



2012 Annual Report of the Central Planning Authority and Development Control Board



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2012 Annual Report of the CPA & DCB

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Report Summary

This report was compiled by the Policy Development Section of the Department of Planning and approved by the Central Planning Authority and Development Control Board for submission to the Governor for the information of the Legislative Assembly, per section 51 of the Development and Planning Law. It is inclusive of a multitude of data, as well as brief accompanying commentary on that data to demonstrate the accomplishments of the Department of Planning, the Central Planning Authority, and Development Control Board. It serves to give readers a comprehensive understanding of what occurred development-wise in The Cayman Islands in 2012. Indicators of development such as projects approved, permits granted, certificates of occupancy issued, and revenue generated are exhibited in this document. The document aims to be very illustrative by incorporating many clear, useful tables and graphs; as well as example images.

The base data for the report comes from the Department of Planning's file management system database, as well as from CPA and DCB meeting minutes.

Once presented to Cabinet, the report and its content will be disclosed under the Freedom of Information Act 2007 and will be located electronically on the website of the Department of Planning at <http://www.planning.gov.ky>.



Haroon Pandohie, AICP
Executive Secretary, CPA

A handwritten signature in blue ink, appearing to read "Haroon Pandohie", with a long horizontal flourish extending to the right.

Message from the Chairman of the CPA



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 that 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 complement existing planning legislation. In this regard it instructs the Department on policies to be drafted and works in conjunction with the Ministry of Development 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 handwritten signature in blue ink, appearing to read 'A. L. Thompson Jr.', written over a horizontal line.

A. L. Thompson Jr.
Chairman, CPA

Message from the Chairman of the DCB



During the calendar year 2012, the Development Control Board saw only a modest decrease in the number of approvals granted. However, there was a dramatic increase in the value of projects approved. This growth included a rise in the number of subdivisions in the Sister Islands. An important consideration for the ongoing effectiveness of the planning process in the Sister Islands is the presence of a capable building inspector. The board appreciated the recent appointment of a new Building Inspector for the Cayman Islands. They also anticipate that this will help resolve some public concern about the gaps in recent service. Overall, the Board enjoys a very positive working relationship with the Planning Officer in Cayman Brac, and thanks her for her support and dedication. The Board also works with the staff and management of the Department in Grand Cayman. The support and frequent presence of the Director of Planning is particularly appreciated and is worthy of note.

A handwritten signature in dark ink, appearing to read 'Ernie Hurlstone', written over a horizontal line.

Ernie Hurlstone
Chairman, DCB

The 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 land in the Islands which this Law applies in accordance with the development plan for the Islands..." (Section 5(1) Development and Planning Law 2011 revision)

The Authority in 2012 consisted of 13 members representing all six electoral districts. The Chairman of the Development Control Board is automatically a member of the CPA.

The members of the CPA in 2012 were:

Mr. A.L. Thompson, Jr. (Chairman)	Mr. Ray Hydes
Mr. Steve McLaughlin (Deputy Chairman)	Mr. Allan Myles
Mr. Peterkin Berry	Mr. Helbert Rodriguez
Mr. Peter Campbell	Mr. Antonio Smith
Mr. Eldon Rankin	Mr. Rex Miller
Mr. Dave A. Christian	Mr. Ernie Hurlstone (DCB)
Mr. Gillard McLaughlin	Mr. Haroon Pandohie (Executive Secretary)

The 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 and 2 of The Development Plan 1997 'GUIDELINES FOR DEVELOPMENT CONTROL IN CAYMAN BRAC' and 'GUIDELINES FOR DEVELOPMENT CONTROL IN LITTLE CAYMAN.'

The members of the DCB in 2012 were:

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

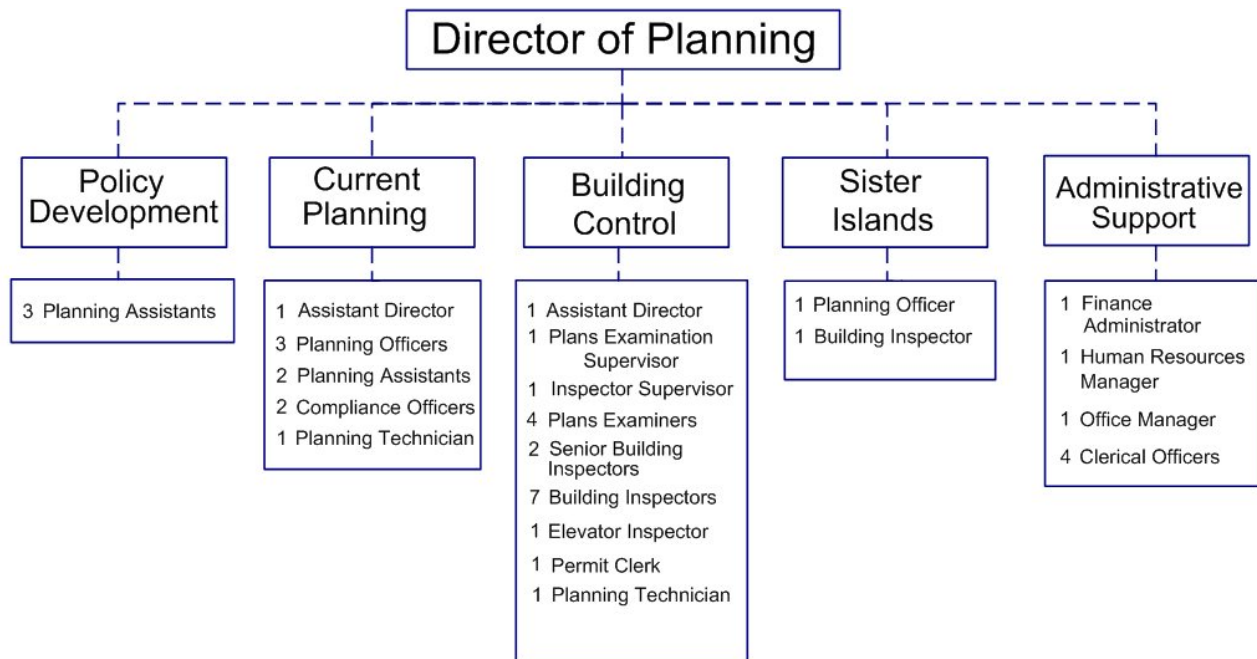
The Department of Planning

The Department of Planning provides administrative services to the CPA, DCB and EBE. (Electrical Board of Examiners).

