



2014/2015 Annual Report
of the
Central Planning Authority
and
Development Control Board



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2014-2015 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 (CPA) and Development Control Board (DCB) for submission to Cabinet 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 in the Cayman Islands in terms of physical development during the fiscal year 2014-2015. 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 systems 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

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 Development Control Board is an eight member Board. Including the Chairman, six other appointed members, and the Planning Officer/Executive Secretary to the Board. The DCB is tasked with carrying out Planning laws and regulations that affect applications such as those for commercial development, family dwellings, and land subdivisions. The DCB also reviews any residential applications that are contrary to the Law and Regulations, and in turn issues enforcement notices for development carried out without proper 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 DCB three days prior to a scheduled meeting.

When the DCB meets, the Planning Officer will present the applications to the Board. The DCB then reviews, discusses, and decides on the matters based on the Law, the regulations, and its allowable discretion. **If any of the applicants is related to or has a similar business as any member of the Board, that member will declare a conflict of interest and excuse himself from the room and the decision-making.** Sometimes the DCB reviews applications to which interested parties have objected. In these cases the DCB conducts a forum for each side to present its case. When the DCB 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. The decision is then passed on to the Department of Planning, which then advises the applicant and the objector of the DCB's decision.

At each meeting a set of minutes is recorded. Those minutes are checked and approved by the Board and signed by the Chairman and Planning Officer/Executive Secretary. Once that is carried out the minutes are then ready to be placed on the Department's website.

At times the DCB may seek advice from such bodies as the National Roads Authority, the Department of the 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 DCB is final but also subject to review via an appeal to the Planning Tribunal.

The number of applications varies from year to year. Applications are usually influenced by the economy and what is going on mainly in the Real Estate business and the building industry at the time. In the year 2014 there was a slight increase in applications coming to the Board.

During my time as Chairman of the Development Control Board, I have been very pleased by the high level of attendance by the members of the Board for which I thank them very much. I am also thankful to the Planning Officer and the Planning Director and all the staff for their help and good co-operation, and I look forward to another year of working together, as we endeavor to serve our country.

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 de-

Appointed CPA members:

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.'

Appointed DCB members:

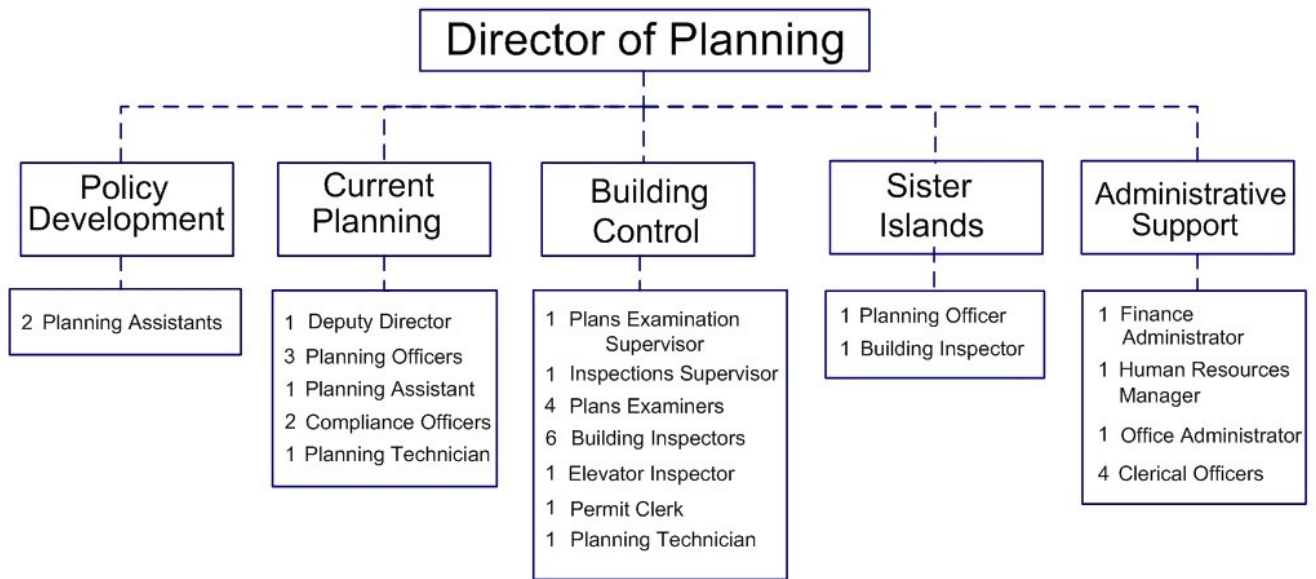
Capt. Ashton Bodden (Chairman), Mr. Alva "Billy" Bodden, Mr. Royce Dilbert, Mr. Garston Grant, Mr. Melgreen Reid, Mrs. Zanda Scott, Capt. Arlin Tatum, Ms. Andrea Stevens (Executive Secretary)

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 35 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 Director of Planning 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 systems (Trak-iT and OPS), maintaining the Department’s website, compiling and maintaining statistics for internal and external use, and any Geographic Information Systems (GIS) analysis and solutions.

Administration (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 29 meetings in 2014-2015 over which 556 items were covered and 395 projects were approved. The meetings were generally well-attended with an average attendance of 10.8 (out of 13 regular members). The number of adjournments in the fiscal year was 56. 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 2014-2015 was 19. The number of enforcements ordered to be issued by the Authority during the fiscal year was 53, which is the indicator of breaches of compliance with the Development and Planning Laws and Regulations.

