



GOVERNMENT MOTION NO. 1 2018/2019

AMENDMENT TO THE DEVELOPMENT PLAN 1997

Proposed Rezoning:

**George Town Central, Block 13D Parcel 1 and
West Bay Beach South, Block 13C Parcel 1**

WHEREAS on 30th October 2013 the Central Planning Authority considered an application for the rezoning of part of Registration Section George Town Central, Block 13D Parcel 1 and part of West Bay Beach South, Block 13C Parcel 1 from Public Open Space to High Density Residential.

AND WHEREAS the proposed amendments were duly advertised in the *Cayman Compass* on the 26th and 28th November 2013 and 2nd and 4th December 2013, in accordance with Section 11(2) of the Development and Planning Law (2011 Revision, as amended), and persons were invited to view the application at the Department of Planning for comment. During the comment period no letters of objection or representation were received on the proposed amendments;

AND WHEREAS on 16th September 2015 the Central Planning Authority again reviewed the application in light of the public consultation process (CPA/19/15; item 3.1) and it was resolved to forward the proposed amendment to the Ministry of Planning, Lands Agriculture, Housing and Infrastructure with the recommendation that it be forwarded to Cabinet and subsequently the Legislative Assembly for consideration;

AND WHEREAS on 3rd November 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 in Section 10(2)(b) of the Development and Planning Law (2011 Revision, as amended), 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 part of Registration Section George Town Central, Block 13D Parcel 1 and part of Registration Section West Bay Beach South, Block 13C Parcel 1, from Public Open Space to High Density Residential.

MOVED BY: Honourable Joseph Hew,
Minister of Commerce, Planning, & Infrastructure

Received in the Office of the Clerk this 27th day of AUGUST 2018

Passed/Rejected by the Legislative Assembly this 12th day of SEPTEMBER 2018

Clerk of the Legislative Assembly

SUMMARY OF REZONING APPLICATION

Part of Block 13D Parcel 1 and Part of Block 13C Parcel 1

Public Open Space to High Density Residential

The parcels comprise a large part of the George Town landfill site, being approximately 66 acres in total with a predominate zoning of Heavy Industrial. On the west and south sides there is a Public Open Space zoning over a perimeter strip of the two Parcels, designed as a buffer from the landfill itself. However, subsequent construction of the Esterley Tibbetts Highway bisected the two Parcels, leaving approximately 3.2 acres isolated west of the Highway. These severed portions are zoned Public Open Space, but this is not now considered appropriate, as the Highway itself now forms the physical western boundary of the landfill site.

The surrounding zoning west of the Highway is High Density Residential, and this is considered a more appropriate zoning for the Crown's 3.2 acres of severed land west of the highway in this location.

The Central Planning Authority considered an application from Government to rezone the severed western portions of Block 13D Parcel 1 and Block 13C Parcel 1 from Public Open Space to High Density Residential.