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 40 full-time team members in the Department, organised as shown in the illustration on the following page.



Department of Planning Organizational Diagram

Current Planning

The Current Planning section (CP) is responsible 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, and the decisions of the CPA and the DCB.

Building Control

Building Control (BC) reviews applications for building permits and conducts inspections on the structural, plumbing, mechanical and electrical components of structures to determine compliance with applicable codes. Through the Certificate of Occupancy (CO) process, Building Control certifies compliance with the Building Code Regulations (2006 Revision). The Assistant Director of Planning (Building Control) is the secretary for the Electrical Board of Examiners.

Policy Development

The Policy Development section (PD) duties involve policy preparation, the study of 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. Duties also include reviewing and recommending changes to planning laws, regulations, policies, procedures and practices for compatibility with the goals of national initiatives. Other responsibilities of the members in this section include managing the electronic filing system (Trak-iT), maintaining the Department's website, compiling and maintaining statistics for internal and external use, and any Geographic Information Systems (GIS) analysis and solutions.

Finance and Human Resources

Members of staff in this section are the front line in customer service and provide essential support and reporting for the department. Among other matters, administrative staff ensures 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.

Central Planning Authority Performance

CPA Overview

The CPA held 26 meetings in 2012, over which 705 items were covered and 422 projects were approved. This is a small decrease compared to the figures of 2011 which saw 749 items and 453 projects approved. The number of adjournments increased slightly from 63 to 64. The number of refusals increased considerably in 2012 from 3 to 12, while the number of enforcements decreased from 126 to 62, showing fewer breaches of compliance with the Development and Planning Laws and Regulations.

The table below provides an overview of the change in development project figures over the last 4 years. Approved projects are looked at in more detail in the next section but an initial view of the figures indicates an overall increase in the number of projects approved (CPA AND ADMINISTRATIVE) of 5.6% and a decline in value of 37%.

Performance Indicator	Year	
	2011	2012
Attendance (Avg.)	10.42	9.81
Applications (Approved)	453	422
Applications (Adjourned)	63	64
Applications (Refused)	3	12
Enforcements	126	62
Matters from the Director	83	125
Information/ Discussion	36	32
No. of Items	749	705
No. of Meetings	26	26

CPA Performance Table 2012

SECTORS	2009		2010		2011		2012	
	No.	VALUE	No.	VALUE	No.	VALUE	No.	VALUE
Houses	547	\$134,082,575	327	\$93,902,210	332	\$116,482,700	313	\$81,873,902
Apt./ Condo.	43	\$157,178,832	76	\$37,224,296	52	\$27,534,595	38	\$17,295,830
Government	2	\$310,000	9	\$3,641,100	14	\$15,135,500	7	\$5,192,500
Commercial	57	\$50,576,311	43	\$92,482,837	36	\$25,755,423	47	\$11,699,920
Industrial	16	\$10,212,466	6	\$3,312,000	9	\$16,553,000	16	\$8,059,988
Other	353	\$58,005,627	500	\$81,074,981	496	\$40,293,122	571	\$28,070,819
TOTAL	1018	\$410,365,811	961	\$311,637,425	939	\$241,754,341	992	\$152,192,959

Number and Value of Projects by Sector: 2009—2012 (Both CPA and Administrative Approvals)

Compliance

In 2012, there were 147 compliance cases opened, and subsequently 62 enforcement notices issued. The number of enforcement notices issued declined from 2011 which saw 126 compliance cases opened and the same number of enforcement notices issued. Examples of cases opened included illegal structures, illegal signage and informal/non-permitted electrical configurations.

Appeals Against CPA

There were 13 appeals against the Central Planning Authority decisions in 2012, which was 2 less than the 15 in 2011. There were 10 in 2011, 10 in 2009, 17 in 2008, and 22 in 2007. The number of appeals has not fluctuated that greatly in the recent past.



An Example of a Compliance Case (illegal power and structures)

CPA/Admin Project Indicators



Canal Point Rd. Home: An Example of a Major Residential Project (8th in table below)

Projects Valued over \$1 Million

The table below shows a selection of the 10 largest projects in 2012 in terms of job value. There is quite a variety of uses present in this list with commercial, residential, subdivisions, modifications, governmental and industrial sectors being represented. This serves to give readers an idea about the magnitude of development that occurred in 2012. It is evident in the table that the majority of large projects in 2012 occurred in George Town and West Bay, which suggests more densification and activity in those districts.

PROJECT DESCRIPTION	APPLICANT	DISTRICT	VALUE
THIRTY APARTMENTS	ELITE DEVELOPMENT HOLDINGS	WEST BAY	\$8,100,000
RENOVATION TO SPOTTS DOCK	CAYMAN ISLANDS PORT AUTHORITY	GEORGE TOWN	\$3,200,000
RESIDENTIAL HOME WITH MAID'S QUARTERS	GUY & GILLIAN HARVEY	GEORGE TOWN	\$2,200,000
SUBDIVISION MODIFICATION - 48 TO 132 LOTS	7 MILE HOLDINGS LTD.	GEORGE TOWN	\$1,910,000
RESIDENTIAL HOME	FRITZ MCPHERSON	BODDEN TOWN	\$1,741,050
CHURCH	UNITED PENTECOSTAL CHURCH	WEST BAY	\$1,734,600
DUPLEX	PEARSE & ALISON MURPHY	WEST BAY	\$1,619,250
RESIDENTIAL HOME	TRACI & TIM BRADLEY	WEST BAY	\$1,600,000
BED AND BREAKFAST	SANDROCK HOUSE LTD.	WEST BAY	\$1,500,000
RESIDENTIAL HOME	MICHAEL HILL	GEORGE TOWN	\$1,400,000

Highest Valued Projects over \$1,000,000—2012

CPA & Admin Approvals

The table below shows the two types of approvals that can be granted, along with the number and value associated with each. Administrative approvals are dealt with in-house (within the Department of Planning) and signed off on by the Director of Planning. Dealing with small projects administratively - such as houses, duplexes and temporary banners - allows for the CPA to devote their time to larger and more comprehensive projects. In 2011, Admin approvals accounted for 52% of all approvals while in 2012 they accounted for 58%.

