

2002 Annual Report
of the
Central Planning Authority &
Development Control Board

Cayman Islands Government



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Development Control Board
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Executive Summary

The year 2002 was very productive for the Central Planning Authority and Development Control Board under the guidance of Chairmans Gordon McLaughlin and Ernie Hurlstone. A total of 1,061 applications were approved: 612 by the Central Planning Authority, 113 by the Development Control Board and 336 administrative approvals.

Throughout the year many controversial issues were considered and many previously contentious issues resolved. In addition, the Central Planning Authority had the benefit of witnessing first hand an economic rebound for Grand Cayman. The number of approvals was up 6% from 2001, the value of approved projects increased by 58% in Grand Cayman. Concurrently the number of building permits issued was up by 11% and the value of building permits issued up by 108%



Figure 1. Hon. Minister, P.C.W.&IT, Linford Peirson, CO, Kearney Gomez ,SAS, Tim Hubbell and the Central Planning Authority 2002

The Development Plan was released for initial comments in 2002 with several new and valuable proposals including the preservation of the Islands remaining agriculture land. Additionally the Gazette of new laws and regulations, helped to address the issue of beach front setbacks and contributed to the economic rebound.

The CPA dealt first hand at Public Meetings with controversial issues relating to the Development Plan. Member also took active roles on the Development Plan Review Committee and Special Issue Committees. Despite these and many other challenging matters the CPA persevered with record attendance at CPA and Public Meetings.

The DCB made further efforts to encourage development on the Brac including the reduction of the Bluff setback from 100' to 50'. As a result, the bluff is expected to be more attractive to developers wishing to take advantage of Cayman Brac's scenic overlooks.

Additional efforts were made to improve awareness and understanding of the CPA, DCB, and staff through visioning sessions, conferences and training.

Functions and Responsibilities

Central Planning Authority

The Central Planning Authority (CPA) is a statutory authority appointed by the Governor to oversee and review development. The primary function of the Central Planning Authority is to prepare development plans and ensure that developments conform to the plan:

secure consistency and continuity in the framing and execution of a comprehensive policy approved by the Executive Council. With respect to the use and development of the land in the islands which this law applies in accordance with the Development Plan for the islands...

The Authority is made up of 13 members representing the five electoral districts, as well as a member of the Development Control Board.

Development Control Board

The Development Control Board (DCB) has a similar role to the Central Planning Authority but oversees development on Cayman Brac and Little Cayman. The Board consists of 7 members.

Planning Department

The Planning Department provides administrative services to the Central Planning Authority and Development Control Board. 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 42 full time positions in the Department organised as seen in **Figure 2** below.

Current

The Current Planning section (CP) is responsible primarily for processing development applications (everything from signs to hotels, large scale commercial and industrial complexes) for presentation to the CPA and DCB. This section ensures that development is in accordance with the Development Plan, Laws and Regulations, and the approved plans.

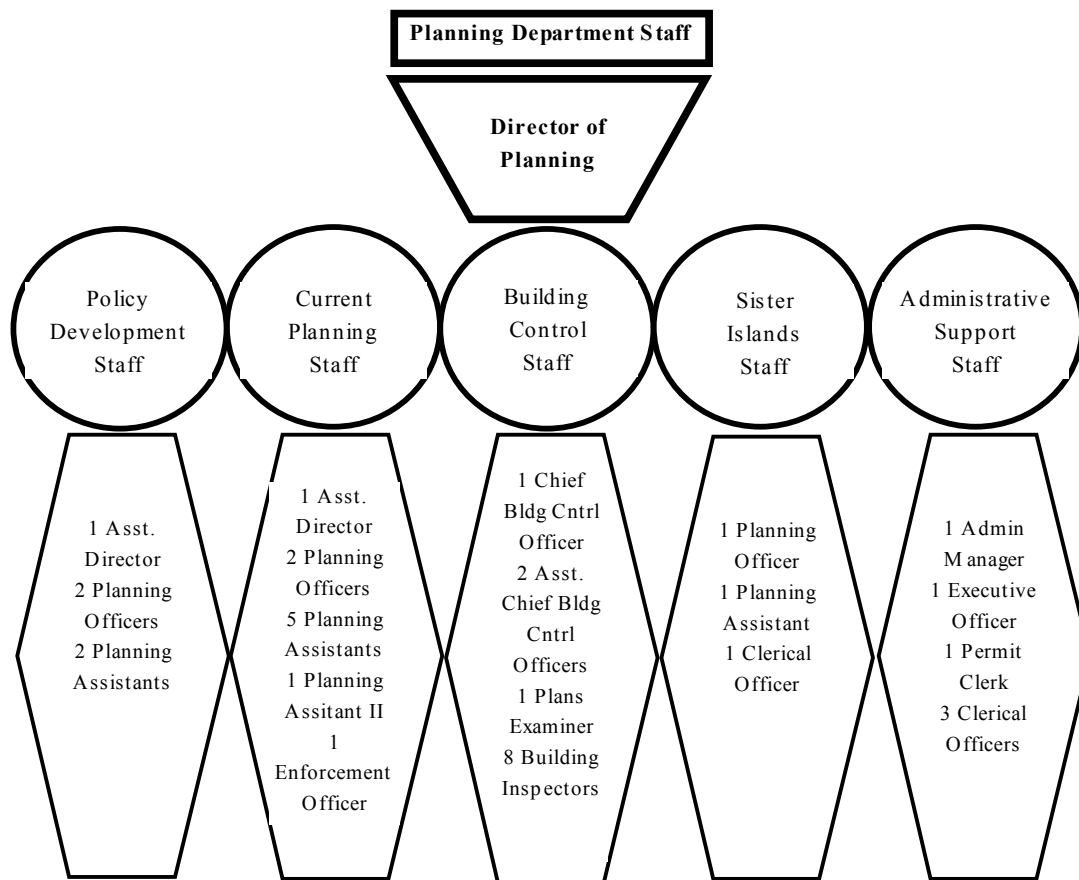


Figure 2. Year 2002 Department Staff Organisation Chart

An Enforcement Officer enforces the Development and Planning Law and Regulations. The officer promotes public education, assisting planning staff with informing the public

on what is legal development and land use activity, and when and how to apply for planning permission for these activities. The enforcement component is to prevent, cease and remove illegal development and uses through staff contact and the issuance of Enforcement and Stop Work Notices.

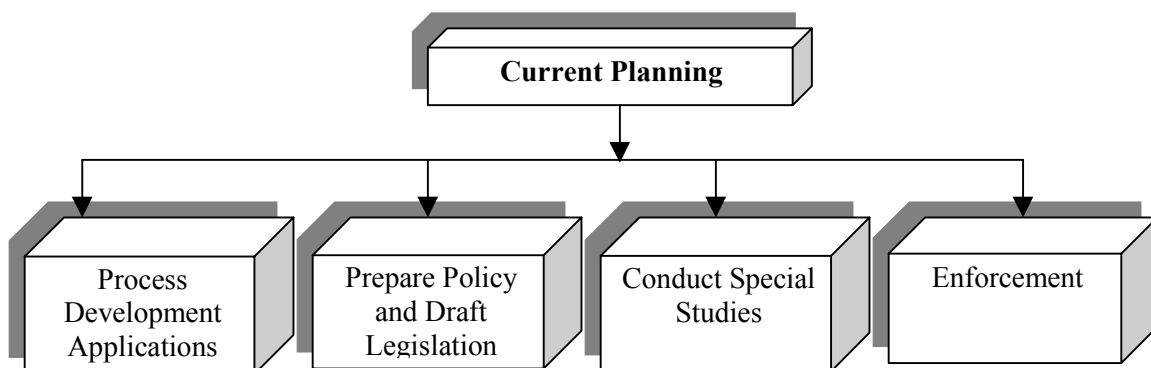


Figure 3. Current Planning Diagram

Policy Development

The Policy Development section (PD) is responsible for the long range planning issues such as conducting special studies, keeping The Development Plan (Physical) current, processing applications for rezones, and preparing amendments to the Development Plan. This section also manages planning related Geographic Information Systems (GIS).

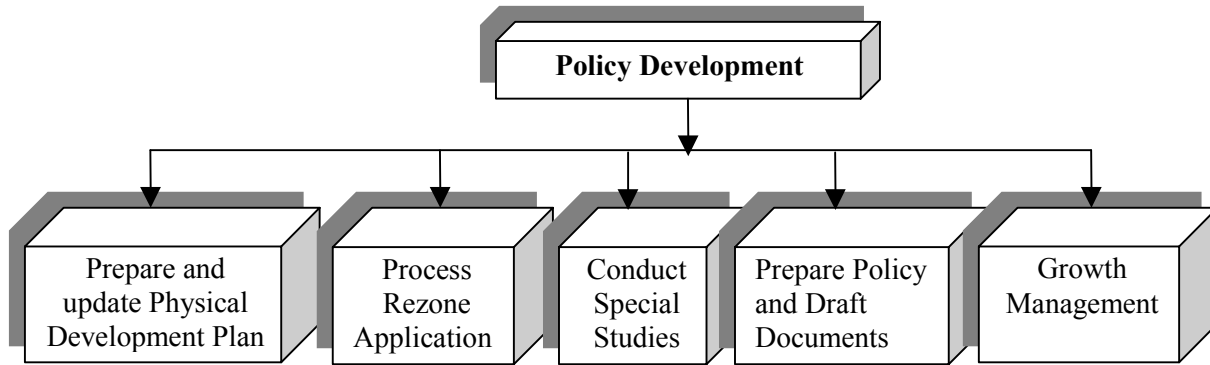


Figure 4. Policy Development Diagram

Building Control Unit

The Building Control Unit (BCU) reviews applications for building permits, and inspects the structural, plumbing and electrical components of buildings and structures to ensure that CPA/DCB approved developments comply with the Building Code.

