



## **THE DRAFT BERMUDA PLAN 2008**

**Statement**

**By**

**Hon. Elvin James, J.P., M.P.**

***Minister of the Environment and Sports***

**ENV/**

**6<sup>th</sup> June, 2008**

**Mr. Speaker,**

For the information of this Honourable House, I have the pleasure of announcing that the Draft Bermuda Plan 2008 has been put on deposit for inspection by the public.

In accordance with section 10 of the Development and Planning Act 1974 the Draft Bermuda Plan 2008 Planning Statement and Draft Bermuda Plan 2008 Zoning Maps were brought into effect today – June 6<sup>th</sup>, 2008.

The Draft Bermuda Plan 2008 is now the operative development plan for the Island. All new planning applications received today and hereafter will be subject to the policies and provisions of the Draft Bermuda Plan 2008.

The Bermuda Plan 1992 Planning Statement and the Bermuda Plan 1992 Zoning Maps, the West End Development Plan 1984, the Pembroke Marsh Plan 1987 and the Base Lands Plan 1996 shall cease to have effect, save and to the extent that the draft development plan provides to the contrary.

The Draft Bermuda Plan 2008 covers the entire Island with the exception of the City of Hamilton. Like the Bermuda Plan 1992, the Draft Bermuda Plan 2008 is made up of the Planning Statement and a series of land use Zoning Maps and Protection Area Maps.

The Review and Strategy Report 2007 accompanies the Draft Bermuda Plan 2008 and constitutes the formal review of the Bermuda Plan 1992 and the Report of Survey as required by section 9(1) and section 6(5) of the Development and Planning Act 1974 respectively.

The Draft Bermuda Plan 2008 is subject to a public consultation period in accordance with section 11 of the Development and Planning Act 1974.

**Mr. Speaker**, the statutory public consultation period is two months. However, that period has been extended to four months to give the public more time to review the Draft Plan and to make comments. During this period, the public can comment and make objections or representations for consideration at a public inquiry to be held by the Tribunal appointed for that purpose.

Any person can submit an objection or representation to the Draft Bermuda Plan 2008 before October 3<sup>rd</sup>, 2008. In the near future, I will announce the names of the Tribunal members who will be appointed to hear and make recommendations on objections and representations.

Once the Tribunal has submitted their report to me, I will make comments which will, together with the final Plan, be laid before the Legislature for approval.

The Draft Bermuda Plan 2008 Planning Statement and the Draft Bermuda Plan 2008 Zoning Maps are available on the Department of Planning website at [www.planning.gov.bm](http://www.planning.gov.bm).

The Draft Bermuda Plan 2008 and all other supporting documents are available for inspection at the Department of Planning during regular business hours. All documents are available for purchase from the Department of Planning as either hard copies or on CD.

The Draft Bermuda Plan 2008 is also available for inspection at Parish Post Offices and the Bermuda National Library.

Finally, **Mr. Speaker**, in this age of technology, the Draft Bermuda Plan 2008 can be downloaded free of charge from the Department of Planning website.

**Mr. Speaker**, the Department of Planning will be holding a series of public exhibitions across the Island where Technical Officers will review the Draft Plan in detail and will be available to assist members of the public.

**Mr. Speaker**, it is clear that all of the Draft Bermuda Plan 2008 documents are readily available to the public, now, more than ever before. All information pertaining to the Draft Bermuda Plan 2008 is available to the public in digital format and in hard copy.

In addition to the Plan itself, the Department of Planning has prepared guidance notes that will assist in the public's review of the Plan as it relates to their property. Technical Officers will be available to the public during the public consultation period – either in person, by phone or by email.

**Mr. Speaker**, the Draft Bermuda Plan 2008 is the product of a significant amount of consultation with the public, key stakeholders and statutory bodies and a variety of research. It sets out the planning policies and land use zonings based on the future needs of the Island and how to accommodate those needs in the most sustainable and responsible manner.

The Draft Bermuda Plan 2008 is intended to guide the development of the Island up to the year 2015. The vision for 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.”

Bermuda has a finite land mass, and to that end the Draft Bermuda Plan 2008 strives to balance the need to accommodate appropriate development with the need to conserve and protect natural areas for future generations. The Plan is based on three strategies to promote and provide for:

- conservation,
- development, and
- social opportunity.

**Mr. Speaker**, Bermuda can accommodate projected growth by using land resources more efficiently.

**Mr. Speaker**, it is impossible to summarize the entire Draft Bermuda Plan 2008 but I would like to draw your attention to a few items worthy of note:

- Conserving Bermuda’s habitats, woodlands, agricultural land, open spaces, islands and coastal areas and

recreational areas is achieved through the conservation base zone and conservation area policies.

- Protecting Bermuda's historic and architecturally important buildings and areas, caves, water resources and the airport lands and airport approach areas is achieved through the protection area policies.
- Promoting controlled development in appropriate areas is achieved through the development of a new Mixed Use development base zone for the Town of St. George, Southside and Dockyard as **Community Centres** to allow residents to live, work and play.
- Encouraging affordable housing is achieved with residential policies that permit higher residential densities in areas that are close to commercial and mixed use centres and by permitting smaller, marketable, compact lot sizes in appropriate areas.
- Optimizing the use of Bermuda's energy resources is achieved through the utilities policies that encourage the use of renewable energy sources.
- Responding to the needs of the ever changing tourism industry is achieved through policies that provide flexibility in terms of the tourism product permitted in Bermuda.
- Providing for the needs of all residents of Bermuda is achieved through policies that ensure development is accessible to all and permitting group housing and housing for the elderly.

- The Base Lands Plan 1996 will be assimilated into the Draft Bermuda Plan 2008 and be integrated fully into a comprehensive Island-wide land use plan.

**Mr. Speaker**, the Draft Bermuda Plan 2008 provides for growth and controlled development in appropriate areas to ensure the development needs of the Island are met while at the same time protecting and conserving those most valued built and natural resources that are unique to Bermuda.

To conclude, **Mr. Speaker**, I would like to take this opportunity to recognize and thank the staff at the Department of Planning for their hard work and dedication in bringing this new Bermuda Plan into operation.

If I try to name everyone involved, I am sure to leave someone out, so I will limit myself to saying “thank you” to the Forward Planning Section of the Department of Planning. They were mostly responsible for the new digital zoning maps and the new policies contained in the Draft Plan. Without their hard work, the Plan would not have become a reality.

Thank you.