



GOVERNMENT MOTION NO. 2/2014-2015

AMENDMENT TO THE DEVELOPMENT PLAN 1997

**Proposed Rezoning: Lower Valley, Block 38E Parcels 282 and 283
(formerly Block 38E Parcels 590 and 591)
- Registered to J&J Bear Ltd -**

WHEREAS on 9th April 2014 the Central Planning Authority considered an application for the rezoning of Registration Section Lower Valley, Block 38E Parcels 590 & 591 from Low Density Residential to Hotel / Tourism (CPA/09/14, Item 4.1);

AND WHEREAS the Central Planning Authority resolved to forward the application to amend the Development Plan to rezone the subject two Parcels from Low Density Residential 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 *Cayman Compass* on the 14th, 17th, 22nd, and 25th April 2014 respectively, with the general public invited to view the application at the Planning Department for comment. During the comment period no letters of objection or representation were received on the proposed amendments;

AND WHEREAS on 25th June 2014 the Central Planning Authority again reviewed the application in light of the public consultation process and it was resolved (CPA/15/14 Item 4.1) to forward the proposed amendment to the Ministry of Planning with the recommendation that the proposed amendment be forwarded via Cabinet, to the Legislative Assembly for debate;

AND WHEREAS on 19th August 2014 Cabinet approved the rezoning application 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, Registration Section Lower Valley, Block 38E Parcels 282 and 283 be rezoned from Low Density Residential 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 9th day of September 2014

Passed by the Legislative Assembly this 11th day of September, 2014

Clerk of the Legislative Assembly

SUMMARY OF REZONING APPLICATION
Low Density Residential to Hotel / Tourism
Block 38E Parcels 282 and 283
(formerly Block 38E Parcels 590 and 591)

The subject lands are located near the southern terminus of Beach Bay Road, Beach Bay, Lower Valley. Parcel 282 extends to approximately 30 acres and Parcel 283 to approximately 18 acres. Both are undeveloped, covered with natural vegetation, and presently zoned Low Density Residential. The registered owner of both Parcels is J & J Bear Ltd.

The larger of the two Parcels is presently land locked, although Boundary Plan 40, published in 1979 as 'Intended', depicts a 50 ft public highway corridor east-west for 2 miles along the coast, connecting Manse Road, Bodden Town with Pedro Castle Road, St James, via an intersection with Beach Bay Road. The route of this Boundary Plan bisects the subject two Parcels.

A developer is proposing to construct an hotel & resort on the two subject Parcels & adjoining land to the west. The latter land is already zoned Hotel / Tourism, as can be seen on the attached map. In order to best accommodate a planning application for the proposed development a rezone has been applied for, for the portion of the assembled site that is currently zoned Low Density Residential, to Hotel / Tourism. Separately, negotiations are continuing with the Developer for the latter to construct a section of the aforementioned intended public highway insofar as it affects his development.

The agent for the developer and the landowner applied to the Central Planning Authority (CPA) for the subject two Parcels of land to be rezoned from Low Density Residential to Hotel / Tourism. At its meeting on 9th April 2014 the CPA resolved to forward the application to rezone from Low Density Residential 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) .

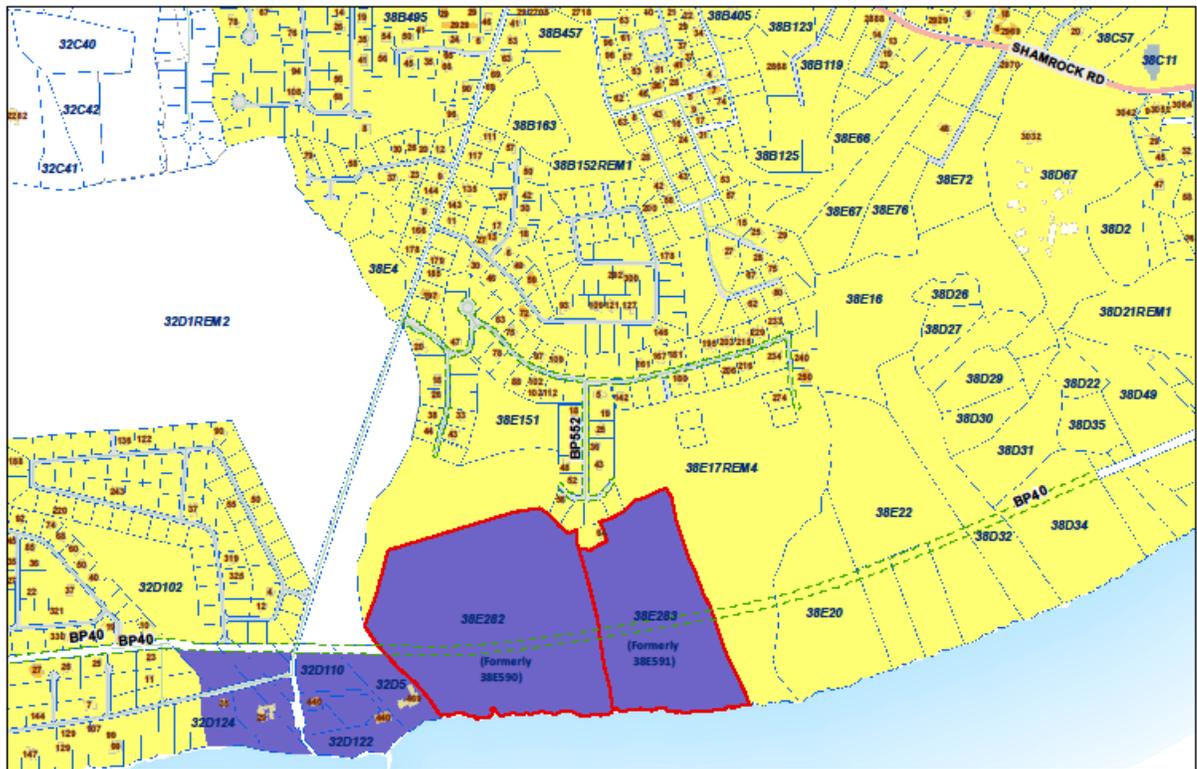
Thereafter, the proposed amendment to the Development Plan was advertised in the Cayman Compass on the 14th, 17th, 22nd, and 25th April 2014, and the public were invited to view the application at the Planning Department for comment. During the comment period no objections or representations were received.

On 25th June 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.

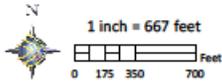
On 19th August 2014 Cabinet approved the rezoning application, and directed that the proposal be referred on to the Legislative Assembly for consideration.

At this point it was discovered that the Parcel numbers had since been changed by the Lands & Survey Department from 590 and 591 to 282 and 283 respectively, as incorrect sequential Parcel numbers had been issued in error.

The proposed rezone is depicted on the attached two 'existing' & 'proposed' zoning maps.



PROPOSED REZONE OF BLOCK 38E PARCELS 282 AND 283 FROM LOW DENSITY RESIDENTIAL TO HOTEL/TOURISM – AS PROPOSED



- Legend**
- Proposed Roads
 - Private Road
 - Low Density Residential
 - Hotel - Tourism
 - Agricultural - Residential

Lands & Survey Department
 P.O. Box 3089
 Grand Cayman, KY-1102
 CAYMAN ISLANDS
 CAYMAN ISLANDS INFO
 Phone: +1 345 244 3420
 Fax: +1 345 949 2187
 WWW.CAYMANLANDINFO.KY

Lands & Survey Department © Cayman Islands Government, 2014. All rights reserved. Reproduction in whole or part by any means is prohibited without prior written permission from the Lands & Survey Department.

