

TOWN PLANNING ZONING ORDER, 1999

SI 17/1999

(SECTION 5)

[Commencement 2nd March, 1999]

1. This Order may be cited as the Town Planning Zoning Order, 1999. Citation.
2. In this Order — Interpretation.
 “building” includes —
- (a) any part of a building and any addition to any building of whatsoever material and in whatsoever manner constructed, any installation, machinery and plant fixed or attached to any building or property;
 - (b) any wall, fence or similar structure bounded by or fronting on a public highway;
 - (c) any other boundary wall, fence or similar structure.
3. It is hereby ordered that no buildings other than buildings used for the purposes of a public park shall be permitted upon the area of land described in the First Schedule. Buildings prohibited.
4. It is hereby ordered that buildings shall be permitted upon those areas of land described in the Second Schedule for the purpose of beach preservation and improvements. Buildings only for specific purposes.

FIRST SCHEDULE (Paragraph 3)**PART ONE**

FIRSTLY ALL THAT certain lot, piece or parcel of land containing by admeasurement TWELVE ACRES AND EIGHTY-FOUR THOUSANDTHS OF AN ACRE (12.84) or thereabouts being a lot of land situate at the southeastern junction of West Bay Street and Ferguson Road in the Island of New Providence in the Commonwealth of The Bahamas **ABUTTING AND BOUNDING** towards the East on land now or formerly the property of Kirkwood G. Malcolm towards the SOUTH by land the property of The Bahamas Government (Drainage Ditch) towards the WEST on a public road known as Ferguson Road and towards the NORTH on a public road known as West Bay Street or however

else the same may abut and bound **AND SECONDLY ALL THAT** certain lot, piece or parcel of land containing by admeasurement **SIXTY-FIVE HUNDREDTHS OF AN ACRE (0.65)** or thereabouts being a lot of land situate on the northern side of West Bay Street in the said Island of New Providence **ABUTTING AND BOUNDING** towards the **WEST** on land now or formerly the property of the Rock Sound Club Foundation towards the **NORTH** on The Sea towards the **EAST** on land now or formerly the property of Theodore Damianos and towards the **SOUTH** on a public road known as West Bay Street or however else the same may abut and bound which said lots, pieces or parcels of land are more particularly delineated and shown coloured pink on Diagram 1 attached hereto.

PART TWO

ALL THAT certain lot, piece or parcel of land containing by admeasurement **FOUR ACRES (4)** or thereabouts and known as Saunders Beach being a lot of land situate on the northern side of West Bay Street about Three Hundred (300) Feet westerly from Ferguson Road in the said Island of New Providence **ABUTTING AND BOUNDING** towards the **WEST** on lands known as “Sea Grapes” towards the **NORTH** on The Sea towards the **EAST** on Crown Lands and towards the **SOUTH** on a public road known as West Bay Street or however else the same may abut and bound which said lot, piece or parcel of land is more particularly delineated and shown coloured pink on Diagram 2 attached hereto.

SECOND SCHEDULE (Paragraph 4)

PART ONE

ALL THAT certain lot, piece or parcel of land containing by admeasurement **FIVE ACRES AND FOUR TENTHS OF AN ACRE (5.4)** or thereabouts being a lot of land situate on the western and northern sides of West Bay Street approximately Three Hundred (300) feet northerly from Coral Drive and about One Hundred and Sixty (160) feet westerly from Bougainvillea Avenue in the said Island of New Providence **ABUTTING AND BOUNDING** towards the **SOUTH** on property known as “The Moorings” towards the **WEST** on The Sea towards the **NORTH** on The Sea towards the **EAST** on land the property of Seamark Davies and a public road known as West Bay Street or however else the same may abut and bound which said lot, piece or parcel of land is more particularly delineated and shown coloured pink on the plan of the area and coloured pink on Diagram 3 attached hereto.

PART TWO

ALL THAT certain lot, piece or parcel of land containing by admeasurement TWO ACRES AND FORTY-EIGHT HUNDRETHS OF AN ACRE (2.48) or thereabouts being a lot of land situate on the western side of West Bay Street opposite Sea View and Coral Drives in the said Island of New Providence **ABUTTING AND BOUNDING** towards the **NORTH** on land known as “The Moorings” towards the **EAST** on a Public Road known as West Bay Street towards the **SOUTH** on Lot Number Twelve (12) of Golf Course Estates and towards the **WEST** on The Sea or however else the same may abut and bound which said lot, piece or parcel of land is more particularly delineated and shown coloured pink on the plan of the area and coloured pink on Diagram 3 attached hereto.