APPROVAL TYPE, 2012			
	Admin	CPA	TOTALS
Number	571	422	993
Value	\$80,589,888	\$71,603,070	\$152,192,958

Approval Type: Administrative vs. CPA

Planners' Performance (CP & PD)

On average, each planner processed 114 applications for approval in 2012 compared to 97 applications in 2011. Each planner on average processed approximately \$16 million in project job value which was slightly less than the \$17 million in 2011. A total of 284 reference letter applications for Trade and Business Licenses were logged in 2012 compared to 266 in 2011. Also, current planners dealt with 134 Zoning Query letters in 2012, compared to 64 in 2011. There was 1 rezone application processed by the Policy Development section in 2012 as compared to 3 in 2011.

Approvals Overview

The table and charts to the right provide a snapshot of development on Grand Cayman broken down by sector. The sectors are categories of development that were chosen by the Department of Planning for record-keeping purposes.

Overall, the number of approvals rose from 939 in 2011 to 992 in 2012—an increase of 5.6%. The value of approvals went the opposite direction with a 37% decrease from \$242 million in 2011 to \$152 million in 2012. This indicates that focus on development by the people in the Cayman Islands shifted from larger to smaller projects.

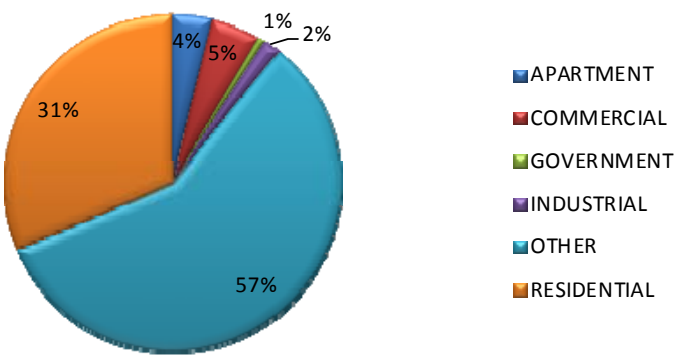
The *Residential* sector includes all single-family and semi-detached homes. The *Apartment* sector includes apartments, condominiums and duplexes. The *Government* sector is made up of any projects financed by the C.I. Government. The *Other* sector is made up various categories which can be viewed in detail on pages I2 and I3.

It can be seen in the illustrations that the *Residential* sector accounts for the most project value, while the *Other* sector has the greatest share in terms of number of projects.

SECTOR	COUNT	VALUE
APARTMENT	38	\$17,295,830
COMMERCIAL	47	\$11,699,920
GOVERNMENT	7	\$5,192,500
INDUSTRIAL	16	\$8,059,988
OTHER	571	\$28,070,819
RESIDENTIAL	313	\$81,873,902
TOTAL	992	\$152,192,958

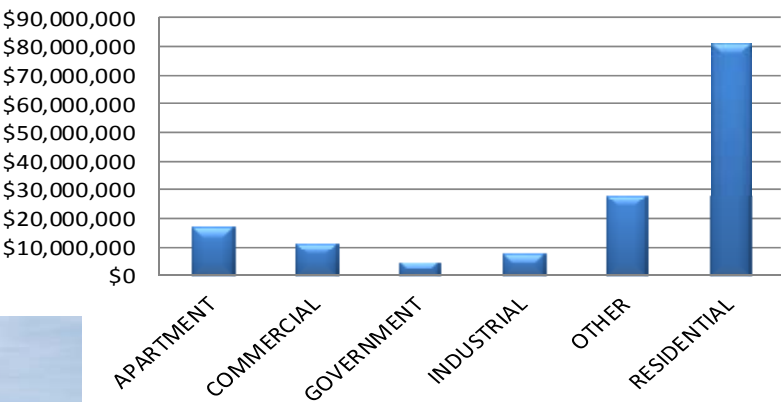
Projects Approved by Sector

Number of Projects Approved - Sector



Proportion of Number of Approvals by Sector

Value of Projects Approved - Sector



Value of Projects Approved by Sector



Approved Residence—Crystal Harbour, GT

DISTRICT	COUNT	VALUE
BODDEN TOWN	313	\$40,347,918
EAST END	39	\$2,799,938
GEORGE TOWN	378	\$57,134,395
NORTH SIDE	62	\$8,432,653
WEST BAY	200	\$43,478,054
TOTAL	992	\$152,192,958

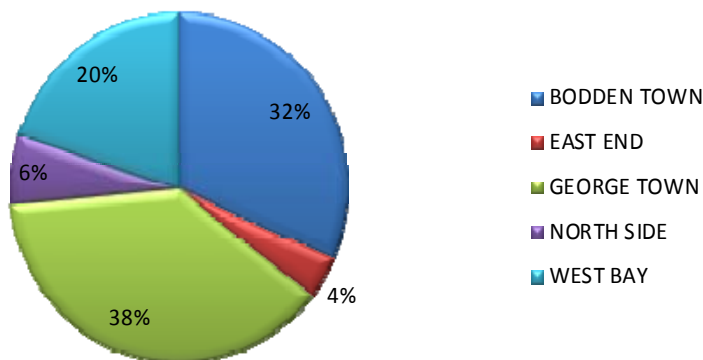
Projects Approved by District

The table and charts to the left provide a snapshot of development on Grand Cayman broken down by District .

George Town contained the majority of projects in terms of number and value. Bodden Town had the second highest number of approvals and third largest value of approvals. West Bay had the third largest number of approvals and second highest value of approvals. North Side and East End had the 4th and 5th largest overall figures respectively.

