



GOVERNMENT MOTION NO. 2 2018/2019

AMENDMENT TO THE DEVELOPMENT PLAN 1997

Proposed Rezoning:

Bodden Town, Block 44B Parcel 15

WHEREAS on 26th October 2016 the Central Planning Authority (CPA/23/16; item 3.1) considered an application for the rezoning of Registration Section Bodden Town, Block 44B Parcel 15 from Public Open Space to Medium Density Residential.

AND WHEREAS the proposed amendments were duly advertised in the *Cayman Compass* on the 9th, 11th, 15th and 17th of November 2016, in accordance with Section 11(2) of the Development and Planning Law (2015 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 amendment;

AND WHEREAS on 15th February 2017 the Central Planning Authority again reviewed the application in light of the public consultation process (CPA/04/17; item 3.1) and it was resolved to forward the proposed amendment to the Ministry of Planning, Lands Agriculture, Housing and Infrastructure, now the Ministry of Commerce, Planning and Infrastructure, with the recommendation that it be forwarded to Cabinet and subsequently the Legislative Assembly for consideration;

AND WHEREAS on 15th May 2018 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 Registration Section Bodden Town, Block 44B Parcel 15, from Public Open Space to Medium 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

Proposed Amendment to the Development Plan 1997 for Block 44B, Parcel 15

Public Open Space to Medium Density Residential

The land parcel is located on the seaside just after Manse Road in Bodden Town heading east along the coast and is 0.3 acre (13,068 sq. ft.). It is a narrow parcel similar in configuration to those adjoining and is surrounded by land zoned Medium Density Residential.

According to the Land Register the property was first registered on January 14, 1976. The land was held as Crown land (unclaimed) until 2005 when the Governor in Cabinet vested it as a Crown grant to the estate of Alice Carter and Adella Cater in accordance with the Governor (Vesting of Lands) Law. At that time both parties were unaware that the seaside parcel was zoned Public Open Space. This rezone proposal seeks to rectify the oversight by changing the zoning to Medium Density Residential as enjoyed by adjoining parcels and allow the land to be valued and developed appropriately.