PART THREE

ALL THAT certain lot, piece or parcel of land containing by admeasurement ELEVEN ACRES (11) or thereabouts and known as Goodman’s Bay situate on the northern side of West Bay Street between the land occupied by the Gaming Board for The Bahamas and land the property of Sir Nicholas Nuttall **ABUTTING AND BOUNDING** towards the **WEST** on land occupied by the Gaming Board for The Bahamas towards the **NORTH** on The Sea towards the **EAST** on land now or formerly the property of Sir Nicholas Nuttall and towards the **SOUTH** on a Public Road known as West Bay Street or however else the same may abut and bound which said lot, piece or parcel of land is now particularly delineated and shown coloured pink on Diagram 4 attached hereto.

PART FOUR

ALL THAT certain lot, piece or parcel of land containing by admeasurement FOUR ACRES AND FIVE TENTHS OF AN ACRE (4.5) or thereabouts being a lot of land situate on the northern side of West Bay Street in the said Island of New Providence **ABUTTING AND BOUNDING** towards the **WEST** on land now or formerly the property of Berkley “Peanuts” Taylor towards the **NORTH** on The Sea towards the **SOUTH** on a Public Road known as West Bay Street and towards the **EAST** on land now or formerly the property of the Bahamas Telecommunications Corporation save and except the condominiums/apartments said to be owned by Al Collie or however else the same may abut and bound which said lot, piece or parcel of land is more particularly delineated and shown coloured pink on Diagram 5 attached hereto.

PART FIVE

ALL THAT certain lot, piece or parcel of land containing by admeasurement THREE ACRES AND SIXTY-SEVEN HUNDREDTHS OF AN ACRE (3.67) or thereabouts being the lot of land situate on the northern side of West Bay Street between Delaporte Point Development and land now or formerly the property of Gordon Carey in the said Island of New Providence **ABUTTING AND BOUNDING** towards the **WEST** on Delaporte Point Development towards the **NORTH** on The Sea known as Delaporte Bay towards the **EAST** on land now or formerly the property of Gordon Carey and towards the **SOUTH** on a Public Road known as West Bay Street save and except the Poop Deck Restaurant, Sandy Port Beach Club and Restaurant and the Canal or however else the same may abut and bound which said lot, piece or parcel of land is more particularly delineated and shown coloured pink on Diagram 6 attached hereto.

PART SIX

ALL THAT certain lot, piece or parcel of land containing by admeasurement SEVENTEEN ACRES (17) or thereabouts being a lot of land situate on the northern side of West Bay Street and about seven (7) feet westerly from land now or formerly the property of George Mosko at Rock Point and continuing westerly to Crown Lands originally leased to the Board of Works near Gambier Village save and except lands owned by Caves Point Condominiums Limited in the said Island of New Providence **ABUTTING AND BOUNDING** towards the **West** on Crown Lands originally leased to the Board of Works towards the **NORTH** on The Sea towards the **EAST** on land now or formerly the property of George Mosko and towards the **SOUTH** on a public road known as West Bay Street or however else the same may abut and bound which said lot, piece or parcel of land is more particularly delineated and shown coloured pink on Diagram 7 attached hereto.

