

S. R. & O. No 2. – 1961

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

GILBERT HILL ESTATE ZONING ORDER, 1960

Interpretation.

1. In this Order –

- (a) the expression “the Building Rules” means the Building and Land Development (Control) Rules, 1948;
- (b) the expression “the Gilbert Hill Estate” means the lot of land situated in Smith’s Parish described in the Schedule to this order and delineated on the plan (Dwg. No. 1095/3/18) which accompanied the Governor’s message to the House of Assembly No. 14 of the present sessions;
- (c) the expression “original building lot” means any of the building lots into which the Gilbert Hill Estate was originally sub-divided, the situation and area of the various buildings being delineated on the plan referred to in paragraph (b) of this article;
- (d) the expressions “building lot,” “building operation,” “dwelling-house,” “purpose involving human occupation” and “trade or business premises” have the meanings respectively assigned to those expressions in the Building Rules.

Building Lots.

2. No building lot comprising any lot of land forming part of the Gilbert Hill Estate 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 which is itself of an area not less than 0.283 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; or
- (c) unless that building lot comprises –
 - (i) two or more complete original building lots; or
 - (ii) an original building lot together with a building lot approved by the Building Authority under the last foregoing paragraph.

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 one 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 maybe, 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 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.

Any person who is aggrieved by a refusal of the Building Authority to approve a lot of land under the provisions of this Order 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.

Buildings

4. 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 Gilbert Hill 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 buildings 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.

5. Not more than one building intended to be used as a dwelling-house shall be constructed on any building lot forming part of the Gilbert Hill Estate.

Alterations.

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

SCHEDULE**DESCRIPTION OF LAND COMPRISING THE GILBERT HILL ESTATE**

All that lot of land situated in Smith's Parish known as the Gilbert Hill Estate containing about thirteen and one quarter acres, and bounded north-easterly partly by land in the possession of Robert E.D. Aitken and Hilda D. Aitken known as Claremont and partly by land of Arthur Richey Smith and Edith Irene Smith, south-easterly by land in the possession of Norman Moniz, south-westerly and southerly by land forming part of the Vermont Estate, westerly by the Public Road known as Vermont Road, and north-westerly by land in the possession of Robert E.D. Aitken and Hilda D. Aitken known as Claremont.

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

26th November, 1960.