



2004 Annual Report of the Central Planning Authority and Development Control Board

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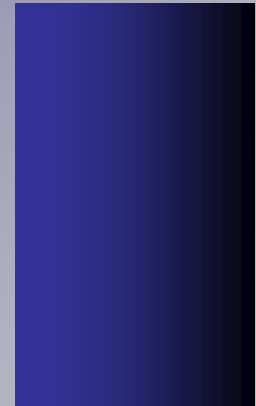
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P.O. Box 1036
George Town
Grand Cayman
Cayman Islands

Cayman Islands Government

Central Planning Authority Members

Mr. A. L. Thompson, Jr. (Chairman)	George Town
Mr. Peter Campbell	George Town
Mr. Attlee Bodden	George Town
Mr. John Hurlstone	George Town
Mr. Ray Hydes	Bodden Town
Mr. Troy Whittaker	Bodden Town
Mr. Steve McLaughlin	East End
Mr. Fred Whittaker	George Town
Mr. Rex Miller	North Side
Mr. Ernie Hurlstone	Sister Islands (DCB Representative)
Mr. Dean Evans	West Bay
Mr. Barry Martinez	West Bay
Mr. Antonio Smith	West Bay
Mr. Kenneth Ebanks	Executive Secretary

Development Control Board

Mr. Ernie Hurlstone	Chairman
Mr. Edgar (Ashton) Bodden	Member
Mr. Alva (Billy) Bodden	Member
Mr. Delano Lazzari	Member
Mr. Leroy Tibbetts, Sr.	Member (Jan - June)
Mr. Melgreen Reid	Member
Mr. Larry Bryan	Member
Mr. Royce Dilbert	Member (Sept-Dec)

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Executive Summary

While 2004 started out as a record breaking year, it quickly became overshadowed by the damage and destruction of Hurricane Ivan. Attention to planning applications, and building permits was quickly redirected to the management and support of the recovery effort.

Despite the hurricane, the value of approvals in Grand Cayman increased in each of the four quarters resulting in a total increase of 71% from 2003. The number of approvals increased in the first three quarters but fell off dramatically in the fourth quarter, yet still resulted in an overall decrease of 14% from 2003.

The Development Control Board witnessed less impact from Hurricane Ivan on the development industry with increases in four of the six sectors. Both Cayman Brac and Little Cayman saw increases in number and value of applications in 2004. Cayman Brac had increases of 12% in number and 96% in value while Little Cayman had increases of 114% in number and 51% in value.

This year the Central Planning Authority went above and beyond its regular duties in order to make decisions of national importance to enable the recovery of the Islands' economy.

Even prior to Hurricane Ivan a great deal was accomplished including consideration of several new policies. One such policy was the implementation of the Central Planning Authority's Aggregate Policy which was approved by Cabinet in July of 2004.

In April members of the CPA and DCB had the opportunity to attend the American Planning Association Conference in Washington DC where updates on the latest planning methods and techniques were introduced.

Though it was far from ordinary, 2004 was a very successful year for the Central Planning Authority and the Development Control Board.

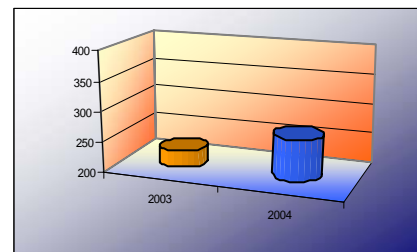


Figure 1: 2004 vs 2003 Quarter 1 Planning Approvals Up 18%

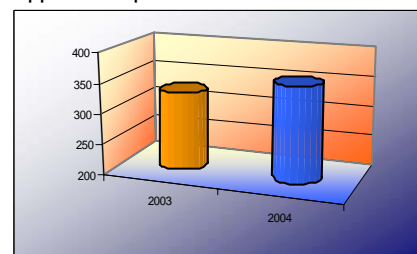


Figure 2: 2004 vs 2003 Quarter 2 Planning Approvals Up 8%

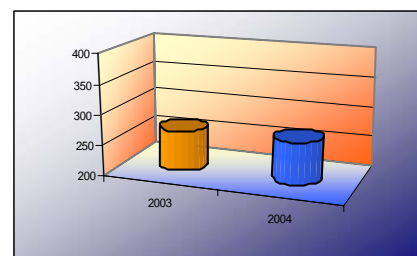


Figure 3: 2004 vs 2003 Quarter 3 Planning Approvals Up .4%

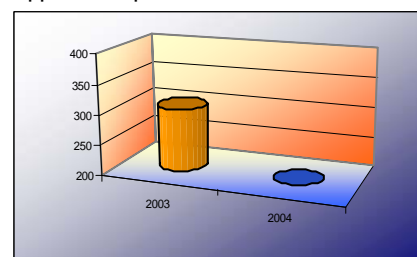


Figure 4: 2004 vs 2003 Quarter 4 Planning Approvals

Functions and Responsibilities

Central Planning Authority

The Central Planning Authority (CPA) is a statutory authority appointed by Cabinet to oversee and review the physical development of Grand Cayman. The primary function of the CPA is to prepare development plans and ensure that development proposals conform to the plan. Additionally it is the Authority's role to:

secure consistency and continuity in the framing and execution of a comprehensive policy approved by Cabinet. With respect to the use and development of the land in the islands which this law applies in accordance with the Development Plan for the Islands....¹

The Authority consists of 13 members representing the five electoral districts of Grand Cayman, as well as a member of the Development Control Board.

Development Control Board

The Development Control Board (DCB) has a similar role to the CPA but oversees development on Cayman Brac and Little Cayman. The DCB consists of 7 members.

Planning Department

The Planning Department provides administrative services to the CPA and the DCB. The Department is guided by the following mission statement:

To ensure that all development applications are processed efficiently, courteously, unbiased and in accordance with the development plans and associated legislation so that the physical development of the Islands is aesthetically pleasing, environmentally friendly, sustainable, technically sound, promotes a strong economy, and provides an unparalleled quality of life for existing and for future generations.

There are 36 full-time positions in the Department organised as shown in Figure 4.

1. Section 5(1) Development and Planning Law (2003 Revision)

Functions and Responsibilities



Figure 5: Planning Department Organization Diagram

Current

The Current Planning section (CP) is responsible primarily for processing development applications (everything from signs to hotels, large-scale commercial and industrial complexes) for presentation to the CPA and the DCB. This section's primary responsibility is to ensure that development proposals are in accordance with the Development Plan, Planning Law and Regulations.

Functions and Responsibilities

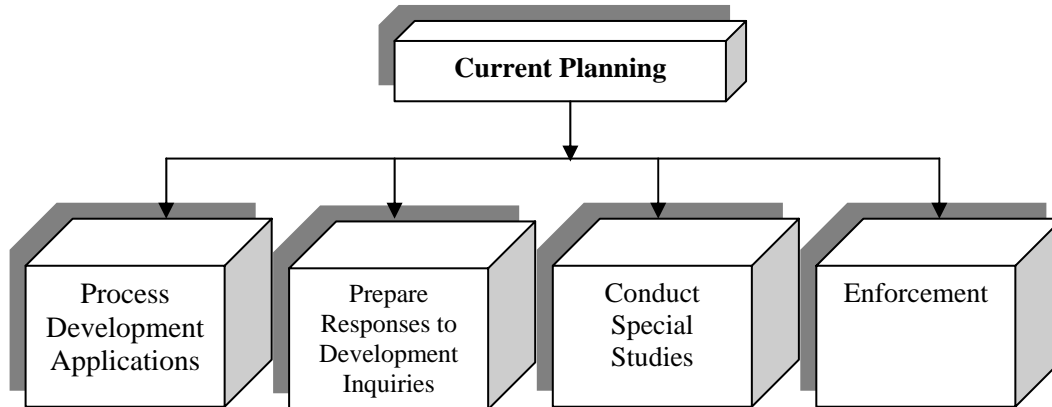


Figure 6: Current Planning Functions and Responsibilities

A Code Enforcement Officer enforces the Development and Planning Law and Regulations. The enforcement component is to prevent, cease and remove illegal development and uses through staff contact and the issuance of Enforcement and Stop Work Notices.

Policy Development

The Policy Development section (PD) is responsible for policy preparation and long-range planning issues such as land-use policies, conducting special studies, keeping the Development Plan (Physical) current, processing rezoning applications and preparing amendments to the Development Plan, Planning Law and Regulations. This section also manages planning-related Geographic Information Systems (GIS).

