



2009 Annual Report of the Central Planning Authority and Development Control Board



P.O. Box 31206
Grand Cayman KY1-1205
Cayman Islands

Cayman Islands Government

Central Planning Authority Members*

Mr. A. L. Thompson, Jr.	Chairman
Mr. Steve McLaughlin	Deputy Chairman
Mr. Peterkin Berry	Member
Mr. Peter Campbell	Member
Mr. Eldon Rankin	Member
Mr. Philip Hydes	Member
Mr. Gillard McLaughlin	Member
Mr. Ray Hydes	Member
Mr. Allan Myles	Member
Mr. Helbert Rodriquez	Member
Mr. Antonio Smith	Member
Mr. Rex Miller	Member
Mr. Ernie Hurlstone	Member, DCB
Mr. Kenneth Ebanks / Mr. Haroon Pandohie	Executive Secretary Director of Planning (the latter Acting)

Development Control Board

Mr. Ernie Hurlstone	Chairman
Mr. Edgar (Ashton) Bodden	Member
Mr. Larry Bryan	Member
Mr. Royce Dilbert	Member
Mr. Ronald Kynes	Member
Mr. Melgreen Reid	Member
Mr. Delano Lazzari	Member
Ms. Andrea Stevens	Executive Secretary/Planning Officer

* Note: the newly appointed Authority met from mid-year onward. The 2008 Annual Report provides preceding Authority membership information.

2009 Annual Report of the Central Planning Authority and Development Control Board

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Executive Summary

The year saw significant changes within the Department geared to enhancing efficiency and effectiveness within a climate of budget constraints. It included (among other matters): a cross-training programme; a further expanded website; and implementation of Government's Freedom of Information (FOI) initiative. Additionally, the Department was re-structured by incorporating Strategic Planning into Policy Development.

Planning permission was granted to 967 applications in 2009, as compared to 1,189 in 2008. The value of these approvals on Grand Cayman decreased from \$645M to \$399.8M. Of these numbers the CPA approved 379 applications worth \$272.9M. In addition to reviewing planning applications, some CPA meetings were allocated to reviewing policy/guidelines.

The Development Control Board approved 88 applications in Cayman Brac and 15 applications in Little Cayman. The value of those approvals were \$9.5M and \$3.2M for Cayman Brac and Little Cayman respectively. The CPA, DCB and the Department look forward to proactively tackling planning challenges in 2010 through implementation of its outputs aimed at satisfying strategic outcomes that in summary seek to enhance the quality of life for all residents.

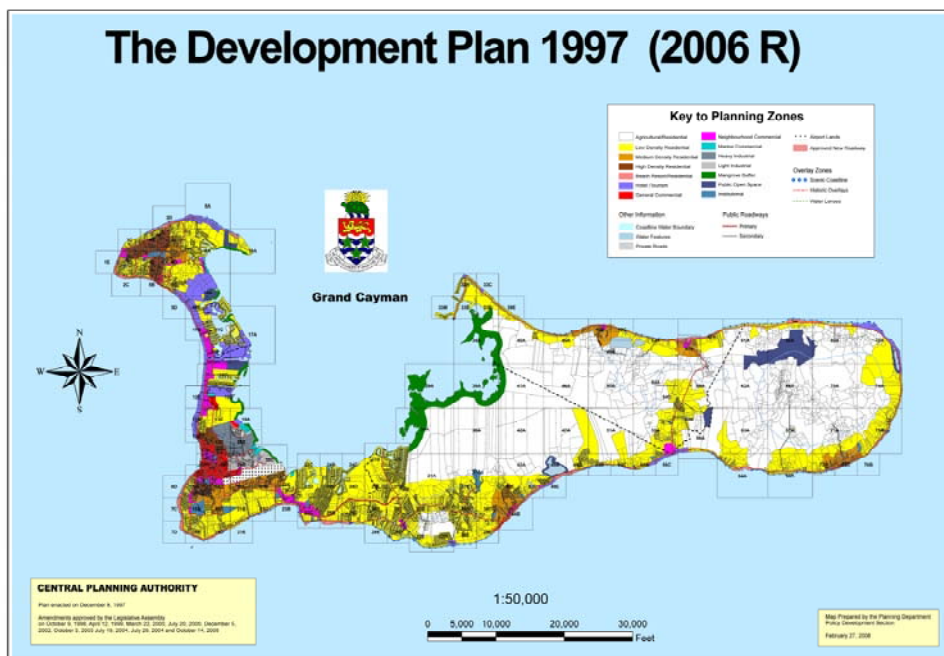


Figure 1: Cayman Islands Development Plan



Mr. A. L. Thompson, Jr.

A Message from the Chairman of the Central Planning Authority

The Central Planning Authority is a thirteen-member Authority charged with carrying out Planning laws and regulations that affect applications such as those for commercial development, multiple-family dwellings, and land subdivisions. The CPA also reviews any residential applications that are contrary to the law and Regulations, and it issues enforcement notices for development carried out without requisite permissions.

The process of carrying out its duties is straightforward and efficiently supported by the Department of Planning staff who process applications and establish meeting agendas that are delivered to the members of the CPA three days before a scheduled meeting.

When the CPA meets, a Planning Officer will present an application to the Authority without expressed opinion or prejudice. The CPA then reviews, discusses, and decides on the matter based on the law, the regulations, and its allowable discretion. If the applicant is related to or has a similar business as any member of the CPA, that member will declare a conflict of interest and excuse himself from the decision-making process.

Occasionally the CPA reviews applications to which interested parties have objected. In those cases, the CPA conducts a forum for each side to present its case. When the CPA is satisfied that it has all relevant opinions and information from the applicant and the objectors, it excuses those parties from the meeting and then makes a decision. It refers that decision to the Department of Planning, which then advises the applicant and the objector of the CPA's decision.

Because the laws allow much discretion in the CPA decision guidelines, the Authority may seek advice from such bodies as the National Roads Authority, the Department of the Environment, the Legal Department, the Department of Environmental Health, the Water Authority, and the Department of Planning. By doing so, it ensures that it has all the relevant information required to make an informed, legal decision, which is crucial as the decision of the CPA is final but also subject to review via an appeal to the Planning Appeals Tribunal.

The CPA is also charged with reviewing planning policy to compliment existing planning legislation. In this regard it instructs the Department on policies to be drafted and works in conjunction with the Ministry of Planning in finalizing a Planning Policy. Drafts are typically placed on the Department's website for public review and input prior to final consideration by the Authority.

In my time as Chairman of the Central Planning Authority, I have been impressed by the high level of attendance and dedication of the thirteen voting members. We ask each member to give input and to contribute to all the decisions. Sometimes our decisions are unpopular, but we all strive to do our very best to assist everyone equally when taking all relevant factors into consideration. We thus appreciate the opportunity to assist the community with proper development for the future of the Cayman Islands.

A. L. Thompson, Jr.

Frequently Asked Questions

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.

The Development and Planning Law (2008 Revision) provides for the enlargement, improvement or other alteration of a **dwelling house**² without requiring planning permission, provided that:

- The square footage of the enlargement does not exceed ten percent (10%) of the square footage of the ground floor or 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 architectural, structural, plumbing and electrical changes is required, issuance of a building permit and inspections are necessary.

For information on density, lot size, setbacks, site coverage and parking provisions, consult with the Department of Planning or refer to the relevant section of the Development and Planning Regulations (2005 Revision).

