



2013 Annual Report
of the
Central Planning Authority
and
Development Control Board

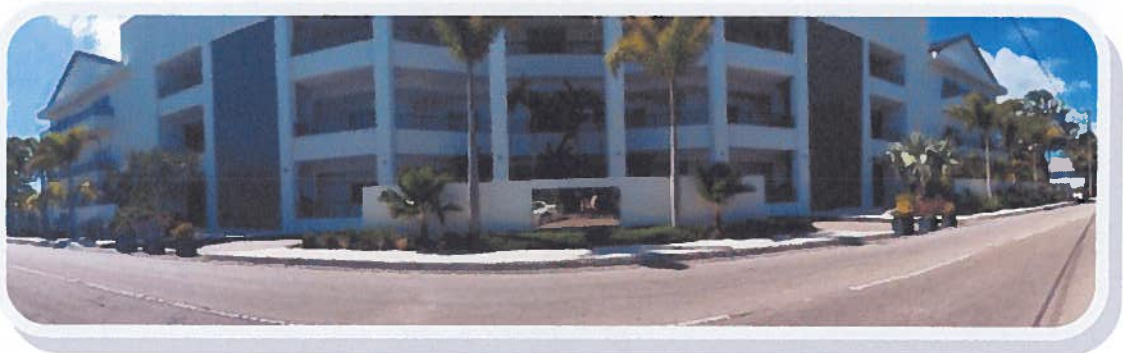


Table of Contents



2013 Annual Report of the CPA & DCB

Report Summary	3
Message from the Chairman of the Central Planning Authority	4
Message from the Chairman of the Development Control Board	5
Functions and Responsibilities - CPA, DCB, DoP	6
Functions and Responsibilities - CP, PD, BC, Finance and HR	7
Central Planning Authority Performance, Compliance, Appeals	8
CPA/Admin Project Indicators - Major Projects, Planners' Performance, Approval Types	9
Planning Approvals by Sector	10
Planning Approvals by District	11
The 'Other' Sector	12
The 'Other' Sector, Subdivisions	13
Building Permit Overview & Examples	14
Building Permit Graphs & Examples	15
Certificates of Occupancy - Sector	16
Certificates of Occupancy - District	17
Sister Islands - Development Control Board Performance	18
Sister Islands - Development Stats 2012-2013	19
DoP Revenue and Expenditure	20
Frequently Asked Questions	21
Contact Information	22

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 50. of the Development and Planning Law. It is inclusive of a variety 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 2013. 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. Financial information is provided by the Government's central financial management system.

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

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Message from the Chairman of the CPA



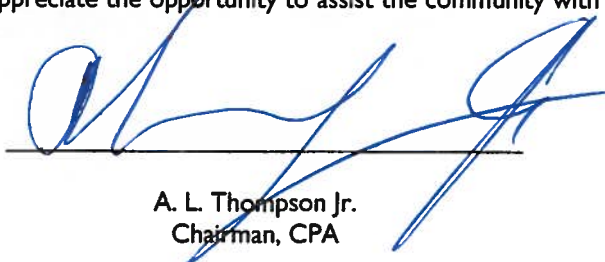
The Central Planning Authority is a thirteen-member Authority charged with carrying out Planning laws and regulations that affect applications such as those for commercial development, multiple-family dwellings, and land subdivisions. The CPA also reviews any residential applications that are contrary 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.

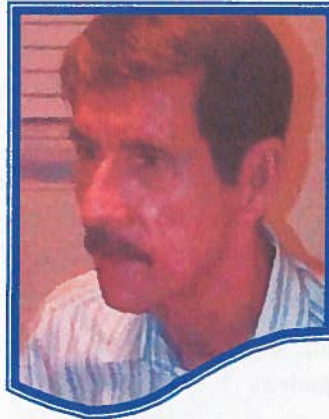
The CPA is also charged with reviewing planning policy to complement existing planning legislation. In this regard it instructs the Department on policies to be drafted and works in conjunction with the Ministry of Development in finalizing a Planning Policy. Drafts are typically placed on the Department's 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. L. Thompson Jr.
Chairman, CPA

Message from the Chairman of the DCB



The down turn of the economy continues to affect development here in the Sister Islands. Thus resulting in fewer and smaller applications coming to the Development Control Board in 2013. The 3 Marinas that are being considered now by Cabinet will be a big boost to the economy of Cayman Brac if they are approved. In 2013 a new Development Control Board was formed and changed members by 50%. As the new Chairman of the Development Control Board I would like to thank all the members, past and present for their contribution over the years and wish them well in the future. Since I have been the Chairman of the DCB I have had the privilege to attend a few CPA meetings and found them very informative, and I thank the Chairman and members for the hearty welcome I received. I would like to thank the Planning Officer and her Staff here in Cayman Brac for the co-operation and good working relationship we have enjoyed over the years and look forward to working with them in the future. I would also like to thank the Planning Director and his staff for their contribution and support over the years and look forward to working with them in the future as well.

A handwritten signature in blue ink, which appears to read "Edgar Bodden". The signature is written in a cursive style and is positioned above a horizontal line.

Edgar Ashton Bodden JP
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 2013 consisted of 13 members representing all six electoral districts. The Chairman of the Development Control Board is automatically a member of the CPA.

2013 was an election year in the Cayman Islands, which resulted in new members of the CPA being appointed after the newly elected Government was formed and organised.

CPA members prior to change in Government:

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

Appointed CPA members after new Government established:

Mr. A. L. Thompson (Chairman), Mr. Robert Watler Jr. (Deputy Chairman), Mr. Edgar Ashton Bodden, Mr. S. T. (Tommie) Bodden, Mr. Dalkeith Bothwell, Mr. Joseph Coe, Mr. Ray Hydes, Mr. Trent McCoy, Mr. Rex Miller, Mr. Eldon Rankin, Mr. Selvin Richardson, Ms. Sharon Roulstone, Mr. Fred Whittaker, 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 appointed members of the DCB also changed in 2013 following the elections and new Government restructuring.