PERFORMANCE INDICATOR	2014-2015
Average Attendance	10.8
Applications Approved	395
Applications Adjourned	56
Applications Refused	19
Applications Adhered	5
Enforcements Issued by CPA	53
Enforcements Issued by Director	24
Matters from the Director	73
Information / Discussion	24
Number of Items	556
Number of Meetings	29

CPA Performance Table—2014-2015

Compliance

In the 2014-2015 fiscal year, there were 77 compliance cases opened, and subsequently 77 enforcement notices issued. As of January 2015, the responsibility of issuing enforcement notices was shifted from the CPA to the Director of Planning. Accordingly, 53 enforcements were issued by the CPA during fiscal 2014-2015 prior to January 2015 and 24 were issued by the Director of Planning between January and June 30th 2015. Examples of cases opened include illegal structures, illegal signage and informal/non-permitted electrical configurations.



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

Appeals Against CPA

There were 12 appeals made against the Central Planning Authority decisions during the 2014-2015 fiscal year, indicating some degree of dissatisfaction with decisions taken by the Authority.

CPA/Admin Project Indicators

Projects Valued over \$1 Million

The table below shows a selection of the 10 largest projects in 2014-2015 in terms of estimated job value. There is quite a variety of uses present in this list with commercial, residential, hotel and industrial projects all being represented. This serves to give readers an idea about the magnitude of development that was approved during the fiscal year and what can be expected to materialize in the near future. It is evident in the table that the majority of large projects approved were in George Town and West Bay. Only 1 out of the 10 projects was located in the eastern districts—being the solar farm in Bodden Town. Heavy investment in the two densest districts in the Cayman Islands was apparent during fiscal 2014-2015.

For reference, in all areas of this report, the “estimated value” is provided by the various applicants when their submissions are made based on construction, materials, labor and service costs.



Approved Apartments—George Town (3rd in table below)

PROJECT DESCRIPTION	APPLICANT	SECTOR	DISTRICT	est. VALUE	REVIEW TYPE
APARTMENTS; ONE HUNDRED & TWENTY-SIX (126) UNITS;	WATERFRONT DEVELOPMENTS LTD.	MULTI-FAMILY RESIDENTIAL	WEST BAY	\$78,095,400	CPA DECISION
RE-BUILD OF HOTEL; NEW CONFERENCE CENTER; SITE DESIGN CHANGES	EMBASSY INVESTMENTS LTD.	OTHER	GEORGE TOWN	\$66,000,000	CPA DECISION
APARTMENTS; ONE HUNDRED & SIXTY-EIGHT (168) UNITS; 323,892 SQ. FT.	DAVENPORT DEVELOPMENT LTD.	MULTI-FAMILY RESIDENTIAL	GEORGE TOWN	\$40,486,500	CPA DECISION
SOLAR FARM	ABALI HOILETT	INDUSTRIAL	BODDEN TOWN	\$14,000,000	CPA DECISION
COMMERCIAL; 27,078 SQ. FT.	CAYMAN FIRST INSURANCE	COMMERCIAL	GEORGE TOWN	\$5,500,000	CPA DECISION
MODIFICATION; HOTEL FLOOR PLANS	BLOSSOM ESTATES	OTHER	WEST BAY	\$5,500,000	ADMIN
INDUSTRIAL; 9,400 SQ. FT.	DARREN JACOTINE	INDUSTRIAL	GEORGE TOWN	\$4,748,979	CPA DECISION
CLUBHOUSE/GYM; 5,177 SQ. FT.	DAVENPORT DEVELOPMENT LTD.	OTHER	GEORGE TOWN	\$4,637,125	CPA DECISION
TENNIS COURT / STORAGE; 29,768 SQ. FT.	DAVENPORT DEVELOPMENT LTD.	OTHER	GEORGE TOWN	\$4,637,125	CPA DECISION
ADDITION TO HOTEL	GRAND CAYMAN BEACH SUITES	HOTEL	GEORGE TOWN	\$4,500,000	CPA DECISION

Highest Valued Projects over \$1,000,000—2014-2015

CPA & Admin Approvals

The table below shows the two types of project approvals that can be granted, along with the number and value associated with each. Administrative approvals are processed in-house (within the Department of Planning) and signed by the Director of Planning. Processing 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 2014-2015 the ratio of CPA approvals to Administrative approvals was 44% to 56% indicating favorable efficiencies within the Department and time saved in CPA meetings.

APPROVAL TYPE	COUNT	estimated PROJECT VALUE
ADMINISTRATIVE	512	\$85,014,072
CPA DECISION	395	\$315,643,385
TOTALS	907	\$400,657,457

Approval Type: Administrative vs. CPA—2014-2015

Planners' Performance (CP & PD)

On average, each planner processed 273 applications for approval in 2014-2015, with an average of \$138 million in project job value processed per planner. This takes into account all project applications received regardless of outcome. A total of 617 reference letter applications for Trade and Business Licenses were logged in 2014-2015. Also, current planners dealt with 85 Zoning Query letters in 2014-2015. There were 6 rezone applications processed by the Policy Development section in 2014-2015. All applications were heard by the Central Planning Authority with 1 being refused and 5 being advanced to subsequent stages in the process.