DIAGRAM 1

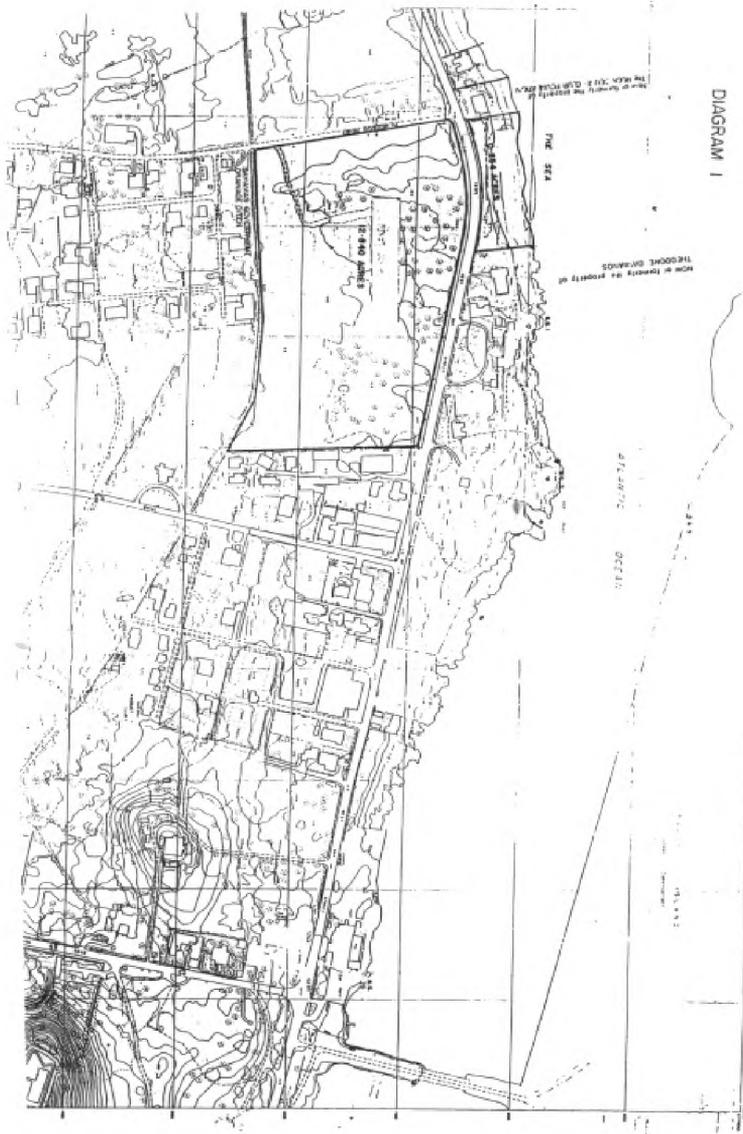


DIAGRAM 2



DIAGRAM 4

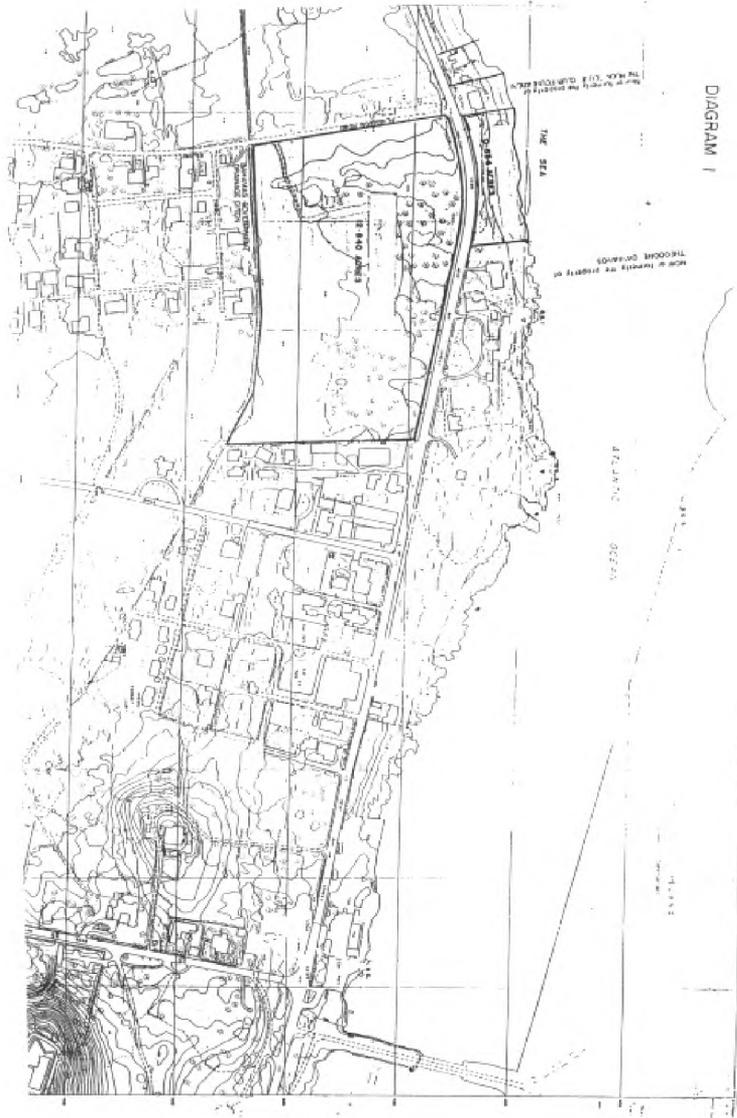


