



**GOVERNMENT MOTION NO.      2015/16**

**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 30<sup>th</sup> 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 26<sup>th</sup> and 28<sup>th</sup> November 2013 and 2<sup>nd</sup> and 4<sup>th</sup> 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 16<sup>th</sup> 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 3<sup>rd</sup> 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 D. Kurt Tibbetts, OBE, JP  
Minister of Planning, Lands, Agriculture, Housing & Infrastructure

Received in the Office of the Clerk this \_\_\_\_\_ day of \_\_\_\_\_ 2016

Passed/Rejected by the Legislative Assembly this \_\_\_\_\_ day of \_\_\_\_\_ 2016

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).

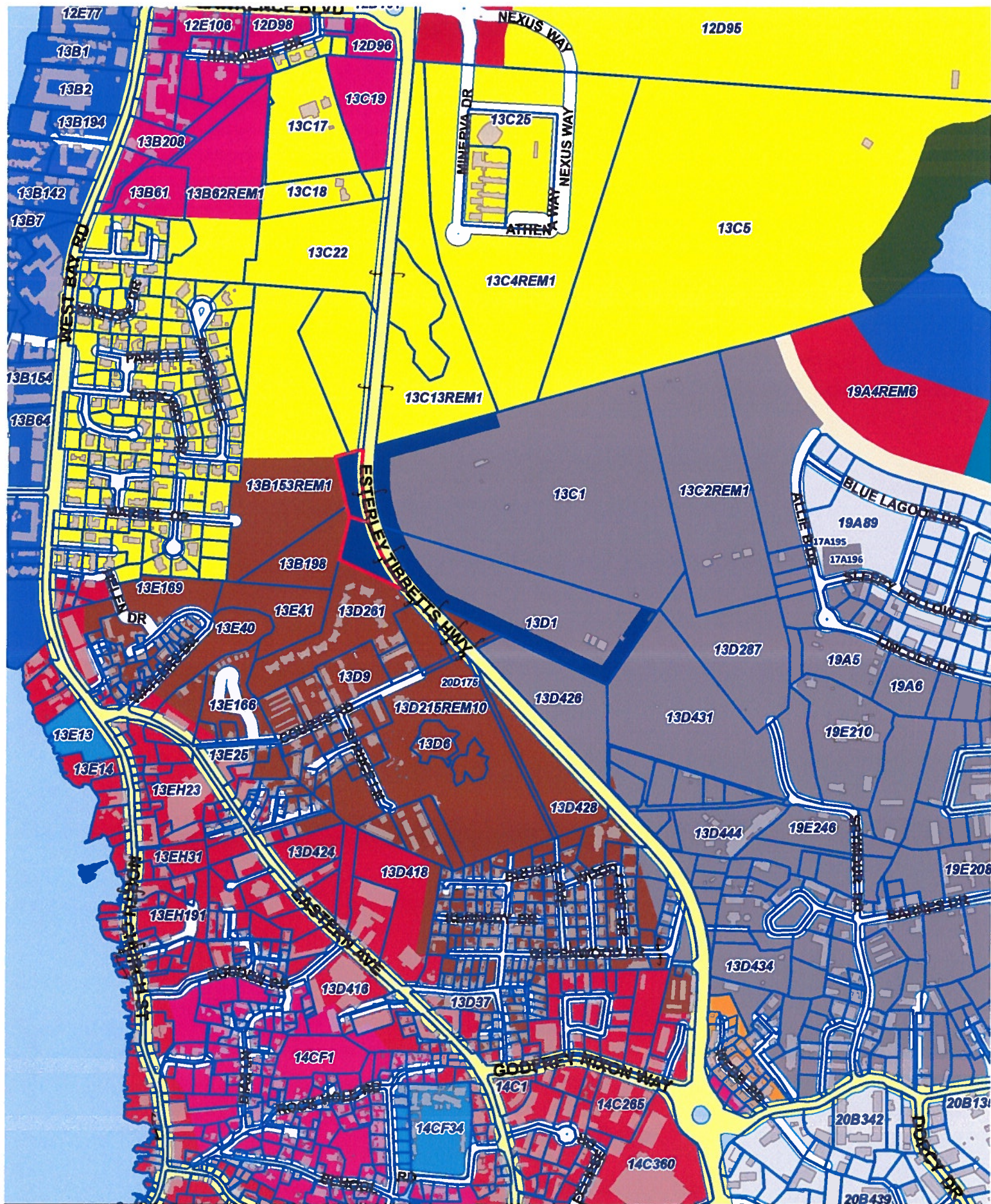
Thereafter, the proposed amendment to the Development Plan was advertised in the *Cayman Compass* on 26<sup>th</sup> and 28<sup>th</sup> November 2013 and 2<sup>nd</sup> and 4<sup>th</sup> December 2013. During the comment period no objections or representations were received.

On 16<sup>th</sup> 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.

