



BERMUDA

RIDDELL'S BAY (WARWICK PARISH) SPECIAL DEVELOPMENT ORDER 2020

BR 83 / 2020

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The Minister responsible for planning, in exercise of the power conferred by section 15(2)(a) of the Development and Planning Act 1974, makes the following Order:

RIDDELL'S BAY (WARWICK PARISH) SPECIAL DEVELOPMENT ORDER 2020

Citation

1 This Order may be cited as the Riddell's Bay (Warwick Parish) Special Development Order 2020.

Interpretation

2 (1) In this Order—

“Act” means the Development and Planning Act 1974;

“applicant” means Castile Holdings Ltd., a company incorporated in Bermuda on 25 August 2016;

“Building Official” means the Director of Planning;

“conditions” means conditions specified in paragraphs 3(2) and 4(2);

“conservation area” means the area provided in the conservation management plan;

“conservation management plan” means the Riddell's Bay Gardens & Nature Reserve Conservation Management Plan revised on 25 May 2020 prepared by David Cox Landscape Architect;

“development” means the development particularly described in Schedule 1;

“east development plan” means the plan of the eastern new vacant residential lots of the development and more particularly described in Schedule 4;

“site” means the land described in Schedule 3;

“subdivision” means the subdivision of land referred to in the subdivision application and more particularly described in Schedule 2;

“subdivision application” means the application for planning permission to subdivide land made by the applicant, numbered S0020/19 and dated 10 July 2019, and the accompanying drawing number LS6843SD3A prepared by Bermuda Land Surveys and submitted on behalf of the applicant;

“west development plan” means the plan of the western new vacant residential lots of the development and more particularly described in Schedule 4.

(2) Subject to sub-paragraph (1), any expression used in this Order that is also used in the Act has the meaning assigned to it in the Act.

Planning permission in principle

3 (1) Subject to the conditions specified in subparagraph (2), planning permission in principle is granted for a period of 10 years from the date of this Order for the development of the site.

(2) The conditions referred to in subparagraph (1) are as follows—

- (a) an application for a building permit shall be submitted to, and shall be approved by, the Building Official prior to the commencement of any construction work;

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- (b) matters reserved for final planning permission include building siting and layout, site coverage, building heights, building lines, parking provisions, design and layout of all access roads and parking areas, building design, external appearance and materials of all buildings and structures and landscaping;
- (c) applications for final planning permission shall be in accordance with the Residential 2 Development Zone as specified in Chapters 9 and 27 of the Draft Bermuda Plan 2018;
- (d) prior to the tenth building permit for a new vacant residential lot being issued—
 - (i) a status report of the conservation management plan shall be submitted to the Building Official;
 - (ii) the Building Official shall conduct a site inspection to confirm that 50% of the conservation management plan has been implemented;
- (e) prior to the building permit for the final remaining new vacant residential lot (building permit 18) being issued a Certificate of Completion and Occupancy, the Building Official shall conduct a site inspection to confirm the conservation management plan has been fully implemented;
- (f) building permits for the east development plan and west development plan shall be submitted for the roadway and shall be designed in accordance with the criteria provided in Chapter 9 of the Draft Bermuda Plan 2018 including surface types and a timetable for installation;
- (g) the roadway in paragraph (f) shall be installed prior to the development of any new vacant residential lots;
- (h) the culling works, planting and maintenance works shall follow the procedures provided in the conservation management plan;
- (i) any development of the Nature Reserve area shall be in accordance with the provisions set out under Chapter 15 of the Draft Bermuda Plan 2018;
- (j) any development of the Open Space area shall be in accordance with the provisions set out under Chapter 18 of the Draft Bermuda Plan 2018;
- (k) any development of the Recreation area shall be in accordance with the provisions set out under Chapter 19 of the Draft Bermuda Plan 2018; and
- (l) any development of the Woodland Reserve area shall be in accordance with the provisions set out under Chapter 20 of the Draft Bermuda Plan 2018.

Planning permission to subdivide land

4 (1) Subject to the conditions specified in subparagraph (2), planning permission is granted by this Order for the subdivision.

(2) The conditions referred to in subparagraph (1) are as follows—

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- (a) applications submitted for planning permission for the development of the hereby approved residential lots shall comply with the residential development regulations of a Residential 2 Development Zone as specified in Chapters 9 and 27 of the Draft Bermuda Plan 2018;
- (b) details of the final roadway design as well as details of surfacing, verges, traffic and speed calming measures and signage together with a timetable for implementation and a schedule of maintenance shall be approved by the Building Official;
- (c) future subdivision applications shall be restricted to minor boundary adjustments between residential lots.

Saving

5 For the avoidance of doubt, it is hereby declared that nothing in this Order grants planning permission, final or in principle, for any matters of development for which planning permission is required, apart from any matter for which planning permission in principle has been granted by paragraph 3 and planning permission for the subdivision has been granted by paragraph 4.

RIDDELL'S BAY (WARWICK PARISH) SPECIAL DEVELOPMENT ORDER 2020

SCHEDULE 1

(paragraph 2(1))

THE DEVELOPMENT

1. The development of the Riddell's Bay land parcel, residential lots for detached houses and conservation areas, on the former Riddell's Bay Golf Course site.
2. The creation of 18 vacant residential lots totalling 23 acres (9.307 hectares) intended to each accommodate one detached house.
3. The development of four conservation areas totalling 64 acres (25.899 hectares) and comprised of—
 - (a) a nature reserve area totalling 18 acres (7.284 hectares);
 - (b) an open space area totalling 14 acres (5.665 hectares);
 - (c) a recreation area totalling 19 acres (7.689 hectares); and
 - (d) an open space area totalling 13 acres (5.260 hectares).
4. The development of an internal system of roadways and associated parking areas, a network of footpaths and private and communal outdoor areas and landscaped grounds.

