



GOVERNMENT OF BERMUDA  
Department of Planning

## **A Guide for Dock Developments**

Development plans set out guidelines for where, what and how you can develop in Bermuda. The Bermuda Plan 2008 provides guidelines that apply to the whole of the island, except for the City of Hamilton. In it there are provisions that apply to development along Bermuda's coastline. In particular, Section 3, Chapter 10 Paragraphs COA.7 - COA.10 outline the requirements for docks, floating docks and slips. This policy statement provides additional assistance when preparing an application for a dock but is not intended to provide guidance on marina developments. Contact the Senior Development Control Officer for submission requirements for marina developments.

### **What is the application process?**

You need planning permission and a building permit to construct docks, jetties and slipways. As the Crown owns all land below the mean high water mark, you must also purchase or lease the land (seabed) on which you intend to erect your dock from the Bermuda Government.

### **What do you need for planning permission?**

An application for planning permission for a dock consists of:

- (a) three copies of DAP1 Application Form completed in full;
- (b) five copies of a location plan showing the property;
- (c) five copies of a site plan showing the location and dimensions of the dock; and
- (d) five copies of a cross-section through the dock showing the high and low water marks.

### **Consultation**

Technical officers will circulate your application to the Ministry of Works and Engineering, which manages property on behalf of the Bermuda Government. Also, the Department of Marine and Ports Services will comment on the impact of your proposed dock on navigation and moorings. The Marine Resources Board will assess the impact of your dock on the marine environment. Assuming that there is no objection to the dock and it complies with the provisions of the Bermuda Plan 2008, technical officers may recommend the approval of the application to the Development Applications Board.

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**What do you need for a building permit?**

Along with planning permission, you need a building permit to begin construction. An application for building permit approval consists of three copies of the location and site plans mentioned above. In addition, the following information is required:

- (a) one full copy of the Building Permit Application form completed in full;
- (b) three copies of a structural cross-section through the dock that shows full construction details;
- (c) three copies of a plan of the dock that shows full construction details including construction materials; and
- (d) a copy of your agreement with the Ministry of Works and Engineering to purchase or lease the seabed.

**How do you reach agreement on the purchase or lease of the seabed?**

The Lands, Buildings and Surveys Section of the Ministry of Works and Engineering will determine whether you will buy or lease the seabed and will advise of the cost.

Buying the land outright involves both parties agreeing to the sale price, the Ministry's technical officers obtaining Cabinet approval for the sale and the exchange of funds in the amount of the agreed price. Leasing the land involves both parties agreeing to the value and the terms of the lease. The actual conveyance is not finalized, nor is the lease agreement entered into, until after the dock or jetty has been constructed and a Certificate of Completion has been obtained from the Department of Planning.