

# MASTER PLAN

## VIEUX-FORT AND DENNERY LANDS



**Invest Saint Lucia**  
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# Table of Contents

**1.0 Background .....2**  
    1.1 Strategic Areas of Economic Opportunity.....4

**2.0 Plan Conformance and National Strategic Considerations .....6**

**3.0 Master Plan : Vieux-Fort .....7**  
    3.1 Context.....7  
    3.2 Plan Proposals .....10  
        3.2.1 Strategic Land Classification and Proposals.....10  
        3.2.2 Strategic Land Classification and Proposals.....17

**4.0 Master Plan: Dennery.....18**  
    4.1 Context .....18  
    4. 2 Strategic Plan Proposals .....22  
    4. 3 Non-Strategic Land Proposals .....25  
    4.4 Summary of Proposals .....25

**5.0 Conclusion.....28**

## Maps

- Map 1 Showing Strategic Lands, Vieux-Fort
- Map 2 Showing Non-Strategic Lands Vieux-Fort
- Map 3 Showing Strategic Lands, Dennery
- Map 4 Showing Non-Strategic Lands, Dennery
- Map 5 Showing Land Separation dismemberments for Dennery (App#45/13, App#63/13)

## APPENDICES

## 1.0 Background

The National Development Corporation (NDC), now transformed and trading as Invest Saint Lucia (ISL), is a major custodian of lands in the south of St. Lucia since 1973 where close to 3350 acres of land in the District of Vieux-Fort were vested in the agency to facilitate economic development in the South. Such lands included lands occupied by the former US Base, former sugar plantation, the Beausejour Agricultural Station and a host of agricultural leaseholds in the rural hinterland formerly managed by the Ministry of Agriculture. The NDC established three main industrial estates in Vieux-Fort to facilitate enclave apparel, electronic and other light industries in the 1970s and 1980s and owns 2232 acres of land in the District of Dennery as well as smaller holdings and industrial estates totaling 300 acres elsewhere (Appendix 1).

With a changing international trading and economic environment and a strong identified national need to attract investment (FDI and local) to generate economic growth and create sustainable employment locally, the NDC has recently undergone structural transformation in terms of its strategic direction and institutional orientation. In 2012 the NDC became a full-fledged investment promotion agency (IPA) with a singular mandate to promote, stimulate and facilitate inward investments and catalyze business expansion in Saint Lucia. As such, ISL is in the process of retreating from its dominant estate management and land development functions to a more focused approach on investment linked to strategic land development; investment marketing, promotion and facilitation. At the core of its investment promotion strategy is the establishment of a '*One Stop Shop*' to facilitate an efficient and seamless pre investment approval process.

To enable this process, the ISL took a critical initial step to separate its land asset base into 2 distinct categories with distinctly separate functions: This separation was approved by the Cabinet of Ministers - Conclusion No. 237 of 2013, dated April 29, 2013.

The said conclusion also directed the Ministry of Physical Development, Housing and Urban Renewal to provide the exact location of all non-strategic land within 4 weeks of the Cabinet decision. (Appendix 2)

- 1) **Category 1: Strategic lands**(1685 acres in Vieux-Fort and 655 acres in Dennery) –lands linked to potential investment opportunities in a number of sectors where St. Lucia has an economic opportunity and thus integral to ISL’s redefined and focused mandate(Map 1).
- 2) **Category 2 :Non-Strategic Lands**(1641 in Vieux-Fort and 1579 acres in Dennery)– lands that cannot be leveraged to support economic development because they are ravaged by unplanned development and tenure issues and can best serve the social and economic needs of the communities in which they are located(Map 2).

As a second step to realize ISL’s redefined mandate and ensure the rational and efficient use of its land asset base, ISL has developed a **Master Plan for lands in Vieux-Fort and Dennery**.

It is intended that the Master Plan, upon approval by the DCA, will:-

1. Shorten the investment cycle through a more efficient planning approval process.
2. Obviate the need for individual Outline or Approval in Principle requests to the DCA.
3. Overall will improve the ease of doing business in St. Lucia and will augur well for St. Lucia’s image as an investment location.
4. Enable economic growth and job creation through FDI and local investment.
5. Ensure the most efficient use of scarce national strategic land assets in Vieux-Fort and Dennery.
6. Ensure that the economic and social needs of the local populace are met in an integrated manner involving local government and national social agencies.

7. Ensure progressive settlement development and improved public land management.
8. Support trade expansion - the International Airport and seaport.