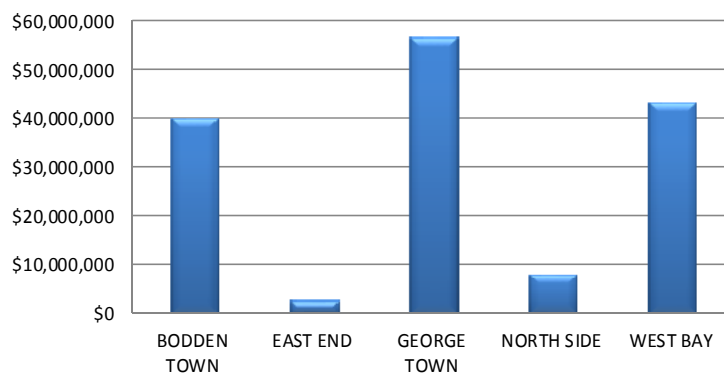
As the island's capital, with the most diverse zoning and land uses, it is expected that George Town would have the highest figures in terms of projects approved by the Department. Bodden Town has been the fastest growing district in recent years in terms of inhabitants; a fact that corresponds with the high number of approval figures.

Number of Projects Approved - District



Proportion of Number of Approvals by District

Value of Projects Approved - District



Value of Projects Approved by District



Approved Distillery/Brewery—Off Esterley Tibbetts, GT

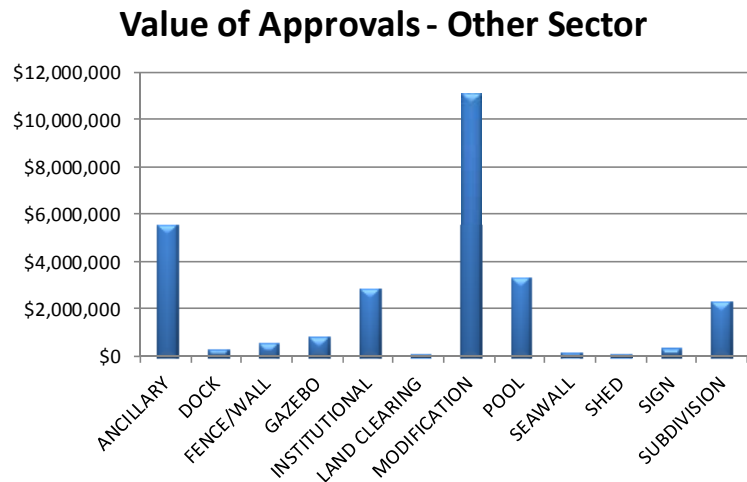
'Other' Overview

The *Other* Sector is made up of a variety of development types, as is evidenced in the following table and charts. The types that account for the most project value are 'Modification', 'Subdivision', 'Pool' and 'Institutional' structures. Modifications are the most prominent in terms of number (206), with ancillary structures (76) and pools (69) also being numerous. Modifications account for the largest value of approvals by a clear margin at \$11.1 million. Ancillary structures such as secondary buildings, fuel tanks, storage structures, parking platforms, etc. account for the second highest project value at \$5.6 million. Pools, institutional structures and subdivisions are the next highest, and most notable types in terms of job value.

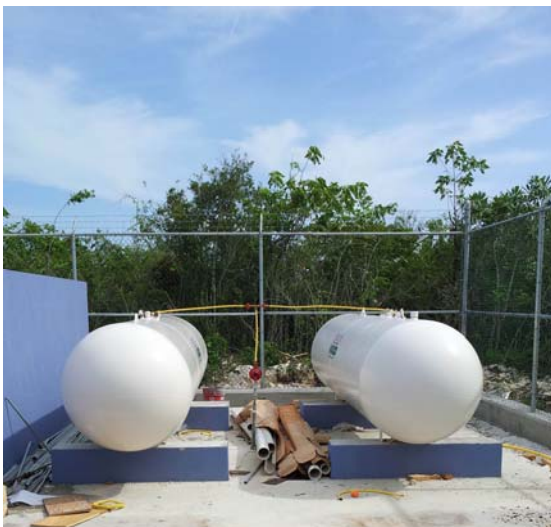
'OTHER' TYPE	COUNT	VALUE
ANCILLARY	76	\$5,634,131
DOCK	10	\$330,000
FENCE/WALL	36	\$614,466
GAZEBO	27	\$840,049
INSTITUTIONAL	6	\$2,904,600
LAND CLEARING	8	\$128,000
MODIFICATION	206	\$11,135,068
POOL	69	\$3,391,800
SEAWALL	3	\$225,000
SHED	13	\$125,410
SIGN	60	\$367,425
SUBDIVISION	53	\$2,335,370
TENT	4	\$31,500
TOTAL	571	\$28,062,819

'Other' Types with Number and Value

The graph and chart to the right illustrate the composition of the *Other* development sector in terms of number and value. The illustrations are useful in visualizing the disparity between the types of development that occurred in 2012, and can be used to infer which types of development projects are more common and generate the most cost.

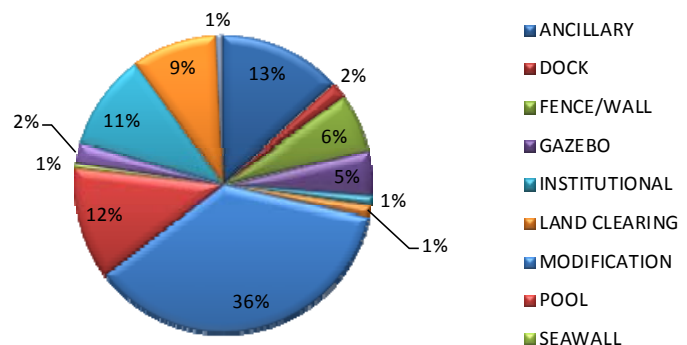


Value of Approved 'Other' Types



LPG Tanks at Doppler Radar Site—East End

Number of Approvals - Other Sector



Breakdown of "Other" Sector—Numbers per type

'Other' 2011-2012 Comparison

The table below highlights the changes in *Other* project types from 2011 to 2012. In terms of number of projects, 7 out of the 13 types experienced growth in 2012 and they were 'Ancillary', 'Gazebo', 'Land Clearing', 'Modification', 'Sea Wall', 'Sign' and 'Tent'; while the other types experienced decline or remained the same. In terms of project value, 7 types also experienced growth. Those types were 'Ancillary', 'Dock', 'Fence/Wall', 'Land Clearing', 'Modification', 'Sea Wall' and 'Tent'.

