



Proposed Local Development Plan, 2023
L'Anse aux Epines, St George, Grenada

Submitted to: The Planning and Development Authority

By: Coral Cove Group (CCG) and L'Anse aux Epines Association (LAEA)

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Preamble

A local development plan is a vehicle for communities to decide key items about the future of the place in which they live and work. It sets out a vision for the uses of land and assets that can be enshrined in national policy and law.

This draft proposed Local Development Plan (LDP) for the L'Anse aux Epines (LAE) area is prepared under the Physical Planning and Development Control Act 23, 2016, Part III. Effectively, it is a proposed 'local area physical plan' under the Act.

It aims to achieve legal status as soon as possible and, later, to provide input to a national physical development plan if and when this is prepared. We aim to work closely with the Planning and Development Authority (the Authority) and other agencies including Climate Resilience, Environment and Public Health to formulate an agreed plan for a sustainable future for L'Anse aux Epines, which can be revisited periodically as change may be required.

It is intended that the process of evolving this local development plan will be useful for other community groups in preparing local plans for other areas of the country.

Please send any comments or suggestions to:

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1. Introduction/Vision

L'Anse aux Epines (LAE) is a peninsula with Mt Hartman Bay to the east and Prickly Bay to the west. As the most southerly tip of Grenada, it separates the Caribbean Sea from the Atlantic Ocean.

It is predominantly residential and, as a location for convenient access to shopping, employment, the national airport and other amenities, it is under considerable pressures for further residential and commercial development, including tourism. These pressures are threatening the quality of low-density residential life and the preservation of remaining natural assets including wetlands and mangroves and the conservation of land, coastal and marine flora and fauna.

This proposed Local Development Plan 2023 aims to achieve a balance between retaining remaining natural assets, responding to housing demand, creating employment opportunities compatible with an established low-density residential area, and promoting environmental sustainability and climate resilience.

The vision for LAE is to maintain its predominantly residential character, to prevent over-development and to create improvement in the quality of the built and natural environments for the experience of residents, visitors and wildlife.

The LDP - and the process of consultation undertaken to prepare it - will provide the best information available based on the wishes of the community. Whilst community organisations like CCG and LAEA cannot dictate what any individual landowner can or cannot do on their own land, the LDP provides a majority view that must be taken into account. If it is adopted by the Planning and Development Authority, the LDP will provide the Authority with a guide against which to assess individual planning applications. If an application is not consistent with the LDP, the Authority has the additional evidence of the LDP to inform its decision to approve or reject it or to require modifications. And the community has the evidential platform from which to influence those decisions.

The LDP will provide some security for all present and future landowners that they will be protected from invasive, inappropriate and unwanted development in their neighbourhood.

2. Brief History and the Area Now

What is now called L'Anse aux Epines was once part of Grand Anse Estate. In 1846 it was severed from the larger estate and re-named. Gordon Brathwaite purchased it in the 1950s with the intention of farming the flat lands and building on the slopes. Gradually over the years it was developed with access roads and sub-divisions for housing and hotels, with some areas kept for agricultural purposes. Almost all lands are now sold, with the residual lands reserved in a holding company with covenants to remain undeveloped.

Historically, covenants were imposed on many of the land sales. The purpose of those covenants was to preserve residential amenity and to ensure that future building was proportionate to that overall aim. A majority of plots were therefore sold with covenants requiring only single dwelling houses on each property and of no more than two storeys, with no other activity of a commercial use being permitted. Some new owners have violated covenants attached to their land and a number of cases are now in the civil courts attempting to remedy this. Moreover, many plots were sold without those covenants or with variations of them. The risk now is that the quality of LAE as a residential area deteriorates under the increasing pressure for inappropriate commercial use, the building of more than one dwelling house on a single plot and of disproportionate height or scale generally.

However, it is neither reasonable nor practicable to expect the successors of Gordon Brathwaite to continue to take on indefinitely the burden of maintaining conformity with covenants in the courts and, in any case, not all plots have them. The need for a Local Development Plan is clear.

3. Main Issues

Current issues and pressures faced in LAE include the following:

- development on sites of environmental and/or conservation significance that provide habitat for native species and contribute to climate sustainability
- pressure to build more than two storeys (two storeys is accepted in Grenada as the norm for residential areas and is specified in the Land Development Regulations but may be over-ruled by the Planning and Development Authority) including pressure to construct multi-storey apartment buildings replacing small scale and low-density housing and pressure to build more than one house on single dwelling plots
- excavation and land fill operations for developments adversely affecting adjoining lands and property
- construction of large developments on lands adjoining LAE that would bring adverse consequences for LAE in terms of damage to the natural coastline and ecology, contamination of the marine environment and increased road traffic volumes, including at pressure points already operating at capacity at peak times
- increasing pollution and contamination of the marine environment caused by the increasing density of buildings on the coast, inadequate sewerage arrangements for many of these buildings and the rising number of inadequately controlled yachts discharging waste
- climate change with global heating effects causing rising sea levels and loss of beaches, coastal land and buildings
- weak and slow legal remedy for violations of land covenants (aiming to control development) causing disbenefit to neighbouring properties
- increasing water consumption needs when there are already water supply constraints
- rising traffic volumes and roadside parking including after-dark volumes posing serious risks to pedestrians and causing congestion in the access to LAE
- conflicts of interest between commercial and residential uses including noise pollution and on-road car parking when the overwhelming expectation is that the area is residential.