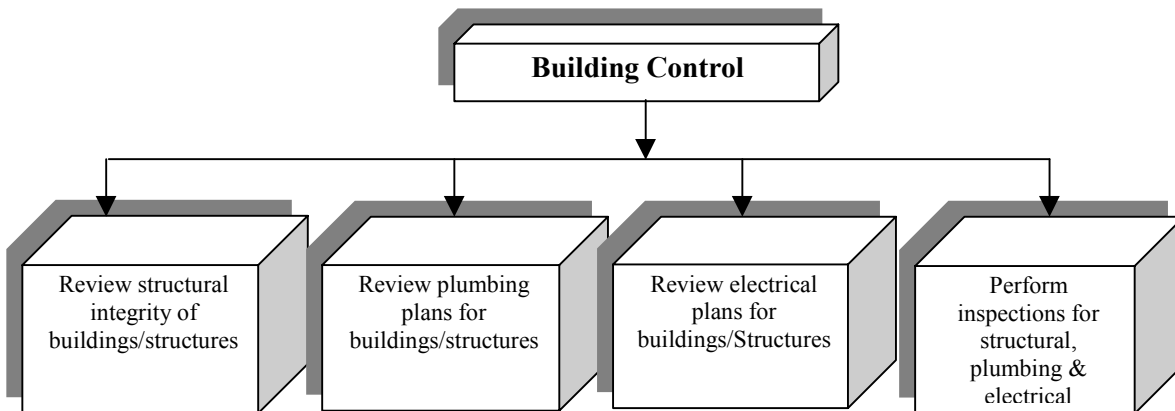


Figure 5. Building Control Unit Diagram

Finance and Human Resources

Staff in this section are the front line in customer service and provides essential support services for technical and professional staff. Among other things, administrative staff ensures that fees are collected, and that questions are directed to the appropriate officers. In addition, they are responsible for managing the finances, Human Resources matters and clerical support issues.

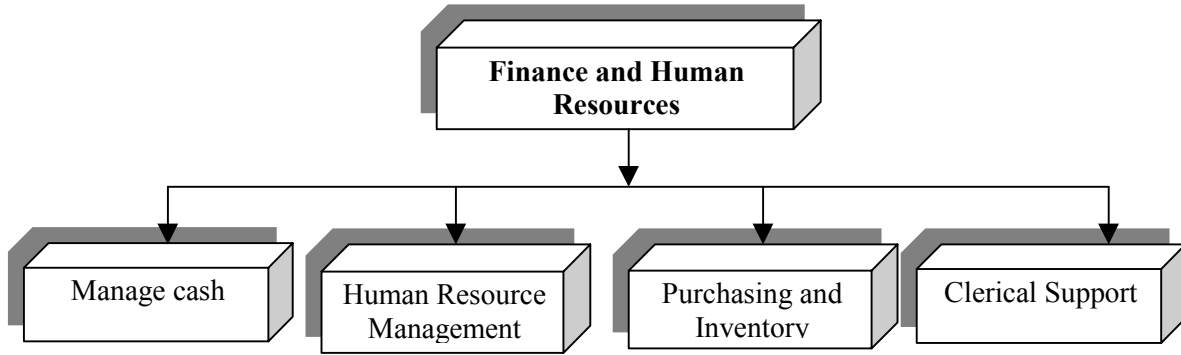


Figure 6. Finance and Human Resources Diagram

What's New in 2002

New Beach Front Setbacks

On the 6th of May 2002, the Legislative Assembly passed an amendment to the Development and Planning Regulations changing the beach front setback in each of the respective zones around the island. The setback which was previously measured from the Low Water Mark is now measured from the High Water Mark. For example in a Hotel Tourism Zone setbacks were previously required to be a minimum of 100' from the Low Water Mark. Now setbacks are required to be no less than 130' from the High Water Mark. In most cases this will equate to an additional 60' setback from the sea.



Figure 7. Seven Mile Beach During Hurricane Michelle

This change is intended to prevent problems of beach erosion resulting from any future development. As beach erosion was a very controversial issue in 2002 this amendment is intended to address many concerns regarding new development on the beach.

Review of the Development Plan 1997

In spring of 2001 the Planning Department commenced the Review of the Development Plan 1997. In 2002, the Special Issue Committees met and drafted their final recommendations to the Development Plan Review Committee. In October of 2002 the Proposed Amendments were released to the Public for a preliminary comment period (See the Policy Development Section of the Report for more details).

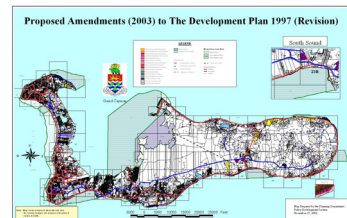


Figure 8. Proposed Amendments (2003) to the Development Plan 1997

Building Height Increased

Amendments to the Development and Planning Regulations made in 2002 allow for increased building heights. These changes included allowing seven storeys in parts of George Town zoned General Commercial and parts of Seven Mile Beach zoned Hotel/Tourism. In addition, the allowable building heights in High Density, Medium Density, Low Density, and Beach Resort Residential zones were increased to 3 Storeys.

Transportation Planning Unit Created for National Roads Plan

In early 2003 a new team will be assembled to address the transportation needs of the Cayman Islands. Housed at the Public Works Department, the Transportation Planning Unit (TPU) will consist of Mr. Edward Howard, Traffic Engineer of the Roads Section at PWD and Mr. Denis Thibeault, Transportation/Urban Planner who has been seconded from the Policy Development Section of the Planning Department.

The unit will focus its effort on finalising the overall structure and timeline of work activities for the implementation of the National Road Plan (NRP) - a Long Range Comprehensive Plan for ground transportation infrastructure and strategies to improve the performance of the road network. At the forefront of the NRP is the development of a Master Trafficways Plan which corresponds to the Proposed Road Corridors identified in the current on-going Development Plan Review Process of the Planning Department and the Central Planning Authority.



Figure 9. Galleria Loop Roundabout

Additional components to the NRP will entail -

Developing Access Management Plans/Schemes along the planned corridors illustrated in the Master Trafficways Plan in order to promote safe roadway accesses and provide continuous traffic flow along the main road arterials;
Developing District Corridor Plans in order to enhance the development potential in each of the outlying districts so that improved access and mobility is provided;
Recognizing the importance and the complexity of Central Business District (CBD), a comprehensive traffic circulation study will be conducted in order to make it easier for motorists to circulate in the CBD while also creating a highly amenable area and facilities for the cruise ship passengers.

The NRP is intended to address five goals and objectives:

- **Access and mobility** - Provide an integrated transportation system that maximises accessibility and includes a variety of mobility options that serve the needs of residences and businesses island-wide.
- **Transportation and land development** - Establish guidelines for creating land development and land use patterns that support public transit.
- **Transportation efficiency** - Preserve the Island's transportation system efficiency by creating roadway networks that reduce congestion, vehicle miles travelled (VMT), travel times, and improve levels of service.
- **Economic** - Provide a transportation network that fosters economic development by affecting the unhindered movement of goods, services, and people island-wide.
- **Social** - Provide a transportation network that fosters social benefits, namely quality of life. This is possible through a street hierarchy system. The hierarchy separates local traffic from regional traffic. Traffic Calming can

further make neighbourhoods more liveable by creating local streets that are pedestrian and cyclists friendly, and discourage cut-thru traffic and reduce vehicle speeds.

Sister Islands Committee for Sustainable Development Formed

In June of 2002 the Sister Islands Ad-Hoc Committee for Sustainable Development was established. The committee has been charged with making recommendations on the future sustainable development of the Sister Islands. After meeting sixteen times during 2002 the committee submitted its recommendations. See the Policy Development Section: Cayman Brac and Little Cayman Development Plans for more details.

New Assistant Directors Appointed

On April 1st of 2002 the Planning Department filled its two (2) Assistant Director's posts from within the Department. The positions were filled with Robert Lewis as the new Assistant Director for Current Planning and Christine Maltman as the Assistant Director responsible for the Policy, Research & Support Unit (previously known as Long Range Planning).

