



GOVERNMENT MOTION NO. 9/2013/2014

AMENDMENT TO THE DEVELOPMENT PLAN 1997

**Proposed Rezoning: West Bay Beach South, Block 12D Parcels 24 & 79REM1
and
Block 12E Parcels 89 & 104
(now all combined as part of Block 12D Parcel 108)
– Embassy Investments Ltd -**

WHEREAS on 4th September 2013 the Central Planning Authority considered an application for the rezoning of Registration Section West Bay Beach South, Block 12C Parcel 154, Block 12D Parcels 24 & 79REM1, and Block 12E Parcels 89 & 104 from Neighbourhood Commercial and Low Density Residential to Hotel/Tourism (CPA/19/13 Item 4.2);

AND WHEREAS the CPA resolved not to support the portion of the proposed amendment from Low Density Residential to Hotel/Tourism zone of the Development Plan 1997, the CPA did resolve to forward the portion of the rezoning application that proposed to rezone Neighbourhood Commercial to Hotel/Tourism for the 60 days notification and advertising per Section 11(2) in the Development and Planning Law (2011) Revision;

AND WHEREAS the proposed amendments were duly advertised in the *Caymanian Compass* on 23rd and 25th of September and the 1st and 4th of October 2013 respectively, in accordance with Section 11(2) of the Development and Planning Law (2011 Revision), and persons were invited to view the application at the Planning Department for comment. During the comment period no letters of objections were received on the proposed amendments;

AND WHEREAS on 5th February 2014 the CPA again reviewed the application in light of the public consultation process (CPA/04/14 Item 4.1) and it was resolved to forward the proposed amendment to the Ministry of Planning with the recommendation that the proposed amendment be forwarded to Cabinet and the Legislative Assembly for approval;

AND WHEREAS on 17th March 2014, the applicant completed registration of a survey exercise to combine the subject land holdings into a single Parcel, that new landholding being Registration Section West Bay Beach South, Block 12D Parcel 108.

AND WHEREAS on 1st April 2014 Cabinet approved the rezoning application, and further 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), 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 map of which are attached hereto;

AND BE IT FURTHER RESOLVED THAT, the part of Registration Section West Bay Beach South, Block 12D Parcel 108 (formerly Block 12D Parcels 24 & 79REM1 and Block 12E Parcels 89 & 104) that is zoned Neighbourhood Commercial be rezoned to Hotel/Tourism.

MOVED BY:

Honourable D. Kurt Tibbetts, OBE, JP
Minister of Planning, Lands, Agriculture,
Housing & Infrastructure

Received in the Office of the Clerk this 2nd day of April, 2014.

Passed/Rejected by the Cayman Islands Legislative Assembly this day of 2014.

Clerk of the Legislative Assembly

SUMMARY OF REZONING APPLICATION
Neighbourhood Commercial to Hotel / Tourism
Block 12D Parcels 24 & 79REM1 and Block 12E Parcels 89 & 104
(now part of Block 12D Parcel 108)

The subject land is located between Britannia Villas and Camana Bay, north of George Town. It comprises the western extremity of the 54 acre former Hyatt Hotel site & current Britannia golf course, at the point where the former hotel adjoins the Esterley Tibbetts Highway.

The portion of land that is the subject of this rezone extends to approximately 160,741 sq ft / 3.7 acres, shown hatched on the attached plan. This land has previously been developed as part of the former Hyatt Hotel, subsequently badly damaged by Hurricane Ivan in 2004, and currently non-operational pending redevelopment.

Construction of the Esterley Tibbetts Highway extension north from Gecko Link in 2006 had the effect of physically separating the land zoned Neighbourhood Commercial in the vicinity of the Hyatt Hotel site. The remainder of the Hyatt site is zoned Hotel Tourism, including the majority of the former hotel, and the golf course.

As the area of land zoned Neighbourhood Commercial on the Hyatt site is situated between the existing Hotel Tourism land and the Esterley Tibbetts Highway, the proposed change from Neighbourhood Commercial to Hotel Tourism appears to be a logical extension of the Hotel Tourism zone. Rezoning to Hotel Tourism could facilitate a more economic redevelopment of the former hotel.

The landowner originally applied to the Central Planning Authority (CPA) for the subject portion of land to be rezoned from Neighbourhood Commercial to Hotel Tourism, and for Block 12C Parcel 154 to be rezoned from Low Density Residential to Hotel Tourism. At its meeting on 4th September 2013 the CPA resolved to not support the portion of the proposed amendment from Low Density Residential to Hotel Tourism, and this portion of the corresponding file was closed. The CPA did resolve to forward the portion of the rezoning application that proposed to rezone Neighbourhood Commercial to Hotel Tourism to the Planning Department to undertake the 60 day notification & advertising exercise in accordance with Section 11(2) Development & Planning Law (2011 Revision)

Thereafter, the proposed amendment to the Development Plan was advertised in the Caymanian Compass on 23rd and 25th of September and the 1st and 4th of October 2013 respectively, in accordance with Section 11(2) Development and Planning Law (2011 Revision), and the public were invited to view the application at the Planning Department for comment. During the comment period no letters of objection were received.