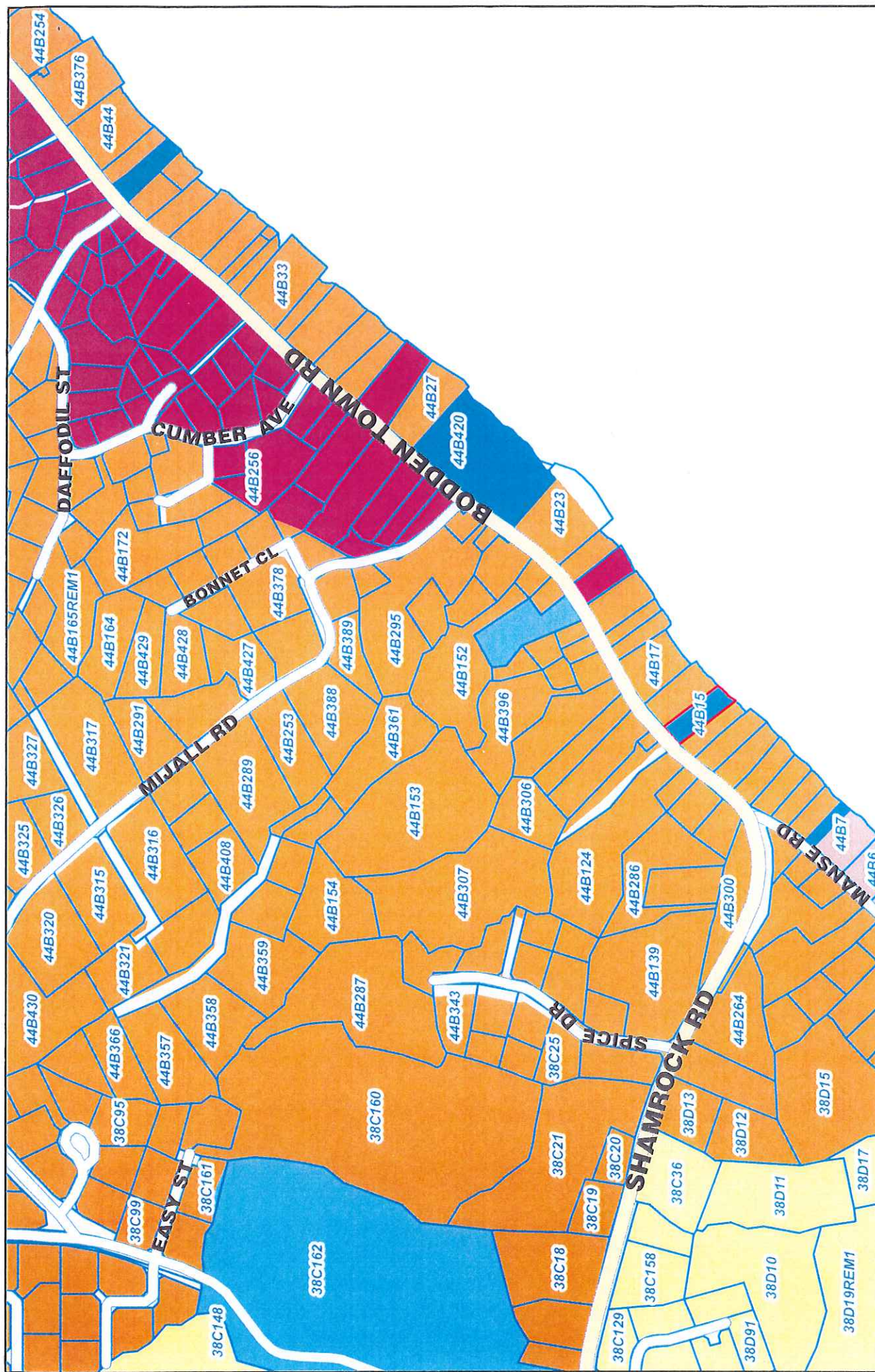
The Central Planning Authority (CPA) originally considered the request to amend the Development Plan from Public Open Space to Medium Density Residential on parcel 44B15 on October the 26th 2016 - CPA/23/16; Item 3.1 - and it was resolved to forward the application for 60 day notification and advertising period pursuant to Section 11(2) of the Development and Planning Law (2015 revision).

Notice of the proposed amendment of the parcel outlined above was advertised in the Cayman Compass on the 9th, 11th, 15th and 17th of November 2016. The public consultation period concluded on January 16th 2017. No objections were received on the proposed amendment during the public consultation period.

Following the consultation period, the request to amend the Development Plan was again heard by the CPA on February 15th 2017 - CPA/04/17; Item 3.1. The CPA resolved to forward the proposed amendment to the Ministry of Planning, Lands, Agriculture, Housing and Infrastructure for onward transmission to the Legislative Assembly for consideration, subject to Cabinet approval.

On the 15th May, 2018 Cabinet resolved to have the Honourable Minister for Commerce Planning and Infrastructure table the proposal to amend the Development Plan for the rezone of Block 44B Parcel 15 (RZ16-0002) from Public Open Space to Medium Density Residential and submit it for consideration in the Legislative Assembly in accordance with section 10(2)(b) of the Development and Planning Law (2017 Revision).

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



Map 1 Existing Zoning – Block 44B Parcel 15 (Public Open Space)