Approvals Overview

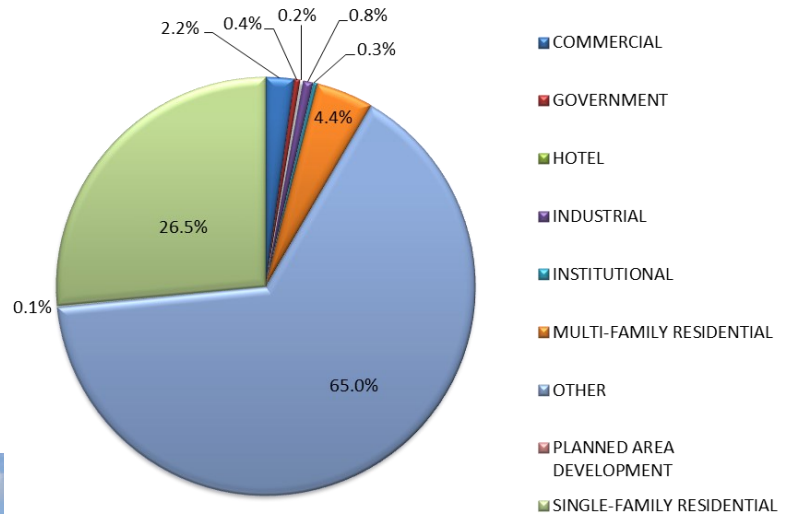
The table and charts to the right provide a snapshot of development on Grand Cayman categorized by sector. The sectors are categories of development that were chosen by the Department of Planning for record-keeping purposes.

The *Single-Family Residential* sector includes all detached and semi-detached homes. The *Multi-Family Residential* 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 of various subcategories, which can be viewed in detail on pages 12 and 13.

It can be seen in the illustrations to the right that the *Multi-Family Residential* sector accounts for the most project value, while the *Other* sector has the largest percentage share in terms of number of projects approved in 2014-2015. There were far more *Other*, *Single-Family* and *Multi-Family Residential* projects approved than any other development sector, which indicates a focus on smaller, more residential-based development.

SECTOR	COUNT	estimated PROJECT VALUE
COMMERCIAL	20	\$9,834,922
GOVERNMENT	4	\$988,800
HOTEL	2	\$6,300,000
INDUSTRIAL	7	\$21,820,979
INSTITUTIONAL	3	\$421,100
MULTI-FAMILY RESIDENTIAL	40	\$140,157,674
OTHER	590	\$108,680,652
PLANNED AREA DEVELOPMENT	1	
SINGLE-FAMILY RESIDENTIAL	240	\$112,453,329
Grand Total	907	\$400,657,457

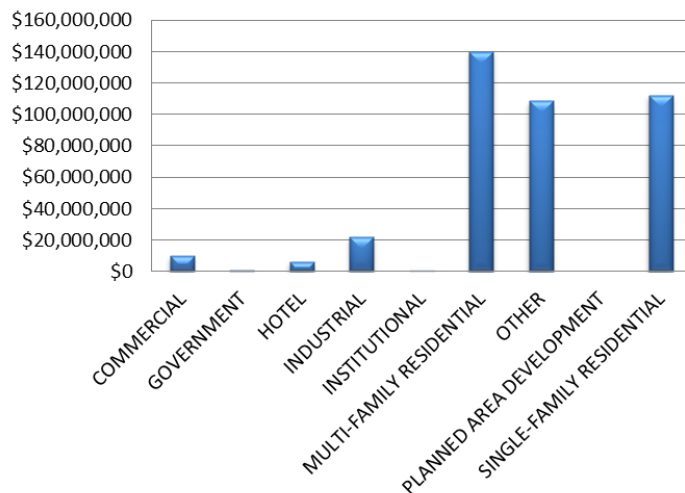
Projects Approved by Sector—2014-2015



Proportion of Number of Approvals by Sector—2014-2015



Approved Houses—West Bay



Value of Projects Approved by Sector—2014-2015

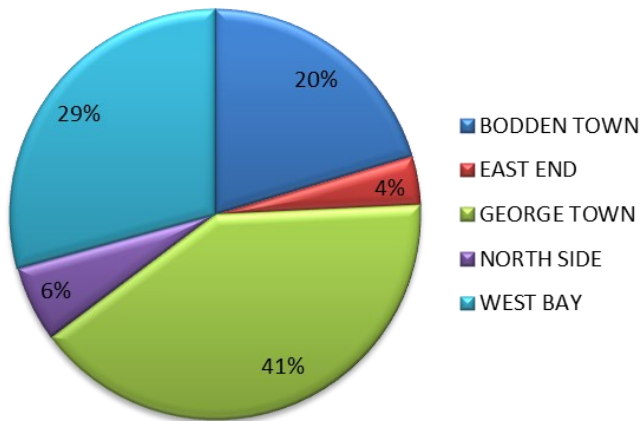
DISTRICT	COUNT	estimated PROJECT VALUE
BODDEN TOWN	185	\$46,036,331
EAST END	35	\$6,936,470
GEORGE TOWN	368	\$198,002,674
NORTH SIDE	54	\$8,575,968
WEST BAY	265	\$141,106,014
Grand Total	907	\$400,657,457

Projects Approved by District—2014-2015

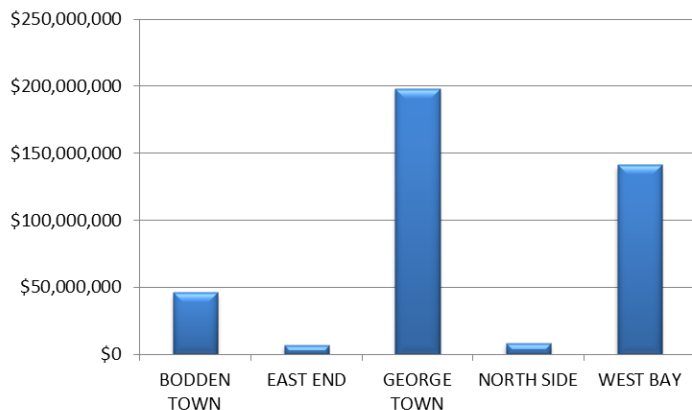
The table and charts to the left provide a snapshot of development on Grand Cayman categorized by district.

