



Saint Lucia Country Report and Sustainable Planning

Presented by Mr. Werner Houson

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Outline of Presentation

- About Saint Lucia
- Saint Lucia's Vulnerability to Hurricanes
- Job Report
- Vision Plan
- Concept of sustainable Physical Planning
- Existing and Revised National Land Policy
- Legislative instruments governing Land Management
- Challenges of Sustainable Physical Planning in Saint Lucia

Legislative and Instruments challenges

Physical Planning Challenges

Legal Instruments challenges

- Observations
- Way forward







Brief History of Saint Lucia

- **Early Settlement-** Arawak & Carib settled between 200-1000 AD
- **European Rivalry-** English & French battled ownership of Saint Lucia. British triumphed with France eventually ceding in 1815
- **Early Self Governance-** Associated state of the UK from 1967-1979
- **Independence-** 1979

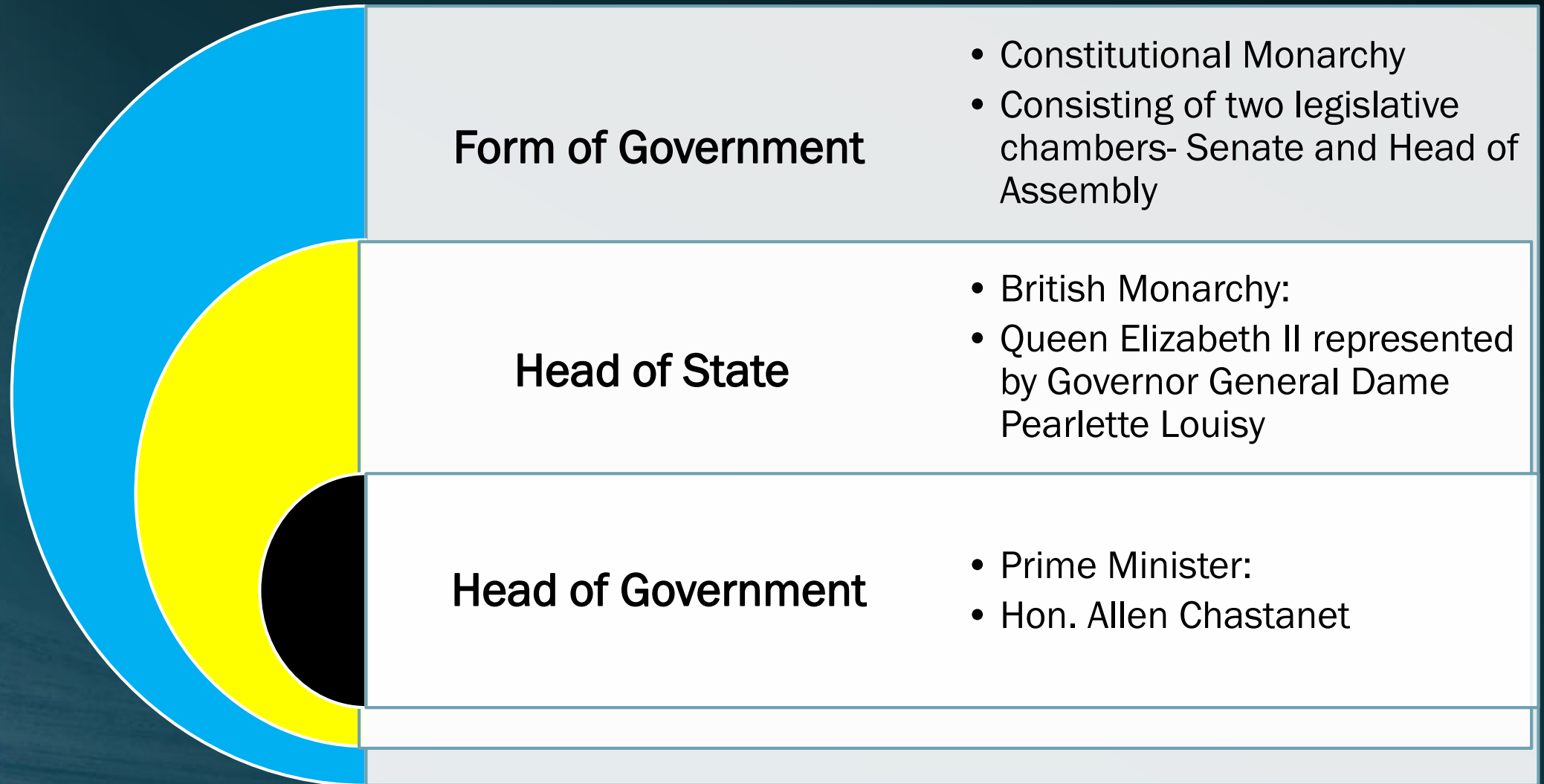




Geography

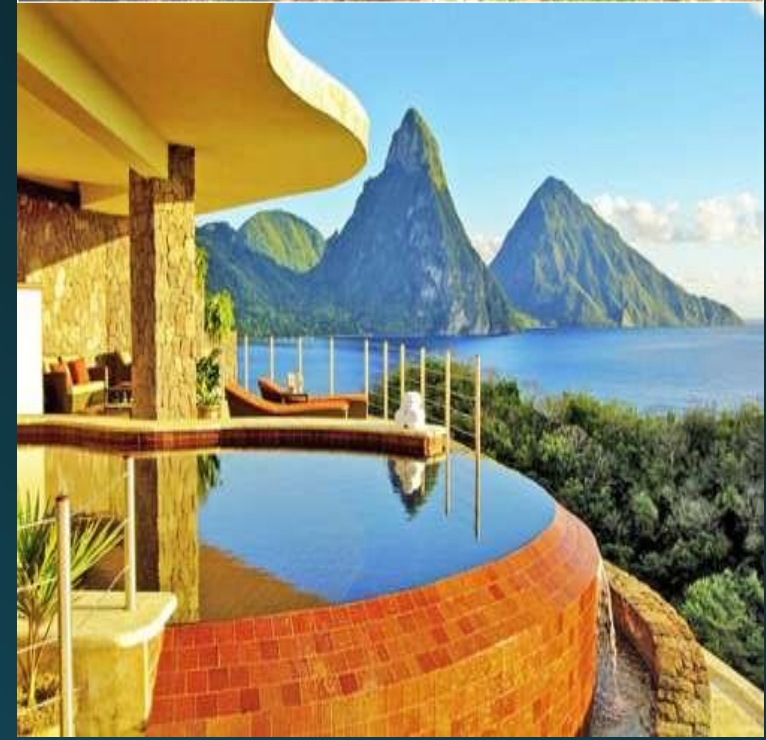
- Capital: Castries
- Total area: 617 sq. km
- Population: 164,994 (July 2017)
- Land origin: volcanic
- Population density: 260.98/sq. km or 675.94 sq. miles
- Highest point: Mount Gimie
3145 ft. or 958.6 m
- Ethnic Groups: African (82.5%), Mulatto (11.9%), East Indian (2.4%), white (1%)
- Climate: tropical maritime

Government



Economy

- Saint Lucia is characterized as a developing economy with an estimated 0.6% GDP growth rate (GOSL, 2018).
- During the 1980's the island's economy was driven by the agricultural sector, particularly through banana production.
