

# TRIBUNAL REPORT



## The Draft Bermuda Plan 2008



GOVERNMENT OF BERMUDA  
Ministry of the Environment and Sports

Department of Planning

**MAY 2010**

## Draft Bermuda Plan 2008 Tribunal Report Digital Copy

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### Instructions

The full PDF copies of each of the three volumes of the Draft Bermuda Plan 2008 Tribunal Report are too large to send electronically. A single PDF copy of the report comprising all three volumes together with the final Bermuda Plan 2008 Planning Statement and Zoning Maps are available on CD, which can be purchased from the Planning Department.

This document has been specially formatted to provide easy access to the Draft Bermuda Plan 2008 Tribunal Report via the Planning Department Website ([www.planning.gov.bm](http://www.planning.gov.bm)). It contains the reports of the Minister and the Tribunal as well as links to a PDF copy of an individual objection report and its associated map, if the objection resulted in an amendment to the Draft Bermuda Plan 2008 Zoning Maps. These individual PDF documents are much smaller and easier to download. Please note that this document will require internet access use.

To access these individual reports you can jump to the relevant parish by right-clicking on the parish name in the Table of Contents above. To access an individual objection report/map in PDF format then right-click the relevant objection number along the left hand column. Please be advised that you will need to turn of your web-browser’s pop-up blocker.

Like the hardcopy Draft Bermuda Plan 2008 Tribunal Report, objections are grouped together by parish, with those policy related objections and representations grouped together at the end of the report. In each group the objections are arranged in ascending numerical order.

# **Report of the Minister of the Environment and Sports on the Report of the Tribunal Appointed to Hear the Objections to the Draft Bermuda Plan 2008**

## **1.0 Draft Bermuda Plan 2008**

- 1.1 The Draft Bermuda Plan 2008 was tabled in the House of Assembly and brought into effect on Friday June 6, 2008, in accordance with Section 10 of the Development and Planning Act 1974. The Draft Plan comprised a report entitled “Review and Strategy Report 2007”, the Draft Bermuda Plan 2008 Planning Statement and the Draft Bermuda Plan 2008 Zoning Maps.
- 1.2 Following the release of the Draft Bermuda Plan 2008, a public consultation period commenced. Copies of the Draft Plan were made available to the public to inspect in a number of locations. The Department of Planning was the official place for members of the public to inspect the Draft Plan, and to purchase copies of the Draft Plan documents. Copies of the Draft Plan were also available for inspection at the Parish post offices.
- 1.3 The Department of Planning undertook an extensive public consultation programme, and a variety of types of media were used to promote the Draft Plan during the public consultation period. Coverage included:- public exhibitions in the Town of St. George and in Somerset during the day, evenings and Saturdays, and at the City Hall in Hamilton one Saturday; 32,000 informative brochures were mailed to all households; over 35 separate newspaper notices were published; email notices were sent to planning and development agents, government email users and members of the public who requested information; radio announcements aired over 180 times; television announcements aired 130 times on CITV; new guidance notes were produced by the Department about the Draft Bermuda Plan 2008; the Department of Planning website was launched and generated thousands of hits and a dedicated Department of Planning email address was established for comments and inquiries regarding the Draft Bermuda Plan 2008.
- 1.4 Under Section 10 (1) of the Development and Planning Act 1974, the Draft Bermuda Plan 2008 shall be operative for eighteen months from the date of the publication of the Draft Plan notice unless otherwise extended by the Legislature. In November 2009, the operative date of the Draft Bermuda Plan 2008 was extended to June 30, 2010, in the form of the Development and Planning (Draft Bermuda Plan 2008 Extension) Act 2009. The Extension Act provided added time to the Tribunal and the Department of Planning to complete the objection process and to prepare the Final Bermuda Plan 2008 Planning Statement and the Bermuda Plan 2008 Zoning Maps.

## **2.0 The Objection Process**

- 2.1 In accordance with Section 11 (3) of the Development and Planning Act 1974, the public consultation period shall be a minimum of two months from the operative date or within a greater period as determined by the Minister. The public consultation period was set to four months from the onset expiring on October 3, 2008.
- 2.2 During the public consultation period, objections were submitted to the Department of Planning in accordance with Section 4 (1) of the Development and Planning (Tribunal Procedure) Rules 1992. The Department of Planning received a total of 451 objections and representations to the Draft Plan which included both zoning and policy objections.
- 2.3 The Objections Tribunal was appointed on May 15, 2009 to hear the objections and representations made to the Draft Bermuda Plan 2008, in accordance with Section 11 (3) of the Development and Planning Act 1974. Tribunal hearings commenced on Friday August 28, 2009, taking place at the Salvation Army Citadel, North Street, City of Hamilton. The Tribunal met thereafter each Friday until December 2009 when the Tribunal recessed for the Christmas period. The hearings resumed on January 15, 2010 and officially concluded review of the 451 objections and representations, on February 5, 2010. The Tribunal’s Report was submitted to me in draft form.

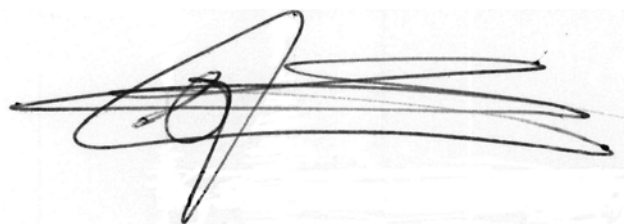
- 2.4 The Chairman of the Tribunal and I met on April 19, 2010 to review the 451 objections and representations. I decided to accept the majority of Tribunal recommendations but reserved the right to review and if need be, amend those few objections identified as worthy of further review. Only after carefully reviewing all matters, I decided to amend the Tribunal's recommendation for two objections. The amended objections and the amendments proposed are detailed in sections 4.1 and 4.2.
- 2.5 On April 30, 2010, the Tribunal met for its final hearing to consider zoning map amendments and amendments to clarify the wording in several planning policies in the Planning Statement. Following the Tribunal hearing on April 30, I met again with the Chairman of the Tribunal to discuss the final Tribunal hearing resolutions. After further review, I decided to accept the Tribunal's recommendations.
- 3.0 The Objections
- 3.1 Of the 451 objections heard by the Tribunal 193 (43%) were hearings indicating that the Department of Planning and the objector were unable to reach a resolution on one or more issues. Two hundred and four (45%) of the objections submitted were resolved, which meant that the Department and the objector came to an agreed resolution on all issues. The Tribunal during the objection hearings confirmed these resolved decisions. Additionally, the Tribunal also confirmed 48 (11%) and 6 (1%) objections that were either withdrawn or invalid, respectively.
- 3.2 The Department of Planning received some 451 objections. Many of these objections involved multiple issues, and in total there were 806 specific objection issues. The majority of these issue types related to the zoning of land which totalled 586 (73%). Two hundred and nine (26%) of the issues were defined as policy with the remaining 11 (1%) as 'other' where the issues raised could neither be defined as zoning nor policy.
- 3.3 A number of counter objections were also received from members of the public who had an interest in a particular zoning or policy objection.
- 3.4 The number of objections filed against the Draft Bermuda Plan 2008 may be in part a result of the efforts of technical officers in the Department of Planning who consulted with other Government Departments and environmental interest groups during the preparation of the Draft Plan. Additionally, the Department of Planning invited members of the public to submit, in advance of the Draft Plan, their rezoning requests. As a result, when the Draft Plan was introduced, a number of the issues raised by land owners had already been identified and in some cases resolved.
- 3.5 The objections presented at the final Tribunal hearing on April 30, 2010, included two types of objections, "ZM" and "PS" objections. Those objections with the prefixed "ZM" were Director's Cases that related to amendments to the Draft Bermuda Plan 2008 Zoning Maps recommended by the Department of Planning, other Government Departments and the Tribunal. The recommendations from these other entities were carried out in consultation with the Department of Planning. Those objections with the prefixed "PS" related to amendments to the Draft Bermuda Plan 2008 Planning Statement.
- 3.6 The "ZM" objections were prepared by the technical officers of the Department of Planning, on behalf of the Director of Planning, following a governmental review of the Draft Bermuda Plan 2008 Zoning Maps and Planning Statement including one prepared by the Tribunal. These cases sought to correct errors in the Draft Bermuda Plan 2008 Zoning Maps, as more accurate mapping and survey information became available to the Department. Finally, some of the Director's Cases involved map amendments to reflect new parks designated under the Bermuda National Parks Amendment Act 2009. These cases were advertised like other objections in order that members of the public were given an opportunity to submit counter-objections before such cases were reviewed by the Tribunal.

#### 4.0 Ministerial Amendments

- 4.1 After reviewing all the zoning objections and the Tribunal's recommendations, I have decided to amend the zonings of two properties. Firstly, I have amended the Bermuda Hospitals Board objection 402/2/6/6/0291 to reflect the King Edward VII Memorial Hospital (Special Planning Provisions) Amendment Act 2010. The objection was resolved in discussions with the Department of Planning; however, additional lands were recently purchased by the Bermuda Hospitals Board and the Draft Bermuda Plan 2008 Zoning Maps will be amended to rezone these lands from Residential 2 to Institutional to enable the redevelopment of the hospital site.
- 4.2 I have also amended the zonings at Warwick Academy with regard to the Board of Governors of Warwick Academy objection 402/2/6/6/0249 to reduce the Woodland Reserve Conservation Area near to the south entrance along Morgan Road to revert to the zoning boundaries under the Bermuda Plan 1992, and to reduce the Woodland Reserve Conservation Area immediately east of the gymnasium by pulling it back 15 feet from the structure.

#### 5.0 Minister's Remarks

- 5.1 The Tribunal process was very thorough and fair. The Tribunal meticulously reviewed each objection and made objective decisions, considering not just the objector's position but also the broader implications that each request would have on the long-term future of the Island's built and natural environment.
- 5.2 The Draft Bermuda Plan 2008 has encapsulated many of the long-term land use concerns affecting the Island. To manage the Islands' economic, social and environmental pressures through this development plan is indeed a major undertaking. I am confident that under the Bermuda Plan 2008 that Bermuda's sustainable future has been secured.
- 5.3 In closing, I wish to express my gratitude and appreciation to the hard work of the Tribunal members. I know that this process was not an easy one and I also know that each member sacrificed a considerable amount of their time in ensuring that this important process was executed with the utmost professionalism. Finally, I would like to express sincere thanks on behalf of the people of Bermuda to the Tribunal members for an excellent job, well done.



12<sup>th</sup> May 2010

Date

The Hon. Glenn A. Blakeney, JP MP  
Minister of the Environment and Sports

## **Acknowledgements**

The Tribunal would like to extend its sincere appreciation to the Minister of the Environment and Sports, the Permanent Secretary, the Director of Planning, the Assistant Director (Forward Planning), the Planners (Forward Planning), the Technical Advisor, Mr. Larry Williams, and his Administrative Assistant, Mrs. Louise Seaman, for their support, cooperation and general assistance provided during this the 2008 Bermuda Plan Tribunal.

