

S. R. & O. No. 5 – 1957

**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.

Zoning order made by the Building Authority under the provisions of Rule 28 of the above mentioned rules.

The Knapton Hill Estate (Amendment) Zoning Order, 1959.

Amendment of Paragraph 3 of the Knapton Hill Estate Zoning Order, 1954.

1. No building lot consisting of any land forming part of the Knapton Hill Estate, Smith's Parish, shall be used for any building operation,
 - (a) unless that building lot is a complete original building lot; or
 - (b) unless that building lot is a lot of land forming part of one or more original building lots,
 - (i) which is itself of an area of not less than .250 of an acre; and
 - (ii) which does not reduce, by reason of its division from any original building lot form which it is divided to an area of less than .250 of an acre and which is a lot of land approved for the purpose both as to area and as to situation by the Building Authority.

H. J. CAMPBELL
Building Control Officer
For Building Authority.

15th July, 1959.

**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.

Zoning Order made by the Building Authority under the authority of Rule 28, of the Building & Land Development (Control) Rules 1948.

Knapton House Estate, Zoning Order, Smith's Parish 1957

Citation

1 This Order may be cited as the Knapton House Estate Zoning Order 1957.

Interpretation

2 In this Order –

- (a) the expression “the Building Rules” means the Building and Land Development (Control) Rules, 1948; the expression “Knapton House Estate” means that lot of land situated in Smith's Parish described in the Schedule to this Order and delineated on Plan No. 148/A/5 which accompanied the Governor's message to the House of Assembly No. 106 of the present session;
- (b) the expression “original building lot” means any of the building lots which Knapton House Estate was originally sub-divided as shown on the aforesaid plan; and
- (c) the expression “building lot,” “building operation,” “dwelling house,” and “trade or business premises” have the meanings respectively assigned to them in the Building Rules.

Building lots for building operations

3 Except with the approval of the Building Authority no building lot consisting of any land forming part of the Knapton House Estate shall be used for any building operation unless that building lot consists of one or more complete original building lots.

Application

4 (1) An application to the Building Authority for the approval of a lot of land for building purposes shall be accompanied by a plan in duplicate to a scale of not less than one inch to every two hundred feet showing clearly-

- (a) the 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 the lot;
- (c) the designation and position of any buildings on such adjoining lots;
- (d) the position and line of the public road adjoining the lot or (if there is no public road adjoining the lot) of any communicating road or proposed communicating road; and
- (e) the proposed means of access from such public or other communicating road to the lot;

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

Type of buildings

5 No building other than a building intended to be used as a single dwelling house shall be constructed on any lot of land forming part of the Knapton House Estate;

6 Provided that nothing in this paragraph shall be construed so as to prevent the construction of buildings (including out-houses and private garages) appurtenant to any such building intended to be used as a dwelling house as aforesaid where those buildings are not intended to be used for a purpose involving human occupation.

7 No dwelling house or other building constructed on any lot of land forming part of the Knapton House Estate shall be altered within the meaning of paragraph 2 (d) of rule 4 of the Building Rules so that it may be used as trade or business premises.

Appeals

8 Any person who is aggrieved by a refusal of the Building Authority to approve a lot of land as aforesaid 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.

Article 2

SCHEDULE

Description of Land comprising Knapton House Estate

All that lot of land situated in Smith's Parish known as Knapton House Estate containing about 5.9 acres and bounded on the North by the main public road known as Knapton Hill Road, on the south partly by land now or formerly in the possession of Eugene Outerbridge, partly by land now or formerly in the possession of Doctor Bolton, on the East by land now or formerly in the possession of Eugene Outerbridge and on the West by land now or formerly in the possession of Eugene Outerbridge.

H.J. CAMPBELL
Building Control Officer.
For: Building Authority
13/5/57

Approved by His Excellency the
Governor-in-Council the 27th day
of May, 1957

BY HIS EXCELLENCY'S COMMAND

E.T. SMITH
Clerk to the Executive Council.
Council Chamber, Hamilton