If you are not sure whether you need to apply for planning permission you should contact the Department of Planning on 769-7526, Fax 769-2922 or mail to P.O. Box 31206 KY1-1205. Free pamphlets are also available at the Department of Planning, Leeward One, Regatta Office Park, or you can obtain the information from our website at www.planning.gov.ky.

Planning Laws and Regulations can be purchased at the Legislative Assembly building, P.O. Box 890 KY1-1103, or downloaded from the Department's website.

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.*



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Leeward 1, Second Floor
West Bay Road

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

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 the Executive 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 in 2009 consisted of 13 members representing all six electoral districts. The Chairman of the Development Control Board is automatically a member of the CPA.

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. Its functions are directed primarily by Appendix 1 of The Development Plan 1997 'GUIDELINES FOR DEVELOPMENT CONTROL IN CAYMAN BRAC.'

Department of Planning

The Department of Planning provides administrative services to the CPA, DCB and EBE. 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 47 full-time team members in the Department organised as shown in Figure 2.

1. Section 5(1) Development and Planning Law (2008 Revision)

Functions and Responsibilities



Figure 2: Department of Planning Organization Diagram

Current Planning

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, Regulations, and Guidelines for Cayman Brac and Little Cayman. Two Code Compliance Officers seek compliance with the Development and Planning Law and Regulations. Emphasis is on compliance and demolition is a last resort.

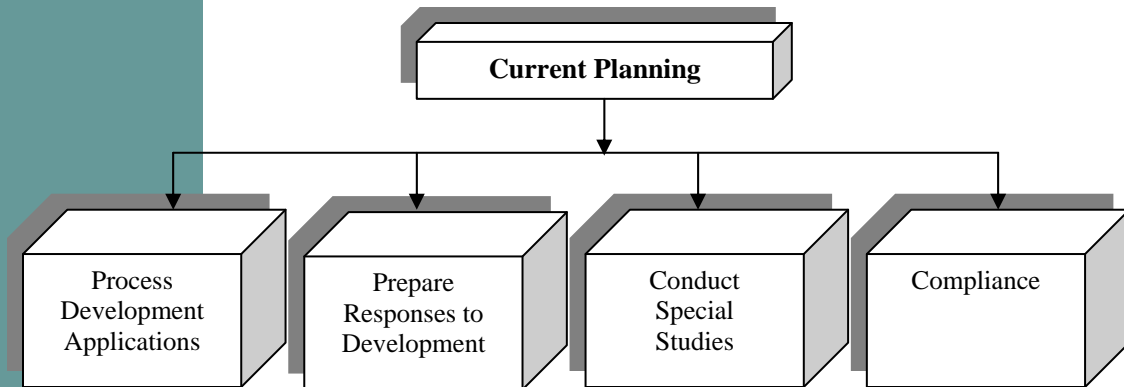


Figure 3: Current Planning Functions and Responsibilities

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).

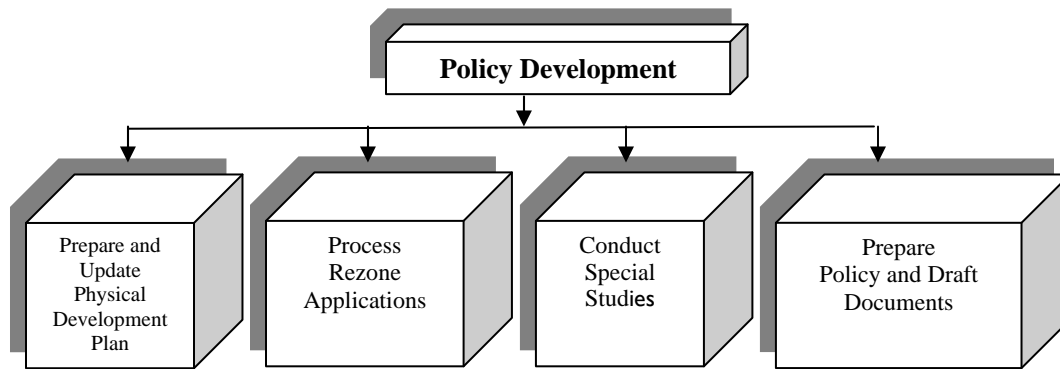


Figure 4a: Policy Development Functions and Responsibilities

In the **3rd quarter of 2009** the Strategic Planning Unit was incorporated into the Policy Development Section. This section initially is responsible for work on internal processes to enhance efficiency and effectiveness. Examples include reviewing and recommending changes to planning laws, regulation, policies, procedures and practices for compatibility with the goals of national initiatives, such as the Freedom of Information Law and Climate Change. The Unit is additionally charged with promoting and disseminating best practice information and strategies to colleagues in the interest of serving stakeholders in the most efficient and effective manner.

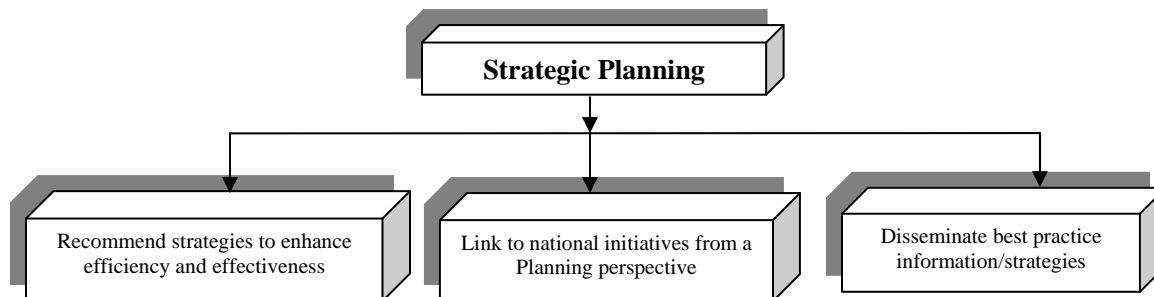


Figure 4b: Strategic Planning Functions and Responsibilities

Functions and Responsibilities

Building Control Unit

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

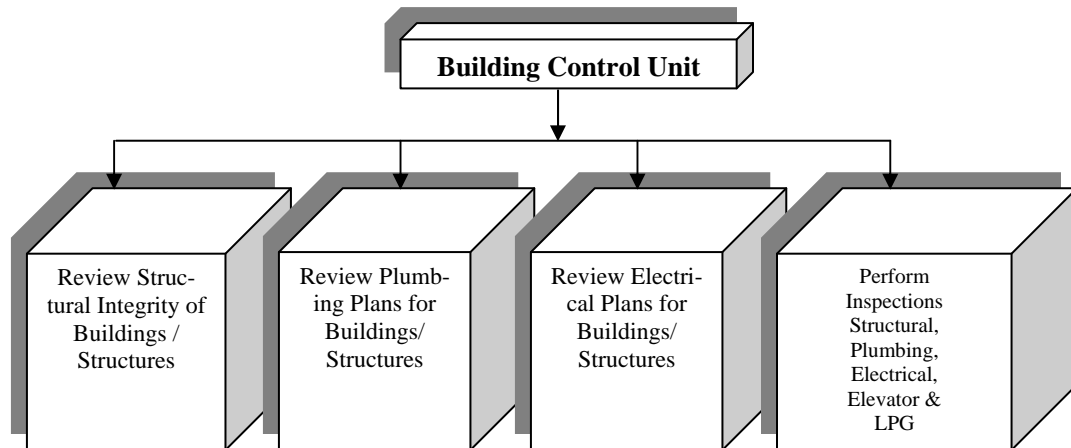


Figure 5: Building Control Functions and Responsibilities

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.

