



GOVERNMENT MOTION NO. 7 of 2025-2026

AMENDMENT TO THE DEVELOPMENT PLAN 1997

Proposed Rezoning:

PROSPECT, BLOCK 23B PARCEL 112

WHEREAS on the 31st of January, 2024 (reference CPA/04/24; item 3.1) The Central Planning Authority (CPA) originally considered the request to amend the Development Plan from 112 from Low Density Residential and unassigned zoning to Beach Resort Residential over Block 23B Parcel 112. It was resolved to forward the application for a 60-day public notification and consultation period pursuant to Section 11(2) of the Development and Planning Act (2021 Revision);

AND WHEREAS the proposed amendments were duly advertised in the *Caymanian Times newspaper* on the 24th and 26th of April and the 1st and 3rd of May 2024, in accordance with Section 11(2) of the Development and Planning Act (2021 Revision), with public consultation closing on July 2nd 2024. No letters of objection were received on the proposed amendment;

AND WHEREAS on the 4th of December 2024 (reference CPA/31/24; 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 13th of August 2025, Cabinet considered the rezoning proposal, and approved that the matter be submitted to Parliament for consideration.

AND WHEREAS 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;

BE IT NOW THEREFORE RESOLVED to alter the zoning area of Registration Section

- a. Prospect, Block 23B Parcel 112, from Low Density Residential and unassigned zoning to Beach Resort Residential.

MOVED BY: Honourable Johany Ebanks, JP, MP
Minister of Planning, Lands, Agriculture, Housing & Infrastructure

Received in the Office of the Clerk this 27th day of October, 2025.

Passed by the Parliament this 5th day of November, 2025.

Clerk of the Parliament

SUMMARY OF REZONING PROPOSAL
Proposed Amendment to the Development Plan 1997 for
Block 23B Parcel 112
Low Density Residential and Unassigned Zoning to Beach Resort
Residential

The single subject parcel is located south of South Sound Road, in the Prospect registration section. There is a right of way along the eastern boundary of the property. The adjacent four (4) parcels to the west, Block and Parcels 23B 108, 109 110, and 111, are the subject parcels for Rezone application RZ23-0001. This application was accepted to be rezoned from Low Density Residential to Beach Resort Residential and Public Open Space (POS). Rezone 23-0001 was passed by the House of Parliament on July 23rd 2024.

Block 23B Parcel 112 is 0.42ac, with 0.33ac already zoned as Beach Resort Residential zoning. The proposed rezone concerns a small (0.09ac) section of Block and Parcel 23B 112. This section is made up of 0.07ac of LDR zoning and 0.02ac of unassigned land which reflects the former alignment of South Sound Road.

The Central Planning Authority (CPA) originally considered the proposal to amend an application to rezone Block 23B Parcel 112 from Low Density Residential and unassigned zoning to Beach Resort Residential on the 31st of January, 2024 (reference CPA/04/24; item 3.1). The CPA resolved to forward the application for 60-day notification and advertising period pursuant to Section 11(2) of the Development and Planning Act (2021 Revision).

Notice of the proposed amendment of the parcel was advertised in the Caymanian Times newspaper on the 24th and 26th of April and the 1st and 3rd of May 2024. The public consultation closed on July 2nd 2024. During this public consultation period, no letters of objection were received.

On December 4th 2024, the CPA considered the application again, following the consultation period (reference CPA/31/24; item 3.1). It was resolved to forward the rezone application to the Ministry of Planning, Agriculture, Housing, Infrastructure, Transport & Development (PAHITD) for onward transmission to the House of Parliament for consideration, subject to Cabinet approval.

The Cabinet is thereby asked to support RZ23-0005's forwarding to the House of Parliament for consideration in accordance with Section 10(2) b of the Development and Planning Act (2021 Revision). The current and proposed zone parcels are shown in Figure 1 and 2 below.