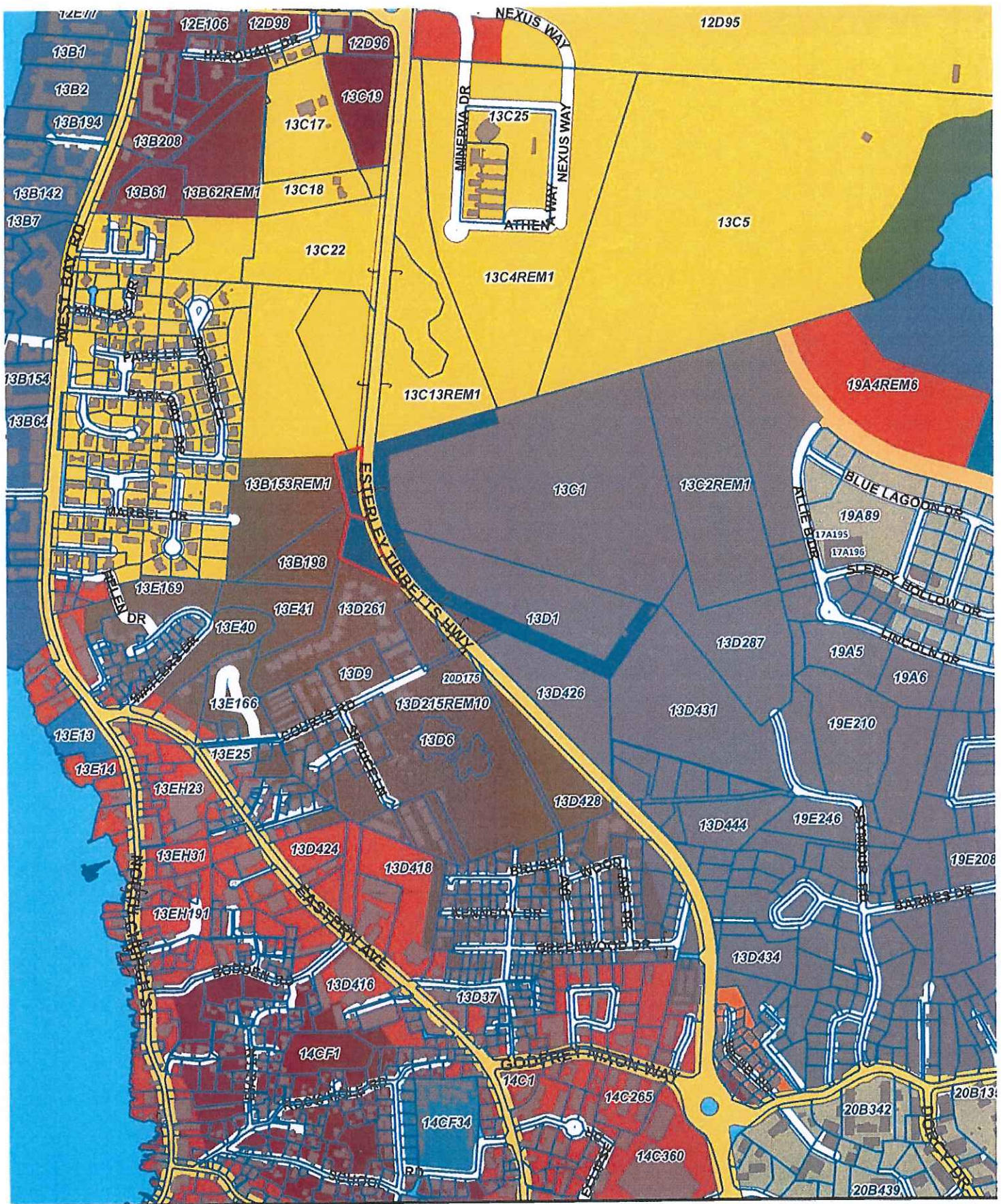
Accordingly, it was resolved to forward the Central Planning Authority's recommended rezoning to 60 day public notification & advertising in accordance with Section 11(2) Development & Planning Law (2011 Revision, as amended).

Thereafter, the proposed amendment to the Development Plan was advertised in the *Cayman Compass* on 26th and 28th November 2013 and 2nd and 4th December 2013. During the comment period no objections or representations were received.

On 16th September 2015 the Central Planning Authority 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.

On 3rd November 2015 Cabinet resolved to approve the rezone proposal for part of George Town Central, Block 13D Parcel 1 and part of West Bay Beach South, Block 13C Parcel 1 from Public Open Space to High Density Residential, and forward the proposal to the Legislative Assembly for consideration at its next sitting.

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



AAP 1: Existing Zoning, Block 13D Parcel 1, and Block 13C Parcel 1

Legend

Planning Zones

Public Open Space	Marine Commercial	Hotel - Tourism
Private Road	Mangrove Buffer	High Density Residential
Neighbourhood Commercial	Low Density Residential	Heavy Industrial
Medium Density Residential	Light Industrial	General Commercial
	Institutional	Approved Roadway Corridor

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