'OTHER' TYPE	2011 COUNT	2012 COUNT	2011 VALUE	2012 VALUE
ANCILLARY	67	76	\$2,567,113	\$5,634,131
DOCK	12	10	\$245,418	\$330,000
FENCE/WALL	39	36	\$598,800	\$614,466
GAZEBO	20	27	\$935,764	\$840,049
INSTITUTIONAL	6	6	\$3,059,250	\$2,904,600
LAND CLEARING	4	8	\$8,000	\$128,000
MODIFICATION	148	206	\$9,729,591	\$11,135,068
POOL	73	69	\$3,545,200	\$3,391,800
SEA WALL	2	3	\$25,000	\$225,000
SHED	19	13	\$174,850	\$125,410
SIGN	38	60	\$461,492	\$367,425
SUBDIVISION	65	53	\$18,927,646	\$2,335,370
TENT	3	4	\$15,000	\$31,500
Total	496	571	\$40,293,122	\$28,062,819

2011-2012 Comparison of 'Other' Type Counts and Values

Subdivisions: In Greater Detail

Subdivisions are a major indicator of development intention and potential, and also account for 8.3% of the total project value generated by the 'Other' development sector. Subdivisions are classified as either major or minor based on the number of resultant parcels. If there are 6 parcels or less created, then the subdivision is 'Minor' and if there are more than 6 lots created then the subdivision is 'Major'. The accompanying table below describes the presence of subdivisions by type and district in 2012.

DISTRICT	MINOR SUBDIVISION COUNT	MAJOR SUBDIVISION COUNT	MINOR SUBDIVISION VALUE	MAJOR SUBDIVISION VALUE
BODDEN TOWN	18	4	\$64,378	\$834,574
EAST END	4	1	\$10,200	\$225,000
GEORGE TOWN	10	3	\$100,830	\$212,100
NORTH SIDE	3	3	\$62,500	\$220,000
WEST BAY	7	0	\$28,900	\$0
TOTAL	42	11	\$266,808	\$1,491,674

Subdivision Classification by District

Building Permits

Permits Overview

A Building Permit is granted after an application is made, and a set of plans is submitted, reviewed, and deemed in compliance with the building code requirements. By recording and presenting the number of building permits granted, it allows for a helpful indication of what physical development is likely to occur in the near future because no construction may commence until a permit is issued.

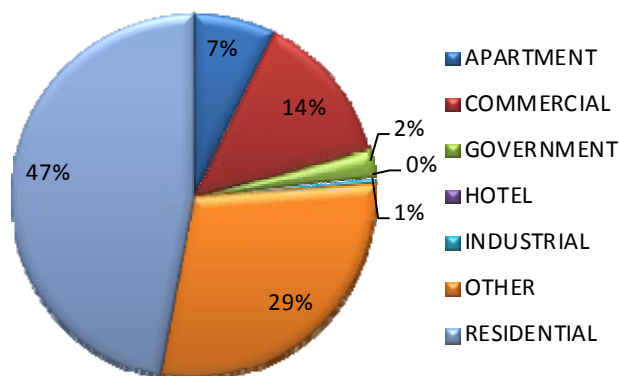
The overall number of building permits fell from 823 in 2011 to 737 in 2012—a decline of 10.5%. The value of permits also fell from \$183.1 million in 2011 to \$156.3 million in 2012—a decline of 14.6%.

The sectors that experienced growth in number and value were *Hotel*, *Industrial* and *Other*. The *Apartment*, *Commercial*, and *Government* sectors all experienced declines across the board. The sector that was somewhat of an anomaly was *Residential*, which had an increase in value from \$87.9 million in 2011 to \$103 million in 2012 despite decreasing from 348 permits to 347.

Sector	Count	Value
APARTMENT	54	\$15,435,872
COMMERCIAL	100	\$15,124,362
GOVERNMENT	17	\$2,922,313
HOTEL	1	\$10,000,000
INDUSTRIAL	4	\$1,150,000
OTHER	214	\$8,680,866
RESIDENTIAL	347	\$102,999,942
TOTAL	737	\$156,313,356

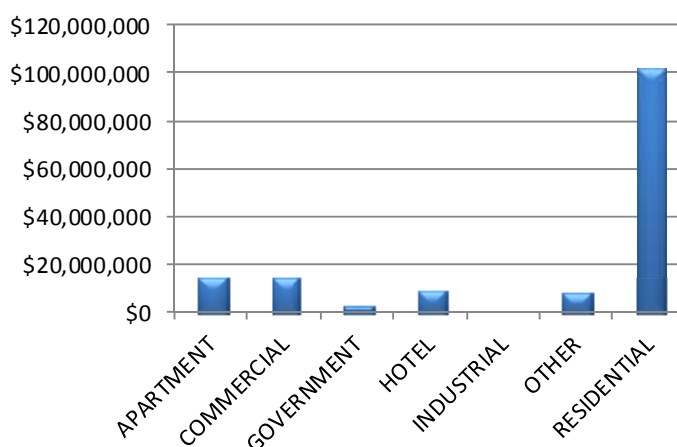
Building Permits by Sector—2012

Number of Permits by Sector



Proportion of the Number of Permits by Sector

Value of Building Permits



Value of Building Permits by Sector



Gazebo for Commercial Use Granted Building Permit—Caribbean Grill, SMB



Ongoing Site Works at Casa Luna—South Sound



Residence with various Permits—South Sound

CO Overview

Certificates of Occupancy are granted when a structure is deemed suitable for human occupation and allows that structure to be connected to the power company grid. For houses and duplexes, the granting of a CO requires all final inspections (building, plumbing, LP gas, electrical, mechanical (if applicable) and elevators/lifts (if applicable)) to be passed before electrical connection paperwork can be sent to CUC. For commercial and multi-family projects, those same inspections must be passed internally, as well as inspections by other government agencies (C.I. Fire Department, Water Authority, Dept. of Environmental Health, National Road Authority, C.I. Petroleum Inspectorate).