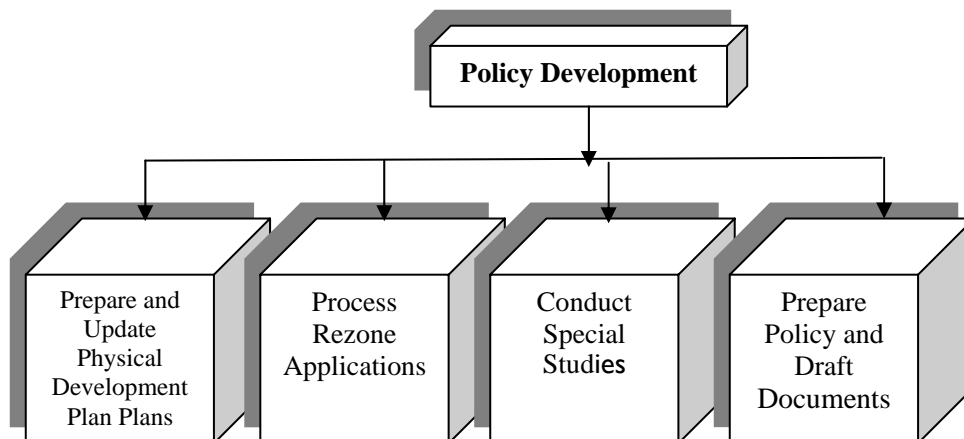


Figure 7: Policy Development Functions and Responsibilities

Functions and Responsibilities

Building Control Unit

The Building Control Unit (BCU) reviews applications for building permits and inspects the structural, plumbing and electrical components of buildings and structures to ensure that CPA/DCB-approved developments comply with all the codes: Building, Plumbing, Electrical and occasionally Mechanical.

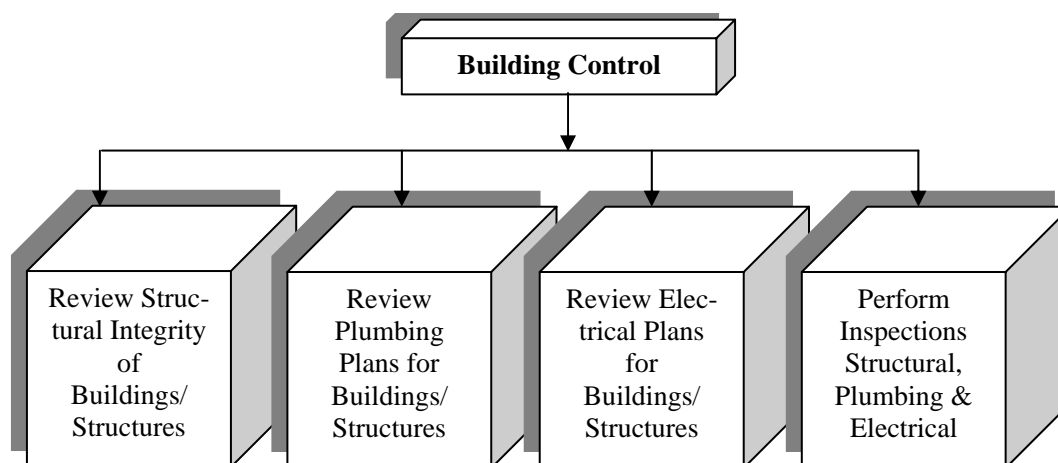


Figure 8: Building Control Functions and Responsibilities

Finance and Human Resources

Staff in this section are the front line in customer service and provide essential support services for technical and professional staff. Among other things, administrative staff ensure that fees are collected and that questions are directed to the appropriate officers. In addition, they are responsible for managing finances, Human Resources matters and clerical-support issues.

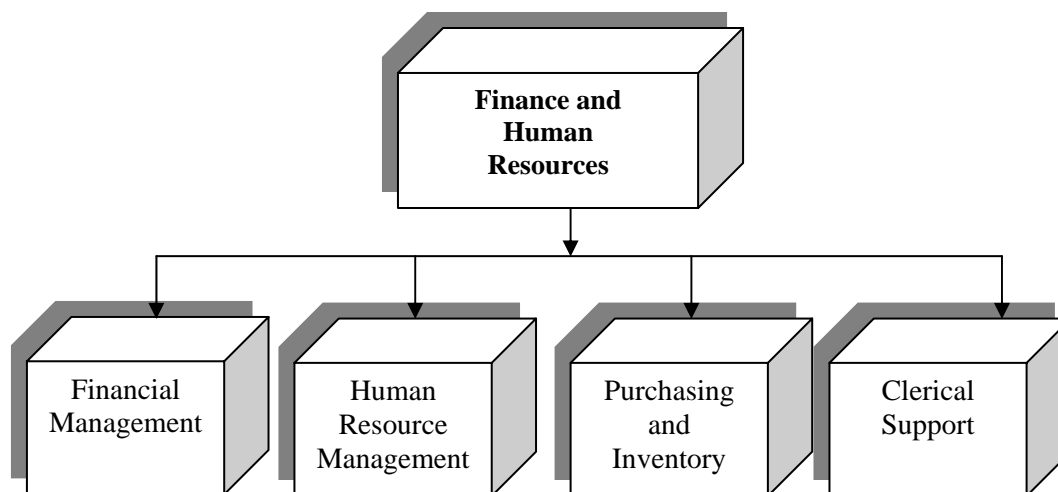


Figure 9: Finance and Human Resources Functions and Responsibilities

Application Processing

Central Planning Authority Performance

The Central Planning Authority (CPA) processed a total of 818 agenda items in the year 2004 compared with 1,204 in 2003. The decrease in items was attributable to both the substantially smaller number of Development Plan matters and the impact of Hurricane Ivan. These factors also contributed to the fewer meetings held in 2004. As expected the first and second quarters of the year were the busiest with 58% of the items being addressed during this time.

The number of applications approved by CPA decreased 30% from 2003 with a total of 491 applications. This is particularly a result of duplexes being added to the list of projects that can be approved administratively. Despite the lower number, the value of approvals showed a substantial increase with \$384.9M in 2004 versus \$204.9M in 2003. The second and third quarters proved to be the most productive with 64% of all approvals occurring during this time. There were 75 applications adjourned compared with 107 in 2003. The reduction in adjournments can in part be credited to the Planning Department as they have made an improved effort to insure that most issues are addressed prior to CPA consideration.

The number of refusals rose in 2004, a 40% increase with 20 applications refused compared to 15 in 2003.

Enforcements were down by 64% with only 21 issued in 2004. However, the CPA members themselves took a more active role in the enforcement process after Hurricane Ivan. Most members were deputized as enforcement officers in order to help control illegal development and the removal of sand and ballast from Grand Cayman's beaches after the storm.

Information and Discussion items were down 30%, with 73 items considered in 2004 compared with 104 in 2003. Matters from the Director were also down, with a 12% decrease from 125 in 2003 to 110 in 2004.

The number of appeals increased to 20 in 2004, an 18% increase from the 17 appeals in 2003. Most of these appeals were in response to decisions made in the second and third quarters as 14 of them were received between April and August.

There were 29 meetings held by the CPA in 2004 with the average attendance being 77%. The members reviewed an average of 33 agenda items per meeting.

Application Processing



Figure 10: 2004 Central Planning Authority
Up front from left to right, Kearney Gomez (Permanent Secretary), Hon. Minister Juliana O'Connor-Conolly, A. L. Thompson (Chairman), Kenneth Ebanks (Director of Planning)
Up top from left to right, John Hurlstone, Troy Whittaker, Fred Whittaker, Steve McLaughlin, Dean Evans, Peter Campbell, Attlee Bodden and Barry Martinez.
 Missing are: Antonio Smith, Ernie Hurlstone, Ray Hydes and Rex Miller.

