

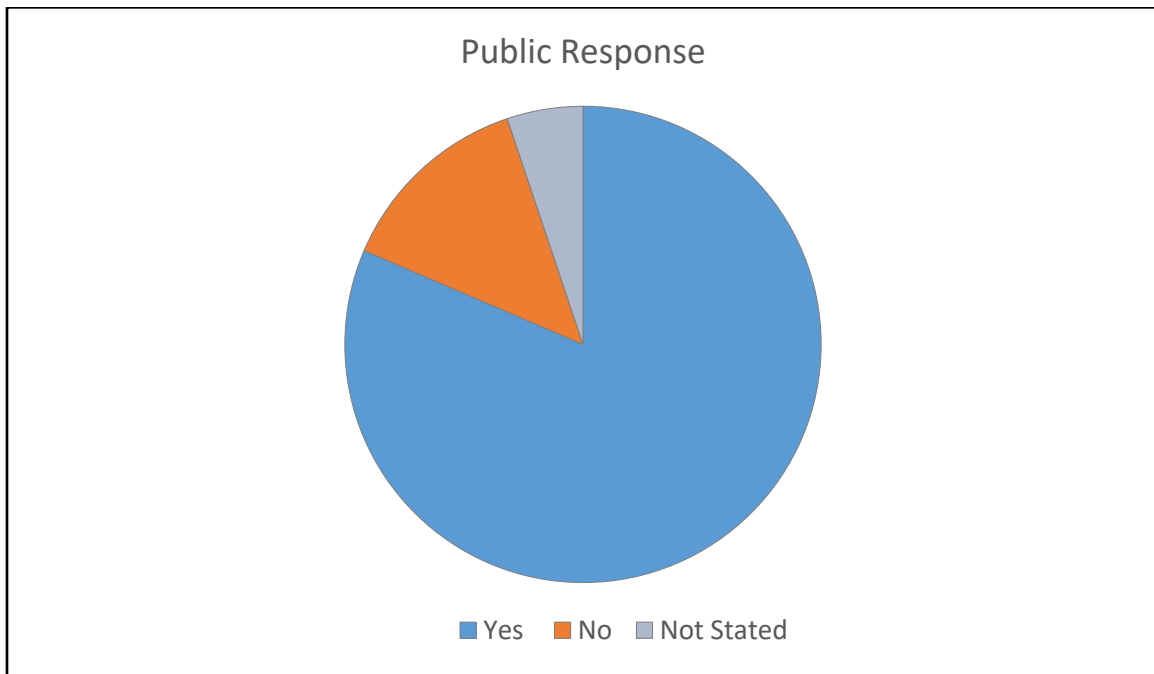
**SUMMARY OF THE PUBLIC CONSULTATION PROCESS HELD ON THE PROPOSED REZONING OF PARCEL  
12/1/207 WOODLANDS FROM RECREATIONAL TO RESIDENTIAL USE**

**Duration:** 11<sup>th</sup> March – 11<sup>th</sup> May, 2019 (60 days)

**Methodology:** Two town hall meetings were held at separate locations: - National Trust, Salem (27<sup>th</sup> March, 2019 and Brades Pentecostal Church (03<sup>rd</sup> April, 2019). The intention of these meetings were to provide the public with the necessary information on the proposed rezoning in order for them to share any concerns they may have and ultimately make informed decisions regarding the matter. The locations and time (5:00 p.m.) of the meetings were strategically selected (one south, one north) in order to accommodate all citizens on both extremes of the island. Comment sheets were distributed to the public at both meetings and were also made available at the office and official website of the Physical Planning Unit. Feedback was also submitted directly to the Chief Physical Planner via e-mail.

**Results:** Total responses received within the 60-day period: **98**

<b>YES</b>	<b>NO</b>	<b>NOT STATED (NS)</b>
79	13	6



The following comments were submitted by the respondents mentioned above. The original documents were scanned and attached.

Terms used:

**Unidentified**- Respondents attached name or signature but it was not identifiable by the staff of PPU

**Anonymous**- No name was attached to the response

RESPONDENT	DATE	YES/ NO/ NS	COMMENT	RESPONSE
<b>Unidentified</b> <i>(Ref#: Comment 1/13/19)</i>	-	Yes	“In my opinion, as it stands, the current use of the land is not benefitting the people on this lovely island. Therefore I shake hands with the owner for the change to residential, with the view of great profit for all on Montserrat”.	PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Comment 2/13/19)</i>	01/05/2019	Yes	“The unoccupied property Lot 207 should be utilised for residential purposes. Land on Montserrat is already becoming scarce as a lot of person are refusing to sell land. As of such it is a good initiative to provide the opportunity for persons abroad to purchase a piece of the rock”.	PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Comment 3/13/19)</i>	-	Yes	“Such areas should be exclusively residential so as to maximize the potential of reviving the Real Estate Development”.	PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Comment 4/13/19)</i>	-	Yes	“I support that the land in question should be reverted back to residential. This would open up more housing opportunities”.	PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Comment 5/13/19)</i>	-	Yes	“Am strongly suggesting that the land in question should be reverted back to residential. This would open up space for our future generation and family abroad”.	PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit

<b>Unidentified</b> <i>(Ref#: Comment 6/13/19)</i>	01/05/2019	Yes	"I am strongly suggesting that Lot 207 should be reverted back to its original use, as residential use. Many persons in our diaspora and lovers of Montserrat can certainly benefit by having a house built on such a prized piece of real estate".	PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>C. Dyett</b> <i>(Ref#: Comment 7/13/19)</i>	01/05/2019	Yes	"The designation for the area for recreational use was based on a previous development idea which never materialized. I think that it should be reverted to the residential development".	PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>B. Burtham</b> <i>(Ref#: Comment 8/13/19)</i>	01/05/2019	Yes	"I have no reservations for the change providing the proposed development has enough green area which complies with the zoning laws and that it doesn't disrupt any wildlife habitat in the area".	PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Sam &amp; Veronica Rhys Williams</b> <i>(Ref#: General 1/13/19)</i>	08/04/2019	NS	"1) There shall be a written statement which must detail that the covenants regarding the original use for the land SHALL remain in force. 2) The lot sizes as specified SHALL NOT be reduced. Buyers are entitled to purchase multiple lots on which to build a SINGLE use dwelling. 3) The road to the land belongs to GOM. It is at present not suitable for 2-way traffic and poorly maintained. The developers must be responsible for any damage. 4) The boundaries of the LOTS 20 and 21 border the beach at Woodlands. It would enhance the area if the development allowed for access to the beach so that a new trail could be established. It would enhance the application if an area were left for seating and viewing for workers".	1. The restrictive covenants will still apply. 2. Maintenance of the GOM roads falls under the remit of the Public Works Department. 3. Provisions for seating and viewing are design considerations and thus can be incorporated at the discretion of the developer. However, public access to the beach should be maintained.
<b>L. Ryan</b> <i>(Ref#: General 2/13/19)</i>	-	NS	"Should have never happen"	With development comes change. The Authority has the ability to modify the Physical Development Plan as deemed necessary.

