GOVERNMENT MOTION NO. 9 of 2025-2026

AMENDMENT TO THE DEVELOPMENT PLAN 1997

Proposed Rezoning:

LINFORD PIERSON HIGHWAY, GEORGE TOWN, BLOCK 20E PARCEL 171 (NOW BLOCK 20 PARCEL D472), LINFORD PIERSON HIGHWAY, GEORGE TOWN, BLOCK 20E PARCEL 213REM3

WHEREAS on the 3rd of February, 2021 (reference CPA/03/21; item 3.3). The Central Planning Authority (CPA) originally considered the request to amend the Development Plan from Low Density Residential to High Density Residential over Block 20E Parcel 171 (Now Block 20 Parcel D472) and Block 20E Parcel 213REM3. It was resolved to forward the proposal for 60-day public notification and consultation period pursuant to Section 11(2) of the Development and Planning Act (2021 Revision);

AND WHEREAS the proposed amendments were duly advertised in the *Caymanian Times newspaper* on the 3rd, 5th, 10th, and 12th of March 2021, in accordance with Section 11(2) of the Development and Planning Act (2021 Revision), with public consultation closing on May 11th 2021. Persons were invited to view the application at the Department of Planning for comment. During this public consultation period, letters of objection were received on the 12th and 26th of March 2021;

AND WHEREAS on the 26th of May 2021 (CPA/11/21; item 3.1), the Central Planning Authority considered the rezone application again following the consultation period. It was resolved to forward the rezone application to the Development Plan Tribunal for their recommendation;

AND WHEREAS on the 22nd of November 2024, the Development Plan Tribunal considered the rezone request and the report of the Tribunal was received on the 6th of

January 2025. The report indicates that, on the question of whether the rezoning should be allowed at this time, the Planning Appeals Tribunal Panel members are split, three to two;

AND WHEREAS on the 22nd of January 2025, (reference CPA/02/25; item 3.1), The Central Planning Authority again considered the proposal and it was resolved to forward the rezone to the Ministry of Planning, Agriculture, Housing, Infrastructure, Transport and Development for onward transmission to the House of Parliament, subject to Cabinet approval;

AND WHEREAS on the 13th of August 2025, Cabinet considered the rezoning application that the matter be referred to Parliament for consideration;

AND WHEREAS 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;

BE IT NOW THEREFORE RESOLVED to alter the zoning area of Registration Sections:

a. Linford Pierson Highway, George Town, Block 20E Parcel 171 (Now Block 20 Parcel D472) from Low Density Residential to High Density Residential; and

b. Linford Pierson Highway, George Town, Block 20E Parcel 213REM3 from Low Density Residential to High Density Residential.

MOVED BY: Honourable Johany Ebanks, JP, MP
Minister of Planning, Lands, Agriculture, Housing & Infrastructure

Received in the Office of the Clerk this 27th day of October, 2025.

Passed by the Parliament this 5th day of November, 2025.

Clerk of the Parliament

SUMMARY OF REZONING PROPOSAL

Proposed Amendment to the Development Plan 1997 for

Block 20E Parcel 171 (Now 20D472) and Block 20E Parcel 213REM3

Low Density Residential to High Density Residential

The single subject parcel is located south of Linford Pierson Highway, in the George Town East registration section. Adjacent two parcels, to the east, Block 20D Parcels 466 and 467, are the subject parcels for Rezone application RZ18-0003. This application was accepted to be rezoned from Low Density Residential to High Density Residential. RZ18-0003 was passed by the House of Parliament on 28th April 2023.

The original application included just one subject parcel 20D171 (now 20D472) with the northern portion currently under development for residential property, and the southern consisting of mangrove and bush vegetation. The added parcel, 20E213REM3, is to the immediate west of the original subject parcel and is under the ownership of the National Housing Development Trust, consisting of mangrove and bush vegetation. The primary consideration for this rezone application is based on surrounding land zoning. It is intended to amend the zoning to allow for the potential development if affordable housing.

The Central Planning Authority (CPA) originally considered the proposal to amend an application to rezone Block 20D Parcel 171 (now 472) from Low Density Residential to High Density Residential on the 3rd of February, 2021 (reference CPA/03/21; item 3.3). The CPA resolved to forward the application, including Block 20E Parcel 213REM3, for 60-day notification and advertising period pursuant to Section 11(2) of the Development and Planning Act (2021 Revision).

