



GOVERNMENT MOTION NO. 8 of 2025-2026

AMENDMENT TO THE DEVELOPMENT PLAN 1997

Proposed Rezoning:

CRIGHTON DRIVE, WEST BAY SOUTH, BLOCK 17A PARCEL 383

WHEREAS on the 4th of March 2025 (reference CPA/05/25; item 3.1). The Central Planning Authority (CPA) originally considered the request to amend the Development Plan from Low Density Residential and Private Canal to Hotel/ Tourism over Block 17A Parcel 383 (originally comprised of 4 parcels: 17A 145, 146, 327 and 376). It was resolved to forward the proposal for 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 9th 11th, 16th and 17th of April 2025, in accordance with Section 11(2) of the Development and Planning Act (2021 Revision), with public consultation closing on June 16th 2025. Persons were invited to view the application at the Department of Planning for comment. During this public consultation period, no letters of objection were received;

AND WHEREAS on the 4th December 2024 (CPA/31/24; item 3.1), the Central Planning Authority considered the rezone application again following the consultation period. It was resolved to forward the rezone application to the Ministry of Planning, Lands, Agriculture, Housing, and Infrastructure for onward transmission to the House of Parliament, subject to Cabinet approval;

AND WHEREAS on the 22nd of August 2025, Cabinet considered the rezoning application that the matter be referred to Parliament for consideration;

AND WHEREAS in accordance in 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 Sections

- a. Crighton Drive, West Bay South, Block 17A Parcel 383 from Low Density Residential and Private Canal to Hotel/Tourism; and

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 17A Parcel 383 (RZ25-0001)
From Low Density Residential and Private Canal
to Hotel/Tourism

The subject parcel is located in the Crystal Harbour area, east of the Esterly Tibbetts Highway, along Crighton Drive, in the West Bay South election registration section.

Block 17A Parcel 383 was originally four parcels, which were combined in March 2025 – these four parcels were 17A 145, 146, 327, and 376. The application is proposing to rezone the portion of this parcel, north of Crighton Drive. The section south of Crighton Drive is not part of this application. The subject zoning area totals 0.37 acres, of which, 0.20 acres are currently zoned low density residential, and 0.17 are now-filled canal. Two aerial images are directly below.