Performance Indicator	Quarters - Years										% Change 2003-2004
	Q1		Q2		Q3		Q4		TOTALS		
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004	
Attendance (Avg.)	10.75	10.2	10.7	10.8	9.4	9.7	10.7	9.2	10.4	9.975	-4%
Applications (Approved)	132	138	177	173	148	143	240	37	697	491	-30%
Applications (Adjourned)	18	14	18	23	28	25	43	13	107	75	-30%
Applications (Refused)	1	5	5	11	4	3	5	2	15	21	40%
Enforcements	15	10	13	2	15	7	16	2	59	21	-64%
Matters from the Director	28	25	33	26	21	18	43	41	125	110	-12%
Information/Discussion	38	30	17	18	25	11	24	14	104	73	-30%
No. of Appeals	3	6	10	7	4	7	0	0	17	20	18%
No. of Items	341	226	310	253	251	215	302	124	1204	818	-32%
No. of Meetings	8	6	10	8	9	6	9	9	36	29	-19%

Table I: Central Planning Authority Performance Indicators

Application Processing

Development Control Board Performance

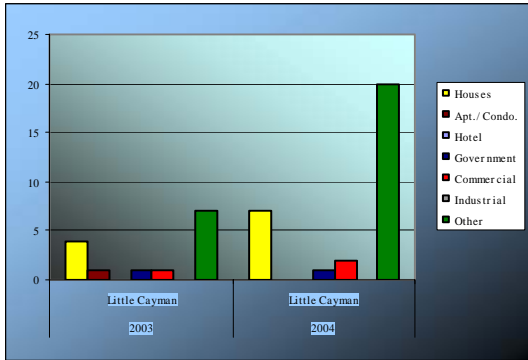


Figure 11: Little Cayman Number of Approvals by Sector

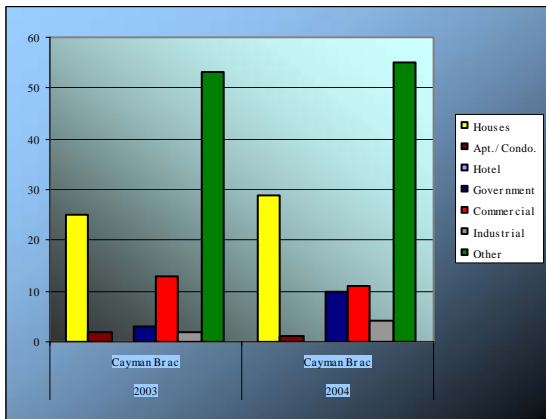


Figure 12: Cayman Brac Number of Approvals by Sector

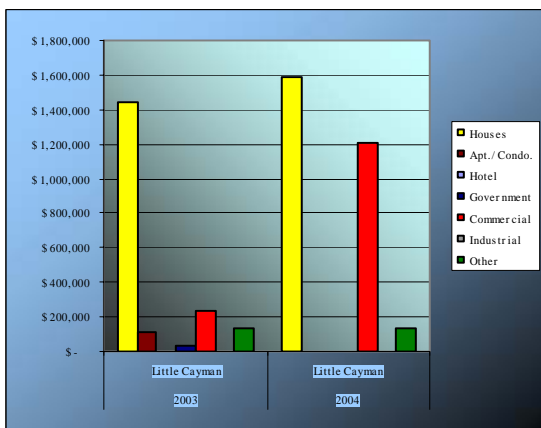


Figure 13: Little Cayman Value of Approvals by Sector

In its 23 meetings in 2004, the Development Control Board (DCB) approved 140 development applications valued at \$13.7M. These figures represented, respectively, an increase of 25% and 84% from 2003's 112 applications valued at \$7.4M.

Significant increases were experienced in the number of approvals in three sectors: Houses (up by 24%), Government (up by 175%) and the Industrial sector (up by 100%). In the Housing sector there were 36 houses approved in 2004 compared with 29 in 2003. Decreases in the number of approvals occurred in the Apartment/Condo sector (-67%) and Commercial sector (-7%). The Hotel sector remained unchanged, with no additional approvals during 2004.

Increases occurred in the value of Housing, Government, Commercial, and Industrial Housing sectors up respectively by 61%, 334%, 39% and 971%. The value of the Commercial and Other sectors declined in 2004.

In summary, Cayman Brac had an increase in number of applications by 12% and a 96% increase in value, while Little Cayman saw an increase of applications by 114% and an increase in value by 51%.

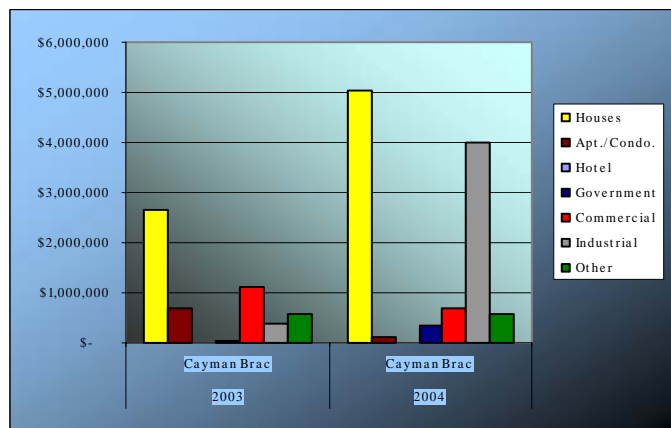


Figure 14: Cayman Brac Value of Approvals by Sector

Application Processing

Planning Staff Performance

On average, the full-time current planning staff members processed 211 applications each in 2004 compared with 190 applications in 2003. Each of these planners on average processed approximately \$63.2M compared with \$46.6M in 2003. A total of 279 reference letter applications for Trade and Business Licences were processed to determine if proposed businesses required planning permission. In 2003 only 255 of these letters were processed. In addition, current planners completed a large number of “due diligence” letters.

Policy Development Planners worked on the Development Plan Review, participated in a variety of National Tourism Management Policy Committees and assisted with the processing of current planning appli-

cations. Policy Development planners processed an average of 27 applications each. These planners processed on average a value of \$64.7M in applications. There were also 3 rezones processed by Policy Development staff.

Preliminary work was completed on the George Town Area Plan including obtaining input from a wide cross section of stakeholders in the planning process. Additionally, several revisions to the laws and regulations were initiated. Other items included the automation of the Central Planning Authority’s agenda from the Department’s tracking system, the re-creation of the Department’s application forms and GIS support for the Current Planning and Building Control Sections.

BCU Staff Performance

Building inspectors conducted a total of 9,307 inspections in 2004 compared with 9,868 inspections in 2003. Inspections included foundation, slab, walls, interim, roof and final. Of these inspections, 8,031 (86%) were for Residential developments. Businesses comprised 9% of the remaining 2004 inspections. Other inspection categories included Assembly, Educational, Factory, Fitout, Institutional, Mercantile, Storage and Other.

The Plans Examiner and building inspectors conducted 3,944 reviews compared with 4,210 plan reviews in 2003. Most of these reviews (78%) were for residential developments. Business reviews accounted for 15% of all the reviews in 2004. The review types were as follows: 1638 building detail, 1160 electrical, 942 plumbing and 204 other reviews.

Highlights of 2004

Ivan Recovery



Figure 15: Electrical Meter with a post Ivan approval sticker



Figure 16: One of the many buildings assessed by structural inspectors.

The Central Planning Authority and Planning Department played a critical role in the recovery efforts after hurricane Ivan. Despite the loss of offices at the Tower Building, just two days after the storm, Department staff gathered at the Chamber of Commerce and began organizing recovery efforts. Volunteers with electrical, plumbing and structural knowledge were recruited and gathered to be deployed throughout the Island for recovery efforts.

The electrical inspectors coordinated efforts with Caribbean Utilities Company to restore power to central George Town and later carried out the plan to redistribute power Island wide. The electrical inspectors and volunteer electricians assessed structures to ensure that power

could be reconnected safely. Approval stickers were placed on electrical meters to show that structures had passed inspection. Electrical inspections island wide were completed by the end of November 2004. In total there 6,567 structural inspections, 950 plumbing inspections and 9,848 electrical inspections.

Building inspectors and structural volunteers were deployed to inspect structural integrity and to assess and rate the damage of structures and their contents. Additionally, the cost of the damage was estimated. Preliminary results show that 85% of all buildings received damage. These assessments will continue into 2005.

Business As Usual

Following Hurricane Ivan the Planning Department resumed business as usual in early October when it moved to the Queensgate Building on South Church Street. Here the Department was primarily accepting and processing applications for residential development. At this time the Central Planning Authority also began considering new applications. As early as October 12th, Certificates of Occupancy were being granted and by October 15th building permits were being issued. In November, the Department was fully functional and once again began accepting all applications.

Despite the appearance of the Tower Building, very few of the Department's files and records were lost in the storm. Some files however did get wet and are presently being restored by National Archives. In fact, the majority of files are stored and in order at the Department's new warehouse.

The quick recovery by the Department can be accredited to devoted staff and the hurricane preparation plan that was carried out prior to Ivan's arrival on Thursday September 9th.

Highlights of 2004

Volunteers Recognised

On December 16th 2004, the Department held its annual Christmas party and took the opportunity to recognise the volunteers that assisted with the recovery efforts. The awards were presented by Leader of Government Business the Hon. McKeeva Bush, OBE, JP, Deputy Permanent Secretary of the Ministry of Planning, Communications, District Administration and Information Technology, Christine Maltman, Chairman of the Central Planning Authority A.L. Thompson and Director of Planning Kenneth Ebanks. A total of 46 inspectors and volunteers were recognised including two U.S. volunteers Mr. Don Hurst and Mr. Mark Abraham.