- However, during the 1990's, changes in the EU import preference regime and increased competition from Latin American bananas resulted in a shift in the island's main economic sector from agriculture to a service driven sector, dominated by the tourism.



Other Facts:

- Language: English and French patois
- Monetary Unit: Eastern Caribbean Dollars (EC \$)
- GDP per capita: Eastern Caribbean Dollars \$ 10, 315 (2018)
- Unemployment rate: 24.9%
- OECS Member State



ORGANISATION OF EASTERN CARIBBEAN STATES

Saint Lucia's Vulnerability to Hurricanes

- The hurricane risk in Saint Lucia is more significant than the earthquake risk.
- There is a high risk of hurricanes from June to early October and threats of tropical storms with high winds and heavy rains through to November- December.
- Annual Average Loss (AAL) from hurricanes is US\$ 9.5M (0.7% of GDP).
- The Probable Maximum Loss for hurricanes (250 year return period) is US\$ 382M (27.2% of GDP).



Saint Lucia's Vulnerability to Hurricanes

- Vulnerability is attributed to:
 - Small geographical size
 - Located in high risk area
 - Fragile ecosystems
 - Dependence on a few income sources
 - Open economy
 - Limited technical capability





Hurricanes in the Caribbean: Historical Account

- Records of hurricane damage exist in the archives of the Caribbean for over five centuries;
- Since approximately 1850, hurricane records and hurricane characteristics have been maintained by the National Hurricane Center (NHC) and NOAA in Florida, USA.
- These records have improved in accuracy and detail since the 1950's, first with the ability of special reconnaissance aircraft to fly into the eye of these storms, and later, with the aid of satellite imagery..



