



## THE DRAFT BERMUDA PLAN 2008

### What is the Draft Bermuda Plan 2008?

The Draft Bermuda Plan 2008 became the operative development plan for Bermuda on **6<sup>th</sup> June 2008**. It is the fifth development plan for the Island and replaces the Bermuda Plan 1992, the Development Plan for the Former Military Bases 1996 and the West End Development Plan 1984.

The Draft Bermuda Plan 2008 comprises two documents:

- **the Draft Bermuda Plan 2008 Planning Statement and**
- **the Draft Bermuda Plan 2008 Zoning Maps**

and is accompanied by a Report of Survey entitled:

- **the Review and Strategy Report 2007**

### What does the Draft Bermuda Plan 2008 do?

It establishes new land use zonings and planning policies for the Island including the former military baselands but excludes the City of Hamilton which has its own development plan.

### Where can I find a copy of the Draft Bermuda Plan 2008?

It is available for inspection:

- at the Department of Planning during regular business hours
- at the Draft Bermuda Plan 2008 public exhibitions, post offices and the national library
- on the Department of Planning website at [www.planning.gov.bm](http://www.planning.gov.bm)

### Why do we need a new development plan?

- To meet our legal requirements under the Development and Planning Act 1974
- To manage our resources in a sustainable way for the future
- To protect our natural and built environment
- To meet our demands for land use and development requirements to year 2015

### What research has gone into the Draft Bermuda Plan 2008?

- Consultation with key stakeholders
- Public input from the Sustainable Development Project
- Rezoning requests from property owners
- Population projections - population estimated to grow + **1,674** from 63,571 (2005 est.) to 65,245 (2015 projection)
- Household projections - households in private dwellings estimated to grow + **1,764** from 25,886 (2005 est.) to 27,650 (2015 projection)
- Data analysis and site survey work compiled into 16 internal Issues Papers

### What is the aim and what are the goals of the Draft Bermuda Plan 2008?

The **aim** of the Draft Bermuda Plan 2008 is: **“To effectively manage Bermuda’s natural and built environment, resources and development in a sustainable way which best provides for the environmental, economic and social needs of the community”**.

The Draft Bermuda Plan 2008 reflects a **three-pronged strategy** of **Conservation Development Social Opportunity**

The Draft Bermuda Plan 2008 is based on **5 goals**:

- to conserve open space and protect the natural and built heritage
- to provide sufficient development potential to meet the community’s needs
- to encourage a more efficient and sustainable use and development of land
- to encourage the redevelopment and improvement of key areas
- to encourage a high quality of design and accessibility in all new developments

objection. Public inquiries are open to the public and will be advertised in the newspaper and on the Department of Planning website.

### Q. How can I keep informed about the Draft Bermuda Plan 2008?

A. Important dates, notices, guidance notes and required forms are all available on the Department of Planning website. Notices will also be placed in the newspaper.

### Where and when are the public exhibitions?

- **Department of Planning**, 3<sup>rd</sup> Floor, Government Administration Building – Fri. 6<sup>th</sup> June to Fri. 3<sup>rd</sup> October 2008, Monday to Friday, during regular business hours
- **City Hall foyer** – Sat. 21<sup>st</sup> June from 10 a.m. to 2 p.m.
- **St. James Church Hall, Somerset**
  - Mon. 30<sup>th</sup> June to Fri. 4<sup>th</sup> July from 10 a.m. to 7 p.m. and Sat. 5<sup>th</sup> July from 10 a.m. to 2 p.m.
  - Mon. 21<sup>st</sup> July to Fri. 25<sup>th</sup> July from 10 a.m. to 7 p.m. and Sat. 26<sup>th</sup> July from 10 a.m. to 2 p.m.
- **World Heritage Centre, Town of St. George**
  - Mon. 23<sup>rd</sup> June to Fri. 27<sup>th</sup> June from 10 a.m. to 7 p.m. and Sat. 28<sup>th</sup> June from 10 a.m. to 2 p.m.
  - Mon. 14<sup>th</sup> July to Fri. 18<sup>th</sup> July from 10 a.m. to 7 p.m. and Sat. 19<sup>th</sup> July from 10 a.m. to 2 p.m.

### Where can I get a copy of the Draft Bermuda Plan 2008?

- You can purchase a hard copy of the Draft Bermuda Plan 2008 from the Department of Planning or at the public exhibitions:
  - Planning Statement - \$75
  - Zoning Maps - \$75
  - Review and Strategy Report 2007 - \$25
- You can purchase a CD of the Draft Bermuda Plan 2008 (all 3 documents) for \$20
- You can download the Draft Bermuda Plan 2008 from the Department of Planning website [www.planning.gov.bm](http://www.planning.gov.bm)

### Do you have a query or need assistance?

Please come into the Department of Planning and talk to one of the Forward Planning technical officers, or telephone 297-7778 or email [planning2@gov.bm](mailto:planning2@gov.bm)

### Q. How do I make an objection?

A. All objections must be submitted in accordance with the Development and Planning (Tribunal Procedure) Rules 1992. A valid objection must include the following information:-

