



2005 Annual Report of the Central Planning Authority and Development Control Board

INSIDE THE ANNUAL REPORT

<i>Builders Bill</i>	14
<i>CPA contributes to Cayman Islands Na- tional Recovery Fund</i>	16
<i>Leader of Government visits CPA</i>	17
<i>2005 Department Fig- ures</i>	26



Visit us @ www.planning.gov.ky

P.O. Box 31206
Seven Mile Beach
Grand Cayman
Cayman Islands

Cayman Islands Government

Central Planning Authority Members

Mr. Dalkeith Bothwell (Chairman)	West Bay
Mr. Attlee Bodden	George Town
Mr. Darrell Ebanks	George Town
Mr. Ernie Hurlstone	Sister Islands (DCB Representative)
Mr. Ray Hydes	Bodden Town
Mr. Trent McCoy	North Side
Mr. Rex Miller	North Side
Mr. Arden Parsons	West Bay
Mr. Chris Phillips	George Town
Mr. Eldon Rankin	George Town
Mr. Owen Rankine	East End
Mr. Robert Watler	Bodden Town
Mr. Fred Whittaker	George Town
Mr. Kenneth Ebanks	Executive Secretary

Development Control Board

Mr. Ernie Hurlstone	Chairman
Mr. Edgar (Ashton) Bodden	Member
Mr. Larry Bryan	Member
Mr. Royce Dilbert	Member
Mr. Garston Grant	Member
Mr. Melgreen Reid	Member
Mr. Delano Lazzari	Member
Mrs. Andrea Stevens	Planning Officer/Executive Secretary
Mrs. Teann Banks	Secretary

2005 Annual Report of the Central Planning Authority and Development Control Board

Lists of Figures and Tables _____	4	Certificates of Occupancy _____	23
Executive Summary _____	5	Sector_____	23
Functions and Responsibilities _____	6	District_____	23
Central Planning Authority_____	6	Quarter_____	23
Development Control Board_____	6	Appeals, Revenue and Expenditure __	24
Planning Department_____	6	Appeals _____	24
<i>Current Planning</i> _____	7	Department Revenue _____	24
<i>Policy Development</i> _____	8	Department Expenditure _____	24
<i>Building Control Unit</i> _____	9	Conclusion _____	25
<i>Finance and Human Resources</i> _____	9	Appendix _____	26
Application Processing _____	10		
Central Planning Authority			
Performance_____	10		
Development Control Board			
Performance_____	12		
Planning Staff Performance_____	13		
BCU Staff Performance_____	13		
Highlights of 2005 _____	14		
Builders Bill_____	14		
CPA donation to Cayman Islands National Re-			
covery Fund_____	16		
Leader of Government visits CPA_____	17		
Application Approvals _____	18		
Summary of Application Approvals_____	18		
Development Sector_____	18		
<i>Houses</i> _____	18		
<i>Apartment</i> _____	18		
<i>Hotel</i> _____	19		
<i>Government</i> _____	19		
<i>Commercial</i> _____	19		
<i>Industrial</i> _____	19		
<i>Other</i> _____	20		
District_____	21		
Administrative Approvals_____	21		
Building Permits Issued _____	22		
Sector_____	22		
District_____	22		
Quarter_____	22		

*Lists of Figures and Tables***Figures**

Figure 1: 2004 and 2005 Quarterly Planning Approvals_____	5
Figure 2: Planning Department Organization Diagram_____	7
Figure 3: Current Planning_____	8
Figure 4: Policy Development_____	8
Figure 5: Building Control Unit_____	9
Figure 6: Finance and Human Resources_____	9
Figure 7: 2005 Central Planning Authority_____	11
Figure 8: Little Cayman Number of Approvals by Sector_____	12
Figure 9: Cayman Brac Number of Approvals by Sector_____	12
Figure 10: Little Cayman Value of Approvals by Sector_____	12
Figure 11: Cayman Brac Value of Approvals by Sector_____	12
Figure 12: Builders Bill Review Committee_____	14
Figure 13: Cayman Islands Recovery Fund_____	16
Figure 14: Hon. Kur Tibbetts, JP visits CPA_____	17
Figure 15: Post-Ivan housing redevelopment_____	18
Figure 16: Lakeland Villas_____	18
Figure 17: Number of Planning Approvals by Sector_____	18
Figure 18: Value of Planning Approvals by Sector_____	18
Figure 19: Savannah Commercial Center_____	19
Figure 20: Percentage of Subdivisions Approved by District_____	20
Figure 21: Percentage of Lots Approved by District_____	20
Figure 22: Percentage of Number of Approvals by District_____	21
Figure 23: Percentage of Value of Approvals by District_____	21
Figure 24: Number of Building Permits Issued by Sector_____	22
Figure 25: Value of Building Permits Issued by Sector_____	22
Figure 26: Mixed Use-Office and Retail_____	23
Figure 27: Number and Value of Certificates of Occupancy granted by Quarter_____	23
Figure 28: Department Revenue 2005_____	24

Tables

Table 1: Central Planning Authority Performance Indicators_____	11
Table 2: Commercial Projects over \$1M in Value_____	19
Table 3: Number and Value of Planning Approvals by Sector 2001 to 2005_____	26
Table 4: Number of Planning Approvals by Sector 2001 to 2005 Sister Islands_____	26
Table 5: Value of Planning Approvals by Sector 2001 to 2005 Sister Islands_____	26
Table 6: Number and Value of Planning Approvals by District 2001 to 2005 (all Districts)_____	27
Table 7: Number and Value of Planning Approvals Other Sector_____	27
Table 8: Planning Department Website Hits/Month 2002-2005_____	27
Table 9: Subdivision Approvals by District_____	28
Table 10: Subdivision Lots Approved by District_____	28
Table 11: Number and Value of Approvals 2004 by Approval Type_____	28
Table 12: Number of Building Permits Issued by Sector 2002 to 2005_____	29
Table 13: Value of Building Permits Issued by Sector 2002 to 2005_____	29
Table 14: Number and Value of Building Permits Issued by Quarter 2003-2005_____	30
Table 15: Number and Value of Certificates of Occupancy (COs) Granted by District 2004-2005_____	30
Table 16: Number of Certificates of Occupancy (COs) Granted by Sector 2002-2005_____	31
Table 17: Value of Certificates of Occupancy (COs) Granted by Quarter 2002-2005_____	31
Table 18: Number and Value of Certificates of Occupancy (COs) Granted by Quarter 2003-2005_____	31

Executive Summary

The year 2005 was a very busy year for this section of the Department with an extremely heavy workload in reviewing both residential and commercial projects. The lasting effects of hurricane Ivan were clearly visible as evidenced in the number of re-build applications and the Department does anticipate a busy 2006 in this regard as many outstanding insurance cases are being resolved. Also, in large part due to hurricane Ivan, the year 2005 was very much a year where planning approvals were sought and construction started with completion dates not expected until 2006/07.

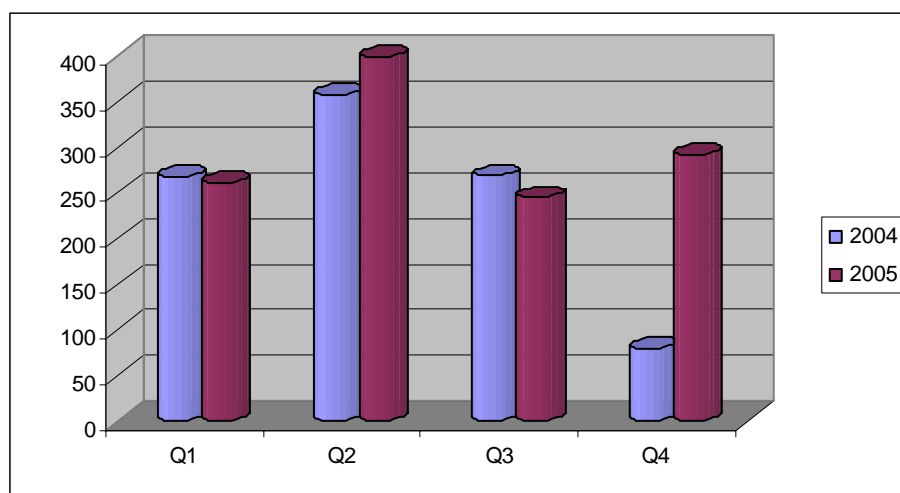


Figure 1: Quarterly Planning Approvals 2004 and 2005

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 2.

