partly by land now or formerly in possession of James Benson Ferguson and Katherine Maclean Ferguson partly by land now or formerly in possession of J. Benson Ferguson, and partly by land now or formerly in possession of Gerald Reynolds Frith and Florence May Frith, and on the West partly by waters of Great Sound, partly by land now or formerly in possession of Albert W. Jones, partly by land now or formerly in possession of Gerald Nathaniel Saunders, and partly by land now or formerly in possession of Newbold Smith and partly by land now or formerly in possession of the estate of James Nelson.

M.J. CAMPBELL,
Building Control Officer,
For Building Authority.

3rd July, 1956

Approved by His Excellency the
Governor-in-Council this 18th day
of July, 1956.

BY HIS EXCELLENCY'S COMMAND

J.I. ELLIOTT
Acting Clerk to the Executive Council

Colonial Secretary's Office
5th November, 1956