Figure 17: Hon McKeeva Bush, OBE, JP



Figure 18: Volunteers Recognised at the Annual Christmas Party

Planning Relocates

For the Planning Department 2004 will be remembered as the year the Department was forced to relocate from its home of 20 years to various temporary accommodations after the Tower Building was severely damaged during Hurricane Ivan.

Immediately after the hurricane a base of operations was established in the Chamber of Commerce conference room from which early post-Ivan work was centered and coordinated.

Operations were based at the Chamber until the 1st of October when the Department relocated to the 5th floor of Queen's Gate House, on a temporary basis.

As with moving any Department of its size, this was not an easy task; as relocating involved moving decades of files and accumulated paper work along with equipment and furniture.

Once at Queen's Gate House the goal was to bring some semblance of normality back to the development indus-

try and to this end limited services were resumed.

As a matter of urgency, warehouse was rented and a file storage system instituted to handle the Department's large volume of application records, to ensure that files would be available to persons seeking copies of plans to evaluate their remaining structure and to start repairs.

On November 1st the Department moved into accommodations at the Grand Pavilion Commercial Centre where it has remained.

Future plans call for the Department to relocate to the Regatta Office Park (formerly Safe Haven) in late March '05.



Figure 21: View from Planning's temporary office in Queensgate House



Figure 19: Planning Department offices after Ivan



Figure 20: Planning Department offices after Ivan

Highlights of 2004

Aggregate Policy

The Central Planning Authority (CPA) unveiled its long anticipated policy to deal with the review of applications regarding the extraction and importation of aggregate under the slogan of “Balancing the Need for Development with Preservation of the Natural Environment.” Its statement of purpose is:

To reduce environmental and natural resource loss associated with quarry operations whilst ensuring the continuing availability of quality construction aggregate and fill material for future development at a reasonable cost.



Figure 22: Central Planning Authority Aggregate Policy

Building on the work done by CH2M HILL in the Study on the Provision of Construction Aggregate and Fill, the CPA adopted a policy that sought to address aggregate related issues within the framework of the following seven policy goals:

1. Strategies
 - A. Facilitate a long-term aggregate importation strategy.
 - B. Locate quarries in areas with reduced risk of environmental impacts.
2. Optimize quarry productivity.
3. Manage the number of quarries.
4. Revise the quarry applications, licensing and monitoring processes.
5. Encourage development tech-

niques that require less aggregate than current practices.

6. Employ development techniques requiring less fill.
7. Sustainable Development Planning and the need to balance the natural and built environment.

A “Quarry Siting and Excavation Criteria Map” which delineated areas suitable for quarrying as well as those that should be excluded was established. The classification of some sites was controversial as some sites were deemed sensitive and others deserved special protection.

With this policy in hand the CPA is now able to move forward in the review of aggregate related applications many of which had been placed on hold for over a year pending the development and adoption of this policy.

The policy was endorsed by Cabinet on July 26, 2004.



Figure 23: Quarry Siting and Excavation Criteria Map

Highlights of 2004

Super Tuesday

The new “Super Tuesday” Policy introduced to reduce the processing time for Houses, Duplexes, Pools and other routine matters continued to be a successful program in 2004. The program was introduced in April of 2003 and the first year ended with 47 projects valued at \$6.3M. In 2004 there were 58 Super Tuesday projects in the first quarter alone and a total of 179 projects total for the year. These projects were valued at \$32M.

New Application Forms

In March of 2004 the Department revamped all of its application forms to a more user-friendly and less arduous format. These new forms are much more simplified as they offer check boxes where possible, rather than blanks to be filled in and require only the most critical information. Forms are available on the Department website at www.planning.gov.ky/development/applications.html and downloadable for use with Adobe Acrobat Reader.

Planning Website Sees Additional Growth in 2004

The Department's website has been online since January 2001 and has continued to grow in popularity ever since. The Department would like to encourage the continued use of the site and recommend that if you haven't used it yet to give it a try. You may find that you save yourself a trip to the Planning Department. Its popularity continues to grow with 73,074 hits in 2002 and 132,033 hits in 2003. In 2004 it had a new all time high with 180,400 hits. Annual Reports, Development Plan information and the Cayman Brac Sustainable Development Recommendations as well as all the most up-to-date applications/forms can be found on the site. For details go to www.planning.gov.ky.

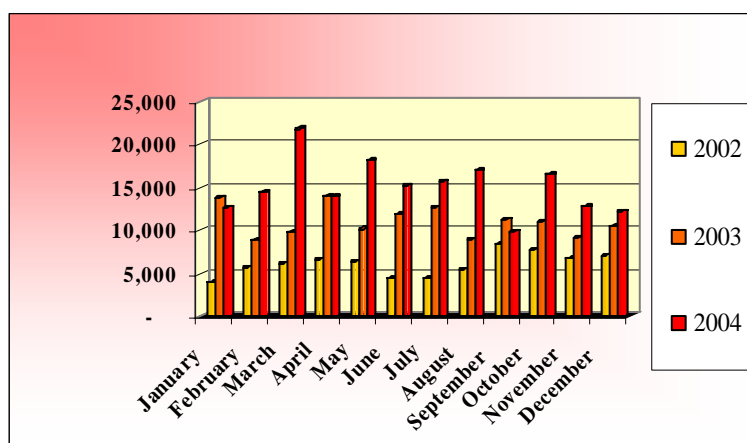


Figure 24: Planning Department Website Hits 2002 through 2004

Application Approvals

Summary of Application Approvals

The number of applications approved in all three islands was down by 10% with 1,113 applications approved in 2004 compared with 1,243 approved in 2003. The value of approvals increased by 72% with \$470M approved in 2004 compared with \$273.9M approved in 2003. It should be noted that prior to Ivan the first two quarters of 2004 in Grand Cayman established new highs in development applications processed. The first quarter demonstrated an 18% increase in number of approvals and a 33% increase in value of approvals while the second quarter demonstrated increases of 8% and 233% respectively.



Figure 25: Private Residence

Sector

Houses

The housing market had a strong performance, with 359 approvals valued at \$67.4M. In 2003 there were 385 houses approved with a value of \$80M. The 2004 figures represent a decrease of 7% and 16% respectively. The average house size decreased from 2284 sq. ft. in 2003, to 2037 sq. ft. in 2004, and the average value decreased from \$207,899 to \$187,975. The most expensive house was 12,549 sq. ft., valued at \$2.5M.



Figure 26: Coco Retreat

Apartments

The number of apartments dropped from 129 to 111 or by 14% while the value increased from \$65.9M to \$153.7M a total of 133%. These 111 apartment projects (duplexes included) contributed 855 units, compared with 528 units in 129 apartment projects in 2003.

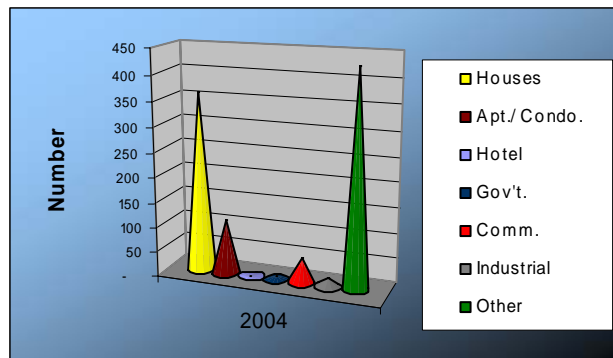


Figure 27: Number of Planning Approvals by Sector

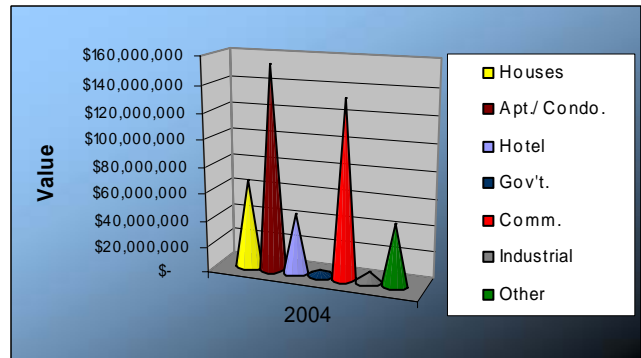


Figure 28: Value of Planning Approvals by Sector

Application Approvals

Hotel

There was one hotel project approved in 2004, the first project in this sector since the 5 changes and additions to hotels that occurred in 2002. The application was made by Anchor Point Resorts Ltd for the district of East End.