Appendix 1 - Summary of Rezone 23-0005

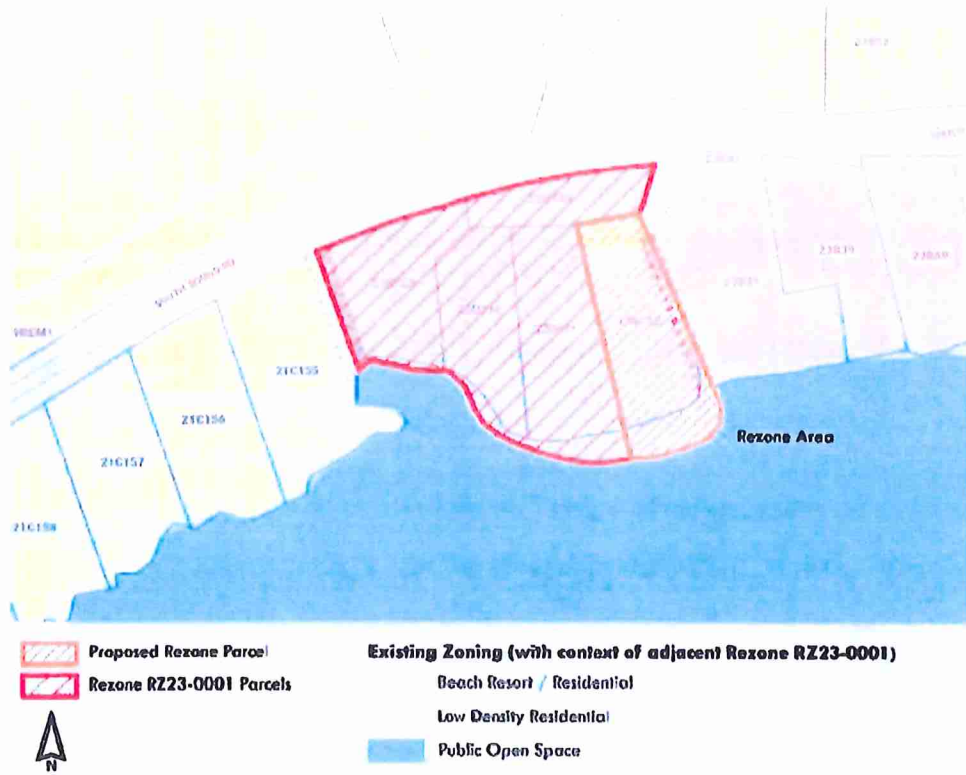


Figure 1: Existing Zoning and Location Map for RZ23-0005

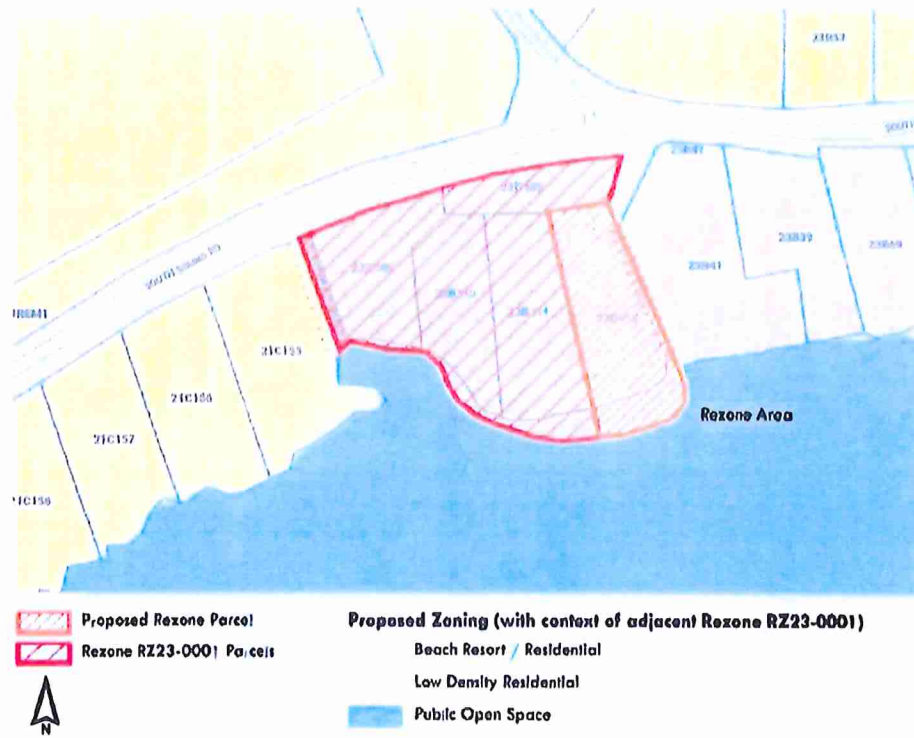


Figure 2: Proposed Zoning and Location Map for RZ23-0005