### 1.1 Strategic Investment Opportunities for Saint Lucia

The ISL Investment Promotion Strategy and Plan (underpinned by market research) identifies the following as the potential sectors and subsectors of economic opportunity for Saint Lucia:-

- (i) **Commercial Sector:** Specialty restaurants, shopping complexes/ malls, retail establishments, office complexes, commercial and professional services etc.
- (ii) **Niche Tourism - Medical tourism, sports tourism, heritage tourism and Cultural Industries:** Health & wellness facilities; entertainment establishments, art galleries and animation centres; yachting/ cruise ports/ marinas ; tourism oriented sporting facilities
- (iii) **Tourism Accommodation and Related Sub Sectors:-**Mixed use tourism accommodation -resorts, hotels including high end boutique hotels, eco-lodges, villas); Middle to higher income residential developments
- (iv) **Industrial Sector :-**Smart, technology- driven manufacturing, agro processing, power plants, alternative energy, processed foods; pharmaceutical products including use of local biodiversity for developing traditional/herbal medicine; processing of industrial and household waste; production of household products and light industrial tools & materials; production of packing materials; electronic assembly etc.

- (v) **Institutional and ICT related niches:**-Reputable offshore universities, voice/call centre operations; business process outsourcing (BPO) and knowledge process outsourcing (KPO) operations; technology and hospitality training institutions.
- (vi) **Agricultural and related subsectors:**-Agri-business, including dairy farms; meat processing; general farming; high tech agriculture, including green houses and hydroponics; biogas production; aquaculture; and livestock farming<sup>1</sup> among others

The land asset base in both Vieux-Fort and Dennery will be aligned in terms of use to capture opportunities in the above potential sectors.

## **2.0 Plan Conformance and National Strategic Considerations**

The proposed plan was developed in general conformance with the Strategic Plan and Proposals outlined in the '*National Vision Plan*' (NVP to be renamed National Spatial Plan) approved by Cabinet in 2009 and articulates a long term strategic vision for balanced national economic and physical development, with an emphasis on land as a critical element of the economic resource base. The plan also places a strong emphasis on enabling physical infrastructure as a growth driver and development catalyst. The Master Plan was developed in collaboration with the National Reconstruction and Development Unit within the Ministry of Finance, Economic Affairs, Planning and Social Security.

The proposed plan also takes into consideration recent work undertaken at the behest of the Government of Saint Lucia by the International Finance Corporation of the World Bank; the World Bank's Caribbean Growth Forum (CGF) initiative; Spatial Plan for

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<sup>1</sup> Subject to an EIA due to the possible impacts on settlement and adjacent uses

Dennery (SFA 2001) along with the Draft National Investment Policy; recent National Budget Addresses; Political Manifesto of the incumbent SLP; Tourism Master Plan; Yachting Sector Reports; National Land Policy; National Housing Policy; Water Sector Reform Reports; Coastal Zone Management and Policy Guidelines (approved by Cabinet in 2004) and National Housing Policy 2011, among others.

### **3.0 MASTER PLAN - VIEUX-FORT**

#### **3.1 CONTEXT**

Vieux fort is considered to be the largest bank of GOSL owned land (3526 acres or 1426 hectares remaining) in St. Lucia and was considered 'the frontier' for future development in the 1970s based on its geography – close to 70% of the publicly owned lands are flat; physical infrastructure – network of roads, international airport, a sea port, road infrastructure, beach front land, historical and natural assets including the largest mangrove in St. Lucia (Mankoté measuring 184 acres); productive agricultural land and a significant livestock farm (production and processing).

Invest Saint Lucia, through its Southern Office and later through the Southern Development Corporation, leased and sold land for residential, business and industrial purposes. Many of the agricultural leaseholds are poorly recorded even prior to their handover to the NDC/ISL from the Ministry of Agriculture. ISL continues to lease and sell land on a demand basis except in the planned sub-divisions of La Tourney, Black Bay, Black Bay Seaview and a small part of La Retraite. Close to 1641 acres is occupied by informal settlements and agricultural leaseholds many of which predate the establishment of the NDC- for example the Pomme Augier area became occupied in the late 1940s when squatters were relocated from the Beanfield/ Anse de Sables area to enable the construction of the airport.

The thrust through to the 1990s to continue the further development of industrial estates in order to create employment, and the Special Development Areas incentives offered by GOSL in more recent years, has not significantly transformed Vieux-Fort into its projected role as a second town and a growth node for the south. Major tourism investments targeted to transform the South in 2007 - 2009 also failed due to a



combination of the global economic crisis and reckless investment management decisions.

Vieux Fort has thus remained a regional service centre for the south: - a centre for tertiary education – Senior Secondary School, Sir Arthur Lewis Campus A and B; medical services - St. Judes Hospital (under reconstruction); Sporting location – National Stadium and Wind surfing a fishing centre and destination for Off shore Medical Universities – Spartan since 1980, International American University and more recently St. Helens University of Medicine and Health Sciences.

Land in the Vieux-Fort area is becoming more consolidated and land demands are increasing with a growing population. Population trends show an increase in the number of households and a trend to smaller family sizes. This is projected to have a greater impact on the demand for housing and housing land. In the 2010 Census, Vieux-Fort recorded the sharpest decline in household size nationally (from 3.8 people in 2001 to 2.8 in 2010) and a 10.4% increase in total population, ranking third to Gros-Islet (20.8%) and Soufriere (10.7%). This is the result of rural in-migration and a greater student population in the south.