Government

Government's 6 projects valued at \$3.9M represented a 50% and 93% decrease respectively compared with the 12 projects valued at \$55M in 2003. The most significant projects were the MRCU office building and the new George Town Library.

Commercial

In 2004, the 52 commercial projects valued at \$133.2M represented a decrease of 22% and an increase of 360% respectively. In 2003, there were 67 projects valued at \$29M. The larger 2004 projects (\$1 million or more in value) are depicted in Table 2:



Figure 29: Plaza Venezia



Figure 30: Cayman Shores Development Ltd.

APPLICANT	DESCRIPTION	VALUE	AREA (sq.ft.)
CAYMAN SHORES DEVELOPMENT LTD	OFFICE BUILDING	\$ 38,000,000	312,648
CAYMAN SHORES DEVELOPMENT LTD	COMMERCIAL BUILDING BLOCK (2PS)	\$ 34,000,000	243,428
CAYMAN SHORES DEVELOPMENT LTD	COMMERCIAL BUILDING BLOCK (3)	\$ 18,000,000	99,400
CAYMAN SHORES DEVELOPMENT LTD	MIXED USE RETAIL OFFICE .	\$ 12,000,000	70,033
PORT AUTHORITY	CRUISESHIP TERMINAL AND RETAIL BUILDING	\$ 10,000,000	28,608
OBM LIMITED	COMMERCIAL BUILDING	\$ 4,164,050	42,210
PLAZA VENEZIA	COMMERCIAL BUILDING	\$ 1,900,000	29,450
HYATT REGENCY	CONFERENCE CENTRE	\$ 1,400,000	9,525
ACORN PROPERTIES	ADDITION TO COMMERCIAL BUILDING	\$ 1,300,000	9,705
LE HABITAT LTD	COMMERCIAL BUILDING	\$ 1,238,000	17,316
ANDREAS UNGLAND	AUTOMOTIVE MUSEUM	\$ 1,000,000	11,582
CABLE & WIRELESS	GENERATOR BUILDING	\$ 1,000,000	1,194

Table 2: Commercial Projects over \$1M in value

Industrial

Approved projects in the industrial sector decreased 50% to 17 while the value increased 3% to \$7.3M. In 2003 there were 34 projects valued at \$7.1M. A variety of industrial uses were approved from warehouses to gas stations.



Figure 31: Turtle Farm

Application Approvals

Other

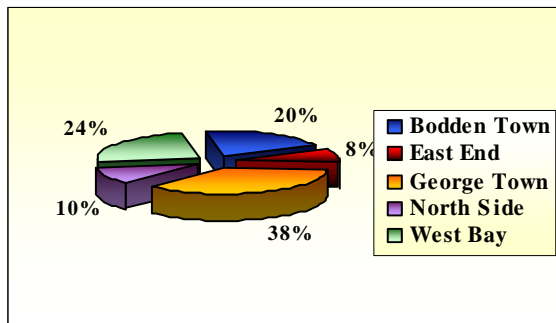


Figure 32: Percentage of Subdivisions approved by district

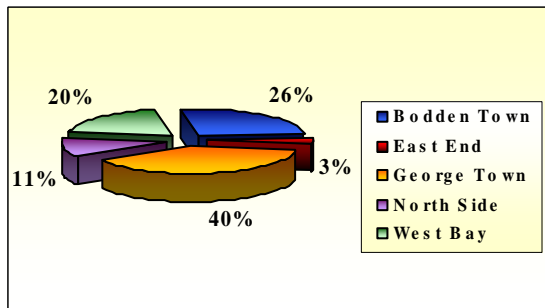


Figure 33: Percentage of lots approved by district

Subdivisions

A total of \$12.8M in subdivision applications were approved in 2004. Out of the 49 applications approved, 33 were for subdivisions of less than 6 lots and the remaining 16 were for 6 lots or more. These subdivisions created a total of 639 new lots. Minor subdivisions accounted for 98 lots, and major subdivisions accounted for 541 lots. In 2003, there were 58 approved subdivisions valued at \$6.6M and a total of 651 lots.

Swimming Pools

Pools were the most active "Other" category with approximately 111 valued at \$4.3M. The majority of pools were for single-family residences. A total of 125 pools valued at \$4.3M were approved in 2003.

Signs

There were 44 sign applications approved, valued at \$279,081 in 2004, compared with 39 approved at \$191,745 in 2003.

Modification

There were 83 applications valued at \$6.9M to modify Central Planning Authority Approvals in 2004. This was a decrease in number and increase in value from 2003's 113 modifications valued at \$4.3M. Approximately 42% of these applications were changes in overall square footage, while the remainder were changes to the site plan or changes regarding Central Planning Authority conditions of approval.

Fences and Walls

There were 34 applications for fences and walls in Grand Cayman valued at approximately \$417,731. In 2003, 52 walls and fences were approved at \$2.1M.

Other

Projects in this sector included antennas, cabanas, docks, excavations, institutional, land clearing, seawalls, storage sheds, and tents. In total there were 106 of these applications valued at \$21M.

Application Approvals

District

This year as with past years, George Town was host to the majority of developments with 431 approvals valued at \$267.6M, accounting for 44% and 59% of respective Grand Cayman totals. While the number of approvals dropped by 4% the value increased by 64%.

As in 2003, Bodden Town had the second largest number and third largest value, decreasing by 10% and increasing 97% respectively. The district saw 249 applications approved, valued at \$57.8M

West Bay was close behind with 212 approvals and a value that exceeded Bodden Town's at \$69.3M. While the number of approvals was down by 17%, the value of approvals was up 55%.

East End's 37 approvals decreased by 38%, and their value increased to \$49.8M, an increase of 221% from 2003.

North Side's 44 approvals decreased by 52% from 2003 and the value decreased to \$11.8M, or by 15%.

Cayman Brac had 110 approvals an increase of 12% from 2003 and the value increased to \$10.8M or by 96%. Little Cayman also had increases in number and value of approvals with 30 approvals valued at \$2.9M increases of 114% and 51% respectively.

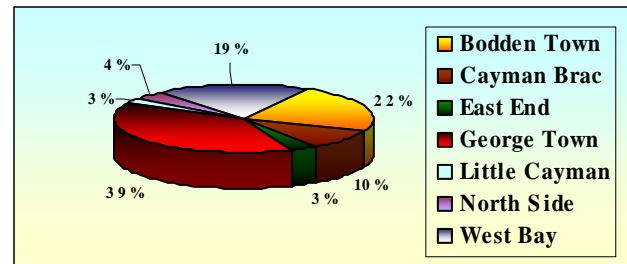


Figure 34: Percentage of Number of Approvals by District

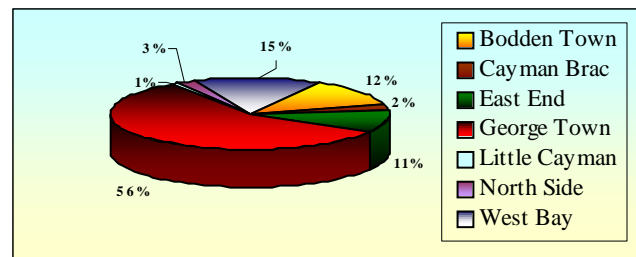


Figure 35: Percentage of Value of Approvals by District

Administrative Approvals

Seven years ago, the Director of Planning was delegated the authority to approve applications administratively and this delegation has proven to be very successful. In 2003 the Director's delegated authority was enhanced to allow for the administrative processing of duplexes and temporary banners. In 2004, 49.5% of all Grand Cayman applications were approved administratively. These 482 applications valued at \$71.4M represented an 11% and a 16% increase respectively. Of these approvals, 351 were for houses and duplexes. The remaining 131 fell into the Other Sector including pools, sheds, fences and other routine matters.

Building Permits Issued

Sector



Figure 36: Swara Properties Ltd.

A total of 754 building permits valued at \$142M were issued in 2004 compared with 871 valued at \$177.6M in 2003. The number decreased 13% and the value decreased 20%. Most permits were issued for the houses sector with a total of 341 or 45% valued at \$66.8M. There were 145 issued for apartments and 26 issued for the commercial sector. The industrial sector had 42, and Government accounted for 8 of the permits issued. The remaining 192 fell into the other category including assembly, institutional, fitout and educational.