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

Functions and Responsibilities



Figure 2: 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.

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.

The tail end of the year saw the employment of a new Compliance Officer responsible for enforcing against illegal development. It is anticipated that the presence and duties of this Officer will significantly reduce the amount of illegal development in the near future.

Functions and Responsibilities

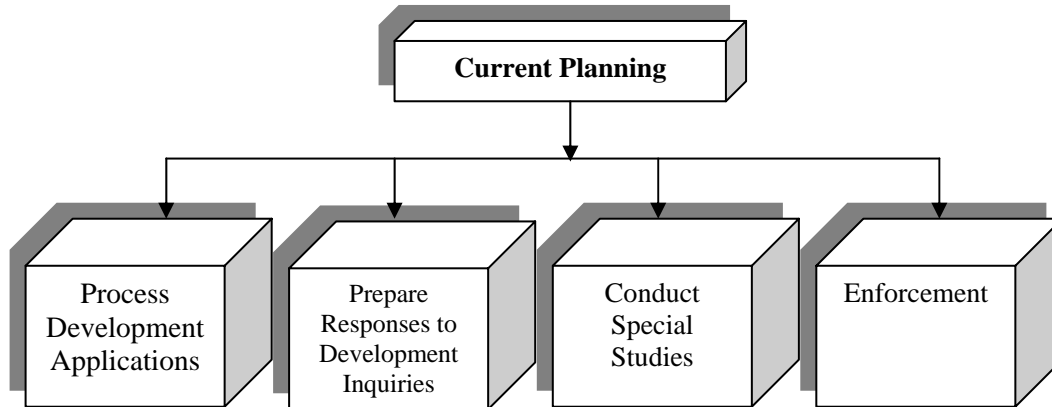


Figure 3: Current Planning Functions and Responsibilities

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).

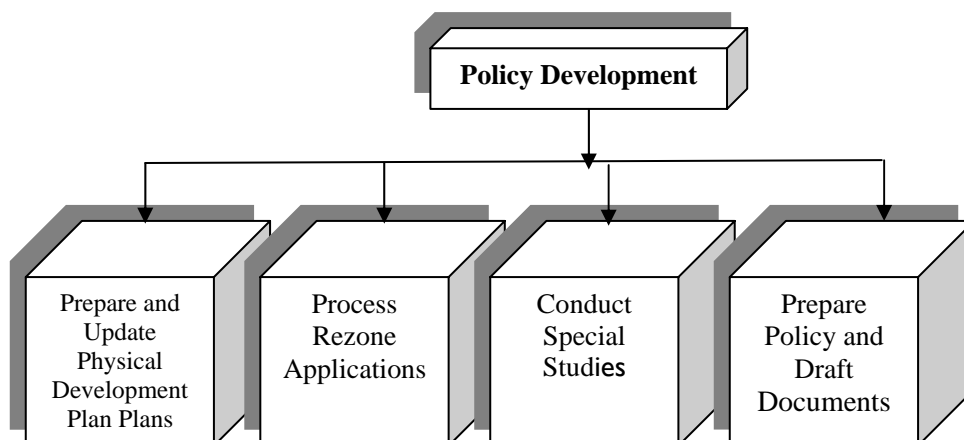


Figure 4: Policy Development Functions and Responsibilities

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.

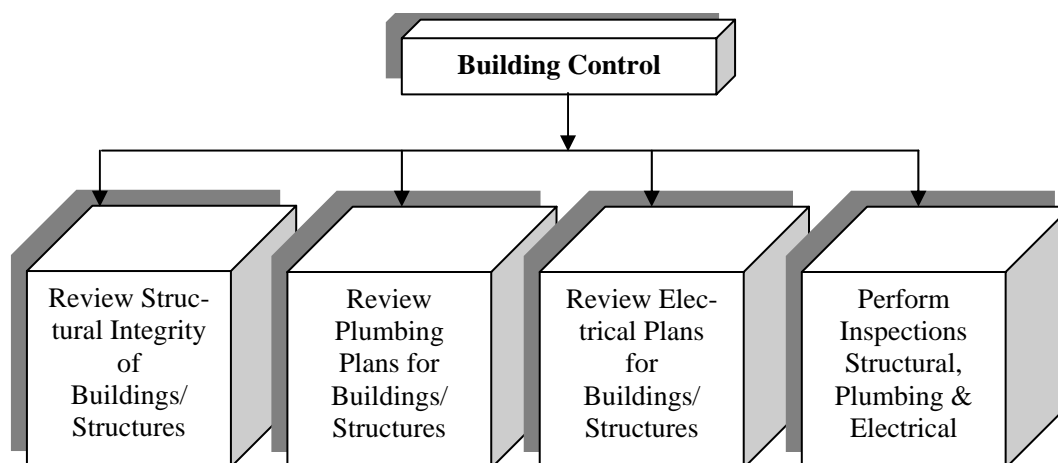


Figure 5: Building Control Functions and Responsibilities

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.

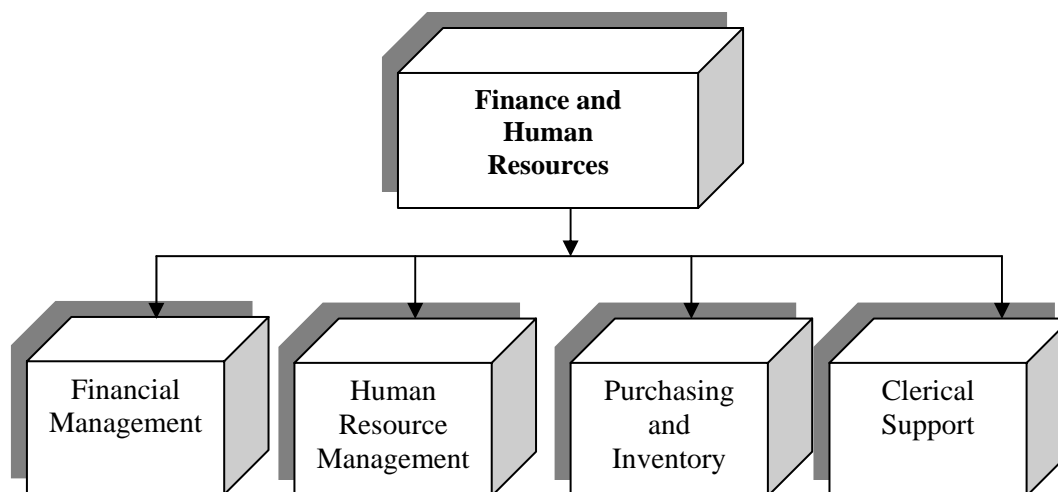


Figure 6: Finance and Human Resources Functions and Responsibilities

Application Processing

Central Planning Authority Performance

The Central Planning Authority (CPA) processed a total of 709 agenda items in the year 2005 compared with 818 in 2004

The number of applications approved by CPA decreased 13% from 2004 with a total of 425 applications. The value of approvals showed a substantial increase for the second year in a row with \$421.2M versus \$384.9M in 2004. The second quarter proved to be the most productive with 36% of all approvals occurring during this time. There were 130 applications adjourned compared with 75 in 2004.

The number of refusals decreased to 17 in 2005, a 19% decrease from the 21 applications refused in 2004.

Enforcements were up by 76% with 37 issued in 2005. The first two quarters were busiest for enforcements, which was primarily a result of unauthorized development following Hurricane Ivan.

