PARLIAMENT
OF THE CAYMAN ISLANDS

GOVERNMENT MOTION NO. 7 of 2023-2024

AMENDMENT TO THE DEVELOPMENT PLAN 1997

Proposed Rezoning:

BLOCK 23B PARCELS 108, 109, 110, and 111, GEORGE TOWN SOUTH and RELOCATION OF PUBLIC OPEN SPACE

WHEREAS on the 10th of May, 2023 (reference CPA/11/23; item 3.1) The Central Planning Authority (CPA) originally considered the request to amend the Development Plan from Low Density Residential, to Beach Resort Residential over Block 23B Parcel 108, 109, 110, and 111. It was resolved to forward the proposal for 60-day public notification and consultation period pursuant to Section 11(2) of the then Development and Planning Act (2021 Revision);

AND WHEREAS the proposed amendments were duly advertised in the *Caymanian Times newspaper* on the 31st of May, and 2nd, 7th, 9th of June 2023, in accordance with Section 11(2) of the Development and Planning Act (2021 Revision), with public consultation closing on August 8th 2023. Persons were invited to view the application at the Department of Planning for comment. During this public consultation period no letters of objection were received on the proposed amendment;

AND WHEREAS on the 8th of November 2023 (CPA/26/23; item 3.2) the Central Planning Authority again considered the proposal and in light of receiving no objections it was resolved to forward the rezone application to the Ministry of Planning, Agriculture, Housing and Infrastructure for onward transmission to the House of Parliament, subject to Cabinet approval;

AND WHEREAS on the 28th of May 2024, Cabinet considered the rezoning application, and approved that the matter be referred on to the Parliament for consideration.

BE IT NOW THEREFORE RESOLVED THAT in accordance in Section 10(2)(b) of the Development and Planning Act (2021 Revision), the Central Planning Authority hereby recommends and submits to the Parliament the following proposal for alteration to the Development Plan 1997, a summary and maps of which are attached hereto;

AND BE IT FURTHER RESOLVED to alter the zoning area of Registration Section George Town South, Block 23B Parcels 108,109, 110 and 111, from Low Density Residential to Beach Resort Residential, and to relocate an area zoned Public Open Space to the western boundary of the property.

MOVED BY: Honourable Johany S. Ebanks, MP
Minister of Planning, Agriculture, Housing, Infrastructure,
Transport and Development

Received in the Office of the Clerk this 27th day of June, 2024

Passed/Rejected by the House of Parliament this day of , 2024

Clerk of the Parliament

SUMMARY OF REZONING PROPOSAL

Proposed Amendment to the Development Plan 1997 for

RZ23-0001 Block 23B Parcels 108,109,110, & 111 from Low Density Residential to Beach Resort Residential, and relocation of a Public Open Space

The subject parcels are located on the ocean side of South Sound Road, in the George Town South Registration Section. There is a right of way along the western boundary of the property. To the east of the subject property lies a series of parcels which are zoned Beach Resort Residential (BRR). To the west lies a series of parcels which are zoned low density residential (LDR).

Due to the realignment of South Sound Road, the parcels have multiple zones. A portion of the property is designated as a road, however, this "roadway" was closed years ago during the aforementioned realignment of South Sound Road, making that zoning redundant. Additionally, the zoning to the north and south of the old road is different, as it was not unified following the realignment. The parcels south of the decommissioned road are zoned BBR, and the parcels north are zoned LDR even though today they are all south of the new road alignment.

Additionally, there is a section zoned Public Open Space ("POS") on Block 23B Parcel 108, however, the POS does not connect to a road, public easement, or right of way meaning that to access it users must trespass over private land. In effort to resolve this issue, the application also requests approval to shift the POS to the western boundary of the property, where it will connect with a registered Right of Way ("ROW") and road.

The subject parcels are approximately 1.3 acres and are currently unoccupied. The developer seeks to unify the parcels to BRR zoning to allow for efficient development of the property:

1. Rezone all LDR parcels to BRR.
2. Remove the road zone from a section of land that is no longer used in this capacity, and replace it with BRR.
3. Relocate a section designated Public Open Space to the western edge of the property.

The Central Planning Authority (CPA) originally considered the application to rezone Block 23B Parcels 108, 109, 110, and 111 on the 10th of May 2023 (reference CPA/11/23; item 3.1). It was resolved to forward the proposal for 60 day public notification and consultation period pursuant to Section 11(2) of the then Development and Planning Act (2021 Revision).