Figure 37: NCB Development, Residence in Crystal Harbour

District

In 2004, George Town remained the leader in number of building permits issued with 337 permits valued at \$70.2M. Bodden Town was second, with 201 permits valued at \$26.4M, and West Bay third, with a total of 152 permits issued valued at \$30.6M. There were 33 granted for North Side and 31 for East End with values of \$7.3M and \$7.6M respectively.

Quarter

As with Planning Approvals, building permits demonstrated a very strong start in 2004. Of all the permits issued, 32% were in the first quarter and 37% in the second quarter. The remaining 31% were issued in the 3rd and 4th quarters.

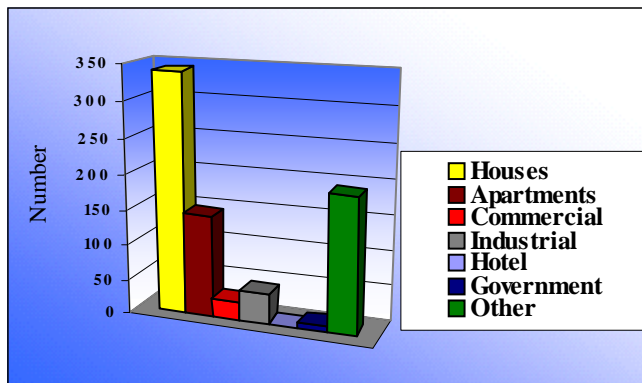


Figure 38: Number of Building Permits Issued by Sector

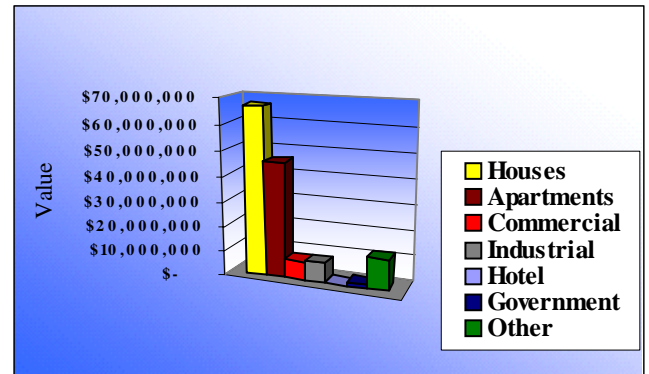


Figure 39: Value of Building Permits Issued by Sector

Certificates of Occupancy

Sector

Certificates of Occupancy (COs) issued in 2004 totalled 334 with a value of \$66.6M, compared with 341 valued at \$73.3M in 2003. Houses comprised 197 of these CO's and a value of \$36.9M. The next largest sector was the apartment sector (including duplexes) with 80 granted in 2004 valued at \$21.9M. The third highest sector was other with 39 COs granted valued at \$848,630. There was also 1 hotel CO issued at \$4.4M commercial, and 2 industrial COs granted at \$163,000.



Figure 40: Olivia's Cove Phase II

District

Much like planning approvals, Certificates of Occupancy carried over the same district patterns. George Town had the most issued with a total of 126 valued at \$28.6M. Bodden Town was granted 109 COs valued at \$15.9M. West Bay had 72 with a value of \$12.4M. North Side had 15, and East End had 12 with respective values of \$2.6M and \$7.2M.



Figure 41: Frank Hall Homes, Residence on Smith Road

Quarter

The second quarter was the largest for issuance of COs. There were 115 COs in the second quarter and the first quarter was close behind with 104 COs. The third and fourth quarters fell with only 73 and 42 COs respectively.

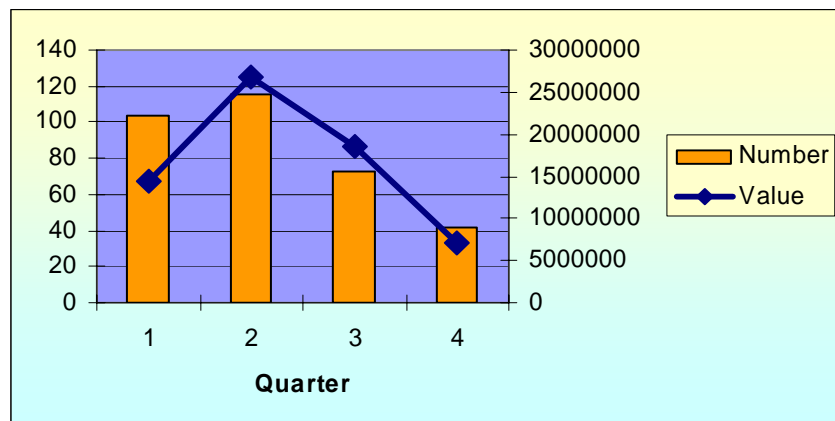


Figure 42: Number and Value of Certificates of Occupancy granted by Quarter

Policy Development Initiatives

George Town Area Plan

In 2004 the Policy Development staff completed the input component of the George Town Area Plan. As part of the review of the Development Plan, it was recognized that additional issues need to be addressed on a district level, as such the plan intends to provide a basis for the

improvement of the district's waterfront and downtown as well as identify and resolve land-use issues for the district as a whole. Contributions were obtained from numerous agencies, organizations and committees to assist in directing the scope and content of the plan.



Figure 43: George Town Waterfront

Changes to the Regulations and Laws

Several changes and proposals to change the Laws and Regulations were drafted in 2004. The Central Planning Authority has forwarded these changes to the Ministry of Planning, Communications, District Administration and Information Technology for consideration by Cabinet and the Legislative Assembly. Issues included revision to the third schedule of the Development and Planning Regulations and items related to national disaster policies.

Training/Conferences

American Planning Association

The annual American Planning Association's (APA) National Planning Conference 2004 was held in Washington D.C from April 24-28, at which the APA celebrated its 25th anniversary.

2004 saw eight members from the Central Planning Authority, three members of staff and a member of the Development Control Board for the Sister Islands attended the conference. The Honourable Minister for Planning along with her Administrative Officer were also in attendance.

The conference presented a great opportunity for department staff, CPA members, ministry staff and the Hon. Minister to interact and to attend presentations and seminars which lead to many hours of lively debate and discussions.

A wide range of seminars, presentations and mobile workshops were attended that covered material on New Urbanist Codes, special issues

relating to Resort Communities, Tourism Based Economies, and Affordable Housing.

All those in attendance agreed that the conference provided them with new insights into the realm of planning. For board members it allowed them an opportunity to educate themselves on the processes and roles of planning. As for staff it was a great opportunity to update old skills and to acquire new ones.



Figure 44: 2004 APA Conference Attendees in Washington D.C. From left to right, Melgreen Reid, Troy Whittaker, A.L. Thompson, Jr. (Chairman), Fred Whittaker, Kenneth Ebanks (Director of Planning), Haroon Pandohie, Hon. Minister Juliana O'Conner-Conolly, Robert Lewis, Ray Hydes, and Rex Miller

Training

The Department had limited training scheduled for 2004, however, much of it had to be cancelled due to the importance of the Hurricane Ivan recovery operations. The Assistant Director of Planning (Current Planning), Robert Lewis, left for Florida

Atlantic University in December to pursue a Masters in Urban and Regional Planning.

Appeals, Revenue and Expenditure

Appeals

In 2004, there were 20 appeals against Central Planning Authority decisions compared with 17 in 2003. As of December 31, 2004, no hearings of the Planning Appeals Tribunal had been scheduled, but two of the appeals had been withdrawn.

Department Revenue

There were \$2.6M in fees collected by the Planning Department in 2004 compared with \$1.7M in 2003, an increase of 56%. The distribution was as follows: \$1.1M in Planning Application Fees, \$698,450 in Building Permit Fees, \$842,694 in Infrastructure Fees and \$12,181 in Miscellaneous Fees.

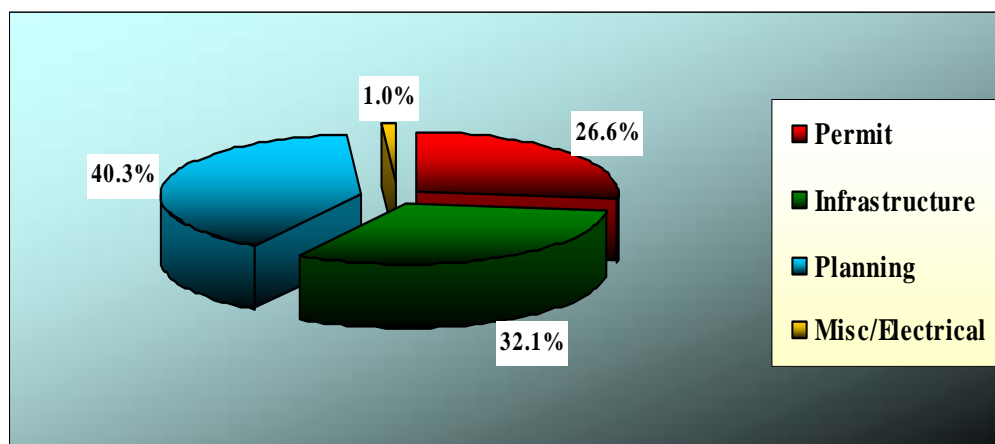


Figure 45: Department Revenue 2004

Department Expenditure

Expenditure for 2004 totalled \$2M, a 4% decrease from 2003's expenditure of \$2.1M. The year resulted in a net gain of \$0.6M.

