

## **SUMMARY OF REZONING PROPOSAL**

### **Proposed Amendment to the Development Plan 1997 for Block 11B**

#### **Parcels 55, 58 & 79**

#### **Neighbourhood Commercial to Hotel/Tourism.**

The subject parcels are located just south of the Seven Mile Public Beach and directly adjacent (east) of the Harbour Heights Condo Development, and situated either side of a private right of way serving the adjacent block and parcel of 11B56REM3.

The subject parcels are currently occupied with commercial properties and facilities. Parcel 55 is occupied by the RBS Coutts building, a two-storey office building. Parcel 58 is occupied by car park and Parcel 79 is occupied by Trafalgar Place; a two-storey retail / commercial complex and associated car parking.

To the north of the subject property lies a series of parcels which have recently been rezoned from Neighbourhood Commercial to Hotel / Tourism (RZ19-0001). This rezone was heard by the Central Planning Authority on 18 December 2019 (CPA/26/19; item 3.2) and subsequently passed at a meeting of the Legislative Assembly on 1 July 2020.


The Central Planning Authority (CPA) originally considered an application to rezone Block 11B Parcels 55, 58, and 79 from Neighbourhood Commercial to Hotel/Tourism on 28th of October, 2020 (reference CPA/18/20; item 3.1). It was resolved to forward the proposal for 60 day public notification and consultation period pursuant to Section 11(2) of the then Development and Planning Act (2017 Revision).

Notice of the proposed amendment of the parcel outlined above was advertised in the Caymanian Times newspaper on the 11th, 13th, 18th, and 20th of November 2020, with public consultation closing on January 19th 2021. During this public consultation period no letters of objection were received.


On February 3rd 2021 the CPA considered the application again, following the public review process (reference CPA/03/21; item 3.1) and it was resolved to forward the rezone application to the then Ministry of Commerce, Planning and Infrastructure (now the Ministry of Planning, Agriculture, Housing and Infrastructure) for onward transmission to the House of Parliament, subject to Cabinet approval.

On the 23<sup>rd</sup> August 2022, Cabinet resolved to have the Honourable Minister for Planning, Agriculture, Housing and Infrastructure table the proposal to amend the Development Plan for the rezone of Block 11B Parcels 55, 58 & 79 (RZ20-0005) from Neighbourhood Commercial to Hotel/Tourism and submit it for consideration in the Legislative Assembly in accordance with section 10(2)(b) of the Development and Planning Law (2017 Revision).




 Proposed Rezone Parcel

**Existing Zoning**

 Low Density Residential

 Hotel / Tourism

 Neighbourhood Commercial

 Public Open Space

Figure 1 : Aerial Map of Rezone Area