4. Key Aims and Objectives of the Local Development Plan (LDP)

The LDP aims to influence the current and future development of LAE to alleviate the worst of the issues identified in Section 3 above. It aims to produce an agreed-upon set of land uses and development rules that allow residents and businesses to live in peace and harmony with each other and with the natural environment.

The overwhelming consensus of residents of LAE is that the peninsula should remain predominantly residential comprising single dwellings of one or two storeys on lots sufficiently large to allow significant planting or retention of native vegetation to maintain the low-density, green, family-home character of the area and to preserve habitat for local wildlife.

Commercial development - workplaces, retail and tourism - should be limited to those sites already in those uses or in the area allocated for those uses in this LDP as outlined in Section 7. Commercial and residential activity should be restricted in nature and size so as not to significantly increase adverse environmental and social effects including traffic volumes, pollution, drainage and noise. Pedestrian safety should be improved urgently throughout LAE. Economic development and employment creation should be compatible with a predominantly residential area.

Areas of environmental or conservation importance including wetlands, coastline and mangroves should be designated as Environmental Protected Areas under the Physical Planning and Development Control Act 23, 2016. Section 48 of the Act states:

(1) “Without prejudice to the exercise of the power conferred on the Minister under section 47, the Minister may, on the recommendation of the Authority, and if he is satisfied that it is in the public interest to do so, by Order published in the Gazette, declare any area to be an environmental protected area and direct the Authority to prepare and to submit to him, for approval, an environmental protection plan for that area; and the Authority shall act accordingly.

(2) The undertaking of any activity in an environmental protected area shall be subject to such conditions as may be prescribed.”

Annex 2 provides our suggestions for development conditions for each of the two Environmental Protected Areas we propose for LAE.

LAE is coastal and vulnerable to changing weather patterns and sea level rise highlighting the need to maintain and protect the wetland areas, mangroves and beach-stabilising trees, reefs and seagrass beds.

The built form of all future development should be limited in height and bulk and plot coverage to retain the character of a residential area. This is elaborated in Section 6.

5. Built Development and the Area Now

Figure 1 shows the pattern and extent of development in LAE today and the remaining green areas.

The main commercial uses currently are listed below. Some of these are small businesses run from private homes and have little or no impact on neighbours or traffic volumes. Inclusion in this list does not denote that the land use or buildings are legal in planning terms or that they do not violate covenants.

- Twelve Degrees North – hotel apartments
- SGU University Club – residential for SGU and restaurant
- Lance aux Epines Cottages – self catering resort and restaurant
- Calabash Hotel – boutique hotel and restaurant
- Prickly Bay – marina, restaurant and bar with independent retailers
- Secret Harbour – boutique hotel, marina and restaurant
- North South Wines – wine shipper and retailer
- Dr. Yaw - dentist
- Sugar and Spice – ice cream factory
- The Brewery – bar and restaurant
- Spice Affair - restaurant
- The Junction - bar
- TVA Consultants – surveyors and engineers
- Cauls' – convenience store, office space, coffee shop
- Mt. Hartman Bay Estate – holiday villas
- Villamar Apartments – rental apartments
- Vintage 20 Ltd. – guest villa rentals
- Solamente - guesthouse
- Caribbean Food Distribution Inc. – importers and distributors
- Mandela Court – apartment hotel
- Monmot Apartments – rental apartments
- Park View Apartments
- Hair Affair – hair salon
- Amara's Restaurant
- Sandpiper School
- Marion Suite, Attorney-at-Law
- Reef View Pavilions – the business use of this property is in dispute
- Michael Straley Photography
- 473 Orchids

[In the next version of this LDP, figures will be annotated to indicate uses and to show the precise boundaries of the sub-areas concerned.]

Figure 1: Extent of development and remaining green space



6. Future development

This is considered in terms of:

- Built form and infrastructure: LAE wide
- Development by specific sites

6.1 Built form and infrastructure - LAE wide

The current relevant regulations are the Land Development Regulations and the Land Development (Fees) Regulations Cap. 241A under the Physical Planning and Development Control Act 23, 2016.

For the most part, these regulations are appropriate except that they leave too much to the discretion of the Authority. This results in uncertainty for residents and potential developers and leaves the Authority open to accusations of making arbitrary decisions – or worse. LAE requires more specific and more rigorous regulations controlling the built form of developments including their height and plot coverage because LAE is now a well-established, predominantly residential area where residents need some protection and certainty about what will be allowed on land affecting them. This applies to other areas of the country as well of course.

This could be achieved by the addition of a Second Schedule to the Land Development Regulations Cap 241A and detailed proposals for this are provided as Annex 1 to this LDP. The proposed Second Schedule should also make clear that, in evaluating planning applications for development in LAE, the Authority is obligated to consult the community as represented by groups like LAEA, CCG and environmental NGOs.

6.2 Development by specific sites

For the purposes of this LDP, LAE is considered under a number of sub-areas. These are:

Key sites within LAE:

- Coral Cove Cottages
- Brewery strip
- ‘Village Green’ (playing field) and surrounding plots
- Public beach next to LAE Cottages
- Secret Harbour / Mt Hartman Bay
- Wetlands and coastal mangroves
- Prickly Bay Marina
- SGU Club and lands to the north.