As Assistant Director for Current Planning, Mr. Robert Lewis is responsible for the supervision of Current Planners, review of reports to the Central Planning Authority regarding planning applications and the preparation of CPA meeting minutes. Mr. Lewis has been employed with the Department for fifteen (15) years, beginning in 1987 as a Planning Assistant and being promoted to Planning Officer in 1998 when he commenced



Figure 10. Mr. Robert Lewis was Appointed to Assistant Director (Current Planning)

his tour in the Sisters Islands Planning Office. There he was responsible for all aspects of the Planning Office and acted as Executive Secretary to the Development Control Board. While in the Sisters Islands, Mr. Lewis received a certificate of merit from the C.I. Civil Service Association for exemplary service to the people and Government of the Cayman Islands. Mr. Lewis returned to Grand Cayman in 2000. He holds an BSc (Architecture) degree from Florida Agriculture and Mechanical University (1987). He is also qualified by the Southern Building Code Congress as Plans Examiner, Building and Plumbing Inspector. Mr.

Lewis is presently pursuing a Masters degree in Public Policy and Management from the University of London, scheduled for completion in 2003. Mr. Lewis' other interests include youth development and he has provided career development lectures to school students as well as teaching martial arts. He also served on the C.I. Olympic Committee and is a past President of the C.I. Martial Arts and Taekwondo Federations.

Ms. Christine Maltman has also been promoted. She is now the Assistant Director of Planning responsible for the Policy, Research & Support Unit at the Planning

Department. Until now the Unit was referred to as Long Range Planning. However, the new name reflects the breadth of expertise in this Unit and more accurately reflects the work of the unit. At the moment, the main project is the 2002 Development Plan Review. In addition, Christine is also responsible for providing policy advice to the Central Planning Authority, in particular proposed changes to the Development and Planning Law and Regulations. Christine continues to administer planning appeals for the both the Department and the Ministry of Planning.

Christine has been with the Department for almost eight (8) years. In 1994, she joined the Department as a Planning Assistant and in 1995, she was promoted to Planning Officer. Christine's most recent focus with the Department has been in long range planning. In 2000, Christine was seconded to the Ministry of Planning for almost one (1) year to assist with planning matters. Her educational background is in Urban and Regional Planning. She holds an undergraduate honours degree in planning from the University of Waterloo (BES, 1989) and a Masters degree in planning from York University (MES, 1992). Christine also has two (2) professional planning designations from the Canadian Institute of Planners and the American Institute of Certified Planners and is an international associate of the Royal Town Planning Institute and American Management Association. In Canada, Christine worked in the private sector as a planning consultant as well as in the public sector for both municipal and provincial governments. Last year, Christine received her second Masters (Public Policy & Management, University of London) in October.



Figure 11. Ms. Christine Maltman was Appointed to Assistant Director (Policy Development)

Since moving to Cayman, Christine has been an active member of the Cayman Humane Society, serving on its Board for three (3) consecutive years, the last of which was as President. She also participated in Vision 2008 as a Roundtable Chairman on planning for natural and man-made disasters.

The staff members noted above are only part of the Planning Department's qualified and dedicated team. Staff development is only one (1) ingredient in the recipe for excellence in customer service. The Department also relies on the public and welcomes any input from the public that may help the Department improve its efficiency and effectiveness. In particular, the Department looks forward to hearing from the public as the 2002 Development Plan Review process continues.

Planning Website Makes a Difference

Since January of 2001 the Department's Website has been online allowing the public to obtain information that previously required a trip to the Government Tower Building. The site has had 73,074 hits in 2002 with the most notable month being October with the release of the Development Plan. From this site the public is able to obtain everything

from applications and development requirements to the most recent Development Plan Review Maps and Documents.

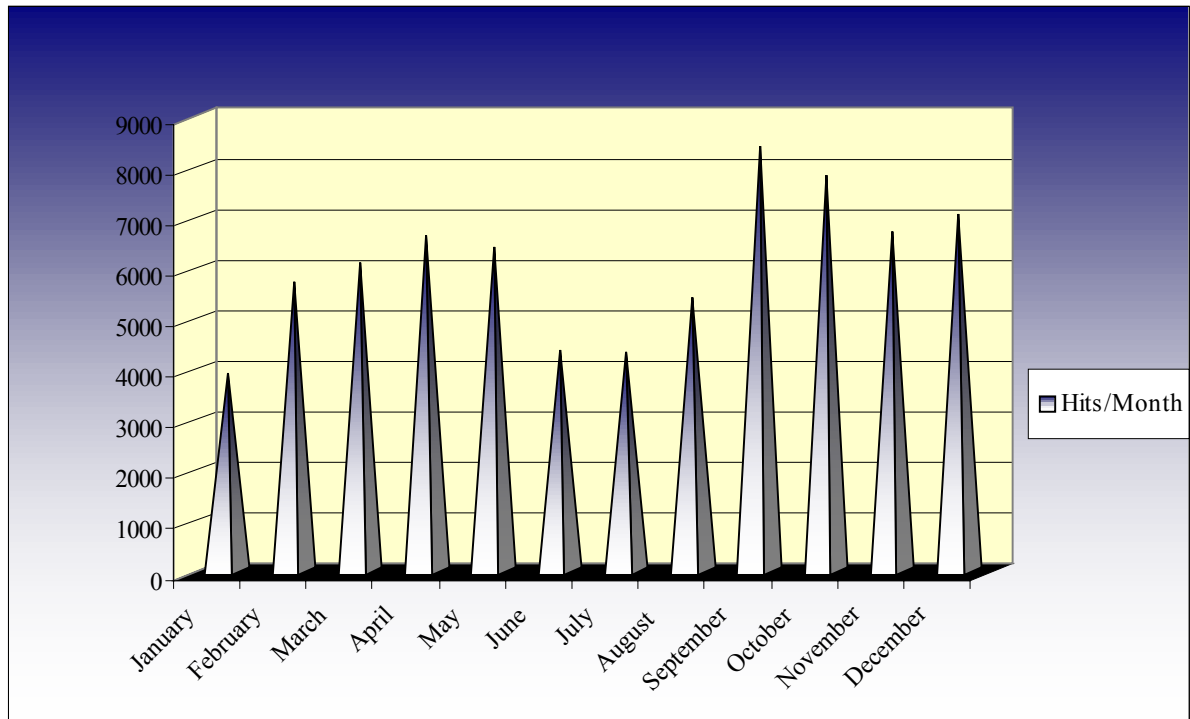


Figure 12. Planning Department Website statistics shown as Hits per Month

Processing Applications

Central Planning Authority Performance

The Central Planning Authority (CPA) processed a total of 1,084 agenda items in the year 2002 compared to the 1,187 in 2001. The smaller number of items was simply a result of the 5 less meetings held in 2002. The first and second quarters of the year were the busiest with 56% of the items being addressed during this time.

The number of applications approved dropped 3% from 2001 with a total of 612. The second and third quarters proved to be the most productive with 57% of those applications presented to the CPA approved at this time. There were 102 (13.7%) applications adjourned compared to 161 (19.4%) in 2001 and 30 (4.0%) were refused compared to 37 (4.5%) in 2001.

The CPA and the Planning Department were very successful with enforcements this year pursuing several cases to the demolition stage. The most notable included illegal

dwelling units in North Side and off of Eastern Avenue as well as the removal of an illegal tent at a Seven Mile Beach hotel. Enforcements were down by only 7% to 25 in 2002 even though the Enforcement Officer was on extended sick leave for six months.

Performance Indicator	Quarters - Years										% Change 2000-2001
	Q1		Q2		Q3		Q4		TOTALS		
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002	
Attendance (Avg.)	9.9	12	10.4	11.6	9.5	10	10.4	9.8	10.6	10.9	3%
Applications (Approved)	111	132	212	185	174	162	133	133	630	612	-3%
Applications (Adjourned)	48	25	34	20	36	28	43	29	161	102	-37%
Applications (Refused)	4	10	12	4	6	5	15	11	37	30	-19%
Enforcements	5	8	5	5	8	7	9	5	27	25	-7%
MFD	47	56	46	32	41	23	30	25	164	136	-17%
Info/Disc	22	70	54	55	50	14	42	33	168	172	2%
No. of Appeals	0	5	4	3	4	5	6	8	14	21	50%
No. of Items	258	309	328	295	296	241	261	239	1143	1084	-5%
No. of Meeting	10	7	11	8	9	8	8	10	38	33	-13%

Table 1. Central Planning Authority's Performance.



Figure 13. Illegal Dwelling in North Side destroyed as a result of enforcement proceedings



Figure 14. Offending structure removed from "rooming house" on Eastern Ave. as a result of enforcement proceedings



Figure 15. Illegal tent prior to enforcement proceedings at a Seven Mile Beach Hotel



Figure 16. Illegal tent site after enforcement proceedings

The number of appeals increased to 21 in 2002, a 50% increase from the 14 appeals in 2001. Most of these appeals were in response to decisions made in the fourth quarter as 8 of them were received between October and December.

There were 33 meetings held by the Central Planning Authority in 2002 with the average attendance being 84%. The members reviewed an average of 33 agenda items per meeting.