The Tribunal would also like to thank Major Wilson and staff of the Salvation Army Citadel, North Street, Hamilton, for making their facilities available, and for their assistance during the proceedings. Additionally, we would like to thank Messrs. John D. Virgil and Kevin McCottry for providing the sound and audio recording equipment including its set up and break down.

The Technical Advisor, operating independently of the Department of Planning, and his Administrative Assistant carried out their duties in a professional manner. Their dedication and the information that they provided contributed significantly to the efficient conduct of the hearings and Tribunal briefings.

# Report of the Draft Bermuda Plan 2008 Tribunal

## 1.0 Introduction

- 1.1 This Tribunal was appointed by the Minister of the Environment and Sports on May 15, 2009 to hear the objections and representations made to the Draft Bermuda Plan 2008, which was declared operative on June 6, 2008. The Draft Plan was introduced in accordance with Section 10 of the Development and Planning Act 1974, which also included a four-month public consultation period under Section 11 of the Act that concluded on October 3, 2008.

Appointed to the Tribunal were Mr. Bruce Perinchief, Chairman, Mrs. Janet Smith Bradshaw and Mrs. Cheryl Wade. Mr. Henry Ming and Mr. Germano Botelho were appointed as alternate members. Mrs. Cheryl Wade was unable to join the panel. In Mrs. Wade's absence the Minister asked the panel to carry on as appointed. The absence of the fifth individual resulted in challenges for the panel. Nevertheless, the Tribunal hearings proceeded with little significant disruption.

Tribunal members have sacrificed both professional and personal time to this process. This notwithstanding, members believed it was their civic duty to participate in these very important proceedings which will chart land use and planning policies for the Island.

- 1.2 Being conscious of the associated privilege and honour, the Tribunal now submits its report under the following section headings.

- 2.0 Procedures
- 3.0 Objections
- 4.0 Tribunal Proceedings
- 5.0 Comments & Observations
- 6.0 Conclusion

## 2.0 Procedures

- 2.1 Prior to the commencement of the Tribunal hearings, the Technical Advisor drafted procedural rules, in conformance with the Development and Planning (Tribunal Procedure) Rules 1992, for the Tribunal members and the public to follow during the Tribunal. Such rules were of a great benefit as they structured the proceedings. However, the rules were a matter of contention in some instances, especially where legal representation was involved. For future Tribunals, the Ministry may wish to consider updating the Development and Planning (Tribunal Procedure) Rules 1992 to produce clearer direction for future Tribunals.

## 3.0 Objections

- 3.1 A total of 451 objections to the Draft Bermuda Plan 2008 were filed with the Department of Planning during the Public Consultation Process (the period between June 6 and October 3, 2008), and these were prefixed with "PC". They generally included zoning and policy objection issues. Zoning objections were the primary objection issue, generally submitted by land owners who believed that the intended zoning of their property was inappropriate and should be either removed in its entirety or amended to allow for future development or redevelopment of their land. Policy objections were limited to mainly those organizations listed below: the Bermuda Environmental & Sustainability Taskforce (BEST), The Bermuda National Trust, Greenrock, and the Bermuda Electric Light Company (BELCO). Their concerns tended to focus on specific provisions in The Bermuda Plan 2008 Planning Statement that affected the future development of land and the redevelopment of existing structures in general on the Island.

- 3.2 Although the Department of Planning had some 451 objections lodged to the Draft Bermuda Plan 2008, there were, however, a total of 806 objection issues filed to the Plan. This number reflects the large number of multiple issues submitted by a single objector for an objection site or policy. The maximum number of objection issues

recorded for one objection site was eighteen. Below is the breakdown of objection issues by type.

**Table 1: Objection Issues by Type**

<u>Objection Type</u>	<u>Number</u>	<u>Percentage</u>
Zoning	586	(73%)
Policy	209	(26%)
Other	11	(1%)
Total	806	

Information provided by the Department of Planning suggests that since there were a substantial number of multiple-objection issues, the assessment process was both complex and tedious. Each issue had to be assessed and negotiated; resulting in lengthy and sometimes difficult discussions. Such challenges tended to result in objections with multiple issues being amongst the last to be heard by the Tribunal.

- 3.3 The objections as noted in section 3.1 fell mainly within two issue types, zoning or policy. Policy objections tended to cover an array of issues, so to categorize them into definable groups is difficult. Zoning objections were easier to define. They appeared to be concentrated primarily in either the removal or the reduction of conservation area zones; that is, Agricultural Reserve, Woodland Reserve, and the like. Statistics provided by the Department of Planning indicate that of the total of 806 objection issues identified within the three issue types, a total of 162 related to Agricultural Reserve and a further 149 and 103, referenced Woodland Reserve and Open Space, respectively. Interestingly, there were a total of 145 objection issues relating to Residential 2 zoning, which were likely a reflection of objectors' request to amend many conservation zonings to this particular residential zoning.
- 3.4 Counter Objections (Third Party Objections) were also received by the Department of Planning. They were those objections submitted in response to an objection received by the Department to the Draft Bermuda Plan 2008. Any member of the public who had an interest in a particular zoning or policy objection could submit a counter objection.
- 3.5 The Technical Advisor was apprised by the Department of Planning of the efforts of the Forward Planners who worked diligently with objectors, in some instances for over a year, in the hopes of resolving many of the objections lodged. Just under half of the objections filed were resolved. A resolved objection is an objection whereby the Department's recommendation(s) is (or was) agreed to by the objector for all issues. A further 11% of the objections were withdrawn, which meant that the objection was withdrawn by the objector and written notification of the withdrawal was received by the Department. Such withdrawals appeared to take place for a variety of reasons e.g. the original objector was no longer the property owner or the owner decided that the objection was no longer worth pursuing. One per cent of the objections were deemed invalid due to either a lack of information or the issue(s) raised had (or have) no relevance to the Draft Bermuda Plan. The remaining 43% of objections were heard by the Tribunal. In these instances the Department's recommendation(s) was or were not agreed to by the objector for one or more issues and/or a counter objection was received for one or more issues. The breakdown of objections received by status is set out below:

**Table 2: Zoning Objections by Objection Status**

<u>Objection Status</u>	<u>Number</u>	<u>Percentage</u>
Resolved	204	(45%)
Pending Tribunal	193	(43%)
Withdrawn	48	(11%)
Invalid Objection	6	(1%)
Total	451	

- 3.6 The number of objections received was nearly evenly distributed among the parishes with Hamilton Parish accounting for 12% of the objections, followed by Sandys with 11%, than Paget, Southampton and St. George's each with 10%. See the total distribution of objections by parish below:



**Table 3: Zoning Objections by Parish**

<u>Parish</u>	<u>Number</u>	<u>Percentage</u>
<no parish assigned>	87	(19%)
St. George's	41	(9%)
Hamilton	55	(12%)
Smiths	32	(7%)
Devonshire	33	(7%)
Pembroke	28	(6%)
Paget	46	(10%)
Warwick	38	(8%)
Southampton	43	(10%)
<u>Sandys</u>	48	(11%)
Total	451	

- 3.7 The total number of objections lodged against the Draft Bermuda Plan 2008 was significantly less than the number filed against the Draft Bermuda Plan 1992 which had a total of 1,188 objections. The number of objections actually heard (pending tribunal) by the Draft Bermuda Plan 1992 Tribunal totalled 259 whilst those heard by the Draft Bermuda Plan 2008 Tribunal, noted in section 3.5, was 193.

Prior to the introduction of the new Plan, a concerted effort was made to consult with other Government Departments and environmental interest groups. Additionally, the Department invited the public to submit in advance of the Bermuda Plan's introduction, their rezoning requests. As a result, when the Plan was introduced, a number of the issues raised had been incorporated into the new Plan likely reducing the number of objections received.

- 3.8 The Tribunal also considered 38 objections prepared by the Forward Planners of the Department of Planning, on behalf of the Director of Planning, following a governmental review of the Draft Bermuda Plan 2008 Zoning Maps and Planning Statement including one prepared by the Tribunal themselves. These cases sought to correct errors in the Draft Bermuda Plan 2008 Zoning Maps, as more accurate mapping and survey information became available to the Department. Lastly, some of the Director's Cases involved map amendments to reflect the Bermuda National Parks Amendment Act 2009. These cases were advertised like other objections in order that members of the public were given an opportunity to submit counter-objections before such cases were reviewed by the Tribunal.
- 3.9 The Director's Cases were those prefixed "ZM". They relate to amendments to the Draft Bermuda Plan 2008 Zoning Maps recommended by the Department of Planning, by other Government Departments and the Tribunal. The recommendations from these other entities were carried out in consultation with the Department of Planning. Finally, those prefixed "PS" related to amendments to the Draft Bermuda Plan 2008 Planning Statement document.

#### 4.0 Tribunal Proceedings

- 4.1 The Tribunal hearings commenced on Friday August 28, 2009 with hearings taking place at the Salvation Army Citadel, North Street, City of Hamilton. The Tribunal panel met thereafter each Friday until December 2009 when the Tribunal recessed for the Christmas period. Hearings resumed on January 15, 2010 and officially concluded review of the 451 objections, on February 5, 2010. The final Tribunal hearing took place on April 30, 2010.

Prior to each hearing, Tribunal members were briefed by the Technical Advisor and were provided with copies of the Department's position reports. The briefings took place on the Tuesday before the regularly scheduled Friday hearings. The Tribunal members at each briefing reviewed computer generated images of the objection sites which included, 1992 site zoning maps, 2008 zoning maps, on-site photos and site aerials from 1973, 1981, 1997 and 2003. The use of computer generated imaging and photos has proven to be of tremendous benefit to the Tribunal process. These imageries, combined with the architectural and design professions of the majority of panellists, provided the Tribunal with a clear understanding of objection sites. Site issues with

respect to agricultural reserves or woodland reserves, for example, were easily visually evaluated, thus eliminating the need for individual site visits. This expedited the Tribunal process.

Following each hearing, depending on time constraints, the Tribunal either reviewed the deliberations of the day, and made decisions on individual objections or discussed them during the subsequent Tuesday briefings prior to vetting the agenda for the next hearing. On occasions, further information was required from the Department, and the objector to assist the Tribunal in reaching decisions. If the Tribunal's decision-making process involved a mapping amendment, the Technical Advisor would make the amendment in draft and have the Tribunal review it. Upon acceptance, a finalized (amended) map was produced by the Forward Planning section. The Chairman and Technical Advisor then signed off the mapping revisions. All amended mapping images are saved in the Department of Planning database with a hard copy attached to the individual objection files.

- 4.2 The provisions for the Objections Tribunal are set-out in Part III Section 11 (3) of the Development and Planning Act 1974. The Tribunal proceedings are in accordance with the Development and Planning (Tribunal Procedure) Rules 1992 made under Section 78 of the Act.

