



GOVERNMENT MOTION NO. 7/2017-2018

AMENDMENT TO THE DEVELOPMENT PLAN 1997
PROPOSED REZONING
BLOCK 13E PARCEL 175
(FORMERLY BLOCK 13E PARCELS 13 and 14)
AND BLOCK 13EH PARCELS 4, 166 AND 174

WHEREAS on 15th March 2017-(CPA/06/17, Item 3.1) the Central Planning Authority considered an application for the rezoning of Registration Section George Town Central Block 13E Parcel 14 & 15 (now Parcel 175) from General Commercial to Hotel / Tourism;

AND WHEREAS it was resolved to add Block 13EH Parcels 4, 166 and 174 to the proposed Hotel /Tourism rezone area, and to forward the rezone proposal for a 60 day public notification and consultation period, pursuant to Section 11(2) of the Development and Planning Law (2017 Revision);

AND WHEREAS the proposed amendment to the Development Plan was duly advertised in the *Cayman Compass* on the 4th, 7th and 12th, April 2017 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;

AND WHEREAS on August 30th 2017-(CPA/17/17; Item 3.1) the Central Planning Authority again considered the proposed amendment to the Development Plan following the public review process, and it was resolved to forward the proposal to the Ministry of Commerce, Planning, and Infrastructure for onward transmission to the Legislative Assembly via the Cabinet.

AND WHEREAS on 23th February 2018 Cabinet duly authorized that the rezoning proposal for Block 13E Parcel 14 & 15 (now Parcel 175) and Block 13EH Parcels 4, 166 and 174 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 (2017 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 George Town Central Block 13E Parcel 175 (formerly Block 13E Parcels 14 & 15) and Block 13EH Parcels 4, 166 and 174 be rezoned from General Commercial to Hotel / Tourism.

MOVED BY: _____
Honourable Joseph Hew, JP
Minister of Commerce, Planning, & Infrastructure

Received in the Office of the Clerk this 6th day of March, 2018

Passed by the Cayman Islands Legislative Assembly this 16th day of March, 2018.

Clerk of the Legislative Assembly

SUMMARY OF REZONING PROPOSAL
General Commercial to Hotel/Tourism
BLOCK 13E PARCEL 175 (FORMERLY BLOCK 13E PARCELS 13 AND 14)
AND
BLOCK 13EH PARCELS 4, 166 AND 174

The subject parcel (Block 13E Parcel 175) is located in the District of George Town Central, Grand Cayman, located on North Church Street adjoining the public cemetery. The Parcel is registered to NCB Investments Ltd and extends to 1.80 acres. The site was the former location of the Tree House restaurant, which was destroyed by Hurricane Ivan. The parcel's current planning zoning is General Commercial.

In December 2017 the Central Planning Authority (CPA) received an application from the landowner to consider an amendment to the 1997 Development Plan from General Commercial to Hotel/Tourism. In March 2017 the CPA considered the application and resolved to include Block 13EH Parcels 4, 166 & 174 to the proposed rezone area and to forward the proposal for the required 60 day notice and advertising period per Section 11(2) of the Development and Planning Law.

Thereafter the notice period commenced on April 12th 2017 and concluded on June 12th 2017, during which time no letters of objection were received by the Department of Planning.

On July 19, 2017 the CPA again considered the proposed amendment following the notice period, but it resolved not to move forward with rezoning. The CPA Minutes from the meeting state this was because all the parcels involved were already developed or had recently received Planning permission for development.

The applicant requested to appear before the CPA to discuss the decision to not proceed with the original application. The CPA obliged this request and scheduled to consider the matter again. According to the CPA minutes, when attending the CPA meeting on 30th August 2017 the applicant argued that the main reason for the rezoning request came as a result of planned hotel use of Parcel 175 and the number of stories allowed within the Hotel Tourism zone. If the proposal is approved the applicant stated that he will be applying for consent to add an additional storey to the building design previously approved by the CPA under the current zoning, in order to make the project economically viable.

The CPA was duly persuaded, and resolved to forward the proposed amendment of the Development Plan for the applicants land and the additional 3 adjoining Parcels, to the Ministry of Commerce, Planning and Infrastructure for onward transmission to the Legislative Assembly for review and consideration.

On 23rd February 2018 Cabinet resolved to refer the Central Planning Authority's proposed amendment to the 1997 Development Plan on to the Legislative Assembly for consideration. The proposed rezone of Registration Section George Town Central, Block 13E Parcel 175 (formerly Parcels 13 & 14) and Block 13EH Parcels 4, 166 & 174 from General Commercial to Hotel/Tourism is depicted on the attached two 'existing' & 'proposed' zoning maps.