### **Public Capital investments and Private Sector Initiatives**

Five (5) public capital investments are imminent for the Vieux-Fort area, which will have a significant economic impact and multiplier effect on the local and national economy.

These are:-

- 1) LUCEEC Power Plant to serve existing and future power demands (domestic and industrial/commercial) of the south to be met, including Soufriere.

- 2) The Hewanorra Airport redevelopment and expansion.
- 3) The North South Highway - A feasibility study is to be undertaken to determine design, costs and economic viability. This road will have a significant impact on the opening up of land on the North East coast, improve connectivity for tourism and commercial traffic, reduce vulnerability to natural disasters and reduce the negative impact of through traffic on the city of Castries.
- 4) The Southern Water Supply study (CDB), which will evaluate existing water studies and design a system to improve the water supply in the south to meet demand for the next 10 years. The development of a dam at Troumassé is to be pursued in the longer term.
- 5) Southern Roads Rehabilitation Project (SRRP): This involves the rehabilitation of 24 KM of road in the following areas; Vieux Fort - Laborie Highway, from Hewanorra Airport to St. Jude's Highway Junction - 5.5KM; Piaye to Saltibus 7.5KM; Banse- La Haut 11KM

Other key developments impacting the Vieux-Fort area are:-

- Reconstruction of St. Jude's Hospital (ongoing)
- Emerald Vista - 42 lot Luxury Gated Residential Community (ongoing)
- New Government Office Complex (site identified)
- National Abattoir (lands are allocated)
- St. Judes East Housing Development (Joint venture - GOSL and private).

## **3.2 PLAN PROPOSALS**

In the national strategic context, Vieux-Fort is identified as having a comparative regional advantage in Sports and Health Tourism, Industry and Educational development. Indeed the 2013/2014 Budget clearly identified Vieux Fort as a future “University town”. The proposed Master Plan prescribes broad land uses for Category 1 lands in conformance with this regional specialization and in line with investment opportunities.

### **3.2.1 Strategic Land Classification and Proposals (Map 1):-**

A total of 1972 acres are classed as Category 1 or Strategic Lands or as lands with potential for attracting investment. The Strategic land proposals are sub-divided into 4 main geographical development zones:-

#### **i. The Western Coastal Area and Southern Town Development**

This area comprises prime coastal lands stretching from Black Bay to the northern edge of the town of Vieux-Fort. This area is earmarked for future hotel development, cruise tourism and a marina in combination with supporting commercial (duty free shops, shopping centre, banks and other service oriented uses, recreational/entertainment facilities, restaurants etc.) and up market residential real estate (mini hotel, multiple and single family dwellings, condominiums etc.). An area of land is proposed for reclamation to protect the narrow land strip near the former Il Pirata restaurant from coastal erosion as well as to create additional land for economic use.

The marina is proposed to the southern extent of this block. This would include support services for marina development, shopping mall, supermarket, boat supply services,

restaurants, laundromat, police outpost, immigration services and related recreational facilities.

The proposed marina and commercial subdivision will rejuvenate economic activity in the town of Vieux-Fort, create employment and set the base for urban regeneration and renewal of the decaying town centre, which currently offers basic public and retail services as well as fishing services.

The yachting sub-sector creates quick linkages with the local economy, as it is a user of land based services. Yachters are long stay visitors and typically like to sail to different ports for a full island experience. Vieux-Fort enjoys a location directly opposite a key yachting area in St. Vincent that is home to the Bequia Easter Regatta (100 boats from Caribbean and International destinations). This creates a multi destination opportunity between the two islands as well as the possibility of hosting of regattas and boat festivals.

A critical need in the yachting sector is the need for training in nautical skills. In keeping with the education and sports tourism brand of the south, a nautical training institute is proposed. The Institute will support both the training of locals and persons from other islands in the region.

The northern part of this zone falls within the obstacle corridor, as specified by the International Civil Aviation Organization (ICAO), of the international airport. This is shown as a dotted red line on Map 1. This area is a non-building zone and as such it is zoned for airport expansion in the long term. In the short to medium term low impact recreational use, a private cemetery, and a sewage pond is proposed in this area. This sewage facility will facilitate future development in the area.

While generally touristic and commercial, 96 acres of agricultural land in the Black Bay area is to be kept under agriculture and zoned for agricultural purposes only. These lands have formed part of the holdings of the Black Bay Farmers group for many years.

ISL owns hillside commercial lands to the south of the town. This will be maintained.

## **ii. Infill Area**

This includes lands remaining within the industrial estates still under ISL ownership, lands leased for the expansion of Spartans School of Health Science and Medicine and other medical school interests; commercial lands and the Black Bay Farmers' Cooperative Head Quarters along the west coast road.