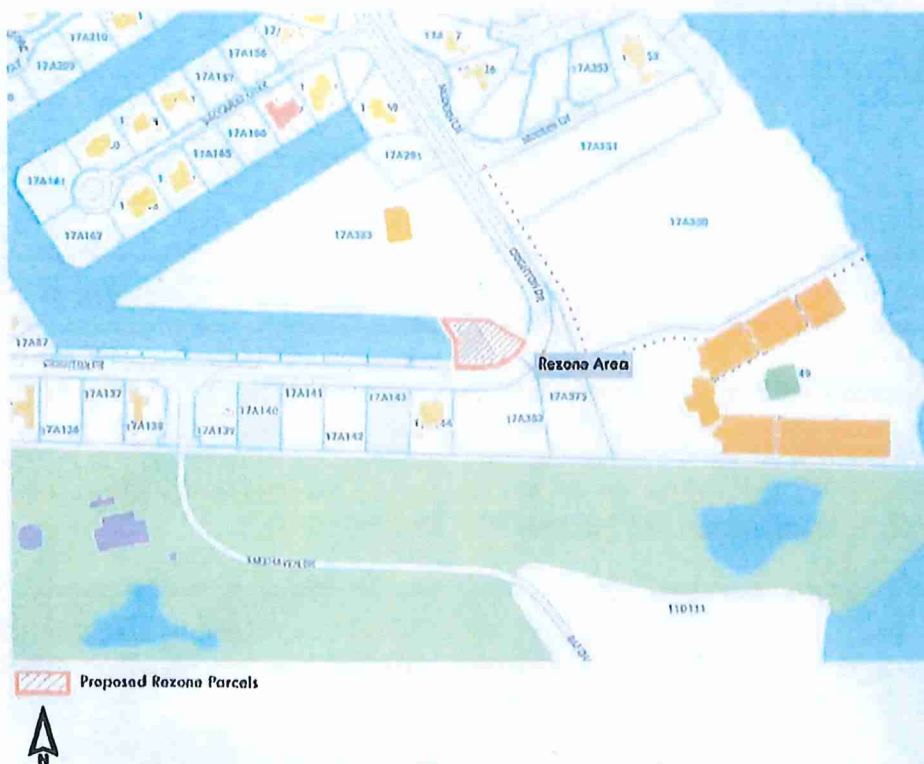


Figure 1: Rezone location, showing North Sound Golf Course and Holiday Inn Resort

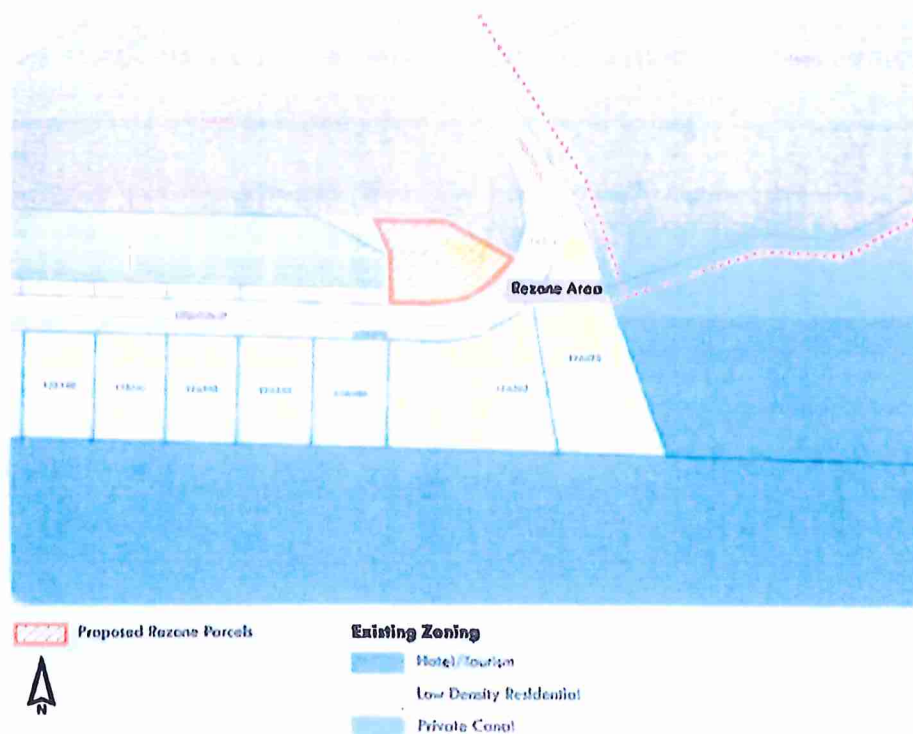


Figure 2: Existing Zoning and Location Map for RZ25-0001

The parcel is intended to form part of the under-construction Prisma Project. While Crystal Harbour land is primarily single-family homes, the area adjacent to the Prisma Project hosts the Holiday Inn Resort, and North Sound Gold Club. The parcel is mostly cleared and man modified.

The Central Planning Authority (CPA) originally considered the application to rezone Block 17A Parcel 383 (formerly parcels 145, 146, 327 and 376) from Low Density Residential and Private Canal to Hotel/Tourism on the 4th of March, 2025 (reference CPA/05/25; 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 9th, 11th, 16th, and 17th of April 2025. The public consultation closed on June 16th 2025. No objections were received on the proposed amendment during the public consultation period.

Thereafter, on July 9th 2025, the CPA considered the application again, following the consultation period (reference CPA/14/25; item 3.1). The CPA resolved to forward the application to the Ministry of PLAHI for onward transmission to Cabinet and Parliament for determination.