Key sites affecting LAE:

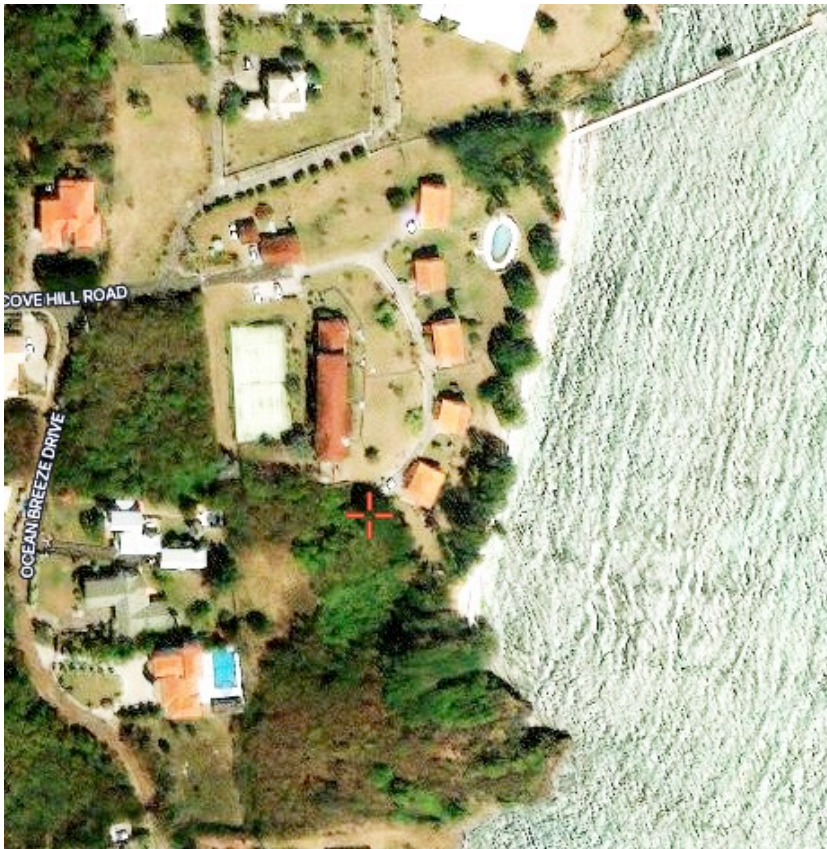
- LAE approach road from Sugar Mill
- Quarry
- Mt Hartman.

Section 7 provides proposals for development and constraints for each of these locations.

7. Key sites within LAE

7.1 Coral Cove Cottages

This 5-acre site has been a low-key, self-catering tourism facility for decades with five single storey cottages and a small block of rooms. It has a narrow beach protected from erosion by established trees, a reef and seagrass beds and is a nesting site for the critically endangered Hawksbill turtle.



It was recently closed and the site acquired by an overseas developer. Plans were submitted for a large, 5-storey hotel that was vehemently and successfully opposed by the LAE community and environmental and conservation groups.

The site is unsuitable for a conventional hotel facing the constant and corrosive Atlantic winds. It could end up as a white elephant – a half completed shell or a failed hotel and eyesore as happened in Tobago when Hilton pulled out of a major hotel in a similar situation leaving the government to pick up the tab for expensive restoration after only a few years of exposure to the sea blast.

<https://www.raymondandpierre.com/articles/article46.htm>

The site is suitable for a small eco-tourism lodge based on marine exploration and educative vacations of the kind growing in popularity around the world. Any development should be restricted to the footprints and form of the existing cottages with a maximum of two storeys and with no encroachment towards the sea. Total plot coverage should be limited to 20% as per the Building Regulations – see Annex 1 to this LDP.

The southern 40% of the site is untouched ancient coastal woodland. The whole site should be included in a designated Environmental Protected Area under the Physical Planning and Development Act 23, 2016, S.48. This is presented in Annex 2 of this LDP.

7.2 The Brewery Strip

The western side of the LAE Main Road into LAE has developed into an entertainment strip from The Brewery south to the 'Village Green' with two bars and two restaurants and a small convenience store at the entrance of the road into the Calabash Hotel and other holiday accommodation.



There are likely to be pressures for more entertainment and commercial development in this area (and further north to Sugar Mill) and this is probably the least disruptive location in LAE for such development. But noise, traffic volume and on-road parking is a serious problem already. Rigid planning conditions should be attached to any grant of planning consent to ensure adequate off-road parking, noise protection for residences to the

west and east of the Strip and contributions to pedestrian safety by creating sections of pavement that will eventually join up. The Authority should ensure adequate consultation with residences likely to be affected.

7.3 **'Village Green' (playing field) and surrounding plots**

See aerial for Brewery Strip above. The main uses of this area are the playing field, Calabash Hotel and adjacent holiday apartments, Monmot Hotel apartments, LAE Cottages, a wine retail business, an engineer's office, a dentist and a small private school. The green itself is owned by a member of the Brathwaite family and is set aside as public space used for informal sports activities and maintained by the LAEA. Some community tree planting around the edges has been undertaken. There is a possibility that a portion of the southwest corner may have to be converted into a holding pond to accommodate problematic area drainage. Additional building and hard standing non-permeable surfaces will only increase this problem. This must be investigated and resolved before planning consent is given for any adjacent development.