Saint Lucia's Vulnerability to Hurricanes

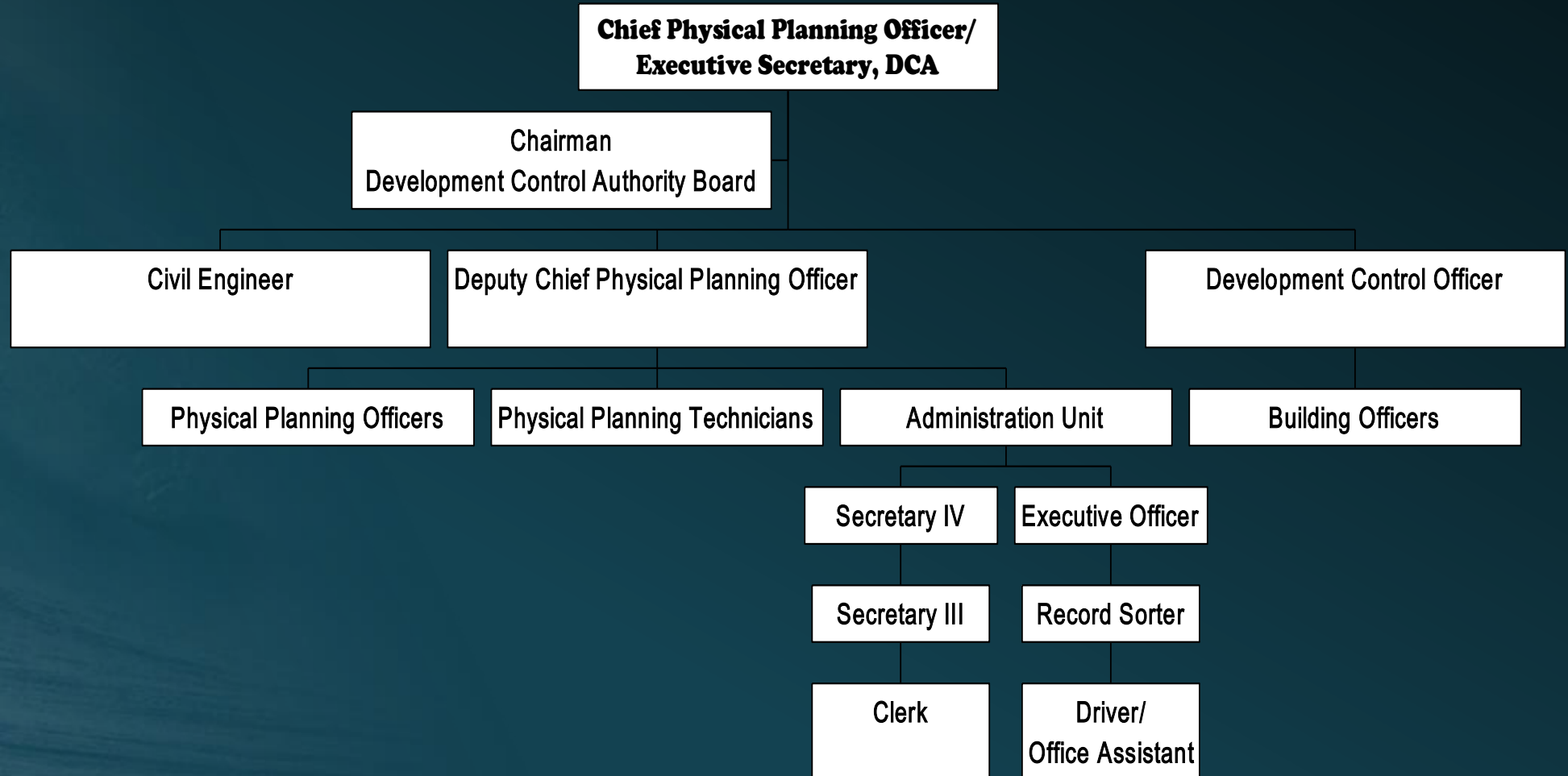
- Saint Lucia has suffered significant losses from hurricanes.
- In 1980, Hurricane Allen struck Saint Lucia. If this historical event were to happen in 2016, it would cause a loss of US\$ 188M, amounting to 13.4% of GDP.
- Hurricanes which have hit Saint Lucia include:
 - Abby -1960
 - Allen- 1980
 - Lenny- 1992
 - Dean -2007
 - Tomas- 2010
 - Trough 2013