As noted in section 2.1, the Tribunal proceedings were conducted under the rules drafted by the Tribunal's Technical Advisor and approved by the Tribunal. The (Tribunal Procedure) Rules 1992 did not provide any guidance on how Tribunal proceedings should be governed, thus the reason for drafting the procedure rules. The rules not only govern the Tribunal proceedings but also how to handle the various types of objections including counter objections, site visits, agendas, etc. The rules, for the most part, certainly helped make the proceedings run smoothly.

Under the provisions of Section 6(3)(b)(c)(d) and (e) of the Development and Planning (Tribunal Procedure) Rules 1992, each Tribunal hearing was required to be advertised in the Official Gazette not less than seven days prior to the objections hearing. The rules required the official adverts to include the nature of the objection, date, time, venue, and the Department's position regarding the objection (i.e. resolved, invalid, withdrawn, or pending tribunal).

Following the advertisement, the Tribunal accepted counter objections for both zoning and policy objections up to the start of the hearings on the stated date. During these proceedings a total of 198 counter objections were received. Only 3 counter objections were received for those amendments presented during the April 30, 2010 hearing. On average most objections received one counter objection. However, three neighbouring properties each seeking the same zoning changes attracted a total of sixteen counter objections each.

When a counter objection was received, the Tribunal assessed its merits, and only when it was determined that the objection had sufficient merit would the counter objector be heard. This occurred only four times during these proceedings. Copies of all counter objections were given to the objector with a further copy placed on the objection file.

The Tribunal's (in house) rules required the objector to speak first, followed by the Department of Planning and/or other Government Departments i.e. Department of Conservation Services and Department of Tourism. Fifteen minutes was allotted for each objection hearing albeit for those objections with multiple objection issues the Chairman gave additional time to each party.

Presentations by the Department of Planning and individual objectors were extremely comprehensive in that both verbal and electronic presentations permitted the Tribunal to make timely assessments of objections. This helped proceedings progress in a timely manner.

- 4.3 The majority of zoning objections presented related to the rezoning of conservation areas such as Agricultural Reserve, Woodland Reserve, Open Space Reserve and Coastal Reserve. The arguments against such zonings were fairly consistent, especially those that involved agricultural land where the objectors wished the zoning removed or amended to enable them to provide development opportunities for their children and in

some cases grandchildren. Further, the agricultural land in question had not been cultivated for many years and therefore was no longer considered to be valuable farming land. Additionally, the objectors were not interested in using the land for cultivation. Objectors indicated that they were not convinced by the Department's argument that Policies ZON.9 and ZON.11 under The Bermuda Plan 2008 would protect their interest since such policies were at the discretion of the Development Applications Board. They were not confident that the Board would support any future developments.

The Tribunal was rather concerned about the nature of the arguments presented by objectors involving conservation areas; particularly those that related to agricultural land. Whilst the Tribunal understood the right of property owners to object to the zoning of their land, most objectors appeared not to appreciate the value and the purpose of conservation areas in the Island's overall landscape, especially in one of the most densely populated countries in the world. Conservation areas zones such as Agricultural Reserve appeared to be a zoning that aggravated many objectors, a nuisance zoning, that hindered the owners' ability to develop. However, most failed to appreciate that although the agricultural land was not under cultivation or had not been cultivated in many years; the designated land use may be warranted in the future. The Draft Bermuda Plan 2008 states in Policy AGR (2) that agricultural land provides "natural and aesthetic value", and further provides "a visual and amenity buffer between and within development areas." Although many Bermudians complain that the Island is being overdeveloped it is only when it impacts their own land that they take on a NIMBY ("not in my back yard") type perspective.

- 4.4 During the Tribunal proceedings, all counter objections received were acknowledged. The majority of these objections related to zoning objections vs. policy objections. Principally, the counter objections were lodged against those property owners that wanted to amend their properties' conservation zones. There were, however, a few exceptions where the counter objections related to amendments to development base zones.

The majority of counter objections were received from environmental groups such as the Bermuda Environmental & Sustainability Taskforce (BEST). BEST submitted the lion's share of these objections. Such objections were primarily lodged against those land owners who proposed amendments to agricultural land, albeit BEST also objected to the reduction and removal of woodland, open space and coastal areas. The Tribunal would like to applaud BEST for its hard work. Much time and effort by the group went into investigating each advertised objection. Such efforts certainly demonstrate the group's sincere commitment to safeguarding those environmentally sensitive areas around the Island for future generations of Bermudians.

- 4.5 The Departments of Conservation Services, Tourism and Environmental Protection were the only government departments, other than the Department of Planning, to participate in the Tribunal proceedings. The primary role of these departments was to provide support for the Department of Planning's position. During the proceedings, the Department of Conservation Services was the chief supporter. Conservation Services regularly presented technical information on agricultural, fauna, and flora matters for the Department of Planning. As noted in 4.3, the bulk of the zoning objections received related to conservation areas. The information Conservation Services provided was extremely valuable to the Tribunal especially during their deliberations.

## 5.0 Comments & Observations

- 5.1 Mapping: The Tribunal was generally impressed with the quality and accuracy of the zoning maps and for the most part appreciated and clearly understood why the land use zones were allocated in the manner they were. However, the Tribunal had two areas of concern regarding specific area boundaries:

- (a) Coastal Reserve Conservation Base Zone
- (b) Agricultural Reserve Conservation Area

- 5.2 The Coastal Reserve Conservation Base Zones are newly introduced zones under the Draft Bermuda Plan 2008 replacing the coastal Open Space/Green Space zone areas under the previous Bermuda Plan. The purpose for which these areas were implemented

is to protect Bermuda's coastline and inland marine environment from inappropriate development and permit only limited coastal development.

The Tribunal clearly understood the purpose of the new zoning but questioned why the Department had the zoning designation lines drawn the way they were, around existing buildings rather than through or over such buildings. The Tribunal observed that the new Coastal Reserve did not in all instances reflect the coastal Open Space/Green Space designation areas under the Bermuda Plan 1992. Had the Coastal Reserve zoning mirrored the previous plan the Tribunal would not have been concerned. The Department of Planning's explanation as to why the two Plans differed was not found to be satisfactory. In spite of the Department's rationale, the Tribunal believes that to draw the coastal zoning lines around buildings does not diminish the significance of the coastal zoning. Additionally, the Tribunal believes that future additions to those structures just outside the coastal demarcation line would have the same impact on the coast had the structure fallen within the Coastal Reserve; albeit the size of development within the Coastal Reserve areas would be more restrictive.

- 5.3 The Tribunal observed that a number of the objections to rezone land designated Agricultural Reserve were in its opinion, efforts by the land owners to chip away at portions of arable land that projected into or "dog-legged" into areas zoned for residential development. The Tribunal felt that the Department of Planning, in consultation with the Department of Conservation Services should, where possible, "square up" the boundaries of Agricultural Reserve areas especially those adjacent to or within residential zones. The Tribunal believes that this approach would help reduce the likelihood of future objections to the Bermuda Plan during review periods.
- 5.4 BEST, as noted in section 4.4, submitted the majority of counter objections. The Tribunal did observe that nearly all their objections contained the same or a similar generic statement for specific types of zoning objections. The Tribunal believes that despite the commendable work of BEST, such an approach, albeit understandable with their limited time and resources, unfortunately tended to diminish the persuasiveness of the organization's objection. Site specific comments would have added "weight" to the counter objections. This was clearly evident when many objectors asked the Tribunal to disregard the counter objection on the grounds that it had no relevance to the conditions of their respective objection sites.
- 5.5 The entire Draft Bermuda Plan 2008 process, including the Tribunal inquiries, was improved by the availability and use of technology. The Department of Planning website was invaluable in providing information to members of the public. The entire Draft Bermuda Plan 2008 Planning Statement and individual zoning maps were supplied free to download. All public notices, Public Consultation and Counter Objection Forms, and Tribunal agendas were also accessible online.

The Department of Planning prepared a database for all of the objections to the Draft Bermuda Plan 2008. This database was used to generate statistics, Department Position Reports, correspondence to the objectors, Tribunal agendas, and ultimately the Tribunal Report. Each public consultation record in the database contained relevant information, including details and dates of all correspondence, consultees' comments, photographs and reports.

The advances in technology since the Bermuda Plan 1992 also made a significant difference in the Tribunal's ability to review and assess objections in a timely and efficient manner. The use of the Department of Planning's Geographical Information System (GIS) provided specific details including the location of existing buildings and the ability to calculate accurate distances and areas. As well, the information available made it possible to evaluate the land use zonings for the past three development plans in relation to built form and environmental features on each site. The use of historic aerial photographs provided information about properties over the course of the past forty years. The combination of the aerial photographs and the topographic contours of the Island provided context to the Tribunal in reviewing the objections. All of the available information combined with site photographs taken by Department of Planning staff precluded the need for Tribunal site visits.

## 6.0 Conclusion

- 6.1 Serving on the Tribunal was an enlightening experience that left members with a greater appreciation for the superb work of the Department of Planning staff. One seldom may consider the work or policies required in maintaining the attractive landscape that is characteristic of Bermuda. The Island’s landscape has changed over the past 36 years since the first Bermuda Plan was introduced in 1974, but so has the rest of the world. Some changes, we may herald as progress and others as regression. Yet for the most part, Bermuda remains an attractive place to live.

It was evident from the Tribunal proceedings that the Department of Planning must work even harder to safeguard the Island’s limited conservation areas. Nonetheless, the Bermudian people must also come to recognize and appreciate the importance of such areas to our total landscape. Bermuda has a finite land resource and to continue to “chip away” at its limited conservation areas will in the long run simply threaten the beauty we have come to treasure. The Tribunal often heard of land owners’ desires to amend conservation zonings to enable their children to develop. The Tribunal clearly understood such requests, but at what price? All parents want their children’s lives to be better than their own; but unless Bermudians fully appreciate and strive to protect these conservation areas, it will be to the detriment of Bermuda’s continued attractiveness and sustainability.



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Bruce D. Perinchief, Chairman  
P.Eng.



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Janet Smith Bradshaw, JP  
B.A., M.A.



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Henry F. Ming  
Dip. Arch. Tech., B.Es.Arch, M.Arch.



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Germano Botelho  
B.Arch., RA-PA, A.I.A, M.I.B.A.