No building should be allowed on the actual 'village green' site.

New development is possible on private plots on the west side of the road along the western edge of the green and would be suitable for commercial use extending the 'Brewery Strip' or for residential use. Any such development should be limited to a maximum of two storeys.

Any further development on the sites of the established commercial uses (Calabash Hotel, Monmot Hotel and other sites adjacent currently providing holiday apartments) should not exceed a maximum of two storeys.

7.4 Public beach next to LAE Cottages

This area of 18,200 square feet at the southern end of LAE Beach has been set aside by the private owners for public use and beach access. It is currently kept clean and maintained by the private owner of Lance Aux Epines Cottages.

Note that the protection from development afforded this area results from the decision of its private owners and not (yet) from legislation.



No development of any kind should be granted consent and public access should be ensured.

[Etc.]

7.5 Secret Harbour

This is a mature small hotel, restaurant and marina at the top of Mt Hartman Bay. It is a quiet, low activity area and the Bay is used for yacht anchorage with access to the marina jetty for provisioning and transport.



No further commercial development is welcome or anticipated for this area and any further residential development should be subject to the height, plot ratio and other restrictions as laid out in Annex 1.

7.6 Wetlands and coastal mangroves

Located in south LAE, the wetlands is 11.57 acres of mangrove and dry scrub forest. The area has been set aside by the owners as a natural protected green space. In order to assist with the care and protection of the area the owners are collaborating with the Gaea Conservation Network to monitor, advise and share information about the health of this protected area. Note that the protection from development afforded this area results from the decision of its private owners and not (yet) from any legislation.



Much of coastal LAE and adjacent Mount Hartman is lined with ancient mangroves. These protect from erosion and sea surges, filter soil and silt run off and constitute nurseries for much young marine life some of which, when adult, forms the catch of the local fishing industry.

No development should be allowed that removes or damages any mangroves within LAE or the coast of Mount Hartman Bay from Secret Harbour around to the Dove Sanctuary.

It is intended that the proposals in this sub-section shall be taken into account by the ministry responsible for the environment in preparing a Coastal Zone Management Plan under the Integrated Coastal Zone Management Act 8, 2019. “The Minister may, in consultation with the Director and the Fisheries Division, by Order designate any portion of the coastal zone as a prohibited [or restricted] area . . .” to, inter alia, preserve or enhance the natural beauty of the area or to protect or rehabilitate the flora and fauna found in the area.

[Etc.]

7.7 Prickly Bay Marina area

Prickly Bay is already seriously polluted by sewage from boats and (mainly) from inadequate sewerage systems of the residential and commercial developments lining both sides of the Bay. If this is not corrected and allowed to get worse it will have serious consequences for hotels and public beach use. We request a survey by public health engineers and Nawasa to identify the most significant offenders, find affordable solutions and to enforce compliance under public health legislation from all existing developments.



Any applications for further development on the coast should be subject to rigorous evaluation by the public health authorities, consents should be subject to strict conditions and construction monitored closely to ensure compliance. Planning consents granted by the Planning and Development Authority should include clear warnings that violations are an offence, consents will be revoked and developments stopped.

[Etc.]

7.8 SGU Club and land to the north

This old hotel site and buildings are now owned by SGU and used as accommodation for visiting SGU staff and researchers and a restaurant also open to the public. The large vacant site to the north once had a single dwelling since removed. It is owned by a senior SGU individual privately. It is thought that the small vacant site further north and with mature trees is also owned by individuals connected to SGU.

These are important sites forming a small green 'lung' forming a link from the sea to the wetlands. It has been slowly returning to its former natural state and provides a haven for wildlife including the Barn Owls frequently seen there and nearby hunting for rodents at night.



Any development of this site should be restricted to replacing the previous single residence. Multiple housing units, sub-division, apartments or commercial use should not be allowed.

The site should be included in an Environmental Protected Area under the Physical Planning and Development Act 23, 2016, S.48 as proposed in Annex 2 of this LDP with the provision of allowable development for a single residence to a maximum of two storeys high with the condition that the bulk of the site is left to revert to its natural state of dry woodlands. Consideration should be given to an animal tunnel to allow the movement of wildlife across Point Drive.

[Etc.]