DIAGRAM 5

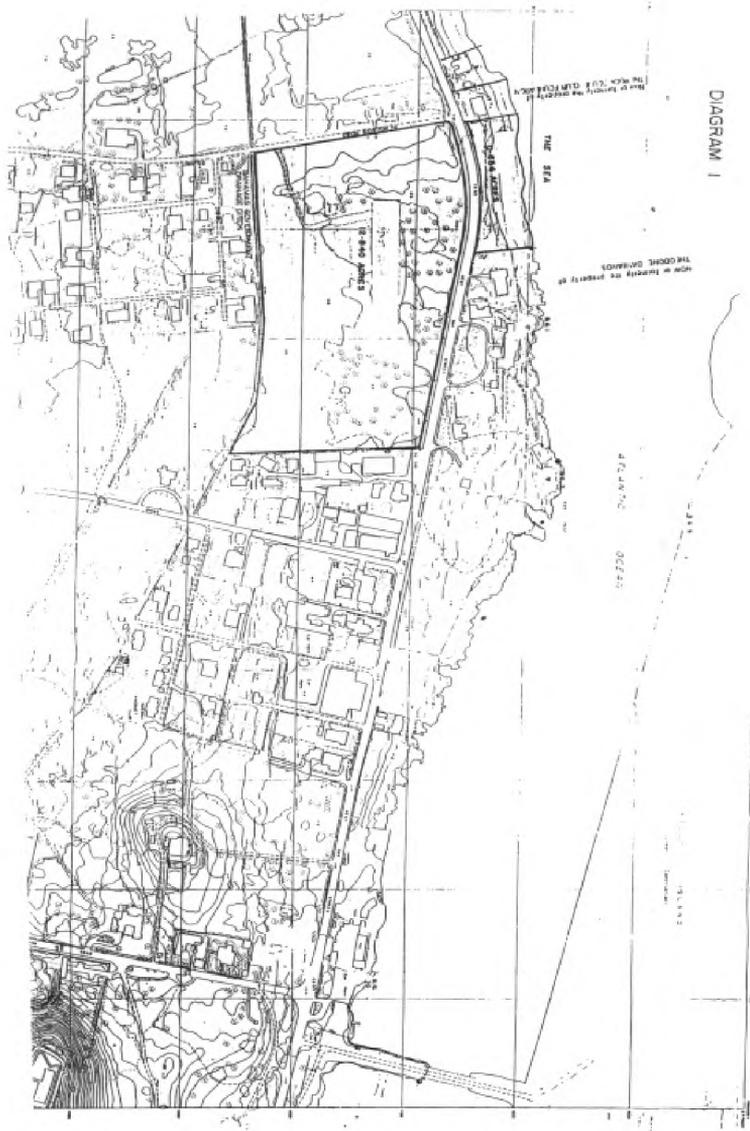


DIAGRAM 6

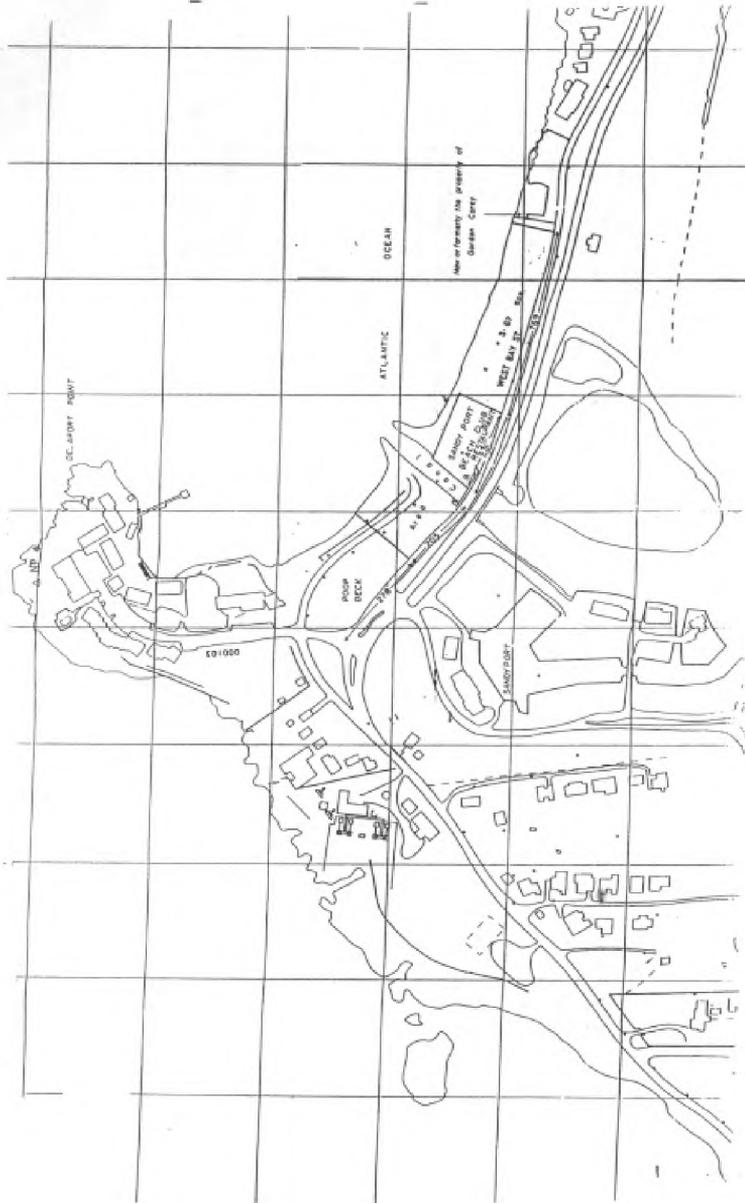


DIAGRAM 7

