

S. R & O. No 26 – 1954

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

**ORDER
made by
The Board of Public Works**

THE GIBBS HILL ESTATE ZONING ORDER, 1954.

In exercise of the powers conferred upon them by the Building and Land Development (Control) Rules, 1948, the Board of Public Works hereby make the following Order:-

1. This Order may be cited as the Gibbs Hill Estate Zoning Order, 1954.
2. In this Order –
 - (a) the expression “the Building Rules” means the Building and Land Development (Control) Rules, 1948;
 - (b) the expression “the Gibbs Hill Estate” means the lot of land situated in Southampton 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. 146 of the present session;
 - (c) the expression “original building lot” means any of the building lots into which the Gibbs hill Estate was originally sub-divided, the situation and area of the various building lots being delineated on the plan referred to in paragraph (b) of this article;
 - (d) the expression “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.
3. No building lot comprising any part of the Gibbs 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 comprises two or more complete building lots.
4. (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 Gibbs 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 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 original building lot.

5. The roof of every building constructed on the Gibbs Hill Estate shall be a pitched and lapped slated roof of Bermuda stone, except under special conditions, including the case where a garage or other outbuilding is built into the side of the hill.

6. No dwelling-house or other building constructed on the Gibbs Hill 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

DESCRIPTION OF LAND COMPRISING THE GIBBS HILL ESTATE.

All that lot of land situated in Southampton Parish known as the Gibbs Hill Estate, containing about 9.25 acres and bounded on the North by land now or formerly in the possession of the Bermuda Government, Southerly partly by land now or formerly in the possession of William Martin Kempe, and partly by land now or formerly in the possession of M. A. Gibbons and others, and partly by a public road known as St. Annes Road, Easterly by land now or formerly in the possession of Edith Lightbourne Adams, and Westerly by land now or formerly in the possession of Gibson Godfred Holmes and others, partly by land now or formerly in the possession of the United States Government, and partly by land now or formerly in the possession of the Estate of O. R. Loblein.

(Sgd.) H. COLIN SMITH
Clerk, Board of Public Works.

APPROVED by His Excellency the
Governor-in-Council,
12th day of May, 1954.

BY HIS EXCELLENCY'S COMMAND

(Sgd.) E.T. SMITH,
Clerk, Executive Council.

Colonial Secretary's Office,
28th May, 1954.