Development Control Board Performance

In its 23 meetings in 2002, the Development Control Board (DCB) approved 113 development applications valued at \$7.6M. These figures represented, respectively, an increase of 2% and a decrease of 43% from 2001's 111 applications valued at \$13.3M.

Significant increases were experienced in number of approvals in two sectors: Industrial (up by 200%) and the Other sectors (up by 61%). Decreases in the number of approvals occurred in the House (-49%), Apartment/Condo (-71%), and Commercial sectors (-78%). The Hotel and Government sectors remained unchanged with no additional approvals during 2002.



Figure 17. Members of the Central Planning Authority and Development Control Board met on Cayman Brac in Summer of 2002 for a joint visioning meeting.

Increases occurred in the value of Industrial and Other sectors as well, up respectively by 7% and 190%. The value of the Houses, Apartments/Condos, and Commercial Sectors showed decline in 2002.

Little Cayman remained relatively constant despite the economic downturn of 2002. The number of approvals increased by 4% while the value remained at \$3.5M

Planning Staff Performance

On average the full time current planning staff members processed 184 applications in 2002. Each of these planners on average processed approximately \$46.9M in applications. A total of 101 reference letter applications for Trade and Business Licences were processed in order to determine if proposed businesses required planning permission. In addition, current planners completed 239 liquor license inspections assisted by the Policy Development Section. Many of the current planners in turn contributed to the land use inventories for West Bay and Bodden Town. A significant amount of time was also spent preparing for and attending the 21 appeals.

Policy Development Planners worked primarily on the Development Plan Review including: acting as co-ordinators for the Special Issue Committees (SIC), preparing the

SIC reports, preparing the Development Plan Maps and Statements and hosting public meetings. In addition, they organised and took part in the Land Use Inventories for West Bay and Bodden Town. A variety of special projects were undertaken using Geographic Information Systems. Seven rezone applications were also processed.

BCU Staff Performance

Building inspectors conducted a total of 6,093 inspections during 2002. Inspections included: foundation, slab, walls, interim, roof and final. Of these inspections, 4,969 (82%) were for Residential developments. Businesses, and Fitouts comprised 13% of the remaining 2002 inspections. Other inspection categories included: Assembly, Educational, Factory, Institutional, Mercantile, Storage, and Other.

The Plans Examiner and building inspectors conducted 3290 plan reviews. Most of these reviews (74%) were for residential developments. Business reviews accounted for 13% of all the reviews in 2002. The review types were as follows: 1266 building detail reviews, 1140 electrical, 758 plumbing and 126 other reviews.

Application Approvals

Summary of Application Approvals

The number of applications approved in 2002 was up 5% from 2001 with 1061 applications approved compared to 1007 approved in 2001. The value of approvals increased by 50% from 2002 with \$243.9M approved compared to \$162.4M approved in 2001.

Sector

Houses

The housing market rebounded in a strong performance with 327 approvals valued at \$60.6M up by 6% and 12%, respectively, from 2001 when there were 309 approvals valued at \$54.1M. The average house size decreased slightly from 2099 sq. ft. in 2001, to 2084 sq. ft. in 2002, and the average value increased from \$175,243 to \$185,979. The most expensive house was 12,687 sq. ft. valued at \$2.5M.

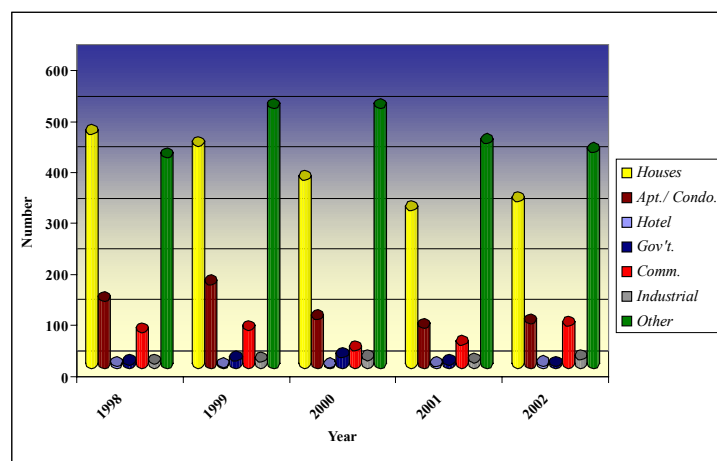


Figure 18. Number of Planning Approvals by Sector

Apartment

The number of apartments approved in 2002 increased significantly from 2001. The year's 88 projects valued at \$82M represented an 11% and 84% increase, respectively from 2001's 79 projects valued at \$44.5M.

These 88 apartment projects (duplexes included) contributed 421 units, compared to 312 units in 79 apartment projects in 2001.

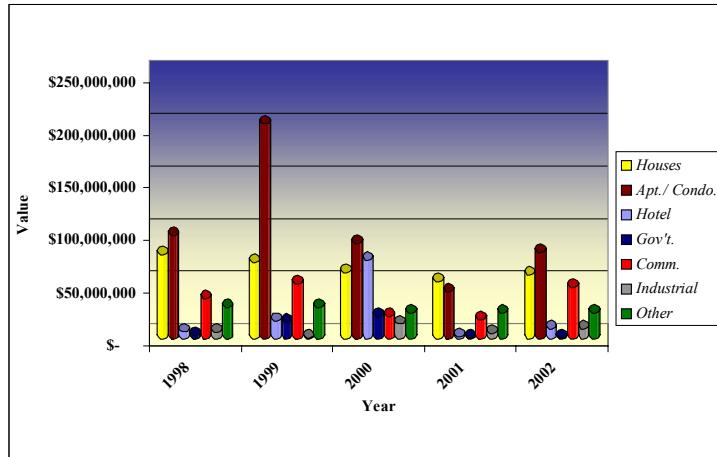


Figure 19. Value of Planning Approvals by Sector



Figure 20. Garden Retreat Condominiums



Figure 21. Secret Garden Apartments

Hotel

The five hotel developments consisted of 4 changes and additions to the Ritz Carlton and 1 addition to Sunshine Suites Hotel. These projects constituted a 67% increase in number of projects and a 459% increase in project value from 2001. There were only 3 projects valued at \$1.7M approved in 2001.

Government

Government's 4 projects valued at \$819,000, compared to 7 valued at \$835,000 in 2001, reflected respective decreases of 43% and 2%. The most significant projects were a slaughter house facility for Department of Agriculture (\$300,000), and an addition to the West Bay Post Office (\$250,000).

Commercial

In 2002, the 83 commercial projects valued at \$48.9M represented an increase of 84% and 171% respectively. In 2001, there were 45 projects valued at \$18M. The larger 2002 projects (one Million or more in value) are depicted in Table 2:

Applicant	Description	Value	Area
PARC PLACE SHOPPING CENTRE	COMMERCIAL BUILDING	\$ 10,000,000	76,674
BAYSHORE PROPERTIES LTD.	COMMERCIAL BUILDING	\$ 8,000,000	66,217
U.B.W. LTD.	COMMERCIAL BUILDING	\$ 6,800,000	52,703
CABLE & WIRELESS	TELEPHONE EXCHANGE BUILDING	\$ 5,725,000	37,086
VAMPT MOTORS LTD.	COMMERCIAL BUILDING	\$ 3,500,000	61,700
CAYMAN TURTLE FARM	TURTLE FARM, STOCKING TANKS & TOURIST ATTRACTION	\$ 2,000,000	-
TEXACO CARIBBEAN	GAS STATION AND STORE	\$ 1,200,000	6,420
INVICTA CONSTRUCTION LTD.	MIXED-USE BUILDING	\$ 1,088,550	22,380
INDUSTRIAL PARK SERVICE STATION	RENOVATION TO EXISTING SERVICE STATION	\$ 1,000,000	5,166

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



Figure 22. U.B.W. Ltd. Building



Figure 23. Cable and Wireless Telephone Exchange Building



Figure 24. Vampt Motor's New Building.



Figure 25. Texaco Walkers Road

Approved projects in the industrial sector increased 55% to 17 and were valued at \$9.9M. The value for this sector also increased 80% over 2001. Approvals in 2001 consisted of 11 valued at \$5.5M. The most significant project was a \$4.4M food distribution centre for J.V. Ltd.

Other

Modification

There were 91 applications valued at \$7M to modify Central Planning Authority Approval in 2002. This was an increase in value and number from 2001's 92 modifications valued at \$4.3M. Approximately 46% of these applications were changes in overall square footage while the other half were changes to the site plan or changes regarding Central Planning Authority conditions.

Fences and Walls

There were 41 applications for fences and walls in Grand Cayman valued at approximately \$672,650. In 2001, 27 walls and fences were approved at \$657,645.

Pools

Pools were the second most active "Other" category next to modification with approximately 89 valued at \$2.9M. The majority of the pools were for single family residences. A total of 69 pools valued at \$1.6M were approved in 2001.