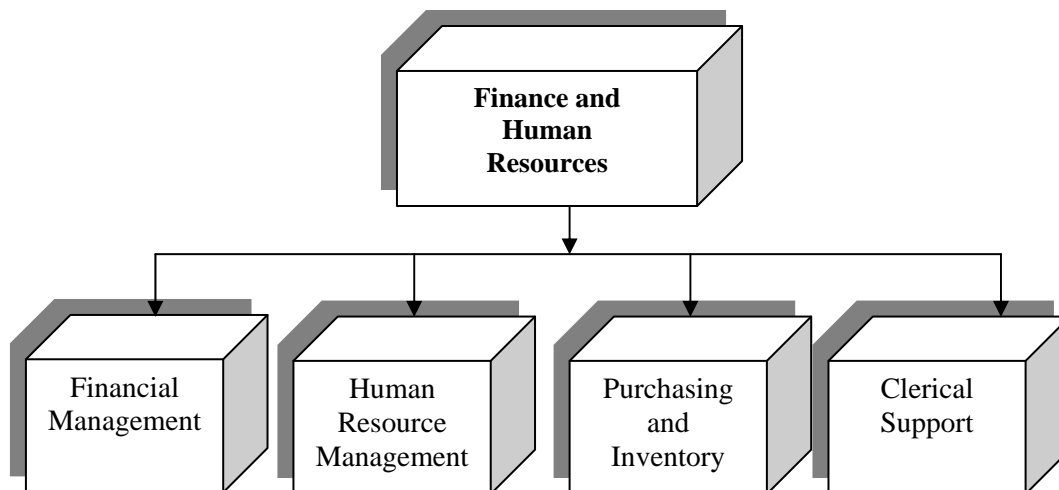


Figure 6: Finance and Human Resources Functions and Responsibilities

Application Processing

Central Planning Authority Performance

The CPA held 31 meetings in 2009 with an average attendance of 9 members per meeting. This compares to 39 meetings in 2008 with the same average attendance.

A total of 967 planning applications (CPA and Administrative) were approved in 2009 compared with 1,189 in 2008, or a 18.6% decrease. This equates to about 31 items per meeting, up slightly from 30 the year before.

The number of applications approved by CPA in 2009 decreased 32% from the 554 in 2008 with a total of 379 items approved. The value of approvals at \$272.9M showed a 42% decrease from \$471.3M in 2008. See page 22 for details on Administrative approvals.

There were 91 applications adjourned compared with 222 in 2008. This represents a 59% reduction in adjournments.

The number of refusals stood at 25 in 2009, compared to 55 in 2008. The value of refusals was \$4.8M versus \$93.7M in 2008. Enforcements were up with 52 notices issued in 2009 compared to 41 in 2008.

Information and Discussion items were down, with 34 items considered in 2009 compared with 95 in 2008. Matters from the Director increased, with 75 in 2009 compared to 61 in 2008.

Performance Indicator	Year		% Change 2008-2009
	2008	2009	
Attendance (Avg.)	9.3	9.4	1%
Applications (Approved)	554	379	-32%
Applications (Adjourned)	222	91	-59%
Applications (Refused)	55	25	-55%
Enforcements	41	52	27%
Matters from the Director	61	75	23%
Information/ Discussion	95	34	-64%
No. of Items	1,189	740	-38%
No. of Meetings	39	31	-21%

Table 1: Central Planning Authority Performance Indicators: 2008-9

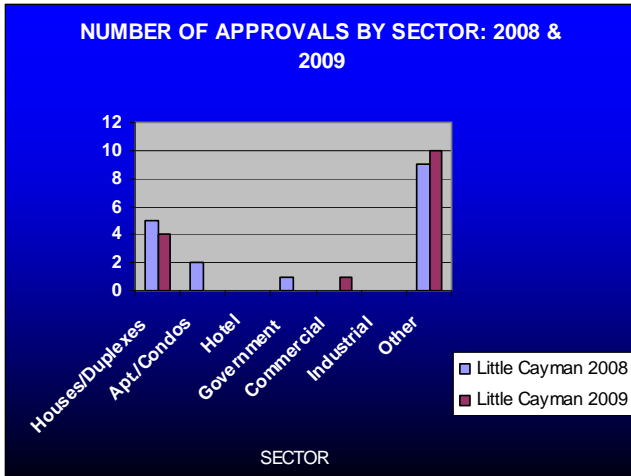


Figure 7: Little Cayman: Number of Approvals by Sector: 2008-9

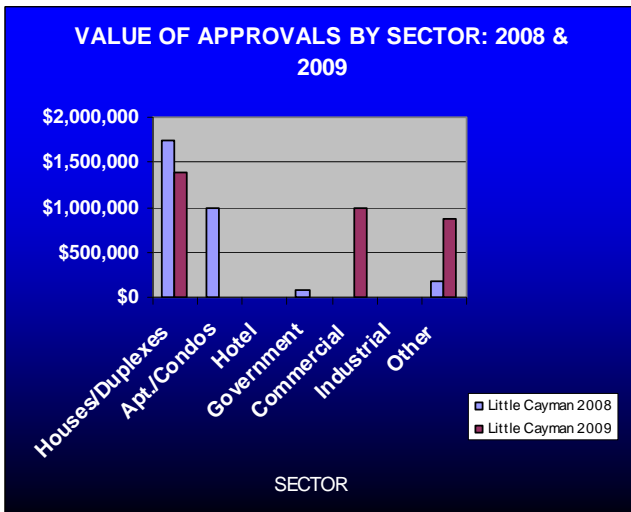


Figure 8 Little Cayman: Value of Approvals by Sector: 2008-9

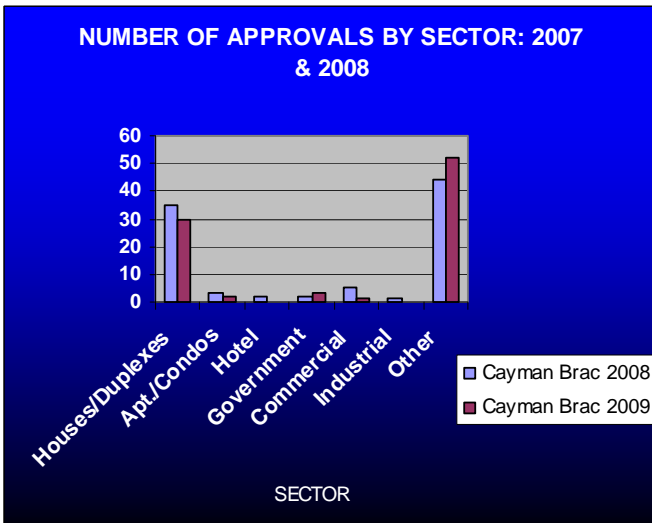


Figure 9: Cayman Brac: Number of Approvals by Sector: 2008-9

Application Processing

Development Control Board Performance

The Development Control Board (DCB) approved 103 development applications valued at \$12.8M. These figures represented a decrease in total approvals by 5.5% (from 109 in 2008), and the value decreased by 54.1% from 2008's \$27.9M. This significant difference in value was influenced by a hotel approval in 2008, versus none in 2009. Also, Hurricane Paloma in November 2008 likely influenced planning approvals, as the Planning Office was closed for several weeks during the recovery effort in late 2008 and early 2009.