## Index of Objections

### ST. GEORGE'S

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<b>Obj. #</b>	<b>Objector</b>	<b>Location</b>
<a href="#">PC 0004</a>	Jonic Trust	10 Shore Lane
<a href="#">PC 0011</a>	Bermuda Land Development Co., Ltd.	BLDC, Southside
<a href="#">PC 0019</a>	Mr. Colwyn Bourne	Vacant Lot, Mullet Bay Road
<a href="#">PC 0028</a>	Mrs. Norma Christensen	12 Mid Ocean Drive
<a href="#">PC 0036</a>	Ms. Elaine S. Fox	24 Chapel of Ease Lane
<a href="#">PC 0056</a>	Ms. Ingrid Clarke	8 Ferry Close
<a href="#">PC 0069</a>	Windriver Trust	101 St. David's Road
<a href="#">PC 0070</a>	Mr. John Gary Lamb	21 Cashew City Road
<a href="#">PC 0072</a>	Mr. E. DeMello	Lot 2, DeMello Reach
<a href="#">PC 0085</a>	William Frith Limited	Lots 1, 2, and 3, St. David's Road
<a href="#">PC 0104</a>	Mr. Michael Pearman	Vacant Lot, Narrows Lane
<a href="#">PC 0120</a>	Mid Ocean Club	Mid Ocean Club Dock, Tuckers Town Road
<a href="#">PC 0121</a>	Mid Ocean Club	Maintenance Facility, Long Lane and 10 South Road
<a href="#">PC 0122</a>	Mid Ocean Club	Land at 18 <sup>th</sup> Green, Tuckers Town Road
<a href="#">PC 0124</a>	Mid Ocean Club	Main Club House, 1 Mid Ocean Drive
<a href="#">PC 0137</a>	Bermuda Institute of Ocean Science	17 Biological Station
<a href="#">PC 0149</a>	Mr. Roger Pitcher	Lot 40, Texas Road
<a href="#">PC 0150</a>	Ms. Patricia Lorraine O'Connor	3 Cashew City Road
<a href="#">PC 0151</a>	The Bierman Dev. Co., Ltd.	38 Ferry Road
<a href="#">PC 0157</a>	Ferry Reach Co., Ltd.	69 Ferry Road
<a href="#">PC 0161</a>	Ms. Virginia Lea Olander	22 and 24 Jacobs Point Road
<a href="#">PC 0165</a>	Church Bay Trust Co., Ltd.	2 Tuckers Town Road
<a href="#">PC 0166</a>	Mr. Chris Maybury and Others	The Shell Point Estate, Shell Point Road
<a href="#">PC 0170</a>	Mr. Ross Perot	44 and 46 Tuckers Town Road
<a href="#">PC 0178</a>	Mr. Ron Smith	27 Shore Hills Lane
<a href="#">PC 0235</a>	Bermuda National Trust	St. David's Burial Ground, 4 Hayward Drive
<a href="#">PC 0242</a>	Bermuda National Trust	Unfinished Church, 1 Government Hill Road
<a href="#">PC 0247</a>	St. David's Island Historical Society	Carter House, 34 Southside Road
<a href="#">PC 0254</a>	Mr. Christopher West	Vacant Lot and 14 Cut Road
<a href="#">PC 0260</a>	Godet & Young Limited	McCallan's Wharf, 14 Wellington Street
<a href="#">PC 0269</a>	T.P.C. Management Ltd.	20 Tucker's Point Drive
<a href="#">PC 0272</a>	Mr. Aubrey McClendon	77 Tuckers Town Road
<a href="#">PC 0278</a>	Ms. Althea Richardson and Ms. Lisa Richardson	Lot C, Cut Road
<a href="#">PC 0309</a>	Ms. Barbara E. Wade	Lot A, Emily's Bay Lane
<a href="#">PC 0310</a>	Mr. Kevin Basden	10 Secretary Road
<a href="#">PC 0312</a>	Mr. Gregory Outerbridge	6 Jacobs Point Drive
<a href="#">PC 0323</a>	Mr. and Mrs. Louis and Velma Anderson	5 Shore Hills Lane
<a href="#">PC 0345</a>	Ms. Brenda Dale	39 Smiths Island
<a href="#">PC 0347</a>	Mr. and Mrs. Christopher and Holly Flook	7 Emily's Bay Lane
<a href="#">PC 0377</a>	Ms. Brenda Raynor	Lot A, Wellington Back Road
<a href="#">PC 0382</a>	Ms. Judith Hayward	26 Emily's Bay Lane
<a href="#">ZM 017</a>	Director's Case	St. George's Preparatory School, 2 Park Gates
<a href="#">ZM 019</a>	Director's Case	52 Tuckers Town Road
<a href="#">ZM 029</a>	Director's Case	Limekilns, Ferry Point Park, Ferry Road and Coney Island Park, Coney Island Road
<a href="#">ZM 030</a>	Director's Case	Trestles, Railway Trail
<a href="#">ZM 033</a>	Director's Case	Salt Marsh west of NATO Hangar, L.F. Wade International Airport
<a href="#">ZM 039</a>	Director's Case	Lot southwest of 33 Barry Road
<a href="#">ZM 042</a>	Director's Case	Great Bay Park, Great Bay Road
<a href="#">ZM 043</a>	Director's Case	51 Mullet Bay Road
<a href="#">ZM 044</a>	Director's Case	Town Cut Battery Park, 2 Barry Road

## HAMILTON PARISH

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<b>Obj. #</b>	<b>Objector</b>	<b>Location</b>
<a href="#">PC 0001</a> <a href="#">PC 0016</a>	Mr. and Mrs. Pedro Vicente Mr. Richard Winchell	1 Sunnyview Drive Vacant Lot adjacent to 36 Trinity Church Road
<a href="#">PC 0023</a>	Mr. and Mrs. Jeffrey and Frances Marshall	8 Trinity Church Road
<a href="#">PC 0025</a> <a href="#">PC 0047</a> <a href="#">PC 0050</a> <a href="#">PC 0051</a>	Mr. Bruno Fiocca Mr. Wayne Furbert Ms. Norma A. Astwood Mr. and Mrs. Frederick and Charlotte Ming	7 Walsingham Lane 5 Brown Estates Road Lot 3, Clarendon Gardens 19 My Lord's Bay Lane
<a href="#">PC 0053</a> <a href="#">PC 0064</a> <a href="#">PC 0083</a> <a href="#">PC 0091</a> <a href="#">PC 0097</a> <a href="#">PC 0100</a> <a href="#">PC 0112</a> <a href="#">PC 0113</a> <a href="#">PC 0116</a> <a href="#">PC 0123</a> <a href="#">PC 0135</a> <a href="#">PC 0136</a>	Mr. Sinclair Woolridge Mr. Allan DeSilva Mr. Sean Collier Mr. Glenn Davis Gannam Limited Whitecrest Limited Mr. and Mrs. Laureano and Marie Castro Ms. Aramynta West Mrs. A. White and Mrs. O. Bainbridge Mid Ocean Club Mrs. Margaret Burgess-Howie Mr. and Mrs. Harold and Loucetta Beckles	2 North Shore Road 17 Fractious Street Lots 1 and 2, Stardust Drive Lot 2B2, Commonland Point Road Lot 15 Harrington Hundreds Road 23 Harrington Sound Road 13 Lynwood Drive Lot A, Radnor Road 78 North Shore Road 17 Judkin Lane and 11 South Road Rocky Lane West Lot 1, North Shore Road
<a href="#">PC 0148</a> <a href="#">PC 0152</a> <a href="#">PC 0160</a> <a href="#">PC 0172</a> <a href="#">PC 0201</a> <a href="#">PC 0208</a> <a href="#">PC 0209</a> <a href="#">PC 0210</a> <a href="#">PC 0211</a> <a href="#">PC 0212</a> <a href="#">PC 0213</a> <a href="#">PC 0214</a>	Mr. Kim White The Biarritz Trust Mr. Albert Philpott Sr. Church Trust c/o Joseph Wakefield Mr. Randolph Furbert Wilkinson Estates Limited Wilkinson Estates Limited Mrs. Josephine Wilkinson-Gould Mrs. Josephine Wilkinson-Gould Mrs. Josephine Wilkinson-Gould Mrs. Josephine Wilkinson-Gould Mrs. Josephine Wilkinson-Gould	229 North Shore Road 13 South Road 2 Cottage Hill Road and 1 Cottage Hill Lane Lot 8, and 9 Somers Hill Road Lot 1, Aubrey Estate Lot F, Walsingham Lane 8 Crystal Cave Road Vacant Lot, Old Farm Road 5 Blue Hole Hill Abbot's Cliff, Summit View Drive 9 Cedarberry Drive and 4 lots Lot 9, Clingstone Lane and Lot 9, Cedarberry Drive
<a href="#">PC 0215</a> <a href="#">PC 0216</a> <a href="#">PC 0217</a>	Mrs. Josephine Wilkinson-Gould Wilkinson Estates Limited Wilkinson Estates Limited	41 Harrington Sound Road 8 Crystal Cave Road Wilkinson Industrial Park, Coney Island Road East
<a href="#">PC 0240</a> <a href="#">PC 0248</a> <a href="#">PC 0263</a>	Bermuda National Trust Tadori Trust Mr. Heyward Burnet and Ms. Katherina Harlow	Lots 2, 3 and 4, Somers Hill Road Lot B, North Shore Road Vacant Lot south of 11 Judkin Lane
<a href="#">PC 0266</a> <a href="#">PC 0280</a> <a href="#">PC 0292</a> <a href="#">PC 0296</a> <a href="#">PC 0304</a> <a href="#">PC 0305</a> <a href="#">PC 0311</a> <a href="#">PC 0319</a> <a href="#">PC 0326</a> <a href="#">PC 0333</a> <a href="#">PC 0338</a> <a href="#">PC 0339</a> <a href="#">PC 0341</a> <a href="#">PC 0342</a> <a href="#">PC 0348</a> <a href="#">PC 0362</a> <a href="#">PC 0375</a> <a href="#">PC 0386</a>	Mr. Manuel Corday Mr. Dennis Cherry Mr. F. Stailey and Others Mrs. Elspeth Brewin Mr. Charles Daniels Mr. Michael Burgess Mr. David Kessaram Mr. and Mrs. Heath Foggo Edmund Gibbons Limited Mrs. Mozelle Trott Mr. Richard Pavy Mr. Greg Smith Ms. Aramynta West Ms. Aramynta West Mr. Nelson Bascome Jr. Mr. David Kent Stewart Mr. James King Mr. and Mrs. Wayne and Wendy Augustus	13 East Point Lane 206 and 210 North Shore Road 69 Radnor Road 5 Savannah Road Lot northeast of 126 North Shore Road Vacant Lot, Rocky Lane West Lot X, Trinity Church Road 2 Alexandria Lane 202 North Shore Road Lots 3a and 3b, Trinity Church Road Lot 2, Alexandria Lane Lot 1b, Cottage Hill Lane Lot B, Kiskadee Drive Lot C, Kiskadee Drive Lot 4, Vista Drive 24 Blue Meadows Lane Lot 7, Bay Island Drive 61 Harrington Sound Road
<a href="#">ZM 005</a> <a href="#">ZM 020</a>	Director's Case Director's Case	North Shore Road / Railway Trail Lot north of Judkin Lane