Subdivisions

A total of \$5.6M in subdivision applications were approved in 2002. Out of the 53 applications approved, 39 were for subdivisions of less than six lots and the remaining 14 were for six lots or more. These subdivisions created a total of 598

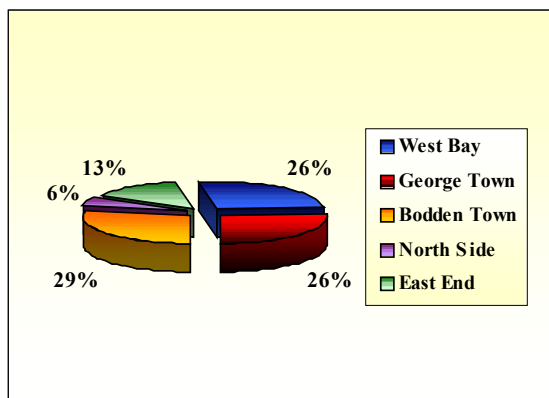


Figure 26. Subdivisions by District

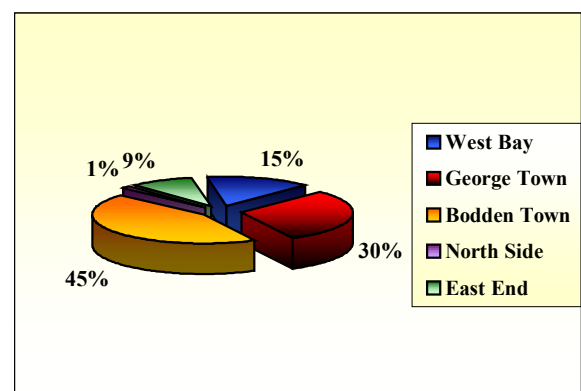


Figure 27. Lots Created by District

new lots. Minor subdivisions accounted for 116 lots and major subdivisions accounted for 482 lots. In 2001, there were 76 approved subdivisions valued at \$5.8M and a total of 671 lots.

Signs

There were 53 signs approved valued at \$260,210 in 2002, compared to 57 approved at \$607,806 in 2001.

Other

Other projects in this sector included: Antennas, Cabanas, Docks, Excavations, Institutional, Land Clearing, Phone Booths, Seawalls, Storage Sheds, and Tents, In total there were 97 of these applications valued at almost \$7.9M.

District

This year as with past years, George Town was host to the majority of developments with 401 approvals valued at \$140.3M accounting for 42% and 59% of respective Grand Cayman totals. Compared to 2001, these numbers represented an increase in number by 1% and an increase in value by 99%.



Figure 28. The New Turtle Farm Stocking Tanks and Tourist Attraction

West Bay maintained its stronghold in second place increasing by 28% and 161%, respectively, in number and value. The district saw 251 applications approved valued at \$55.8M

Bodden Town was close behind with 201 approvals valued at \$27.7M. While the number of approvals was up by 2% the value of approvals was down 17%.

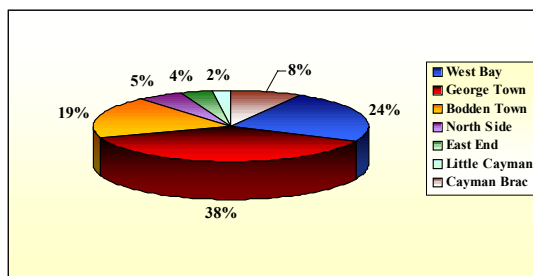


Figure 29. Number of Planning Approvals by District

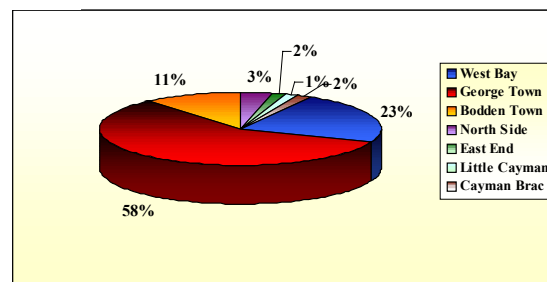


Figure 30. Value of Planning Approvals by District

East End's 38 approvals decreased by 25%, and their value decreased to \$4.1M, a decrease of 76% from 2001.

North Side's 57 approvals increased by 8% from 2001 and the value increased to \$8.3M or by 30%.

Cayman Brac had 88 approvals valued at \$4.1M and Little Cayman had 25 valued at \$3.5M.

Administrative Approvals

Since 1998 the Director of Planning was delegated with the authority to approve plans administratively. This delegation has proven to be very successful over the last five years. In 2002, 336 applications valued at \$49.9M were approved administratively representing a 26% and 36% increase respectively. Of these approvals 245 were for houses totalling \$46.5M in value. The remaining 91 fell into the Other Sector including pools, sheds, fences, and other routine matters.

Building Permits Issued

Sector

In response to requests for improved information on building permit activity, figures are now available on the number, type, value, and location of developments underway or complete. A total of 605 building permits valued at \$242.9M were issued in 2002, an



Figure 31. Ritz Carlton Seaside



Figure 32. Ritz Carlton Land Side



Figure 33. Ritz Carlton Bridge

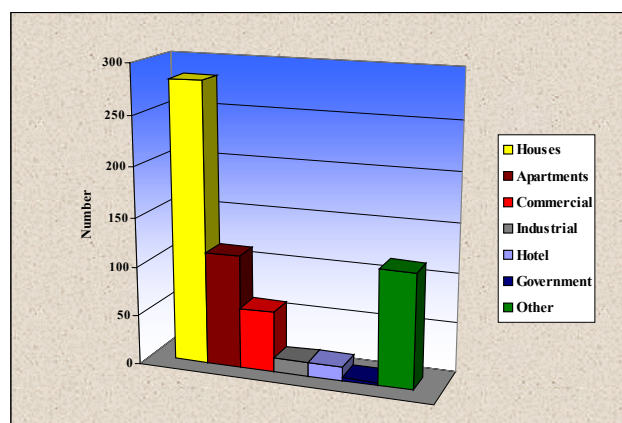


Figure 34. Number of Building Permits by Sector

increase of 11% from 2001's 546. Most permits were issued for the houses sector with a total of 283 or 47% valued at \$46.3M. There were 114 issued for apartments and 61 issued for the commercial sector. The industrial and hotel sectors each had 14 building permits issued. Government accounted for 3 of the permits issued and the remaining 116 fell into the other category including assembly, institutional, fitout and educational.

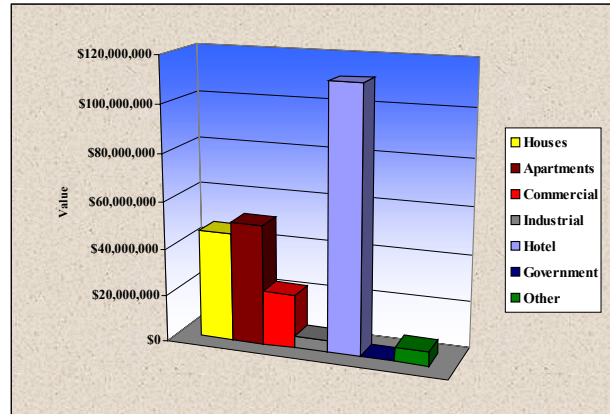


Figure 35. Value of Building Permits by Sector

District

George Town remained the leader in number of building permits issued for 2002 with 280 permits valued at \$182.7M. West Bay was second with 135 permits valued at \$29.2M, and Bodden Town third with a total of 125 permits issued valued at \$16.8M. There were 39 granted for North Side and 26 for East End with values of \$5.5M and \$8.8M respectively.

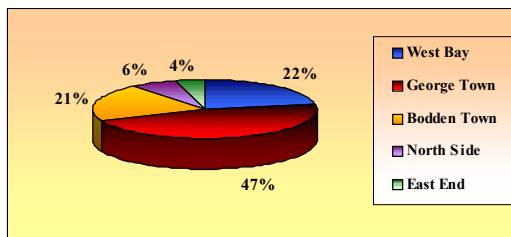


Figure 36. Percent of Building Permits by District

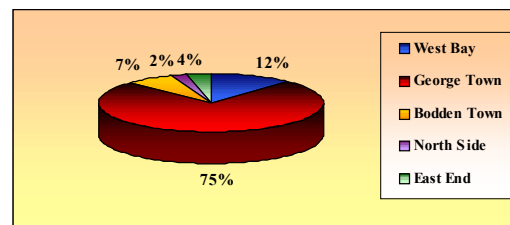


Figure 37. Percent of Value of Building Permits issued per District

Quarter

Of all the permits issued 29% were issued during the second quarter. The third quarter was also strong with 28% and the fourth quarter was close behind with 22%. The first quarter was the slowest with only 21% of the year's building permits.

Certificates of Occupancy

Sector

There were 249 COs issued in 2002 valued at \$51.6M, compared to 328 valued at \$79.4M in 2000. Of these, 143 valued at \$24.9M were for houses. The apartment sector had the next greatest number of COs with 50 granted in 2002 valued at \$18.8M. Other

was the third highest sector with 36 COs granted valued at \$1.2M. There were also 15 commercial, 3 industrial, 1 hotel, and 1 government CO granted.

