



**PARLIAMENT**  
OF THE CAYMAN ISLANDS



**PARLIAMENTARY QUESTION NO. 113**  
Answered on 30<sup>th</sup> April, 2026  
Fifth Meeting 2025-2026 Session – Second Sitting

**PARLIAMENTARY QUESTION  
ASKED BY**

**HON. KENNETH V. BRYAN**  
**DEPUTY LEADER OF THE OPPOSITION, ELECTED MEMBER FOR THE  
CONSTITUENCY OF GEORGE TOWN CENTRAL**

**TO**

**HON. NICKOLAS T. A. DACOSTA**  
**MINISTER OF DISTRICT ADMINISTRATION & HOME AFFAIRS**

**QUESTION:**

Can the Honourable Minister:-

- (a) outline the established protocols for the Water Authority's provision of water supply to planned and approved projects, whether private or government-led; and
- (b) explain how the required PSI (pounds per square inch) and supply pipe size are determined for these various projects?

**ANSWER:**

Answer:

- a) Outline the established protocols for the Water Authority's provision of water supply to planned and approved projects, whether private or government-led

All applications for new developments are filed by developers via the Online Planning System (OPS) in the Cayman Islands. The Water Authority's Development Control Division reviews the site plans, technical reports etc. and then uploads its official memorandum onto OPS, which outlines the Water Authority's requirements for each development in respect of water supply and wastewater.

However, some government-led projects which have been deemed by the Cabinet to be in the public interest, as per sub-section 53 (1) of the Development and Planning Act (2021 Revision), do not follow the formal OPS submission process.

If the proposed development site is located within the Water Authority's piped water supply area, the official memorandum includes the following:

- Connection of the proposed development to the Water Authority's piped water supply system may require an extension.
- The developer shall contact Water Authority's Engineering Services Department without delay to be advised of the site-specific requirements for connection to the public water supply.
- The developer shall submit plans for the water supply infrastructure for the development to the Water Authority for review and approval.
- The developer shall install the water supply infrastructure within the site, under the Water Authority's supervision, and in strict compliance with the approved plans and Water Authority Guidelines for Constructing Potable Water Mains. The Guidelines and Standard Detail Drawings for meter installations are available via the following link to the Water Authority's web page: <http://www.waterauthority.ky/water-infrastructure>.(\*)
- The Authority will not be held responsible for delays and/or additional costs incurred by the developer due to the developer's failure to provide sufficient notice to the Authority.

*(\*) this section is only applicable to sub-divisions and apartment complexes where there will be water infrastructure installed by the developer upstream of the water meter(s).*

**b) Explain how the required PSI (pounds per square inch) and supply pipe size are determined for these various projects**

The Water Authority's water distribution system provides a water pressure of around 35-40 psi. This pressure can vary somewhat depending on location within the water distribution system and the time of day: it may drop slightly during periods of high demand. However, for all practical purposes a water pressure of around 35-40 psi is maintained throughout the water distribution system.

The Water Authority's process is to determine the water meter size based on the anticipated water demand, whilst ensuring that the instantaneous water demand from one customer does not negatively affect the water supply to other customers in the area. Landscape irrigation and other requirements for large instantaneous water demand are dealt with as follows:

***Landscape irrigation:***

The Water Authority typically approves the installation of a 1-inch water meter to accommodate landscape irrigation. This water meter will accommodate around 5-6 spray heads per irrigation zone. Developers/customers are advised that should the 1-inch supply be found to be inadequate, then it will be up to the developers/customer to increase the number of irrigation zones.

***Large instantaneous water demand:***

If a significantly high instantaneous water demand (e.g., in excess of 20 times the anticipated average daily water demand) is anticipated and/or a higher water pressure than 35-40 psi is required, the developer/customer must construct an adequately sized cistern (water storage tank) downstream of the water meter, equipped with pumps. This will ensure that the instantaneous water demand does not negatively affect the water supply to other customers in the area.

- The Water Authority typically installs a 1-inch water meter to provide water to the cistern. By installing a float valve at the end of the water service line within the cistern (by the developer/customer), this cistern will then automatically be topped up when water has been used.
- An air gap must be provided between the fire cistern fill line and the pump suction pipe (i.e., there cannot be a direct connection between the water distribution system and the pumped system).

Similar requirements (e.g., fire cistern and fire suppression pumps) are made if a development must comply with National Fire Protection Association (NFPA) requirements for fire protection, as the Water Authority's water distribution system was not designed with firefighting in mind.

However, if a fire hydrant is required by the Cayman Islands Fire Service (CIFS) for a development, the Water Authority typically provides a 2-inch water connection for a fire hydrant (one per development). Note that fire hydrants on the Water Authority's water distribution system are not fire hydrants as per the NFPA code but are merely convenient filling points for the CIFS from which to fill their fire truck.