



07/12/2026

Honorable Diallo Rabain, JP, MP
Minister of the Cabinet & Digital Innovation
105 Front Street, Hamilton HM 12. Bermuda

Re: Appeal Reference APPL0007-26
Application Reference P0060-26
South Road Warwick

I respectfully submit the following response to the Director of Planning's memorandum dated 1 July 2026, together with additional information that has become available following the submission of the original appeal.

Firstly, I wish to thank the Director for reviewing the Appeal documentation and to acknowledge the Department's confirmation that the primary matters remaining for consideration concern residential density and the provision of adequate parking and maneuvering space.
Parking and Transportation

Since the Appeal was submitted, the Appellant has successfully engaged the owner of the adjoining property, who has confirmed their willingness to lease approximately **one (1) acre (45,940 square feet)** of land immediately adjoining the proposed development.

A copy of the landowner's written correspondence is attached for your consideration. This additional land will be incorporated into the overall development proposal and has been identified for the provision of:

- **84 independently accessible car parking spaces;**
- **additional motorcycle parking spaces;**
- Internal two-way circulation aisles;
- Turning and maneuvering areas; and
- Associated landscaping and supporting infrastructure.

Residential Density

The Director's memorandum also states that the proposal exceeds the maximum prescribed residential density under Policies TOU.6(1)(c) and RSD.3.

The Appellant respectfully seeks clarification regarding this conclusion.

Based upon the Bermuda Plan 2018, Residential 1 zoning permits a maximum residential density of **20 dwelling units per acre** under Policy RSD.3.

The development site, as submitted, comprises approximately **5.33 acres**.



Bermuda Housing Corporation
P.O. Box HM 662, Hamilton, HM CX Bermuda
Telephone (441) 295-8623, Fax (441) 295-2605

/... 2



Applying the Residential 1 density standard results in:

- **5.33 acres × 20 units per acre = approximately 106 dwelling units permitted.**

The proposal seeks approval for **94 residential units**, which appears to remain **below** the maximum density ordinarily permitted under the Residential 1 density provisions.

The Appellant believes that the 94 residential units do not exceed the prescribed maximum density, as the proposal appears to fall below the density standard established under Policy RSD.3.

If an alternative methodology or site area has been used in reaching the conclusion that the Proposal exceeded the maximum prescribed unit, the Appellant would respectfully welcome further explanation to ensure the matter is fully understood.

Conclusion

The Appellant respectfully submits that the additional information now available materially addresses one of the principal reasons for refusal by providing sufficient land to accommodate the required parking, motorcycle parking, circulation, and maneuvering areas in accordance with the Department's transportation objectives.

The Appellant remains committed to working collaboratively with the Department and is prepared to formalize the adjoining land lease or enter into any other reasonable legal arrangement that Your Honorable Minister considers appropriate.

Accordingly, the Appellant respectfully requests that the Minister consider the Appeal and grant Planning Permission, subject to such reasonable conditions as may be considered appropriate.

Respectfully submitted,

Keino Furbert-Jacobs

Project Manager

Bermuda Housing Corporation

cc. bhc /file



Bermuda Housing Corporation
P.O. Box HM 662, Hamilton, HM CX Bermuda
Telephone (441) 295-8623, Fax (441) 295-2605