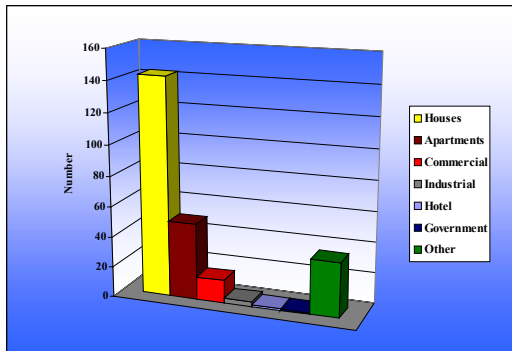


Figure 38. Number of Certificates of Occupancy by Sector

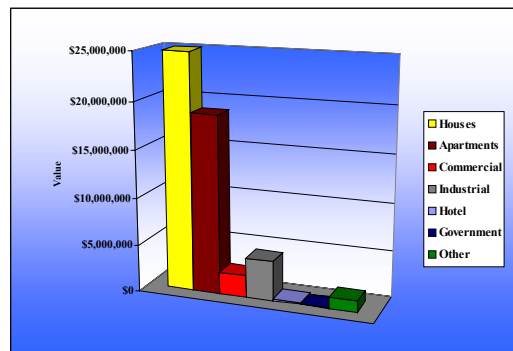


Figure 39. Value of Certificates of Occupancy by Sector



Figure 40. Centennial Towers



Figure 41. Coconut Bay

District

The pattern of Certificates of Occupancy granted by district was very similar to that of Building Permits and Planning Approvals. George Town had the most issued with a total of 104 valued at \$18.9M. West Bay was granted 67 COs valued at \$15.2M. Bodden Town had 57 with a value of \$10.3M. North Side had 16 and East End had 5 with respective values of \$6.2M and \$928,515.

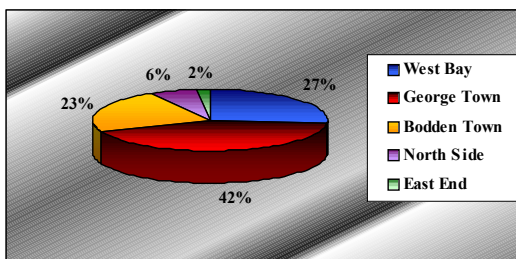


Figure 42. Number of Certificates of Occupancy by District Shown as Percent

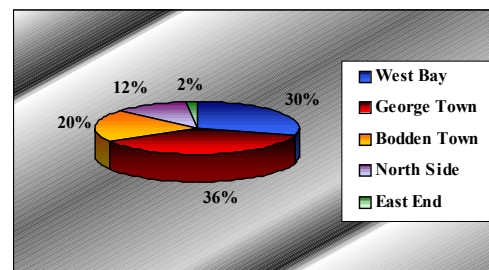


Figure 43. Value of Certificates of Occupancy by District Shown as Percent

Quarter

Once again as with Building Permits the second quarter dominated for issuance of CO's. In 2002, there were 73 COs in the second quarter compared to 94 in 2001. The third and fourth quarters were also strong with 61 and 63 CO's issued respectively. The significant reduction in CO's from 2001 can be attributed to decline in planning approval experience during the previous year.

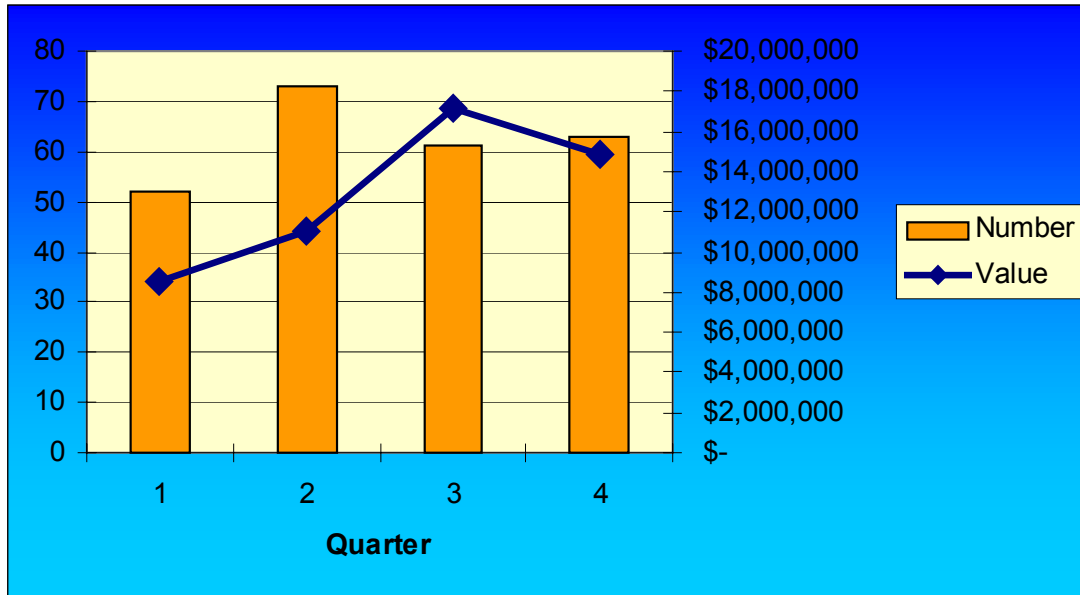


Figure 44. Number and Value of Certificates of Occupancy by Quarter

Policy Development Projects

Development Plan Review

The *Development and Planning Law* mandates a review of the Development Plan every five years. The last full review led to the passing of the Development Plan 1997, which means that the next full review is due in 2002.

The Planning Department and the Central Planning Authority initiated the review of the Development Plan 1997 in spring of 2001. In 2002 the Special Issue Committees (SIC's), subcommittees of the Development Plan Review Committee (DPRC), commenced. SIC's were technical committees, not stakeholder committees, whose purpose was to investigate and report back to the DPRC on specific issues. A SIC was set up for each major policy area identified by the DPRC including: Environment/Coastal Zone Management, Education, Affordable Housing, Historic Sites and Areas, Community and Economic Development, Immigration and Population Growth, Infrastructure, and Tourism/Recreation/Culture.

Membership of the SIC included one member of the DPRC (or more, where applicable) and public and / or private sector representatives with expertise in the policy area. Members of Planning Department staff served as facilitators for these committees.

The SIC committees reported back to the DPRC in September and based on those reports the DPRC then drafted the Proposed Amendments to the Development Plan as well as separated recommendations into categories of Development Plan, Regulations, and Other Recommendation.



Figure 45. North Side Public Meeting with the Hon. Minister, P.C.W.&IT, Linford Peirson in attendance

The draft amendments to the Development Plan were then released to the Public in October of 2002 as part of the preliminary comment period. Later that month the Central Planning Authority met to review the representations to date. A final comment period is to be held in January of 2003 and it is expected that the Development Plan will be submitted to the Legislative Assembly in Fall of 2003.

Land Use Inventories

In the fall of 2002, Planning staff undertook a land use inventory of the West Bay District and will soon complete an inventory for Bodden Town. Planners were divided into teams, which were assigned specific Inventory areas. A total of 4,912 parcels and 3,732 structures were inventoried in West Bay. The inventory for these districts accounted for approximately 50% of the Grand Cayman's parcels. It is expected that the resulting database will provide an efficient analysis of the country's current land use situation. Additional districts are expected to be inventoried in the year 2003.

Cayman Brac and Little Cayman Development Plans/Ad Hoc Committee

Preliminary stages have started for the preparations of the Cayman Brac and Little Cayman Development Plans. To date the Sister Islands Ad Hoc committee has concentrated its efforts on Cayman Brac noting that: improved sustainable economic conditions while preserving their cultural identity are Brackers' paramount concerns. However, Brackers are willing to accept certain environmental losses in the wake of economic recovery. The most critical question then is how to create economic opportunities without losing too much of what is inherently the Brac? To address these concerns the Honourable Ministers for TED&C and PCW&IT formed an ad hoc committee to investigate and report on ways and means of the Brac achieving these goals. The Committee was mandated to examine four broad areas, namely, Physical development, Socio-cultural development, the Natural environment and Economic development. The Committee met on sixteen occasions and reports have been prepared

based on those meetings. Recommendations are expected to be presented to the Legislative Assembly in Spring of 2003.

Appeals

In 2002, there were 21 appeals against Central Planning Authority decisions compared to 14 in 2001. As of the 31st of December 2002, 1 appeal was allowed, 1 was dismissed and 3 appeals were withdrawn or abandoned. The remaining 16 are still pending.

Training/Conferences

American Planning Association

This year's annual American Planning Association conference was held in Chicago from April 13 through April 17. Attending the conference were the Director of Planning, Kenneth S. Ebanks; Senior Assistant Secretary, Tim Hubbell; and Planning Assistants, Ron Sanderson and Burton Schneider. Having packed for the seasonally cool spring weather of the mid-West, on arrival, the planning group from Cayman was faced with unexpected familiar temperatures in the high 80's to low 90's. Needless to say the guys were scrambling for more warm weather clothing.



