

**THE BELMONT HILLS GOLF CLUB, HOTEL AND VILLAS
(WARWICK PARISH) SPECIAL DEVELOPMENT ORDER 2004**

BR 37/2004

DEVELOPMENT AND PLANNING ACT 1974

1974 : 51

**THE BELMONT HILLS GOLF CLUB, HOTEL AND VILLAS
(WARWICK PARISH) SPECIAL DEVELOPMENT ORDER 2004**

The Minister of the Environment, in exercise of the powers conferred upon him by section 15(2)(a) of the Development and Planning Act 1974, makes the following Order:—

Citation

1 This Order may be cited as the Belmont Hills Golf Club, Hotel and Villas (Warwick Parish) Special Development Order 2004.

Interpretation

2 (1) In this Order —

"the Act" means the Development and Planning Act 1974;

"the applicant" means Belmont Hills Property Limited, a company registered under the Companies Act 1981 on 29 July 2002;

"Building Official" has the meaning given in the Building Act 1988;

**THE BELMONT HILLS GOLF CLUB, HOTEL AND VILLAS
(WARWICK PARISH) SPECIAL DEVELOPMENT ORDER 2004**

"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 P0921/03 and dated 1 December 2003, and the accompanying drawings numbered A1 to A10 and 1101 prepared by Entasis Architecture and submitted on behalf of the applicant;

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

(2) Subject to subparagraph (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) Subject to the conditions specified in subparagraph (2), planning permission is granted by this Order for the development of the site.

(2) The conditions referred to in subparagraph (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 a 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) access to the site during all phases of construction shall be restricted to the existing points of access from Middle Road;
- (d) the point of access from the site to Middle Road shall be designed and bell-mouthed to the satisfaction of the Ministry of Works and Engineering in accordance with the standards specified in paragraph 8.7(1) of the Bermuda Plan 1992 Planning Statement;
- (e) all hard-surfaced roadways and parking areas, and the junction of the access road with Middle Road, shall be designed and graded to drain, retain and dispose of all

**THE BELMONT HILLS GOLF CLUB, HOTEL AND VILLAS
(WARWICK PARISH) SPECIAL DEVELOPMENT ORDER 2004**

storm water run-off within the curtilage of the site, and to avoid any storm water run-off onto Middle Road or any neighbouring property; and

- (f) continuous pedestrian access shall be provided through the site from Middle Road to Harbour Road utilising the right of way along the eastern boundary of the site.

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.

FIRST SCHEDULE (paragraph 2(1))

The Development

1 The construction of a three-storey hotel building of approximately 32,000 square feet of floor space, accommodating 50 fractional ownership units, ancillary facilities, operational space and a swimming pool.

2 The construction of 12 detached, one-storey and part two-storey residences with a gross floor area of approximately 1,650 square feet (type A1).

3 The construction of 6 semi-detached, one-storey and part two-storey residences with a gross floor area of approximately 1,650 square feet (type A3).

4 The development of a golf academy including a two-storey practice tee building, driving range with safety netting, chipping and practice greens.

5 The development of an internal system of roadways and associated parking areas, a network of footpaths, private and communal outdoor living spaces, and landscaped grounds.

**THE BELMONT HILLS GOLF CLUB, HOTEL AND VILLAS
(WARWICK PARISH) SPECIAL DEVELOPMENT ORDER 2004**

SECOND SCHEDULE (paragraph 2(1))

The Site

ALL THAT LAND in the Parish of Warwick having an area of 5.18 acres (2.10 hectares) shown outlined in red and referred to as "Stage II Development Area" on drawing number A1 accompanying the planning application.

Made this 16th day of April, 2004

Minister of the Environment