- An original and completed public consultation form
- Details of the nature of the objection specifying relevant zonings and/or policies
- A location plan of the property (outlined in red)
- A statement indicating the nature of the objector’s interest in the land
- A certificate signed by or on behalf of the objector demonstrating that the owner of the land is aware an objection has been submitted

*Note: An objection to a policy in the Planning Statement may not require the property/land related information as part of a submission.*

Public consultation forms are available from:-

- the Department of Planning
- the public exhibition venues
- online at the Department of Planning website

Public consultation forms and supporting materials must be submitted to the Director of Planning at:-

**The Department of Planning**  
**3<sup>rd</sup> Floor, Government Administration Building**  
**30 Parliament Street**  
**Hamilton, HM 12**

### Q. Can I make a comment (as opposed to an objection) on the Draft Bermuda Plan 2008?

A. Yes. You can make a comment or representation (such as a positive or general comment) on the Draft Bermuda Plan 2008 by filling out the public consultation form and submitting it to the Department of Planning.

### Q. When is last day to submit an objection?

A. All public consultation forms/objections must be submitted to the Department of Planning **no later than 4 p.m. on Friday, 3<sup>rd</sup> October 2008**.

### Q. What happens once I submit an objection?

A. All objections will be reviewed by the Department of Planning. Where an agreement can be reached between the Department of Planning and the objector, the objection can be resolved. Unresolved objections will be referred to a Tribunal appointed by the Minister. The Tribunal will hold a public inquiry into each

## The Planning Statement

The Planning Statement provides:

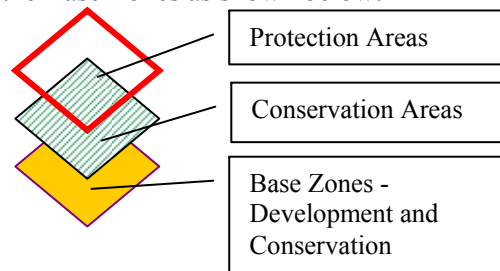
- the goals, objectives and policies for the regulation of development
- provisions to guide the Board in their decision making
- general policies on subdivision of land, design, landscaping, coastal development, roads and parking, utility services and quarrying
- policies to protect conservation lands - nature reserves, parks, coastal areas, open space, recreational areas, the historic environment, caves and water resources
- policies to provide for development within residential, tourism, mixed use, commercial, industrial and airport zoned areas
- broad policies for the Special Study Areas of Morgan's Point and Tudor Hill

## The Zoning Maps

The Zoning Maps are compiled into a booklet of 89 map sheets and comprise the following zoning types:

- **Conservation Base Zones**
- **Conservation Areas**
- **Protection Areas**
- **Development Base Zones including two Special Study Areas**

The Conservation Areas and Protection Areas overlay the Base Zones as shown below:

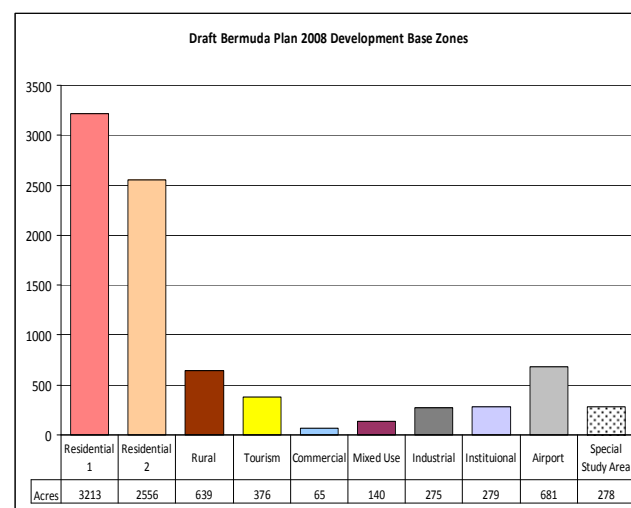


The Zoning Maps have been digitally produced using:-

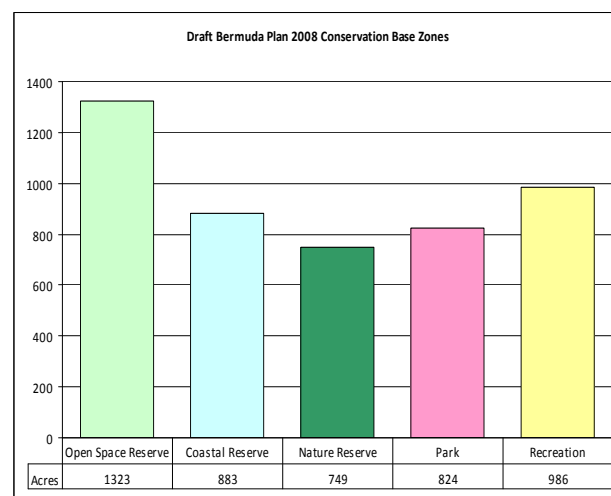
- the Department of Planning's Geographic Information Systems technology
- the Ministry of Works and Engineering's Topographic Map Database
- the Departments of Planning and Land Valuation Parcel Map Index allowing for more accurate zoning boundaries for properties