Figure 46. APA Conference
2002 Chicago logo

As is typical of most APA events, the conference was extremely well organised and very well attended. The conference sessions addressed many topics, including, Public Transportation; GIS; Growth Management; Sustainable Development; Neighbourhood Planning and Airport Conflicts. The group walked away with valuable information on these topics that will assist in addressing similar issues in the Cayman Islands. The conference also included several mobile workshops that allowed the group to gain a better understanding of the city. These workshops included tours of the Downtown and the River to view examples of the city's classic and contemporary architecture; as well as tours of the fabled Theatre District and the fabulous and historic rapid transit system known locally as the 'L'.

Overall, the Conference was quite a success and the group from Cayman left Chicago with a great degree of appreciation for the well planned city, not to mention having their appetites for mid-West beef fully satisfied for many years to come!

CRW Associates Conference

Two members of the Department went to San Diego in November for the 2002 CRW Associates User Conference. McCleary Frederick, the Chief Building Control Officer presented a case study on Community Development in the Caribbean. Improvements to

the Department Tracking System "Trakit" were presented by CRW and news of what the Department can expect in the future released. In addition, other Planning Departments shared their suggestions on how to use the software to its maximum potential.

Recognised Staff

Civil Servant of the Year Award

Denis Thibeault, Planning Officer in the Policy Development Section of the Department was awarded the Civil Servant of the Year Award. Denis has been with the Department for 8 years and has proven to be a very valuable asset to the Department. In 2003 Denis will be on loan to the new Transportation Planning Unit in the Public Works Department where he will be directing his time and efforts to the National Roads Plan.

Staff of the Month for 2002

In Summer of 2002 the Department commenced an Employee of the Month Program. The program was based on staff members meeting 6 criteria to be judged by a board made up of Department Managers. The following staff members were awarded as Employee of the Month for 2002.

July	Bobbette Bodden
August	Mike Pratt
September	Ken Wright
October	Ron Sanderson
November	Nathan West
December	Egbert Jackson

Department Revenue

A total of \$5.3M in Fees were collected by the Planning Department in 2002 compared to \$1.7M in 2001 an increase of 391%.

Planning Fees

The Department received \$669,264 in planning fees for approximately 1,155 applications received. This demonstrated an increase of 147% in planning fees and a 9% increase in the number of applications received. A majority of these fees came from the Housing, Apartments, and Other sectors.

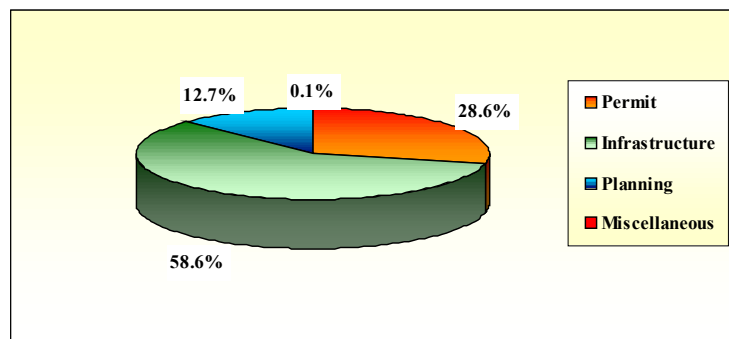


Figure 47. Department Revenue by Account

Permit Fees

Approximately \$1.5M in fees were collected for Building Permits compared to \$610,741 in 2001. The majority of these fees were taken in for residential permits.

Infrastructure Fees

The Planning Department saw an increase of 470% in Infrastructure fees in 2002 with approximately \$3.1M collected compared to 2001's \$542,776. Infrastructure fees were paid for any house greater than 4000sq. ft, apartments, commercial, industrial, and hotel projects.

Miscellaneous Fees

Other fees including those for copies, minutes, maps, etc. totalled \$3,446.

Expenditure


Expenditure was \$1.8M, a decrease of 4% from 2001. This was a result of all staff contributing to efficiency efforts. The Department's net profit was therefore \$3.6M that resulted in a return on investment of 3:1.

Conclusion


The Central Planning Authority and Planning Department saw a dynamic turn around in the local economy in 2002. Development applications and start of construction are both back on the upswing. Meanwhile, the Development Control Board increased efforts to encourage development in Cayman Brac.

Many accomplishments were realised in 2002 including new regulations, proposed amendments to the development plan and a new approach towards consistency and efficiency within the planning process.

The Central Planning Authority gave careful consideration to controversial issues and arrived at solid and sustainable solutions. Meanwhile, the Department has continued to strive for improved customer service and a streamlined application process. Even greater results are expected for 2003.



Gordon McLaughlin
Chairman, CPA



Ernie Hurlstone
Chairman, DCB



Kenneth S. Ebanks
Executive Secretary, CPA

Appendices

Appendix I

Central Planning Authority Members

Mr. Gordon McLaughlin (Chairman)	George Town
Mr. Peter Campbell	George Town
Mr. Attlee Bodden	George Town
Mr. John Hurlstone	George Town
Mr. Ray Hydes	Bodden Town
Mr. Troy Whittaker	Bodden Town
Mr. Steve McLaughlin	East End
Mr. Fred Whittaker	George Town
Mr. Rex Miller	North Side
Mr. Ernie Hurlstone	Sister Islands (DCB Representative)
Mr. Dalkeith Bothwell	West Bay
Mr. Barry Martinez	West Bay
Mr. Antonio Smith	West Bay

Development Control Board

Mr. Ernie Hurlstone	Chairman
Mr. Edgar (Ashton) Bodden	Member
Mr. Alva (Billy) Bodden	Member
Mr. Delano Lazzari	Member
Mr. Leroy Tibbetts Sr.	Member
Mr. Melgreen Reid	Member
Mr. Larry Bryan	Member

Appendix II

Planning Staff

Mr. Kenneth S. Ebanks	Director of Planning
Mr. Robert Lewis	Assistant Director of Planning (Current Planning)
Mrs. Christine Maltman	Assistant Director of Planning (Policy Development)
Mr. E. Denis Thibeault	Planning Officer (Policy Development)
Ms. Jennifer Ahearn	Planning Officer (Growth Management)
Mr. Burton E. Schnieder	Planning Assistant I (Current Planning)
Mr. Nathan West	Planning Assistant I (Policy Development)
Mr. Haroon Pandohie	Planning Assistant I (Policy Development)
Mrs. Celecia Fahy	Planning Assistant I (Current Planning)
Mr. Ron Sanderson	Planning Assistant I (Current Planning)
Mr. James Adrian Bodden	Planning Assistant I (Current Planning)
Mrs. Andrea Stevens-Grice	Planning Assistant I (Sister Islands)
Mr. Egbert Jackson	Planning Assistant II (Current Planning)
Mr. Dwayne Ebanks	Planning Intern (Summer)
Mr. Cadion Ebanks	Enforcement Officer
Mr. McCleary Frederick	Chief Building Control Officer
Mr. Emerson Piercy	Asst. Chief Building Control Officer
Mr. Allan Moore	Asst. Chief Building Control Officer (Chief Electrical Inspector)
Mr. Michael Pratt	Plans Examiner
Mr. Arthur Arch	Building Inspector (Plumbing)
Mr. George Freese	Building Inspector (Plumbing)
Mr. Kenneth Wright	Building Inspector (Building)
Mr. Ernesto Carter	Building Inspector (Building)
Mr. Jeffrey Woods	Building Inspector (Electrical)
Mr. Shondel Bodden	Building Inspector (Electrical)
Mr. James Smith	Building Inspector (Plumbing)
Mr. Timothy Howard	Building Inspector (Trainee)
Mrs. Linda McLean	Administration Manager
Ms. Joy Watson	Executive Officer
Ms. Kerry-Ann Picard	Permit Clerk
Ms. Shian Powery	Clerical Officer
Ms. Bobette Bodden	Clerical Officer
Mrs. Teann Banks	Clerical Officer (Sister Islands)
Mr. Lisandro Almaguer	Clerical Officer

Appendix III

Relevant Tables

SECTORS	1998			1999			2000			2001			2002			% Change 2002 vs. 2001	
	NO	VALUE		NO	VALUE		NO	VALUE		NO	VALUE		NO	VALUE		NO	VALUE
Houses	459	\$ 80,102,555		436	\$ 72,587,961		369	\$ 63,311,256		309	\$ 54,150,167		327	\$ 60,629,078		6%	12%
Apt./Condo.	132	\$ 98,264,568		164	\$ 204,524,141		96	\$ 90,571,013		79	\$ 44,457,993		88	\$ 81,985,417		11%	84%
Hotel*	4	\$ 6,900,000		2	\$ 16,600,000		1	\$ 75,000,000		3	\$ 1,735,000		5	\$ 9,699,091		67%	459%
Gov't.	7	\$ 3,617,000		14	\$ 15,915,000		21	\$ 20,976,720		7	\$ 835,000		4	\$ 819,000		-43%	-2%
Comm.	70	\$ 38,860,040		75	\$ 52,307,725		34	\$ 21,181,445		45	\$ 18,033,235		83	\$ 48,944,580		84%	171%
Industrial	9	\$ 6,005,500		12	\$ 1,476,000		16	\$ 14,409,450		11	\$ 5,475,000		17	\$ 9,867,570		55%	80%
Other	414	\$ 30,044,576		511	\$ 30,009,194		511	\$ 24,687,976		442	\$ 24,415,830		424	\$ 24,353,071		-4%	0%
TOTAL	1,095	\$ 263,794,239		1214	\$ 393,420,021		1048	\$ 310,137,861		896	\$ 149,102,225		948	\$ 236,297,807		6%	58%