## **iii. The Eastern Coastal Area**

This area is identified for hotel and related development and is the only strip of prime white beachfront. It includes areas along Anse de Sables, through to lands near Burgot Point to the north along with lands around the Coconut Bay resort on long term leases.

As part of the broad concept for the development of the Anse de Sables beach area, a low density cottage type hotel mixed with supporting uses oriented to the local market and mixed with support recreational use is proposed. The military road will be maintained and included as part of the park (inland in the area for public use).A public area is also proposed landward along the southern end of the beach (described under 5)

An up-market residential development is proposed as part of this zone in Eau Piquant with scenic views to the Atlantic.

All tourism concepts to the south of this strip will maintain the historical artifacts and monuments as part of the touristic offering. The Mankoté mangrove will be preserved because of its environmental value as a holding area for storm waters from the upper hills and a nursery for the important fisheries in the area. It also forms part of a protected marine reserve and has immense economic value to the heritage tourism product in the area. Historical remnants of the plantation era in the area will be similarly preserved.

Two areas identified as industrial / commercial will remain – these include the commercial zone around the Liburd Quarry, the hard rock quarry owned by the Crown to be decommissioned and restored and the remainder of the Hewanorra Free Zone.

#### **iv. Central Area**

The Central area comprises large tracts of undeveloped land lying north of the airport and includes land around the George Odium Stadium, the old runway and Beausejour Livestock Farm. It also includes some 102 acres of land leased to LUCELEC for the development of a power plant, existing inland cemetery and landfill (to be decommissioned). The proposed uses in this area are mixed with a dominance of institutional-related, airport-related and agricultural uses.

## Agriculture

The Beausejour Livestock Farm and the surrounding rural areas – Vigé, Belle Vue, Pierrot/Eau Piquant, Grace and La Retraite are historically agriculturally based. In keeping with the national policy to diversify and expand agriculture as a productive sector, a total of 280 acres is allocated for agriculture and agribusiness, including aquaculture, meat processing, modern agriculture for example hydroponics, green houses and other scientifically based intensive agriculture, livestock satellite farming (within the area and elsewhere in St. Lucia) and other agriculture-related uses.

A major thrust for development and diversification of the productive agricultural sector is the establishment of a Central Meat Processing Plant as part of the Beausejour Farm.

Other competing uses in this area are under consideration and would require a policy decision at the highest level of decision making in Government.

## Institutional

This includes sites for the new Specialist Hospital and University, hospitality training school or uses ancillary to the sports tourism proposition. Both of these sites were identified by Ministries of Health and Tourism respectively. Lands to the north of the stadium are identified as mixed use ancillary to sports tourism and the proposed hospital.

## Commercial

Two zones are proposed for commercial type development to support the proposed surrounding institutional use, neighboring communities and proposed tourism developments on the east coast.

### Airport Related Uses

A sewage pond is also proposed to support future development in the area as well as the proposed airport expansion. Close to 20 acres is allocated for air cargo uses and fixed based operations (FBO) of aircraft to support the airport expansion. This is in keeping with GOSL proposals for the expansion of Hewanorra International Airport.

### Industrial

To the extreme north of this area exists an active area for pumice mining under lease will be maintained.

#### **i. Hill top areas for Environmental Preservation and Public Open Space**

Three hill top areas are to be preserved to maintain their aesthetic value and to preserve steep scenic lands from physical development:-

- a. Summit of Derrière Morne
- b. Summit of the lands overlooking the east coast opposite to the airport gate
- c. Hill top of lands around the National Stadium.

The above will be zoned as *green space* and kept as an amenity to the area (s).

A portion of land along the Anse de Sables beach to the south of the former Sandy Beach Hotel is allocated as an area for *public recreational use*. The area is intensively patronized by the local population for recreational use. ISL is proposing to construct support facilities -restroom and parking facilities for the purposes of creating an orderly recreational area to serve as an amenity.



### 3.2.2 Non-Strategic Land Classification and Proposals (Map 2)

A total of 1641 acres were identified for non-strategic land uses. It is anticipated that these lands will be developed and regularized in the future for progressive settlement development. They will include the following type of regularization land use classes:-

**Community Residential :** Regularization and rationalization of unplanned settlements; allocations for new residential lots and low cost housing developments; Supporting institutional, recreational uses, open spaces, riparian reserve areas, areas for conservation (forest etc.)

**Community Mixed-Use :** Regularization of existing small commercial enterprises, tailor shops, barbers, liquor shops, bars etc.; regularization and rationalization of unplanned community settlements; allocations for new residential/mixed use lots and low cost housing developments

**Agricultural :** regularization of existing small agricultural enterprises, pig pens, poultry farms, fish ponds, banana plantations, vegetable farming etc.; allocation for lease and sale of small agricultural plots to local farmers

Most of the 'Non-Strategic Lands' are within the communities of Pierrot/Eau Piquant, La Retraite, Black Bay Lands, Cantonement and Derrière Morne and are mixed use (residential, commercial and agriculture) informal settlements.