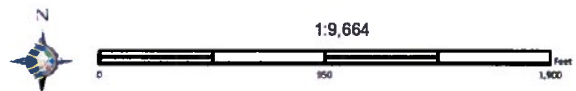
On 3<sup>rd</sup> November 2015 Cabinet resolved to approve the rezone proposal for part of George Town Central, Block 13D Parcel 1 and part of West Bay Beach South, Block 13C Parcel 1 from Public Open Space to High Density Residential, and forward the proposal to the Legislative Assembly for consideration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

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





MAP 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 |

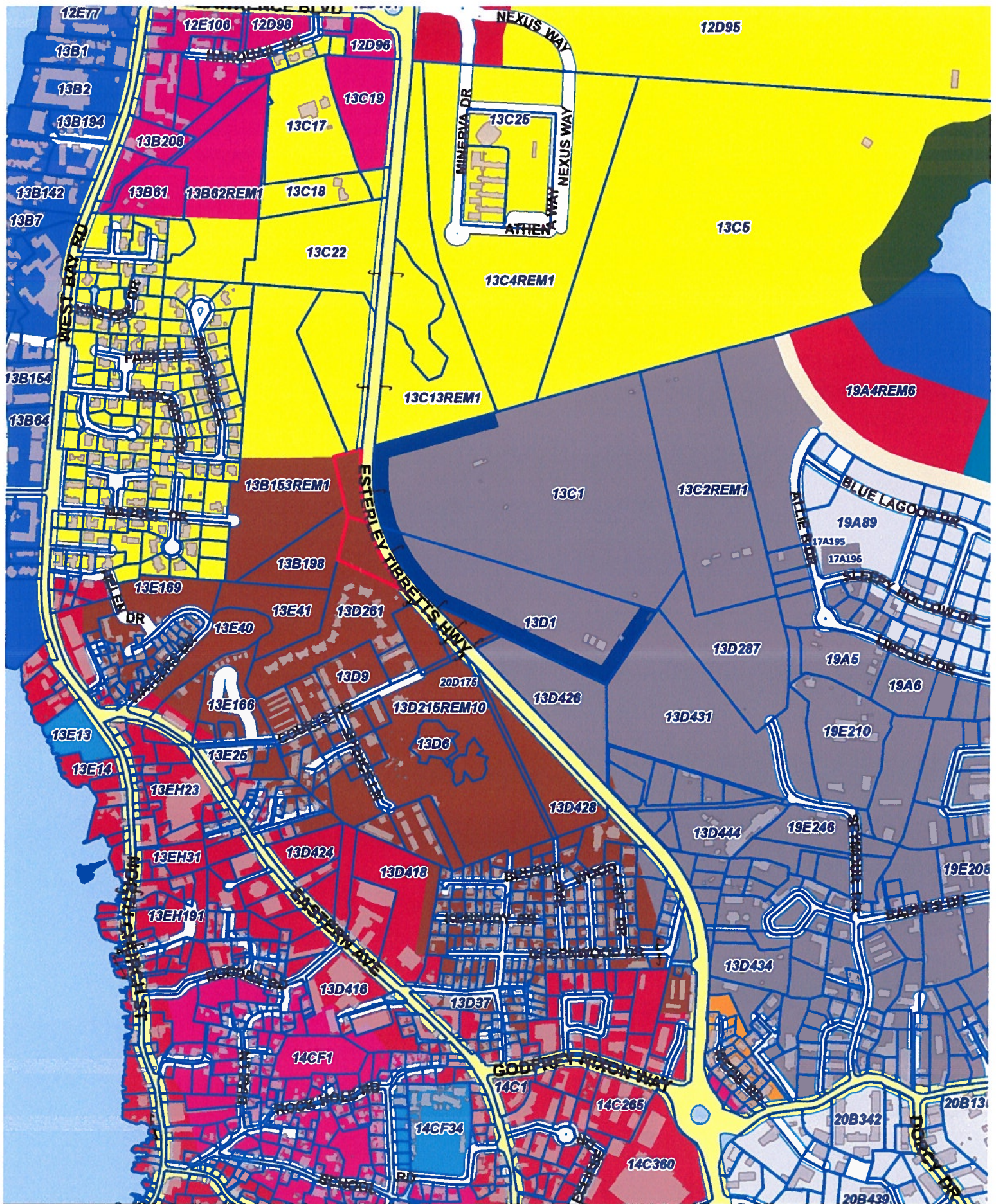
Lands & Survey Department  
P.O. Box 1089  
Grand Cayman, KY1-1102  
CAYMAN ISLANDS



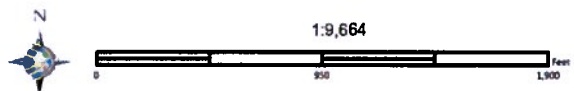
**CAYMAN LAND INFO**

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MAP 2: Proposed 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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