The overall number of COs rose slightly from 391 in 2011 to 393 in 2012—an increase of 0.5%. Conversely, the value of COs decreased 16.7% from \$150.5 million in 2011 to \$125.3 million in 2012.

Residential projects made up 62% of the total number of COs issued, which is more than double the next highest sector; Commercial with 18% of the total share. It is evident from the bar graph below that the value of COs granted for Residential and Commercial projects were considerably higher than those issued for Apartment, Government, Industrial and Other structures.

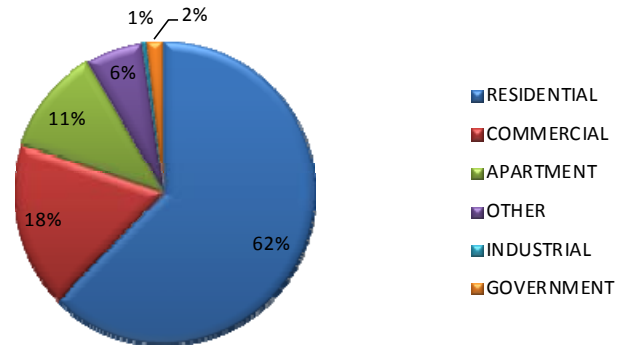


A Commercial Project that Received a CO in 2012—Camana Bay

Sector	Count	Value
RESIDENTIAL	245	\$53,035,106
COMMERCIAL	70	\$52,807,757
APARTMENT	45	\$16,431,954
OTHER	24	\$1,560,220
INDUSTRIAL	2	\$1,019,180
GOVERNMENT	7	\$400,000
TOTAL	393	\$125,254,217

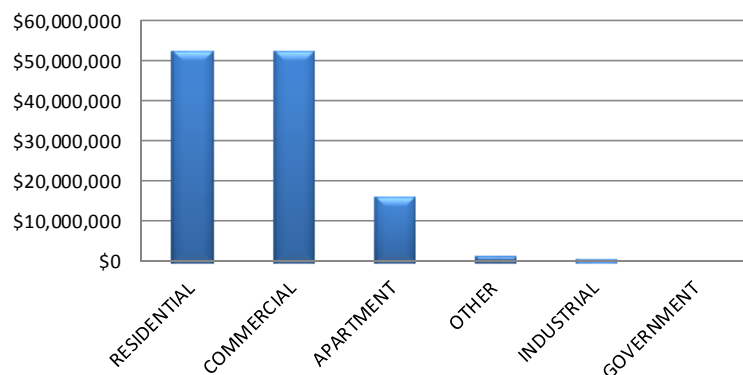
COs by Sector

Number of COs by Sector



Proportion of the number of COs by Sector

Value of COs by Sector

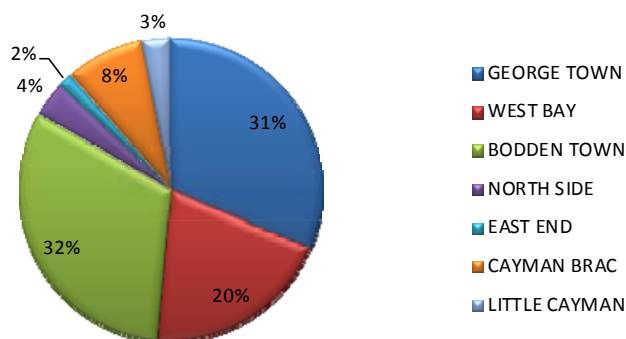


Value of Certificates of Occupancy by Sector

District	Count	Value
GEORGE TOWN	123	\$73,299,955
WEST BAY	79	\$23,373,508
BODDEN TOWN	125	\$22,506,605
NORTH SIDE	15	\$4,641,650
EAST END	6	\$1,305,000
CAYMAN BRAC	33	\$127,500
LITTLE CAYMAN	12	\$0
TOTAL	393	\$125,254,217

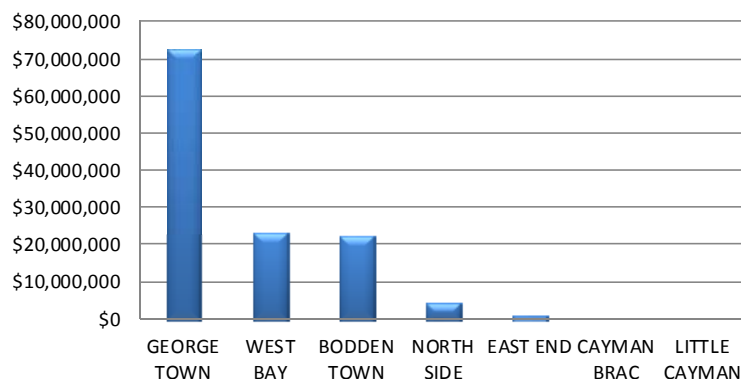
COs by District

Number of COs by District



Proportion of the number of COs by District

Value of COs by District



Value of Certificates of Occupancy by District

In terms of COs issued by district, Bodden Town had the highest number of issuances at 125, accounting for 32% of the total number island-wide. The value of those COs was \$22.5 million. George Town had the second highest number of COs issued with 123, but by far the largest value of COs issued—approximately \$73.3 million. In terms of number and value, West Bay was the third largest district for COs issued with 79 COs valued at \$23.4 million.

The high number of Certificates of Occupancy issued corresponding with a moderate value in Bodden Town is consistent with the reputation that Bodden Town has for being the fastest growing district in terms of residents migrating there. George Town has a greater variety of types of COs granted, and in many cases the project value of commercial and industrial developments contribute to a much higher overall value than any other district.



Commercial Fitout that Received a CO in 2012—Peachwave, WBR

Sister Islands

Application Processing: Development Control Board

In 2012, the Development Control Board approved 92 development applications valued at \$18.7 million. These figures represent a decrease in total approvals by 9.9% and an increase in value of approvals by 88.1% as compared to the 2011 figures of 102 approvals valued at \$9.94 million. Attendance to meetings as well as the number of meetings did not change much in 2012, but the number of items covered in the meetings fell considerably from 302 in 2011 to 190 in 2012. The number of enforcement items also declined heavily from 127 in 2011 to 42 in 2012. The number of applications adjourned and the number of *Matters from the Department of Planning* were the only notable value increases from 2011 to 2012 at 62.5% and 18.8% respectively.

