



GOVERNMENT MOTION NO. 4 of 2024-2025

AMENDMENT TO THE DEVELOPMENT PLAN 1997

Proposed Rezoning:

LOWER VALLEY, BLOCK 32D PARCELS 320-322, 339-341 & 355 and BLOCK 38E PARCELS 637-638

WHEREAS on the 13th of September, 2023 (reference CPA/21/23; item 3.3) the Central Planning Authority (CPA) originally considered the request to amend the Development Plan from Agriculture/Residential to Medium Density Residential over Block 32D Parcels 320-322, 339-341 & 355 and Block 38E Parcels 637-638. It was resolved to adjourn the application and invite the applicant to address the Authority regarding the potential adverse effects of the proposal.

AND WHEREAS on the 8th of November, 2024 (reference CPA/26/23; Item 3.1) the Central Planning Authority considered the request again and it was resolved to forward the proposal for a 60-day public notification and consultation period pursuant to Section 11(2) of the then Development and Planning Act (2021 Revision);

AND WHEREAS the proposed amendments were duly advertised in the *Caymanian Times newspaper* on the 13th, 15th, 20th, and 22nd of December 2023, in accordance with Section 11(2) of the Development and Planning Act (2021 Revision), with public consultation closing on February 20th 2024.

AND WHEREAS persons were invited to view the application at the Department of Planning for comment and during this public consultation period no letters of objection were received on the proposed amendment;

AND WHEREAS on the 27th of March 2024 (CPA/10/24; item 3.1) the Central Planning Authority again considered the proposal and in light of receiving no objections it was resolved to forward the rezone application 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 14th of August 2024, Cabinet considered the rezoning proposal, and approved that the matter be submitted to Parliament for consideration.

BE IT NOW THEREFORE RESOLVED that in accordance with 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;

AND BE IT FURTHER RESOLVED to alter the zoning area of Registration Section Lower Valley, Block 32D Parcels 320-322, 339-341 & 355 and Block 38E Parcels 637-638, from Agriculture/Residential to Medium Density Residential.

MOVED BY: Honourable Johany Ebanks, MP
Minister of Planning, Agriculture, Housing, Infrastructure,
Transport and Development

Received in the Office of the Clerk this 30th day of September, 2024

Passed by the House of Parliament this 7th day of October, 2024

Zena Merren-Chin
Clerk of the Parliament

SUMMARY OF REZONING PROPOSAL

Proposed Amendment to the Development Plan 1997 for

Block 32D Parcels 320-322, 339-341 & 355 and

Block 38E Parcels 637-638

Agriculture/Residential to Medium Density Residential

The nine subject parcels are located west of Beach Bay Road, in the Lower Valley registration section. There is a right of way along the eastern boundary of the property. Approximately 570ft south of the Hotel/Tourism (HT) zoning, is the grounds of the Mandarin Oriental Beach Bay Resort. To the east and south lies a series of parcels which are zoned low density residential (LDR).

The subject parcels are currently unoccupied and comprise 30 adjoined house lots, with an approved subdivision for LDR. The area is 47.37 acres in total, with Block and Parcel 32D355 being the largest of the application parcels at 45.4 acres. The subject parcels are underdeveloped, consisting of pasture lands and woodland. The applicant seeks to offer the lots to buyers to develop and construct homes targeted at mid-income levels.

The Central Planning Authority (CPA) originally considered the request to amend an application to rezone Block 32D Parcels 320-322, 339-341 & 355 and Block 38E Parcels 637-638 Agriculture/Residential to Medium Density Residential (MDR) on the 13th of September, 2023 (reference CPA/21/23; item 3.3). It was resolved that the application be adjourned and the applicant be invited to address the Authority regarding the potential adverse effects of the proposal.

The CPA considered the request again on the 8th of November 2023 (reference CPA/26/23; Item 3.1). It was resolved to forward the proposal for a 60-day public notification and consultation period pursuant to Section 11(2) of the then Development and Planning Act (2021 Revision).

Notice of the proposed amendment of the parcel outlined above was advertised in the Caymanian Times newspaper on the 13th, 15th, 20th, and 22nd of December 2023, with public consultation closing on February 20th 2024. During this public consultation period, no letters of objection were received.

On March 27th 2024, the CPA considered the application again, following the consultation period (reference CPA/10/24; item 3.1). It was resolved to forward the rezone application to the Ministry of Planning, Agriculture, Housing, Infrastructure, Transport & Development for onward transmission to the House of Parliament for consideration, subject to Cabinet approval.