Information and Discussion items were down 371%, with 21 items considered in 2005 compared with 73 in 2004. Matters from the Director were also down, with a 53% decrease from 110 in 2004 to 52 in 2005.

The number of appeals decreased to 15 in 2005, down 25% increase from the 20 appeals in 2004.

There were 33 meetings held by the CPA in 2005 with the average attendance being 82%, up 6% from 2004. The members reviewed an average of 21 agenda items per meeting.

Application Processing



Figure 7: 2005 Central Planning Authority

First Row from left to right, Hon. Minister and LOGB Kurt D. Tibbetts, Christine Maltman (Dep. Permanent Secretary) Dalkeith Bothwell (Chairman)

Second Row left to right Rex Miller, Owen Rankine, Kearney Gomez (Permanent Secretary), Darrell Ebanks,

Third Row from left to right, Eldon Rankin, Chris Phillips, Ernie Hurlston (Chairman DCB), Attlee Bodden, Arden Parson, Kenneth Ebanks (Director of Planning), Trent McCoy, Ron Sanderson (Assistant Director, Current Planning)

Performance Indicator	Quarters - Years										% Change 2004-2005
	Q1		Q2		Q3		Q4		TOTALS		
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	
Attendance (Avg.)	10.2	10.5	10.8	10.9	9.7	10.0	9.2	11.0	9.975	10.6	6%
Applications (Approved)	138	110	173	155	143	77	37	83	491	425	-13%
Applications (Adjourned)	14	25	23	28	25	37	13	40	75	130	73%
Applications (Refused)	5	2	11	3	3	3	2	9	21	17	-19%
Enforcements	10	12	2	15	7	4	2	6	21	37	76%
Matters from the Director	25	24	26	16	18	5	41	7	110	52	-53%
Information/Discussion	30	10	18	6	11	2	14	3	73	21	-71%
No. of Appeals	6	0	7	2	7	4	0	11	20	17	-15%
No. of Items	226	183	253	225	215	142	124	159	818	709	-13%
No. of Meetings	8	6	8	9	6	8	9	10	29	33	14%

Table I: Central Planning Authority Performance Indicators

Application Processing

Development Control Board Performance

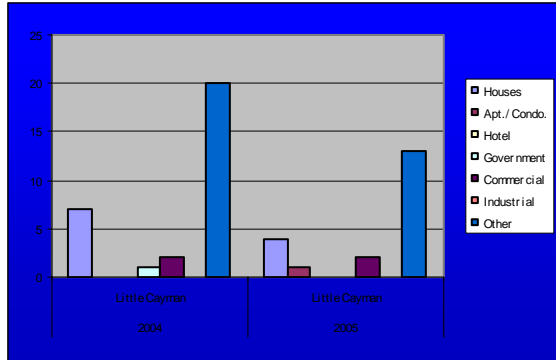


Figure 8: Little Cayman Number of Approvals by Sector

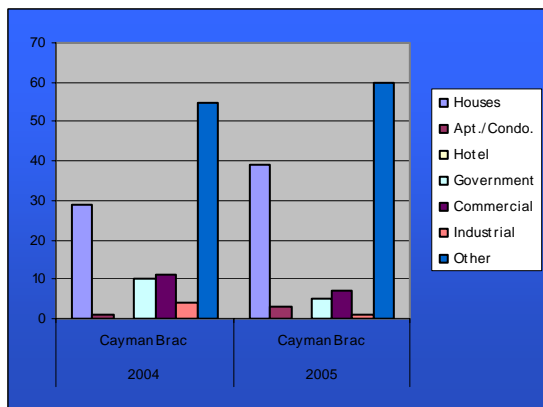


Figure 9: Cayman Brac Number of Approvals by Sector

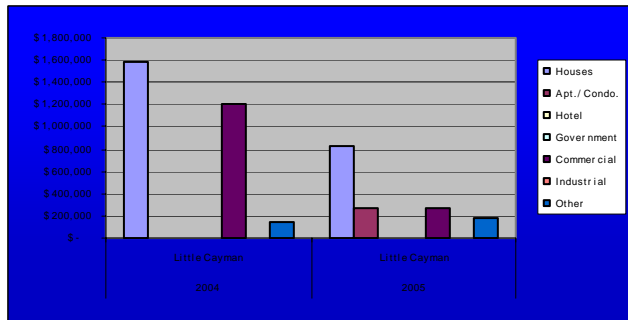


Figure 10 Little Cayman Value of Approvals by Sector

In its 30 meetings in 2005, the Development Control Board (DCB) approved 135 development applications valued at \$9.3M. These figures represented a decrease in total applications by 4% and a decrease of 32% from 2004's 140 applications valued at \$13.7M.

Continuing the trend of 2004, the housing approvals increased by 19% with 43 approvals compared to 36 in 2004. Apartments/Condos saw a 300% increase with four new approvals compared to just one last year. The Hotel sector remained unchanged, with no additional approvals during 2004 or 2005.

Decreases in the number of approvals occurred in the Government sector (-54%), Commercial sector (-31%), Industrial sector (-75%), and other sector (-3%).

Increases occurred in the value of Apartment and Other sectors by respectively by 833% and 11%. The value of the remaining sectors declined in 2005.

In summary, Cayman Brac had an increase in number of applications by 4.5% and a 28% increase in value, while Little Cayman saw decrease of applications by 33% and an decrease in value by 47%.

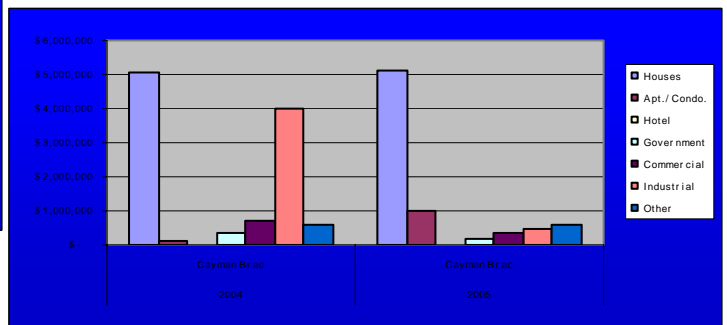


Figure 11 Cayman Brac Value of Approvals by Sector

Application Processing

Planning Staff Performance

On average, the full-time current planning staff members processed 196 applications each in 2005 compared with 211 applications in 2004. Each of these planners on average processed approximately \$83.1M compared with \$63.2M in 2004. A total of 283 reference letter applications for Trade and Business Licences were processed to determine if proposed businesses required planning permission compared to 279 in 2004. In addition, current planners completed a large number of “due

diligence” letters.

Policy Development planners processed a total of 24 applications. These planners processed on average a value of \$63.2M in applications. There were also 5 rezones processed by Policy Development staff.

BCU Staff Performance

Because of the increase in construction due the recovery from Ivan, inspection numbers were significantly higher in 2005. Total inspections jumped 30% to 12,197 in 2005 compared with 9,307 inspections in 2004. Inspections included foundation, slab, walls, interim, roof and final. Of these inspections, 10,622 (87%) were for Residential developments. Businesses comprised 8% of the remaining 2005 inspections. Other inspection categories included Assem-

blage, Mercantile, Storage and Other.

The Plans Examiner and building inspectors conducted 6,011 reviews compared with 3,944 plan reviews in 2004. Most of these reviews, 79% were for residential developments. Business reviews accounted for 14% of all the reviews in 2005. The review types were as follows: 2,423 building details, 1,926 electrical, 1,398 plumbing and 264 other reviews.

Highlights of 2005

Builders Bill

A committee launched by the Ministry of District Administration, Planning, Agriculture & Housing is hard at work putting the finishing touches on a "Builders Bill" to create more accountability in the construction industry, and protect those who hire contractors.

Members of the Builders Bill Review Committee have been working on legislation since October 2005 and plan to present the Bill to the ministry by the end of January. In its review committee members are incorporating earlier drafts of legislation prepared over the past 20 years by Government and the Cayman Islands Contractors Association.