<a href="#">ZM 030</a>	Director's Case	Trestles, Railway Trail (See ZM 030, St. George's)
<a href="#">ZM 034</a>	Director's Case	Lot 2, Leamington Estate Road
<a href="#">ZM 038</a>	Director's Case	Crawl Waterfront Park, North Shore Road

## SMITHS

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Obj. #	Objector	Location
<a href="#">PC 0008</a>	St. George's Trust Co. Ltd.	6 High Knoll Lane
<a href="#">PC 0009</a>	Mrs. Rosemary Glynn	41 North Shore Road
<a href="#">PC 0018</a>	Mr. David Bull	52 Harrington Sound Road
<a href="#">PC 0034</a>	Mrs. Molly White	Vacant Lot, Lolly's Lane
<a href="#">PC 0057</a>	MR Construction Limited	Lots 4 and 5, Wilderness Lane/Earl's Lane
<a href="#">PC 0058</a>	Corrado Trust	Lots 6-14, Wilderness Lane/Earl's Lane
<a href="#">PC 0059</a>	Codan Trust Co., Ltd.	4 Harrington Sound Road
<a href="#">PC 0060</a>	Mr. John Zuill	Lot C, The Peak Road
<a href="#">PC 0076</a>	Ms. Katherina Harlow	Vacant Lot, Arrowroot Lane
<a href="#">PC 0077</a>	M.R.T. Trust	16-30 St. Mark's Road and 2 and 4 Nantucket Lane
<a href="#">PC 0078</a>	Mr. Heyward Burnet and Ms. Katherina Harlow	Vacant Lot and 126 Harrington Sound Road
<a href="#">PC 0080</a>	Mr. Ronald Simmons	3 Idle Acres Road
<a href="#">PC 0130</a>	Mrs. Mary Frances Gaglio	Lot 7, Hinson Lane
<a href="#">PC 0131</a>	Mr. Michael Pacheco	Lot D, South Road
<a href="#">PC 0133</a>	Beck's Hill Trust	64 Harrington Sound Road
<a href="#">PC 0141</a>	Mr. Stephen Cook	70 South Road
<a href="#">PC 0154</a>	The Apsley Trust	15 Oleander Hill
<a href="#">PC 0185</a>	Mr. Derek Morris	1 Sayle Road
<a href="#">PC 0187</a>	Barritt Holdings Limited	27, 29 and 33 Vermont Road
<a href="#">PC 0196</a>	Ms. Brenda M. Lister	7 Kilderry Close
<a href="#">PC 0198</a>	Barritt Holdings Limited	Lots A-H and J, Vermont Road
<a href="#">PC 0206</a>	Mrs. Frances Trott	Lot 3, and 11 and 15 Peet Point Lane
<a href="#">PC 0218</a>	Mr. Tredick Gorham	Lot 1a, Crow Valley
<a href="#">PC 0243</a>	The Allindun Family Trust	44 Jennings Road
<a href="#">PC 0251</a>	Mr. Robert Zuill	Vacant Lot, Fielders Lane
<a href="#">PC 0257</a>	Mr. and Mrs. J. Amaro	57, 59 and 61 South Road
<a href="#">PC 0297</a>	Ms. Sandra Outerbridge	Vacant Lot, South Road
<a href="#">PC 0298</a>	Ms. Sandra Outerbridge	4a Seaview Lane
<a href="#">PC 0314</a>	Mr. James Lightbourn	2 Lightbourne Lane
<a href="#">PC 0355</a>	Ms. Elsie E. Clark	4 Flowercote Lane
<a href="#">PC 0357</a>	Mr. and Mrs. Ronald Johnson	37 South Road
<a href="#">PC 0359</a>	Mr. James W. Lapsley	26 Harrington Hundreds Road
<a href="#">ZM 030</a>	Director's Case	Trestles, Railway Trail (See ZM 030, St. George's)

## DEVONSHIRE

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Obj. #	Objector	Location
<a href="#">PC 0003</a>	Rance's Boatyard	46 Crow Lane
<a href="#">PC 0012</a>	Mrs. Rosemary Glynn and Mr. Henry Laing	10 Watlington Road East
<a href="#">PC 0014</a>	The Cedar Vale Trust	Lot B, Cedar Vale Lane
<a href="#">PC 0017</a>	Mr. A.J. Lewis	Lot 3D, Jackson Drive
<a href="#">PC 0024</a>	Mr. Raymond Ball	Lot B, Roberts Avenue
<a href="#">PC 0031</a>	Mr. Andrew Jon Thompson	7 Tribe Road No. 1
<a href="#">PC 0037</a>	The Midnight Trust	8 Poinciana Road
<a href="#">PC 0052</a>	Mr. Edward Manuel	Lot 12, Garthowen Road
<a href="#">PC 0062</a>	Mr. Zane DeSilva	79 Middle Road
<a href="#">PC 0066</a>	Ms. Patricia Parker and Mr. Scott Foster	14 Poinciana Road
<a href="#">PC 0067</a>	Appleby Services (Bermuda) Limited	8 Tribe Road No. 1
<a href="#">PC 0073</a>	Island Properties Limited	4 Vesey Street
<a href="#">PC 0088</a>	Mr. Rick Manuel	7 Leeson Lane
<a href="#">PC 0089</a>	Mr. John Pereira	Lot 2, Pereira's Drive
<a href="#">PC 0102</a>	Mr. and Mrs. Leroy and Jennifer Franklin	Lot 6, Border Dell, off Hermitage Road
<a href="#">PC 0107</a>	Mr. Robin Swan	3 Brighton Hill Road
<a href="#">PC 0108</a>	Watlington Waterworks Limited	32 Parsons Lane
<a href="#">PC 0164</a>	Mr. Anthony Mello	21 Tribe Road No. 1



<a href="#">PC 0167</a>	Rosebud Trust (Mr. Will Cox)	74 Middle Road
<a href="#">PC 0168</a>	Rosebud Trust (Mr. Will Cox)	Lot 2, Orange Valley
<a href="#">PC 0179</a>	Rosebud Trust (Mr. Will Cox)	Lot 11, Jubilee Road
<a href="#">PC 0180</a>	Mr. Jonathan Cooper	14 Rocky Bay Lane
<a href="#">PC 0182</a>	Metro Mineral Water and Trading Co., Ltd.	6 Hermitage Road
<a href="#">PC 0279</a>	The Barn Grove Trust	13 Tee Street
<a href="#">PC 0294</a>	Bermuda Hospitals Board	MWI, 42, 44 and 50 Devon Spring Road
<a href="#">PC 0317</a>	Mr. Roger Marshall	8 Rocky Bay Lane
<a href="#">PC 0328</a>	Mr. Ed Faries	56 South Road
<a href="#">PC 0336</a>	The Creamery Limited	2 Hermitage Road
<a href="#">PC 0351</a>	Mr. Deane Trott	27 Orange Valley Road
<a href="#">PC 0365</a>	Rosebud Trust (Mr. Will Cox)	Lot 4, Middle Road
<a href="#">PC 0366</a>	Rosebud Trust (Mr. Will Cox)	Lot 5, Middle Road
<a href="#">PC 0379</a>	The Palm Grove Trust	38 South Road and 21 Rocky Bay Lane
<a href="#">PC 0387</a>	Macadamia Trust	Lot 2, Parsons Lane
<a href="#">ZM 014</a>	Director's Case	Devonshire Marsh West, Jubilee Road
<a href="#">ZM 015</a>	Director's Case	Lots 6, 10, 11 and 12, Jubilee Road
<a href="#">ZM 024</a>	Director's Case	74 North Shore Road
<a href="#">ZM 029</a>	Director's Case	Limekiln, Arboretum, Middle Road (See ZM 029, St. George's)

## **PEMBROKE**

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<b>Obj. #</b>	<b>Objector</b>	<b>Location</b>
<a href="#">PC 0020</a>	Mr. J.P. Chiappa, Jr., Executor	Vacant Lot, Spanish Point Road and North Cote Road
<a href="#">PC 0027</a>	Mrs. Joy Lusher	3 Point Shares Road
<a href="#">PC 0033</a>	Mrs. Karen Floyd	Vacant Lot, Seagull Lane and Spanish Point Road
<a href="#">PC 0040</a>	Mr. Stephen Outerbridge	Lot 5, Timber Lane
<a href="#">PC 0048</a>	The Trustees of the Moonray Manor Trust	32 Crow Lane
<a href="#">PC 0065</a>	Mr. J.P. Chiappa Jr., Executor	Lot B2, High Point Road
<a href="#">PC 0071</a>	Mr. Tennyson Bruce	1 Parsons Road
<a href="#">PC 0081</a>	Overbay Limited	106 Pitts Bay Road
<a href="#">PC 0118</a>	Mr. and Mrs. Michael and Kim Bean	11 Mill Point Road
<a href="#">PC 0132</a>	Saltus Grammar School	108 St. John's Road
<a href="#">PC 0134</a>	Board of Trustees of Bermuda High School	19 Richmond Road
<a href="#">PC 0174</a>	Mr. Doug Selley	10 Lone Palm Drive
<a href="#">PC 0176</a>	Mr. George Holmes	Lot 3, Mill Point Lane
<a href="#">PC 0197</a>	Mr. Lyndon Black	Lot 3, and 10 Border Lane North
<a href="#">PC 0241</a>	Bermuda National Trust	Butterfield Nature Reserve South, Point Shares Road
<a href="#">PC 0252</a>	Mr. Robert Zuill	10 and 17 Sharon Lane
<a href="#">PC 0259</a>	The Bernard Cooper Trust	7 Point Shares Road
<a href="#">PC 0262</a>	The Harem Trust	13 and 15 Clarence Dale Drive
<a href="#">PC 0277</a>	Peardon Trust	6 Miamba Lane
<a href="#">PC 0290</a>	Mr. Thomas Stowe	13 and 15 Stowe Court
<a href="#">PC 0293</a>	M.R.T. Trust	43 Rosemont Avenue
<a href="#">PC 0299</a>	Mrs. Judith Montgomery-Moore	15 Pitts Bay Road
<a href="#">PC 0300</a>	Mrs. Judith Montgomery-Moore	108 Pitts Bay Road
<a href="#">PC 0334</a>	Graham Gibbons Family Trust	19 Rosemont Avenue
<a href="#">PC 0335</a>	Corporation of Hamilton	Car Park, 1 Cavendish Road
<a href="#">PC 0344</a>	Paragon Trust Limited	17 Point Shares Road
<a href="#">PC 0356</a>	Moonray Manor Trust	32 Crow Lane
<a href="#">PC 0380</a>	Ms. Roslyn G. Tucker and Family	25 Spanish Point Road
<a href="#">ZM 016</a>	Director's Case	9, 11 and 13 Pitts Bay Road
<a href="#">ZM 032</a>	Director's Case	Parsons Road Park, Parsons Road