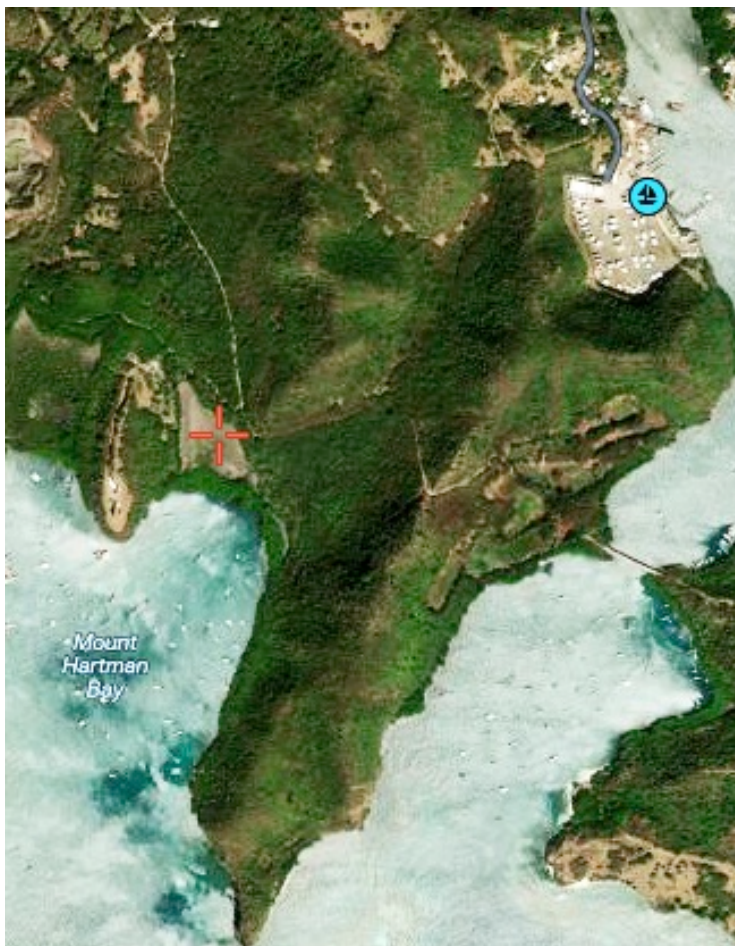
8. Key areas affecting LAE

8.1 Mt Hartman

Next to and north of Secret Harbour are three individual houses fronting the Bay. A proposal to develop a commercial boatyard on the five acres of adjacent Mt Hartman land has been opposed by the community in the courts resulting in no development occurring and expiry of the planning consent. A boatyard is an inappropriate use for this land requiring the removal of mangroves lining the coast, dredging and piling of the sea bed and producing aquatic poisons as boats are stripped of old antifouling paints and repainted.

Over development and/or inappropriate development of Mt Hartman could have extensive adverse impact on LAE including removal of natural land habitat, contamination of Mt Hartman Bay and marine life, coastal protection and mangrove loss, visual impact as natural dry forest and mangroves are replaced with concrete, water supply and traffic generation issues.

The planning situation for the greater Mt Hartman area is not clear to the community. For decades there have been proposals for huge developments the real status of which is unknown. The current development is under a claim for judicial review. Some building was started then slowed to a virtual standstill. It is thought that, whatever the current development is, it is dependent on CBI money and the future of CBI is in doubt as the EU and USA are introducing constraints. The future is very uncertain. CCG/LAEA would wish to work with the Planning and Development Authority on the future of these lands and to understand exactly what planning consent was granted and is still active, what conditions were imposed and whether any have been violated etc. We would wish to have the opportunity to comment on any further planning applications for the greater Mt Hartman area. In Annex 2 we recommend designation of Mt Hartman as an Environmental Protected Area.



8.2 Marine

LAE is largely surrounded by sea. Prickly Bay to the west is already polluted by a combination of inadequate sewerage infrastructure on land and large numbers of yachts at sea. Mt Hartman Bay to the east is rapidly becoming polluted – on a day in August this year around 120 yachts were moored in the bay. The boating industry is inadequately controlled in both bays and sewage, wastewater and oily bilge water are discharged into the sea causing health hazards to recreational users and risking serious reputational damage to the hotel industry.

The LAE community organisations should work with the public health and other authorities to investigate this situation and identify appropriate action. This might include a survey of sewerage arrangements of all coastal properties and use of the public health legislation to mandate improvements, imposing limits on yacht numbers, significantly raising cruising permit costs and providing a boat pump-out service, monitoring water quality etc.

8.3 LAE Approach Road

This refers to the road into LAE via Grand Anse Estate from Sugar Mill to the Brewery Strip (see Figure below).

Grand Dance Estate traffic issues are building up here quickly. A new multi-storey mall will add more. Pedestrian safety is an urgent problem with increased volumes of pedestrians including workers walking in and out after dark, the absence of pavements and the uncontrolled speed of vehicles. Speed control measures are needed urgently on all sections of this road particularly on the long straight section by the US Embassy.

There are already multi-storey buildings along this road. More apartment blocks and commercial buildings are likely and there is no reason to prevent this if they provide adequate parking and drainage etc.

Multi-storey buildings should stop at LAE boundary and all new buildings in LAE should be limited to two storeys as discussed elsewhere in this LDP.

All new development planning consents for sites fronting the LAE Approach Road should be conditional on providing pedestrian footpaths along road frontages.

[Etc.]



LAE Approach Road

8.4 Quarry

We understand that the quarry is likely to continue to yield high quality stone for some 40 years. But as it becomes less profitable as a quarry, there will be land sales and pressures to develop. The Authority should consider suitable land use zoning for this area given a potentially huge impact on traffic congestion at Sugar Mill, water supply and drainage and on the environment.



[Etc.]

9. Consultation and Approval Process

An earlier version of this LDP was circulated to the LAE community and beyond (approximately 320 individuals) and constructive comments received. Many of these have been incorporated into this current version.

This current version will be circulated again as it is submitted to the Authority.

Once we have been advised by the Authority on its views, we will repeat the exercise and, depending on that advice, will expose the LDP to the media with an invitation for wider comments.

We anticipate that this will be followed by a period of consultation with relevant ministries to ensure their understanding and support.