George Town contained the majority of projects approved in terms of number and highest value of projects. West Bay had the second highest number of approvals and second highest value of projects. Bodden Town had the third largest number of approvals and third highest value of approvals. East End in total had the fewest number of projects approved and the lowest value of projects. North Side had the 4th highest number of approvals and value of projects approved in fiscal 2014-2015.

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 and project value figures.



Proportion of Number of Approvals by District—2014-2015



Value of Projects Approved by District—2014-2015



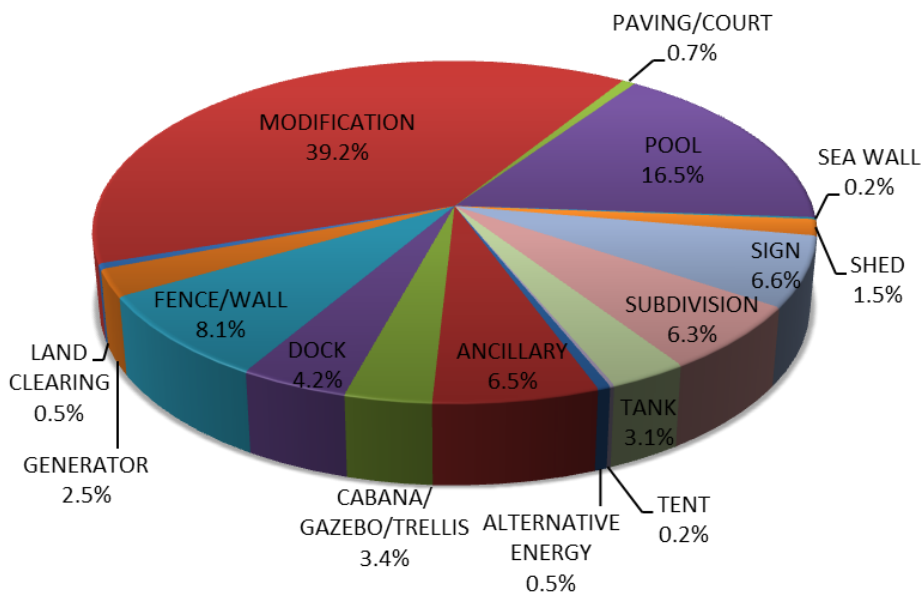
Approved Canal Filling—George Town

The 'Other' Sector; in detail

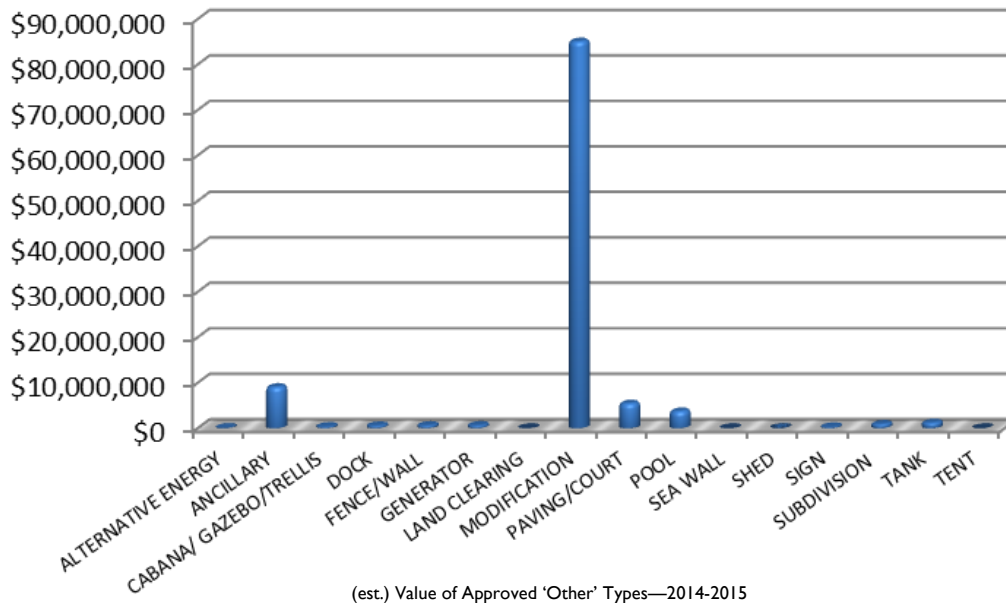
The *Other* Sector is made up of a variety of development types, as is evidenced in the following table and charts. The types that accounted for the most project value were 'Modification', 'Ancillary', 'Paving/Court' and 'Pool'. In 2014-2015, 'Modification' was the most prominent type in terms of number (231), with 'Pool' structures (97) and 'Fence/Wall' (48) also being numerous. 'Ancillary' structures such as secondary buildings, storage structures, and 'Paving/Court' projects accounted for the second and third highest project values at \$9.1 and \$5.4 million respectively. Pools and tanks (LPG, Diesel) were the next highest, and most notable project types in terms of job value. The full details of all types of *Other* Sector developments are outlined in the table below:

