

**S. R. & O. No. ?? – 19??**

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

**ZONING ORDER**

**made by the Building Authority under the authority of Rule 28  
of the above mentioned rules.**

**THE JENNINGS BAY DEVELOPMENT, SOUTHAMPTON,  
ZONING ORDER, 1959**

**Citation.**

1. This Zoning Order may be cited as the Jennings Bay Development, Southampton Zoning Order, 1959.

**Interpretation.**

2. In this Order:-

- (a) the expression “the Building Rules” means the Building and Land Development (Control) Rules, 1948.
- (b) the expression “Jennings Bay Development, Southampton” means the lot of land situated in Southampton Parish, described in the first schedule hereto delineated on the plan No. 6382 which accompanied the Governor’s message to the House of Assembly No. 110 of the present Session.
- (c) the expression “original building lot” means any of the building lots into which the Jennings Bay Development, Southampton, was originally sub-divided, the situation and area of the various building lots being delineate do the plan referred to in the last foregoing sub-paragraph; and
- (d) the expression “building lot,” “building operation,” and “trade or business premises” have the meanings respectively assigned to those expressions in the Building Rules.

**Building lots for building operations.**

3. No building lot consisting of any land forming part of the Jennings Bay Development, Southampton, 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 .267 of an acre; and
  - (ii) which does not reduce by reason of its division form any original building lot from which it is divided to an area of less than .267 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,

provided that no more than one building shall be permitted on any approved building lot.

**Application.**

4. (1) An application to the Building Authority for the approval of a building lot shall be accompanied by a plan in duplicate drawn to 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 building lots of land adjoining the building 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 or propose communicating road; and
- (e) the proposed means of access from such public or any other communicating road to the building lot, together with a statement of the intended use of the lot.

(2) Any person who is aggrieved by a 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. No building shall be constructed on the Jennings Bay Development, Southampton, unless it is intended to be used and is used

- (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 the Jennings Bay Development, Southampton.

and, except as aforesaid, no dwelling house or other building in being or authorized to be constructed on the Jennings Bay Development, Southampton, shall be altered in such a way that it may be used for the purpose of trade or business.

**Roofs of Buildings.**

6. The roof of every building constructed on a building lot forming part of the Jennings Bay Development, Southampton, shall be pitched slated roof of Bermuda Stone.

**SCHEDULE**

**Description of land comprising the Jennings Bay Development, Southampton.**

All that lot of land situated in Southampton Parish known as the Jennings Bay Development and containing approximately 9.14 acres, bounded on the North West partly by land now or formerly in the possession of William G. Franklin, partly by land now or formerly in the possession of H. W. Firth. On the South West bounded by land now or formerly in the possession of the Colonial Government. On the East partly by the waters of the Little Sound and partly by land now or formerly in the possession of H. Watlington.

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

14.4.59