Housing approvals decreased with 34 permissions compared to 40 in 2008. There were 2 Apartment applications approved on the Sister Islands in 2009, a decrease from 2008 when 5 were approved. Government projects approved was the same with 3 in 2008 and 2009. There were no industrial approvals, compared to one in 2008. "Other" approvals rose from 53 in 2008 to 62 in 2009.

In summary, the value of projects approved in Cayman Brac declined, going from \$27.9M in 2008 to \$9.5M in 2009. The decrease in value may be attributed to the economic downturn.

The total applications approved for Little Cayman was 15, compared to 17 in 2008. The value of applications for Little Cayman increased from \$3.0M in 2008 to \$3.2M in 2009.

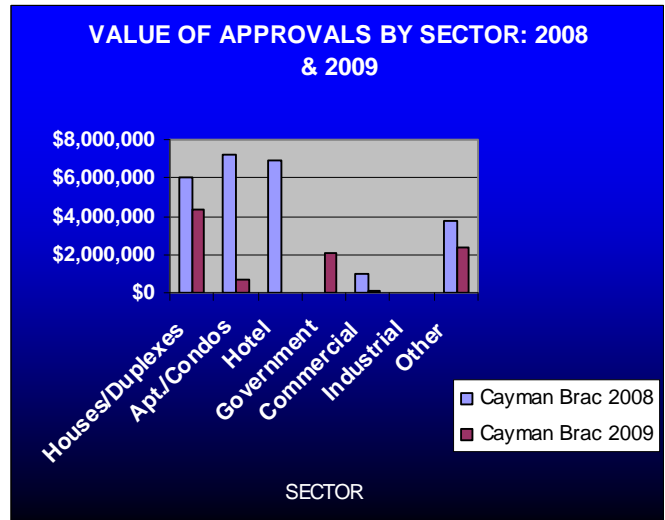


Figure 10: Cayman Brac: Value of Approvals by Sector: 2008-9

Application Processing

Planners Performance

On average, each planner processed 205 applications for approval in 2009 compared with 236 applications in 2008. Each planner on average processed approximately \$23M, compared to \$94M in 2008. A total of 300 reference letter applications for Trade and Business Licences were logged compared to 283 in 2008. Also, current planners dealt with 100 “due diligence” letters, compared to 86 in 2008. One rezone and a request for advice on Low Cost Housing were processed.



Figure 1 Ia: A new John Gray high school building under construction, off Walkers Road, George Town



Figure 1 Ib: New Commercial building, West Bay Rd.

Highlights of 2009

Promotions, New Team Members.



Fig. 12a: Director of Planning & CPA Executive Secretary (Up to July 2009)
Kenneth S. Ebanks, MBA BES



Fig. 12b: Director of Planning (Acting) & CPA Executive Secretary (August 2009 -)
Haroon Pandohie, AICP



Fig. 12c: Administration Manager Mrs. M. Joy Watson



Fig. 12d: Planning Assistant Mr. Jon-Andrew Japal, BA (Honors)



Fig. 12e: Compliance Officer Mr. Christopher McField



Fig. 12f: Clerical Officer Mr. Kadeem Miller

In 2009 the Department was lead by two civil servants. Mr. Kenneth S. Ebanks served as Director of Planning up to July 2009, then was seconded to the Office of the Premier. Mr. Ebanks was with the Department from 1975 and has witnessed its evolution from a few staff members to 47 employees. Mr. Haroon Pandohie was appointed Director of Planning (Acting) to fill the vacancy.

Mr. Pandohie was previously responsible for the Policy Development Section of the Department. He is a member of the American Institute of Certified Planners (AICP) and holds a Masters Degree in Urban and Regional Planning from Rutgers University. Mr. Pandohie thanked the Ministry of Financial Services, Tourism and Development, the Central Planning Authority, Development Control Board, and Electrical Board of Examiners for their continued support of the Department as it continues to improve its service to the community.

Mr. Jon-Andrew Japal joined the Department as a Planning Assistant in the Policy Development Section. He earned a Bachelor of Arts (Honors) from the University of Western Ontario, London, Canada, specializing in Graphic Information Science. His specialization contributes significantly toward carrying out spatial studies as part of the Policy Development Section. Mr. Japal occupies the post vacated by the Departure of Ms. Kayla Bryson.

Mrs. Joy Watson was promoted to Administration Manager with responsibility for administrative matters and office inventory. These duties supplement her administrative support role to the Central Planning Authority and the Electrical Board of Examiners.

Mr. Christopher McField was hired as a Compliance Officer in the Current Planning Section to fill the vacant post previously held by Mr. Timothy Solomon. He is a past employee of the Enforcement Section of the Department of Immigration, a role that equipped him well with some of the skills required for his new job.

Mr. Kadeem Miller Joined the Department as a Clerical Officer. He previously worked for the Department as a Summer intern.

Highlights of 2009

Strategic Planning Initiatives

Several strategic planning projects undertaken were primarily geared at addressing matters raised from Government's Strategic Policy Statement and common to more than one Section of the Department. Two items are noted below.

Freedom of Information (FOI) Implementation

The Department implemented Government's FOI legislation by processing thirty seven applications. The Department was the fifth busiest in dealing with FOI applications - out of 88 public authorities.. Most applications related to specific projects.

After Information Manager (IM) Designate Mr. Haroon Pandohie took on the role of Director of Planning (Acting), the Designate duties were reassigned to Mr. Charles Brown, a Planner in the Policy Development Section. During the transition Mr. Brown undertook relevant training, such as on the FOI tracking system JADE.



The former Chairman of the Central Planning Authority Mr. Dalkeith Bothwell delivered the opening address to the first meeting of Chairs of Public Authorities on the implementation of FOI in the Department of Planning. Information Manager and Assistant Director for Strategic Planning Mr. Robert Lewis was formally recognized by the Information Commissioner for detailed recommendations on revisions to FOI legislation.

Brownbag Lunches

The Policy Development Section initiated "Brownbag Lunches" to:

- use in-house competencies to broaden the knowledge of colleagues;
- share information on a topic or subject that is likely to be of interest to others in the Department;
- expose colleagues informally to the workings of other Sections / Units, thereby enhancing understanding of what each other do;
- strengthen presentation skills;
- generally, to build capacity from an informal approach; and
- to provide additional opportunities to enhance team spirit.

Topics facilitated in 2009 included: Innovative zoning, Effective Planning, Syntectics, Simple Changes in Building Techniques for Disaster Mitigation, and Effective Time Management.

Highlights of 2009

Continued Response to the Impacts of Hurricane 'Paloma'

The Department continued to assist with inspections for post-Paloma recovery in the Sister Islands. Most buildings have been rehabilitated. Two examples are illustrated below.



Fig. 13a: Rehabilitated Building in Cayman Brac



Fig. 13b: Brac Reef Hotel Redevel., Cayman Brac

FACE Awards Nominations

With 9 endorsements, the Department saw a record number of team members being nominated for the annual customer service awards. Nominations are submitted by customers seeking to recognize civil servants who they believe exemplify excellent customer service.

Department nominees were:

- Mr. Charles Alberga
- Mrs. Ceta Aurillard
- Mr. Shondel Bodden
- Mr. Dwayne Ebanks
- Ms. Karen Griffiths
- Ms. Elsi Linwood
- Mr. Ronald Sanderson
- Ms. Nina Smith
- Mr. Garth Tibbetts

The Director of Planning (Acting) Mr. Haroon Pandohie noted that the record number of nominees is an indicator of the Department's continuous drive to provide optimum service to stakeholders in the planning process and to the public.