'OTHER' TYPE	COUNT	(est.) PROJECT VALUE
ALTERNATIVE ENERGY	3	\$60,000
ANCILLARY	38	\$9,069,133
CABANA/ GAZEBO/TRELLIS	20	\$355,000
DOCK	25	\$579,000
FENCE/WALL	48	\$622,304
GENERATOR	15	\$640,328
LAND CLEARING	3	\$28,000
MODIFICATION	231	\$85,072,572
PAVING/COURT	4	\$5,438,725
POOL	97	\$3,744,300
SEA WALL	1	\$0
SHED	9	\$45,600
SIGN	39	\$284,111
SUBDIVISION	37	\$914,100
TANK	18	\$1,215,980
TENT	1	\$1,500
Grand Total	590	\$108,680,652

'Other' Types with Number and Value—2014-2015



Proportion of types of development within "Other" Sector—2014-2015



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 fiscal 2014-2015, and can be used to infer which types of development projects are more common and generate the most cost. Modifications by far are the most common project submissions within the *Other* sector and represent a high project value. Modifications to Planning Permission occur when applicants decide to change design elements of projects that have already been approved. During fiscal 2014-2015 there were obviously many occurrences where the initial project scoping was changed over time and needed to be revised and re-approved by the Department of Planning and the CPA.

Subdivisions: In Greater Detail

Subdivisions are a major indicator of development intention and potential, and also account for 6.3% of all *Other* sector projects and 0.8% of the total project value generated by that 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 subdivisions by type and district in 2014-2015.

DISTRICT	MINOR SUBDIVISION COUNT	MINOR SUBDIVISION VALUE	MAJOR SUBDIVISION COUNT	MAJOR SUBDIVISION VALUE
BODDEN TOWN	6	\$24,628	1	\$5,000
EAST END	4	\$34,500	1	\$8,500
GEORGE TOWN	5	\$108,827	4	\$603,700
NORTH SIDE	6	\$38,154	0	\$0
WEST BAY	9	\$45,791	1	\$0
TOTAL	30	\$251,900	7	\$617,200

Subdivision Classification by District—2014-2015

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 useful 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 issued by the Department of Planning in fiscal 2014-2015 was 556. The total estimated value attached to these permits was \$358 million.

The *Single-Family Residential* sector had the most permits issued and the second highest value of permits issued, with 255 and \$106.3 million respectively. The *Other* sector had the second highest number of permits issued with 175, but only the fifth highest total value at \$10.6 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 58, with the fourth highest value of \$14.3 million. New commercial structures typically incur a high cost, but we can tell from the relatively low value associated with this sector that many of the commercial projects were fit-outs of existing spaces, as opposed to new, “ground-up” construction. The remaining sectors, organized from highest number and value to lowest, were *Multi-Family Residential*, *Hotel*, *Government* and *Institutional*.

It should be noted that in suitable cases, projects may be granted a “Foundation Only” or “Shell” 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 these alternative permit types are not included in these counts to avoid “double-counting” when the Full Permit is issued.

SECTOR	COUNT	(est.) VALUE
COMMERCIAL	58	\$14,307,876
GOVERNMENT	6	\$4,020,000
HOTEL	6	\$58,209,000
INDUSTRIAL	2	\$450,000
MULTI-FAMILY RESIDENTIAL	54	\$164,215,248
OTHER	175	\$10,586,665
SINGLE-FAMILY RESIDENTIAL	255	\$106,296,708
Grand Total	556	\$358,085,497

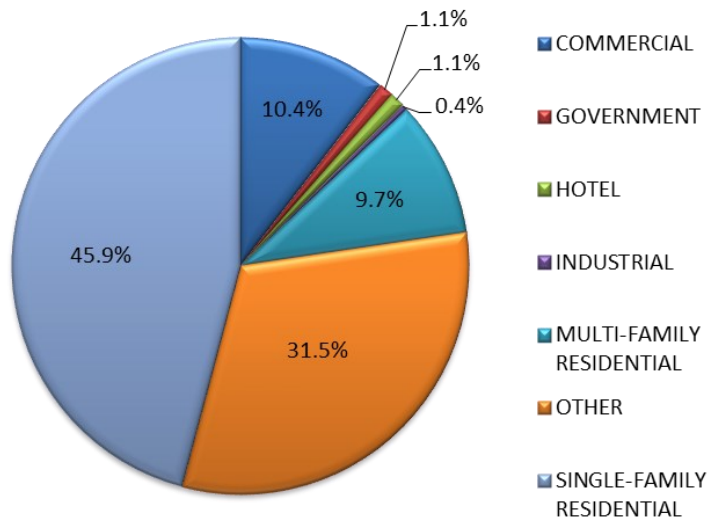
Building Permits by Sector—2014-2015



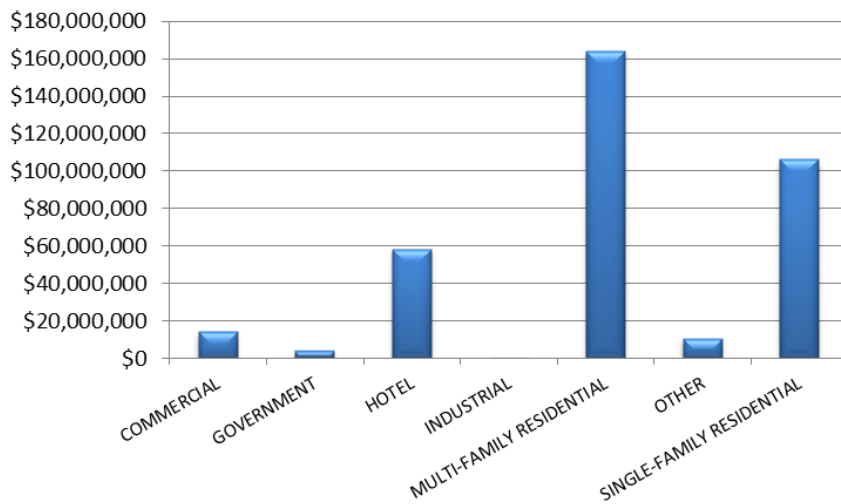
Permitted Commercial Structure (J.S. Liquors)—West Bay



