

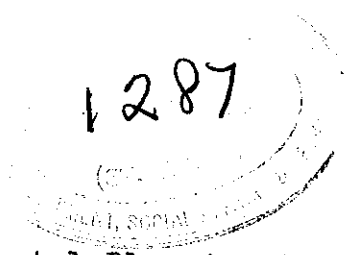
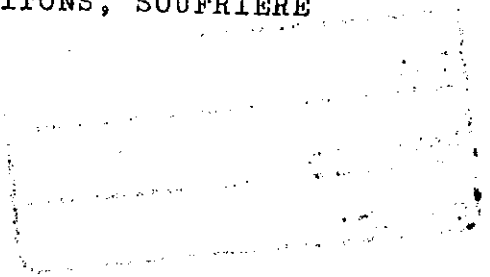
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NATIONAL DOCUMENTATION CENTRE

POLICY ON DEVELOPMENT LIST

AT

THE PITONS, SOUFRIERE



Environmental Planning Section  
Central Planning Unit

POLICY ON DEVELOPMENT AT THE PITONS, SOUFRIERE

1.0 Declaration of a Protected Area

The Development Control Authority has agreed-in-principle to the declaration of the entire area of the Pitons as a Protected Area for open space/conservation.

The proposed name for the area is "THE PITONS NATIONAL MONUMENT AND MARINE PARK". The boundaries of this protected area stretch from Malgretoute in the north to Anse L'Ivrogne in the south as shown on Map 1. The area comprises roughly 1,600 acres as follows:

Pitons	775	acres
Jalousie Estate	475	acres
Remainder	<u>350</u>	acres
	1,600	acres

/The Development ...

(2)

The Development Control Authority has agreed to prepare a full zoning policy and development plan to cover both terrestrial and marine aspects of this area. (Map 2.)

1.2 Specific Policy Requirements

(a) Zoning: A land use zoning plan has been prepared as part of a full Development Plan.

Four (4) Land Use Zones have been delimited.

These will be as follows:-

Zone

Land Use

1. Zone of total protection. This area will cover the Pitons and no man-made structures or intense human activity will be permitted here.
2. A broad zone from Malgretoute Ridge to L'Ivrogne upon which only limited development particularly temporary structures, will be permitted. Human activities in this zone will be restricted.

3. An area comprising the coastline and off shore waters up to a depth of twenty-five (25) fathoms (150feet, approximately).

This area should be declared a National Marine Park.

4. A zone of intense human activity concentrated in the Malgretoute area. This zone will act as a "honey pot" to draw large numbers of visitors away from the more fragile zones.

- b. Existing Development: There is a general presumption against the expansion of existing development within the protected area. In particular no significant expansion of Dasheen Resort will be allowed. The development of man-made structures at Jalousie will be discouraged. Exceptions will be developments in keeping with the Land Use and Development Plan.

/ c. Access:

(4)

c. Access: No motorable road shall be allowed into the area now known as Jalousie Estate. There shall be full encouragement given to the provision of access via Foot and Bridle Pathways and Trails.

d. Land Use: A full land use development plan is being prepared.

An outline plan is illustrated on Maps 1 and 2 and the concept described in section

2.0 The following principles guide these proposals:-

- (i) Agriculture will remain the dominant human activity in the Jalousie/Beausejour Area;
- (ii) Touristic development will be restricted to the Dasheen Resort and Malgretoute area;
- (iii) The Jalousie, L'Ivrogne and Beausejour area will retain as much of their existing natural character and will be earmarked for low-intensity recreation.

/(e) Development ...

(5)

(e) Development Proposals:

- (i) The Development Control Authority will not grant permission to carry out any development within the area unless it is in keeping with the policy expressed and is clearly demonstrated that the socio-economic benefits to be derived far outweigh the potential damage to the Environment.
- (ii) All applications for permission to develop within this area must be accompanied by a Technical Study.  
The format and contents of this study is specified in Appendix 1.
- (iii) The consideration of applications to develop within this area will take place with full consultation with other agencies and bodies such as the Ministry of Agriculture, Environmental Commission and the National Trust.

/(f) Landownership: ....