<p><b>Anonymous</b> (Ref#: General 3/13/19)</p>	<p>27/03/2019</p>	<p>NS</p>	<p>“Prior to 2000 the area in question had planning consent for residential use. The Physical Development Plan 2000-2009 also had the area designated as a residential area. It is thought that as a result of a single owner owning the land and had intentions of converting it into a park, that this notion was misconstrued by the consultants who worked on the 2012 – 2022 development plan as a park”.</p>	<p>It was the desire of the previous owner to have the lands zoned as recreational hence it being articulated in the development plan.</p>
<p><b>Cathy Buffonge</b> (Ref#: General 4/13/19)</p>	<p>07/05/2019</p>	<p>NS</p>	<p>“... As discussed, I thought I would check on google to find out more about the Paradise Development Company. The only entries with those exact words were your department and Discover Montserrat. No website or anything. I found: - Paradise Developments Paradise Development and Real Estate Paradise Development Group Paradise Investments and Development Corporation Paradise Development Consultancy Ltd. I don’t know how relevant this is, but I think for an established organisation you would expect to find <b>something</b> about them on the internet”.</p>	<p>The Land Registry of the GOM has it recorded that “Paradise Development Company” is the owner of the land parcel 12/01/207.</p>
<p><b>Desmond Meade</b> (Ref#: General 5/13/19)</p>	<p>-</p>	<p>NS</p>	<p>“The proposal to change from recreational use to residential requires more public input, prior to formal building applications are made. In other word the PDA must ensure through public comments the future building or housing development meet the design or strategic housing goal on the GOV of MN”.</p>	<p>Public consultation was conducted in line with that of the Physical Planning Act. The Authority will review the future submissions of the developer to ensure that any proposed development goes in accordance with the strategic development goals of Montserrat.</p>

<p><b>David B. Arkley</b> (Ref#: General 6/20/19)</p>	<p>10/05/2019</p>	<p>NS</p>	<p>“Thank you for consulting the Governor’s Office on the above re-designation proposal.</p> <p>The 10 year plan for the physical development of Montserrat designate certain areas in certain categories. I feel that it is important for Montserrat to adhere to this long term strategic vision for development unless there are clear, practical and visible benefits to the broader community (and Montserrat as a whole) stemming from a given change.</p> <p>In this specific case what is currently a benefit to the entire population both in terms of the environment and eco-system would, if this change were allowed, be benefitting only a small group. Such decisions must be weighed very carefully”.</p>	<p>The Physical Development Plan has designated certain areas as conservation areas. This land in question was not established as bearing any specific scientific or environmental interest or benefit.</p>
<p><b>David Mc Keand</b> (Ref#: Opposing 1/13/19)</p>	<p>07/05/2019</p>	<p>No</p>	<p>“I write to oppose Paradise Development Company's request for approval to rezone the public's recreational land based on these principles.</p> <ol style="list-style-type: none"> <li>1. Rezoning violates at least four (4) Policies of the Physical Development Plan (PDP) and as such, does not constitute a simple rezoning within Section 14.1 of the Physical Planning Act.</li> <li>2. This Woodlands property was one of only two "open green spaces" identified in the PDP for access to all Montserratians to enjoy. The complete absence of any detailed and compelling development plans must not warrant the removal of this publicly accessible recreation area.</li> </ol>	<ol style="list-style-type: none"> <li>1. The land in question is privately owned. It has not been vested in the GOM.</li> <li>2. There is no shortage of “open green spaces” on Montserrat available for public use. Such spaces include Little Bay Field, Salem Field, Centre Hills, Silver Hills, Blake’s Football Field.</li> <li>3. The land is currently not being used for recreational use. It has rather been underutilized and misused as an informal dumping ground.</li> <li>4. Although lands were identified in the PDP as being available for development, several issues are</li> </ol>

			<p>3. Consultations on the draft PDP were widely advertised in the media (e.g. ZJB: Nov 22, 2011) and meetings were held with all sectors of the public and all Government departments in November and December 2011 (see PDP Appendix F). The Woodlands property was clearly reserved as "recreation" in both policy statements and all maps.</p> <p>4. There is no shortage of development space for private dwellings in Woodlands and therefore there is no public need for rezoning. The PDP and Woodlands Local Area Plan (LAP) indentified 40% (25 acres) of Woodlands remained available for future housing development stating "...analysis of existing land use shows that there is high potential for infilling and consolidation of the existing settlement areas" (PDP Section 5.6).</p> <p>5. The PDP "incorporates the goals of the Sustainable Development Plan (SDP)..." which calls on the Government to "Initiate development of...family recreational parks" (SDP 5.3.4). This goal was again restated in the SDP Progress Report of July 2013 on page 11. Rezoning of the Woodlands property violates the goals the Government agreed to under SDP 5.3.4.</p> <p>6. Montserrat's Medium Term Development Strategy 2013-2017 requires the Government to "develop and/or upgrade play/recreational grounds and green spaces in selected communities</p>	<p>attached to these lands resulting in them being generally inaccessible. Family land matters and multiple ownership are among the commonly experienced issues.</p>
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			<p>(see: Strengthened Community Development: Section 2.4.3). Rezoning the Woodlands property that had already been identified for this purpose is not in keeping with the strategy.</p> <p>7. The Woodlands property was first registered in 1981. Between 1989 and 2016, the land was held by Edward Fort who successfully rezoned the property to recreational use in order to build a golf course that he intended to bequeath to the Government and residents of Montserrat. The request was refused by the Physical Planning Unit. This historic refusal should not be used as a justification nor pretext for reversing a decision aimed at benefiting the public as a whole.</p> <p>8. The PDP was created to address Montserrat's new reality after the volcano, including the destruction of the vast majority of the island's recreational areas. A return to a land-use designation proposed in the 1960s while ignoring the great need for suitable public recreational areas is not a valid nor reasonable justification for the current rezoning application.</p> <p><b>Expansion/Discussion</b></p> <p><b>The four Policies violated by the rezoning of this Woodlands property are:</b></p> <p>Policy RL9 – Recreational Land at Woodlands and Waterworks Estate.</p> <p>"Approximately 8 acres of land is allocated for recreational use at Woodlands beside Cassava Ghaut as indicated in Figure 6.1. This is privately owned and development here is likely to be privately driven."</p>	
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			<p>Again under the previous owner, such private development was offered to the GoM.</p> <p>Policy H2 - Infilling and Consolidation of Existing Settlement Areas.</p> <p>"During the plan period to 2022 housing throughout the north will be provided mostly via private sector development, the majority being individuals constructing their own dwellings. Figure 5.3 in Section 5 illustrated that there is a significant potential for infilling existing residential areas. The benefits of consolidation include local access to services and shops, reduced demand for new service infrastructure investment, and reduced impact on Montserrat's natural resources."</p> <p>Policy EC4 – Ghauts</p> <p>"It is recommended that all ghauts shown in Figure 2.2 are designated Conservation Areas under the Forestry, Wildlife, National Protected Areas Ordinance (Updated 2002). Conservation plans should be prepared jointly by the Department of Environment, Physical Planning Unit, Lands and Surveys and Public Works Department for each ghaut in a phased programme commencing with those most affected by extreme weather events and those of greatest environmental value and sensitivity. The designation</p>	
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			<p>process will be undertaken collaboratively with land owners, respecting their rights and emphasising their responsibility. The conservation plans will demarcate a unique buffer zone for each ghaut in which development will be restricted."</p> <p>The current request for rezoning the Woodlands property clearly and significantly encroaches on the 75 metre buffer areas of both the Cassava and Lawyer's River ghauts defined in Figure 2.2 and described in detail under "Important Bird Areas" on page 8 of the PDP. Again, the details, drawings, policies and maps related to these Conservation Areas were part of the public domain <i>prior</i> to the purchase of the Woodlands property in 2016 by Paradise Development Company Ltd.</p> <p>Policy EC5 – Green Buffers</p> <p>"Notwithstanding the recommendations of Policy EC4 there is a general presumption against development in the green buffer zones indicated in Figure 6.1. Maintaining these green arteries will play a critical role in preserving the unique character of the Montserratian landscape in [a] manner consistent with Policy TE9. In addition, by preventing de-vegetation in these areas and maintaining important natural water catchments this policy also forms part of wider national response to disaster</p>	
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		<p>risk reduction.</p> <p>The proposed development clearly and significantly encroaches on these green buffer zones.</p> <p><b>Projected Development Space For Private Dwellings</b></p> <p>On an island-wide basis, the PDP concluded "...that Montserrat does not lack land space to accommodate a population of 10,000 at the densities set out in Section 6.3.1".</p> <p>"It is not anticipated that all of this area must be utilised. Provided that land planning decisions are made in cognisance of the guidance provided by this PDP, there is plenty of space to provide fully for the intended resident and tourist numbers, and all associated businesses, located in such a way that Montserrat becomes a highly desirable place to live, to visit and to do business... Based on existing dwelling densities in each community, projections have been made of the area required to provide sufficient additional residences up to a population of 10,000. This indicates that between 280 and 350 acres will be required, leaving between roughly 330 and 550 acres available for development of nonresidential facilities including community and recreation facilities, incorporates the goals of the Sustainable Development Plan (SDP)..." (PDP Section 5.6).</p> <p><b>No Development Plans Provided by Paradise Development Company Ltd</b></p>	
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			<p>During public meetings on this matter, the principals of Paradise Development admitted there were no development plans beyond the immediate rezoning into residential lots and that no plan or developer had been considered. The principals confirmed that future subdivision of the lots could be considered at some date. At one point during the meeting, the Principal Director of the corporation suggested he was prepared to sell lots to prospective buyers at the gathering.</p> <p>With no compelling plan to benefit the public good, the destruction of public "open green space", Conservation Areas and Important Bird Areas as detailed in the PDP and SDP cannot be justified.</p> <p><b>Reasonable Expectations of The Public</b></p> <p>"An important feature of this updated Physical Development Plan (PDP) is its alignment with the SDP. As such, this PDP provides a framework for land planning decisions that complement key economic drivers, and makes suitable provision for residential and recreational space, and for essential infrastructure. The plan also provides for the protection of Montserrat's natural environment and its cultural heritage, both of which are central themes in the SDP" (PDP, p.i).</p>	
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			<p>As a result of extensive public consultations and clear statements such as those above, the public has reasonable expectations these policies and initiatives benefiting all Montserratians (the public good) would not be abandoned for private and corporate profit in which no long-term public good was served. Consequently, the PPU must reject the proposed rezoning of 12/1/207 (Woodlands) from Recreational to Residential Use”.</p>	
<p><b>S. Michael Yeager</b> <i>(Ref#:Opposing 2/13/19)</i></p>	02/04/2019	No	<p>“My name is S. Michael Yeager, and I am writing on behalf of my wife, Olima O. Yeager, and myself as owners of Cassava Cottage. We are strongly opposed to any rezoning associated with the Physical Development Plan for North Montserrat 2012-2022, whereby parcel of land (12/1/207) would be rezoned from recreation to tourism development, and thereby permit the development of the Montserrat Ledonda Bay Project.</p> <p>Our objection to any such proposed rezoning is based upon the fact that such action would completely destroy the quiet residential character of this neighborhood through increased vehicular traffic, as well as completely disrupt the population density of this area of Woodlands. I am placing our stern objection thereto in writing as we will be unable to attend any proposed</p>	<ol style="list-style-type: none"> <li>1. Ledonda Bay Project is a proposal of the past.</li> <li>2. The requested change in land use categories is from recreational to residential.</li> <li>3. With any subsequent development, steps will be taken to ensure that the character of the neighbourhood is maintained.</li> </ol>