DCB members prior to change in Government:

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

Appointed DCB members after new Government established:

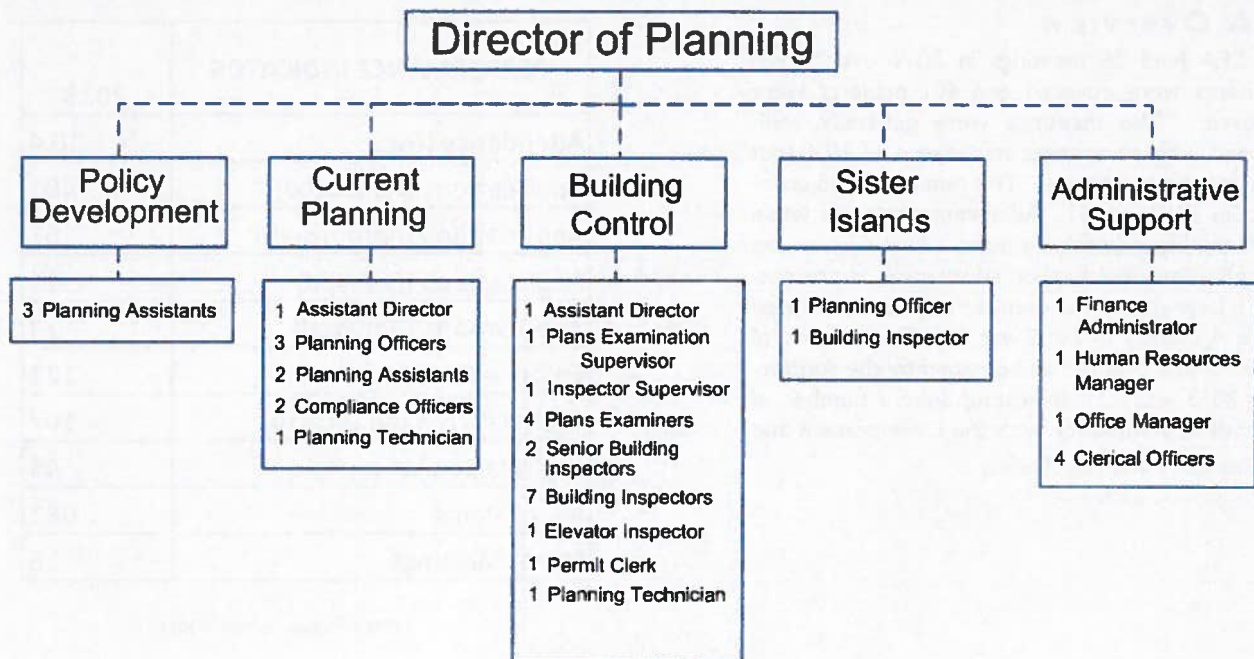
Capt. Ashton Bodden (Chairman), Mr. Alva "Billy" Bodden, Mr. Royce Dilbert, Mr. Garston Grant, Mr. Melgreen Reid, Mrs. Zanda Scott, Capt. Arlin Tatum, Ms. Andrea Stevens (Executive Secretary)

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 2013 over which 681 items were covered and 401 projects were approved. The meetings were generally well-attended with an average attendance of 10.4 (out of 13 regular members). The number of adjournments in 2013 was 61. Adjournments occur when the Authority is unable to make a final decision on an application until further information is presented at a later date. The number of projects refused by the Authority in 2013 was 13. The number of enforcements ordered to be issued by the Authority in 2013 was 121, indicating quite a number of breaches of compliance with the Development and Planning Laws and Regulations.

PERFORMANCE INDICATOR	2013
Attendance (Avg.)	10.4
Applications (Approved)	401
Applications (Adjourned)	61
Applications (Refused)	13
Applications (Adhered)	13
Enforcements	121
Matters from the Director	107
Information/ Discussion	44
No. of Items	681
No. of Meetings	26

CPA Performance Table—2013

Compliance

In 2013, there were 109 compliance cases opened, and subsequently 121 enforcement notices issued. The reason for a higher number of enforcement notices issued than cases opened is due to the CPA deciding to issue enforcements based on matters brought forth by the Director of Planning or general discussions in meetings. Examples of cases opened include illegal structures, illegal signage and informal/non-permitted electrical configurations.



An Example of a Compliance Case (illegal structure)—George Town

Appeals Against CPA

There were 4 appeals made against the Central Planning Authority decisions in 2013, indicating a small percentage of applicants' dissatisfaction with decisions taken by the Authority.

CPA/Admin Project Indicators



Health City Cayman Islands: Hospital (2nd in table below)

Projects Valued over \$1 Million

The table below shows a selection of the 10 largest projects in 2013 in terms of job value. There is quite a variety of uses present in this list with commercial, residential, hotel and institutional all being represented. This serves to give readers an idea about the magnitude of development that was approved in 2013 and that can be expected to materialize in the near future. It is evident in the table that the majority of large projects approved in 2013 occurred in George Town, however the two largest projects in terms of size and value were approved in West Bay and East End respectively. The Shetty (HCCI) hospital being approved in East End was a massive presence in the media, as well as a symbol of intent to spread development to the eastern districts while influencing the national economy on a whole.

