

S. R. & O. No. 6 – 1963

**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 MELVILLE ESTATE ZONING ORDER, 1963

Interpretation.

1. In this Order –

- (a) “the Building Rules” means the Building and Land Development (Control) Rules, 1948;
- (b) “the Melville 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. 46 of the present session (hereinafter called “the said plan”);
- (c) “original building lot” means any of the building lots into which the Melville Estate was originally sub-divided, the situation and area of the various building lots being delineated on the said plan;
- (d) “building lot,” “building operation,” “dwelling house” and “trade or business premises” have the meanings respectively assigned to those expressions in the Building Rules;
- (e) “excepted lots” means lots Nos. 1,2 and 19 as shown on the said plan.

Building lots for building operations.

2. (1) No building lot, with the exception of the lot numbered 19 on the said plan, comprising any lot of land forming part of the Melville 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 one or more original building lots.

(2) The said lot No. 19 may be sub-divided into not more than five building lots.

Buildings.

3. 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 Melville Estate with the exception of the excepted lots.

Provided that nothing in this paragraph shall be construed so as to prevent the construction of garages, swimming pool and pool houses and buildings intended to be used for horticultural purposes.

4. No building other than on the excepted lots may be constructed or altered on any lot forming part of the Melville Estate so as to be used as trade or business premises.

Utility lines.

5. All utility lines supplying buildings on the Melville Estate shall be placed underground.

Walls and fences.

6. No wall or fence shall be erected and no hedge shall be planted at a distance of less than five feet from the edge of any paved estate road on the Melville Estate.

Roofs.

7. The roof of every building constructed on the Melville Estate shall be a typical pitched lap-slatted roof of Bermuda stone or of any other material approved by the Building Authority.

SCHEDULE

All that lot of land situated in Devonshire Parish known as the Melville Estate containing about twenty-seven and one-half acres, bounded northerly the public road know as Watlington Road, easterly by the public road known as Bright Hill Road, southerly by the public road known as South Road and westerly partly by land of the estate of Ashley Watlington and partly by land of the estate of Annie Wainwright.

W.E.P. MOTYER
Acting Building Control Officer.

Approved by His Excellency
the Governor-in-Council
on 3rd January, 1963.

BY HIS EXCELLENCY'S COMMAND.

E.T. SMITH
Clerk to the Executive Council.

Council Chamber, Hamilton
13th January, 1963