

TOWN PLANNING ZONING (NO.2) ORDER. 2008

SI 7/2008

(SECTION 5)

[Commencement – 27th February, 2008]

1. This Order may be cited as the Town Planning Zoning (No.2) Order, 2008.

Citation.

2. (1) It is hereby ordered that new buildings shall be permitted only for use as apartment houses, hotels and dwelling houses and for purposes incidental to such use within those two areas of land in the western district of the island of New Providence known as “Cable Beach” firstly bounded on the North by the Sea on the East by the eastern boundary of the property known as “Westwind II” on the South by West Bay Street and on the West by the property known as “Casa Rosa” and secondly bounded on the West by the eastern boundary of the property known as “Hubbard Cottages” on the North by the Sea on the East by a line from West Bay Street to the Sea running parallel to and 180 feet east of the eastern side of the former Nassau Golf Club building and on the South by the existing West Bay Street which areas are marked by the letter “A” and “A 1” and are respectively shown as shaded on the plan appearing in the First Schedule hereto.

Building only for specific purpose.

First Schedule.

(2) It is hereby ordered that new buildings shall be permitted only for use as hotels, condominium-hotels, timeshare units, offices, retail-commercial space, villas and for purposes incidental to such use within that area of land adjacent to the area referred to in subparagraph (1) of this paragraph bounded on the West by the eastern boundary of the property known as “Westwind II” and the eastern boundary of the subdivision known as “Westward Villas” on the South by West Bay Street (as to be realigned) on the east by the eastern boundary of the property known as “Hubbard Cottages” which said land is marked by the letter “B” and is shown as shaded on the plan appearing in the First Schedule hereto.

First Schedule.

(3) It is hereby ordered that new buildings shall be permitted only for use as hotels and for purposes incidental to such use within that area of land adjacent to the area referred to in subparagraph (2) of this paragraph bounded on the West by such area on the North by the Sea on the East by a line from West Bay Street to the Sea running parallel to and 560 feet west of the western boundary of the property of the late Commander Dwight Paul and on the South by West Bay Street which land is marked by the

letter “C” and is shown as hatched on the plan appearing in the First Schedule hereto.

First Schedule.

(4) It is hereby ordered that no building for any purpose, other than a purpose ancillary to use as a public beach and recreational area, shall be permitted upon that area of land adjacent to the area referred to in subparagraph (3) of paragraph 2 of this Order bounded on the West by such area on the North by the Sea on the East by the property of the late Commander Dwight Paul and on the South by West Bay Street which land is marked by the letter “D” and is shown as crosshatched on the plan appearing in the First Schedule hereto.

First Schedule.

(5) It is hereby further ordered that no new building or use for any purpose, other than a golf course, a purpose ancillary to use as a golf course, or an emergency generator or electricity substation shall be permitted upon that area of land south of the area referred to in paragraph 2, subparagraphs (2) through (4) of this order which land is marked by the letter “E” and is shown shaded on the plan in the First Schedule hereto.

First Schedule.

Maximum of buildings in areas “A” and “A-1”.
Second Schedule.
Second Schedule.

3. All new buildings constructed within the areas of land described in paragraph 2, subparagraphs (1) and (3) of this Order shall be limited to a maximum height of 73 feet and shall be subject to the formula restricting height set out in the Second Schedule hereto.

Maximum height of buildings in area “B”.

4. All new buildings constructed within the area of land described in paragraph 2, subparagraph (2) of this Order shall be limited to a maximum height of 330 feet and shall be subject to the formula restricting height set out in the Second Schedule hereto.

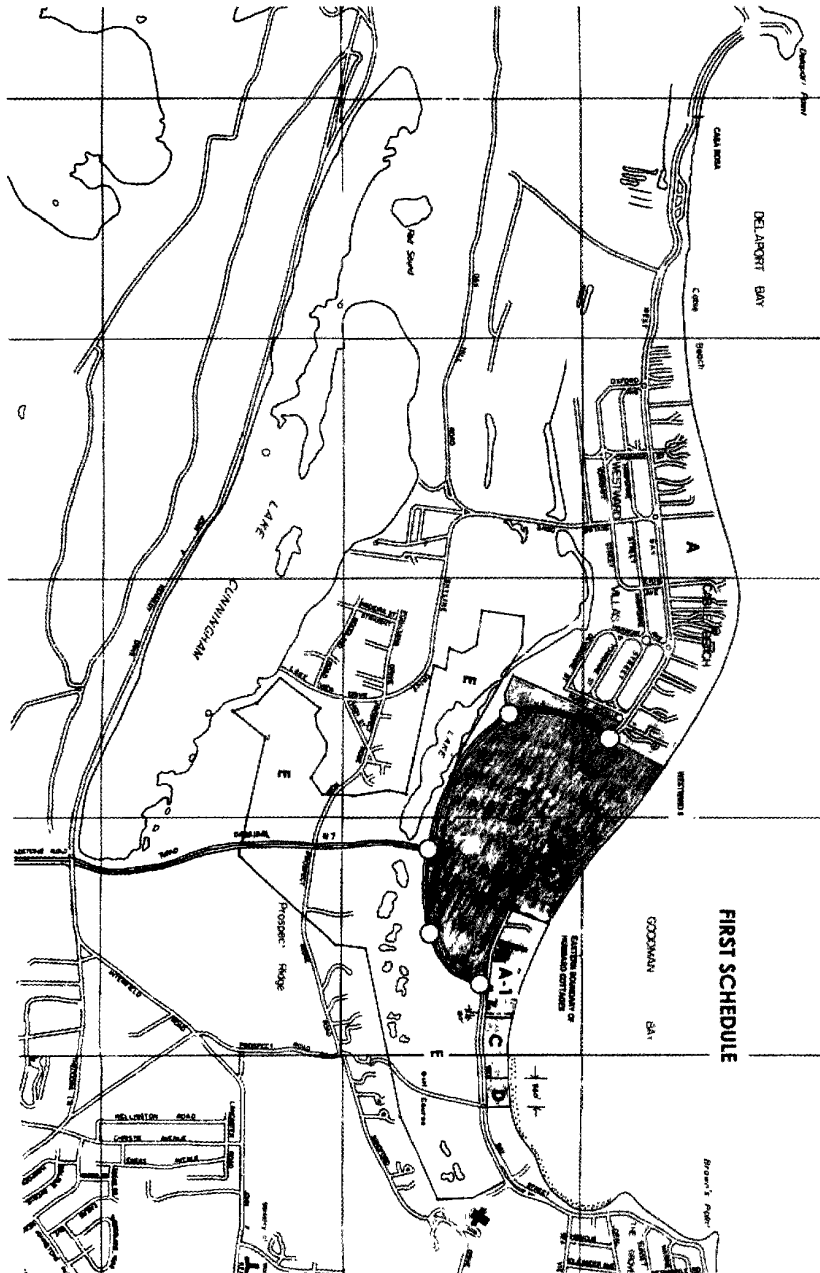
Maximum height of buildings two storeys.

5. All new buildings constructed within the area of land described in paragraph 2, subparagraph (5) of this Order shall be limited to a maximum height of two storeys.

Repeal of S.I. 37/ 2007.

6. The Town Planning Zoning Order, 2007 is hereby repealed.

FIRST SCHEDULE
PLAN



SECOND SCHEDULE**FORMULA RESTRICTING HEIGHT**

Using the minimum dimension measured at right angles to the north south central axis of the site, building shall be allowed only within a vertical plan formed by a triangle having as its base the minimum dimension, with base angles totalling 100 degrees, subject to a minimum angle of 35 degrees.