PROJECT DESCRIPTION	APPLICANT	DISTRICT	(est.) VALUE
HOTEL AND CONDOMINIUMS	BLOSSOM ESTATES LTD.	WEST BAY	\$139,000,000
HOSPITAL - HEALTH CITY SERVICES	HEALTH CITY CAYMAN ISLANDS	EAST END	\$50,000,000
COMMERCIAL BUILDING; BLOCK 5 - CAMANA BAY	CAYMAN SHORES DEVELOPMENT LTD	GEORGE TOWN	\$24,000,000
APARTMENTS	BRONTE DEVELOPMENT LIMITED	GEORGE TOWN	\$20,000,000
COMMERCIAL PRIVATE DENTAL OFFICE	DR. ROBERT PARR	GEORGE TOWN	\$12,000,000
COMMERCIAL BUILDING	CAYMAN TECHNOLOGY CENTRE	GEORGE TOWN	\$7,600,000
CHURCH	CHURCH OF GOD PROPHECY	BODDEN TOWN	\$5,000,000
RENOVATIONS TO EXISTING MARINA FACILITY	CIYCAM LTD.	WEST BAY	\$4,600,000
HOUSE, MAID QUARTERS, GARAGE, GAZEBO, SHED AND OFFICE BLDG.	DANIEL BORDESSA	WEST BAY	\$4,449,400
APARTMENTS	KEN HALL & BAVAN ANTONYSRAJ	GEORGE TOWN	\$4,057,500

Highest Valued Projects over \$1,000,000—2013

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 2013 the ratio of CPA approvals to Administrative approvals was 46% to 54% indicating favorable efficiencies within the Department and time saved in CPA meetings.

APPROVAL TYPE, 2013			
	Admin	CPA	TOTALS
Number	478	401	879
Value	\$73,850,080	\$379,977,496	\$453,827,575

Approval Type: Administrative vs. CPA—2013

Planners' Performance (CP & PD)

On average, each planner processed 176 applications for approval in 2013, with an average of \$91 million in project job value processed per planner. A total of 253 reference letter applications for Trade and Business Licenses were logged in 2013 compared to 284 in 2012. Also, current planners dealt with 111 Zoning Query letters in 2013 compared to 134 in 2012. There were 6 rezoning applications processed by the Policy Development section in 2013 as compared to 1 in 2012.

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 fell from 992 in 2012 to 879 in 2013—a decrease of 11.4%. The value of approvals went the opposite direction with a 200% increase from \$152 million in 2012 to \$453.8 million in 2013. This indicates that focus on development by the people in the Cayman Islands shifted from smaller to larger projects.

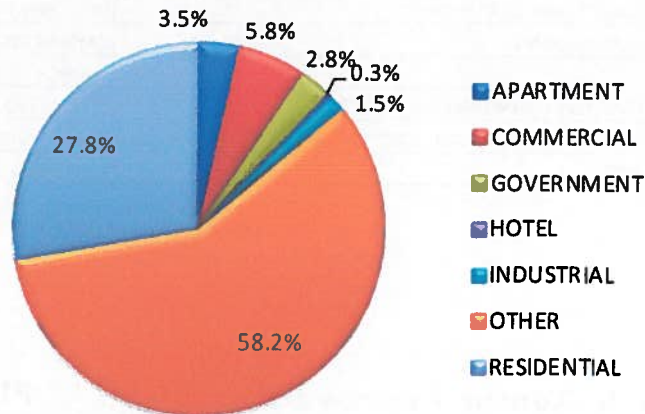
The *Residential* sector includes all single-family and semi-detached homes. The *Apartment* sector includes apartments, condominiums and duplexes. The *Government* sector is made up of any projects financed by the C.I. Government. The *Other* sector is made up various categories which can be viewed in detail on pages 12 and 13.

It can be seen in the illustrations to the right that the *Hotel* sector accounts for the most project value, while the *Other* sector has the largest percentage share in terms of number of projects approved in 2013.

SECTOR	COUNT	(est.) PROJECT VALUE
APARTMENT	31	\$47,700,928
COMMERCIAL	51	\$118,645,610
GOVERNMENT	25	\$4,688,297
HOTEL	3	\$143,035,000
INDUSTRIAL	13	\$5,174,272
OTHER	512	\$39,628,772
RESIDENTIAL	244	\$94,954,697
Grand Total	879	\$453,827,575

Projects Approved by Sector—2013

Number of Projects Approved - Sector

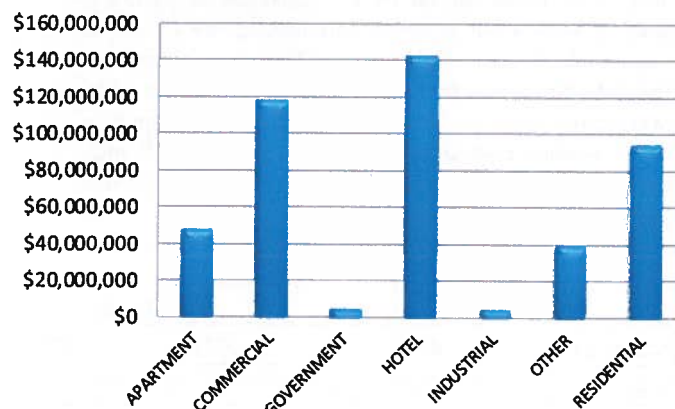


Proportion of Number of Approvals by Sector—2013



Approved Apartments, Bel Air Drive—George Town

(est.) Value of Projects Approved - Sector



Value of Projects Approved by Sector—2013

DISTRICT	COUNT	(est.) PROJECT VALUE
BODDEN TOWN	203	\$43,513,835
EAST END	39	\$54,832,610
GEORGE TOWN	362	\$144,259,251
NORTH SIDE	51	\$8,447,779
WEST BAY	224	\$202,774,101
Grand Total	879	\$453,827,575

