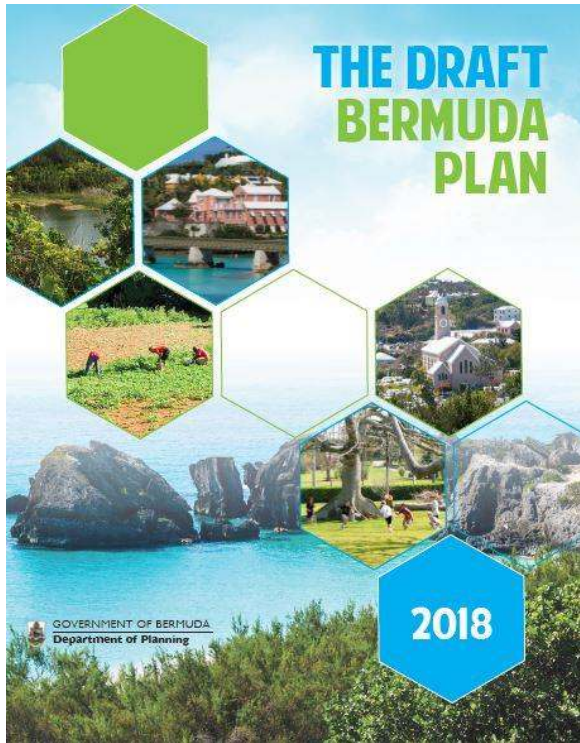




# THE DRAFT BERMUDA PLAN 2018



## What is the Draft Bermuda Plan 2018?

The Draft Bermuda Plan 2018 became the operative development plan for Bermuda on 3 December 2018 and replaces the Bermuda Plan 2008.

The Draft Plan comprises:-

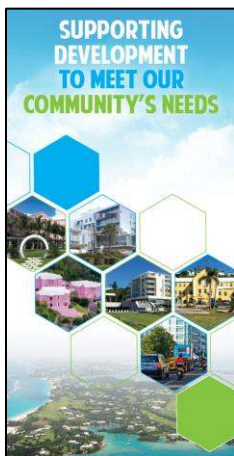
- The Draft Bermuda Plan 2018 Planning Statement
- The Draft Bermuda Plan 2018 zonings (viewed online)
- The Draft Bermuda Plan 2018 Review and Strategy Report

## What is the aim of the Draft Bermuda Plan 2018?

*To effectively manage Bermuda's natural and built environment, resources and development and to help build healthy, sustainable communities*

The Draft Bermuda Plan 2018 is based on **three strategies**:-

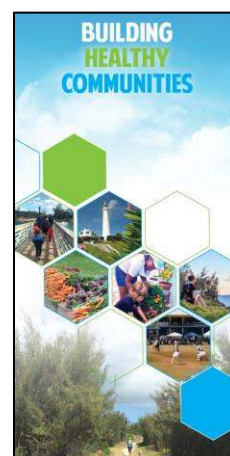
### Development Strategy



### Conservation Strategy



### Community Strategy



Within the framework of these three strategies, the Draft Plan has the following **five goals**:-

- (a) to conserve open space and protect the Island's natural and built heritage;
- (b) to provide sufficient development potential to meet the community's needs;
- (c) to facilitate community improvements in neighbourhoods to create better, healthier and safer places to live and visit;
- (d) to encourage a more efficient and sustainable use and development of land and buildings; and
- (e) to ensure a high quality of design and accessibility in all new developments.

**The Draft Bermuda Plan 2018 Planning Statement provides:-**

- The goals, objectives and policies for the regulation of development
- Provisions to guide the Development Applications Board in their decision making
- General policies on subdivision of land, design, green spaces and landscaping, healthy communities, coastal development, transport and parking, utility services and quarrying
- Policies to protect conservation lands – nature reserves, parks, coastal areas, open spaces, recreational lands, the historic environment, caves, water resources, safe airport zones
- Policies to provide for development within rural, residential, tourism, mixed use, commercial, industrial and airport zones
- Broad policies for the Morgan’s Point special study area