*The 2002 hotel sector represents 5 hotel additions

Table A-1. Number and Value of Planning Approvals by Sector-Grand Cayman 1998-2002

Sector	2000			2001			2002			2001		2002		% Change 2002 vs. 2001	
	Little Cayman	Cayman Brac		Little Cayman	Cayman Brac		Little Cayman	Cayman Brac		Totals		Totals			
Houses	5	44		6	35		6	15		41		21		-49%	
Apt./Condo.	0	3		3	4		0	2		7		2		-71%	
Hotel	0	0		0	0		0	0		0		0		0%	
Government	1	6		0	5		1	4		5		5		0%	
Commercial	0	6		3	6		0	2		9		2		-78%	
Industrial	2	5		1	2		2	7		3		9		200%	
Other	7	46		11	35		16	58		46		74		61%	
Totals	15	110		24	87		25	88		111		113		2%	

Table A-2. Number of Planning Approvals by Sector Sister Islands 2000-2002

Sector	2000			2001			2002			2001 Totals	2002 Totals	% Change 2002 vs. 2001
	Little Cayman	Cayman Brac		Little Cayman	Cayman Brac		Little Cayman	Cayman Brac				
Houses	\$ 629,900	\$ 4,523,910		\$ 1,424,000	\$ 3,878,824		\$ 1,035,000	\$ 2,191,504		\$ 3,226,504	\$ -39%	
Apt./Condo.	\$ -	\$ 3,150,000		\$ 1,735,000	\$ 1,073,728		\$ -	\$ 215,000		\$ 215,000	\$ -92%	
Hotel	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ 0%	
Government	\$ 20,000	\$ 971,700		\$ -	\$ 2,120,400		\$ 7,000	\$ 317,000		\$ 2,120,400	\$ -85%	
Commercial	\$ -	\$ 471,847		\$ 277,500	\$ 853,500		\$ -	\$ 324,500		\$ 1,131,000	\$ -71%	
Industrial	\$ 1,250,000	\$ 349,200		\$ 40,000	\$ 1,100,000		\$ 740,624	\$ 477,336		\$ 1,140,000	\$ 7%	
Other	\$ 624,000	\$ 390,825		\$ 117,000	\$ 683,704		\$ 1,744,370	\$ 574,690		\$ 800,704	\$ 190%	
Totals	\$ 2,523,900	\$ 9,857,482		\$ 3,593,500	\$ 9,710,156		\$ 3,526,994	\$ 4,100,030		\$ 13,303,656	\$ 7,627,024 -43%	

Table A-2. Number of Planning Approvals by Sector Sister Islands 2000-2002

Districts	1998		1999		2000		2001		2002		% Change 01-02	
	No.	Value *	No.	Value *	No.	Value *	No.	Value *	No.	Value *	No.	Value
Bodden Town	256	\$ 31,579	292	\$ 56,216	246	\$ 33,348	197	\$ 33,553	201	\$ 27,728	2%	-17%
East End	34	\$ 13,481	62	\$ 15,883	88	\$ 97,474	51	\$ 17,328	38	\$ 4,146	-25%	-76%
George Town	502	\$ 146,969	518	\$ 128,295	439	\$ 121,019	399	\$ 70,459	401	\$ 140,300	1%	99%
North Side	94	\$ 20,662	72	\$ 28,512	54	\$ 5,012	53	\$ 6,365	57	\$ 8,278	8%	30%
West Bay	209	\$ 51,123	270	\$ 164,514	221	\$ 53,284	196	\$ 21,397	251	\$ 55,845	28%	161%
GC Total	1095	\$ 263,814	1214	\$ 393,420	1048	\$ 310,137	896	\$ 149,102	948	\$ 236,297	6%	58%
Cayman Brac	149	\$ 25,991	136	\$ 10,702	110	\$ 9,857	87	\$ 9,710	88	\$ 4,100	1%	-58%
Little Cayman	36	\$ 3,425	20	\$ 3,580	15	\$ 2,524	24	\$ 3,594	25	\$ 3,527	4%	-2%
Sister Islands												
Total	185	\$ 29,416	156	\$ 14,282	125	\$ 12,381	111	\$ 13,304	113	\$ 7,627	2%	-43%
Grand Total	1280	\$ 293,230	1370	\$ 407,702	1173	\$ 322,518	1007	\$ 162,406	1061	\$ 243,924	5%	50%

Table A-4. Number and Value of Planning Approvals by District (Cayman Islands) 1998-2002

* \$ Millions

Subdivisions	Bodden Town	East End	George Town	North Side	West Bay	Total
Major	6	2	3		3	14
Minor	9	5	11	3	11	39
Total	15	7	14	3	14	53

Table A-5. Minor and Major Subdivisions Approved by District (GCM) 2002

Lots Created	Bodden Town	East End	George Town	North Side	West Bay	Total
Major	237	38	151	0	56	482
Minor	27	17	29	8	35	116
Total	264	55	180	8	91	598

Table A-6. Lots Created by District (GCM) 2002

Development Type	Number	Value
Antennas	6	\$ 74,000
Cabanas	16	\$ 266,240
Docks	17	\$ 532,800
Excavations	5	\$ 1,586,000
Fences/Walls	41	\$ 672,650
Institutional	11	\$ 4,958,680
Land Clearing	5	\$ 87,850
Modification	91	\$ 7,060,387
Others	5	\$ 74,500
Phone Booths	3	\$ 6,750
Pools	89	\$ 2,902,590
Seawalls	4	\$ 180,000
Signs	53	\$ 260,210
Storage Sheds	19	\$ 111,640
Subdivisions	53	\$ 5,557,775
Tents	6	\$ 21,000
Total	424	\$ 24,353,071

Table A-7. Other Sector Distribution 2002

Sector	No.
Houses	283
Apartments	114
Commercial	61
Industrial	14
Hotel	14
Government	3
Other	116
Total	605

Table A-8. Building Permits by Sector 2002

Sector	Value
Houses	\$ 46,328,322
Apartments	\$ 50,898,467
Commercial	\$ 22,768,371
Industrial	\$ 4,930,320
Hotel	\$ 111,450,952
Government	\$ 323,007
Other	\$ 6,213,880
Total	\$242,913,318

Table A-9. Value of Building Permits by Sector 2002

Residential	Fitout	Business	Mercantile	Assembly	Storage	Factory	Educational	Total
464	49	54	7	14	6	10	1	605
\$ 195,571,824	\$ 1,944,000	\$ 21,925,274	\$ 403,674	\$ 18,104,047	\$ 499,500	\$ 4,430,000	\$ 35,000	\$ 242,913,318

Table A-10. Building Permits by Permit Type 2002

West Bay	George Town	Bodden Town	North Side	East End	Total
135	280	125	39	26	605
\$ 29,153,833	\$ 182,748,638	\$ 16,775,209	\$ 5,465,549	\$ 8,770,089	\$ 242,913,318

Table A-11. Building Permits by District 2002

Q1	Q2	Q3	Q4	Grand Total
126	177	168	134	605
\$ 18,641,472	\$ 154,970,763	\$ 37,958,639	\$ 31,342,445	\$ 242,913,318

Table A-12. Building Permits by Quarter 2002

West Bay	George Town	Bodden Town	North Side	East End	Total
67	104	57	16	5	249
\$ 15,243,460	\$ 18,938,482	\$ 10,317,052	\$ 6,155,540	\$ 928,515	\$ 51,583,049

Table A-13. Certificates of Occupancy by District 2002

Sector	No.
Houses	143
Apartments	50
Commercial	15
Industrial	3
Hotel	1
Government	1
Other	36
Total	249

Table A-14. Number of Certificates of Occupancy by Sector 2002

Sector	Value
Houses	\$24,943,767
Apartments	\$18,801,182
Commercial	\$ 2,291,000
Industrial	\$ 4,190,000
Hotel	\$ 159,600
Government	\$ 23,000
Other	\$ 1,174,500
Total	\$51,583,049

Table A-15. Value of Certificates of Occupancy by Sector 2002

	Q1	Q2	Q3	Q4	Grand Total
Number		52	73	61	249
Value	\$ 8,502,475	\$ 11,068,970	\$ 17,155,735	\$ 14,855,869	\$ 51,583,049

Table A-16. Certificates of Occupancy by Quarter 2002