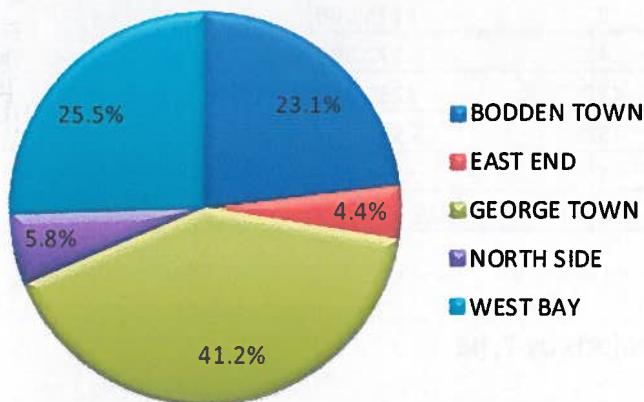
Projects Approved by District—2013

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 approved in terms of number but West Bay was the district with the highest value of projects, due greatly to the approval of a new hotel. West Bay also had the second highest number of approvals. Bodden Town had the third largest number of approvals and fourth highest value of approvals; with East End having a greater value of projects due to the influence of the new Health City hospital. East End in total had the fewest number of projects approved, however. North Side had the 4th highest number of approvals but by far the lowest value of projects approved in 2013.

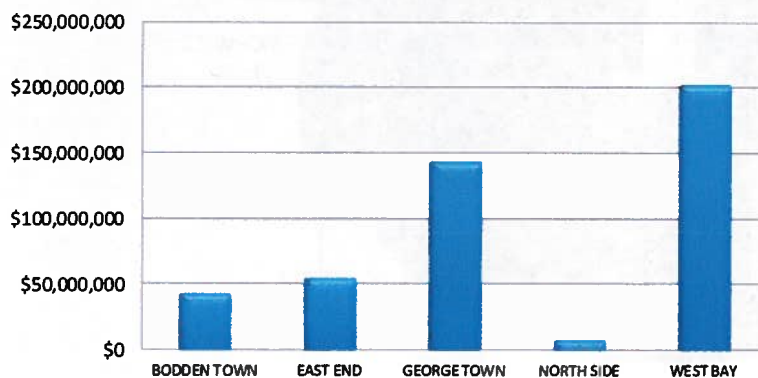
As the Island's capital, with the most diverse zoning designations and land uses, it is expected that George Town would have the highest figures in terms of projects approved by the Department. Bodden Town has been the fastest growing district in recent years in terms of inhabitants; a fact that corresponds with the high number of approval figures in that district. West Bay continues to display a strong sign of density with its high project approval count.

Number of Projects Approved - District



Proportion of Number of Approvals by District—2013

(est.) Value of Projects Approved - District



Value of Projects Approved by District—2013



Block 5, Camana Bay—George Town

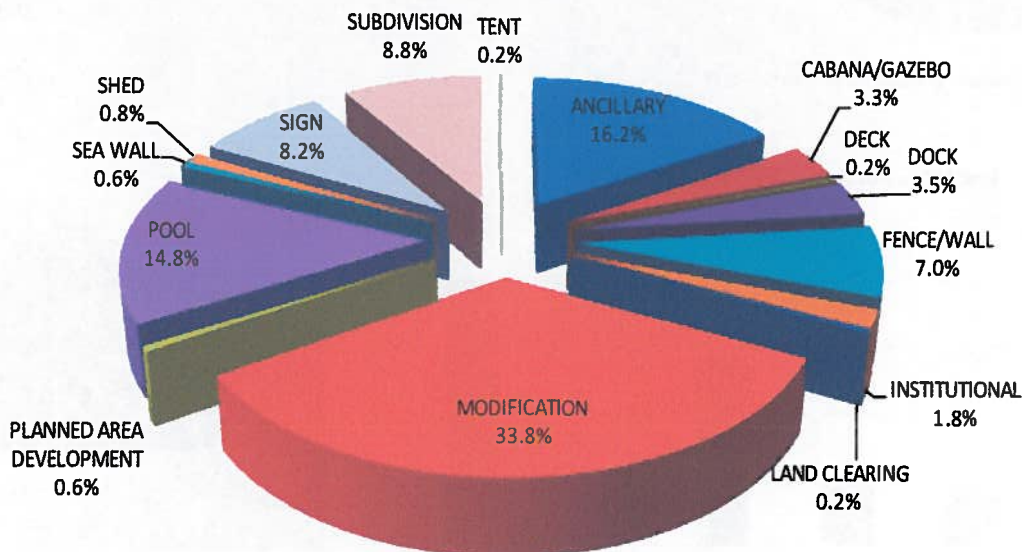
The 'Other' Sector; broken down

The *Other* Sector is made up of a variety of development types, as is evidenced in the following table and charts. The types that accounted for the most project value are 'Modification', 'Subdivision', 'Pool' and 'Institutional' structures. In 2013, 'Modifications' were the most prominent in terms of number (173), with 'Ancillary' structures (83) and 'Pools' (76) also being numerous. This pattern was the same in 2012. 'Institutional' projects accounted for the largest value of approvals by a clear margin at \$11.1 million. 'Modifications' to Planning Permission and 'Ancillary' structures such as secondary buildings, fuel tanks, storage structures, parking platforms, etc. accounted for the second and third highest project values at \$8.4 and \$8.2 million respectively. Subdivisions and Pools were the next highest, and most notable types in terms of job value. The full details of all types of 'Other' developments outlined in the table below:

TYPE OF 'OTHER'	COUNT	(est.) PROJECT VALUE
ANCILLARY	83	\$8,198,741
CABANA/GAZEBO	17	\$505,160
DECK	1	\$40,000
DOCK	18	\$637,000
FENCE/WALL	36	\$773,331
INSTITUTIONAL	9	\$11,131,000
LAND CLEARING	1	\$280,000
MODIFICATION	173	\$8,350,155
PLANNED AREA DEVELOPMENT	3	\$0
POOL	76	\$3,686,500
SEA WALL	3	\$175,000
SHED	4	\$72,500
SIGN	42	\$236,733
SUBDIVISION	45	\$5,532,653
TENT	1	\$10,000
TOTAL	512	\$39,628,772

