

S. R. & O. No. 14 – 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 GARTHOWEN ESTATE ZONING
ORDER, 1963**

Interpretation

1 In this Order-

- (a) “the Building Rules” means the Building and Land Development (Control) Rules, 1948;
- (b) “the Garthowen Estate” means the lot of land situated in Devonshire Parish described in the Schedule to this Order and delineated in blue on the plan which accompanied the Governor’s message to the House of Assembly No. 88 of the present session (hereinafter called “the said plan”);
- (c) “original building lot” means any of the building lots into which the Garthowen 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 and businesses premises” have the meanings respectively assigned to those expressions in the Building Rules.

Building lots for building operations.

2 No building lot, comprising any lot of land forming part of the Garthowen 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.

Buildings

3 (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 Garthowen Estate

Provided that nothing in this paragraph shall be construed so as to prevent the construction of buildings (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 purposes involving human occupation.

(2) No building may be constructed or altered on any lot forming part of the Garthowen Estate so as to be used as trade or business premises, or as a place of public resort.

(3) Not more than one building intended to be used as a dwelling-house shall be built on any original building lot

Provided that nothing in this paragraph shall be construed so as to prevent the construction of a building comprising not more than two dwelling-houses.

Siting of Buildings.

4. (1) No part of any building constructed on the Garthowen Estate shall be less than thirty feet from the Estate road delineated and coloured yellow on the said plan.

(2) No part of any building intended to be used as a dwelling-house shall be less than twenty feet from the boundary of the building lot on which it is to be constructed, and no part of any other building shall be less than ten feet from any such boundary.

Utility lines

5. All utility lines supplying buildings on the Garthowen estate shall be placed underground.

SCHEDULE

All that property in Devonshire Parish, known as the Garthowen Estate containing 12.24 acres, and bounded on the North by other land of Thomas Russell Reid Eve, which separates the land now being described from the Main Public Road, known as the Middle Road, and there measuring along two straight lines, two hundred feet and nine inches and four hundred and forty-seven feet respectively, on the East by the property known as Mayflower and there measuring eight hundred and seven feet and nine inches, on the South by a further portion of Mayflower property and by land of the estate of Evelyn T. Lindley and there measuring six hundred and eighteen feet and on the West by land of Aubrey Manuel and others and there measuring eight hundred and fifty-six feet.

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

Approved by His Excellency
the Governor-in-Council.

BY HIS EXCELLENCY'S COMMAND.

E.T. SMITH
Clerk to the Executive Council.

Council Chamber, Hamilton
18th April, 1963.