

## S. R. & O. No. ?? – 19??

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

Made by the Building Authority under the authority of rule 28 of the above mentioned- Rules.

### THE RUTLANDS EAST ESTATE ZONING ORDER, 1958.

#### **Citation.**

1. This Order may be cited as the Rutlands East Estate Zoning Order. 1958.

#### **Interpretation.**

2. In this Order –
  - (a) the expression “the Building Rules” means the Building and Land Development (Control) Rules, 1948;
  - (b) the expression “the Rutlands East Estate” means the lot of land situated in Devonshire Parish described in the Schedule to this Order and delineated on the plan which accompanied the Governor’s message to the House of Assembly No. 31 of the present session;
  - (c) the expression “original building lot” means any of the building lots into which the Rutlands East Estate was originally sub-divided, the situation and area of the various buildings being delineated on the plan referred to in sub-paragraph (b) of this article;
  - (d) the expressions “building lots,” “building operation,” “dwelling house,” “purpose involving human occupation” and “trade or business premises” have the meanings respectively assigned to those expression in the Buildings Rules.

#### **Building lots for building operations.**

3. No building lot comprising any lot of land forming part of the Ruthlands East Estate shall be used for any building operations:-
  - (a) unless that building lot is an original building lot,
  - (b) unless that building lot comprises –
    - (i) two or more original building lots; or
    - (ii) an original building lot together with a lot of land approved by the Building Authority.

#### **Applications.**

4. (1) An application to the Building Authority for the approval of a lot of land under paragraph (b) (ii) of the last foregoing article 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) the lot of land in respect of which the application is made and its area;
  - (b) the position and area of the original or, as the case may be, the other, lots of land adjoining the lot of land in respect of which the application is made;
  - (c) the designation and position of any buildings on such adjoining lots of land;
  - (d) the position and line of the public road adjoining the lot of land in respect of which the application is made or, (if there is no public road adjoining that lot) then of any communicating road or proposed communicating road; and
  - (e) the proposed means of access to the lot of land in respect of which the application is made from such public road or communicating road,together with a statement of the intended use of the lot of land in respect of which the application is made.

- (2) Any person who is aggrieved by refusal of the Building Authority to approve a lot of land as aforesaid may, within fourteen days of 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.

**Types of Buildings.**

5. (1) No building other than a building intended to be used as a dwelling house shall be constructed on any lot of land forming part of the Rutlands East Estate.

Provided that nothing in this paragraph shall be construed so as to prevent the construction of buildings (including outhouses 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.

(2) Not more than one building intended to be used as a dwelling house shall be constructed on any building lot forming part of the Rutlands East Estate.

**Roofs of buildings.**

6. The roof of every building constructed on the Rutlands East Estate shall be altered (within the meaning of sub-paragraph (d) of paragraph (2) of Rule 4 of the Building Rules) so that it may be used as trade or business premises.

**Alterations.**

7. No dwelling house or other building constructed on the Rutlands East Estate shall be altered (within the meaning of sub-paragraph (d) of paragraph (2) of Rule 4 of the Building Rules) so that it may be used as trade or business premises.

**SCHEDULE**

All that lot of land situated in Devonshire Parish East and known as the Rutlands East Estate containing approximately 11.760 acres and bounded on the North partly by land now or formerly in the possession of Mary Madeline Baptiste, partly by land now or formerly in the possession of John DeSilva, partly by land now or formerly in the possession of Joseph Madeiros, partly by land now or formerly in the possession of John Daniels, on the East partly by land now or formerly in the possession of Percy Brady, partly by land now or formerly in the possession of Rowland Farries, partly by land now or formerly in the possession of Gill DeSousa, partly by land now or formerly in the possession of Mrs. Durant Grant, partly by land now or formerly in the possession of Percival Johnson, partly by land now or formerly in the possession of Anthony De Rego, on the South partly by land now or formerly in the possession of Roderick Henry Mullin, partly by land now or formerly in the possession of B.T. Gosling and others known as the Devonshire Syndicate, on the West partly by land now or formerly in the possession of Lawrence Dill, partly by land now or formerly in the possession of Percival Johnson.

H.J. CAMPBELL,  
Building Control Officer  
for Building Authority

15.11.58