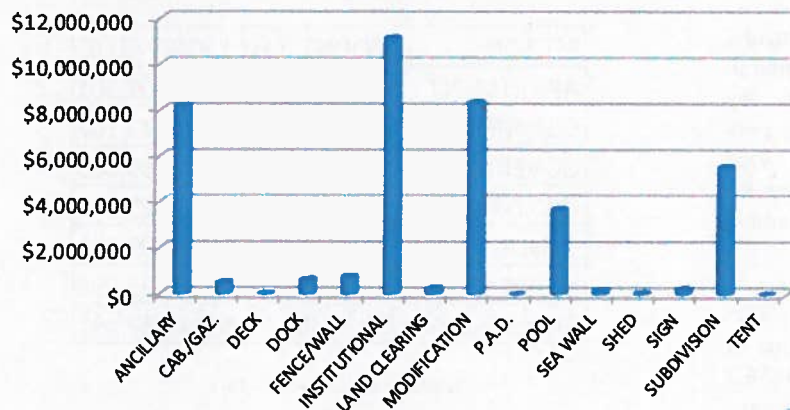
'Other' Types with Number and Value—2013

Number of 'Other' Projects by Type



Proportion of types of development within "Other" Sector—2013

(est.) Value of Types of Projects within 'Other' Sector



(est.) Value of Approved 'Other' Types—2013



(Ancillary) Solar panel parking shades at Caledonian—George Town

The preceding graphs 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 2013, and can be used to infer which types of development projects are more common and generate the most cost.

Subdivisions: In Greater Detail

Subdivisions are a major indicator of development intention and potential, and also account for 8.8% 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 outlines the presence of subdivisions by type and district in 2013.

DISTRICT	MINOR SUBDIVISION COUNT	MAJOR SUBDIVISION COUNT	MINOR SUBDIVISION (est.) VALUE	MAJOR SUBDIVISION (est.) VALUE
BODDEN TOWN	14	6	\$41,982	\$3,782,449
EAST END	2	2	\$6,775	\$36,900
GEORGE TOWN	11	2	\$46,722	\$1,582,125
NORTH SIDE	4	0	\$22,200	\$0
WEST BAY	4	0	\$13,500	\$0
TOTAL	35	10	\$131,179	\$5,401,474

Subdivision Classification by District—2013

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 737 in 2012 to 645 in 2013—a decline of 12.5%. The value of permits moved in the opposite direction from \$156.3 million in 2012 to \$181.5 million in 2013—an increase of 16.1%.

The Residential sector had the most permits issued and the highest value of permits issued, with 290 and \$86.2 million respectively. The Other sector had the second highest number of permits issued with 187, but only the fourth highest total value at \$20.1 million. The lower value accurately reflects that many structures that fall into this category are small in nature. The Commercial sector was responsible for the third highest number of permits issued at 116, with the second highest value of \$44.3 million. Commercial structures typically incur a high cost, which is reflected in the figures of this sector. The remaining sectors, organized from highest number and value to lowest, were Apartment, Industrial and Government.

It should be noted that in special cases, projects may be granted a “Foundation Only” permit, so as to ensure that preliminary works may begin while reviews for the bulk of the structures are finalized—thus maximizing timeliness. Figures for “Foundation Only” permits are not included in these counts to avoid “double-counting” when the Full Permit is issued. There were 19 instances of “Foundation” permits being issued in 2013, with the new KGC hotel on West Bay Road being a major example of project works commencing due to the granting of a “Foundation Only” permit.

SECTOR	COUNT	(est.) JOB VALUE
APARTMENT	46	\$26,901,301
COMMERCIAL	116	\$44,323,107
GOVERNMENT	3	\$355,000
INDUSTRIAL	3	\$3,625,000
OTHER	187	\$20,099,091
RESIDENTIAL	290	\$86,153,993
Grand Total	645	\$181,457,492