Lands & Survey Department
P.O. Box 1089
Grand Cayman, KY-1102
CAYMAN ISLANDS

CAYMAN LAND INFO

Phone: +1 345 244 3420
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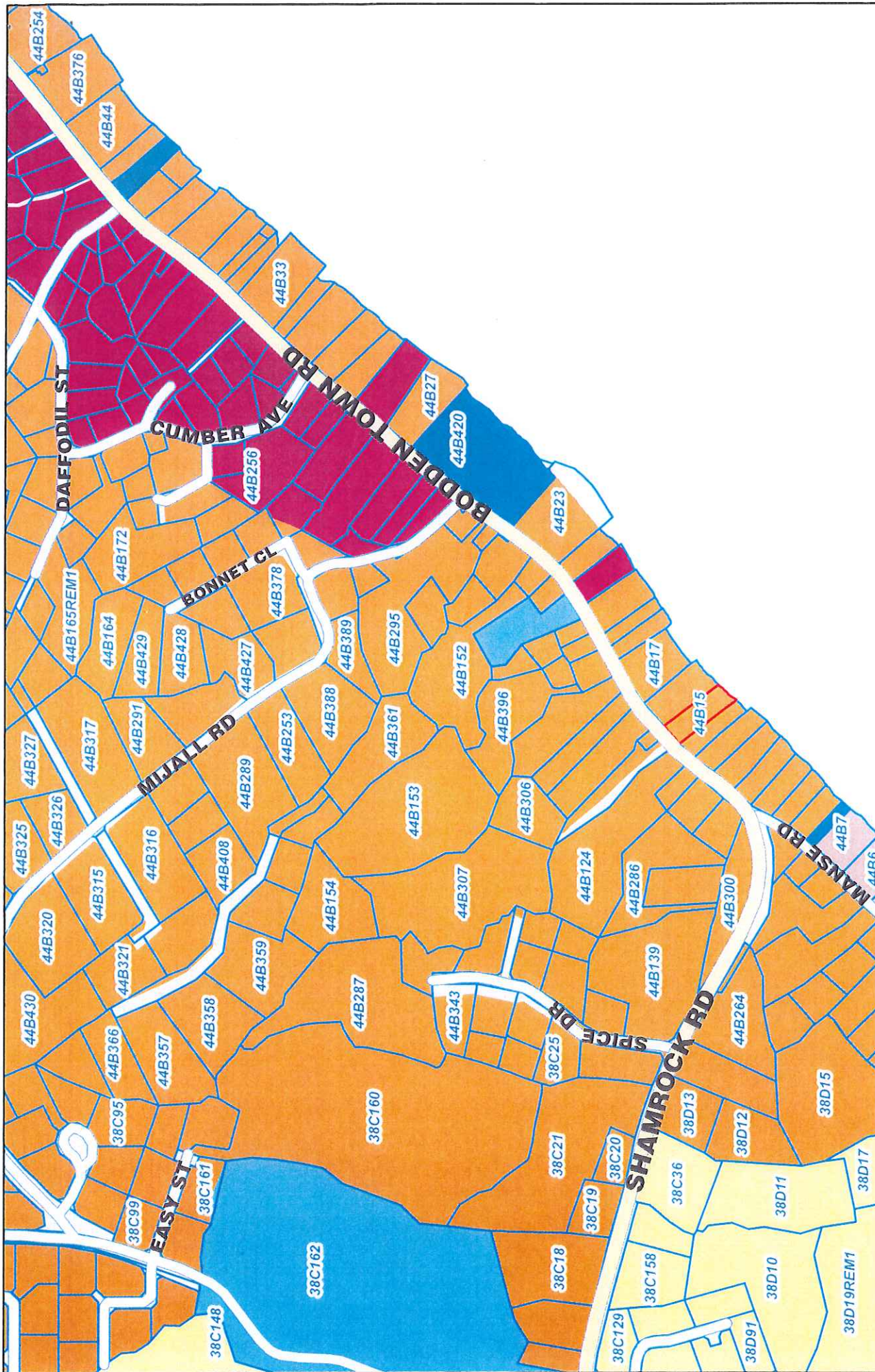
Zoning Zones	
Description	
Public Open Space	Medium Density Residential
Private Road	Low Density Residential
Neighbourhood Commercial	Institutional
	Beach Resort - Residential

Legend

 Parcels Planning Zones

Feet
1,600





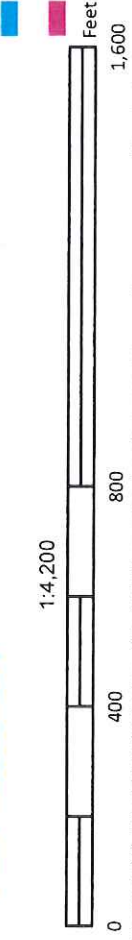
Map 2 Proposed Zoning – Block 44B Parcel 15
(Medium Density Residential)

Legend

Parcels **Planning Zones**

Zone Description

- Medium Density Residential
- Low Density Residential
- Institutional
- Beach Resort - Residential
- Public Open Space
- Private Road
- Neighbourhood Commercial



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