Conclusion

The Central Planning Authority and Development Control Board experienced a challenging year in 2004. Hurricane Ivan not only tested structures island wide but challenged the Central Planning Authority to arrive at new policies that will both mitigate the impacts of future disasters and aid those affected by Hurricane Ivan.

While applications were down compared to 2003 the Central Planning Authority witnessed strong growth in the first three quarters in 2004. Meanwhile the Development Control Board saw substantial increases in development in both Little Cayman and Cayman Brac.

The Department continued its efforts to improve efficiency and this year it processed a record number of applications administratively. Additionally it processed almost four times as many "Super Tuesday" applications as in 2003.

During this trying year for all of the Cayman Islands, the Central Planning Authority, Development Control Board and Planning Department persevered and rose to the occasion. Each member contributed and excelled at solving the problems at hand in order to help deliver a full recovery.



A. L. Thompson Jr.
Chairman, CPA



Ernie Hurlstone
Chairman, DCB



Kenneth S. Ebanks
Executive Secretary, CPA

Appendix

SECTORS	2000		2001		2002		2003		2004		% Change 2004 vs. 2003	
	NO	VALUE	NO	VALUE	NO	VALUE	NO	VALUE	NO	VALUE	NO	VALUE
Houses	369	\$ 63,311,256	309	\$ 54,150,167	327	\$ 60,629,078	385	\$ 80,041,236	359	\$ 67,483,006	-7%	-16%
Apt./Condo.	96	\$ 90,571,013	79	\$ 44,457,993	88	\$ 81,985,417	129	\$ 65,875,589	111	\$ 153,684,330	-14%	133%
Hotel*	1	\$ 75,000,000	3	\$ 1,735,000	5	\$ 9,699,091	-	\$ -	1	\$ 45,000,000	100%	100%
Gov't.	21	\$ 20,976,720	7	\$ 835,000	4	\$ 819,000	12	\$ 55,050,500	6	\$ 3,879,000	-50%	-93%
Comm.	34	\$ 21,181,445	45	\$ 18,033,235	83	\$ 48,944,580	67	\$ 28,953,981	52	\$ 133,223,770	-22%	360%
Industrial	16	\$ 14,409,450	11	\$ 5,475,000	17	\$ 9,867,570	34	\$ 7,104,669	17	\$ 7,340,771	-50%	3%
Other	511	\$ 24,687,976	442	\$ 24,415,830	424	\$ 24,353,071	504	\$ 29,432,302	427	\$ 45,697,660	-15%	55%
TOTAL	1048	\$ 310,137,861	896	\$ 149,102,225	948	\$ 236,297,807	1131	\$ 266,458,276	973	\$ 456,308,537	-14%	71%

Table 3: Number and Value of Planning Approvals by Sector 2000 to 2004 Grand Cayman, *2002 Hotel Sector reflects hotel additions and renovations only

Sector	2001		2002		2003		2004		2003	2004	% Change 2004 vs. 2003
	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac			
Houses	6	35	6	15	4	25	7	29	29	36	24%
Apt./Condo.	3	4	0	2	1	2	0	1	3	1	-67%
Hotel	0	0	0	0	0	0	0	0	0	0	0%
Government	0	5	1	4	1	3	1	10	4	11	175%
Commercial	3	6	0	2	1	13	2	11	14	13	-7%
Industrial	1	2	2	7	0	2	0	4	2	4	100%
Other	11	35	16	58	7	53	20	55	60	75	25%
Totals	24	87	25	88	14	98	30	110	112	140	25%

Table 4: Number of Planning Approvals by Sector 2001 to 2004 Sister Islands

Sector	2001		2002		2003		2004		2003	2004	% Change 2004 vs. 2003
	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac			
Houses	\$ 1,424,000	\$ 3,878,824	\$ 1,035,000	\$ 2,191,504	\$ 1,445,000	\$ 2,671,480	\$ 1,592,540	\$ 5,053,355	\$ 4,116,480	\$ 6,645,895	61%
Apt./Condo.	\$ 1,735,000	\$ 1,073,728	\$ -	\$ 215,000	\$ 108,000	\$ 684,262	\$ -	\$ 134,400	\$ 792,262	\$ 134,400	-83%
Hotel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Government	\$ -	\$ 2,120,400	\$ 7,000	\$ 317,000	\$ 29,820	\$ 47,000	\$ -	\$ 333,500	\$ 76,820	\$ 333,500	334%
Commercial	\$ 277,500	\$ 853,500	\$ -	\$ 324,500	\$ 230,000	\$ 1,130,000	\$ 1,205,000	\$ 890,500	\$ 1,360,000	\$ 1,895,500	39%
Industrial	\$ 40,000	\$ 1,100,000	\$ 740,624	\$ 477,336	\$ -	\$ 375,000	\$ -	\$ 4,018,000	\$ 375,000	\$ 4,018,000	971%
Other	\$ 117,000	\$ 683,704	\$ 1,744,370	\$ 574,690	\$ 138,000	\$ 590,725	\$ 139,500	\$ 565,670	\$ 728,725	\$ 705,170	-3%
Totals	\$ 3,593,500	\$ 9,710,156	\$ 3,526,994	\$ 4,100,030	\$ 1,950,820	\$ 5,498,467	\$ 2,937,040	\$ 10,795,525	\$ 7,449,287	\$ 13,732,565	84%

Table 5: Value of Planning Approvals by Sector 2001 to 2004 Sister Islands

Appendix

Districts	2000		2001		2002		2003		2004		% Change 04-03	
	No.	Value*	No.	Value*	No.	Value*	No.	Value*	No.	Value*	No.	Value
Bodden Town	246	\$ 33,348	197	\$ 33,553	201	\$ 27,728	277	\$ 29,322	249	\$ 57,821	-10%	97%
East End	88	\$ 97,474	51	\$ 17,328	38	\$ 4,146	60	\$ 15,514	37	\$ 49,771	-38%	221%
George Town	439	\$ 121,019	399	\$ 70,459	401	\$140,300	449	\$163,056	431	\$ 267,596	-4%	64%
North Side	54	\$ 5,012	53	\$ 6,365	57	\$ 8,278	91	\$ 13,818	44	\$ 11,811	-52%	-15%
West Bay	221	\$ 53,284	196	\$ 21,397	251	\$ 55,845	254	\$ 44,749	212	\$ 69,310	-17%	55%
GC Total	1048	\$ 310,137	896	\$149,102	948	\$236,297	1131	\$266,459	973	\$ 456,309	-14%	71%
Cayman Brac	110	\$ 9,857	87	\$ 9,710	88	\$ 4,100	98	\$ 5,498	110	\$ 10,796	12%	96%
Little Cayman	15	\$ 2,524	24	\$ 3,594	25	\$ 3,527	14	\$ 1,951	30	\$ 2,937	114%	51%
Sister Islands												
Total	125	\$ 12,381	111	\$ 13,304	113	\$ 7,627	112	\$ 7,449	140	\$ 13,733	25%	84%
Grand Total	1,173	\$ 322,518	1,007	\$162,406	1,061	\$243,924	1,243	\$273,908	1,113	\$ 470,042	-10%	72%

Table 6: Number and Value of Planning Approvals by District 2000 to 2004 (all Districts) *Value in Thousands