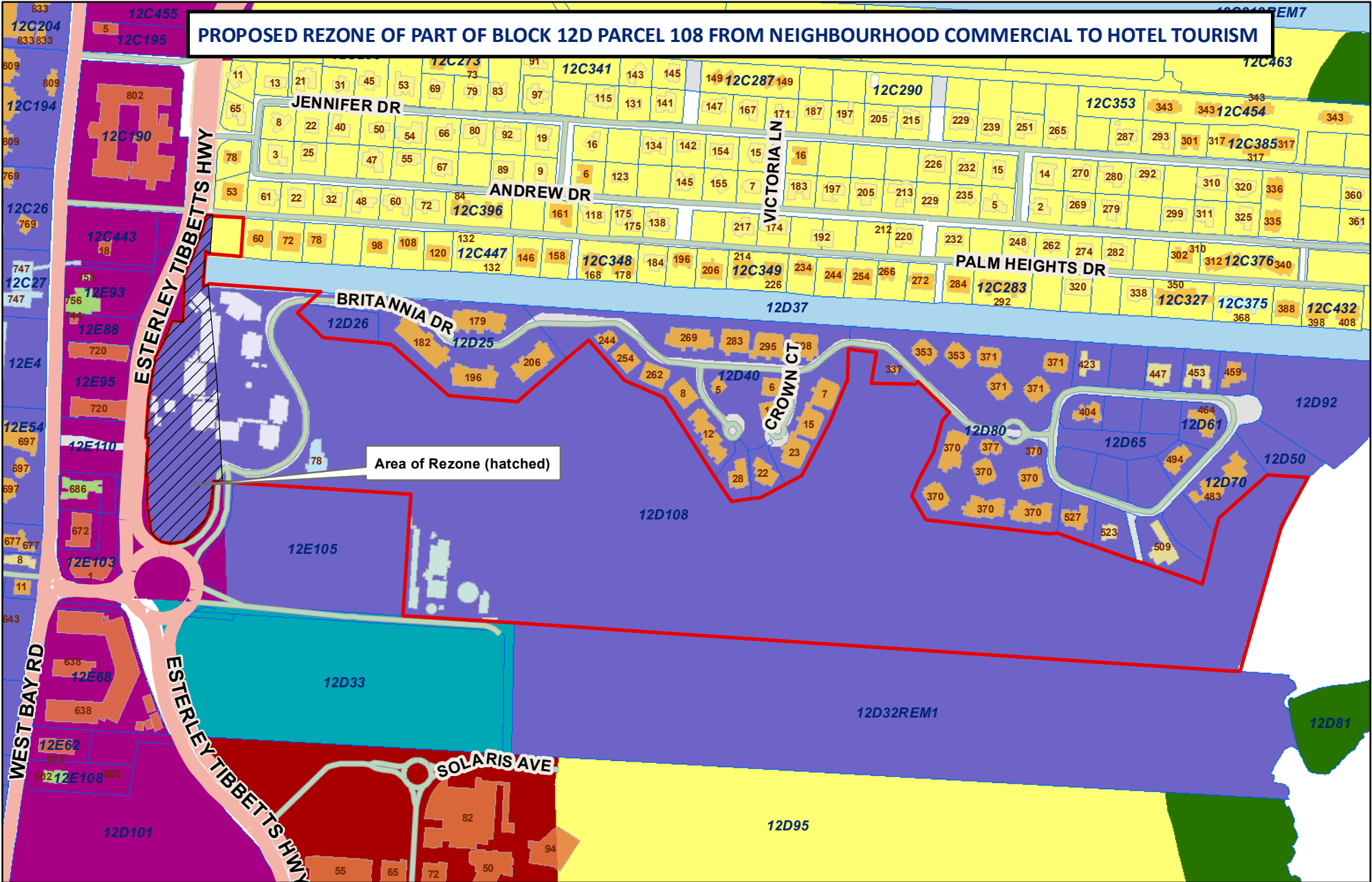
On 5th February 2014 the CPA again considered the application in light of the public consultation process, and resolved to forward the proposed amendment to the Ministry of Planning with the recommendation that it be forwarded to the Legislative Assembly for debate, subject to Cabinet approval.

On 17th March 2014 the applicant completed registration of a survey exercise to combine the subject land holdings into a single Parcel, that new landholding being Registration Section West Bay Beach South, Block 12D Parcel 108.

On 1st April 2014 Cabinet approved the rezoning application, and directed that the proposal be referred on to the Legislative Assembly for consideration.

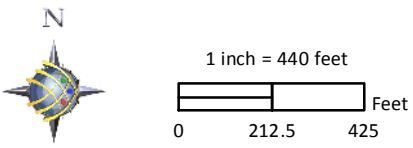
The proposed rezone is depicted on the attached map.

PROPOSED REZONE OF PART OF BLOCK 12D PARCEL 108 FROM NEIGHBOURHOOD COMMERCIAL TO HOTEL TOURISM



Legend

 Neighbourhood Commercial	 Low Density Residential	 Approved Roadway Corridor
 Private Road	 Marine Commercial	 Hotel - Tourism
 Private Canal	 Mangrove Buffer	 General Commercial



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