Permitted Commercial Gas Station—George Town



Proportion of the Number of Permits by Sector—2014-2015



Estimated Value of Building Permits by Sector—2014-2015



Permitted Contemporary Residence—George Town

CO Overview

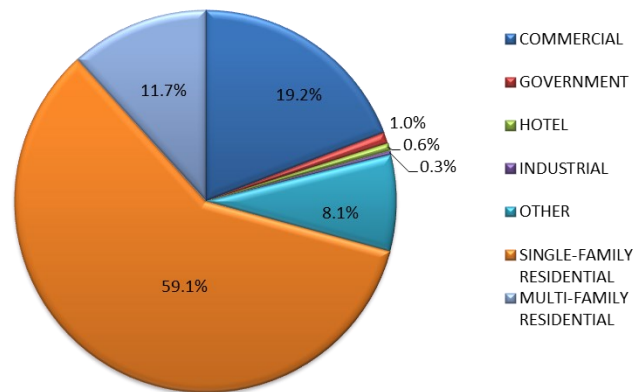
Certificates of Occupancy (CO) are issued when a structure is deemed suitable for human occupation and allows that structure to be connected to the power company grid. For houses and duplexes, the granting of a CO requires all final inspections (building, plumbing, liquefied-petroleum gas, electrical, mechanical (if applicable) and elevators/lifts (if applicable)) to be passed before electrical connection paperwork can be sent to the power company. 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 issued during the fiscal year 2014-2015 was 308. The estimated value associated with these inhabitable structures was \$188.1 million.

Single-Family Residential projects made up 59.1% of the total number of COs issued, which is more than double the next highest sector; *Commercial* with 19.2% of the total share. It is evident from the bar graph below that the value of COs granted for *Single-Family* and *Multi-Family Residential* dwellings were considerably higher than those issued for *Commercial*, *Government*, *Hotel*, *Industrial* and *Other* structures.

SECTOR	COUNT	(est.) VALUE
COMMERCIAL	59	\$32,955,975
GOVERNMENT	3	\$2,100,000
HOTEL	2	\$11,000,000
INDUSTRIAL	1	\$225,000
OTHER	25	\$12,720,340
SINGLE-FAMILY RESIDENTIAL	182	\$70,769,299
MULTI-FAMILY RESIDENTIAL	36	\$58,282,937
Grand Total	308	\$188,053,550

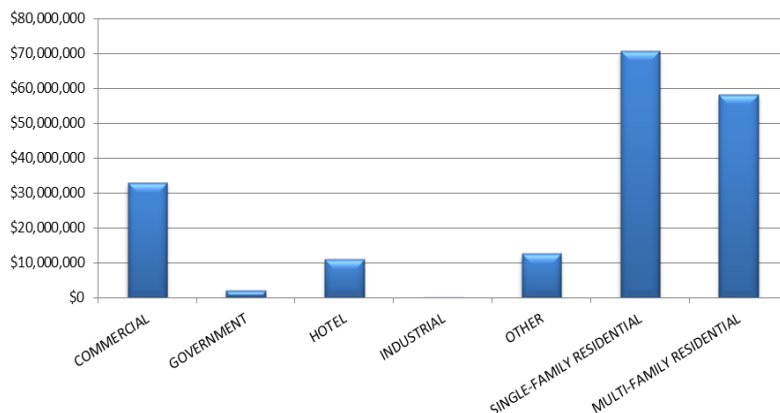
COs by Sector—2014-2015



Proportion of the number of COs by Sector—2014-2015



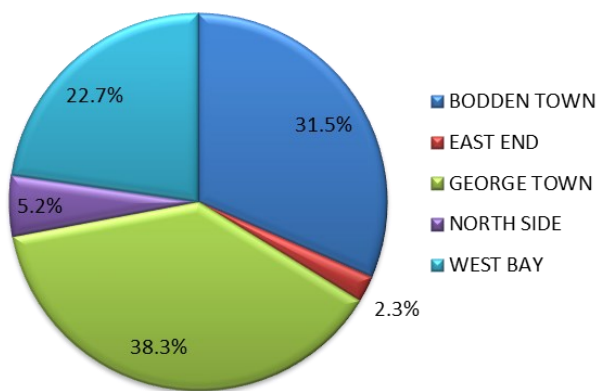
Certified Apartments—George Town



Estimated Value of Certificates of Occupancy by Sector—2014-2015

DISTRICT	COUNT	(est.) VALUE
BODDEN TOWN	97	\$24,641,120
EAST END	7	\$26,712,750
GEORGE TOWN	118	\$100,225,345
NORTH SIDE	16	\$4,376,190
WEST BAY	70	\$32,098,145
Grand Total	308	\$188,053,550