			<p>Town Hall Meeting(s) but trust that this E-mail has sufficiently delineated our position relative to this proposed development.</p> <p>Thank you for your attention in this matter, and should you have any questions, please do not hesitate to contact me; otherwise, I will be awaiting your response hereto”.</p>	
<p><b>James &amp; Mary Anne Bain</b> <i>(Ref#: Opposing 3/21/19)</i></p>	08/05/2019	No	<p>“We are writing to express our concerns regarding and objections to the proposed rezoning of recreational areas of Woodlands to residential as has been recently proposed. Valid objections have been raised, notably that this action would contradict the PDP’s stated goal of preserving and developing recreational areas on the island for the benefit of all. There are many other areas on the island suitable for and zoned appropriately for residential use in Woodlands and hence no need to sacrifice recreational space. The land development plans were developed and updated with care and forethought to provide a framework for future responsible progress. There is no need to contradict them now.</p> <p>Should this request to rezone be inappropriately approved, there will be no going back and an irreversible loss will be permanently born by all the people of Montserrat for the unseemly benefit of a few. We counsel against such an unnecessary and ill-advised move.”</p>	<p>There has been a change in land owners. The land is currently not serving its intended recreational purpose. The owners’ requested change of classification has therefore been entertained.</p>

<p><b>Ken Weakley</b> (Ref#: Opposing 4/21/19)</p>	<p>08/05/2019</p>	<p>No</p>	<p>“I write to oppose the rezoning of the above land set currently for recreational use. How can a crucial change like rezoning be submitted without a detailed development plan? This land was set aside for recreational use. A prominent green space where there is no shortage on the Island for residential development. Why has this area been specifically targeted? It simply does not make sense when other land is available. Were the PDP polices not specifically put in place to protect these zones? Why change it now. Go build houses in the ample zones available to do this. Why are we losing a public recreational resource for private profit?</p> <p>A U-turn in the policies put in place to protect the Island would set an dangerous precedent for the future of the Island and most importantly for the enjoyment of us, the people.</p> <p>Please do not approve this change.”</p>	<ol style="list-style-type: none"> <li>1. A detailed development plan is not considered necessary at this time but will be submitted for any future project/ proposed development.</li> <li>2. There is no public loss to be considered here as the lands are privately owned, not a public recreational resource. Even if the lands were to developed for recreational use, there is no guarantee that there will be public access.</li> <li>3. The current owners are seeking potential developers to purchase the lands. Rezoning is the first phase in this process as the land is not attractive if left zoned as recreational.</li> <li>4. It is not uncommon for lands to be rezoned and then marketed as pre-approved residential lots to be developed.</li> </ol>
<p><b>Andrew Myers</b> (Ref#: Opposing 5/21/19)</p>	<p>09/05/2019</p>	<p>No</p>	<p>“I have recently become aware of the possibility of rezoning for the recreational classified land in Woodlands. I believe that this protected designation is in the best interest of Montserrat to preserve the natural heritage of our island and should remain designated as it has been. Natural spaces are of incredible value to anywhere in the world and are incredibly difficult to replace and more often than not can never be replaced once</p>	<p>This area in question is not a ‘conservation/ protected’ area. There is no ‘protected’ status on parcel 12/01/207 and this situation bears no similarity to the Piper’s Pond or Gun Hill issues.</p>

			<p>destroyed. It would be very unfortunate to have a repeat of the Gunn Hill and Pipers Pond debacle!</p> <p>Please register my concern and opposition to changing of the rezoning of Woodlands Estate.”</p>	
<p><b>Margaret Ainsworth</b> (Ref#: Opposing 6/21/19)</p>	08/05/2019	No	<p>“I write to OBJECT to the proposed rezoning of land in Woodlands for residential purposes, for the following reasons:-</p> <ol style="list-style-type: none"> <li>1. The Physical Development Plan was based on one of the few consultancies I have studied which actually had a meaningful result, and was based on well-researched and sensible advice. I believe it is setting a worrying precedent to consider overturning a part of it without justification.</li> <li>2. I do not consider the current proposal to build residential properties to be sufficient justification for amending the PDP as there are numerous vacant lots and abandoned premises within the residential areas which could be utilised for building, thus improving the residential areas, removing unsightly empty/abandoned properties and meeting any needs for housing in the area.</li> <li>3. The area in question in Woodlands was designated as "recreational", The flora and fauna in that area is important to Montserrat, both from an environmental perspective and from a social one. In future, if all the other available plots are developed, there would be no natural woodland for the local inhabitants to enjoy, be they human or animal.</li> <li>4. and finally, I am not convinced that this consultancy exercise has been conducted</li> </ol>	<ol style="list-style-type: none"> <li>1. There is justification- the present owners have expressed interest in having it changed from recreational. The lands were categorized as residential from 1960’s to 2000.</li> <li>2. This rezoning is not going beyond the Beachettes subdivision area.</li> <li>3. There is no need to worry as the restrictive covenants still govern the land use in regard to size, density, type of use, etc.</li> <li>4. Other areas are designated as protected or conservation areas to preserve the biological and scientific value of said areas. This parcel does not fall within such category.</li> <li>5. Although listed as such, the land is currently not being used for recreational purposes. Additionally, ‘recreational land use’ is not synonymous with ‘open space’. These are two separate land use categories. The term ‘recreational land use’ covers a wide variety of uses- leisure facilities which can range from indoor to outdoor type of activities, or a mixture of both. Gymnasiums, sporting centres, swimming pools, theme parks or nature trails can all be included in this category. There is no guarantee</li> </ol>