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SCHEDULE 2

(paragraph 2(1))

THE SUBDIVISION

1. The creation of 20 lots comprised of—
 - (a) 18 new vacant residential lots ranging in size from 0.55 acres (0.222 hectares) to 2.34 acres (0.947 hectare); and
 - (b) 2 lots comprising of existing developments (the former Riddell's Bay Clubhouse and a maintenance structure).
2. The creation of 2 lots divided into four areas labelled A, B, C and D in the conservation management plan for conservation purposes only of 30.933 acres (12.518 hectares) to 32.828 acres (13.285 hectares) in size.

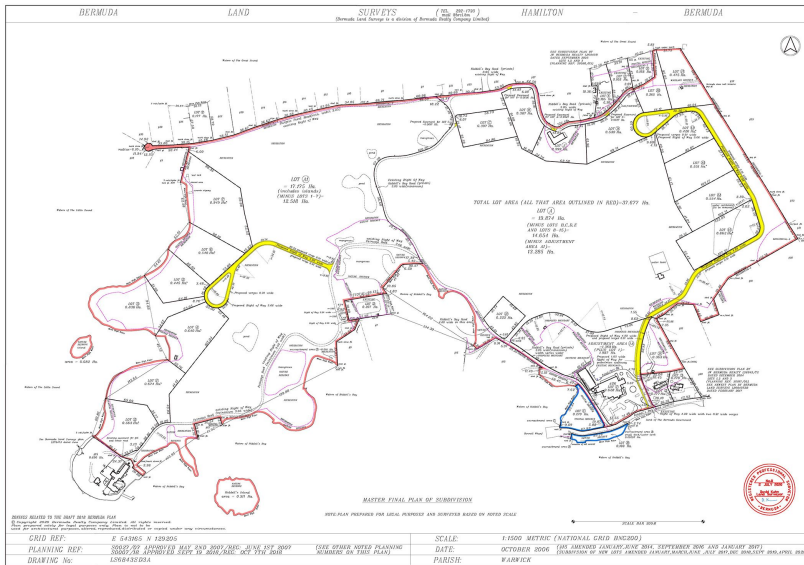
RIDDELL'S BAY (WARWICK PARISH) SPECIAL DEVELOPMENT ORDER 2020

SCHEDULE 3

(paragraph 2(1))

THE SITE

ALL THAT LAND in the Parish of Warwick having a total area of 93.10 acres (37.677 hectares) shown outlined in red on drawing number LS6843SD3A.



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SCHEDULE 4

(paragraph 2(1))

EAST DEVELOPMENT PLAN



RIDDELL'S BAY- EAST LOTS	
LOT REF. #	LOT SIZE (ACRES)
1 (#26)	4.94
8	0.96
9	1.31
10	0.64
11	1.17
12	1.05
13	1.36
14	1.37
15	1.64
B	0.55
C	0.98
D	0.90
E	0.99

botelhowood
14th Floor, 100 Broad Street, New York, NY 10038
 REF: 16 091

RIDDELL'S BAY GARDEN & NATURE RESERVE

LOTS A & A1, RIDDELL'S BAY ROAD, WARWICK

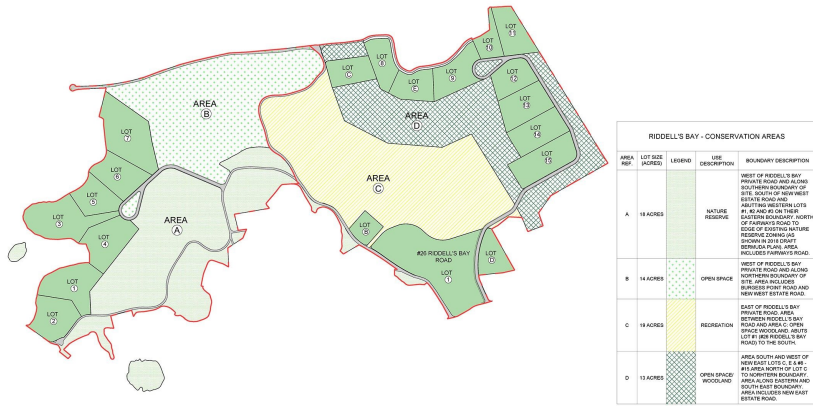
MASTER PLAN
 24 APRIL 2020
 P-100
 EAST LOTS

RIDDELL'S BAY (WARWICK PARISH) SPECIAL DEVELOPMENT ORDER 2020

SCHEDULE 6

(paragraph 2(1))

CONSERVATION AREAS



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REF: 16 001

RIDDELL'S BAY GARDEN & NATURE RESERVE

LOTS A & A1, RIDDELL'S BAY ROAD, WARWICK

MASTER PLAN
24 JULY 2016 (REV. 2/2016)
17.01.16
CONSERVATION AREAS

Made this 27th day of July 2020

Minister of Home Affairs

[Operative Date: 27 July 2020]