## **PAGET**

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<b>Obj. #</b>	<b>Objector</b>	<b>Location</b>
<a href="#">PC 0022</a>	Mr. George Wardman	Lot 33, South Road
<a href="#">PC 0029</a>	Mongoose Trust	Lots 6 and 7, Woodstock Hill
<a href="#">PC 0035</a>	Mrs. Mary Gray	Vacant Lot, Highwood Lane
<a href="#">PC 0038</a>	Mr. and Mrs. Steven Holdipp	6 Southlyn Lane

<a href="#">PC 0054</a>	Ms. Alison T. Mitchell	Lot 10, Inglewood Lane
<a href="#">PC 0074</a>	S&S Trust and TT&D Limited	2, 4 and 6 Lovers Lane
<a href="#">PC 0086</a>	Messrs. Kevin and Steven Whitecross	88 and 90 White Sands Road
<a href="#">PC 0087</a>	Juniper Trust	3 Friths Farm Road
<a href="#">PC 0092</a>	Mr. Beldwin Smith	9 Happy Talk Lane
<a href="#">PC 0105</a>	The Tranquillity II Trust	16 Harbour Road
<a href="#">PC 0106</a>	Mr. and Mrs. S. Rendell and Corinne Tungate	1 The Lane
<a href="#">PC 0125</a>	Woodhaven Trust	Lot 3, and 134 Harbour Road
<a href="#">PC 0169</a>	Mr. Stephen Kempe	Lot A, Train Track Lane
<a href="#">PC 0175</a>	Ms. Diana C. Hyde and Ms. Anne Hyde	50 Ord Road
<a href="#">PC 0177</a>	Mr. Duane Simons	4 Sanz Crescent
<a href="#">PC 0183</a>	Mr. Eldon Faries	1 Paget Lane
<a href="#">PC 0195</a>	Mr. David Summers	2 Mission Heights
<a href="#">PC 0200</a>	Mr. and Mrs. Roderick and Ann DeCouto	Lots 3, 5 and 6, Ardsheal Drive
<a href="#">PC 0205</a>	The Daystar Trust (Mr. B.W. Walker)	28 Mission Crescent
<a href="#">PC 0236</a>	Bermuda National Trust	Paget Marsh Nature Reserve, South Road
<a href="#">PC 0244</a>	E.B. Properties Limited and Elbow Beach Hotel & Development Co.	Fritholme Gardens, Cataract Hill and Elbow Beach, 60 South Road
<a href="#">PC 0246</a>	Aberfeldy Nurseries Limited	3 Pomander Road
<a href="#">PC 0253</a>	Mr. Derek Theisen	44 South Road
<a href="#">PC 0271</a>	Mrs. Susan Ternent	Lot 2, Ord Road
<a href="#">PC 0276</a>	Wasson Trust	Lot 5, Steele's Drive
<a href="#">PC 0285</a>	Codan Trust on behalf of Woodside Trust	64 and 66 Middle Road and 8, 10 and 14 Woodside Drive
<a href="#">PC 0286</a>	Mrs. Walta Jane Jackson	37 and 39 Middle Road and 36 Harbour Road
<a href="#">PC 0287</a>	Grosvenor Trust Co., Ltd.	2A Bellevue Lane
<a href="#">PC 0289</a>	Estate of Archibald N. Smith	1 Steele's Lane
<a href="#">PC 0291</a>	Bermuda Hospitals Board	KEMH, 7 Point Finger Road
<a href="#">PC 0302</a>	Ms. Susan Philipp	36 Hinson Island
<a href="#">PC 0307</a>	Mr. Tony Orlando Taylor	43 South Road
<a href="#">PC 0316</a>	Joyce Watlington and Lisa Outerbridge	Lot 4, and 3 Southcote Road
<a href="#">PC 0320</a>	Haileybury Trust	6 Friths Farm Road
<a href="#">PC 0321</a>	Mr. Andrew Scaife	21 Seabright Avenue
<a href="#">PC 0327</a>	Haileybury Trust	17 Friths Farm Road
<a href="#">PC 0340</a>	Edmund Gibbons Limited	30 Harbour Road
<a href="#">PC 0360</a>	Mrs. Isaura Barroso-Pontes	Lot D, Mission Crescent
<a href="#">PC 0363</a>	Mrs. D.W. Marquardt	19 Stowe Hill
<a href="#">PC 0364</a>	Mr. Donald C. Cox	Godet's Island
<a href="#">PC 0369</a>	Mr. J. Hartley Watlington	Lots 2 and 3A, Ord Road
<a href="#">PC 0374</a>	Mr. Jason Benevides	52 South Road
<a href="#">PC 0381</a>	Mrs. Dolores J. Thomas	142 Harbour Road
<a href="#">PC 0383</a>	The Kookaburra Trust II	14 Hinson Island
<a href="#">PC 0399</a>	Mr. Stuart Hayward	Loughlands, 1-67 Harmony Close
<a href="#">PC 0422</a>	Mr. Stuart Hayward (BEST)	Harmony Club Hotel, 109 South Road
<a href="#">ZM 018</a>	Director's Case	4 and 6 Stowe Hill
<a href="#">ZM 021</a>	Director's Case	Coral Beach, 34 South Road
<a href="#">ZM 022</a>	Director's Case	2 and 4 Steele's Drive and 65 Ord Road
<a href="#">ZM 023</a>	Director's Case	7 Stowe Hill
<a href="#">ZM 037</a>	Director's Case	White's Island

## WARWICK

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<b>Obj. #</b>	<b>Objector</b>	<b>Location</b>
<a href="#">PC 0005</a>	Estate of Dame Lois Browne Evans	Lot C, Cobbs Hill Road
<a href="#">PC 0006</a>	Jonic Trust	83 Cobbs Hill Road
<a href="#">PC 0015</a>	Cherry Trust	Lots 4, 5 and 6, Harbour Road
<a href="#">PC 0030</a>	Mr. and Mrs. Max and Jeanne Atherden	12 Riddell's Bay Road
<a href="#">PC 0049</a>	Ms. Finote Hiwot	29 Pearman's Hill
<a href="#">PC 0055</a>	Mr. Wayne Scott	4 Ord Road
<a href="#">PC 0068</a>	Ms. Sasha Bearden	16 Dunscombe Road
<a href="#">PC 0110</a>	Mr. Stuart Hayward (BEST)	Southlands, South Road
<a href="#">PC 0115</a>	Ms. Cynthia A.M. Smith	7 Ord Road
<a href="#">PC 0117</a>	Mr. Joseph Edward Roque	4 Quarry Hill Road
<a href="#">PC 0138</a>	Mrs. Ann Lightbourn	Leith Hill, 4 Leith Hill Lane
<a href="#">PC 0140</a>	Mr. Nelson Hunt	7 Quarry Lane
<a href="#">PC 0144</a>	White & Sons Limited	13 Middle Road
<a href="#">PC 0146</a>	Trustees of the Port Royal Trust	37 Paddock Drive
<a href="#">PC 0162</a>	Rosebud Trust ( Mr. Will Cox)	Hawkins Island
<a href="#">PC 0171</a>	Riddell's Bay Golf and Country Club	26 Riddell's Bay Road
<a href="#">PC 0237</a>	Bermuda National Trust	Southlands, 65 South Road
<a href="#">PC 0245</a>	Belmont Hills Property Limited	Belmont Hills, 97 Middle Road
<a href="#">PC 0249</a>	Board of Governors of Warwick Academy	117, 119 and 121 Middle Road
<a href="#">PC 0255</a>	Theta Island Trust	Theta Island
<a href="#">PC 0256</a>	Mr. Gerry Wilmot	Lot west of Tribe Road No. 6
<a href="#">PC 0258</a>	Mrs. Dolores Thomas	Vacant Lot, Spice Hill Road
<a href="#">PC 0268</a>	Mr. Noel Clarke	Vacant Lot, South Road and Warwick Lane
<a href="#">PC 0274</a>	Messrs. Dennis Fagundo and John Pereira	Lots 1-5, Quarry Hill Road
<a href="#">PC 0275</a>	Mr. Randolph Burrows	Vacant Lot, Spice Hill Road
<a href="#">PC 0295</a>	Pinfold Trust	92 Middle Road
<a href="#">PC 0303</a>	Paragon Trust Limited	6 Watch Hill Lane
<a href="#">PC 0306</a>	Christ Church	96 Middle Road
<a href="#">PC 0308</a>	Mr. Tony Orlando Taylor	6 Westmount Lane
<a href="#">PC 0313</a>	Mr. Claude Boyles	10 Quarry Hill Road
<a href="#">PC 0315</a>	Mr. Jeff Sousa	9 Burnt Hill Lane
<a href="#">PC 0318</a>	Estate of Mr. George S. Powell and Others	Vacant Lot, Spice Hill Road
<a href="#">PC 0325</a>	Gibbons Management Services Ltd.	Alpha Island
<a href="#">PC 0329</a>	Mr. Harold H. Frith III	Lot 22, Tamarind Vale
<a href="#">PC 0346</a>	Mr. Wilton Davis	4 Leith Hill Lane
<a href="#">PC 0349</a>	Rosebud Trust (Mr. Will Cox)	Hawkins Island
<a href="#">PC 0371</a>	Ms. Jeanette Vieira	2 Coral Hill Lane
<a href="#">PC 0385</a>	LeMarc Holdings Limited	2, 4, 6, 8 and 10 Lemarc Estate
<a href="#">ZM 002</a>	Director's Case	Marley Beach Drive and Marley Beach Lane
<a href="#">ZM 011</a>	Director's Case	18, 20 and 22 Farmer's Lane
<a href="#">ZM 035</a>	Director's Case	Ports Island
<a href="#">ZM 036</a>	Director's Case	Darrell Island

## SOUTHAMPTON

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<b>Obj. #</b>	<b>Objector</b>	<b>Location</b>
<a href="#">PC 0011</a>	Bermuda Land Development Corp	BLDC, Far Rockaway (See PC0011, St. George's, Vol. 1)
<a href="#">PC 0026</a>	TAC Trust	Lots 1 and 2, Lighthouse Road
<a href="#">PC 0039</a>	Mr. Kenneth Burrows and Others	Lot 6, Whale Bay Road
<a href="#">PC 0063</a>	Mr. Zane DeSilva	10 Whale Bay Road
<a href="#">PC 0075</a>	Quarter Deck Trust	Lot 9, Middle Road
<a href="#">PC 0079</a>	The Pagmn Trust	Lot 7, Middle Road
<a href="#">PC 0084</a>	Fiduciary Partners Trust Co., Ltd.	3 High Point Road
<a href="#">PC 0090</a>	Mr. Louis Reynolds	13 Camp Hill
<a href="#">PC 0093</a>	Ms. Rosanne Galloway	106 Middle Road
<a href="#">PC 0098</a>	Mr. and Mrs. James and Katherine Heal	Lot 7B, Lukes Pond Drive
<a href="#">PC 0111</a>	Mr. Sumner Waters	146A Middle Road
<a href="#">PC 0114</a>	The Doubloon Trust	Lot A, Alton Hill