Annex 1: Building Regulations for L’Anse aux Epines

Current Building Regulations

The Physical Planning and Development Control Act 23, 2016 says:

- 80.** (1) The Physical Planning and Development Control Act, Cap. 241A is hereby repealed.
(2) The Land Development Regulations and the Land Development (Fees) Regulations Cap. 241A continues in force upon the coming into force of this Act, until revoked or amended.

Regulations for L’Ance aux Epines (LAE)

These could be handled as a Second Schedule to the Land Development Regulations Cap 241A as follows below. If the proposed changes are agreed, we could prepare a complete draft schedule integrating the unchanged and changed sections.

Schedule 2

L’Anse aux Epines

This Schedule applies to all development within the area known as L’Anse aux Epines and defined by the dashed line on the plan. [Insert plan].

In addition to the rules and constraints provided by these Regulations PARTS I – IV nationally, the following apply to L’Anse aux Epines. Where no changes are indicated for L’Anse aux Epines in this Schedule, the main body of these Regulations PARTS I – IV applies.

These Regulations applying to L’Anse aux Epines bind the Authority and are not discretionary by the Authority unless so specifically indicated and only with the conditions indicated.

The Authority is required to consult the community of LAE before approving any planning application for development in LAE and in adjacent lands where proposed development may have an impact on LAE. This includes:

- *Alerting groups that represent the LAE community – CCG, LAEA and environmental NGOs – of planning applications received for development in or adjacent to LAE*
- *Making all application documents, drawings, Environmental Impact Assessments etc. available to these community groups in a timely fashion*
- *Allowing them to make representations regarding proposals*
- *Providing a written report on planning decisions showing how community views have been taken into account.*

PART II: Development Regulations

Development for housing purposes

1. (a) The minimum size of plot shall be 6,000 square feet (560 square meters). Any subdivision of plots is to be determined or approved by the Authority after site analysis but shall result in no plots smaller than this minimum.

(b) The ground floor area of any building within the same plot shall not exceed forty per cent of the total area of the plot on which the building is situated. Where any existing development that exceeds this plot ratio is subject

to redevelopment, the ground floor area of the new development shall not exceed forty per cent of the total area of the plot on which the building is situated.

Development for commercial purposes

2. (a) The ground floor area of the building shall not exceed forty per cent of the total area of the plot on which the building is situated. Where any existing development that exceeds this plot ratio is subject to redevelopment, the ground floor area of the new development shall not exceed forty per cent of the total area of the plot on which the building is situated.

Development for industrial purposes

3. (a) The ground floor area of the building shall not exceed forty per cent of the total area of the plot on which the building is situated. Where any existing development that exceeds this plot ratio is subject to redevelopment, the ground floor area of the new development shall not exceed forty per cent of the total area of the plot on which the building is situated.

Development of hotels, guesthouses and hotel apartments

5. (a) The ground floor area of the building shall not exceed twenty per cent of the total area of the plot on which the building is situated. Where any existing development that exceeds this plot ratio is subject to redevelopment, the ground floor area of the new development shall not exceed twenty per cent of the total area of the plot on which the building is situated

[Note, the changes above leave all development plot coverage at a maximum of 40 per cent except for ‘hotels, guest houses and hotel apartments’ where it shall be at the existing maximum of 20 per cent. The rationale is to maintain the ‘green’ nature of the area. These plot ratios are not discretionary by the Authority.]

PART III: Standard Conditions

7. No development is allowed closer than 165 feet (50 metres) from the high water mark or on lands less than 10 feet (3 metres) above mean sea level unless this is solely for the purpose of sea defences and approved by the Authority after full consultation with relevant government experts and submission of an Environmental Impact Assessment. In no circumstances shall any development remove mangroves. Any application that involves the removal of mangroves shall be rejected and any development that does so during construction or subsequently shall have its planning consent revoked.

8. No part of any building of any type of development shall be erected within 10 feet (3 metres) from any side or rear boundary of the plot on which it is situated. In the case of hotels, guesthouses and hotel apartments this distance shall be 20 feet (6.1 metres). Any application for a variation in these distances must be accompanied by legally signed and witnessed statements from the owners of all adjacent plots consenting to this and the Authority shall take steps to ensure authentication of such statements if it is minded to grant consent and the Authority shall not grant consent if any owner of an adjacent plot does not so consent.

10. The height of all buildings shall not exceed two storeys. Where buildings exist that exceed this height are redeveloped the new buildings shall not exceed two storeys in height. Building height is not at the discretion of the Authority.

12. [This should define car-parking standards for each type of development, eg. a minimum of two spaces for a residential development. At the moment the regulations are at the discretion of the Authority. There should be clear and public standards available at the design stage of proposed developments.]

13. [This would be a new section controlling and specifying the disposal of sewage and wastewater for all developments – new and existing. Developments in close proximity to the sea are already a serious problem with high levels of faecal contamination of Prickly Bay and probably Mt Hartman Bay. We need to discuss this with the public health authorities to understand what regulations are available or need preparing for LAE and insert these in these proposed new LAE regulations.]

14. [This would be a new section controlling and specifying the disposal of sewage and wastewater for the yachting and boating industry – already a serious problem. This may not fall under planning legislation but the LDP should identify needs and be used to pressure relevant authorities.]

Annex 2: L'Anse aux Epines Environmental Protected Area Plan

These designations are made under the Physical Planning and Development Control Act 23, 2016, S. 48.