COs by District—2014-2015

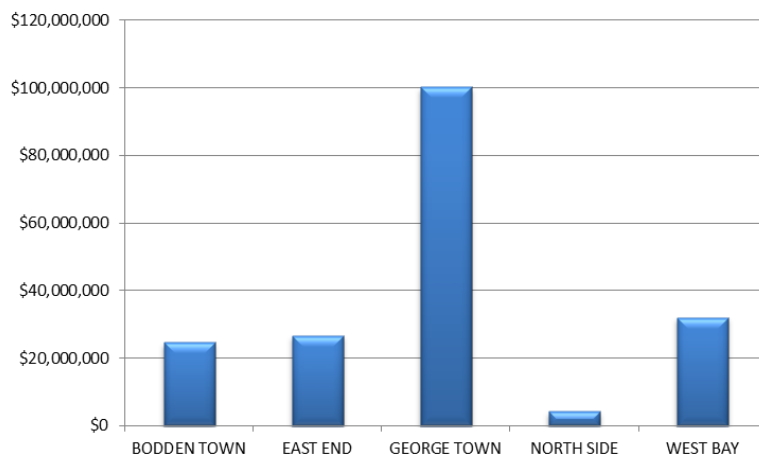


Proportion of the number of COs by District—2014-2015

In terms of COs issued by district, George Town had the highest number of issuances at 118, accounting for 38.3% of the total number island-wide. The value of those COs was \$100.2 million. Bodden Town had the second highest number of COs issued with 97, but interestingly only the fourth largest value of COs issued at approximately \$24.6 million. West Bay had the third largest amount of CO's issued but the second highest value with 70 and \$32.1 million respectively. East End had the lowest number of CO issuances in 2014-2015 but the value of these certificates was quite high in comparison to the other districts at \$26.7 million. This is attributed to the Health City hospital and new phase of the Morritts hotel being finalized and ready for habitation. 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, hotel, multi-family and industrial developments contribute to a much higher overall value than any other district.



Certified Hotel/Condo Building (Londoner)—East End



Estimated Value of Certificates of Occupancy by District—2014-2015

Sister Islands

Application Processing: Development Control Board

During the fiscal year 2014-2015, the Development Control Board approved 73 development applications valued at \$8.8 million. Meetings were generally well attended, with an average of 5.8 per meeting (out of 7 members) throughout the year. 128 items were covered throughout the year, of which 81 applications were approved, 12 applications were adjourned, and 13 items were presented for enforcement purposes. The full breakdown of meeting items is shown in the table below.

PERFORMANCE INDICATOR	2014-2015
Average Attendance	5.8
Applications Approved	73
Applications Adjourned	12
Applications Refused	0
Enforcement Items	13
Matters from the Department of Planning	12
Information/Discussion	10
Number of Items	128
Number of Meetings	18

DCB Performance Indicators—2014-2015

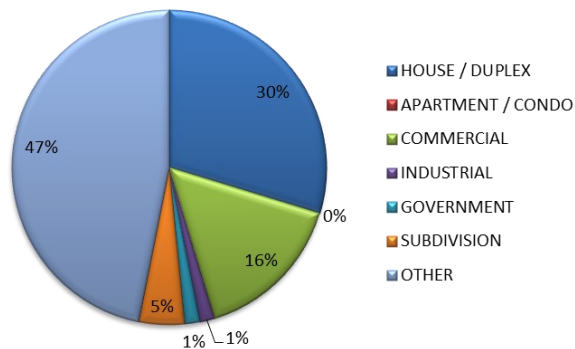
The table below shows Cayman Brac and Little Cayman project approvals categorized by Sector for fiscal year 2014-2015. The Sectors of development vary slightly from the categorization scheme that Grand Cayman uses in that houses and duplexes are paired together and subdivisions have their own category (outside of the *Other* category). *House/Duplex* and *Other* projects were the largest categories of development in terms of value and number of approvals in Cayman Brac. *Subdivision*, *Other* and *House/Duplex* were the only sectors of development that approvals were granted for Little Cayman. The *Other* category in Cayman Brac and Little Cayman 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
HOUSE / DUPLEX	19	\$4,291,638	3	\$889,225
APARTMENT / CONDO	0	\$0	0	\$0
COMMERCIAL	10	\$2,222,375	0	\$0
INDUSTRIAL	1	\$25,000	0	\$0
GOVERNMENT	1	\$78,400	0	\$0
SUBDIVISION	3	\$8,000	2	\$10,000
OTHER	30	\$498,275	4	\$767,600
TOTALS	64	\$7,123,688	9	\$1,666,825

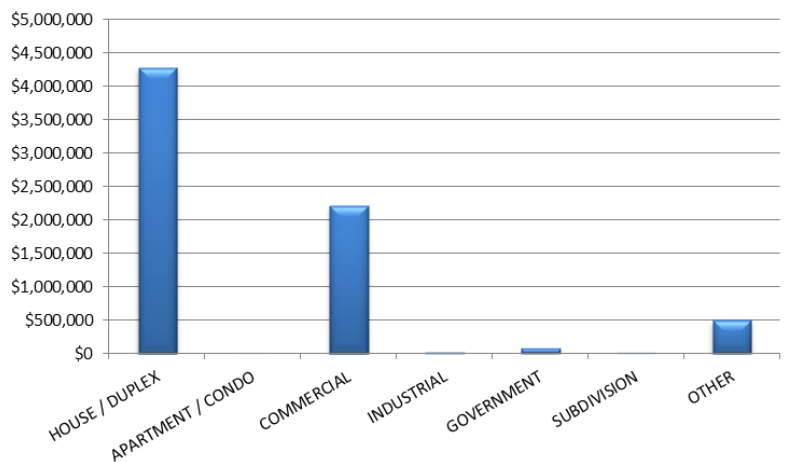
Sister Islands Projects Approved by Sector—2014-2015