These lands will be regularized and developed to meet the needs of the local population for various economic and social uses and regularization concepts already developed and submitted for DCA conceptual approval. They will be further developed by a new

entity with the specific mandate to manage and develop 'non-strategic lands of ISL nationally.

Four distinct blocks are identified in the Vieux-Fort Area and are as follows:-

1. Augier, Pomme and Cantonment (submitted to DCA)
2. Derrière Morne (submitted to DCA) and La Resource (submitted to DCA)
3. La Retraite
4. Pierrot/Eau Piquant.

It is proposed that a separate statutory entity will be established to manage the socio-economic development of the said lands in conjunction with the Ministry of Housing and Urban Renewal's Programme for the Regularization of Unplanned Development (PROUD) as well as the relevant Town and Village Councils and any other pertinent entities. The primary function of the entity would be to ensure the proper management and integrated planning of this asset base coupled with a social and economic commitment to regularize the status of persons in occupation as well as to facilitate access to new land owners and lessors.

Invest Saint Lucia will continue to manage the 'non-strategic lands' under the direction and guidance of the Hon. Prime Minister pending the establishment of the said entity.

## **4.0 MASTER PLAN - DENNERY**

### **4.1 CONTEXT**

A total of 2553 acres of land in the Mabouya Valley in Dennery was acquired by the Government of Saint Lucia (GOSL) in 1979 from the former Dennery Factory Company and was vested in National LandCo (a land holding subsidiary of the NDC). In 1989, close to 595.1 acres or 243.4 hectares of this land was formally assigned to the Mabouya Valley Integrated Development Project (MVDP) - farmer resettlement schemes (200 acres) and settlement development and regularization (9 settlements). The core agricultural lands were operated commercially by Dennery Farm Company (DFC) - an agricultural company wholly owned by the NDC.

With the collapse of the Dennery Farm Company in the late 1990s, some core lands were sold to the St. Lucia Banana Company (SLBC); some residential lands to CLICO; and close to 20, five-acre agricultural plots in Richfond were sold to former workers of the DFC.

The MVDP project came to an end in 2002 with no immediate successor programme /management framework for the administration of farm and residential leases and completion of installment oriented land sales. As a result of this time lag in land administration, squatting (residential and agricultural) has increased. The Mabouya Development Corporation was recently established by the Cabinet of Ministers) with a mandate to rationalize lands including farm lands administered under the MVDP. These lands along with other squatted lands will form the core of 'non-strategic lands' in Dennery.

The Dennery Region is identified in the National Vision Plan (to be renamed Spatial Vision) as having a comparative advantage in fishing, tourism, including niche markets (heritage, sports, wellness etc.) and related services. The Fond D'Or Park and other

historical ruins are significant heritage and natural assets in the area. These will all be preserved and will form part of the tourism product proposed for the area.

In addition to the development opportunities enabled by its natural (forests, agricultural lands, rivers and outstanding landscape quality) and cultural assets (plantation relics, maroon village, cultural groups and well known Saturday Seafood Fiesta and signature Fond d'Or Jazz), the Mabouya Valley Area has benefited from the following public interventions:-

1. EDF-funded MVDP Project (Phase 1 and 2) – An integrated rural development initiative, including settlement regularizations and development, small farm agriculture, farmer resettlement and group development.
2. GEF Funded IWCAM Project (ended in 2010)– A Watershed and Environmental Conservation project focused on sustainable livelihoods, land management, grassroots involvement, environmental advocacy, awareness and the building of human capital, rainwater harvesting, developing adaptive sewage solutions and resource planning.
3. Community Based Eco Agro Tourism (CBEAT) SFA 2007 Project with the following components:-
  - i. Mandelé Layby and La Pointe Visitor Stop Centre Improvement
  - ii. Dennery Seafood Fiesta – reorganization and the development of projects for funding regarding the same
  - iii. Highway Tree Planting Project
  - iv. Fond d'Or Heritage Park – development of facilities, new stage and amphitheater, area beautification and landscaping

- v. Sankofa Rainbow Roots Farm – development of a working farm and heritage site
- vi. Tourism skills training
- vii. Development of promotional material – production of 5 books on bananas, cultural heritage, heritage cuisine, natural history, health and beauty recipes based on natural products, as a means of promoting the Dennery / Mabouya Valley as a ‘must go’ tourism location
- viii. Product development, packaging and marketing.