Fig. 14: The Crescent at Camana Bay

Notable Events/Highlights of 2009

Training

Each section of the Department had team members on specific training during 2009. The main aim of training is to keep current on best practice applicable to the Cayman Islands context in the interest of optimal customer service.

The entire **Building Control Unit (BCU)** staff received three days of training in photo voltaic classes. To follow up on that training Charles Alberga and Timothy Howard spent a week in California receiving intensive training in Photo Voltaic inspection and plan review by Edwards Engineering. Most of the class room sessions were done on large scale commercial projects with some residential. As a result of this seminar both Charles and Timothy are up to speed to review alternate energy systems related to Photo Voltaic. BCU staff received two days of training from the Bureau of LP Gas Inspection. In addition to this the Department now issues LPG permits. As a collaborative effort (Home Gas, Fire Department, BCU) the Cayman Islands launched a program called, "Cook Smart Safety First." Emerson Piercy and Le Roy Bodine conducted several media interviews on television and radio to get the word out on this program. BCU team members Garth Tibbetts and Charles Alberga conducted plan review cross-training of colleagues Stephen Shows, Dermott Murphy, Karen Griffiths and Kerry-Ann Picard.

From the **Current Planning** Section Planning Assistant Dwayne Ebanks attended a report writing course at the Civil Service College, a component of the University College of the Cayman Islands (UCCI).

From the **Policy Development / Strategic Planning** Section Charles N. Brown and Robert Lewis were at workshops in Chicago, Illinois on Urban Design and Climate Change Mitigation/Adaptation respectively. Additionally, Mr. Brown in his capacity as the Department's new Information Manager Designate trained on the Freedom of Information tracking application system (JADE).

Team Activities



Figure 15a: Softball is just one of the ways that we build stronger bonds between team members and community spirit. This year the Department of Planning placed second in the Government League at the end of regular games.



Figure 15b: Planning typically partakes in the annual Cardboard Boat Regatta that raises funds for charities. Our team has become quite popular at this event for our notable cardboard contraptions and planning members have a lot of fun coming together to build them.

Application Approvals

Summary of Application Approvals

The number of applications approved in all three islands was down 14% with 1,121 plan approvals in 2009 compared to 1,298 applications approved in 2008. The value of approvals was down with a 16% decrease from \$499.2M approved in 2008 to \$420.8M approved in 2009.

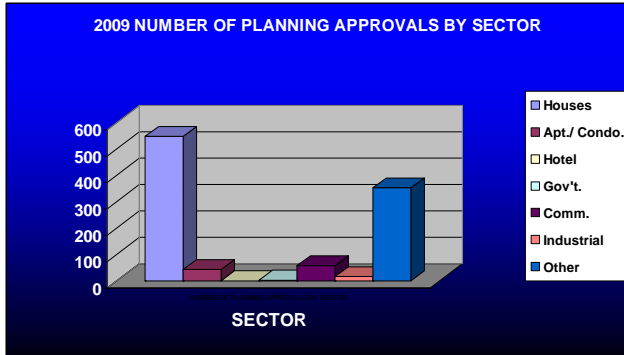


Figure 16: Number of Planning Approvals by Sector, 2009

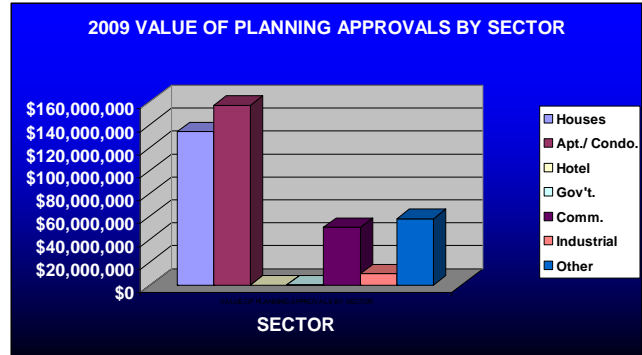


Figure 17: Value of Planning Approvals by Sector, 2009

Sector



Figure 18: A home in 'Spotts'



Figure 19: DiveTech/Lighthouse Apartments, West Bay

Houses

Single family housing approvals on Grand Cayman rose 45.9% in 2009 with 547 new approvals compared to 375 in 2008. The value of these approvals went up to \$134M from \$110M, or 21.9%. The average value of the homes went down to \$249K compared to \$293K in 2008.

Apartments

The number of apartments decreased in 2009, with 43 newly approved applications compared to 118 in 2008, a drop of 60.2%. The value of apartment projects increased from \$148.4M in 2008 to \$157.1M in 2009, a 5.9% increase.

Application Approvals (cont.)

Government

The Government had 2 application approvals in 2009, compared to 6 in 2008. Also, the value of these projects fell by 99% from \$32.2M in 2008 to \$0.3M in 2009. Government and statutory authority projects approved in 2009 included additions to the George Town Primary and Lighthouse schools.

Hotel

There were no new hotel approvals in 2009.



Figure 20: Government Office Accommodation Project under construction, George Town

Commercial

There were 57 new commercial applications this past year, up from 45 in 2008. Also, the value decreased 24% from \$66.2M in 2008 to \$50.6M in 2009.

Industrial

There were 16 industrial projects in 2009 valued at \$10.2M. This is a 129% increase in quantity and 63% rise in value from 2008, which saw 7 industrial projects valued at \$6.3M.

Projects valued over \$1 Million

There were 54 projects of \$1 million or more in value (from 64 in 2008). This is a significant decrease in number (16%) and value (from \$324M to \$265M). The average value per sq. ft. was \$182.17 (from \$148.96 in 2008). However, when non-enclosed projects are excluded (e.g. subdivisions, courts and sea walls), the figure of \$150.23 per sq. ft. is applicable. About 86% (i.e. \$126M) of the total value of projects valued over \$1 million is from the Apartments sector. Table 2 shows the top ten most valuable approved projects with a total value of \$147M and an average cost per sq. ft. of \$148

APPLICANT	DESCRIPTION	VALUE	AREA (Sq. Ft.)
STINGRAY CONSTRUCTION	PROPOSED APARTMENTS	\$60,000,000	392,567
DAVENPORT DEVELOPMENT LTD	ONE HUNDRED & FORTY (140) APARTMENTS	\$31,321,500	250,572
MAYA II LTD	PROPOSED MIX-USED DEVELOPMENTS (APTS, COMM. OFFICES &	\$10,000,000	56,503
NATIONAL HOUSING TRUST	PROPOSED APARTMENTS AND DUPLEX	\$9,737,120	54,757
HAZARD MANAGEMENT	PROPOSED COMMERCIAL OFFICES	\$8,343,000	27,810
ELRICH & TYSON CONSTRUCTION LTD.	PROPOSED APARTMENTS	\$6,725,942	56,050
GKL PROPERTIES LTD	4 STOREY OFFICE BUILDING	\$6,000,000	33,304
MCALPINE LIMITED	PROPOSED COMMERCIAL BUILDING	\$6,000,000	31,876
WESLEY LALOR	PROPOSED APARTMENTS	\$4,388,500	32,898
DAVENPORT DEVELOPMENT	PROPOSED TWENTY FOUR (24) APARTMENT UNITS-PHASE III	\$4,124,000	32,992
TOTALS		\$146,640,062	969,328

\$148/sq. ft avg.