			<p>according to the rules and regulations. I understand there is no development plan for the site, and yet a plan should have been made available prior to the consultancy taking place. I would ask that my comments be noted.</p> <p>Yours sincerely Margaret Ainsworth (Mrs) MSc, MIPD, MISM Plas Hibiscus”.</p>	<p>or any planning regulation which states that recreational use must be preserved as green spaces or natural woodlands.</p> <p>6. The standard procedure for public consultation was followed, similar to that which was conducted in the development of the Physical Development Plan.</p>
<p><b>Tom Walker</b> <i>(Ref#: Opposing 7/21/19)</i></p>		No	<p>“I am writing because of my concern about plans to rezone property in the Woodlands area. As a home owning stakeholder I am of course interested in maintaining the character of the entire Woodlands neighborhood, and am opposed to any rezoning effort that could lead to an increase in population density or loss of open space. As a business owning stakeholder, I am quite concerned that the island's overall viability as a tourist attraction is maintained. I am opposed to any zoning change that would alter the character of the area near Woodlands beach, which is a vitally important feature of Montserrat's total tourism offering. These matters have become more important in reason years, as land use decisions have allowed destruction of natural areas including Gun Hill and Piper's Pond. I have also grown more concerned about the willingness of regulatory bodies to overlook violations of covenants in residential areas</p>	<p>1. As stated in Policy H3 of the Physical Development Plan “residential subdivisions in the areas of Woodlands, Olveston, Old Towne and Isles Bay are to be maintained as low density residential land use”. This policy has not been repealed or amended and thus still stands.</p> <p>2. Residential land use is in keeping with the overall character and amenity of the Woodlands area.</p> <p>3. The restrictive covenants were not lifted and will continue to be enforced.</p>



			<p>barring use of homes for obvious business purpose.</p> <p>I trust the various parties interested in seeing Montserrat move forward, both in available housing, and in polishing the island's appeal to visitors, can work together in accomplishing both without further damage to the natural gifts with which God has blessed this land.</p> <p>You have my best wishes as this decision-making process moves forward”.</p>	
<p><b>Eric Tomme</b> (Ref#: Opposing 8/21/19)</p>	09/05/2019	No	<p>“I oppose the Paradise Development Company's request for approval to rezone the public's recreational land for the following reasons</p> <ol style="list-style-type: none"> <li>1. Rezoning violates several Policies of the Physical Development Plan (PDP) and as such, does not constitute a simple rezoning within Section 14.1 of the Physical Planning Act.</li> <li>2. This Woodlands property was one of only two "open green spaces" identified in the PDP for access to all Montserradians to enjoy. The absence of any detailed and compelling development plans must not warrant the removal of this publicly accessible recreation area. Also, the developer wants to work within the Beachettes covenants but no details are provided of the final development plans</li> <li>3. Consultations on the draft PDP were widely advertised in the media (e.g. ZJB: Nov 22, 2011) and meetings were held</li> </ol>	<ol style="list-style-type: none"> <li>1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit</li> <li>2.This land is privately owned and it is not the only open green space in Montserrat. There is no shortage of “open green spaces” on Montserrat available for public use. Such spaces include Little Bay Field, Salem Field, Centre Hills, Silver Hills, Blake’s Football Field.</li> <li>3. Consultations widely published according to the Physical Planning Act for 60 days consultation exercise where plans were widely published.</li> </ol>