### **Public Capital Initiatives**

Key pipeline projects with likely economic impacts on the area include:-

- World Bank funded new infant school (Dennery Village)
- New Dennery Hospital (Bois Jolie)
- Home for Girls (Bois Jolie)
- North East Highway (CDB funded -feasibility assessment)
- CDB Funded Southern Water Supply Project (grant for design study)

To enable focused attention on lands with viable economic opportunities for investment and to facilitate effective land management of occupied areas, ISL in accordance with the Cabinet Conclusion No. 237 of 2013, dated April 29, 2013 proposes the dismemberment of strategic lands from the non-strategic as follows:-

## **I. Strategic Lands**

Much of the coastal lands and lands with vistas to the sea in the Mabouya Valley are identified as having potential for touristic (health and wellness, eco-tourism, cultural tourism, sports and conventional) and related commercial uses along with up-market residential uses. Other areas of opportunity include industrial use (enhancement of existing), agricultural and commercial highway opportunities. ISL is currently in discussion with an investor interested in a touristic development of some of the Fond D'Or lands.

## **II. Non-Strategic Lands**

These are lands within the Mabouya Valley rural settlement areas (Lumiere, La Pelle, Despinoze, Au Leon, Deniere Riviere, Grand Ravine, Belmont, Richfond, Grande Riviere, Bosquet D'Or), La Pointe (coastal ridge in Dennery Village), Anse Canot (around industrial estate) and Bois Jolie. They also include agricultural areas formerly leased by the MVDP to hillside, small garden and market garden farmers in Lumiere, La Pelle, Bosquet D'Or and Glavier.

These areas are all identified for rationalization in terms of titling and regularization for community, agricultural and commercial uses to serve the local population. Like Vieux-Fort, the non-strategic lands will be managed by a new statutory agency in collaboration with the Ministry of Physical Development, Housing and Urban Renewal, and Village and Rural Development Councils.

To this end the ISL submitted two (2) Planning Applications for the dismemberment of Strategic Parcels from Non-Strategic Parcels. These are as follows:-

- i. Application 45/2013 – proposes the separation of 576 acres of strategic land in the Fond D’Or Coastal Area. The balance of 228.2 acres (in two lots - 178.5 acres and 49.7 acres respectively) will be zoned non-strategic lands.
- ii. Application 63/2013: separation of 132.2 acres of strategic land in the Hillside area overlooking Fond d’ Or Bay. The balance of 311.4 acres will be zoned non-strategic lands.

The remaining strategic and non-strategic blocks will be proposed in future applications for dismemberment. In the immediate term, ISL is seeking approval for the above two (2) applications to facilitate current investor interests. Upon Approval- in-Principle, ISL will make detailed applications for full approval in line with concepts developed by the prospective investor(s). It should be noted that the Approval-in-Principle is necessary for the current potential investor interest to progress to the next stage, that is, to investment in conceptual drawings, EIA etc.

## **4.2 Strategic Lands - Plan Proposals (Map 3)**

The Strategic land proposals are sub-divided into **4 main geographical development zones** based on geographic similarity, location and economic opportunity:

- S1) Fond D’Or Coastal Land
- S2) Upland Scenic Hills (Fond D’Or)
- S3) Conservation Areas
- S4) Agricultural Lands
- S5) Remaining Lands: 3 small blocks of commercial, industrial and residential land.

### **S1) Fond D'Or Coastal Area (Lot 2, DCA Application 45/13 - 576 acres)**

Approximately **576 acres** of virgin property extends from the bottom of the Dennerly Ridge to the Fond D'Or coastal lands to the rear of the new Fire Station near Dennerly Hill Top. This area is allocated for mixed tourism development along its coastal extent, and commercial and other mixed uses landwards towards La Caye.

The tourism potential in this area ranges from conventional tourism products to heritage tourism and mixed tourism accommodation products with supporting commercial and retail uses. Part of the tourism proposal will include an element of sports and medical (health) tourism. To the northern end, commercial and industrial sub sectors will be supported - Shopping complex, malls, retail, office spaces, light commercial services, manufacturing, agro processing, light industrial, power plant.

This area is under consideration for a potential tourism development but it is not possible at this stage to be prescriptive about a conceptual layout. This will be submitted at a more advanced stage in the investment development process.

### **S2) Upland Scenic Hills (Lot 2, 132.2 acres, DCA Application 63/13)**

This area comprises **132.2 acres** of virgin property overlooking Fond D'Or Bay. These lands have been zoned strategic and will ultimately be leveraged to support prospective investment initiatives. Because of the size of this property, ISL is proposing a general mixed land use usage comprising touristic, compatible commercial, up-market residential, institutional (wellness centres ancillary to tourism) etc.



### **S3) Conservation lands**

Fond D'Or Heritage site and trails ( 10.15 acres), developed and managed by the Dennery Mabouya Valley Development Foundation (DMVDF) under the SFA 2007 Community Based Eco/Agro Tourism Programme (CBEAT) executed by the Ministry of Tourism and Creative Industries, will remain under ISL ownership.

These lands will be zoned for recreational use based on its current use – an amphitheater and heritage tourism site with ancillary services. All archeological structures on site will be maintained.

### **S4) Agricultural Land**

The remaining agricultural land in Richfond measuring 50 acres and operated by the Sir Arthur Lewis Community college will be maintained as agricultural land and will remain under ISL ownership as lands strategic to building human capacity in agriculture, agricultural research and development.