Table 2: Top 10 projects over \$1M in Value: 2009

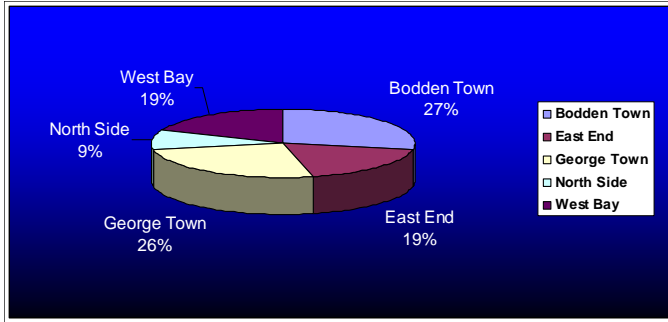


Figure 21: Percentage of Subdivisions Approved by District: 2009

“Other” Category

There are several other project types that fall into the subcategory title “Other.” These include subdivisions, pools, signs, modifications, fences, and ancillary applications. The number of “Other” applications approved decreased to 343 from 647 in 2008, a 45% fall. “Other” applications approved was valued at \$59M in 2009, compared to \$48.3M in 2008 (18% rise). The following sections summarise these application types.



Figure 22: Rock walls in Bodden Town

Subdivisions

2009 saw a decrease in the number and a rise in value of subdivisions, compared to 2008. A total of 54 subdivision applications valued at \$33.2M were approved in 2009. 39 were for subdivisions of less than 6 lots and the remaining 15 were for 6 lots or more. In 2008, there were 66 approved subdivisions valued at \$6.9M.

Modification

There were 43 applications valued at \$3.5M to modify Central Planning Authority Approvals in 2009. This compares to 155 modifications valued at \$5.4M in 2008.

Fences and Walls

There were 33 applications for fences and walls in Grand Cayman valued at approximately \$0.5M. In 2008, 43 walls and fences were approved at \$0.7M.

Swimming Pools

There were 75 pool applications approved in 2009 valued at \$3.2M. A total of 101 pools valued at \$7.5M were approved in 2008.

Ancillary

Projects in this sector included antennas, cabanas, docks, excavations, institutional, land clearing, seawalls, storage sheds, and tents. In total there were 118 of these applications valued at \$18.2M. This compares to 158 applications valued at \$16.1M in 2008.

Signs

There were 29 sign Applications approved, valued at \$220K in 2009, compared with 39 approved at \$195K in 2008.



Figure 23: Wind Tower at Lighthouse Apartments, W.B.

Application Approvals (cont.)

District

Once again, George Town had the majority of developments with 419 approvals valued at \$229M, accounting for 37% and 55% of Grand Cayman’s respective totals. Compared to the previous year the number of approvals for George Town was down and the value was up (523 approvals valued at \$210M).

Bodden Town continued its trend of having the second largest number. However, 2009’s 303 approvals valued at \$65M was an increase of 9% in quantity and decrease of 3% in value from 2008’s 277 approvals valued at \$67M.

West Bay had 205 approvals valued at \$ 96M (second in value). Applications were down from 2008’s 264. The value of approvals were also down (8%) compared to 2008’s \$104.7M.

East End’s 40 approvals valued at \$3M is down 23% in number and down 96% in value compared to 2008 figures (52 approvals valued at \$77.1M).

North Side’s 51 approvals were a 30% decrease from 2008’s 73 approvals. The value increased 46% from \$12.1M in 2008 to \$17.7M in 2009.

Cayman Brac had 88 approvals valued at \$9.5M in 2009 compared to 92 approvals valued at \$24.9M in 2008. This is a 4% decrease in number and 62% drop in value. Little Cayman had 15 approvals valued at \$0.9M, an decrease of 12% and 71% respectively from 2007’s figures of 17 approvals valued at \$3.0M.

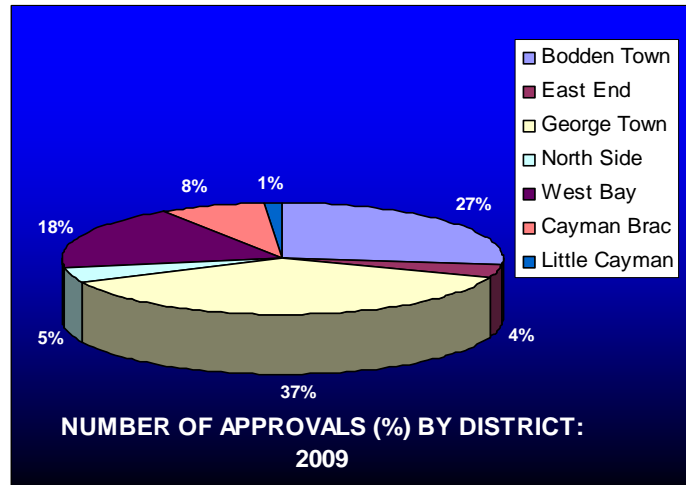


Figure 24: Percentage of Number of Approvals by District: 2009

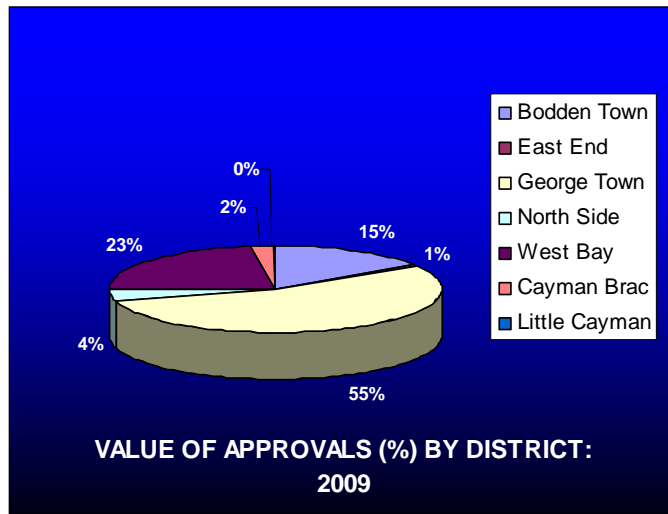


Figure 25: Percentage of Value of Approvals by District: 2009

Administrative Approvals

Thirteen 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 2009, 71.5% of all Grand Cayman approvals were administrative. This was higher than 2008’s 53%. These 734 applications valued at \$114M represented a 16% increase in number and 6% rise in value (from 2008’s 635 applications valued at \$108M).

Building Permits Issued

Building Permits issued in 2009 totalled 1,144 with a value of \$354.9M.



Figure 26: New apartments at Old Prospect Road

Certificates of Occupancy



Figure 27: House under construction at South Sound Rd.



Figure 29: Frank Hall development in Spotts

Certificates of Occupancy (COs) issued in 2009 totalled 538 with a value of \$286.7M, compared with 494 COs valued at \$210.6M in 2008.



Figure 28: Internal/external view of the recently completed Observation Tower at Camana Bay, a “New Urbanist” town off West Bay Road

Compliance

There were 186 compliance cases opened in 2009 versus 587 in 2008. There were 52 enforcement notices issued in 2009, versus 41 in 2008.



Figure 30: A compliance case.



Figure 31: Another compliance matter regarding access to a building.