Director of Planning Kenneth Ebanks, Chairman of the committee, explains: "The purpose of the Builder's Bill is to license contractors in various categories according to their skill level. When hiring a contractor the public will know in what category they are licensed to perform duties. For several decades, sub-contractors such as electricians and plumbers trades were required to be licensed, but not the main contractors. This proposed law will address that anomaly."

There are five proposed categories for contractors defined in the bill: general contractor, civil contractor, building contractor, residential contractor and sub-trades contractor.

Steve Hawley, President of the Contractors Association, supports the legislation. "The public needs a formal system to help them assess a contractor's skills. Contractors will enter in at specific levels, but will retain the ability to be graded at higher levels as they acquire skills."



Figure 12: Members of the Builders Bill Review Committee take a break from drafting the new "Builder's Bill." From left: Central Planning Authority Chairman Dalkeith Bothwell; Legal Counsel from the Legislative Drafting Department Bilika Simamba; Planning Director Kenneth Ebanks; Cayman Contractors Association President Steve Hawley; Public Works Director Max Jones; Assistant Building Control Officer Michael Pratt; Chief Building Control Officer Emerson Piercy; Department of Employment Relations representative Sandra Solomon; and Trade and Business Licensing Board Chairman Dale Crighton.

The Ministry has ensured that the board comprises a cross-section of the industry. In addition to Mr. Ebanks and Mr. Hawley, members include Trade and Business Licensing Board Chairman Dale Crighton; Chamber of Commerce representative Eddie Thompson; Central Planning Authority Chairman Dalkeith Bothwell; Public Works Director Max Jones; Employment Relations Director Walling Whittaker; Assistant Building Control Officer Michael Pratt; Chief Building Control Officer Emerson Piercy; Mr. David Ritch Chairman

(Continued on page 15)

Highlights of 2005

Builders Bill, Cont.

of the Immigration Board and Legal Counsel from Legislative Drafting Department's Bilika Simamba. Throughout the review process, the Committee has provided regular updates to the Ministry.

Mr. Bothwell of the CPA said the bill is long overdue: "Hurricane Ivan gave us examples of why this legislation is needed. If we look at the high number of development applications approved in the last year and what is in store for 2006, this legislation will arrive just in time."

He added, "This Bill will enhance the construction industry in the long term and benefit the growth of the development industry. Government is eager to resolve any outstanding issues related to this area and to prevent further problems arising."

Planning Director Mr. Ebanks said that a builder's board would be created to support the new legislation. "This will be the first time the public will have a formal avenue to file grievances against a contractor," he noted. "Enforcement officers will be hired to investigate grievances on behalf of the board."

This board will also set and regulate standards in the industry, and be responsible for grading the contractors.

Mr. Hawley has been involved in previous drafts of the Bill, and commented that this is the best version so far. "This draft balances fairness to contractors and protection of the public," he said."

Highlights of 2005

CPA donation to Cayman Islands National Recovery Fund

Members of the Central Planning Authority (CPA) hope their recent donation to the Cayman Islands National Recovery Fund (CINRF) may spur other government agencies and the private sector to fund-raise in similar ways.

CPA Chairman Dalkeith Bothwell, accompanied by board members, presented a cheque for CI\$8,296.35 to CINRF's Executive Director Dr. Mark Laske and Director of Marketing and Development Cynthia Arie on Wednesday, 25 January 2006.

"This year we decided to forego our usual Christmas party in favour of a fund-raising event to help families still in need because of Hurricane Ivan," Mr. Bothwell commented. "We invited companies in the construction and architecture fields to join us by sponsoring tables at the event and that, along with personal contributions made by CPA members, helped us make this donation."

Speaking on behalf of the CINRF, Mr. Laske said, "We value this financial contribution, and also the hard work the CPA members have done on our behalf to approve plans for homes in our programme."

Figure 13: Chairman of the Central Planning Authority Dalkeith Bothwell (right) hands over a cheque for CI\$8,296.35 to Executive Director of the Cayman Islands National Recovery Fund, Mark Laske. Joining them are CPA board members (from left): Owen Rankine; Director of Planning Kenneth Ebanks ; Arden Parsons; Chris Phillips; Fred Whittaker; Assistant Planning Director Ron Sander-son ; Ray Hydes; CINRF's Executive Director Mark Laske; Eldon Rankin; Cayman Islands National Recovery Fund's Director of Marketing and Development, CINRF's Cynthia Arie; and CPA members Dalkeith Bodden, Atlee Bodden, Robert Watler, Rex Miller and Darrell Ebanks. (CPA members absent are Ernie Hurlston and Trent McCoy).

Ms Arie added, "More work needs to be done to help the many residents on our island who live in derelict homes, since these conditions can have a detrimental effect on our society. We also are concerned for people's well-being, especially with the approaching hurricane season."

Due to the popularity of the event, held on 12 December 2005 at the Grand Pavilion Commercial Centre, Mr. Bothwell and CPA board members hope to repeat the fund-raiser for a similar worthy cause and the and wish to thank the main sponsors of the event, namely:

Platinum sponsors (\$1,000) Ritz Carlton, Watler's Metal Products, Red Sails Sports, Bodden Holdings, Caribbean Marine Services, Gene Thompson; Gold (\$750): Royal Construction, Silver (\$600): Land Ltd., John Doak Cayman Styles; Bronze (\$300) A.L. Thompson, Chisha Development, Burns Conolly Group, John Hurlstone and Hurlstone Construction. Door prizes were also sponsored by Ritz Carlton, Ristorante Pappagallo, Calypso Chicken, Cox Lumber, Workplace Environment, Furniture Depot and Office Worx.



Highlights of 2005

Leader of Government visits Central Planning Authority

Lending a listening ear to some of the issues facing the Central Planning Authority, the Leader of Government Business, the Hon. Kurt Tibbetts, JP, Minister responsible for Planning, took some time out recently to meet personally with the board.

One of the first items discussed with Mr. Tibbetts was the CPA's intention to submit a draft revised Development Plan to the Ministry of Planning during the first quarter of 2006. According to Mr. Dalkieth Bothwell, Chairman, the CPA has been working steadily to review the Development Plan over the last few months.

Mr Tibbetts was pleased to hear of the care being taken by the CPA in reviewing the plan. "Government is working with the CPA to make certain the Grand Cayman Development Plan is a highly regarded document that will guide the island's future development," Mr Tibbetts said.



Figure 14: Leader of Government Business, the Hon. Kurt Tibbetts, JP (on left in blue shirt) enjoys a break for lunch with CPA members during his visit with the board members in December .

In the course of the authority's usual business, which principally comprises reviewing the usual large volume of development applications, the CPA also discusses a number of related issues. These include off-site parking requirements, illegal development and the need for increased enforcement resources and/or higher penalty fees for planning infractions. In addition, the authority also regularly considers the need for an increased number of open public spaces and amenities in Grand Cayman.

Mr. Bothwell informed the Minister that the CPA will be reporting to the Ministry on a quarterly basis regarding issues that may require policy direction. Mr. Tibbetts said in response: "We are confident the CPA and the Ministry will continue to work hand-in-hand to ensure that the new Development Plan and other decisions made by the CPA complement the ideals of sustainable growth and the needs of our modern, island community."

Application Approvals

Summary of Application Approvals

The number of applications approved in all three islands was up by 20% with 1,333 applications approved in 2005 compared with 1,113 approved in 2004. The value of approvals increased by 11% with \$520.5M approved in 2005 compared with \$470.0M approved in 2004.



Figure 15: Private Residence being rebuilt after Ivan

Sector

Houses

The housing market had another very strong performance, with 575 approvals valued at \$111.7M. In 2004 there were 359 houses approved with a value of \$67.4M. The 2005 figures represent an increase of 60% and 66% respectively. After seeing a decrease in average house size in 2004 to 2037 sq. ft., homes continued the trend in 2005 with an average size of 2,026 sq. ft. The average value increase to \$199,187 from \$187,975 in 2004. The most expensive house was 25,734 sq. ft., valued at \$4.45M.



