

2023-03-15

PARLIAMENT

RESOLVED that Parliament in accordance with section 5 of the *Crown Lands (Vesting and Disposal) Act*, Cap. 225 approve the vesting in the National Housing Corporation of the parcel of land, the property of the State, situate at Hanson Plantation in the parishes of Saint George and Christ Church in this Island and more particularly described in the *Schedule* hereto for residential and commercial purposes.

APPROVED by the House of Assembly this day of ,
Two thousand and twenty-three.

Speaker

APPROVED by the Senate this day of ,
Two thousand and twenty-three.

President

SCHEDULE

ALL THAT land the property of the State situate at Hanson Plantation in the parishes of Saint George and Christ Church in this Island (formerly part of a larger parcel of lands of Hanson Plantation) containing by admeasurement 8.353 hectares or thereabouts abutting and bounding on lands now or late of McDonald Best (Lot 4) on lands now or formerly of Kingsland Estates Ltd. (Hanson Plantation) on two sides on other lands now or formerly of the Barbados Government on lands now or formerly of the National Housing Corporation (Open Area 4) and on an unpaved road leading to Highway #5 or however else the same may abut and bound as shown and delineated on a plan certified on the 1st day of March, 2023 by Samuel N. Taylor, Land Surveyor and recorded in the Lands and Surveys Department on the 1st day of March, 2023 as Plan No. 352/2023.

ADDENDUM

By a Planning Obligation Agreement dated 31st March, 2021 made between Kingsland Estates Limited and the Minister charged with the responsibility for Planning and Development, it was agreed that Kingsland Estates Limited would convey 16.40 hectares of land situate at Hanson Plantation in the parishes of Saint George, Saint Michael and Christ Church to the State to secure a planning obligation.

By Application No. 1356/10/2020D dated 2nd October, 2020, Kingsland Estates Limited applied to the Director of Planning and Development for permission to develop land, in particular, to subdivide 16.40 hectares of land from other lands of Hanson Plantation for agricultural purposes.

By letter from the Permanent Secretary in the Prime Minister's Office, dated 25th October, 2021 planning permission was granted subject to certain conditions namely:

1. Where 5 or more years expire before the development for which planning permission was granted takes place, the permission shall be deemed to have lapsed requiring a new application in writing to the Director of Planning and Development;

ADDENDUM - (Cont'd)

2. The submission of a Certified Surveyor's Plot (or plots if appropriate) of the subdivision and approval thereof by the Director of Planning and Development;
and
3. The applicant Kingsland Estates Limited was required to enter into a Planning Obligation Agreement with the Government of Barbados within 3 months of the date of the permission relating to the conveyance of the area labelled "Parcel A" on the Site Plan stamped "approved" referred to in the said agreement as the "Lower Burney Site".

To discharge the condition numbered 2 of the planning permission, Kingsland Estates Limited caused to be made a plan certified on 24th January, 2022 by Samuel N. Taylor, Land Surveyor which was submitted to and approved by the Director of Planning and Development on 5th May, 2022 showing the 16.40 hectares as subdivided from other lands of Hanson Plantation.

By Certificate of Compliance dated 30th May, 2022, the Director of Planning and Development certified that the conditions numbered 2 and 3 of the planning permission had been discharged to his satisfaction and there was no objection to the sale, lease or other disposal of the 16.40 hectares.

ADDENDUM - (Concl'd)

By Conveyance dated 5th September, 2022 made between Kingsland Estates Limited and the State, the 16.40 hectares of land was conveyed to the State in accordance with the terms and conditions of the Planning Obligation Agreement.

The Cabinet at its meeting held on 13th October, 2022 considered Note (22) (2) 1062/MHLM 69 and approved the proposal to vest the recently conveyed 16.40 hectares of State lands at Lower Burney in the National Housing Corporation for housing development. At that meeting the Cabinet also noted that 20 acres of land at Lower Burney would be assigned for joint venture partnerships with the private sector.

Subsequently, the Cabinet at its meeting held on 2nd March, 2023 considered Note (23) 165/MHLM 17 and rescinded its decision to vest the 16.40 hectares of State lands in the National Housing Corporation for housing development and agreed to vest 8.046 hectares of the 16.40 hectares of State lands in Home Ownership Providing Energy Inc. (HOPE Inc.) for housing development and the remaining 8.353 hectares in the National Housing Corporation for residential and commercial purposes.

The approval of Parliament is now sought for the vesting of the parcel of land containing 8.353 hectares and more particularly described in the *Schedule* in the National Housing Corporation for residential and commercial purposes.