(6)

(f) Landownership: Outside of the Pitons which are Crown property, and part of Malgretoute, most of the area is in private ownership. The Authority will presume that these land remain in private ownership. However, the Authority will use its influence to encourage collaborative and joint-venture type developments in accordance with the Development Plan.

2.0 DEVELOPMENT CONCEPT

2.1 Objectives.

The Development concept outlined here seeks to achieve a number of objectives arising out of the material considerations reviewed by the Authority.

Objective 1: To preserve the landscape and scenic qualities of the entire Piton complex for the full enjoyment of St. Lucia's citizens and their guests both now and in the future.

/Objective 2. ...

(7)

Objective 2. To reduce potential negative or damaging impacts of human activity on this fragile and sensitive area.

Objective 3: To ensure that agriculture remains the dominant activity in as much of the area as possible.

Objective 4: To develop a range of activities and uses for the area that combine the generation of economic benefits with the preservation of the unique physical qualities of the area.

2.2

Major Elements

(a) The concentration of human activity and the potential negative impacts, in nodes on the periphery of the area.

A major node (Integral Centre) to be located at Malgretoute, with a secondary, much smaller node, at Anse L'Ivrogne.

/ (b) A series ...



- (b) A series of Look-out Points/observations Centres to be provided on the Plaisance Ridge, Malgretoute Ridge and L'Ivrogne. It is assumed that four (4) of those will be provided.
- (c) The major portion of the area, including Jalousie, Deausejour, and L'Ivrogne, to be preserved for low-intensity, open-air recreation, nature study and agricultural activity.
- (d) The Pitons themselves will be devoted to mountain-climbing only and absolutely no man-made structures will be allowed on their slopes.
- (e) The off-shore area of coral reefs and marine resources as well as the adjacent coastal zones will be preserved and used for SCUBA diving and other specified water-related activities.

2.3 List of Attractions, Activities and Proposed Facilities

(a) Attractions

Natural Attractions

- The Pitons
- Jalousie Amphitheatre

...../

- Scenery
- Beaches (Jalousie, L'Ivrogne, Malgretoute)
- Unique river course (L'Ivrogne)
- Natural Cave (Petit Piton)
- Look-out Points.

#### Historical and Archaeological Attractions

- Amerindian Finds (Gros and Petit Pitons, Jalousie L'Ivrogne)
- Old Estate Buildings
- Early modes of Plantation operations
- Sugar Mill ruins (L'Ivrogne)
- Colonial buildings (Malgretoute)

#### Marine Attractions

- Deep water
- Coral reef
- Rich fish life

/ (b) Activities ...

(b) Activities

- Hiking/Trekking
- Mountain-climbing
- Guided Archaeologic/Historic Tours
- Guided Nature/Scientific/Geologic Tours
- Camping
- Nature study
- Wild-life observation
- Picnicking
- Sailing
- Driving
- Glass-boat tours
- Other water-based activities

(c) Facilities

(i) Integral Centre (Malgretoute)

- Restaurant/Cafeteria
- Shops
- Multi-Functional Arts and Craft Centre

/Information ...

11  
(10)

Information Kiosks and Tours Officers

Health spa

Guest Accommodation

Car Parking

First Aid Centre

(ii) Information and Rest Centre (L'Ivrogne)

Information Kiosks and Mountain climbing guides

Eatery

First Aid

Car Parking

(iii) Look-out/Observation Points (Malgretoute Ridge)

Dasheen Resort, Plaisance Ridge, L'Ivrogne Ridge.

Telescope stand (coin-operated)

Refreshment stand/Toilets

Craft stalls

Rails, benches, information, etc.

/ (iv) Camp-site ..

12  
(~~11~~)

(iv) Camp-site

An indeterminate number sited in the  
Jalousie, Beausejour and L'Ivrogne areas.

(v) Picnic Sites

Three (3) Picnic Sites, at Malogretoute,  
Jalousie and L'Ivrogne.

(vi) Network of Foot and Bridge Trails

(vii) Marine Centre (Malgretoute)

SCUBA and glass-bottomed boat tours

Water sports

Sea-quarium.