- the Department of Planning's Coastal Erosion Survey providing a new, more accurate boundary for the coastline

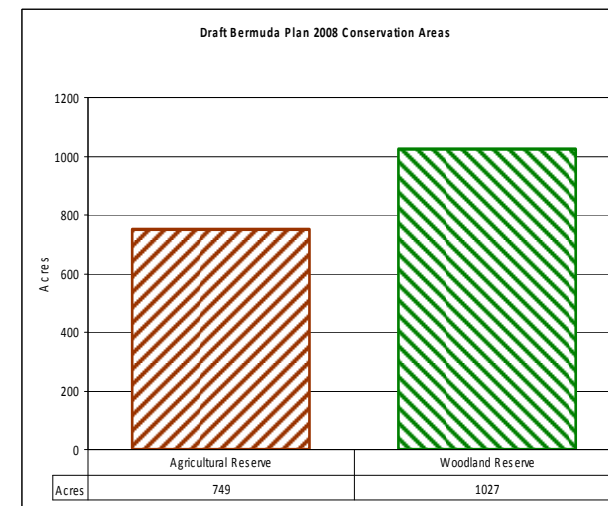
**Development Base Zones** designate land for a range of housing types, hotels and other tourist establishments, health and welfare facilities, community centres, shops and offices, industrial lands, educational establishments, and airport uses sufficient to meet the Island's needs up to year 2015.



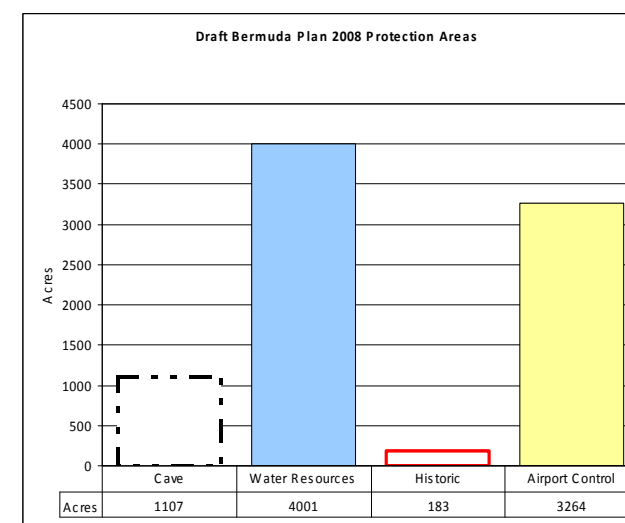
**Conservation Base Zones** designate lands which are important for their ecological conservation and environmental, visual and amenity value as nature reserves, parklands, coastal areas, open space and woodland areas, and sports and playing fields.



**Conservation Areas** designate those important woodland and agricultural areas that should be conserved and protected in conjunction with any development permitted within these areas.



**Protection Areas** designate historic and architecturally important buildings and areas, ecologically important and sensitive caves areas, important water resources and the control areas around the airport.



## Questions and Answers

**Q. When did the Draft Bermuda Plan 2008 come into effect?**

**A.** The plan was declared operative on **6<sup>th</sup> June 2008** which is the operative date.

**Q. What does the Draft Bermuda Plan 2008 mean to me and my property?**

**A.** The land uses permitted and the development regulations for your property are now subject to the zonings and policies of the Draft Bermuda Plan 2008 which you should review.

**Q. Are all planning applications subject to the provisions of the Draft Bermuda Plan 2008?**

- A.**
- Any planning application received on or after 6<sup>th</sup> June 2008 is subject to the provisions of the Draft Bermuda Plan 2008.
  - Any planning application registered prior to 6<sup>th</sup> June 2008 is subject to the provisions of the Bermuda Plan 1992.
  - Any final planning application or final plan of subdivision which relates to an in principle application or draft plan of subdivision which was approved under the Bermuda Plan 1992 will continue to be subject to the provisions of the Bermuda Plan 1992.
  - Any planning application which was approved prior to 6<sup>th</sup> June 2008 is valid for the normal two year period and will be entitled to a maximum of one renewal.

**Q. How can I find out the zonings of my property and what the zonings mean?**

- A.** You can check the zonings affecting your property by:-
- using the online MapGuide tool by clicking 'Mapping' on the Department of Planning website or
  - using the Map tool on the Kiosk computer in the reception area at the Department of Planning or
  - inspecting the hard copy Zoning Maps at the Department of Planning during regular business hours, at any of the public exhibitions, post offices or at the National Library
- A.** You can find out what the zonings mean by examining:-
- the policies of the Planning Statement on the Department of Planning website or
  - the policies of the Planning Statement (hard copy) at the Department of Planning during regular business hours, at any of the public exhibitions, post offices or at the National Library.

**Q. Can I object to the zoning of my property?**

**A.** Yes. The Draft Bermuda Plan 2008 is subject to a four month public consultation period from 6<sup>th</sup> June to 3<sup>rd</sup> October 2008. During this period, you can object to the zoning of a property shown on the Zoning Maps or to a policy contained in the Planning Statement.