Figure 16: Lakeland Villas at Old Crewe Road

Apartments

The number of apartments increase from 111 in 2004 to 136 in 2005—an increase of 23%. The value of apartment projects increased from \$153.7M to \$196.2M, a total of 28%. These 111 apartment projects (duplexes included) contributed 1,075 units, compared with 855 units in 111 apartment projects in 2004.

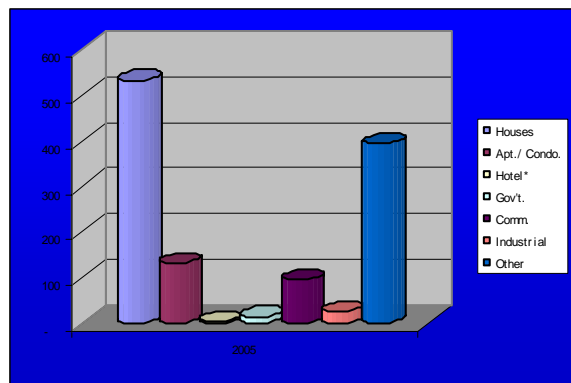


Figure 17: Number of Planning Approvals by Sector

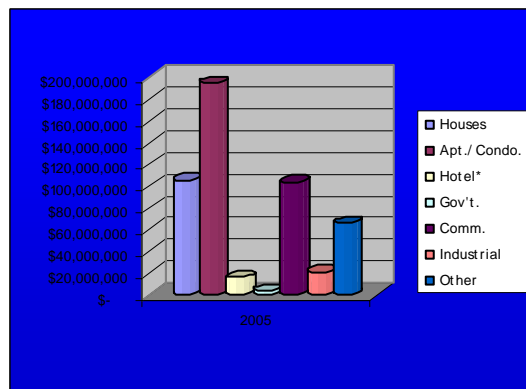


Figure 18: Value of Planning Approvals by Sector

Application Approvals

Hotel

There were four hotel projects approved in 2005. Three of these were projects on existing hotels. One new 3 storey, 40 bedroom hotel was also approved. The total value of hotel projects was \$16.2M.

Government

Government's 20 projects valued at \$3.9M represented a 233% increase in number. However, the value of these projects remained the same as in 2004.

Commercial

In 2005, the 104 commercial projects valued at \$104.6M represented a 100% increase in projects but a decrease of 21% in value. In 2004, there were 52 projects valued at \$133M. The 14 projects of \$1 million or more in value are depicted in Table 2:



Figure 19: New Savannah Commercial center.

APPLICANT	DESCRIPTION	VALUE	AREA (Sq. Ft.)
CAYMAN IMPORTS LTD.	NEW CAYMAN IMPORTS LTD. HEADQUARTERS	\$ 1,000,000	9,265
RUTKOWSKI BAXTER HOUGHTON	COM. ADDITION & CHANGE OF USE (OFFICE-RETAIL)	\$ 1,200,000	8,000
CHELBERTON DEVELOPMENT	COMMERCIAL DEVELOPMENT	\$ 1,400,000	14,000
IHCP LTD.	ADDITION (ARCADE & BALCONIES)	\$ 1,500,000	15,708
HURLEY'S MARKETPLACE	STORES, MANAGER'S OFFICE & GROCERY STORE	\$ 1,770,802	17,708
LOOKOUT GARDENS	COMMERCIAL BUILDING	\$ 1,800,000	49,194
DOLPHIN DISCOVERY (CAYMAN LTD.)	10,747 SQ.FT. COMMERCIAL STORAGE ,UTILITY & CIRCULATION	\$ 2,000,000	12,457
IHCP LTD.	FLOOR ADDITION (STAIRS)	\$ 3,000,000	21,385
BADWIN INVESTMENT	TWENTY SEVEN COMMERCIAL SHOPS & OFFICES	\$ 4,714,415	55,464
CRICKET SQUARE II	CRICKET SQUARE PHASE 4	\$ 6,000,000	54,687
HURLSTONE LTD.	COMMERCIAL SHOPS	\$ 10,000,000	19,245
ROBERT C. BODDEN	RETAIL & COMMERCIAL DEVELOPMENT	\$ 12,800,000	159,207
CAYMAN SHORES DEVELOPMENT LTD	COMMERCIAL BUILDING BLOCK (4)	\$ 22,000,000	125,309
CAYMAN SHORES DEVELOPMENT LTD	RESIDENTIAL AND COMMERCIAL BUILDING BLOCK (2)	\$ 22,000,000	120,531

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

Industrial

There were 27 industrial projects in 2005 valued at \$21M. This is a 59% increase in quantity and 196% increase in value from 2004, which had 17 industrial projects valued at \$7.3M. The majority of the developments were for the construction of commercial warehouse facilities.

Application Approvals

Other

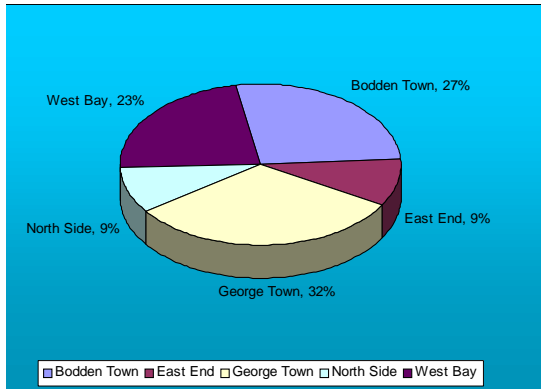


Figure 20: Percentage of Subdivisions approved by district

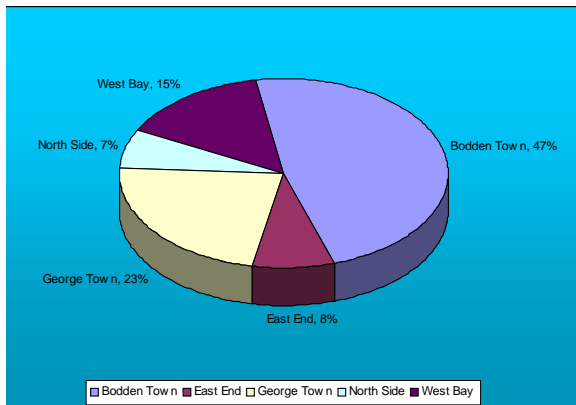


Figure 21: Percentage of lots approved by district

Subdivisions

2005 saw an increase in the number of subdivisions, but a sharp decrease in total lots and value from 2004. A total of 75 subdivision applications valued at \$1.8M were approved in 2005. 63 were for subdivisions of less than 6 lots and the remaining 12 were for 6 lots or more, creating a total of 376 new lots. Minor subdivisions accounted for 175 lots and major subdivisions accounted for 201 lots. In 2004, there were 49 approved subdivisions valued at \$12.8M with 639 lots.

Swimming Pools

There were 91 pool applications approved in 2005 valued at \$5.1M. The majority of pools were for single-family residences. A total of 111 pools valued at \$4.3M were approved in 2004.

Signs

There were 28 sign applications approved, valued at \$2.5M in 2005, compared with 44 approved at \$279,081 in 2004.

Modification

There were 67 applications valued at \$28.3M to modify Central Planning Authority Approvals in 2005. This was a decrease in number and increase in value from 2004's 83 modifications valued at \$6.9M. Most of these applications were additions to exiting structures. There were also several modifications to Central Planning Authority conditions of approval.

Fences and Walls

There were 41 applications for fences and walls in Grand Cayman valued at approximately \$861,650. In 2004, 34 walls and fences were approved at \$417,731.

Other

Projects in this sector included antennas, cabanas, docks, excavations, institutional, land clearing, seawalls, storage sheds, and tents. In total there were 86 of these applications valued at \$3.5M.

Application Approvals

District

This year as with past years, George Town was host to the majority of developments with 529 approvals valued at \$331.5M, accounting for 44% and 65% of respective Grand Cayman totals. The number of approvals increased by 23% the value increased by 24% from 2004.

