



Ministerial Statement

By

Sen. The Hon. Michael M. Fahy, JP
Minister of Home Affairs

Wednesday 24th June 2015

Draft City of Hamilton Plan 2015

Madam President, I am pleased to provide the Senate with a report on the new development plan for the City of Hamilton.

The Draft City of Hamilton Plan 2015 forms the strategic development plan for the whole of the City and contains detailed policies on permitted uses, building heights, setbacks and parking for the majority of the City. It identifies three sites as Special Study Areas for which additional public input and studies will be prepared – namely, the Waterfront, Par-la-Ville car park and City Hall car park. In addition, the Draft City of Hamilton Plan 2015 does not contain detailed policies for North East Hamilton, since a local plan is being prepared for this area.

Madam President, North East Hamilton accommodates the majority of the City's population. There is a very strong sense of community in this area and it is culturally and architecturally distinct. A draft North East Hamilton local plan was

prepared in 2011 and is being updated in light of changes in the economy. The Department of Planning has been working in close consultation with the North East Hamilton community and the Economic Empowerment Zone Agency, under the Bermuda Economic Development Corporation, in preparing a new local plan for this area which is expected to be published by the end of 2015.

Madam President, the Draft City of Hamilton Plan 2015 is the product of a significant amount of public input which has been sought through questionnaires, visitor interview surveys, stakeholder meetings, community meetings and a City Plan travelling booth. The key findings and recommendations from this research are summarised in the Draft City of Hamilton Plan 2015 Report of Survey.

The vision for the Draft City of Hamilton Plan 2015 is to support Hamilton in its role as Bermuda's capital City and leading commercial centre, and to develop it further as a tourism centre and residential community.

The Draft City of Hamilton Plan 2015 encourages the growth of a sustainable, community orientated City through mixed use development, the adaptive reuse of vacant and under-used floor-space, city living, universal design, energy efficient design, green spaces, a high quality public realm and the protection of the City's heritage and key landmarks.

Madam President, the Draft City of Hamilton Plan 2015 establishes key objectives for different areas of the City. It identifies development opportunities and potential public realm improvements within three districts northwards from the waterfront: the Historic and Retail District, the Contemporary Business District and the Residential and Community District.

The main objectives for the Historic and Retail District are to support the street oriented retail and business environment whilst protecting Bermuda's architectural heritage and eclectic design characteristics. The main objectives for the Contemporary Business District are to support commercial development and to encourage new development particularly on the eastern side of the City. The main objective for the Residential and Community District, in the north western corner of the City, is to provide for a range of development opportunities and to encourage residential development, tourism development, local services and amenity areas.

The Draft City of Hamilton Plan 2015 also identifies certain areas as having the potential for additional development in the form of 'bonus floors', providing the development proposal includes a significant residential and/or tourism component and community benefits to the public realm, and/or provides a contribution to the Listed Building Grant Scheme.

Madam President, in order to build upon the objectives of the Draft City of Hamilton Plan 2015 and to help facilitate ongoing communication and collaboration regarding future initiatives for the City of Hamilton, a City of Hamilton Futures Committee was established in July 2014. The Futures Committee comprises representatives from the Corporation of Hamilton, Chamber of Commerce, the Department of Planning, City residents and interested professionals. Its remit is to identify key improvement projects for the City.

Madam President, the Draft City of Hamilton Plan 2015 replaces the City of Hamilton Plan 2001 except in the North East Hamilton area. As of 26th June 2015,

new planning and subdivision applications will be subject to the policies of the Draft City of Hamilton Plan 2015. Planning and subdivision applications for properties in North East Hamilton shall remain subject to the policies of the City of Hamilton Plan 2001 until the publication of the North East Hamilton local plan.

The Draft City of Hamilton Plan 2015 will be the subject of a three month public consultation period starting 26 June 2015. During this time, members of the public can object to or comment on any aspect of the Draft Plan. Presentations on the new City Plan will also be made to key stakeholder groups during this period.

On completion of this public consultation period, a statutory Tribunal will be appointed by the Minister to review and resolve the public objections. The Tribunal will produce a report for the Minister detailing its recommendations and the Legislature may approve the Plan either as originally prepared or as modified by the Minister.

Madam President, this Draft City of Hamilton Plan is the product of years of consultation, research and meticulous review. Its objectives and policies reflect the priorities for the City today which include the need to repurpose much of the vacant floorspace in the City and to improve the pedestrian environment.

Madam President, I am confident that this Draft City of Hamilton Plan 2015 will help to secure a prosperous and sustainable future for our capital City.

Thank you, **Madam President**.