Building Permits by Sector—2013

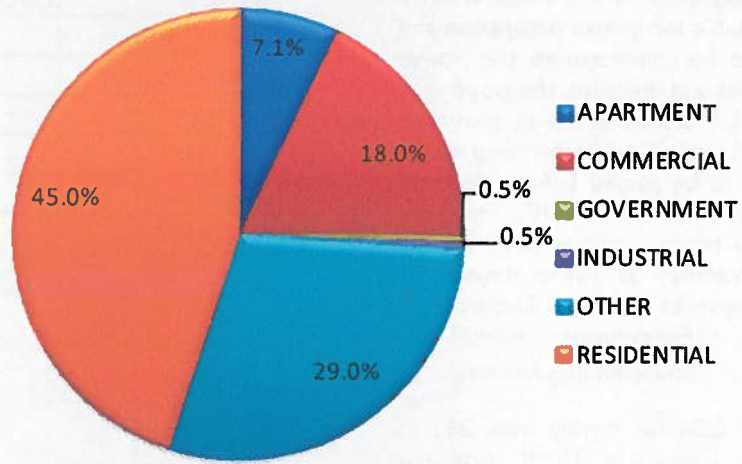


CIYCAM Facility (retail space), Yacht Dr. —West Bay



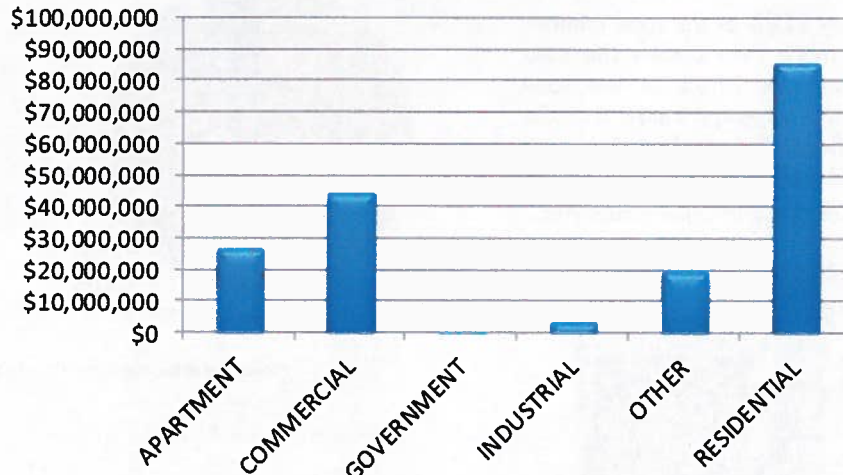
Residence in South Sound —George Town

Number of Permits by Sector



Proportion of the Number of Permits by Sector

(est.) Value of Building Permits



Value of Building Permits by Sector



Residences in Lower Valley—Bodden Town

CO Overview

Certificates of Occupancy (CO) 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 fell slightly from 393 in 2012 to 312 in 2013—a decrease of 20.6%. Also, the value of COs decreased 5.2% from \$125.3 million in 2012. to \$118.8 million in 2013.

Residential projects made up 55.8% of the total number of COs issued, which is more than double the next highest sector; *Commercial* with 21.6% of the total share. It is evident from the bar graph below that the value of COs granted for *Residential* and *Apartment* projects were considerably higher than those issued for *Commercial*, *Government*, *Industrial* and *Other* structures.

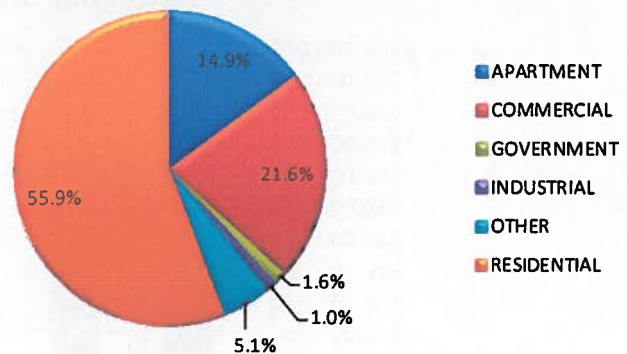


Old Prospect Rd. residence received a CO in 2013—George Town

SECTOR	COUNT	(est.) JOB VALUE
APARTMENT	47	\$37,292,836
COMMERCIAL	68	\$11,755,605
GOVERNMENT	5	\$8,427,600
INDUSTRIAL	3	\$1,600,000
OTHER	16	\$6,800,000
RESIDENTIAL	176	\$52,878,344
Grand Total	315	\$118,754,385

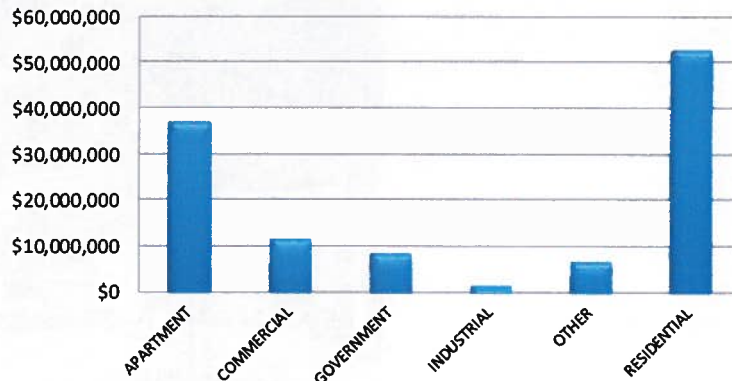
COs by Sector—2013

Number of COs by Sector



Proportion of the number of COs by Sector—2013

(est.) Value of COs by Sector



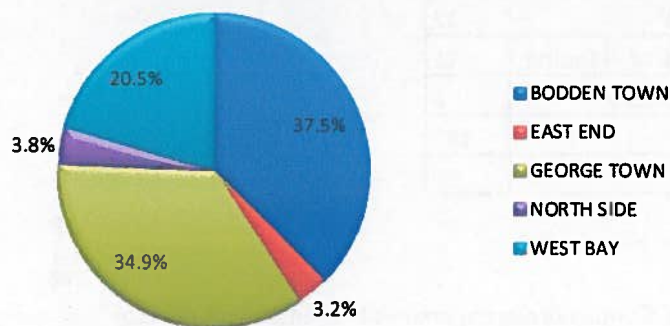
Value of Certificates of Occupancy by Sector—2013

DISTRICT	COUNT	(est.) JOB VALUE
BODDEN TOWN	117	\$28,709,569
EAST END	10	\$2,391,000
GEORGE TOWN	109	\$52,936,213
NORTH SIDE	12	\$3,246,876
WEST BAY	64	\$31,470,726
Grand Total	315	\$118,754,385

In terms of COs issued by district, Bodden Town had the highest number of issuances at 117, accounting for 37.5% of the total number island-wide. The value of those COs was \$28.7 million. George Town had the second highest number of COs issued with 109, but by far the largest value of COs issued—approximately \$52.9 million. In terms of number and value, West Bay was the third largest district for COs issued with 64 COs valued at \$31.5 million.

COs by District—2013

Number of COs by District



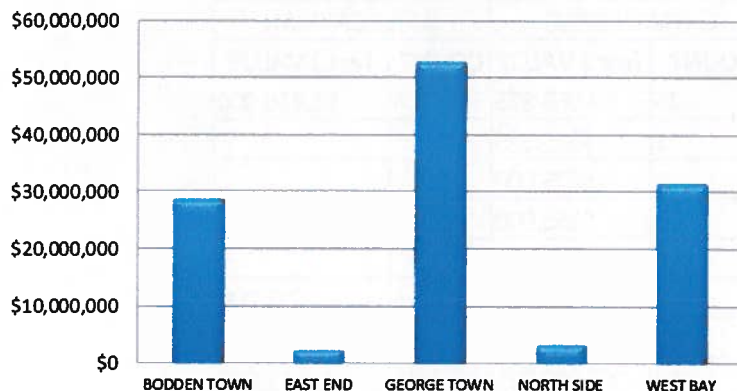
Proportion of the number of COs by District—2013

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, multi-family and industrial developments contribute to a much higher overall value than any other district.