Performance Indicator	Year	
	2011	2012
Attendance (Avg.)	7	6.1
Applications (Approved)	102	92
Applications (Adjourned)	6	16
Applications (Refused)	0	0
Enforcement Items	127	42
Matters from Dept. of Planning	13	16
Information/ Discussion	13	12
No. of Items	302	190
No. of Meetings	20	21

DCB Performance Indicators

The table below shows Cayman Brac and Little Cayman project approvals broken down by sector for calendar year 2012. *Government* projects, *Houses and Duplexes*, and *Subdivisions* were the largest categories of development in terms of value in Cayman Brac. *Subdivisions* and *Houses and Duplexes* were by far the largest categories of development in terms of value in Little Cayman. The *Other* category in Cayman Brac was the source of the highest number of application approvals however that did not translate to very high value. There were no apartment-related projects on either of the Sister Islands and there were no industrial projects in Little Cayman.

Type of Development	C. Brac 2012		L. Cayman 2012	
	Count	Value	Count	Value
Houses & Duplexes	18	\$3,083,740	3	\$1,125,968
Apartments	0	\$0	0	\$0
Commercial	2	\$560,000	3	\$431,000
Industrial	1	\$1,500,000	0	\$0
Government	6	\$6,883,600	1	\$180,000
Subdivisions	12	\$2,054,000	9	\$2,181,000
Other	31	\$368,700	4	\$316,350
Total	70	\$14,450,040	22	\$4,234,318

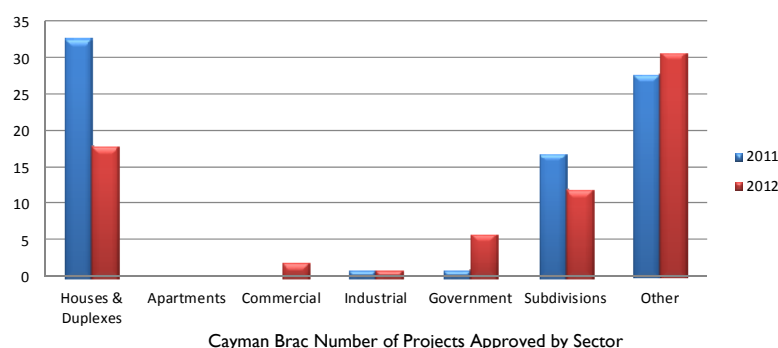
Sister Islands Projects Approved by Sector

Sister Islands

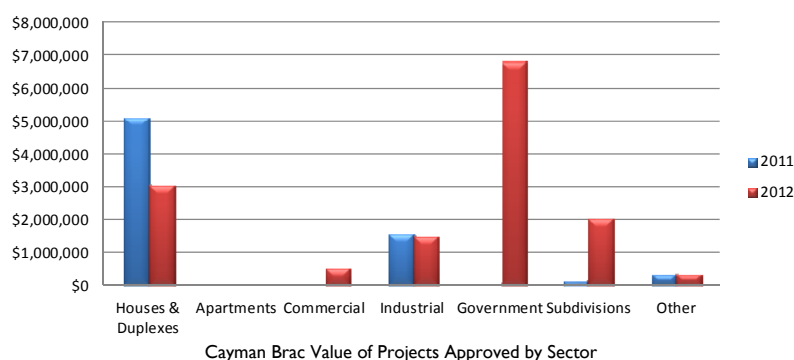
Cayman Brac Sector Comparison 2011-2012

The bar graphs to the right illustrate the changes in number and value of projects approved in Cayman Brac from 2011 to 2012. In terms of number, the three sectors that experienced growth were *Commercial* (0 in 2011 to 2 in 2012), *Government* (1 in 2011 to 6 in 2012) and *Other* (28 in 2011 to 31 in 2012). In terms of value of projects, there were large increases in the *Government* (\$6 thousand in 2011 to \$6.9 million in 2012), *Subdivision* \$121 thousand in 2011 to \$2.1 million in 2012), *Commercial* (\$0 in 2011 to \$560 thousand in 2012) and *Other* (\$350 thousand in 2011 to \$369 thousand in 2012) sectors. There was a large drop in value for *Houses and Duplexes*, (\$5.1 million in 2011 to \$3.1 million in 2012) while *Industrial* projects saw a slight decrease in value from \$1.6 million in 2011 to \$1.5 million in 2012. The number and value of *Apartments* remained at 0 from 2011 to 2012.

CB - Number of Approvals by Sector: 2011-2012



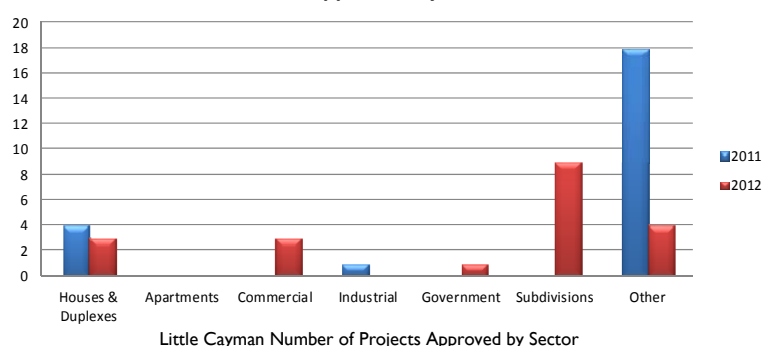
CB - Value of Approvals by Sector: 2011-2012



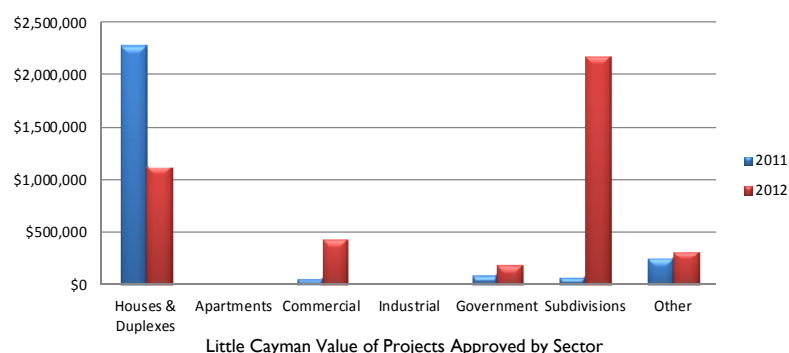
Little Cayman Sector Comparison 2011-2012