### **S5) Remaining Land**

This category comprises plots of land in disparate locations to be maintained for their current use(s). These are:-

- a) A commercial plot at Richfond in a commercial area near the Richfond Police station.
- b) A three (3) acre plot around the former Belle Fashions factory required for light industrial use.
- c) A 10 acre block of land along the Bois Jolie Road will also be maintained and is identified for residential use.

### **4.3 Non-Strategic Land Proposals (Map4)**

#### **N1) La Pointe Lands (Lot 3, 49.7 acres, DCA Application 45/13)**

This area of land forms part of the northern coastal ridge surrounding Dennerly Village. It is occupied by residential squatters and comprises 49.7 acres of land. While the property offers a magnificent view and support services, the current layout of the unplanned settlements prohibits the implementation of standard infrastructure works. As such the area needs to be rationalized in terms of ownership and layout.

#### **N2) Lumiere, La Pelle, La Caye (Lot 1, DCA Application 45/13, 178.5 acres)**

A total of 178.5 acres is earmarked for mixed rural community uses – agriculture, residential, commercial and social infrastructure. This area also has room to accommodate new development expansion areas along with settlement regularization.

#### **N3) Glavier and Bois Jolie (Lot 1, DCA Application 63 / 13 identified, 311.4 acres)**

This area comprises **311.4** acres and is currently occupied and under multiple uses (agriculture, mixed community oriented commercial, residential, open space etc.). There still exist areas of opportunity for further development of these lands to expand residential, agricultural and light commercial uses.

#### **N4) Remaining Settlement Lands**

Lands around Belle Fashions Industrial Estate are occupied by settlement and agriculture squatters.

#### **.4 Summary of DCA Applications**

Two applications are currently submitted to the DCA for the separation of contiguous parent parcels into strategic and non-strategic lands. These are as follows:-

##### **Application 45/13 Fond D’Or Coastal and Denney Village Area (Map 5)**

	Size	Description	Class
Lot 1	178.3 acres	Lumiere/La Caye Area	Non-Strategic
Lot 2	567 acres	Fond D’or Coastal Lands	Strategic
Lot 3	48.7 acres	La Pointe (Denney Village)	Non-Strategic

##### **Application 63/13 Fond D’Or Hillside and Glavier (Map 5)**

	Size	Description of Proposed Use	Class
Lot 1	311.4 acres	Glavier Hillside farms	Non-Strategic
Lot 2	132.2 acres	Strategic - upmarket residential, touristic and related commercial uses	Strategic

## **5.0 CONCLUSION**

Based on the approved separation of Strategic from Non-Strategic Parcels (Conclusion No. 237 of 2013, dated April 29, 2013 ) and the supporting Master Plan for ISL Land holdings in Vieux-Fort and Dennery, ISL is seeking approval for :-

1. The Master Plan for Vieux-Fort and Dennery
2. Applications for Land Dismemberments in Dennery (Applications 45/13 and 63/13); App # 563 in Vieux-Fort

The above approvals will enable ISL to advance potential investment and the immediate facilitation of current investments and interests.