On August 14th 2024, Cabinet resolved to have the Honourable Minister for Planning, Agriculture, Housing, Infrastructure, Transport and Development table the proposal to amend the Development Plan for the rezone of Block 32D Parcels 320-322, 339-341 & 355 and

Block 38E Parcels 637-638 from Agriculture/Residential to Medium Density Residential and submit it for consideration in the House of Parliament in accordance with section 10(2)(b) of the Development and Planning Act (2021 Revision).

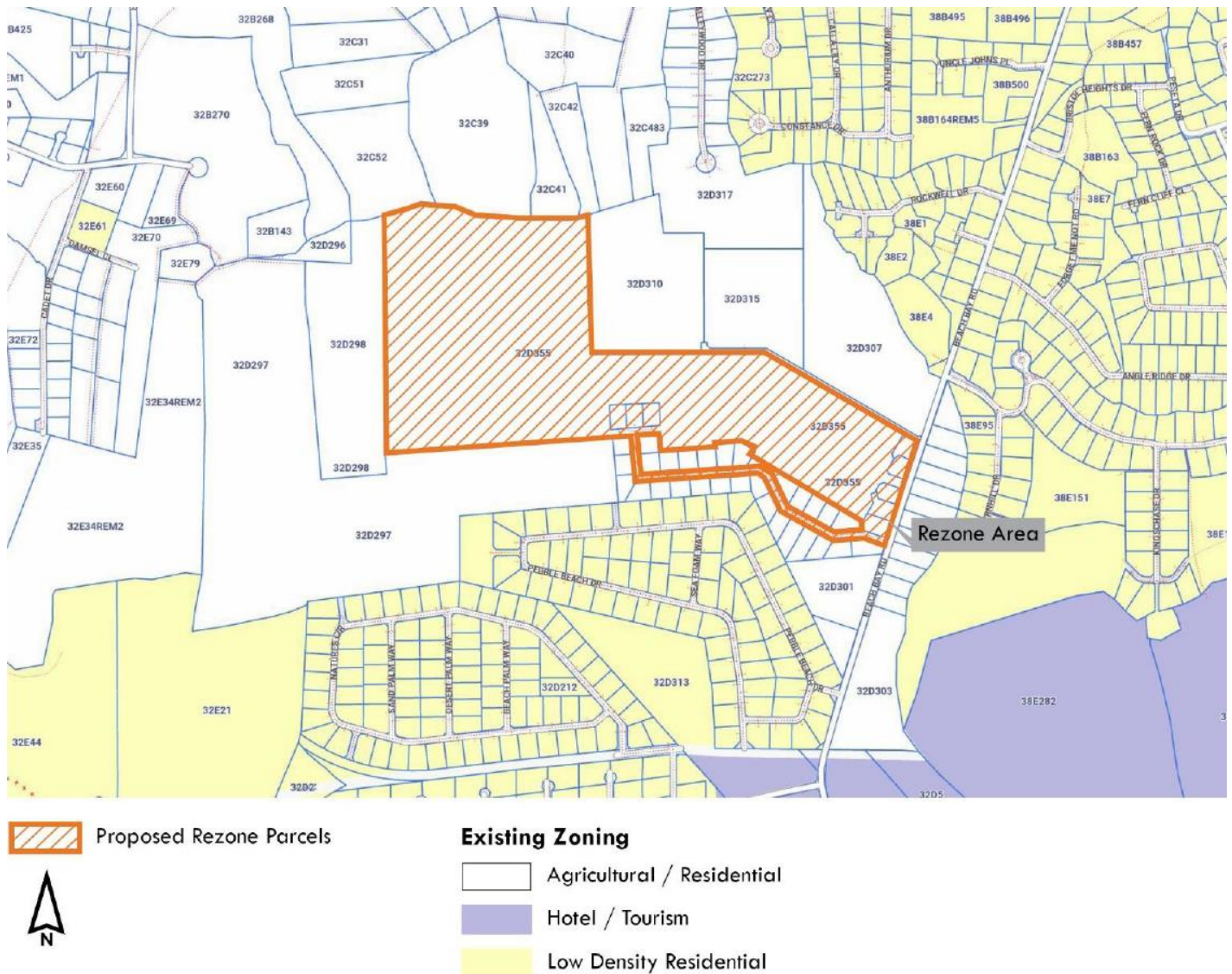


Figure 1: Zoning and Location Map