**The Draft Bermuda Plan 2018 Zonings comprise:-**

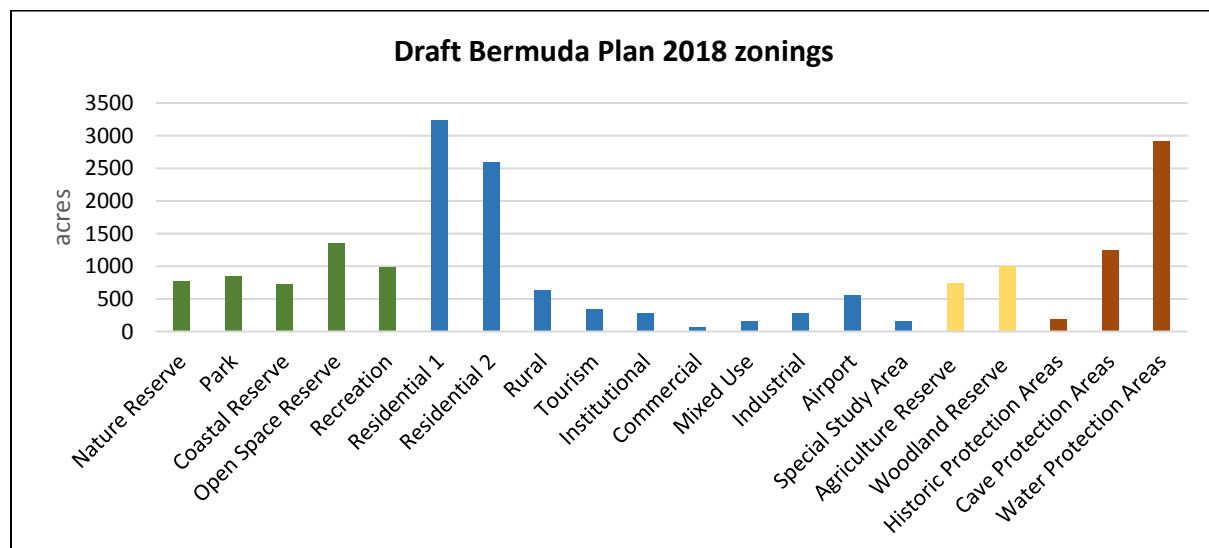
Conservation Base Zones, Development Base Zones and a Special Study Area, Conservation Areas and Protection Areas. The Conservation Areas and Protection Areas overlay the Base Zones.

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

**Development Base Zones** designate land for housing, hotels, shops, offices, warehouses, community facilities, schools and airport uses

**Conservation Areas** designate those important woodlands 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 cave areas, water resources and airport control areas.



**Q. When did the Draft Bermuda Plan 2018 come into effect?**

A. The Draft Plan was declared operative on 3<sup>rd</sup> December 2018.

**Q. Why do we need a new Bermuda Plan?**

A. In accordance with the requirements of the Development and Planning Act 1974, we need an up to date development plan to meet the Island's land use and development requirements over the next 10 to 15 years.

**Q. What research has gone into the Draft Bermuda Plan 2018?**

A. The Department of Planning has conducted data collection and research on population and housing trends and forecasts, commercial and industrial land uses surveys, consultation with key stakeholders and the public including review of 208 rezoning requests.

**Q. What does the Draft Bermuda Plan 2018 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 2018. You need to be familiar with the zonings on your property and submit an objection or comment if you wish to change the zonings.

**Q. Are all planning applications now subject to the provisions of the Draft Bermuda Plan 2018?**

A. Yes, any planning application received on or after 3<sup>rd</sup> December 2018 is subject to the provisions of the Draft Bermuda Plan 2018. However, any planning application registered prior to 3<sup>rd</sup> December 2018 is subject the provisions of the Bermuda Plan 2008, including the final application of any in principle application approved prior to 3<sup>rd</sup> December 2018.

**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 map tool on the Department of Planning Citizen Self Service portal which you will find via the Government portal <https://www.gov.bm/department/planning>



- Check the zoning colour legend on the map to see what zone(s) are on your property.
- Then check the Draft Bermuda Plan 2018 planning statement which has a chapter on each zoning and the types of development permitted in each.

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

A. Yes, anyone can submit either an objection to a zoning or a policy in the Draft Plan or a general comment as a land owner or a third party. You can submit positive comments letting us know if you

like a certain zoning or policy. If you object to the zoning of a property and you are not the owner of that property, you are required to notify the owner of your objection.

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

- A.** Wherever possible, you are encouraged to submit your objection or representation online using the Department of Planning Citizen Self Service portal either on your own computer or one at the Department of Planning reception. You can access this via the Government Portal:  
<https://www.gov.bm/department/planning>

Alternatively, you can complete a digital public consultation form found online via the Government portal <https://www.gov.bm/department/planning>

**Q. What information do I need to include with my 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 online submission or a 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) submitted online or with the public consultation form
  - 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 Draft Plan may not require the property/land related information as part of a submission.*

**Q. Can I make a comment (as opposed to an objection) on the Draft Bermuda Plan 2018?**

- A.** Yes. You can make a comment or representation (such as a positive or general comment) on the Draft Bermuda Plan 2018 online or by filling out the public consultation form in the same way you would submit an objection.

**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, 15<sup>th</sup> March 2019.**

**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 unresolved objection. Public inquiries are open to the public and will be advertised in the official gazette and on the Department of Planning website.

**Q. Where can I get further information about the Draft Bermuda Plan 2018 from?**

- A.** You can get further information via the Government Portal:  
<https://www.gov.bm/department/planning> or visit the Department of Planning offices, 5<sup>th</sup> Floor, Dame Lois Brown Evans Building, Court Street, Hamilton.