(1) “Without prejudice to the exercise of the power conferred on the Minister under section 47, the Minister may, on the recommendation of the Authority, and if he is satisfied that it is in the public interest to do so, by Order published in the Gazette, declare any area to be an environmental protected area and direct the Authority to prepare and to submit to him, for approval, an environmental protection plan for that area; and the Authority shall act accordingly.

(2) The undertaking of any activity in an environmental protected area shall be subject to such conditions as may be prescribed.”

The following areas are designated for Environmental Protected Area (EPA) status:

1. The Southern LAE Wetlands and Coastal EPA



Figure A2.1: approximate extent of Southern LAE Wetlands and Coastal EPA

This EPA encompasses the broad band of lands bridging Prickly Bay and Mt Hartman Bay via the Great Point Bay Wetlands (LAE Wetlands) and including the coastal perimeter, beaches, mangroves, rocks and sea grass beds. [Precise boundaries to be indicated on this aerial view or cadastral map or both.] In this satellite view, the dark green areas are wetlands and natural dry forest. The light green/brown areas are natural scrub vegetation or controlled natural grasses or cultivated lawns.

The location and extent of the Great Point Bay Wetlands, also known as Pointe des Pirogues Bay or LAE Wetlands, are shown in Figure A2.2. The coastal sections of the designated Southern LAE Wetlands and Coastal EPA face east to Mt Hartman Bay, west to Prickly Bay and south to Great Point Bay and include significant remaining natural vegetation, the beach at Coral Cove (a nesting site for critically endangered hawksbill turtles) and the native trees that contain it against erosion, extensive sea grass beds and some undeveloped residential sites.

Historical Significance (historical information is sourced from archaeologist Dr. Jonathan Hanna)
 Great Point Bay has undergone various name changes over time, reflecting the cultural influences and evolving understandings of the area. Originally known as "Pointe des Pirogues," this name likely stemmed from the French, who referred to long Amerindian canoes as "pirogues." Subsequently, it was called "Pointe de L'ance L'epine," possibly meaning "thorny beach" or "thorny cove." Later, it reverted to "Pointe de Pirogues," a name adopted by both the French and the British.



Figure A2.2: Extent of the Great Point Bay Wetlands forming the central section of the Southern LAE Wetlands and Coastal EPA and showing the dominant mangrove species based on surveys by Gaea Conservation in 2022.

Ecological Diversity: (ecological information is based on surveys by Gaea Conservation Network)
 This wetlands and adjoining marine area are characterized by a dynamic mix of habitats, including mangroves, seagrass beds, and coral reefs. The presence of various bird species, including the Northern Waterthrush, nesting Common Gallinules, Green Herons, Spotted Sandpipers, Mangrove Cuckoos and Antillean Crested Hummingbirds, Hawks, Ospreys and Frigates, highlights the ecological importance of this EPA as a sanctuary for resident and migratory birds.

Marine Biodiversity:
 A diverse array of marine life thrives in the seas surrounding this EPA including Green and Hawksbill turtles. The underwater ecosystem features an impressive list of fish species, including Sting Ray, Puffer Fish, Gar, the colourful Banded Butterflyfish and the iconic Yellow Tail Snapper. Coral species like Finger Coral and Lobed Star Coral adorn the seabed, forming vital habitats for marine organisms. Sea urchins include common black and white urchins and the rare green urchin.

Protection and Conservation

The Southern LAE Wetlands and Coastal EPA is of paramount importance for several reasons:

1. **Biodiversity Hotspot:** It supports a wide range of terrestrial and marine species, contributing to the overall biodiversity of Grenada.
2. **Nursery Ground:** The mangroves, seagrass beds, and coral reefs serve as critical nurseries for numerous fish species, ensuring the sustainability of local fisheries.
3. **Avian Sanctuary:** It provides crucial habitat for both resident and migratory bird species, supporting their breeding, foraging, and resting needs.
4. **Coral Reefs:** The coral reefs not only protect the coastline from erosion but also attract divers and snorkelers, enriching the tourism product and supporting the local economy.
5. **Historical and Cultural Value:** The bay's rich history, with its multiple name changes, adds to its cultural significance and the island's heritage.

Given the ecological, economic, and cultural significance of the Southern LAE Wetlands and Coastal EPA, it is imperative to protect and conserve as much of the remaining natural assets as possible. Preservation efforts should focus on maintaining existing natural vegetation, re-wilding of parts of residential plots where possible, improving water quality, managing human impact and sustaining the diverse ecosystems that make this area a true natural treasure for Grenada. By doing so, we can ensure that future generations can continue to appreciate and benefit from the invaluable resources it provides.

2. The Northern LAE and Mt Hartman Bay EPA



Figure A2.3: approximate extent of the Northern LAE and Mt Hartman Bay EPA

This EPA encompasses coastal Mt Hartman from (and including) Secret Harbour to the Dove Sanctuary. [Boundaries to be indicated on aerial view or cadastral map] The coast is lined with mangroves and wetland habitat (shown approximately in yellow in Figure A2. 4) and the hillsides are dry forest (shown in purple).



Figure A2.4: Secret Harbour and Mt Hartman Bay

This is an ecologically significant area that warrants protection for several compelling reasons, including its importance for various species of fish and birds (data on fish from Gaea Conservation Network surveys in 2020 and bird data from eBird).

