



GOVERNMENT MOTION NO. 3/2015-2016

AMENDMENT TO THE DEVELOPMENT PLAN 1997

Proposed Rezoning:

West Bay Beach North, Block 17A Parcel 195 and 196

WHEREAS on 21st January 2015 the Central Planning Authority (CPA) considered an application for the rezoning of Registration Section West Bay Beach North, Block 17A Parcels 195 and 196 from Hotel/Tourism and Low Density Residential to Hotel/Tourism only (CPA/02/15);

AND WHEREAS the proposed amendments were duly advertised in the Cayman Compass on 5th, 6th, 9th and 11th February 2015 respectively, in accordance with Section 11(2) of the Development and Planning Law (2011 Revision), and persons were invited to view the application at the Planning Department for comment. During the comment period no letters of objection or representation were received on the proposed amendments;

AND WHEREAS on the 13th May 2015 the CPA again reviewed the application in light of the public consultation process (CPA/10/15) and it was resolved to forward the proposed amendment to the Ministry of Planning with the recommendation that it be forwarded to Cabinet and subsequently the Legislative Assembly for consideration;

AND WHEREAS on 30th June 2015 Cabinet considered the rezoning application, and approved that the matter be referred on to the Legislative Assembly for consideration;

BE IT NOW THEREFORE RESOLVED THAT in accordance with Section 10(2)(b) of the Development and Planning Law (2011 Revision), the Central Planning Authority hereby recommends and submits to the Legislative Assembly 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 West Bay Beach North, Block 17A Parcels 195 and 196 from Hotel/Tourism and Low Density Residential to Hotel/Tourism.

Moved by:

Hon D Kurt Tibbetts, OBE, JP, MLA

Received in the Office of the Clerk this 9th day of July, 2015.

Passed by the Cayman Islands Legislative Assembly this 12th day of August, 2015.

Clerk of the Legislative Assembly

SUMMARY OF REZONING APPLICATION
Hotel\Tourism and Low Density Residential to Hotel/Tourism
Block 17A Parcels 195 & 196

The applicant is the owner of Block 17A Parcels 195 and 196, a total of 4.46 acres located between Crighton Drive and the North Sound, just north of the Holiday Inn hotel. The parcels have a split zone with Hotel Tourism abutting Crighton Drive and Low Density Residential adjacent to the North Sound and they are currently undeveloped. The applicant seeks to rezone both parcels to Hotel/Tourism only.

Under the 1977 Development Plan, this area of Crystal Harbour was zoned Low Density Residential and the subject area requesting rezone was a single parcel. In 1986, the large parcel surrounding the subject site was rezoned to Hotel/Tourism, leaving the site isolated as Low Density Residential. Over time the parcel boundaries changed while the zoning designations remained, effectively creating a spot-zoning anomaly. The proposed rezone will correct this anomaly as it is not conducive to a landowner to have a split zone on such small parcels.

The applicant applied to the Central Planning Authority on 21st January 2015 to amend the Development Plan from Low Density Residential to Hotel/Tourism. The Department consulted various agencies and received no objections from the Department of Tourism, the Department of Environment, and the National Roads Authority.

Accordingly, it was resolved to forward the CPA's recommended rezoning to 60 day public notification & advertising in accordance with Section 11(2) Development & Planning Law (2011 Revision).

Thereafter, the proposed amendment to the Development Plan was advertised in the *Cayman Compass* on 5th, 6th, 9th, and 11th February 2015. During the comment period no objections or representations were received.

On 13th May 2015 the CPA considered its proposed amendment in light of the public consultation process, and resolved to forward it to the Ministry of Planning with the recommendation that it be forwarded to the Legislative Assembly for debate, subject to Cabinet approval.

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On 30th June 2015 Cabinet approved the proposed amendment, and directed that it be referred on to the Legislative Assembly for consideration.

The proposed rezoning is depicted on the attached 'Existing' and 'Proposed' maps.



MAP 1: Existing Zoning, Block 17A Parcels 195 & 196

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Legend

Planning Zones

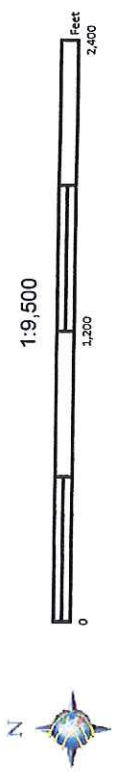
- Public Open Space
- Private Road
- Private Canal
- Neighbourhood Commercial

Mangrove Buffer

Low Density Residential

Hotel - Tourism

Approved Roadway Corridor





MAP 2: Proposed Zoning, Block 17A Parcels 195 & 196

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Legend

 Mangrove Buffer	 Public Open Space
 Low Density Residential	 Private Road
 Hotel - Tourism	 Private Canal
 Approved Roadway Corridor	 Neighbourhood Commercial