Notice of the proposed rezone was advertised in the Caymanian Times newspaper on the 31st of May, and 2nd, 7th, and 9th of June 2023, with public consultation closing on August 8th 2023. During this public consultation period, no letters of objection were received.

On November 8th 2023 the CPA considered the application again, following the public review process (reference CPA/26/23; item 3.2 and it was resolved to forward the rezone application to the Department of Planning for onward transmission to the House of Parliament via the Ministry of Planning, Agriculture, Housing, Infrastructure, Transport and Development, via the Cabinet.

On May 28th 2024, Cabinet resolved to have the Honourable Minister for Planning, Agriculture, Housing, Infrastructure, Transport and Development table the proposal to amend the Development Plan for the rezone of Block 23B Parcels 108, 109, 110, and 111 (RZ23-0001) from Low Density Residential to Beach Resort Residential and submit it for consideration in the House of Parliament in accordance with section 10(2)(b) of the Development and Planning Act (2021 Revision).

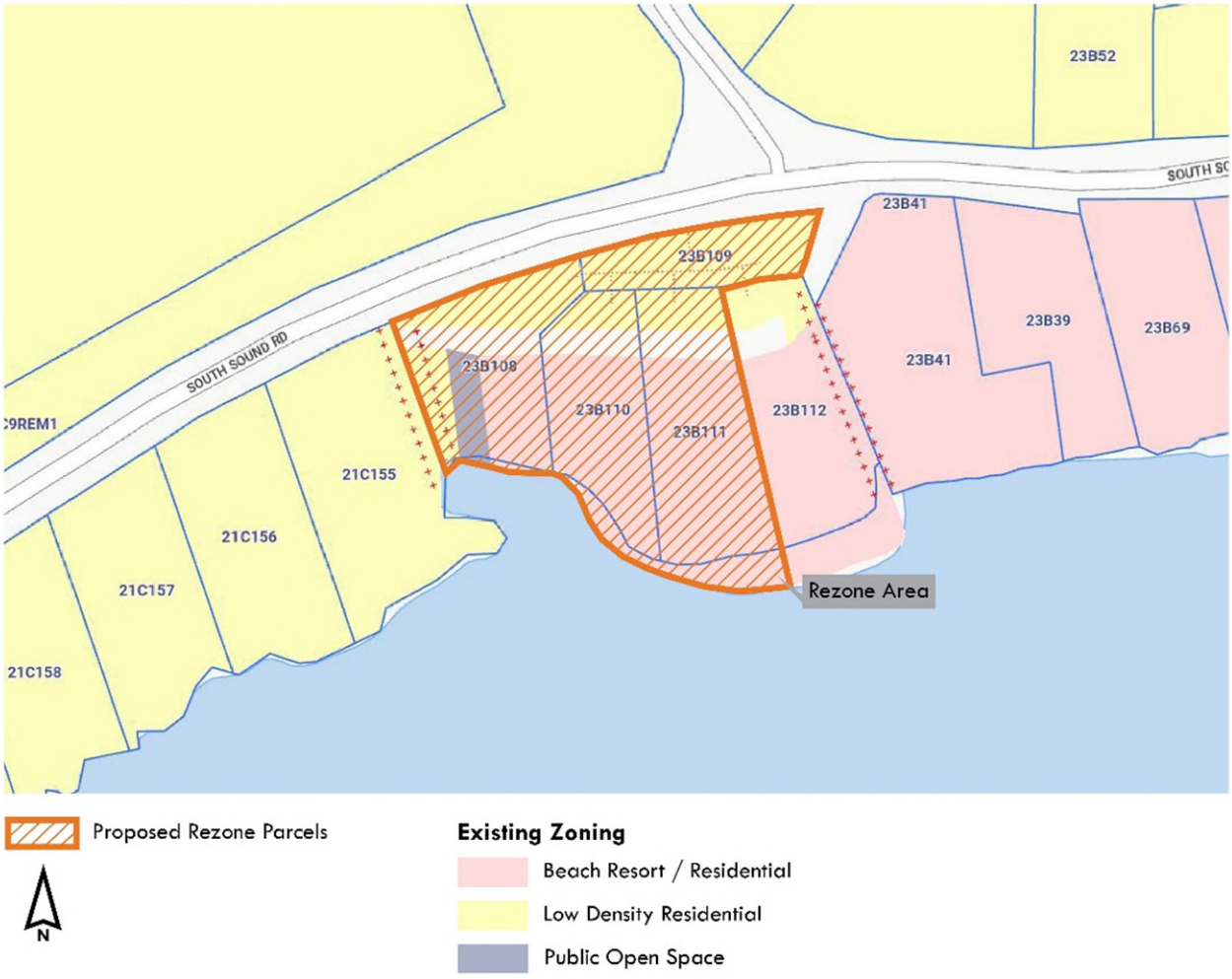


Figure 1. Rezone Application RZ23-0001 current zoning.