As in 2003 and 2004, Bodden Town had the second largest number and third largest value. The 330 approvals valued at \$54.2M was an increase of 33% in quantity and decrease of 6% in value from 2004. In that year, Bodden Town had 249 approved applications valued at \$57.8M

West Bay had 244 approvals and a value that exceeded Bodden Town's at \$95.2M. Applications were up by 15% from 2004's 212. The value of these applications increased from \$69.3M or 37%.

East End's 48 approvals increased by 30% but their value decreased to \$20.9M or 58% from 2004.% from 2003.

North Side's 47 approvals were a 7% increase from 2004. The value decreased to \$9.5M, or by 20%.

Cayman Brac had 20 approvals valued at \$7.7M, a decrease of 82% and 28% from 2004. Little Cayman's 13 approvals valued at \$1.6M were a decrease of 57% and 47% from the previous year.

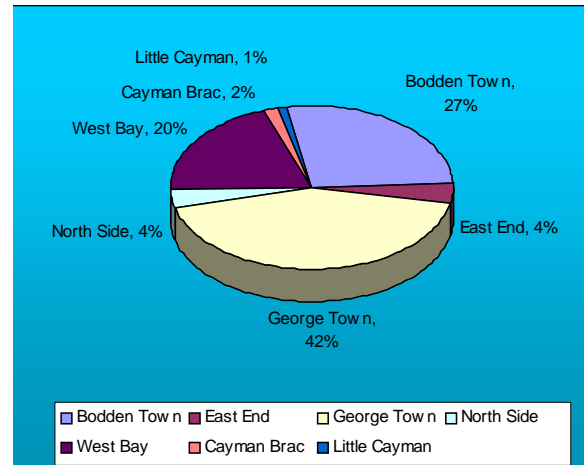


Figure 22: Percentage of Number of Approvals by District

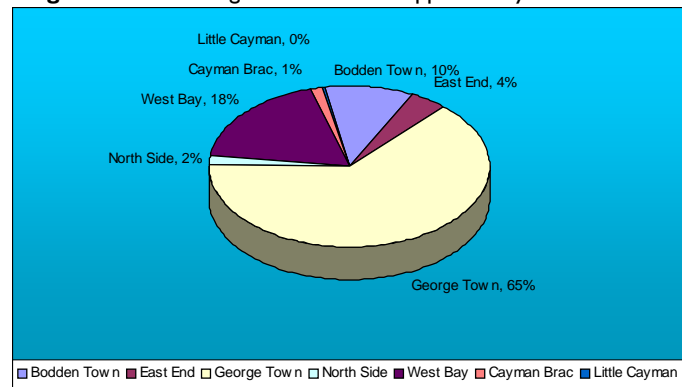


Figure 23: Percentage of Value of Approvals by District

Administrative Approvals

Eight 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 2005, 46.5% of all Grand Cayman applications were approved administratively. These 557 applications valued at \$90M represented an 16% and a 26% increase respectively. Of these approvals, 335 were for houses and duplexes. The remaining 222 included reviews of pools, sheds, fences and other routine matters.

Building Permits Issued

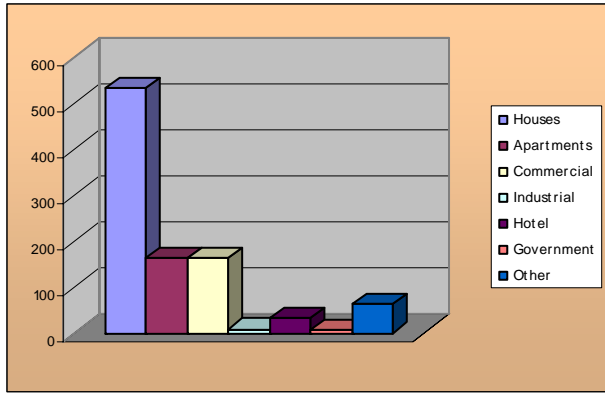


Figure 24: Number of Building Permits Issued by Sector

Sector

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.

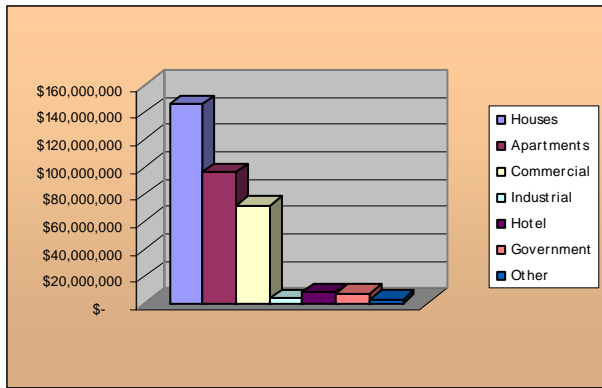


Figure 25: Value of Building Permits Issued by Sector

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.

Certificates of Occupancy

Sector

Certificates of Occupancy (COs) issued in 2005 totalled 97 with a value of \$93.6M, compared with 334 valued at \$66.6M in 2004. Houses and duplexes comprised 183 of these CO's and a value of \$37.6M. The next largest sector was the apartment sector with 71 granted in 2005 valued at \$46M. The third highest sector was Commercial with 41 COs granted valued at \$9.6M. There were also 2 industrial COs granted at \$500,000.



Figure 26: This mixed use of office and retail opened at the end of 2005.

District

Certificates of Occupancy were predominately located in George Town, Bodden Town, and West Bay in 2005. George Town had the most issued with a total of 149 valued at \$56M. Bodden Town was granted 65 COs valued at \$11.7M. West Bay also had 65 with a value of \$19.5M. North Side had 14, and East End had 4 with respective values of \$5.8M and \$540,000.

Quarter

The fourth quarter was the largest for issuance of COs. There were 120 COs in the fourth quarter and the third quarter saw 90 COs issued. The year started out slowly, still recovering from Ivan, with 38 COs in Q1 and 49 in Q2.

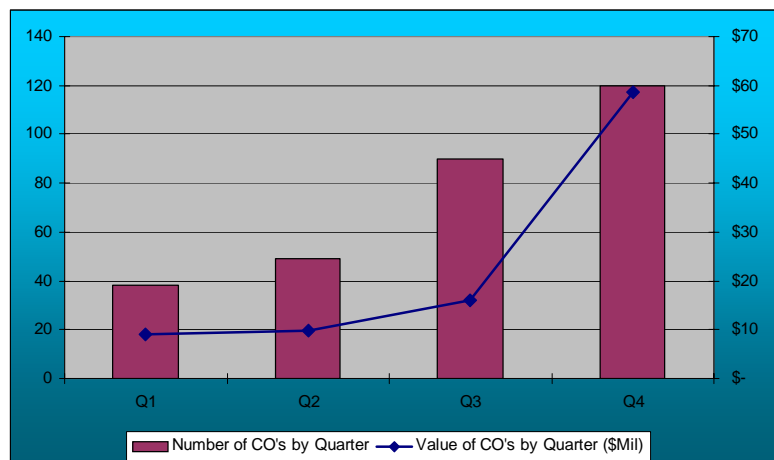


Figure 27: Number and Value of Certificates of Occupancy granted by Quarter

Appeals, Revenue and Expenditure

Appeals

In 2005, there were 15 appeals against Central Planning Authority decisions compared with 20 in 2004.

Department Revenue

There were \$4.1M in fees collected by the Planning Department in 2005 compared with \$2.6M in 2004, an increase of 58%. The distribution was as follows: \$1.1M in Planning Application Fees, \$1.3M in Building Permit Fees, \$1.6M in Infrastructure Fees and \$535,000 in Miscellaneous and Electrical Fees.