Oceana Condominium received a CO in 2013—George Town

(est.) Value of COs by District



Value of Certificates of Occupancy by District—2013

Sister Islands

Application Processing: Development Control Board

In 2013, the Development Control Board approved 80 development applications valued at \$9.8 million—however this valuation also includes the estimated project value of the additional 16 projects that were approved administratively. Meetings were generally well attended, with an average of 6.7 per meeting (out of 8 members) in 2013. 187 items were covered throughout the year, of which 80 applications were approved, 20 applications were adjourned, and 12 items were presented for enforcement purposes. The full breakdown of meeting items is shown in the table below.

PERFORMANCE INDICATOR	2013
Attendance (Avg.)	6.7
Applications (Approved)	80
Applications (Adjourned)	20
Applications (Refused)	0
Enforcement Items	12
Matters from Dept. of Planning	15
Information/ Discussion	8
No. of Items	187
No. of Meetings	20

DCB Performance Indicators—2013

The table below shows Cayman Brac and Little Cayman project approvals broken down by Sector for calendar year 2013. The Sectors of development vary slightly from the categorization scheme that Grand Cayman uses in that houses and duplexes are paired together and subdivisions have their own category (outside of the *Other* category). *Houses and Duplexes* and *Other* projects were the largest categories of development in terms of value and number of approvals in Cayman Brac. *Subdivisions*, *Other* and *Houses and Duplexes* were the only sectors of development that approvals were granted for Little Cayman. The *Other* category in Cayman Brac was the source of the highest number of application approvals, however the highest value of projects approved were in the *House/Duplex* sector.

TYPE OF DEVELOPMENT	CAYMAN BRAC		LITTLE CAYMAN	
	COUNT	(est.) VALUE	COUNT	(est.) VALUE
HOUSES / DUPLEX	25	\$4,065,375	4	\$1,816,000
APARTMENT / CONDO	1	\$515,875		
GOVERNMENT	3	\$675,000		
COMMERCIAL	2	\$155,000		
INDUSTRIAL	1	\$42,000		
SUBDIVISION	6	\$34,000	4	\$21,000
OTHER	42	\$2,420,875	8	\$74,000
TOTALS	80	\$7,908,125	16	\$1,911,000

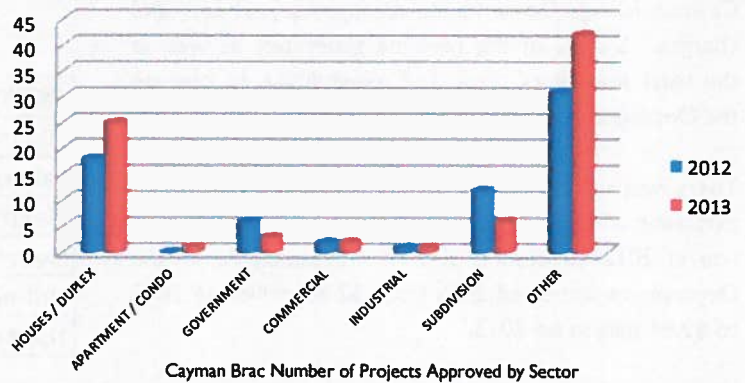
Sister Islands Projects Approved by Sector—2013

Sister Islands

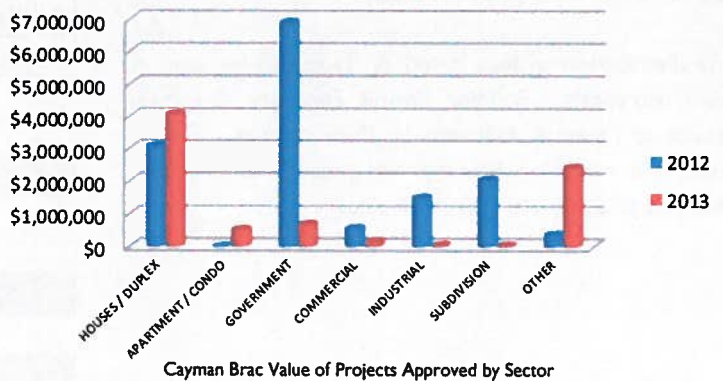
Cayman Brac Sector Comparison 2012-2013

The bar graphs to the right illustrate the changes in number and value of projects approved in Cayman Brac from 2012 to 2013. In terms of number, the three sectors that experienced growth were *House/Duplex* (18 in 2012 to 25 in 2013), *Apartment/Condo* (0 in 2012 to 1 in 2013) and *Other* (31 in 2012 to 42 in 2013). Altogether there was an increase in the number of projects from 70 in 2012 to 80 in 2013. In terms of value of projects, there were notable increases in the *House/Duplex* (\$3.1 million in 2012 to \$4.1 million in 2013), *Apartment/Condo* (\$0 in 2012 to \$516 thousand in 2013) and *Other* (\$369 thousand in 2012 to \$2.4 million in 2013). There were decreases in value for *Government*, (\$6.9 million in 2012 to \$675 thousand in 2013), *Industrial* projects (\$1.5 million in 2012 to \$42 thousand in 2013) and *Subdivision* (\$2.1 million in 2012 to \$34 thousand in 2013). Altogether there was a decrease in the estimated value of projects from 2012 to 2013 of \$ 6,541,915.