Appeals, Revenue and Expenditure

Appeals

In 2009, there were 10 appeals against Central Planning Authority decisions compared with 17 in 2008, 22 in 2007, 21 in 2006 and 15 in 2005. In 2009 there was one appeal against Development Control Board Decision. There were two appeals in 2008 against Development Control Board decisions. There were no appeals of DCB decisions in 2007 and 2006. However, 3 were lodged in 2005.

Department Revenue and Expenditure

There were \$2.3M in fees collected by the Department of Planning in 2009 compared with \$4M in 2008, a decrease of 43%. This may be attributed to the downturn in the economy. The distribution was as follows: \$470K in Planning Application Fees (down from \$1M), \$1M in Building Permit Fees (down from \$1.3M), \$709K in Infrastructure Fees (down from \$1.6M), \$50K in Electrical license fees (down from \$54K), and \$18K in Miscellaneous and Sale of Planning Documents (down 31% from previous year which was \$26K). Overall Department revenue decreased by \$1.7M in 2009. Expenditure for the year was \$4.1M compared to \$4.3M in 2008.

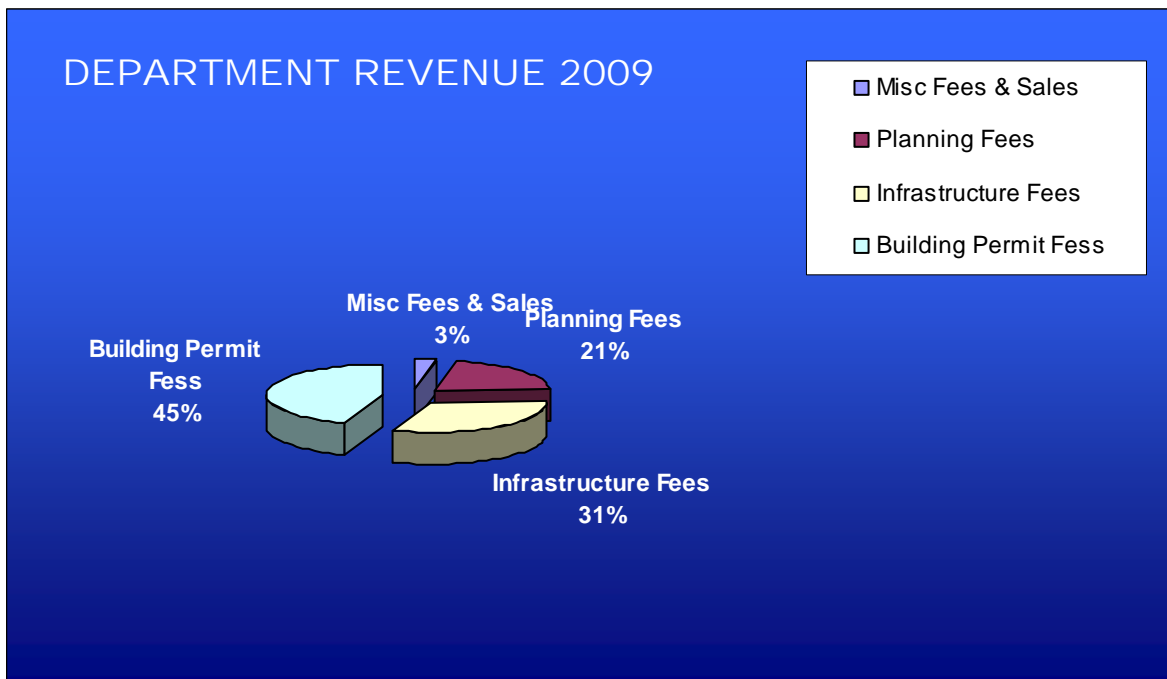


Figure 32: Department Revenue: 2009 (note that the above revenue is based on calendar year 2009 (* Government account runs from 1st July - June (following year). Figures are unaudited, there might be changes once audited.

Conclusion

The Central Planning Authority, Development Control Board, and the Department of Planning continued to strive to enhance efficiency and effectiveness through delivery of their outputs toward satisfying Government's strategic objectives.

Efficient customer service continues to be a priority, exemplified by: expanding information on the Department's website; the further implementation of E-Trakit, a tool designed to facilitate online customer access to planning application and building permit status; and continued training of staff, including cross-training. The Department continues to seek means of building on progress to date.

The Department, its Boards and Authority implemented Freedom of Information (FOI) legislation, the Government initiative aimed at enhancing transparency, accountability and public participation in decision making. The Department was one of the busiest in Government, processing 37 FOI applications.

The diligence of the members of the CPA and the DCB, Department of Planning team members, the support of the Ministry of FST&D, and the input of customers are most appreciated. The combined effort of all contribute significantly toward the delivery of short, medium and long-term planning services ultimately aimed at enhancing the public's quality of life.

A. L. Thompson Jr.
Chairman, CPA



Ernie Hurlstone
Chairman, DCB

Signature not available

Haroon Pandohie, AICP
Executive Secretary, CPA

Appendix 1: 2009 Planning Approval Statistics

SECTORS	2005		2006		2007		2008		2009		% Change 2009 vs. 2008	
	NO.	VALUE	No.	VALUE	No.	VALUE	No.	VALUE	No.	VALUE	No.	VALUE
Houses	532	\$ 105,768,500	336	\$ 74,848,218	437	\$ 131,284,341	375	\$ 109,961,601	547	\$ 134,082,575	45.9%	21.9%
Apt./Condo.	132	\$ 194,879,180	222	\$ 294,288,813	112	\$ 88,941,813	108	\$ 148,384,887	43	\$ 157,178,832	-60.2%	5.9%
Hotel	4	\$ 16,220,000	1	\$ 6,042,649	1	\$ 55,000,000	1	\$ 60,000,000	0	\$ 0	-100.0%	-100.0%
Gov't.	15	\$ 3,739,053	15	\$ 7,460,091	13	\$ 230,565,382	6	\$ 32,200,000	2	\$ 310,000	-66.7%	-99.0%
Comm.	95	\$ 103,975,691	70	\$ 119,779,333	56	\$ 71,740,141	45	\$ 66,211,974	57	\$ 50,576,311	26.7%	-23.6%
Industrial	26	\$ 20,516,746	30	\$ 44,387,985	14	\$ 8,385,000	7	\$ 6,261,180	16	\$ 10,212,466	128.6%	63.1%
Other	394	\$ 66,146,908	574	\$ 74,155,347	493	\$ 59,108,542	647	\$ 48,280,303	353	\$ 58,005,627	-45.4%	20.1%
TOTAL	1,198	\$511,246,078	1,248	\$620,962,436	1,126	\$645,025,219	1,189	\$471,299,945	1,018	\$410,365,811	-14.4%	-12.9%

Table 3: Number and Value of Planning Approvals by Sector 2005 to 2009 Grand Cayman,

Sector	2005		2006		2007		2008		2009		2008 Totals	2009 Totals	% Change 2009 vs. 2008
	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac			
Houses	4	39	5	34	3	32	5	35	4	30	40	34	-15%
Apt./Condo.	1	3	0	0	0	6	2	3	0	2	5	2	-60%
Hotel	0	0	0	1	0	0	0	2	0	0	2	0	N/A
Government	0	5	1	9	1	8	1	2	0	3	3	3	0%
Commercial	2	7	0	5	0	5	0	5	1	1	5	2	-60%
Industrial	0	1	0	10	0	0	0	1	0	0	1	0	N/A
Other	13	60	8	59	5	44	9	44	10	52	53	62	17%
Totals	20	115	14	118	9	95	17	92	15	88	109	103	-6%