ANTENNA	Number	10
	Value	\$ 916,950.00
CONTAINER	Number	1
	Value	\$ 2,500.00
DOCKS	Number	28
	Value	\$ 1,747,000.00
EXCAVATION	Number	6
	Value	\$12,540,118.00
FENCE/WALL	Number	34
	Value	\$ 417,731.00
GAZEBO	Number	17
	Value	\$ 328,460.00
INSTITUTIONAL	Number	8
	Value	\$ 4,275,630.40
LANDCLEARING	Number	6
	Value	\$ 122,500.00
MODIFICATION	Number	83
	Value	\$ 6,926,742.00
OTHER	Number	12
	Value	\$ 473,800.00
PHONE BOOTH	Number	1
	Value	\$ 3,000.00
POOL	Number	111
	Value	\$ 4,272,297.56
SEA WALL	Number	7
	Value	\$ 186,000.00
SHED	Number	8
	Value	\$ 321,500.00
SIGN	Number	44
	Value	\$ 279,080.88
SUBDIVISION	Number	49
	Value	\$12,829,350.00
TENT	Number	2
	Value	\$ 55,000.00

Table 7: Number and Value of Planning Approvals Other Sector

Hits/Month	2002	2003	2004	% Change 2004-2003
January	3,936	13,829	12,702	-8%
February	5,741	8,867	14,389	62%
March	6,106	9,802	21,807	122%
April	6,656	13,910	13,974	0%
May	6,416	10,170	18,112	78%
June	4,388	11,851	15,199	28%
July	4,358	12,639	15,752	25%
August	5,413	8,896	17,025	91%
September	8,420	11,323	9,902	-13%
October	7,832	11,092	16,543	49%
November	6,715	9,187	12,777	39%
December	7,093	10,467	12,218	17%
Total	73,074	132,033	180,400	37%

Table 8: Planning Department Website: Number of Hits/ Month 2002-2003

Appendix

Subdivisions	Bodden Town	East End	George Town	North Side	West Bay	Total
Major	5	1	5	1	4	16
Minor	5	3	13	4	8	33
Total	10	4	18	5	12	49

Table 9: Subdivision Approvals by District 2004

Lots Created	Bodden Town	East End	George Town	North Side	West Bay	Total
Major	150	9	216	61	105	541
Minor	18	11	36	10	23	98
Total	168	20	252	71	128	639

Table 10: Subdivision lots approved by District 2004

Quarter	1	2	3	4	Total
	130	184	126	42	482
Admin	\$ 19,368,093	\$ 27,858,935	\$ 20,155,038	\$ 3,984,081	\$ 71,366,146
	138	173	143	37	491
CPA	\$ 41,688,249	\$ 187,563,700	\$ 91,681,453	\$ 64,008,988	\$ 384,942,390

Table 11: Number and Value of Approvals 2004: by Approval Type

Super Tuesday					
Number	58	52	56	13	179
Value	\$8,437,041.50	\$10,370,123.70	\$11,505,335.00	\$1,717,479.00	\$32,029,979.20

Table 12: Number and Value of Super Tuesday Approvals by Quarter

Appendix

Sector	2002	2003	2004	2004-2003 % Change
Houses	283	375	341	-9%
Apartments	114	211	145	-31%
Commercial	61	35	26	-26%
Industrial	14	19	42	121%
Hotel	14	5	0	-100%
Government	3	21	8	-62%
Other	116	205	192	-6%
Total	605	871	754	-13%

Table 13: Number of Building Permits Issued by Sector 2002 to 2004

Sector	2002	2003	2004	2004-2003 % Change
Houses	\$ 46,328,322	\$ 67,000,594	\$ 66,830,385	0%
Apartments	\$ 50,898,467	\$ 45,713,712	\$ 46,052,711	1%
Commercial	\$ 22,768,371	\$ 15,595,680	\$ 7,515,302	-52%
Industrial	\$ 4,930,320	\$ 20,335,816	\$ 7,943,499	-61%
Hotel	\$ 111,450,952	\$ 9,792,910	\$ -	-100%
Government	\$ 323,007	\$ 4,149,500	\$ 1,175,000	-72%
Other	\$ 6,213,880	\$ 14,991,745	\$ 12,506,116	-17%
Total	\$ 242,913,318	\$ 177,579,956	\$ 142,023,013	-20%

Table 14: Value of Building Permits Issued by Sector 2002 to 2004

Appendix

Year	1	2	3	4	Total
2003	167	234	237	233	871
	\$ 30,726,267	\$ 59,523,907	\$ 49,656,849	\$ 37,672,933	\$ 177,579,956
2004	244	278	184	48	754
	\$ 41,399,610	\$ 52,084,840	\$ 43,804,500	\$ 4,734,063	\$ 142,023,013

Table 15: Number and Value of Building Permits Issued by Quarter 2004

	District					
	BODDEN TOWN	EAST END	GEORGE TOWN	NORTH SIDE	WEST BAY	TOTAL
Number	109	12	126	15	72	334
Value	\$ 15,938,286	\$7,160,778	\$ 28,601,889	\$ 2,570,015	\$12,360,829	\$66,631,797

Table 16: Number and Value of Certificates of Occupancy (COs) granted by District 2004

Appendix

Sector	2002	2003	2004	2004-2003 % Change
Houses	143	171	197	15%
Apartments	50	107	80	-25%
Commercial	15	24	14	-42%
Industrial	3	12	2	-83%
Hotel	1	0	1	NA
Government	1	0	1	NA
Other	36	27	39	44%
Total	249	341	334	-2%

Table 17: Number of Certificates of Occupancy (COs) granted by Sector 2002-2004

Sector	2002	2003	2004	2004-2003 % Change
Houses	\$ 24,943,767	\$ 32,093,411	\$ 36,875,262	15%
Apartments	\$ 18,801,182	\$ 24,173,943	\$ 21,923,315	-9%
Commercial	\$ 2,291,000	\$ 3,949,000	\$ 2,171,590	-45%
Industrial	\$ 4,190,000	\$ 10,122,250	\$ 163,000	-98%
Hotel	\$ 159,600	\$ -	\$ 4,400,000	NA
Government	\$ 23,000	\$ -	\$ 250,000	NA
Other	\$ 1,174,500	\$ 2,962,350	\$ 848,630	-71%
Total	\$ 51,583,049	\$ 73,300,954	\$ 66,631,797	-9%

Table 18: Value of Certificates of Occupancy (COs) granted by Sector 2002-2004

		Quarter				
		1	2	3	4	Total
2003	Number	62	69	92	118	341
	Value	\$ 10,516,323	\$ 16,267,923	\$ 20,315,912	\$ 26,200,796	\$ 73,300,954
2004	Number	104	115	73	42	334
	Value	\$ 14,327,261	\$ 26,754,171	\$ 18,490,931	\$ 7,059,435	\$ 66,631,797

Table 19: Number and Value of Certificates of Occupancy (COs) granted by Quarter 2003-2004

Post Ivan Planning Permission Requirements

Contrary to many post Hurricane Ivan rumours most rebuilding is not exempt from Planning Permission. Additionally, the Planning Department is fully operational and it is recommended that one consult the Department prior to any reconstruction. Failure to obtain permission may result in enforcement action.

There are laws (planning regulations) that govern many of the changes you make to the outside of your home including building walls, fences and other ancillary uses. However, you do not need to apply for planning permission for everything.

A wall or fence where the highest point is not higher than 3'6" does not require planning permission provided that:

- Where such structures extend along a roadway, it is recommended that the setback from the street property line be at least six feet.
- Gates should open inward.
- Gates in driveways should be setback 16 feet from the street property line.
- Walls and fences at intersections should comply with the Roads Law.

According to the Development and Planning Law (2003), the enlargement, improvement or other alteration of a **dwelling house**² does not require planning permission, provided that:

- The square footage of the enlargement does not exceed ten percent (10%) of the square footage of the ground floor of the house;
- The enlargement is single storey only;
- The regulations governing the setback of buildings and coverage of site are upheld;
- The enlargement is an integral part of the existing dwelling house; and
- A notice of intention to construct under this section is forwarded to the Authority.
- Approval of any plumbing and electrical changes is required and inspections are necessary.

For information on density, lot size, setbacks, site coverage and parking provisions, consult with the Planning Department or refer to the relevant section of the Development and Planning Regulations (2003 Revision).

If you are not sure whether you need to apply for planning permission you should contact the Planning Department on 769-7526, Fax 769-2922 or mail to P.O. Box 1036 G.T. Free Pamphlets are also available at the Planning Department, Grand Pavilion Building, or you can obtain the information from our website at www.planning.gov.ky or by mail P.O. Box 1036 G.T.

Planning Laws and Regulations can be purchased at the Legislative Assembly building, P.O. Box 890 G.T.

² Please note: this applies only to a single-family house and does not include separate units, guest houses, cottages, duplexes, apartments, hotels or commercial or industrial developments.

Grand Pavilion Building
West Bay Road

Phone:345-769-7526

Fax:345-769-2922

Email: Planning.Dept@gov.ky

