



BERMUDA

TUCKER'S POINT CLUB HOTEL AND SPA (ST. GEORGE'S PARISH) SPECIAL
DEVELOPMENT ORDER 2001

BR 36 / 2001

TABLE OF CONTENTS

- 1 Citation
- 2 Interpretation
- 3 Planning Permission
- 4 Saving

FIRST SCHEDULE

The Development

SECOND SCHEDULE

The Site

In exercise of the power conferred upon the Minister by section 15(2)(a) of the Development and Planning Act 1974, and all the powers him hereunto enabling, the following Order is hereby made:

Citation

- 1 This Order may be cited as the Tucker's Point Club Hotel and Spa (St. George's Parish) Special Development Order 2001.

Interpretation

- 2 (1) In this Order-

“the Act” means the Development and Planning Act 1974;

“the applicant” means Bermuda Properties Ltd.;

“Building Official” means the Director of Planning;

TUCKER'S POINT CLUB HOTEL AND SPA (ST. GEORGE'S PARISH) SPECIAL DEVELOPMENT ORDER 2001

"the Board" means the Development Applications Board;

"conditions" means conditions specified in paragraph 3(2);

"the development" means the development referred to in the planning application and more particularly described in the First Schedule;

"The planning application" means the application for planning permission for the development made by the applicant, numbered P0050/01 and dated 18 January 2001, and the accompanying drawings numbered C1 to C6, L3.00 to L3.05, and A1 to A41 prepared by HKS Inc. and submitted by Messrs. Barker & Linberg;

"the site" means the land described in the Second Schedule.

(2) Subject to sub-paragraph (1), any expression used in this Order that is also used in the Act has the meaning assigned to it in the Act.

Planning Permission

3 (1) Except in the case of the proposed dock shown on drawing A1, subject to the conditions specified in sub-paragraph (2), planning permission is granted by this Order for the development of the site.

(2) The conditions referred to in sub-paragraph (1) are as follows:

- (a) an application for a building permit shall be submitted to, and shall be approved by, the Building Official prior to the commencement of any construction work;
- (b) the application for building permit shall comply with the requirements of the Bermuda Building Code 1998 and with any directions given by the Chief Fire Officer in respect of fire protection and the Chief Environmental Health Officer in respect of public health;
- (c) such care shall be taken in the demolition of existing structures and in the site preparation works for the four Harbour buildings as is reasonably necessary to prevent damage to the underlying system of caves;
- (d) the position of the four Harbour buildings shall be surveyed and set out on site and, where it is considered necessary by the Environment Officer for the purpose of preventing damage to the underlying system of caves, shall, after consultation with the Chief Environmental Officer be repositioned to such location on site as is satisfactory to the Development Applications Board;
- (e) all excess material from site preparation works for the four Harbour buildings shall be properly contained on site during all phases of construction to ensure there is no overspill into the waters of Castle Harbour;
- (f) during the initial phases of demolition and site preparation works the applicant shall, in consultation with the Environmental Officer, institute a

TUCKER'S POINT CLUB HOTEL AND SPA (ST. GEORGE'S PARISH) SPECIAL
DEVELOPMENT ORDER 2001

programme to monitor the structure of, and the water quality in caves and, on the discovery of a new cave, if any, shall forthwith cease all work in the immediate vicinity of the cave, report the discovery to the Environment Officer and resume work only after he has received the written permission of the Environmental Officer to do so;

- (g) all effluent from bathrooms, kitchens, toilets and laundry facilities shall be treated and disposed of via the licensed wastewater treatment plant;
- (h) the refurbished dormitories shall provide accommodation for both Bermudian and non-Bermudian personnel; and

Saving

4 For the avoidance of doubt, it is hereby declared that nothing in this Order grants planning permission for any matters of development for which planning permission is required, apart from any matter for which planning permission has been granted by paragraph 3.

TUCKER'S POINT CLUB HOTEL AND SPA (ST. GEORGE'S PARISH) SPECIAL
DEVELOPMENT ORDER 2001

FIRST SCHEDULE

(paragraph 2(1))

THE DEVELOPMENT

1. The demolition of the existing Castle Harbour Marriott Hotel.
2. The development of some 150,000 feet of floor space in 15 buildings, including-
 - (a) three central buildings of two and three storeys accommodating public areas, restaurant, lounge, bar, meeting rooms, administration and service areas;
 - (b) a single storey spa and health club and three associated swimming pools;
 - (c) 108 guest rooms and suites in the following configuration-
 - (i) 4, two-storey "Harbour" buildings accommodating 27 units;
 - (ii) 5, one, two or three-storey "Courtyard" buildings accommodating 57 units;
 - (iii) 2, two-storey "Chine" buildings accommodating 16 units; and
 - (iv) the top two storeys of the "Northwing" building accommodating 8 units
3. Improvements to, and the realignment of the main vehicular access road for guests; improvements to the rear service access road from Harrington Sound Roads; and a network of landscaped pathways for golf cart vehicles and pedestrian access.

The refurbishment of the dormitory complex on Harrington Sound Road.

TUCKER'S POINT CLUB HOTEL AND SPA (ST. GEORGE'S PARISH) SPECIAL
DEVELOPMENT ORDER 2001

SECOND SCHEDULE

(paragraph 2(1))

THE SITE

ALL THAT LAND in the Parish of St. George's having an area of 22.88 acres (9.26 hectares)
shown outlined in red on Drawing number C1 accompanying the planning application.

Made this 10th day of July 2001

Terry Lister
Minister of the Environment, Development and Opportunity