CB - Number of Approvals by Sector: 2012-2013



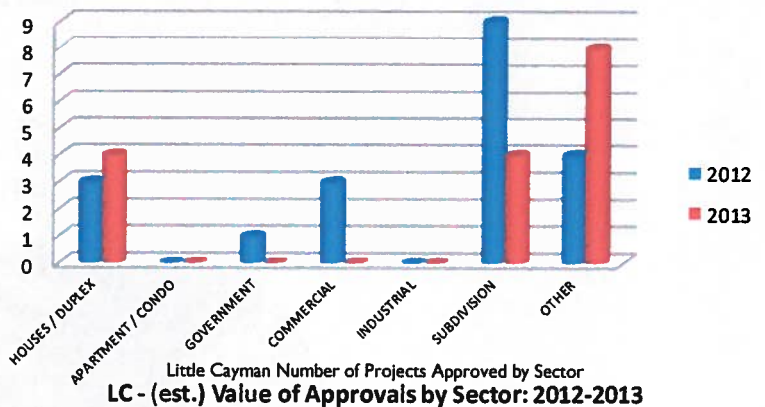
CB - (est.) Value of Approvals by Sector: 2012-2013



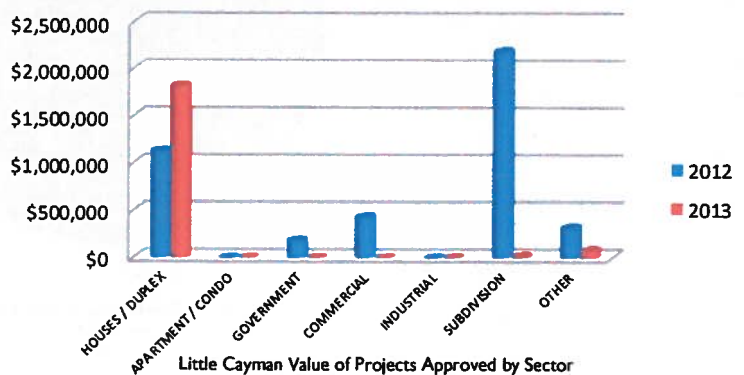
Little Cayman Sector Comparison 2012-2013

The bar graphs to the right illustrate the changes in number and value of projects approved in Little Cayman from 2012 to 2013. In terms of number of projects, there were 2 sectors that experienced growth in 2013 and they were *House/Duplex* (3 in 2012 to 4 in 2013) and *Other* (4 in 2012 to 8 in 2013). The sectors that experienced decline in number of projects approved in 2013 were *Government* (1 in 2012 to 0 in 2013), *Subdivision* (9 in 2012 to 4 in 2013) and *Commercial* (3 in 2012 to 0 in 2013). In terms of value of projects, only the *House/Duplex* sector experienced minor growth from \$1.1 million in 2012 to \$1.8 million in 2013. All other sectors experienced decline in value in Little Cayman in 2013 and there were no *Apartment/Condo*, *Government*, *Commercial* or *Industrial* projects approved. The total decrease in estimated value of projects from 2012 to 2013 was \$2,323,318.

LC - Number of Approvals by Sector: 2012-2013



LC - (est.) Value of Approvals by Sector: 2012-2013



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 \$ 2.9 million in fees collected by the Department of Planning in 2013 compared with \$3.1 million in 2012—a decline of 7.9%. Expenditure by the Department increased 2.3% from \$2.88 million in 2012 to \$2.94 million on 2013.

The figures displayed here only indicate realized revenues, and do not take into account forgone revenues due to incentives and fee concessions.

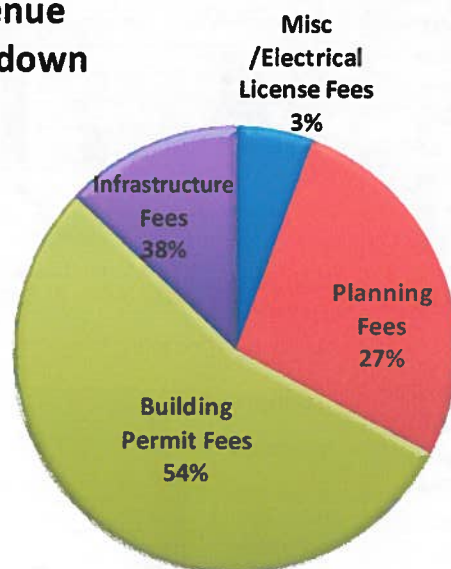
The distribution of fees based on type can be seen in the illustrations. Building Permit Fees are the main source of revenue, followed by Planning fees. This is due to the multiple structures and phases that are often required to complete a single project.

DEPARTMENT OF PLANNING FINANCIAL SUMMARY FOR THE CALENDAR YEAR 2013

ENTITY	AMOUNT
Electrical Inspection Fees	\$22,210.01
Sale of Planning Document	\$5,612.29
Electrical License Fees	\$57,970.00
Elevator Inspection Fees	\$37,200.01
Online Planning System Service Fees	\$36,822.00
Total Misc/Electrical License Fees	\$159,814.31
EXECUTIVE	
Planning Fees	\$772,137.29
Building Permit Fees	\$1,550,134.45
Infrastructure Fees	\$370,328.57
TOTAL REVENUE	\$2,852,414.62
TOTAL EXPEDITURE	\$2,942,992.80
PROFIT	-\$90,578.18

Revenue and Expenditure information for the Department of Planning—2013

2013 DoP Revenue Breakdown



Proportion of Revenue-generating Fees—2013

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, draftsperson, 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.

OTHER USEFUL INFORMATION

Department of Planning Online Planning System (inspections) access page:

http://www.planning.gov.ky/HTML_BODY/OPS.html

Department of Planning Online eTRAK-iT (plan reviews) access page:

<https://www.etrakit.planning.gov.ky/>

- email info@planning.gov.ky for any system access requests/issues or permit/project access requests/issues

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