Critical Habitat for Migrant Shorebirds and Endemic, Critically Endangered Species

- The coastal wetlands and its surrounding areas serve as vital stopover points and nesting grounds for numerous migrant shorebird species, including species like the Pectoral Sandpiper, Greater Yellowlegs, and Least Sandpiper, as reported in eBird data. LAE residents report regular sightings of Osprey, Frigates, Pelican and several species of gulls and herons.
- The presence of Grenada Doves, a critically endangered and endemic species, in the vicinity further underscores the area's ecological importance. Protecting this habitat is essential for the survival of these unique doves.

Nursery for Fish Species - Important for Local Fisheries

- Coastal Mt Hartman Bay is a natural nursery for various fish species, including the School Master Snapper, Mangrove Snapper, and Yellow Tail Snapper, as documented in the juvenile fish survey.
- Informal conversations have revealed that local fishermen catch the adult fish of the same species found in the wetlands natural nursery. This highlights the economic importance of protecting the wetland as it directly supports the livelihoods of coastal communities.

Mangroves' Role in Ecosystem Health

- The mangroves provide a myriad of benefits. They act as a buffer against coastal erosion and storm surges, protecting nearby communities from the impacts of climate change.
- Additionally, mangroves serve as carbon sinks, helping mitigate the effects of global climate change by absorbing and storing large amounts of carbon dioxide.

- Their complex root systems provide essential nursery and breeding areas for various marine species, including those species listed in the juvenile fish survey.

Connection to Seagrass Beds and Coral Reefs

- The synergy between mangroves, seagrass beds, and coral reefs in this area is critical for maintaining water quality and supporting marine life. These ecosystems are interconnected and rely on each other for stability and resilience.
- Seagrass beds act as oxygen producers, sediment stabilizers, and feeding grounds for many marine species, including turtles.
- Coral reefs, which are already under threat globally, benefit from the protection provided by a healthy coastal habitat. Healthy reefs, in turn, support fisheries and tourism.

The Mount Hartman Wetland coastal ecosystem plays a crucial role in conserving biodiversity, supporting local economies through fisheries, and mitigating the effects of climate change. Protecting this area is not only an ecological imperative but also a wise economic investment and a commitment to safeguarding the natural heritage of Grenada.

Conditions prescribed for these EPAs

EPA Conditions are prescribed for each of five types of lands as detailed below.

Type 1. Residual lands: lands that have **not** been designated or sold as plots for residential or commercial use at the date of the coming into effect of this EPA Plan (publication in the Gazette).

- No natural vegetation shall be removed from these lands save the trimming of branches encroaching on roads.
- No fences or walls are to be erected that will hinder the movement of wildlife.

Type 2. Developed residential plots: plots designated and owned as residential with or without covenants **and that have been built**

- Any permanent buildings added must not result in the total ground floor area of all buildings exceeding 40 per cent of the plot.
- Any new buildings replacing existing or earlier buildings in whole or in part must not result in the total ground floor area of all buildings exceeding 40 per cent of the plot and must be in conformity not only with planning consent but also with leases and covenants (if any). [Footnote]
- Development must not exceed one dwelling per plot or exceed two storeys in height.
- No change of use from single dwelling residential is allowed.

Type 3. Undeveloped residential plots: plots designated and owned as residential plots with or without covenants **but that have not yet been built**

- Development must be in conformity not only with planning consent but also with leases and covenants (if any). [Footnote]
- Total ground floor area of all buildings must not exceed 40 per cent of the plot.
- Development must not exceed one dwelling per plot or exceed two storeys in height.
- No change of use from single dwelling residential is allowed.

Type 4. Non-residential plots: plots already in established non-residential use

- Any additional permanent buildings must not result in the total ground floor area of all buildings exceeding 40 per cent of the plot or 20 per cent for ‘hotels, guest houses and hotel apartments’ and shall not exceed two storeys in height.
- Any new buildings replacing existing buildings must not result in the total ground floor area of all buildings exceeding 40 per cent of the plot or 20 per cent for ‘hotels, guest houses and hotel apartments’ and shall not exceed two storeys in height and must be in conformity not only with planning consent but also with leases and covenants (if any). [Footnote]
- Any additional development shall not remove established natural vegetation over 2 metres in height.

Type 5. Government Lands: all lands on Mt Hartman with freeholds owned by Government

- CCG/LAEA would wish to work with the Planning and Development Authority on the future of these lands that have a big impact on LAE including visual impairment and potential contamination of Mt Hartman Bay. This includes understanding what planning consent was granted and is still active, what conditions were imposed and whether any have been violated etc. Our objectives will be to at least prevent destruction of the mangroves or any encroachment on them and to prevent loss of natural habitat.

In developing these proposals with PDA consideration should be given to designating the whole of Mt Hartman as a nature reserve or EPA free of any further development.

[Footnote]

The Act requires planning applications to be accompanied by “any consent which the applicant is required by any law to obtain for or in connection with the development, prior to applying for the permission of the Authority;” (S19 (1) (c)). We suggest that for land in LAE this is interpreted to include civil law covering leases and covenants and that planning applications must include details of all pertaining leases and covenants and that any deviation or relaxation of these proposed by the applicant must be authorised in writing by the freeholder or covenanter.