Notice of the proposed amendment of the parcel was advertised in the Caymanian Times newspaper on the 3rd, 5th, 10th, and 12th March 2021. The public consultation closed on May 11th 2021 with letters of objection received the 12th and 26th March 2021.

Thereafter, on May 26th 2021, the CPA considered the application again, following the consultation period (reference CPA/11/21; item 3.1). It was resolved to forward the rezone application to the Development Plan Tribunal for their recommendation.

A Development Plan Tribunal hearing was held on 22nd November 2024 to consider the rezone request and the report of the Tribunal was received on 6th January 2025. The report indicates that, on the question of whether the rezoning should be allowed at this time, the Planning Appeals Tribunal Panel members are split, three to two.

Following the Tribunal Hearing, the request to amend the Development Plan was again heard by the CPA on 22nd January 2025 (reference CPA/02/25; item 3.1). It was resolved to forward the application to the Ministry of Planning, Agriculture, Housing, Infrastructure, Transport & Development (PAHITD) for onward transmission to the House of Parliament for consideration, subject to Cabinet approval.

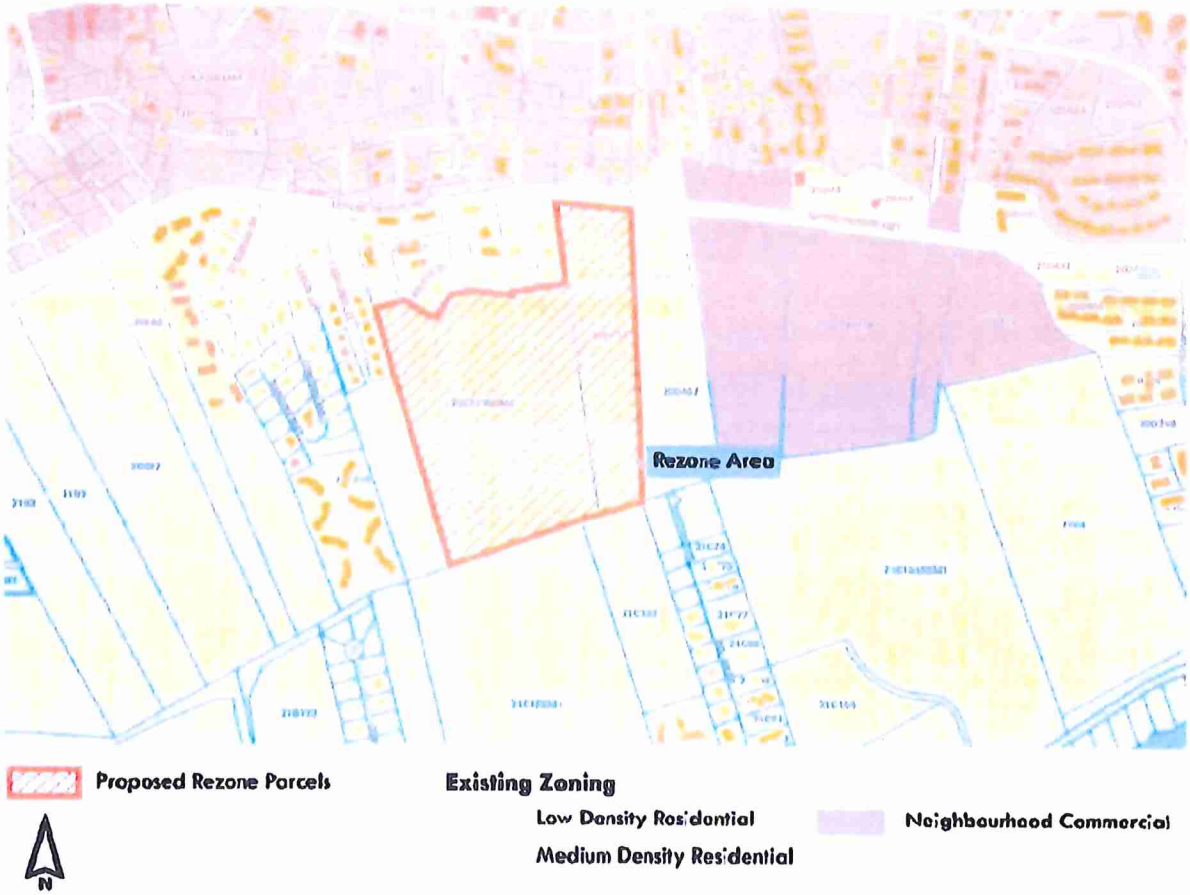


Figure 1: Existing Zoning and Location Map for RZ20-0007