<a href="#">PC 0128</a>	Ms. Karen Sutton	Lots 1 and 2, Lighthouse Lane
<a href="#">PC 0129</a>	State House Trust-Trustees of TKH Trust	6 Cedar Hurst Place
<a href="#">PC 0139</a>	Mr. Joel E. Benevides	133 Middle Road
<a href="#">PC 0142</a>	Mr. and Mrs. Kurt and Judith Benevides	131 Middle Road
<a href="#">PC 0143</a>	Mr. Russell G. Wade	2 Hampton Head Court
<a href="#">PC 0145</a>	Trustees of Glasgow Settlement Trust	93 Middle Road
<a href="#">PC 0188</a>	Westend Properties Limited	101 South Road
<a href="#">PC 0190</a>	Westend Properties Limited	101 South Road
<a href="#">PC 0191</a>	Westend Properties Limited	101 South Road
<a href="#">PC 0192</a>	Westend Properties Limited	101 South Road
<a href="#">PC 0193</a>	Westend Properties Limited	101 South Road
<a href="#">PC 0194</a>	Westend Properties Limited	101 South Road
<a href="#">PC 0199</a>	Westend Properties Limited	101 South Road
<a href="#">PC 0202</a>	Appleby Services (Bermuda) Limited on behalf of Gemini Trust	Lot 6C, Lukes Pond Road
<a href="#">PC 0207</a>	Mr. Edward Oliveira	Lots 2 and 3, Homestead Lane
<a href="#">PC 0238</a>	Bermuda National Trust	Skroggins Hill and Evans Bay Pond
<a href="#">PC 0239</a>	Bermuda National Trust	Lighthouse Hill Nature Reserve, Lighthouse Road
<a href="#">PC 0265</a>	Ms. Ronda Pires	Lot 2, St. Anne's Road
<a href="#">PC 0267</a>	The Daystar Trust	Vacant Lot, Middle Road
<a href="#">PC 0270</a>	Mrs. Patricia Hill	Lot C, Church Road
<a href="#">PC 0281</a>	Mr. John H. Cooper	Lot B, Railway Trail
<a href="#">PC 0283</a>	Mr. and Mrs. Louelle Wilson	16 and 20 Sinky Bay Road
<a href="#">PC 0288</a>	Bermuda Hospitals Board	Lot south of 12 Middle Road
<a href="#">PC 0322</a>	Mr. Reece Furbert	Lot 2, Cedar Hurst Place
<a href="#">PC 0350</a>	Mr. Randy Burrows	19 Gibbs Hill Road
<a href="#">PC 0352</a>	Ms. Brenda McLean	56 St. Anne's Road
<a href="#">PC 0353</a>	Mr. and Mrs. Albert and Janet Smith	11 Sunnylea Lane
<a href="#">PC 0354</a>	Mrs. Ianthia Simmons-Wade	225 Middle Road
<a href="#">PC 0358</a>	Mr. Philippe Max Rouja	3A Evans Bay Road
<a href="#">PC 0370</a>	Mr. and Mrs. Roger and Judith Butterfield	26 Tribe Road No. 3
<a href="#">PC 0373</a>	Ms. Thelma Carter and Ms. Tiara Carter	2 Cattle Lane
<a href="#">PC 0384</a>	Mr. James King	87 Middle Road
<a href="#">ZM 026</a>	Director's Case	104 Middle Road
<a href="#">ZM 028</a>	Director's Case	9 Lighthouse Road
<a href="#">ZM 030</a>	Director's Case	Trestles, Railway Trail (See ZM 030, St. George's)
<a href="#">ZM 031</a>	Director's Case	Barnes Corner Park, Middle Road
<a href="#">ZM 040</a>	Tribunal's Case	7 and 9 Whale Bay Road
<a href="#">ZM 041</a>	Director's Case	Gibbs Hill Lighthouse, St. Anne's Road

## SANDYS

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<b>Obj. #</b>	<b>Objector</b>	<b>Location</b>
<a href="#">PC 0002</a>	Ms. Deanna Stowe	Lot 3, Railway Trail
<a href="#">PC 0007</a>	Mrs. Henry M. Elliot Jr.	2 Wharf Drive
<a href="#">PC 0010</a>	Dr. George Shaw	3 Tween Walls
<a href="#">PC 0013</a>	Mr. Lionel E. Roberts	3 Saltsea Lane
<a href="#">PC 0021</a>	Mr. Tom Watlington	Lots 7 and 8, Somerset Road
<a href="#">PC 0032</a>	The Orridge Family	Lots 12A and 14, Long Point Lane
<a href="#">PC 0061</a>	Mr. Corey Butterfield	Lot 66, Sound View Road
<a href="#">PC 0082</a>	Mrs. Penelope Terceira	2 George's Bay Drive
<a href="#">PC 0094</a>	Mr. Gerald Sims	1 Elm Lane
<a href="#">PC 0095</a>	Mr. Raymond Whitecross	7 Elm Lane
<a href="#">PC 0096</a>	Mrs. Betty Lambert	30 Spring Benny Road
<a href="#">PC 0099</a>	Mr. Michael Gilbert	Vacant Lot, Valley Lane
<a href="#">PC 0101</a>	The John Bluck Trust	27 Sound View Road
<a href="#">PC 0103</a>	Mr. Eugene T. Ball	Lot 1, Spring Benny Drive
<a href="#">PC 0119</a>	Mr. Joseph G. Smith	Lot 2, Spring Benny Drive
<a href="#">PC 0126</a>	Mrs. Margot Hopper	Lots 9 and 10, Wreck Road
<a href="#">PC 0127</a>	Trustees of Glasgow Settlement Trust	24 Scaur Hill Drive
<a href="#">PC 0147</a>	Trustees of the Penn Trust	2 George's Bay Drive
<a href="#">PC 0153</a>	Goslings	Vacant Lot near 42 Cambridge Road
<a href="#">PC 0155</a>	Mrs. Jane (Smith) Simons	11 Bay Lane
<a href="#">PC 0156</a>	Aberfeldy Nurseries Limited	9 West Side Road

<a href="#">PC 0158</a>	Ms. Christine Hoskins	3 Mangrove Bay Road
<a href="#">PC 0159</a>	Ms. Christine Hoskins	9 Mangrove Bay Road
<a href="#">PC 0163</a>	Mr. Michael Winfield	Cambridge Beaches, 30 Kings Point Road
<a href="#">PC 0173</a>	Paragon Trust (Mr. and Mrs. Tim Marshall)	142 Somerset Road
<a href="#">PC 0181</a>	Mr. Dennis Mapp	Lot C, Farmstead Lane
<a href="#">PC 0184</a>	Mrs. Andalyn Swan	Lot B, Farmstead Lane
<a href="#">PC 0203</a>	Mr. Stanfield Fubler	35 Sound View Road
<a href="#">PC 0204</a>	Mr. Stacy Gilbert	Lots 3A and 4A, Tribe Road No. 6
<a href="#">PC 0250</a>	Dr. J.J. Soares	Bethell's Island, 2 Ely's Harbour
<a href="#">PC 0261</a>	Mr. Graham Fowle	Lots 11a and 11b, and 11 and 13 Somerset Road
<a href="#">PC 0264</a>	The Elycot Trust	148 Somerset Road
<a href="#">PC 0273</a>	Mr. Scott Pearman	Lot 1, Benny's Bay Road
<a href="#">PC 0282</a>	Ms. Vicki Lynn Mills	Lots 3, 4 and 5, Davis Drive
<a href="#">PC 0284</a>	Mr. Gordon Cholmondeley	Vacant Lot, Davis Drive
<a href="#">PC 0301</a>	Mr. Graham Fowle	Old Post Office, 77 Mangrove Bay Road
<a href="#">PC 0324</a>	Mr. J. Hartley Watlington	3 Beacon Hill Road
<a href="#">PC 0330</a>	Dr. Ameenah Ahad	178, 180, 182 Somerset Road
<a href="#">PC 0331</a>	Mr. Franklin Asphall	7 Pinkhouse Lane
<a href="#">PC 0332</a>	Dr. Ameenah Ahad	78 Somerset Road
<a href="#">PC 0337</a>	Lantana (c/o Larry Doyle)	53 Railway Trail
<a href="#">PC 0343</a>	Ms. Dawnette Karen Bean	28 Spring Benny Road
<a href="#">PC 0361</a>	Mr. Ricardo Simons	17 Long Bay Lane
<a href="#">PC 0367</a>	Mr. and Mrs. Raymond Bean	Vacant Lot south of 3 Kiskadee Lane
<a href="#">PC 0368</a>	Ms. Dorothy G. Fubler	45 Middle Road
<a href="#">PC 0372</a>	Dr. Ameenah Ahad	Vacant Lot opposite 76 Railway Trail
<a href="#">PC 0376</a>	Mrs. June Taylor	2 Scaur Lane
<a href="#">PC 0378</a>	Mr. and Mrs. Luis and Mary Bernardo	Lots 1, 2 and 3, Long Bay Lane
<a href="#">ZM 008</a>	Director's Case	51 West Side Road
<a href="#">ZM 009</a>	Director's Case	Mangrove Bay Residential Area
<a href="#">ZM 013</a>	Director's Case	Vacant Lot adjacent to 166 Somerset Road
<a href="#">ZM 029</a>	Director's Case	Limekilns, Hog Bay Park, Middle Road (See ZM 029, St. George's)
<a href="#">ZM 030</a>	Director's Case	Trestles, Railway Trail (See ZM 030, St. George's)