Job Report

- Physical Planning Section's Mandate: To promote integrated development planning and sustainable land management; and in so doing, provide for the protection of the environment, natural amenities, places of natural beauty and buildings of architectural and historic interest.
- Services:
 - ❖ Analysis of plans for proposed developments
 - ❖ Issue of land development permits
 - ❖ Preparation of physical plans
 - ❖ Enforce & issue stop notices for unplanned developments
 - ❖ Issue of abatement notices

Organisational Structure






Saint Lucia Vision Plan

- National Vision Plan 2008 prepared by Department of Finance
- Plan geared towards economic growth (two pronged)
 - live local –work local
 - encouraging tourism development
- Sustainable Land Use major component of plan
 - National Land Policy
 - Agriculture Policy
 - Proposed system of Protected Areas
 - Queen's Chain
 - Housing
 - Community development



Sustainable Physical Planning

- A multi-disciplinary approach which takes into consideration the relationships between physical planning and sustainable development and other disciplines and how physical planning can be used to achieve the common goal *Sustainable Planning*.



Existing Policy to guide Sustainable Physical Planning

- National Land Policy (2007)

following extensive consultation (2002-2004) formally adopted by cabinet on December 10, 2007 cabinet conclusion Number 1123 of 2007. (Revised 2016)

Organization of Eastern Caribbean States (OECS) Secretariat supported the revision led by Department of Physical Development



Legislative Instruments Governing Land Management in Saint Lucia

- Physical Planning and Development Act (Cap. 5.12)
- Land Conservation Act (1992)*
- Land Registration Act (1984)
- Beach Protection Act (1967 amended 1984)
- Agricultural Small Tenancies Act (1983)
- Crown Lands Act (1945)*

(* Revised since enacted)



Legislative Instrument Challenges

- Absence of an Approved National Land use Development Plan for the island
- Enforcement
- Absence of Environmental and Social Impact Assessment (ESIA) regulations
- Updated development policies to include (climate resilience buildings, vulnerability reduction, food security concerns)
- Lack of Incentives for sustainable planning for developers in land development (prohibitive cost of infrastructure : water, roads and electricity)
- Issue of adopted policies which are not promulgated into law (e.g OECS Building Code)
- Issue of draft and outdated policies (outdoor advertisement policy, developers manual)



Sustainable Physical Planning Challenges

- Storms and Hurricanes
- Topographical challenges
- Proliferation of unplanned development (spontaneous development)
- Constraints within towns and villages as it relates to lot sizes
- Parking constraints within towns and villages
- Predominance of linear development and limited accessibility to the lands beyond the development
- Development of land within the city boundaries and the inability to benefit on the policies set for the city



Sustainable Physical Planning Challenges

- Lack of a National Geographic Information System (GIS)
- Continuation of past government policies by new administrations
- Conflicting land uses (infiltration of higher order lands and land use changes approvals)
- High building densities (rural to urban shift)
- Lack of technical capability
- Land availability and access
- Lack of funding for major Infrastructural Development


Legal Instrument Challenges

- Land Tenure-ship issues
- Large quantity of family lands (Heirs of)
- State own lands (crown lands)
- Prohibitive legal cost for land transfer (Letters of administration)



Observations

- Many policies relevant to land: need more linkages
- Concerns of Political “interference” and political “will”
- Communication and advocacy – to include members of civil society (emphasis on public sensitization)
- Policy cannot answer all issues on its own e.g.
 - Family land issues
 - Land practices and speculation
 - Coastal and marine management
 - Cultural dimension
 - Fiscal and taxation policies
- Need priority interventions e.g.
 - land use plan
 - Management of queens chain
 - Land information management system



Way forward to attain Sustainable Physical Planning and Resilience in Saint Lucia

- Establishment of an approved National Land Use and Development Plan approved by parliament and incorporate emerging issues (Sustainable Development Goals)
- Development of a National Spatial Data Infrastructure (NSDI)
- Improve governance mechanism
- Central Business District (CBD) strategies for towns and villages
- Other policy recommendations towards sustainable physical planning and development (more strategic, action oriented, result based for prompt implementation)
- Bridge gaps affecting governance and implementation
- Policy to introduce incentives to land developers on infrastructural cost
- Equitable distribution and management of state own lands



Thank You

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QUESTIONS