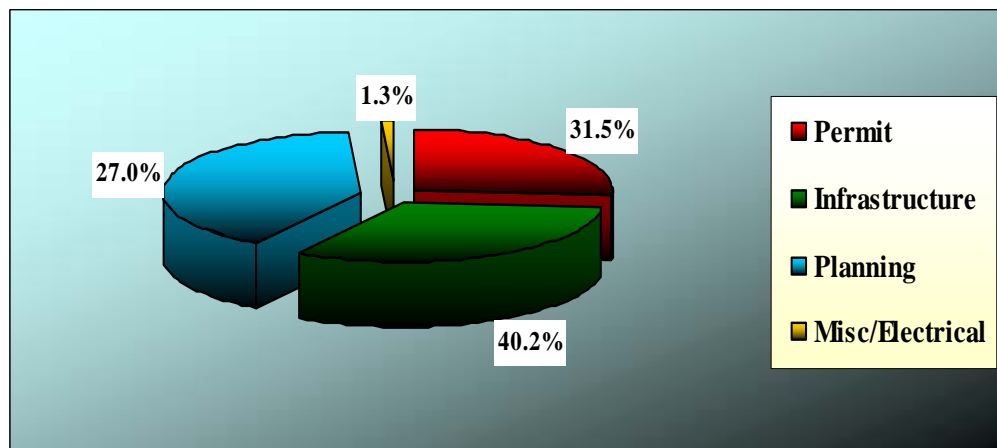


Figure 28: Department Revenue 2004

Department Expenditure

Expenditure for 2005 totaled \$2.7M, a 35% increase from 2004's expenditure of \$2.0M. The year resulted in a net gain of \$1.4M.

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.

Dalkeith Bothwell
Chairman, CPA



Ernie Hurlstone
Chairman, DCB



Kenneth S. Ebanks
Executive Secretary, CPA

Appendix

SECTORS	2001		2002		2003		2004		2005		% Change 2005 vs. 2004	
	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Houses	309	\$ 54,150,167	327	\$ 60,629,078	385	\$ 80,041,236	359	\$ 67,483,006	532	\$ 105,768,500	48.2%	56.7%
Apt./ Condo.	79	\$ 44,457,993	88	\$ 81,985,417	129	\$ 65,875,589	111	\$ 153,684,330	132	\$ 194,879,180	18.9%	26.8%
Hotel*	3	\$ 1,735,000	5	\$ 9,699,091	-	\$ -	1	\$ 45,000,000	4	\$ 16,220,000	300.0%	-64.0%
Gov't.	7	\$ 835,000	4	\$ 819,000	12	\$ 55,050,500	6	\$ 3,879,000	15	\$ 3,739,053	150.0%	-3.6%
Comm.	45	\$ 18,033,235	83	\$ 48,944,580	67	\$ 28,953,981	52	\$ 133,223,770	95	\$ 103,975,691	82.7%	-22.0%
Industrial	11	\$ 5,475,000	17	\$ 9,867,570	34	\$ 7,104,669	17	\$ 7,340,771	26	\$ 20,516,746	52.9%	179.5%
Other	442	\$ 24,415,830	424	\$ 24,353,071	504	\$ 29,432,302	427	\$ 45,697,660	394	\$ 66,146,908	-7.7%	44.7%
TOTAL	896	\$ 149,102,225	948	\$ 236,297,807	1131	\$ 266,458,276	973	\$ 456,308,537	1,198	\$ 511,246,078	23.1%	12.0%

Table 3: Number and Value of Planning Approvals by Sector 2001 to 2005 Grand Cayman, *2002 Hotel Sector reflects hotel additions and renovations only

Sector	2001		2002		2003		2004		2005		2004	2005	% Change 2005 vs. 2004
	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Totals	Totals	
Houses	6	35	6	15	4	25	7	29	4	39	36	43	19%
Apt./Condo.	3	4	0	2	1	2	0	1	1	3	1	4	300%
Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0%
Government	0	5	1	4	1	3	1	10	0	5	11	5	-55%
Commercial	3	6	0	2	1	13	2	11	2	7	13	9	-31%
Industrial	1	2	2	7	0	2	0	4	0	1	4	1	-75%
Other	11	35	16	58	7	53	20	55	13	60	75	73	-3%
Totals	24	87	25	88	14	98	30	110	20	115	140	135	-4%

Table 4: Number of Planning Approvals by Sector 2001 to 2005 Sister Islands

Sector	2001		2002		2003		2004		2005		2004	2005	% Change 2005 vs. 2004
	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Totals	Totals	
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	\$ 831,300	\$ 5,108,370	\$ 6,645,895	\$ 5,939,670	-11%
Apt./Condo.	\$ 1,735,000	\$ 1,073,728	\$ -	\$ 215,000	\$ 108,000	\$ 684,262	\$ -	\$ 134,400	\$ 270,000	\$ 983,300	\$ 134,400	\$ 1,253,300	833%
Hotel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Government	\$ -	\$ 2,120,400	\$ 7,000	\$ 317,000	\$ 29,820	\$ 47,000	\$ -	\$ 333,500	\$ -	\$ 202,500	\$ 333,500	\$ 202,500	-39%
Commercial	\$ 277,500	\$ 853,500	\$ -	\$ 324,500	\$ 230,000	\$ 1,130,000	\$ 1,205,000	\$ 690,600	\$ 265,000	\$ 337,500	\$ 1,895,600	\$ 602,500	-68%
Industrial	\$ 40,000	\$ 1,100,000	\$ 740,624	\$ 477,336	\$ -	\$ 375,000	\$ -	\$ 4,018,000	\$ -	\$ 500,000	\$ 4,018,000	\$ 500,000	-88%
Other	\$ 117,000	\$ 683,704	\$ 1,744,370	\$ 574,690	\$ 138,000	\$ 590,725	\$ 139,500	\$ 565,670	\$ 184,550	\$ 597,553	\$ 705,170	\$ 782,103	11%
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	\$ 1,550,850	\$ 7,729,223	\$ 13,732,565	\$ 9,280,073	-32%

Table 5: Value of Planning Approvals by Sector 2001 to 2005 Sister Islands

Appendix

Districts	2001		2002		2003		2004		2005		% Change 05-04	
	No.	Value*	No.	Value*	No.	Value*	No.	Value*	No.	Value*	No.	Value
	Bodden Town	197	\$ 33,553	201	\$ 27,728	277	\$ 29,322	249	\$ 57,821	330	\$ 54,193	33%
East End	51	\$ 17,328	38	\$ 4,146	60	\$ 15,514	37	\$ 49,771	48	\$ 20,858	30%	-58%
George Town	399	\$ 70,459	401	\$ 140,300	449	\$ 163,056	431	\$ 267,596	529	\$ 331,515	23%	24%
North Side	53	\$ 6,365	57	\$ 8,278	91	\$ 13,818	44	\$ 11,811	47	\$ 9,472	7%	-20%
West Bay	196	\$ 21,397	251	\$ 55,845	254	\$ 44,749	212	\$ 69,310	244	\$ 95,209	15%	37%
GC Total	896	\$ 149,102	948	\$ 236,297	1131	\$ 266,459	973	\$ 456,309	1198	\$ 511,247	23%	12%
Cayman Brac	87	\$ 9,710	88	\$ 4,100	98	\$ 5,498	110	\$ 10,796	20	\$ 7,729	-82%	-28%
Little Cayman	24	\$ 3,594	25	\$ 3,527	14	\$ 1,951	30	\$ 2,937	13	\$ 1,551	-57%	-47%
Sister Islands Total	111	\$ 13,304	113	\$ 7,627	112	\$ 7,449	140	\$ 13,733	135	\$ 9,280	-4%	-32%
Grand Total	1,007	\$ 162,406	1,061	\$ 243,924	1,243	\$ 273,908	1,113	\$ 470,042	1,333	\$ 520,527	20%	11%

Table 6: Number and Value of Planning Approvals by District 2001 to 2005 (all Districts) *Value in Thousands