APPENDIX ONE

REQUIREMENTS FOR DEVELOPER'S TECHNICAL STUDY

A. THE TECHNICAL STUDY

1. This must be a written report prepared by competent professional personnel, the selection of whom, by the developer, must have the prior agreement of the Development Control Authority.

This report shall contain information of investigations of the prevailing environmental conditions, ecology, hydrology, landscape quality, and water mass movements in relation to the site applied for, the properties adjacent to this site and the area near this site.

2. The study must provide a complete description of the proposed development, defining precisely the modifications, alterations, and construction methods to be employed. It shall provide details of the procedures proposed for supervision and control of proposed development.

B. GUIDELINES FOR STUDY

1. Objectives of the Study

- (a) To ensure full consideration of Environmental Priorities during project planning;
- (b) To inform the Development Control Authority and other agencies of Government of the full environmental implications of the project

- (c) To study the consequences of the project on the landscape, sensitive areas, atmosphere, soil, water, fauna and flora, existing human populations and activity.
- (d) To outline the mitigation measures to be taken to avoid, reduce or compensate the possible negative consequences of the development for the environment.

2. Suggested Content of the Study

Overall, the content must function to present a clear picture of the balance between the socio-economic importance of the project, on the one hand, and the fragility or sensitivity of the area to be affected by the project, on the other.

The study should present the following:-

- (a) An analysis of the existing state of the site and its environment, considering especially the natural resources including landscape quality and marine resources; and the areas devoted to agriculture, forestry, marine activities or recreation that are to be affected by the project.
- (b) An analysis of the effects of the project on the environment, in particular on sites and landscapes, on the fauna and flora (marine and terrestrial), on the natural milieu and biological equilibrium, on the amenity of the

surrounding area, on the freedom of enjoyment of the local population of the unique qualities of the area and on public health and safety.

- (c) An outline of alternative development possibilities for the site, including that of doing nothing. The advantages and disadvantages of each possibility, in terms of respect for the environment, must be submitted and the reasons for the preferred proposed clearly outlined.
- (d) A clear description of the measures to suppress reduce and, if necessary, compensate for the negative or damaging consequences of the project on the environment. The developer must clearly show the compatibility of his project with the the preservation of the natural milieu and other site and landscape values. He must submit an estimate of the cost of compensatory measures.



APPENDIX TWO

A NOTE ON NATIONAL PARKS AND OTHER PROTECTED AREAS

1.0 THE BRITISH APPROACH

1.1 Protection of the countryside and other natural areas is provided for in the United Kingdom by the Legislation arising out of a triad of official reports in the mid - 1940s: (a) The Scott Committee Report on Land Utilisation in Rural Area (1942), (b) The Dower Report on National Parks (1945) and (c) The Hobhouse Committee Report on National Parks, etc.

The recommendations of these reports are enshrined in the National Parks and Access to the Countryside Act (1949) and the Countryside Act (1968).

1.2 The Acts provide for <sup>the</sup> designation of a range of sites which are fairly clearly defined in term of function:

(a) National Parks

These are extensive tracts of open countryside where special care is taken to protect the natural beauty of the landscape while affording opportunities for open-air recreation and maintaining the agricultural use of land where necessary. The purposes of a National Park designation are:-

- to secure the preservation and enhancement of the natural beauty of the area;
- to encourage for the sake of visitors the

(including public access in appropriate places) for public enjoyment of the area and opportunities for open - air recreation and nature study.

Land ownership in National Parks usually remains private, though agreements and orders relating to access are made by the local planning authorities.

The administration of the Parks is the responsibility of the Local Planning Authority or of a Joint Planning Board, though their designation is the responsibility of the Country side Commission.

(b) Areas of Outstanding Natural Beauty

There are areas, less extensive than the National Parks, of high landscape quality and unspoilt character.

The main purpose of designation is to enable the countryside Commission to encourage the planning authorities to safeguard the natural beauty from damaging developments, and to promote enhancement of their natural beauty. These include:-

- Long-distance Footpaths and Bridleways
- Country Parks
- Picnic Sites
- Nature Reserves
- Sites of Special Scientific Interest

Nature Reserves and Sites of Special  
Scientific Interest and designated and  
managed by the Nature Conservancy, on  
behalf of the National Environment  
Research Council (NERC).