Table 4: Number of Planning Approvals by Sector 2005 to 2009 on the Sister Islands

Sector	2005		2006		2007		2008		2009		2008 Totals	2009 Totals	% Change 2009 vs. 2008
	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac			
Houses	\$831,300	\$5,108,370	\$1,220,852	\$5,494,064	\$379,000	\$6,082,803	\$1,750,000	\$6,014,112	\$1,378,761	\$4,371,782	\$7,764,112	\$5,750,543	-26%
Apt./Condo.	\$270,000	\$983,300	\$0	\$0	\$0	\$23,874,000	\$1,000,000	\$7,220,000	\$0	\$650,000	\$8,220,000	\$650,000	-92%
Hotel	\$0	\$0	\$0	\$5,500,000	\$0	\$0	\$0	\$6,900,000	\$0	\$0	\$6,900,000	\$0	N/A
Government	\$0	\$202,500	\$20,000	\$2,719,400	\$400,000	\$1,674,000	\$80,000	\$6,000	\$0	\$2,025,000	\$86,000	\$2,025,000	2255%
Commercial	\$265,000	\$337,500	\$0	\$650,000	\$0	\$319,000	\$0	\$972,000	\$1,000,000	\$85,000	\$972,000	\$1,085,000	12%
Industrial	\$0	\$500,000	\$0	\$1,550,000	\$0	\$0	\$0	\$40,000	\$0	\$0	\$40,000	\$0	N/A
Other	\$184,550	\$597,553	\$26,550	\$743,961	\$125,000	\$3,336,200	\$187,500	\$3,734,618	\$864,600	\$2,416,450	\$3,922,118	\$3,281,050	-16%
Totals	\$1,550,850	\$7,729,223	\$1,267,402	\$16,657,425	\$904,000	\$35,286,003	\$3,017,500	\$24,886,730	\$3,243,361	\$9,548,232	\$27,904,230	\$12,791,593	-54%

Table 5: Value of Planning Approvals by Sector 2005 to 2009 Sister Islands

Appendix 1: 2009 Planning Approval Statistics

Districts	2005		2006		2007		2008		2009		% Change 09/08	
	No.	Value*	No.	Value*	No.	Value*	No.	Value*	No.	Value*	No.	Value
Bodden Town	330	\$ 54,193	339	\$ 83,194	340	\$ 69,021	277	\$66,990	303	\$65,010	9%	-3%
East End	48	\$ 20,858	41	\$ 7,796	50	\$ 77,717	52	\$77,065	40	\$2,958	-23%	-96%
George Town	529	\$ 331,515	526	\$ 341,379	427	\$ 231,362	523	\$210,387	419	\$228,745	-20%	9%
North Side	47	\$ 9,472	74	\$ 26,426	53	\$ 13,917	73	\$12,128	51	\$17,657	-30%	46%
West Bay	244	\$ 95,209	268	\$ 162,167	253	\$ 76,974	264	\$104,730	205	\$95,996	-22%	-8%
GC Total	1198	\$511,247	1248	\$620,962	1123	\$468,991	1189	\$471,300	1018	\$410,366	-14%	-13%
Cayman Brac	20	\$ 7,729	118	\$ 16,657	95	\$ 35,286	92	\$24,887	88	\$9,548	-4%	-62%
Little Cayman	13	\$ 1,551	14	\$ 1,267	9	\$ 904	17	\$3,018	15	\$864	-12%	-71%
Sister Islands Total	33	\$9,280	132	\$17,924	104	\$36,190	109	\$27,904	103	\$10,412	-6%	-63%
Grand Total	1,231	\$520,527	1,380	\$638,886	1,227	\$505,181	1,298	\$499,204	1,121	\$420,778	-14%	-16%

*='000's

Table 6: Number and Value of Planning Approvals by District 2005 to 2009 (all Districts) * (,000)

ANCILLARY	Number	51
	Value	\$ 4,966,625
ANTENNAE	Number	1
	Value	\$ 100,000
DOCKS	Number	15
	Value	\$ 1,437,000
FENCES/WALLS	Number	33
	Value	\$ 460,406
GAZEBOS	Number	11
	Value	\$ 177,826
INSTITUTIONAL	Number	14
	Value	\$ 9,913,698
LANDCLEARING	Number	2
	Value	\$ 40,000
MODIFICATIONS	Number	43
	Value	\$ 3,467,575
POOLS	Number	75
	Value	\$ 3,179,800
SEA WALLS	Number	5
	Value	\$ 1,501,000
SHEDS	Number	18
	Value	\$ 152,058
SIGNS	Number	29
	Value	\$ 219,754
SUBDIVISIONS	Number	54
	Value	\$ 33,219,885
TENTS	Number	1
	Value	\$ 10,000
TOTAL	Number	352
	Value	\$ 58,845,627

Table 7: Number and Value of Planning Approvals Other Sector 2009

Appendix 1: 2009 Planning Approval Statistics

Subdivisions	Bodden Town	East End	George Town	North Side	West Bay	Total
Major	4	2	5	3	1	15
Minor	11	8	9	2	9	39
Total	15	10	14	5	10	54

Table 8: Subdivision Approvals by District 2009

	APPROVAL TYPE, 2009		TOTALS
	ADMIN	CPA	
Number	588	379	967
Value	\$ 126,908,044	\$ 272,921,701	399,829,744

Table 9: Number and Value of CPA and Administrative Approvals 2009

Appendix 2: Central Planning Authority (CPA) Chairman's Bio

Mr. A. L. Thompson, Jr.

Mr. A. L. Thompson Jr. was appointed Chairman of the Central Planning Authority in 2009. His dedication to the physical development of the Cayman Islands is reflected in his twelve-year service on the board of the Central Planning Authority, with an additional three years as its chairman.

He is President, Chief Executive Officer, and Owner of A. L. Thompson Building Supplies Ltd., Grand Cayman, a major company that has been in business since 1950. The firm handles all types of building materials, including lumber, steel, paint, plumbing, electrical and hardware, as well as house-wares and garden supplies. The company also manufactures roof trusses and is the distributor of many major home-appliance lines in the Cayman Islands.

Born in the Cayman Islands in 1951, Mr. Thompson was educated here, in Jamaica and in the United States. He attended Draft Tech College of Design in Florida in the early 1970s and returned to Grand Cayman where he practiced architecture for seven years. During that time, he also ventured into sales at A. L. Thompson Building Supplies and purchased the company in 1978. Under his leadership, the operation grew stronger and larger, resulting in the expansion to its current 100,000-square-foot retail operation in George Town, and a satellite store in Savannah. Mr. Thompson has developed residential, commercial, and industrial projects, including : a roof truss plant; Silver Palms, a fourteen-home project; Alissta Towers, a three-story, twenty-unit shopping complex; and the Lakes residential development in South Sound.

In addition to his strengths as a businessman, Mr. Thompson gives generously to the community and its youth through his efforts with the Rotary Club of Grand Cayman Central, where he served as President for the year 2001/2002, with Junior Achievement, and the Young Caymanian Leadership Awards. He has held officer and director positions with the National Gallery of the Cayman Islands, Ital (Cayman) Ltd., Stingray Brewery Ltd., and other businesses and associations.

Al Thompson has been married to Melissa Lynn Thompson since 1993, and they reside in the South Sound area of Grand Cayman.