			<p>with all sectors of the public and all Government departments in November and December 2011 (see PDP Appendix F). The Woodlands property was clearly reserved as "recreation" in both policy statements and all maps.</p> <ol style="list-style-type: none"> <li>4. There is no shortage of development space for private dwellings in Woodlands and therefore there is no public need for rezoning. The PDP and Woodlands Local Area Plan (LAP) identified 40% (25 acres) of Woodlands remained available for future housing development stating "...analysis of existing land use shows that there is high potential for infilling and consolidation of the existing settlement areas" (PDP Section 5.6).</li> <li>5. Montserrat's Medium Term Development Strategy 2013-2017 requires the Government to "develop and/or upgrade play/recreational grounds and green spaces in selected communities (see: Strengthened Community Development: Section 2.4.3). Rezoning the Woodlands property that had already been identified for this purpose is not in keeping with the strategy.</li> <li>6. Between 1989 and 2016, the land was held by Edward Fort who successfully rezoned the property to recreational use in order to build a golf course that he intended to bequeath to the Government and residents of Montserrat. According to the information</li> </ol>	
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			<p>I received, this request was refused by the Physical Planning Unit. This historic refusal should not be used as a justification nor pretext for reversing a decision aimed at benefiting the public as a whole.</p> <p>Policies in conflict with the rezoning of the Woodlands property:</p> <p>Policy RL9 – Recreational Land at Woodlands and Waterworks Estate.</p> <p>"Approximately 8 acres of land is allocated for recreational use at Woodlands beside Cassava Ghaut as indicated in Figure 6.1. This is privately owned and development here is likely to be privately driven."</p> <p>Again under the previous owner, such private development was offered to the GoM. Policy H2 - Infilling and Consolidation of Existing Settlement Areas.</p> <p>"During the plan period to 2022 housing throughout the north will be provided mostly via private sector development, the majority being individuals constructing their own dwellings. Figure 5.3 in Section 5 illustrated that there is a significant potential for infilling existing residential areas. The benefits of consolidation include local access to services and shops, reduced demand for new service infrastructure</p>	
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			<p>investment, and reduced impact on Montserrat's natural resources."</p> <p>Policy EC4 – Ghauts</p> <p>"It is recommended that all ghauts shown in Figure 2.2 are designated Conservation Areas under the Forestry, Wildlife, National Protected Areas Ordinance (Updated 2002). Conservation plans should be prepared jointly by the Department of Environment, Physical Planning Unit, Lands and Surveys and Public Works Department for each ghaut in a phased programme commencing with those most affected by extreme weather events and those of greatest environmental value and sensitivity. The designation process will be undertaken collaboratively with land owners, respecting their rights and emphasising their responsibility. The conservation plans will demarcate a unique buffer zone for each ghaut in which development will be restricted."</p> <p>The current request for rezoning the Woodlands property clearly and significantly encroaches on the 75 metre buffer areas of both the Cassava and Lawyer's River ghauts defined in Figure 2.2 and described in detail under "Important Bird Areas" on page 8 of the PDP. Again, the details, drawings, policies and maps related to these Conservation Areas were part of the public domain <i>prior</i> to the purchase of the Woodlands</p>	
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			<p>property in 2016 by Paradise Development Company Ltd.</p> <p>Policy EC5 – Green Buffers</p> <p>"Notwithstanding the recommendations of Policy EC4 there is a general presumption against development in the green buffer zones indicated in Figure 6.1. Maintaining these green arteries will play a critical role in preserving the unique character of the Montserratian landscape in [a] manner consistent with Policy TE9. In addition, by preventing de-vegetation in these areas and maintaining important natural water catchments this policy also forms part of wider national response to disaster risk reduction."</p> <p>The proposed development clearly and significantly encroaches on these green buffer zones.</p> <p><b>Projected Development Space For Private Dwellings</b></p> <p>On an island-wide basis, the PDP concluded "...that Montserrat does not lack land space to accommodate a population of 10,000 at the densities set out in Section 6.3.1".</p> <p>"It is not anticipated that all of this area must be utilised. Provided that land planning decisions are made in cognisance of the guidance provided by</p>	
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			<p>this PDP, there is plenty of space to provide fully for the intended resident and tourist numbers, and all associated businesses, located in such a way that Montserrat becomes a highly desirable place to live, to visit and to do business... Based on existing dwelling densities in each community, projections have been made of the area required to provide sufficient additional residences up to a population of 10,000. This indicates that between 280 and 350 acres will be required, leaving between roughly 330 and 550 acres available for development of non- residential facilities including community and recreation facilities, incorporates the goals of the Sustainable Development Plan (SDP)..." (PDP Section 5.6).</p> <p><b>No Development Plans Provided by Paradise Development Company Ltd</b></p> <p>During public meetings on this matter, the principals of Paradise Development admitted there were no development plans beyond the immediate rezoning into residential lots and that no plan or developer had been considered. The principals confirmed that future subdivision of the lots could be considered at some date. At one point during the meeting, the Principal Director of the corporation suggested he was prepared to sell lots to prospective buyers at the gathering.</p> <p>With no compelling plan to benefit the public good, the destruction of public "open green</p>	
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			<p>space", Conservation Areas and Important Bird Areas as detailed in the PDP and SDP cannot be justified.</p> <p><b>Suggestion</b></p> <p>What about the Little Bay project and private investment for residencies? Why is Paradise Development not looking into the Little Bay area? Why not exchange land: Paradise development exchanges ownership of the Woodlands land for part of Little Bay land that definitely needs development and this developer could finally get something going in Little Bay. This obviously requires political agreement but would be a far better choice for the longer term development in the North while preserving recreational space in Woodlands. That land is ideally suited for a big botanical garden combined with how old farming was processed (cotton, lime, etc..) and could become another payable tourist attraction led by the National Trust.</p> <p>The PPU should reject the proposed rezoning of 12/1/207 (Woodlands) from Recreational to Residential Use and give priority to dwelling house development in Little Bay, defined as the primary development location, where not much is happening....".</p>	
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<p><b>Sian Wynne</b> (Ref#: Opposing 9/21/19)</p>	<p>10/05/2019</p>	<p>No</p>	<p>“I am writing with my comments about the above proposal. Please acknowledge receipt.</p> <p>I have been an annual visitor to Montserrat since 1996; I have been a home owner in Woodlands since 2003, thus investing both my funds and my belief in the island for some considerable time. I attended a public meeting on 28th March at the National Trust where the above was discussed. For the sake of clarity, I completely understand the history of the zoning of land, from the 70s, to the present date.</p> <p>It seems that there is considerable resistance to the re-zoning proposal and I think there are a number of reasons for this, the main one being the fact that no-one knows how the land may be developed, IF the re-zoning is granted. I realise this is a ‘chicken &amp; egg’ situation - without the re-zoning to Residential Use, the land owners may not be able to interest potential developers, but without knowing what the plans are, residents cannot make realistic comments. My view (and I suspect the view of many others) is influenced having seen the previous plans by the Chinese developers, which were completely inappropriate for Montserrat. However, given that the Chinese developers were able to submit plans before the land had been re-zoned, I wonder why this could not happen again. I understand that this consultation is simply to comment about the re-allocation of land use, but, frankly, without any knowledge of what may happen to that land, it really is very difficult to make realistic comments.</p>	<ol style="list-style-type: none"> <li>1. Provisions have been made in Section 17 of the Physical Planning Act for plans submitted for any development which may potentially affect a large number of persons to be made available for public viewing and comment. The Act states in Section (17)(1) “Where it appears to the Authority that a proposed development may affect a large number of persons in a locality it may direct that the applicant publish details of the proposed development in a public place in that locality (2) Any person or body of persons who may be affected by a proposed development the details of which were published pursuant to subsection (1) may submit comments in writing to the Authority within fourteen days of the publication of the notice. (3) The Authority shall not determine an application for development permission until the period specified in subsection (2) has elapsed and all comments received in respect of the proposed development have been considered”.</li> <li>2. Transportation and access is a priority of the GOM.</li> <li>3. Attracting purchasers is outside of the latitude of the Authority. This is the responsibility of the developers.</li> </ol>
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			<p>From a business point of view, if the re-zoning is granted, I wonder how the case can be justified to build more 'high-end' houses without a significant improvement to access to the island. I also wonder who potential purchasers may be, given that there are already many 'villa' homes for sale, at various prices, which have not sold for a number of years.</p> <p>I applaud the efforts of local businessmen to attempt to help the development of the island, but in this case, I do not feel the proposed re-zoning can possibly go ahead without more knowledge of what may happen as a result of such re-zoning. I would be much happier to see the land retaining its current recreational use and for it to be developed along those lines. At present, there is recreational land at Little Bay and in Salem, but little around Woodlands and St Peters. There are many options for such development which would be of benefit to people of all ages, residents and visitors. For example, part of the land could be made into a camp site, adding to the tourism mix, particularly during Festival periods, and as an alternative attraction to the younger traveller. It would not take much investment to install the necessary facilities. I am sure there are many other ideas which could be implemented to make good use of this land for the benefit of all whilst retaining its Recreational Zoning".</p>	
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<p><b>Peter Filleul</b> (Ref#: Opposing 10/21/19)</p>	<p>10/05/2019</p>	<p>No</p>	<p><b>“Response to the Re-zoning consultation in Woodlands Lot 12/1/207</b></p> <p>Thank you for the opportunity to participate in the consultation regarding the proposal to re-zone the land owned by Paradise Development Company Ltd. (PDCL) from ‘recreational’ to ‘residential’.</p> <p>Firstly, I should declare an interest. My own residence over-looks the land in question.</p> <p>I have a number of reservations about the proposed re-zoning.</p> <p>I attended the public meeting on the proposal at the National Trust.</p> <ul style="list-style-type: none"> <li>• Whilst the meeting was a little confusing, discussions with various of the stake-holders continued afterwards and the position became clearer. The land owners explained that a sequence of legal and commercial changes needed to be in place before they could answer many of the concerns expressed.</li> <li>• The PDCL acquired the land and sought a developer or developing partner some time ago, before confronting the necessity to</li> </ul>	<p>1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit</p> <p>2.The landowner has the right to request a re-zoning of the lands by the Planning and Development Authority.</p> <p>3. Consultations widely published according to the Physical Planning Act for 60 days consultation exercise where plans were widely published</p>
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			<p>change the applicable zoning categorization. A potential partner with Chinese connections expressed interest and illustrations of the developer's plans were published. The artist-impressions revealed a ludicrous and misplaced concept which seemed totally lacking in local knowledge or sensitivity. Hence, the concerns of many who feared that similarly ill-considered development concepts would flourish should a zone change be approved.</p> <ul style="list-style-type: none"><li>• In order for PDCL to clarify the detailed nature of any development they need a developer who can present a scheme which will be approved by the planning authority. However, without pre-existing residential zoning, or a confident assumption that such zoning will materialize, no potential developer would be interested. At the meeting, PDCL was unable to satisfy the concerns or even answer straight-forward questions about the nature of any developers' scheme.</li><li>• Such detail usually falls within the scope of the Planning Regulations,</li></ul>	
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			<p>specific planning permission being required before proceeding with any development. The proposal under discussion, whilst not a planning application itself, seeks to create a legal environment under which a planning application can be made. Clearly, the substance of any scheme has direct relevance to and provides the context for the proposed zonal change. There is little point in considering one without the other.</p> <ul style="list-style-type: none"><li>• Many who were at the meeting reside in areas away from Woodlands and they were clearly exercised by the lack of response to the questions of development detail. They were also concerned about a precedent that this re-zoning would create, possibly jeopardising the sanctity of other recreational zones.</li><li>• The experience of property owners overlooking the Belham Valley, for example, has created a suspicion that, despite apparent statutory rules and regulations, the application of public-benefit laws is often trumped by individual commercial enthusiasms. The concern is that</li></ul>	
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			<p>similar lapses in social priority could result in a change in the status of any recreational zone.</p> <ul style="list-style-type: none"><li>• The economic and commercial viability of the re-zoning proposal brings into question whether the priorities of PDCL are for the <i>public good</i>, a criterion set out as important in the various Government of Montserrat plans and strategies that the Legislative Councils/Assemblies have approved. These plans have been exhaustively devised and considered and allow for technical and pragmatic adjustment as circumstances dictate. However, whether the fundamental precepts of these plans and strategies should be adjustable at the level of administrative regulation is something that should be very carefully considered. In my view, any change to such underlying principles should be beyond the scope of regulation, requiring a specific legislative mandate.</li><li>• In Montserrat, sustained confidence in business growth requires similar confidence in an eruption-free future. Until the</li></ul>	
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			<p>MVO declares the end of the current volcanic era, issues of island access, reduced villa tourism etc. are factors that are likely to keep adventurous schemes in the realm of hope rather than reality.</p> <ul style="list-style-type: none"> <li>• The Caribbean is littered with abandoned projects started with an expectation of transformation but ending in white elephants and financial disaster with dire consequences for fragile economies. Montserrat has little headroom to shoulder such risks.</li> <li>• Sadly, the public meeting did not allow any time to devote to the basic issue: the loss of 'green and recreational' spaces, the need to retain trees to prevent soil erosion, the maintaining of ecological balances, protecting important and endangered species, or the abandonment of existing conservation area rules.</li> </ul> <p><b>In conclusion</b></p> <p>A few ideas had been floated for Lot 12/1/207 before the 128 unit Chinese debacle appeared. A golf course - a botanical garden - a few grand, luxury</p>	
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			<p>houses - a set of luxury accommodation pods served by a country club service facility. All prospective commercial schemes have sought wealthy buyers from overseas and have been scuppered by over-arching concerns about access, property value retention, the lack of social/touristic facility, medical security and, of course, the whims of a still steaming, unpredictable volcano.</p> <p>Until those issues are settled or at least addressed in a meaningful way, taking into account the specific concerns about process, precedent, planning, public needs, commercial viability, and the very prescient ecological and environmental considerations outlined above, I urge the PPU to reject the application for a change of zonal category for Lot 12/1/207.</p> <p>Further, I would recommend the PDCL consider applying their energies toward helping develop a public recreation, education and well-being space on the land in question that will benefit and serve local residents, encourage diaspora returnees, attract visitors from all over the globe and inspire children to believe in a future framed in generosity, health and hope”.</p>	
<p><b>Greg Mehring</b> <i>(Ref#: Opposing 11/21/19)</i></p>	10/05/2019	No	<p>“I write to oppose Paradise Development Company's request for approval to rezone the</p>	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit

		<p>public's recreational land based on these principles.</p> <ol style="list-style-type: none"> <li>1. Rezoning violates at least four (4) Policies of the Physical Development Plan (PDP) and as such, does not constitute a simple rezoning within Section 14.1 of the Physical Planning Act.</li> <li>2. This Woodlands property was one of only two "open green spaces" identified in the PDP for access to all Montserratians to enjoy. The complete absence of any detailed and compelling development plans must not warrant the removal of this publicly accessible recreation area.</li> <li>3. Consultations on the draft PDP were widely advertised in the media (e.g. ZJB: Nov 22, 2011) and meetings were held with all sectors of the public and all Government departments in November and December 2011 (see PDP Appendix F). The Woodlands property was clearly reserved as "recreation" in both policy statements and all maps.</li> <li>4. There is no shortage of development space for private dwellings in Woodlands and therefore there is no public need for rezoning. The PDP and Woodlands Local Area Plan (LAP) indentified 40% (25 acres) of Woodlands remained available for future housing development stating "...analysis of existing land use shows that there is high potential for infilling and consolidation of the existing settlement areas" (PDP Section 5.6).</li> <li>5. The PDP "incorporates the goals of the Sustainable Development Plan (SDP)..." which</li> </ol>	
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			<p>calls on the Government to "Initiate development of...family recreational parks" (SDP 5.3.4). This goal was again restated in the SDP Progress Report of July 2013 on page 11. Rezoning of the Woodlands property violates the goals the Government agreed to under SDP 5.3.4.</p> <p>6. Montserrat's Medium Term Development Strategy 2013-2017 requires the Government to</p> <p>"develop and/or upgrade play/recreational grounds and green spaces in selected communities (see: Strengthened Community Development: Section 2.4.3). Rezoning the Woodlands property that had already been identified for this purpose is not in keeping with the strategy.</p> <p>7. The Woodlands property was first registered in 1981. Between 1989 and 2016, the land was held by Edward Fort who successfully rezoned the property to recreational use in order to build a golf course that he intended to bequeath to the Government and residents of Montserrat. The request was refused by the Physical Planning Unit. This historic refusal should not be used as a justification nor pretext for reversing a decision aimed at benefiting the public as a whole.</p> <p>8. The PDP was created to address Montserrat's new reality after the volcano, including the destruction of the vast majority of the island's recreational areas. A return to a land-use</p> <p>designation proposed in the 1960s while ignoring the great need for suitable public recreational</p>	
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			<p>areas is not a valid nor reasonable justification for the current rezoning application.</p> <p><b>Expansion/Discussion</b>  <b>The four Policies violated by the rezoning of this Woodlands property are:</b>  Policy RL9 – Recreational Land at Woodlands and Waterworks Estate.  "Approximately 8 acres of land is allocated for recreational use at Woodlands beside Cassava Ghaut as indicated in Figure 6.1. This is privately owned and development here is likely to be privately driven."  Again under the previous owner, such private development was offered to the GoM.  Policy H2 - Infilling and Consolidation of Existing Settlement Areas.  "During the plan period to 2022 housing throughout the north will be provided mostly via private sector development, the majority being individuals constructing their own dwellings. Figure 5.3 in Section 5 illustrated that there is a significant potential for infilling existing residential areas. The benefits of consolidation include local access to services and shops, reduced demand for new service infrastructure investment, and reduced impact on Montserrat's natural resources."  Policy EC4 – Ghauts  "It is recommended that all ghauts shown in Figure 2.2 are designated Conservation Areas under the Forestry, Wildlife, National Protected Areas Ordinance (Updated 2002). Conservation plans should be prepared jointly by the</p>	
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			<p>Department of Environment, Physical Planning Unit, Lands and Surveys and Public Works Department for each ghaut in a phased programme commencing with those most affected by extreme weather events and those of greatest environmental value and sensitivity. The designation process will be undertaken collaboratively with land owners, respecting their rights and emphasising their responsibility. The conservation plans will demarcate a unique buffer zone for each ghaut in which development will be restricted."</p> <p>The current request for rezoning the Woodlands property clearly and significantly encroaches on the 75 metre buffer areas of both the Cassava and Lawyer's River ghauts defined in Figure 2.2 and described in detail under "Important Bird Areas" on page 8 of the PDP. Again, the details, drawings, policies and maps related to these Conservation Areas were part of the public domain <i>prior</i> to the purchase of the Woodlands property in 2016 by Paradise Development Company Ltd.</p> <p>Policy EC5 – Green Buffers</p> <p>"Notwithstanding the recommendations of Policy EC4 there is a general presumption against development in the green buffer zones indicated in Figure 6.1. Maintaining these green arteries will play a critical role in preserving the unique character of the Montserratian landscape in [a] manner consistent with Policy TE9. In addition, by preventing de-vegetation in these areas and maintaining important natural water catchments</p>	
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			<p>this policy also forms part of wider national response to disaster risk reduction."</p> <p>The proposed development clearly and significantly encroaches on these green buffer zones.</p> <p><b>Projected Development Space For Private Dwellings</b></p> <p>On an island-wide basis, the PDP concluded "...that Montserrat does not lack land space to accommodate a population of 10,000 at the densities set out in Section 6.3.1".</p> <p>"It is not anticipated that all of this area must be utilised. Provided that land planning decisions are made in cognisance of the guidance provided by this PDP, there is plenty of space to provide fully for the intended resident and tourist numbers, and all associated businesses, located in such a way that Montserrat becomes a highly desirable place to live, to visit and to do business... Based on existing dwelling densities in each community, projections have been made of the area required to provide sufficient additional residences up to a population of 10,000. This indicates that between 280 and 350 acres will be required, leaving between roughly 330 and 550 acres available for development of nonresidential facilities including community and recreation facilities, incorporates the goals of the Sustainable Development Plan (SDP)..." (PDP Section 5.6).</p> <p><b>No Development Plans Provided by Paradise Development Company Ltd</b></p> <p>During public meetings on this matter, the principals of Paradise Development admitted there were no development plans beyond the</p>	
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			<p>immediate rezoning into residential lots and that no plan or developer had been considered. The principals confirmed that future subdivision of the lots could be considered at some date. At one point during the meeting, the Principal Director of the corporation suggested he was prepared to sell lots to prospective buyers at the gathering. With no compelling plan to benefit the public good, the destruction of public "open green space", Conservation Areas and Important Bird Areas as detailed in the PDP and SDP cannot be justified.</p> <p><b>Reasonable Expectations of The Public</b></p> <p>"An important feature of this updated Physical Development Plan (PDP) is its alignment with the SDP. As such, this PDP provides a framework for land planning decisions that complement key economic drivers, and makes suitable provision for residential and recreational space, and for essential infrastructure. The plan also provides for the protection of Montserrat's natural environment and its cultural heritage, both of which are central themes in the SDP" (PDP, p.i).</p> <p>As a result of extensive public consultations and clear statements such as those above, the public has reasonable expectations these policies and initiatives benefiting all Montserratians (the public good) would not be abandoned for private and corporate profit in which no long-term public good was served.</p> <p>Consequently, the PPU must reject the proposed rezoning of 12/1/207 (Woodlands) from Recreational to Residential Use.</p>	
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			Living across the road from recreational area that was the Belham Valley golf course this would set a practice to change my neighborhood with an undesirable effect”.	
<b>Emmy Aston</b> <i>(Ref#: Opposing 12/21/19)</i>	10/05/2019	No	<p>“I DO NOT support the change of Woodlands land from recreational to residential use.</p> <p>As someone who works within the tourism industry in Montserrat and has lived on island for 13years, I respect the need for development but I also respect the environmental need for green spaces. I do not see this change in policy as a benefit to Montserrat. I am opposed to the loss of irreplaceable green spaces and nature which will affect our future generations. We have already lost critical mangroves when we loss Piper’s Pond. We also lost the heritage, history and beauty of Gunn Hill. We do not need to allow for a large development to be installed which is not congruent with our current eco-tourism plan or with the future of Montserrat’s green space for all future generations”.</p> <p>Please register my concern and opposition to the rezoning of Woodlands</p>	
<b>Joe Adams</b> <i>(Ref#: Opposing 13/21/19)</i>	11/05/2019	No	<p>Subject: PUBLIC INPUT REQUIRED ON PROPOSED CHANGES TO THE PHYSICAL DEVELOPMENT PLAN FOR NORTH MONTSERRAT 2012-2022</p> <p>“As a Montserrat land owner and part time resident, I am writing to express my concern and objection to the proposed changes to the Physical</p>	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit

		<p>Development Plan for North Montserrat 2012-2022.</p> <p>Frankly, I am surprised and dismayed that a proposal, if you can call it that, such as the one put forth by The Paradise Development Company, which proposes to dramatically change the zoning of the area, from a designated recreation area, to a residential project, while blatantly omitting any detailed plans explaining WHAT EXACTLY would be done with the land area, should the the change in status be regrettably approved. Furthermore, the 'Proposal' does not even attempt to explain or put forth even a single argument as to WHY and HOW the change in status would benefit the country and people of Montserrat, in any way whatsoever.</p> <p>One might suspect that the reason that no explanation or detailed plan was put forth is because the proposers anticipated that their chances of obtaining approval of the zoning change would be greater if nothing was mentioned in the way of exact plans, hoping that once approval might be granted, then they would have carte-blanche to do what ever might suit their desires and pockets. Had the proposal included detailed plans for say speculated construction of high rise condos, which could be their actual intention, then people would take greater notice and be more likely to take interest and object to changing an untouched natural area and designated recreational area, into more</p>	
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			<p>concrete and pavement. In that case, objections to the proposal would likely to be great indeed. It would seem that by leaving out any detailed plans or explanations, they might calculate they would have a greater chance to achieve their objective, by slipping through what might appear as a harmless and innocuous change on the quiet.</p> <p>Destruction of a one of only two "open green spaces" identified in the PDP for access to all Montserratians to enjoy, should not be taken lightly, and particularly so considering the destruction of so much of Montserrat's green spaces resulting from the tragic eruption of the volcano. Any such proposal to do so, should not even be put forward for consideration, without detailed plans, explanations and persuasive arguments, as to benefits accruing to our precious environment, and to the people of Montserrat - rather than just leaving one to contemplate the potential obvious benefits accruing to the personal interests of proposers themselves.</p> <p>In conclusion, under the circumstances, the PPU must reject the proposed rezoning of 12/1/207 (Woodlands) from Recreational to Residential Use".</p>	
<b>Unidentified</b> <i>(Ref#: Agree 1/13/19)</i>	-	Yes	"I agree with the rezoning".	PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit



<b>Unidentified / Raisin Toal</b> <i>(Ref#: Agree 2/13/19)</i>	-	Yes	"I agree to the rezoning".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Wilfred Meade Moose</b> <i>(Ref#: Agree 3/13/19)</i>	-	Yes	"I agree to the rezoning".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 4/13/19)</i>	-	Yes	"I agree to the rezoning".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 5/13/19)</i>	-	Yes	"I agree to the transfer to residential".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 6/13/19)</i>	09/05/2019	Yes	"I agree to the rezoning to residential".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 7/13/19)</i>	-	Yes	"Rezoning is the logical option".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified/ __ DK Cheddie</b> <i>(Ref#: Agree 8/13/19)</i>	-	Yes	"I agree to the rezoning".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified/ Greenaway</b> <i>(Ref#: Agree 9/13/19)</i>	-	Yes	"I do support the move to change the property in question from recreation to residential".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit

<b>Unidentified</b> <i>(Ref#: Agree 10/13/19)</i>	-	Yes	"I do support this option for residential development".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Anthony Brazey</b> <i>(Ref#: Agree 11/13/19)</i>	-	Yes	"Change it a soon as possible".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit  1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 12/13/19)</i>	05/01/2019	Yes	"I am in agreement with this initiative".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified/ Fenton</b> <i>(Ref#: Agree 13/13/19)</i>	01/05/2019	Yes	"I support the above statement for the change back to residential development".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>S. Aymer</b> <i>(Ref#: Agree 14/13/19)</i>	01/05/2019	Yes	"I agree that the lands should go back to being residential and not recreational".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified/ Weekes</b> <i>(Ref#: Agree 15/13/19)</i>	01/05/2019	Yes	"I see no problem putting the land back to residential".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified / Baker Hill</b> <i>(Ref#: Agree 16/13/19)</i>	01/05/2019	Yes	"I support the plots be return to residential use".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 17/13/19)</i>	01/05/2019	Yes	"I have no objection to the property being classified for residential development".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit

<b>Unidentified</b> <i>(Ref#: Agree 18/13/19)</i>	-	Yes	"After discussion w/ Mr. Ryan, I am in support of the Block/ Parcel # 12/01/207 to be reverted to residential".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>William Allen</b> <i>(Ref#: Agree 19/13/19)</i>	01/05/2019	Yes	"I support putting it residential".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Tyrell Duberry</b> <i>(Ref#: Agree 20/13/19)</i>	01/05/2019	Yes	"I see no issue with rezoning the land for residential use".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 21/13/19)</i>	01/05/2019	Yes	"I support do residential".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>J. Allen</b> <i>(Ref#: Agree 22/13/19)</i>	01/05/2019	Yes	"I support residential use".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 23/13/19)</i>	01/05/2019	Yes	"I agree that the land can revert to residential".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 24/13/19)</i>	01/05/2019	Yes	"I strongly advocate that the lands be reverted to residential".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 25/13/19)</i>	01/05/2019	Yes	"I support the rezoning of land from recreational to residential use".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit

<b>Unidentified / A. Graham</b> <i>(Ref#: Agree 26/13/19)</i>	01/05/2019	Yes	"I support the rezoning of land from recreational to residential use".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 27/13/19)</i>	-	Yes	"I agree that the above mentioned lot should be turn into residential use".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit  1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 28/13/19)</i>	-	Yes	"Yes I agree that the properties should be returned to residential use".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 29/13/19)</i>	01/05/2019	Yes	"I believe that it should be resorted back to residential use".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 30/13/19)</i>	01/05/2019	Yes	"I would agree for the above mention to be turn to residential".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 31/13/19)</i>	-	Yes	"I agree it can be returned to residential".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 32/13/19)</i>	01/05/2019	Yes	"I agree to the change back to residential lots".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 33/13/19)</i>	01/05/2019	Yes	"I agree that this could be changed to residential development".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit

<b>Unidentified</b> <i>(Ref#: Agree 34/13/19)</i>	01/05/2019	Yes	“agree to change to residential development”	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 35/13/19)</i>	01/05/2019	Yes	“I agree it should be returned to residential”.	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified / Oscar Zapaya</b> <i>(Ref#: Agree 36/13/19)</i>	-	Yes	“I agree”.	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 37/13/19)</i>	01/05/2019	Yes	“I agree this can be return to residential”.	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 38/13/19)</i>	-	Yes	“Residential”	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Oslyn J. Ingram</b> <i>(Ref#: Agree 39/13/19)</i>	01/05/2019	Yes	“207 plot should be put back to residential use”.	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 40/13/19)</i>	01/05/2019	Yes	“I have no objection to a change to residential development”.	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 41/13/19)</i>	01/05/2019	Yes	“I agree that it should return to residential”.	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit

<b>Unidentified</b> <i>(Ref#: Agree 42/13/19)</i>	01/05/2019	Yes	“not suitable for a golf course put it back into residential please”	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 43/13/19)</i>	01/05/2019	Yes	“I agree”	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 44/13/19)</i>	01/05/2019	Yes	“support change”	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified/ Riley</b> <i>(Ref#: Agree 45/13/19)</i>	01/05/2019	Yes	“Yes I support the change”.	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Lincoln Mulraine</b> <i>(Ref#: Agree 46/13/19)</i>	01/05/2019	Yes	“I Lincoln Mulraine of TASH Construction support the change back to residential area”.	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified / Fergus</b> <i>(Ref#: Agree 47/13/19)</i>	01/05/2019	Yes	“I agree that the land should be returned to residential use”.	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 48/13/19)</i>	01/05/2019	Yes	“I am of the opinion that this is a very good proposal to re designate the area for residential development”.	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 49/13/19)</i>	01/05/2019	Yes	“Agree with residential area”	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit

<b>C. Lee</b> <i>(Ref#: Agree 50/13/19)</i>	01/05/2019	Yes	"I agreed for the chaing".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>J. French</b> <i>(Ref#: Agree 51/13/19)</i>	01/05/2019	Yes	"I agree".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 52/13/19)</i>	01/05/2019	Yes	"Change to residential use"	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Claude Ryan</b> <i>(Ref#: Agree 53/13/19)</i>	01/05/2019	Yes	"Agreed that it should be residential"	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 54/13/19)</i>	01/05/2019	Yes	"okay residential is suitable"	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 55/13/19)</i>	01/05/2019	Yes	"I believe that the land should go back to residential use".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 56/13/19)</i>	01/05/2019	Yes	"It is my belief that the property should be allowed to be changed from recreation to residential, due to the fact there is recreational activities being done there".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 57/13/19)</i>	01/05/2019	Yes	"I support putting Block/Parcel #12/01/207 back into residential use".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit

<b>Unidentified</b> <i>(Ref#: Agree 58/13/19)</i>	01/05/2019	Yes	"I have no objection for the area to be changed from recreation to residential development".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 59/13/19)</i>	-	Yes	"I have no objection to the request being sought".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 60/13/19)</i>	-	Yes	"I am in agreement of the land in Woodland which is now in form of recreation to residential for further development of Montserrat".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 61/13/19)</i>	-	Yes	"We see no harm in returning 12/01/207 to residential development".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 62/13/19)</i>	03/05/2019	Yes	"I support the rezoning of Block/Parcel 12/01/207 to residential use".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Hewlett Williams</b> <i>(Ref#: Agree 63/13/19)</i>	09/05/2019	Yes	"I am in full support of changing from recreational use to residential development. This will have a greater impact on the economy of Montserrat".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Justin Cassell</b> <i>(Ref#: Agree 64/13/19)</i>	27/03/2019	Yes	"I see no problem for permission be granted to the new owners for the land in question to return to being a a residential plot"	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified / Eugene</b> <i>(Ref#: Agree 65/13/19)</i>	03/04/2019	Yes	"I think that Lot 12/01 should be restored to its original use".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit



<b>Unidentified/ Cedric Shiell</b> <i>(Ref#: Agree 66/13/19)</i>	03/04/2019	Yes	"I think that parcel block 12/01 should be returned to its original use".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Ozie Carty</b> <i>(Ref#: Agree 67/13/19)</i>	-	Yes	"I Ozie Carty, of Olveston is in full support of the proposed site change, back to residential".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Justin Cassell</b> <i>(Ref#: Agree 68/13/19)</i>	03/04/2019	Yes	"I am in support of changing back to residential zoning".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Vernon White</b> <i>(Ref#: Agree 69/13/19)</i>	09/04/2019	Yes	"I have no objection to changing the subject parcel of land from recreation to residential usage. However development plans i.e. layout etc. need to be commented on".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 70/13/19)</i>	-	Yes	"Returning lot 12/01/207 to its original residential use is a no brainer. We need a resurgence of developing residential properties on island and this property is about the only area left that is well suited to this".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit
<b>Unidentified</b> <i>(Ref#: Agree 71/13/19)</i>	01/05/2019	Yes	"This is my honest views. I think if this is changed from recreation to residential use because it can benefit both myself and my kids/ children. I maybe able to own a piece of land in this area or I might be able to benefit from this if this is changed to residential development rather that recreational development. Hope you find my feedback interesting".	1.PDA : Provision within the Physical Planning Act to modify and rezone as Authority sees fit

**NB: No spelling or grammatical corrections were made to the comments.**

**Limitations:** The set period for consultation was interrupted by an unforeseen public day of mourning which resulted in the deadline for submission of comments being moved up by a day (Thursday 9<sup>th</sup> May, 2019). Persons were allowed to submit their comments on the following working day (Monday 13<sup>th</sup> May, 2019). **A large number of comment sheets (Total: 92) were received from the Proponents on Monday 13<sup>th</sup> May, 2019.** They were all in support of the proposed rezoning.