

**S. R. & O. No. 27 – 1954**

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

**Made by  
The Board of Public Works**

**THE KNAPTON 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 Knapton 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 Knapton Hill Estate” means the lot of land situated in Smith’s 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. 145 of the present session;
  - (c) the expression “original building lot” means any of the building lots into which the Knapton 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 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.
3. No building lot comprising any lot of land forming part of the Knapton Hill Estate shall be used for any building operation-
  - (a) unless that building lot is a complete original building lot;
  - (b) 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 or, as the case may be, by the Appeal Tribunal upon appeal from a decision of the Building Authority, in the circumstances set out in the next following articles.
4. (1) Application to the Building Authority for the approval of a lot of land for the purposes of paragraph (b) of the last foregoing article shall be accompanied by a plan in duplicate drawn to a 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 or, as the case may be, the other, lot 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 road, or proposed communicating road;
  - (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.
  - (2) Any person who, having applied for the approval for a lot of land in accordance with paragraph (1) of this article, is aggrieved by a refusal of the Building Authority to approve that land for the purpose of paragraph (b) of the last foregoing article may, within fourteen days from the date of his receiving a

notice of refusal, appeal to the Appeal Tribunal established under rule 32 of the Building Rules; and the provisions of rules 33, 34 and 35 of the Building Rules shall have effect in relation to any such appeal as though that appeal were an appeal authorized by virtue of the said rule 33.

5. (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 Knapton 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 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 lot of land forming part of the Knapton Hill Estate which may, by reason of the provisions of paragraph (a) or, as the case may be, of paragraph (b) or paragraph (c), of article three of this Order, be used for a building operation.

6. The roof of every building constructed on a lot of land forming part of the Knapton Hill Estate shall be a pitched and lapped slated roof of Bermuda stone.

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

## **Article 2**

### **SCHEDULE**

#### **DESCRIPTION OF LAND COMPRISING THE KNAPTON HILL ESTATE**

All that lot of land situated in Smith's Parish and known as the Knapton Hill Estate, containing about 66 acres, but excluding all that lot of land situated in Smith's Parish and known as Knapton House Estate containing about 5.9 acres and bounded on the North by the main public road known as Knapton Hill Road, on the South partly by land now or formerly in the possession of Eugene Outerbridge, and partly by land now or formerly in the possession of Doctor Bolton, on the East by land now or formerly in possession of Eugene Outerbridge, and on the West by land now or formerly in the possession of Eugene Outerbridge, and bounded on the South by the public road known as the South Road, Easterly by land now or formerly in the possession of the state of H. Stuart Hollis, Westerly partly by land now or formerly in the possession of Richard Plater, partly by land now or formerly in the possession of Donald J. Williams, partly by land now or recently in the possession of the Estate of Joseph Melburn Smith, partly by land now or recently in possession of Esther Merle Evina Brock, partly by land now or formerly in the possession of Ruth J. Smales, partly by land now or formerly in the possession of Ruth J. Smales, partly by land now or formerly in the possession of William Arthur Hollis, partly by land now or formerly in the possession of Malcolm Jesse Giles Hollis, partly by land now or formerly in the possession of Katherine Cox, and partly by land now or formerly in the possession of Marjorie Mason, Northerly by the waters of Harrington Sound, and Easterly by land now or formerly in the possession of Charles Edward Reid Darrell

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

APPROVED by His Excellency  
The Governor-in-Council  
12<sup>th</sup> day of May, 1954

BY HIS EXCELLENCY'S COMMAND

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

Colonial Secretary's Office  
28<sup>th</sup> May, 1954

**S. R. & O. No. 6 – 1957**

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

**ZONING ORDER  
made by  
The Building Authority**

**Under the provisions of Rule 28 of the above-mentioned Rules.**

**THE KNAPTON HILL ESTATE (AMENDMENT) ZONING  
ORDER 1957.**

Amendment of Schedule

1. In the schedule to the Knapton Hill Estates Zoning Order, 1954, after the words "containing about 66 acres" the following words shall be inserted (but excluding all that lot of land situated in Smith's Parish and known as Knapton House Estate containing about 5.9 acres and bounded on the North by the main public road known as Knapton Hill Road, on the South partly by land now or formerly in the possession of Eugene Outerbridge, and partly by land now or formerly in the possession of Doctor Bolton, on the East by land now or formerly in possession of Eugene Outerbridge, and on the West by land now or formerly in the possession of Eugene Outerbridge)

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

12<sup>th</sup> July, 1957.

APPROVED by His Excellency  
The Governor-in-Council  
the 13<sup>th</sup> day of July, 1957

BY HIS EXCELLENCY'S COMMAND

E.T. SMITH,  
Clerk to the Executive Council

Council Chamber, Hamilton,  
20<sup>th</sup> July, 1957

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

**Zoning order made by the Building Authority under the provisions  
Of Rule 28 of the above mentioned rules.**

**The Knapton Hill Estate (Amendment) Zoning Order, 1959.**

**Amendment of Paragraph 3 of the Knapton Hill Estate Zoning  
Order, 1954**

No building lot consisting of any land forming part of the Knapton Hill Estate,  
Smith's Parish, 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 .250 of an acre; and
  - (ii) which does not reduce, by reason of its division from any original  
building lot, the area of that part of the original building lot form  
which it is divided to an area of less than .250 of an acre and which  
is a lot of land approved the purpose both as to area and as to  
situation by the Building Authority.

H.J. CAMPBELL  
Building Control Officer  
for Building Authority

15<sup>th</sup> July, 1959