The bar graphs to the right illustrate the changes in number and value of projects approved in Little Cayman from 2011 to 2012. In terms of number of projects, there were 3 sectors that experienced growth in 2012 and they were *Subdivisions* (0 in 2011 to 9 in 2012), *Commercial* (0 in 2011 to 3 in 2012), and *Government* (0 in 2011 to 1 in 2012). *Houses and Duplexes* and *Industrial* experienced slight declines (4 in 2011 to 3 in 2012 and 1 in 2011 to 0 in 2012 respectively) while the *Other* sector experienced a large decline from 18 in 2011 to 4 in 2012. In terms of value of projects, there were 4 sectors that experienced substantial increases and they were *Subdivisions* (\$71 thousand in 2011 to \$2.2 million in 2012), *Commercial* (\$50.7 thousand in 2011 to \$431 thousand in 2012), *Government* (\$85 thousand in 2011 to \$180 thousand in 2012) and *Other* (\$243 thousand in 2011 to \$316 thousand in 2012). *Houses and Duplexes* experienced decline from \$2.3 million in 2011 to \$1.1 million in 2012. There were no *Apartments* in 2011 or 2012.

LC - Number of Approvals by Sector: 2011-2012



LC - Value of Approvals by Sector: 2011-2012



Department Revenue and Expenditure

The Department of Planning generates revenue for the Cayman Islands Government through various fees and charges. Details of the revenue generated, as well as the total amount of profit and expenditure to operate the Department are summarized below.

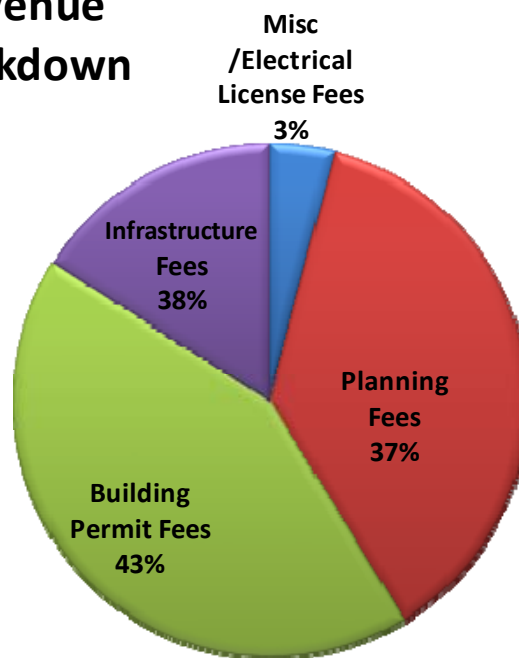
There were \$3.10 million in fees collected by the Department of Planning in 2012 compared with \$5.11 million in 2011—a decrease of 39.3%. Expenditure by the Department also fell, albeit slightly by 4.32% from \$3.01 million to \$2.88 million.

The distribution of fees based on type can be seen in the illustrations. Building Permit Fees are the main source of revenue, followed closely by Infrastructure Fees. This is due to the multiple structures and phases that are often required to complete a single project.

PLANNING REVENUES FOR THE CALENDAR YEAR 2012	
ENTITY	AMOUNT
Electrical Inspection Fees	\$29,375.00
Sale of Planning Document	\$7,347.07
Electrical License Fees	\$49,590.00
Elevator Inspection Fees	\$41,000.01
Total Misc/Electrical License Fees	\$127,312.08
EXECUTIVE	
Planning Fees	\$1,151,070.46
Building Permit Fees	\$1,321,396.76
Infrastructure Fees	\$495,680.98
TOTAL REVENUE	\$3,095,460.28
TOTAL EXPEDITURE	\$2,876,039.44
PROFIT	\$219,420.84

Revenue and Expenditure information for the Department of Planning—2012

Revenue Breakdown



Proportion of Revenue-generating Fees—2012

Frequently Asked Questions

GUIDELINES ON INSPECTION AND COPYING OF RECORDS

STANDARD (NON-FREEDOM OF INFORMATION) GUIDELINES

1. INSPECTION OF DRAWINGS/PLANS

Site plans and building elevations can be inspected by anyone! This is regardless of whether they received a notice or the project was advertised. The rationale is that the finished product will be visible by the public from the exterior. Drawings other than site plans and building elevations (e.g. floor plans, etc) can only be inspected by the landowner / applicant / author or someone who has been notified of the project [section 15(4) notice]. Alternatively, anyone can inspect “other drawings” if the project was required to be advertised per the planning law and/or regulations.

2. COPIES OF DRAWINGS/PLANS

Copies of drawings/plans - any kind or type - can be obtained with the written consent of author (e.g. architect, draftsman, engineer or surveyor). Such consent may be by e-mail. Existing copy charges remain. The exception per existing practice is that an applicant/owner can obtain copies without written consent from the author.

3. INSPECTION OF FILES/REPORTS

Whoever is notified of a project [via section 15(4) notice or newspaper ad] is entitled to inspect the applicant's submissions. Legal opinion/advice is considered privileged and not subject to inspection. Please be advised that no photography or sketching will be permitted.

4. COPIES OF FILES/REPORTS

Standard existing procedure on who is allowed to get copies of records remains (similar to item “2” above). Legal opinion/advice is considered privileged and not subject to copying. The planning appeals process (in terms of who eventually gets copies of records regarding an appeal) remains the same.

FREEDOM OF INFORMATION (FOI) APPLICATIONS (in brief)

Anyone other than the land owner, author (or someone authorized in writing by either) seeking an inspection or copies of records that do not fall under any of the above guidelines should be advised to submit an FOI application. An FOI request can be submitted by completing the application form, or submitting a letter, fax or e-mail (foi.pln@gov.ky). If uncertain whether an FOI application should be submitted, consult the Department's Information Manager at the stated e-mail.

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