



DEPARTMENT OF
ENVIRONMENT
CAYMAN ISLANDS GOVERNMENT

MEMORANDUM

To: Troy Jacob, Acting Deputy Chief Officer, Ministry of Sustainability and Climate Resiliency

From: Department of Environment

Date: 23 June 2022

Subject: **Pirates Point Resort**
Application to Repair/Rebuild a Previously Permitted Commercial Dock
REF: CWL 438
BLOCK: 80A PARCEL: 104

This review is provided by the Director of the Department of Environment (DoE) under delegated authority from the National Conservation Council (section 3 (13) of the National Conservation Act, 2013).

The DoE has reviewed the request to repair a commercial dock at the Pirates Point Resort, located offshore Block 80A Parcel 104, in Little Cayman. Upon review of the initial information provided, the Department sought additional information and clarifications to complete our review. These clarifications are attached in Appendix A.

The Applicant wishes to repair the dock in the approximate location of the existing damaged dock. The Applicant has provided an updated dock plan showing the dock dimensions and location (see Appendix B). The dock is not located adjacent to a Marine Protected Area but it is located on a turtle nesting beach. Conditions to minimise impacts on nesting sea turtles have been provided in the *Draft Conditions of Approval* enclosed.

We understand that the Ministry has accepted this application as a repair/rebuild application following discussions with the Applicant. Upon review of the rebuild submission, the Department notes that a few aspects of the dock vary from the originally licensed/permitted dock. These are as follows:

- The area of the dock:
 - The previous Coastal Works Decision Letter dated 26 April 2001 states the dock's area as **1,400 sq. ft.**
 - Page two of the previous Coastal Works application form (included in the current submissions) states the area of the proposed work as **1,440 sq. ft.**

- However, based on area calculations using the Applicant’s updated dock plan provided on 02 June 2022 results in an area of approximately **1,236 sq. ft.** (when considering the area of the dock seaward of the “high tide wash line”) or an approximate total of **1,796 sq. ft.** (when considering the total area of the dock including landward of the “high tide wash line”).
- The finished dock height:
 - The previously approved plans depicted a finished dock height of **3 feet** above mean sea level.
 - The applicant is proposing a finished dock height of **4.5 feet** above mean sea level.
- The decking material:
 - The previously approved dock’s plans depicted decking comprised of timber with ½-inch spacing between decking boards. However, this was later replaced with floating dock sections (see photos in Appendix C).
 - The applicant is currently proposing *Thruflow* decking.
- Shore-perpendicular walkway:
 - The previously approved dock plans depicted a shore-perpendicular walkway landward of the “high tide wash line” of 30 ft. in length.
 - The applicant is currently proposing a landward shore-perpendicular walkway of 70 ft.

With the exception of the increased length of the landward portion of the shore-perpendicular walkway of the dock, the above changes will likely **increase** light penetration to support marine life under the dock in comparison to the existing structure and are therefore welcomed.

The Department notes Condition 4 of the previously approved Coastal Works License dated 26 April 2001 which reads: “*Public right of way along the shoreline between the mean high water mark and the mean low water mark must be preserved. Therefore the length of the ramp should be reduced to preserve this right of way.*” However, the landward portion of the shore-perpendicular walkway of the dock has increased in length and updated plans do not show steps down to the beach on either side of the dock to allow for public access. No justification for the increase in landward dock length has been provided. The DoE recommends that the dock plans be updated to depict how public access across the shoreline will be maintained.

The currently proposed t-shaped dock rebuild will be 172 ft. long overall, with a total shore-perpendicular walkway length of 162 ft. by 8 ft. wide (70 ft. will be landward of “high tide wash line” and 92 ft. seaward of the “high tide wash line” over Crown Property) and a terminal end section measuring 50 ft. by 10 ft. The total area of the dock will be 1,796 sq. ft. sq. ft., with 1,236 sq. ft. of the total 1,796 sq. ft. being located seaward of the “high tide wash line” and therefore over Crown Property. The finished dock will be 4.5 feet above Mean Sea Level. The dock will be supported by 8-inch diameter PVC pipe piles set into bedrock and filled with concrete. The pile installation will be done manually using scaffolding and a pneumatic drill. The dock will utilise *Thruflow* decking material.

Notwithstanding the above comments, the Department supports this application being approved administratively by the Ministry. Our recommended conditions of approval are enclosed.

In addition, the DoE notes that the updated dock plans show the use of 10-inch diameter piles. The Applicant's agent confirmed via email (Appendix A) that the dock will be using 8-inch diameter piles. The Department recommends the plan be amended to reflect the 8-inch diameter piles for future reference.

Please do not hesitate to contact the Department should you wish to discuss this application further.

Director of Environment

Appendix A

Appendix B

Appendix C

DoE Little Cayman Conservation Officer Photos of Existing
Dock
25 May 2022



