

AREA PLANS

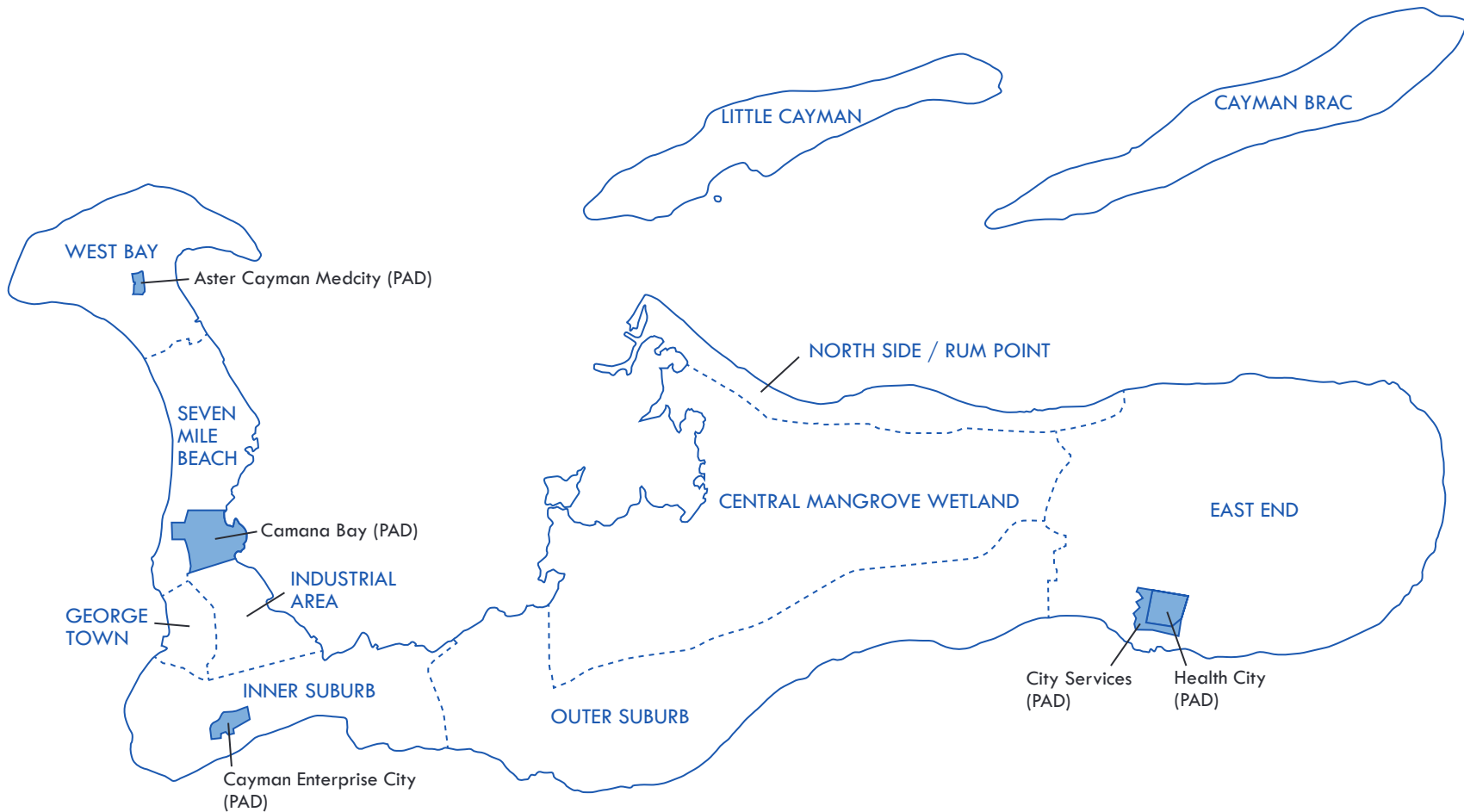
A key aspect of the Development Plan is the introduction of Area Plans, which provide a mechanism to implement national objectives and policies in a manner that is applicable to individual locations.

Area Plans are intended to be consistent with the National Planning Framework (NPF) and the Planning Statement but offer area-specific variations to meet the particular needs of that place. This is a recognition that the character of the Cayman Islands varies significantly over a relatively small area and so policies that might be appropriate in more developed and urbanised locations may not be suitable for other less developed or tranquil places.

The Area Plan process also allows for different techniques and policy interventions to be implemented in different locations. For example, issues relating to urban design, public realm and built form will be of utmost importance in some locations and so zoning criteria and codes could be introduced in those places to best achieve the desired outcomes. Meanwhile, in other locations, issues concerning the natural environment, open space and coastal protection may be more pressing and so policy interventions that respond to those challenges will take precedence in the Area Plans for those places.

As each Area Plan is prepared, the boundaries for Planning Zones and Overlay Zones for that area will be determined and then, once approved, it will create a new section in the overall Zoning Map for the Cayman Islands. Each Area Plan will state how the Authority would apply the zoning considerations within that area (i.e. the maximum building height for a Neighbourhood Commercial zone may vary between different Areas).

The indicative boundaries for the Area Plans are shown below. These boundaries have been selected based on existing and potential future character of the places and therefore do not follow electoral district boundaries.



Indicative Area Plan boundaries and names (approved Planned Area Developments (PADs) also shown for context)