## **ALL PARISHES (POLICY) OBJECTIONS AND REPRESENTATIONS**

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<b>Obj. #</b>	<b>Objector</b>	<b>Draft Planning Statement Chapter</b>
<a href="#">PC 0041</a>	Mr. Stuart Hayward (BEST)	Chapter 15: Park
<a href="#">PC 0042</a>	Mr. Stuart Hayward (BEST)	Chapter 6: Environmental Analysis
<a href="#">PC 0043</a>	Mr. Stuart Hayward (BEST)	Invalid
<a href="#">PC 0044</a>	Mr. Stuart Hayward (BEST)	Invalid
<a href="#">PC 0045</a>	Mr. Stuart Hayward (BEST)	Invalid
<a href="#">PC 0046</a>	Mr. Stuart Hayward (BEST)	Chapter 4: Development Applications Board and Advisory Boards
<a href="#">PC 0109</a>	Mr. Stuart Hayward (BEST)	Invalid
<a href="#">PC 0186</a>	Mr. Brian Rowlinson	Chapter 10: Coastal Development
<a href="#">PC 0189</a>	Mr. Andrew Vaucrosson (Greenrock)	Chapters 6: Environmental Analysis, 8: Design, 18: Recreation and 27: Tourism
<a href="#">PC 0219</a>	Bermuda National Trust	Chapter 7: Subdivision
<a href="#">PC 0220</a>	Bermuda National Trust	Chapter 7: Subdivision
<a href="#">PC 0221</a>	Bermuda National Trust	Chapter 20: Agricultural Reserve
<a href="#">PC 0222</a>	Bermuda National Trust	Chapter 21: Historic Environment
<a href="#">PC 0223</a>	Bermuda National Trust	Chapter 20: Agricultural Reserve
<a href="#">PC 0224</a>	Bermuda National Trust	Chapter 20: Agricultural Reserve
<a href="#">PC 0225</a>	Bermuda National Trust	Chapter 20: Agricultural Reserve
<a href="#">PC 0226</a>	Bermuda National Trust	Chapter 18: Recreation
<a href="#">PC 0227</a>	Bermuda National Trust	Chapter 18: Recreation
<a href="#">PC 0228</a>	Bermuda National Trust	Chapter 18: Recreation
<a href="#">PC 0229</a>	Bermuda National Trust	Chapter 19: Woodland Reserve
<a href="#">PC 0230</a>	Bermuda National Trust	Chapters 3: Zoning Maps and 19: Woodland Reserve
<a href="#">PC 0231</a>	Bermuda National Trust	Chapter 16: Coastal Reserve
<a href="#">PC 0232</a>	Bermuda National Trust	Chapter 17: Open Space Reserve

<a href="#">PC 0233</a>	Bermuda National Trust	Chapter 17: Open Space Reserve
<a href="#">PC 0234</a>	Bermuda National Trust	Chapter 17: Open Space Reserve
<a href="#">PC 0388</a>	Mr. Ashley Raynor	Chapter 25: Rural
<a href="#">PC 0389</a>	Mr. Ashley Raynor	Chapter 36: Definitions
<a href="#">PC 0390</a>	Mr. N. Thomas Conyers	Chapter 15: Park
<a href="#">PC 0391</a>	OBM Limited	Chapters 6: Environmental Analysis, 8: Design, 11: Transportation and Parking and 12: Utilities
<a href="#">PC 0392</a>	Mr. Alan Gamble	Chapter 18: Recreation
<a href="#">PC 0393</a>	Mr. Stuart Hayward (BEST)	Chapter 26: Residential
<a href="#">PC 0394</a>	Mr. Stuart Hayward (BEST)	Chapter 18: Recreation
<a href="#">PC 0395</a>	Mr. Stuart Hayward (BEST)	Chapter 7: Subdivision
<a href="#">PC 0396</a>	Mr. Stuart Hayward (BEST)	Chapter 29: Commercial
<a href="#">PC 0397</a>	Mr. Stuart Hayward (BEST)	Chapter 26: Residential
<a href="#">PC 0398</a>	Mr. Stuart Hayward (BEST)	Chapter 16: Coastal Reserve
<a href="#">PC 0400</a>	Mr. Stuart Hayward (BEST)	Chapter 26: Residential
<a href="#">PC 0401</a>	Mr. Stuart Hayward (BEST)	Chapter 26: Residential
<a href="#">PC 0402</a>	Mr. Stuart Hayward (BEST)	Chapter 26: Residential
<a href="#">PC 0403</a>	Mr. Stuart Hayward (BEST)	Chapter 26: Residential
<a href="#">PC 0404</a>	Mr. Stuart Hayward (BEST)	Chapter 26: Residential
<a href="#">PC 0405</a>	Mr. Stuart Hayward (BEST)	Chapter 7: Subdivision
<a href="#">PC 0406</a>	Mr. Stuart Hayward (BEST)	Chapter 6: Environmental Analysis
<a href="#">PC 0407</a>	Mr. Stuart Hayward (BEST)	Chapter 3: Zoning Maps
<a href="#">PC 0408</a>	Mr. Stuart Hayward (BEST)	Chapter 9: Landscaping
<a href="#">PC 0409</a>	Mr. Stuart Hayward (BEST)	Chapter 26: Residential
<a href="#">PC 0410</a>	Mr. Stuart Hayward (BEST)	Chapter 34: Implementation, Monitoring and Review
<a href="#">PC 0411</a>	Mr. Stuart Hayward (BEST)	Chapter 35: Definitions
<a href="#">PC 0412</a>	Mr. Stuart Hayward (BEST)	Chapter 12: Utilities
<a href="#">PC 0413</a>	Mr. Stuart Hayward (BEST)	Chapter 12: Utilities
<a href="#">PC 0414</a>	Mr. Stuart Hayward (BEST)	Chapter 8: Design
<a href="#">PC 0415</a>	Mr. Stuart Hayward (BEST)	Chapter 8: Design
<a href="#">PC 0416</a>	Mr. Stuart Hayward (BEST)	Chapter 30: Mixed Use
<a href="#">PC 0417</a>	Mr. Stuart Hayward (BEST)	Chapter 30: Mixed Use
<a href="#">PC 0418</a>	Mr. Stuart Hayward (BEST)	Chapter 20: Agricultural Reserve
<a href="#">PC 0419</a>	Mr. Stuart Hayward (BEST)	Chapter 19: Woodland Reserve
<a href="#">PC 0420</a>	Mr. Stuart Hayward (BEST)	Chapter 5: Planning Application Considerations
<a href="#">PC 0421</a>	Mr. Stuart Hayward (BEST)	Chapter 5: Planning Application Considerations
<a href="#">PC 0423</a>	Mr. Stuart Hayward (BEST)	Chapters 20: Agricultural Reserve and 35: Definitions
<a href="#">PC 0424</a>	Mr. Stuart Hayward (BEST)	Chapter 29: Commercial
<a href="#">PC 0425</a>	Mr. Stuart Hayward (BEST)	Chapter 29: Commercial
<a href="#">PC 0426</a>	Mr. Stuart Hayward (BEST)	Chapter 29: Commercial
<a href="#">PC 0427</a>	Mr. Stuart Hayward (BEST)	Chapter 29: Commercial
<a href="#">PC 0428</a>	Mr. Stuart Hayward (BEST)	Chapters 3: Zoning Maps, 4: Development Applications Board and Advisory Boards, 5: Planning application considerations, 6: Environmental Analysis and 7: Subdivision
<a href="#">PC 0430</a>	Bermuda Electric Light Co., Ltd.	Chapters 8: Design and 12: Utilities
<a href="#">PC 0431</a>	Bermuda National Trust	Chapters 3: Zoning Maps and 17: Open Space Reserve
<a href="#">PC 0432</a>	Bermuda National Trust	Chapter 4: Development Applications Board
<a href="#">PC 0433</a>	Bermuda National Trust	Chapter 5: Planning application considerations
<a href="#">PC 0434</a>	Bermuda National Trust	Chapter 6: Environmental Analysis
<a href="#">PC 0435</a>	Bermuda National Trust	Chapter 7: Subdivision
<a href="#">PC 0436</a>	Bermuda National Trust	Chapter 8: Design
<a href="#">PC 0437</a>	Bermuda National Trust	Chapter 9: Landscaping
<a href="#">PC 0438</a>	Bermuda National Trust	Chapter 10: Coastal Development
<a href="#">PC 0439</a>	Bermuda National Trust	Chapter 11: Transportation and Parking
<a href="#">PC 0440</a>	Bermuda National Trust	Chapter 12: Utilities
<a href="#">PC 0441</a>	Bermuda National Trust	Chapter 13: Quarrying
<a href="#">PC 0442</a>	Bermuda National Trust	Chapter 14: Nature Reserve
<a href="#">PC 0443</a>	Bermuda National Trust	Chapter 15: Park
<a href="#">PC 0444</a>	Bermuda National Trust	Chapter 16: Coastal Reserve
<a href="#">PC 0445</a>	Bermuda National Trust	Chapter 18: Recreation
<a href="#">PC 0446</a>	Bermuda National Trust	Chapter 19: Woodland Reserve

<a href="#">PC 0447</a>	Bermuda National Trust	Chapter 21: Historic Environment
<a href="#">PC 0448</a>	Bermuda National Trust	Chapter 25: Rural
<a href="#">PC 0449</a>	Bermuda National Trust	Chapter 26: Residential
<a href="#">PC 0450</a>	Bermuda National Trust	Chapter 30: Mixed Use
<a href="#">PC 0451</a>	Bermuda National Trust	Chapter 31: Industrial
<a href="#">PC 0452</a>	Cooper and Gardner	Invalid
<a href="#">PS 001</a>	Director's Case	Chapter 1: Introduction
<a href="#">PS 002</a>	Director's Case	Chapter 2: Planning Strategy for the Future
<a href="#">PS 003</a>	Director's Case	Chapter 3: The Zoning Maps
<a href="#">PS 004</a>	Director's Case	Chapter 4: Development Applications Board and Advisory Boards
<a href="#">PS 005</a>	Director's Case	Chapter 5: Planning application considerations
<a href="#">PS 006</a>	Director's Case	Chapter 6: Environmental Analysis
<a href="#">PS 007</a>	Director's Case	Chapter 7: Subdivision
<a href="#">PS 008</a>	Director's Case	Chapter 8: Design
<a href="#">PS 009</a>	Director's Case	Chapter 9: Landscaping
<a href="#">PS 010</a>	Director's Case	Chapter 10: Coastal Development
<a href="#">PS 011</a>	Director's Case	Chapter 11: Transport and Parking
<a href="#">PS 012</a>	Director's Case	Chapter 12: Utility Services
<a href="#">PS 013</a>	Director's Case	Chapter 14: Nature Reserve
<a href="#">PS 014</a>	Director's Case	Chapter 15: Park
<a href="#">PS 015</a>	Director's Case	Chapter 16: Coastal Reserve
<a href="#">PS 016</a>	Director's Case	Chapter 17: Open Space Reserve
<a href="#">PS 017</a>	Director's Case	Chapter 18: Recreation
<a href="#">PS 018</a>	Director's Case	Chapter 19: Woodland Reserve
<a href="#">PS 019</a>	Director's Case	Chapter 20: Agricultural Reserve
<a href="#">PS 020</a>	Director's Case	Chapter 21: Historic Environment
<a href="#">PS 021</a>	Director's Case	Chapter 25: Rural
<a href="#">PS 022</a>	Director's Case	Chapter 26: Residential
<a href="#">PS 023</a>	Director's Case	Chapter 27: Tourism
<a href="#">PS 024</a>	Director's Case	Chapter 28: Institutional
<a href="#">PS 025</a>	Director's Case	Chapter 29: Commercial
<a href="#">PS 026</a>	Director's Case	Chapter 30: Mixed Use
<a href="#">PS 027</a>	Director's Case	Chapter 31: Industrial
<a href="#">PS 028</a>	Director's Case	Chapter 34: Implementation, Monitoring and Review
<a href="#">PS 029</a>	Director's Case	Chapter 35: Definitions