ANCILLARY	Number	5
	Value	\$ 88,500
ANTENNA	Number	13
	Value	\$ 295,500
DOCKS	Number	15
	Value	\$ 472,284
FENCE/WALL	Number	42
	Value	\$ 861,650
GAZEBO	Number	13
	Value	\$ 148,890
INSTITUTIONAL	Number	6
	Value	\$ 24,183,570
LANDCLEARING	Number	4
	Value	\$ 965,001
MODIFICATION	Number	70
	Value	\$ 28,337,510
POOL	Number	93
	Value	\$ 5,130,062
SEA WALL	Number	12
	Value	\$ 1,230,685
SHED	Number	16
	Value	\$ 110,788
SIGN	Number	28
	Value	\$ 2,518,858
SUBDIVISION	Number	75
	Value	\$ 1,803,610
TEMPORARY USE	Number	1
	Value	\$ -
TENT	Number	1
	Value	\$ -
TOTAL	Number	394
	Value	\$ 66,146,908

Table 7: Number and Value of Planning Approvals Other Sector

Hits/Month					% Change
	2002	2003	2004	2005	2005-2004
January	3,936	13,829	12,702	15,653	23%
February	5,741	8,867	14,389	18,707	30%
March	6,106	9,802	21,807	22,483	3%
April	6,656	13,910	13,974	23,894	71%
May	6,416	10,170	18,112	24,778	37%
June	4,388	11,851	15,199	27,146	79%
July	4,358	12,639	15,752	19,444	23%
August	5,413	8,896	17,025	27,376	61%
September	8,420	11,323	9,902	25,165	154%
October	7,832	11,092	16,543	25,194	52%
November	6,715	9,187	12,777	27,176	113%
December	7,093	10,467	12,218	23,222	90%
Total	73,074	132,033	180,400	280,238	55%

Table 8: Planning Department Website: Number of Hits/ Month 2002-2005

Appendix

Subdivisions	Bodden Town	East End	George Town	North Side	West Bay	Total
Major	6	1	3	1	1	12
Minor	14	6	21	6	16	63
Total	20	7	24	7	17	75

Table 9: Subdivision Approvals by District 2005

Lots Created	Bodden Town	East End	George Town	North Side	West Bay	Total
Major	137	13	36	7	8	201
Minor	43	17	50	18	47	175
Total	180	30	86	25	55	376

Table 10: Subdivision lots approved by District 2005

QUARTER		Q1 (Jan-March)	Q2 (Apr-Jun)	Q3 (Jul-Sep)	Q4 (Oct-Dec)	2005 Total
ADMIN	Value	\$ 19,667,250	\$ 26,912,344	\$ 20,544,122	\$ 22,908,689	\$ 90,032,405
	Count	126	169	110	152	557
CPA	Value	\$ 101,649,736	\$ 173,131,773	\$ 45,964,813	\$ 100,467,292	\$ 421,213,614
	Count	135	231	135	140	641
TOTALS	Value	\$ 121,316,986	\$ 200,044,117	\$ 66,508,935	\$ 123,375,981	\$ 511,246,019
	Count	261	400	245	292	1,198

Table 11: Number and Value of Approvals 2005: by Approval Type

Appendix

Sector	2002	2003	2004	2005	2005-2004 % Change
Houses	283	375	341	533	56%
Apartments	114	211	145	164	13%
Commercial	61	35	26	163	527%
Industrial	14	19	42	8	-81%
Hotel	14	5	0	31	100%+
Government	3	21	8	5	-38%
Other	116	205	192	64	-67%
Total	605	871	754	968	28%

Table 12: Number of Building Permits Issued by Sector 2002 to 2005

Sector	2002	2003	2004	2005	2005-2004 % Change
Houses	\$ 46,328,322	\$ 67,000,594	\$ 66,830,385	\$ 145,888,784	118%
Apartment	\$ 50,898,467	\$ 45,713,712	\$ 46,052,711	\$ 96,309,036	109%
Commercial	\$ 22,768,371	\$ 15,595,680	\$ 7,515,302	\$ 71,866,281	856%
Industrial	\$ 4,930,320	\$ 20,335,816	\$ 7,943,499	\$ 3,463,000	-56%
Hotel	\$ 111,450,952	\$ 9,792,910	\$ -	\$ 8,105,378	100%+
Government	\$ 323,007	\$ 4,149,500	\$ 1,175,000	\$ 7,322,483	523%
Other	\$ 6,213,880	\$ 14,991,745	\$ 12,506,116	\$ 2,848,250	-77%
Total	\$ 242,913,318	\$ 177,579,956	\$ 142,023,013	\$ 335,803,212	136%

Table 13: Value of Building Permits Issued by Sector 2002 to 2005

Appendix

Year		Q1 (Jan-March)	Q2 (Apr-Jun)	Q3 (Jul-Sep)	Q4 (Oct-Dec)	2005 Total
2003	Value	\$ 30,726,267	\$ 59,523,907	\$ 49,656,849	\$ 37,672,933	\$ 177,579,956
	Count	167	234	237	233	871
2004	Value	\$ 41,399,610	\$ 52,084,840	\$ 43,804,500	\$ 4,734,063	\$ 142,023,013
	Count	244	278	184	48	754
2005	Value	\$ 36,959,673	\$ 81,843,272	\$ 135,293,491	\$ 81,706,775	\$ 335,803,211
	Count	146	268	273	281	968

Table 14: Number and Value of Building Permits Issued by Quarter 2003-2005

District	BODDEN TOWN	EAST END	GEORGE TOWN	NORTH SIDE	WEST BAY	TOTAL
2004	109	12	126	15	72	334
	\$ 15,938,286	\$ 7,160,778	\$ 28,601,889	\$ 20,570,015	\$ 12,360,829	\$ 66,631,797
2005	65	4	149	14	65	297
	\$ 11,702,899	\$ 540,100	\$ 56,031,754	\$ 5,846,250	\$ 19,481,414	\$ 93,602,417

Table 15: Number and Value of Certificates of Occupancy (COs) granted by District 2004-2005

Appendix

Sector	2002	2003	2004	2005	2005-2004 % Change
Houses	143	171	197	183	-7%
Apartments	50	107	80	71	-11%
Commercial	15	24	14	41	193%
Industrial	3	12	2	2	0%
Hotel	1	0	1	0	-100%
Government	1	0	1	0	-100%
Other	36	27	39	0	-100%
Total	249	341	334	297	-11%

Table 16: Number of Certificates of Occupancy (COs) granted by Sector 2002-2005

Sector	2002	2003	2004	2005	2005-2004 % Change
Houses	\$ 24,943,767	\$ 32,093,411	\$ 36,875,262	\$ 37,554,531	2%
Apartments	\$ 18,801,182	\$ 24,173,943	\$ 21,923,315	\$ 45,987,885	110%
Commercial	\$ 2,291,000	\$ 3,949,000	\$ 2,171,590	\$ 9,562,000	340%
Industrial	\$ 4,190,000	\$ 10,122,250	\$ 163,000	\$ 498,200	206%
Hotel	\$ 159,600	\$ -	\$ 4,400,000	\$ -	-100%
Government	\$ 23,000	\$ -	\$ 250,000	\$ -	-100%
Other	\$ 1,174,500	\$ 2,962,350	\$ 848,630	\$ -	-100%
Total	\$ 51,583,049	\$ 73,300,954	\$ 66,631,797	\$ 93,602,616	40%

Table 17: Value of Certificates of Occupancy (COs) granted by Sector 2002-2005

District		Q1 (Jan-Mar)	Q2 (Apr-Jun)	Q3 (Jul-Sep)	Q4 (Oct-Dec)	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	\$ 66,631,798
2005	Number	38	49	90	120	297
	Value	\$ 9,010,505	\$ 9,932,779	\$ 16,132,084	\$ 58,527,048	\$ 93,602,416

Table 18: Number and Value of Certificates of Occupancy (COs) granted by Quarter 2003-2005

Regatta Office Plaza, Leeward I
2nd Floor
West Bay Road

Phone:345-769-7526
Fax:345-769-2922
Email: Planning.Dept@gov.ky

Protecting Your Property and the Islands through Planning Permission Requirements and Review

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 31206 SMB. 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 31206 SMB.

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.