## **APPENDICES**

**Map 1 Strategic Lands Vieux Fort**

**Map 2 Non-Strategic Lands Vieux-Fort**

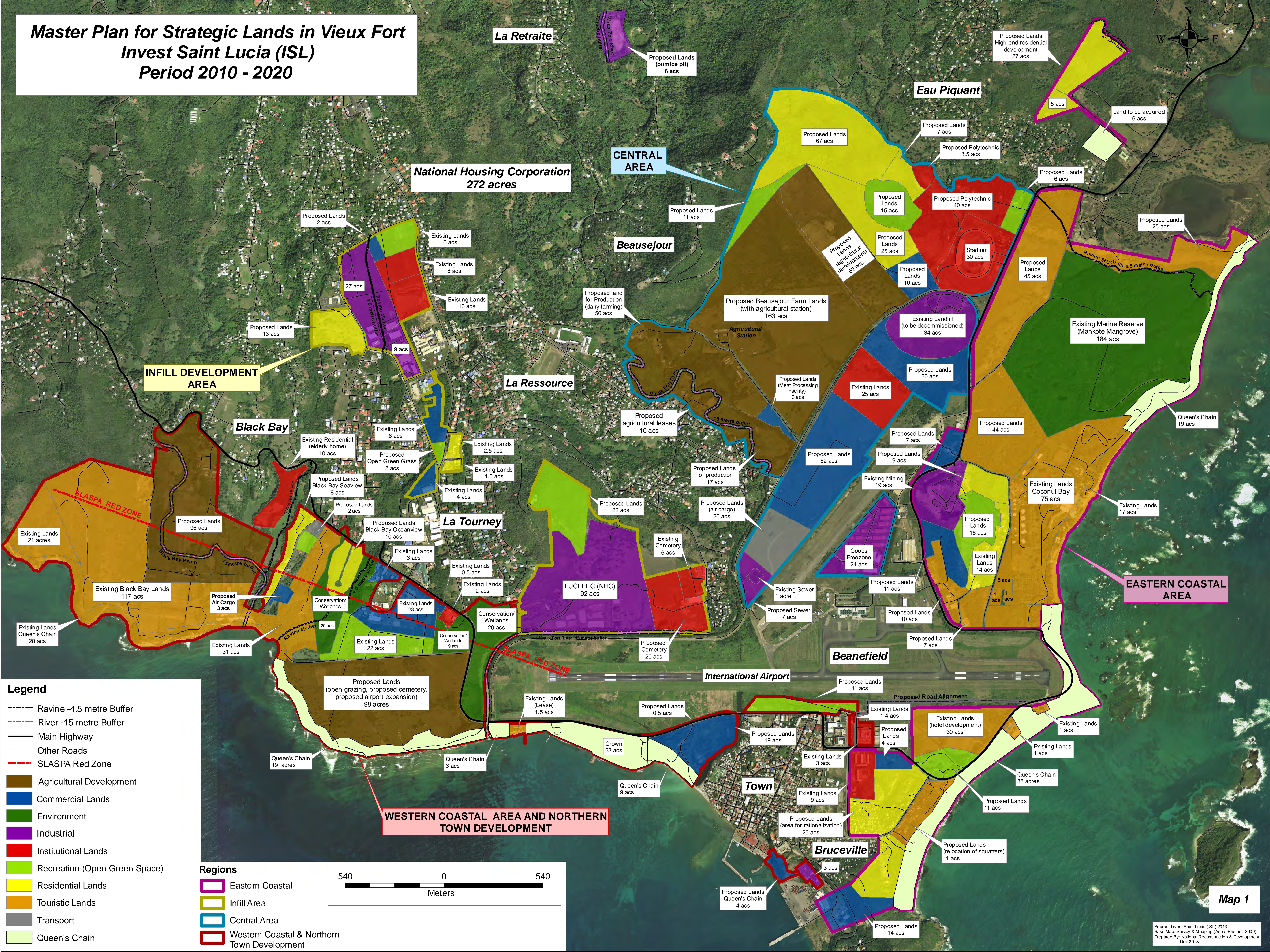
**Map 3 Master Plan – Land use Proposals – Strategic Lands**

**Map 4 – Dennery Strategic and Non-Strategic Lands.**

**Map 5- Dismemberment Application for Dennery (App. # 45/13 and App # 63/13)**



# Master Plan for Strategic Lands in Vieux Fort Invest Saint Lucia (ISL) Period 2010 - 2020

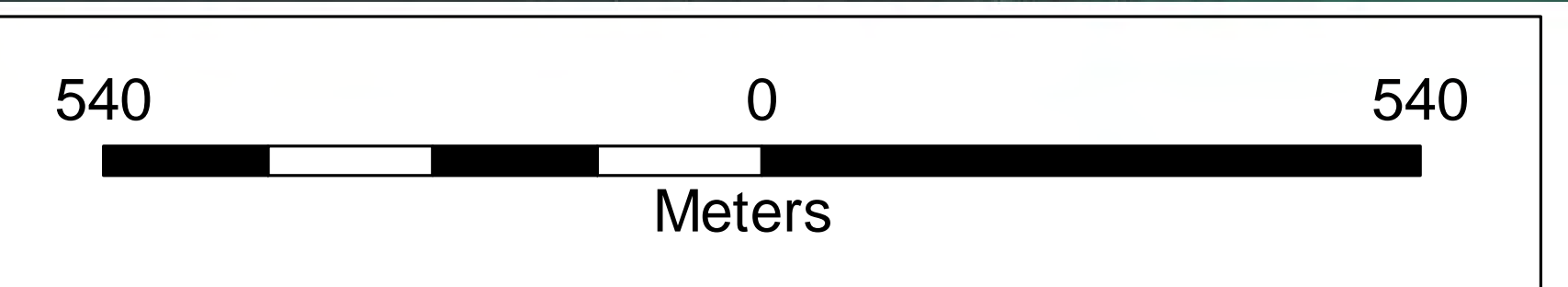


**Legend**

- Ravine -4.5 metre Buffer
- River -15 metre Buffer
- Main Highway
- Other Roads
- SLASPA Red Zone
- Agricultural Development
- Commercial Lands
- Environment
- Industrial
- Institutional Lands
- Recreation (Open Green Space)
- Residential Lands
- Touristic Lands
- Transport
- Queen's Chain

**Regions**

- Eastern Coastal
- Infill Area
- Central Area
- Western Coastal & Northern Town Development



**Map 1**

Source: Invest Saint Lucia (ISL) 2013  
Base Map: Survey & Mapping (Aerial Photos, 2009)  
Prepared By: National Reconstruction & Development Unit 2013