Sister Islands

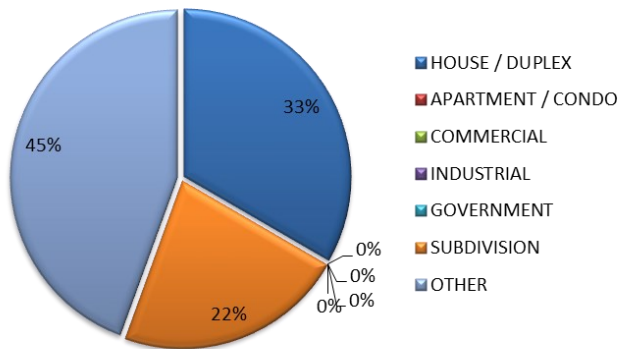
Cayman Brac and Little Cayman: Project Count and Value



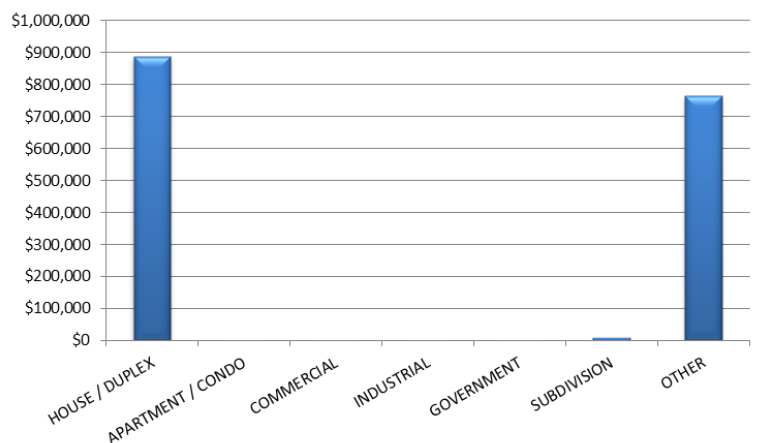
Cayman Brac Number of Projects Approved by Sector—2014-2015



Cayman Brac Estimated Value of Projects Approved by Sector—2014-2015



Little Cayman Number of Projects Approved by Sector—2014-2015



Little Cayman Estimated Value of Projects Approved by Sector—2014-2015

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.

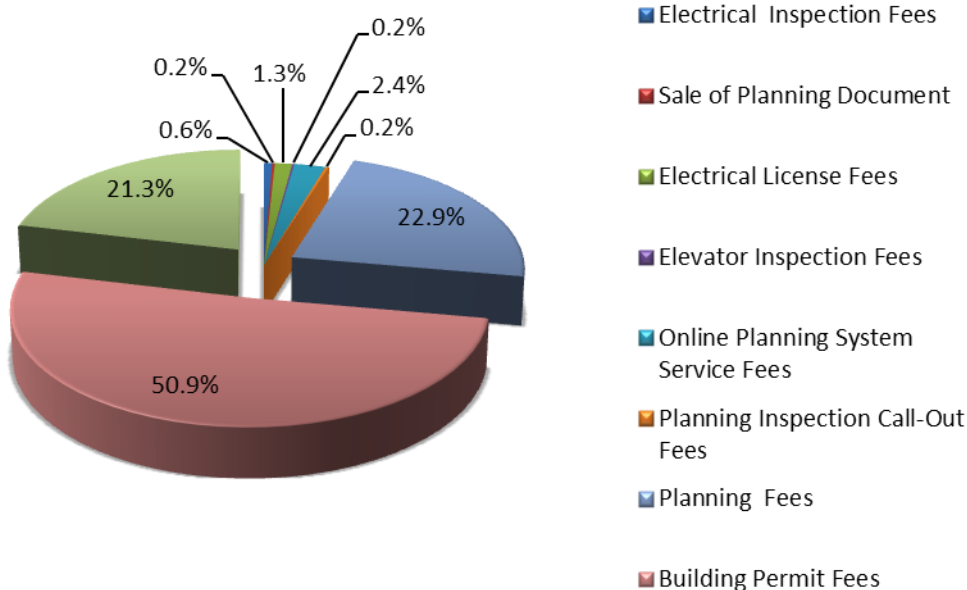
There were \$ 4.4 million in fees collected by the Department of Planning in fiscal 2014-2015. Expenditure by the Department was \$2.6 million during 2014-2015

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 FISCAL YEAR 2014-2015	
ENTITY REVENUE	AMOUNT
Electrical Inspection Fees	\$27,145.00
Sale of Planning Document	\$8,773.00
Electrical License Fees	\$57,285.33
Elevator Inspection Fees	\$6,950.00
Online Planning System Service Fees	\$103,274.91
Planning Inspection Call-Out Fees	\$10,450.00
EXECUTIVE REVENUE	
Planning Fees	\$1,003,829.15
Building Permit Fees	\$2,233,797.03
Infrastructure Fees	\$935,838.79
TOTAL REVENUE	\$4,387,343.21
TOTAL EXPENDITURE	\$2,612,239.55
PROFIT	\$1,775,103.66

Revenue and Expenditure information for the Department of Planning—2014-2015



Proportion of Revenue-generating Fees—2014-2015

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.

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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