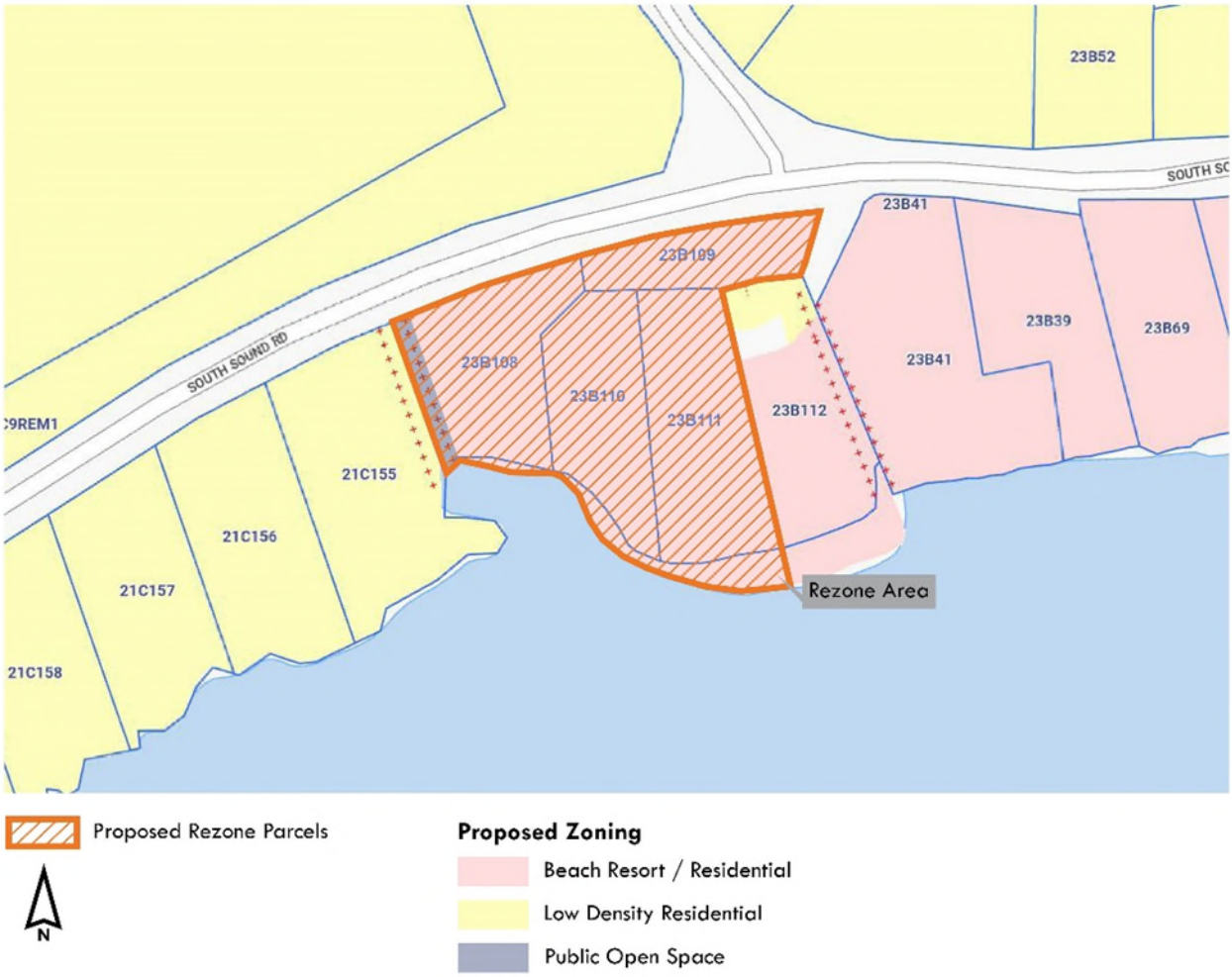


Figure 2. Rezone Application RZ23-0001 proposed zoning.