



Clause 2—ROADS AND IMPORTANT VIEWS

- Developments along the main Castries-Vieux Fort-Soufriere highway should either not be visible or be barely visible from the highway. They must not adversely affect the character of the road corridor, which is scenic and largely undeveloped.
- Any changes to the Outstanding Views of the PMA should be barely perceptible.



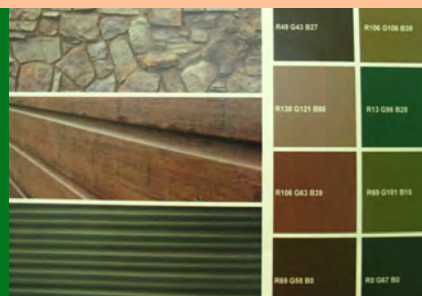
Clause 3.2.6 DEVELOPMENT ON STEEP SLOPES

- Development on slopes steeper than 1:3 is prohibited. It is difficult to achieve adequate tree screening in these instances and they would require large retaining walls or scarring earthworks.
- The space under platforms supported off columns should be screened with stone, wooden slats or latticework.



Clause 3.2.4 COLOURS

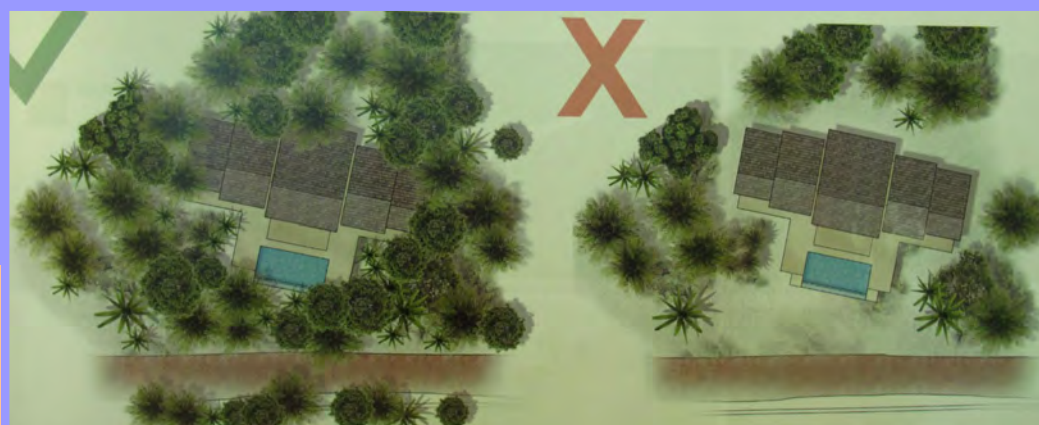
Preferred colours are dark greens, greys and browns. Bright colours are inappropriate.



SOME COMMUNITIES WITHIN EACH POLICY AREA

POLICY AREA 1	POLICY AREA 4	• Chateaubelair	• Hermitage
• Fond Gens Libres	• Malgretoute	• Union Vale	• Plat Pays
• Gros Piton	• Sapphire	• Stonefield	• Coubaril
• Petit Piton	• Fond Lloyd	• Lenfond	• Calvaire
• Piton Mitan	• Bois D'Inde	• St. Remy	• Sapphire
POLICY AREA 2	• Belle Fond	• Fond Doux	• Belfond
• Sulphur Springs	• Rabot	• Fond Lloyd	
POLICY AREA 3	BUFFER ZONE	• Beausejour	• Ravineau
• Jalousie	• Diamond	• Esperance	• Fanciou
• Beausejour	• Cresslands	• Belle Plain	• Bois D' Inde
• Belle Estate	• Ravine Claire	• De Ville Estate	

POLICY AREA 5 The Soufriere Marine Management Area has primary responsibility for managing the marine environment within the PMA and the PMA Office works closely with the SMMA on monitoring activities.



Clause 3.1—The Forests and Building Coverage

- Trees used for coverage should provide leaf cover throughout the year. Those which lose their leaves in the dry season should be avoided. A minimum allowance of 5m should be made around buildings for planting trees for coverage.
- Roof lines must not protrude above tree canopies.



Clause 3.3 Beaches

- Coastal developments along the shoreline must not adversely affect the view of the PMA from the shore and long distance from sea.
- Buildings should be set back in the forest so they are not prominent from the shoreline and barely visible from out at sea.
- New sand placed on the beach should be away from the intertidal zone.
- Any structures on the natural beach should be made of natural materials, primarily wood with grass thatched roofs; these can be easily cleared or repaired after extreme weather events
- Multi-coloured or white textile canopies are not desirable.
- Moveable floating jetties should be considered over fixed structures.

Clause 3.2.2—Roofs

- Tall pitched roofs are inappropriate
- Bright colours (such as reds, blues, oranges) and bright reflective materials are inappropriate.
- Roofs should be in muted colours.
- Large overhangs are preferred for screening glass.



Clause 3.5—Sustainability

- Developments, with respect to location and susceptibility to extreme weather events, should be as sustainable as possible.
- Preferably there should be access to independent water supplies and use of water harvesting.
- Renewable energy is to be used wherever possible and persons should grow and source food locally.
- Very high environmental standards should be adopted for treatment of effluent, noise pollution and energy efficiency.



Clause 3.2.5 Lighting

- Light sources and intensity are to be minimised.
- Direction of external lights should be downwards, shaded with walls, fences and/or vegetation and close to the ground.



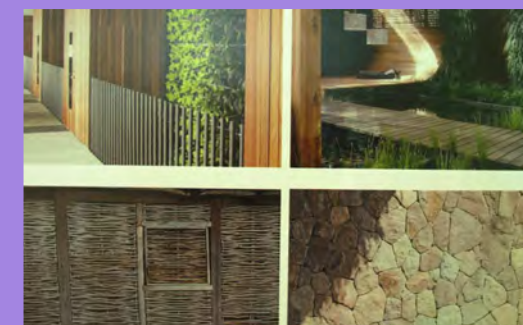
Clause 4.4—Agriculture

- No primary forest should be cleared to establish plantations or secondary forest or for other developments
- No large areas of secondary mixed fruit plantations are to be replaced with a monoculture of crops such as bananas. Cocoa plantations are acceptable if the area also supports other crops.
- Invasive species should not be allowed to thrive within the PMA.
- Native and endemic species should be encouraged.



Clause 3.2.3—Materials

- Natural materials which weather naturally (stone, wood, slatted timber, glass with wide overhangs) with good texture are preferable.
- Stonework should be from locally sourced stone.
- Light coloured rendered concrete walls or light gloss painted woodwork are not preferred.



POLICY AREA 3: General Guideline— All development limited and restricted by size & design

PA3 (A): Development will be permissible so long as it is fully compliant with the Limits of Acceptable Change and Design Guide for the PMA World Heritage Site including:

PA3 (B): No development will be built on plots where the average gradient is greater than 1:3 unless it can be demonstrated that there will be no adverse effects to the PMA and in particular the Protected Views.

PA3 (C): The maximum area of development within any major development site shall be 20% (any loss of vegetation and land disturbed by earthworks shall be considered part of the 20%). The remaining plot area shall be retained as either forest or plantation. Ornamental planting shall be limited to the immediate curtilages of the buildings.

PA3 (D): Development ridge height will be no higher than the foreground tree canopy.

PA3 (E): Clearance of natural forest is not permitted.

PA3 (F): The dominant vegetation type of any new planting will be of mixed plantation; extensive areas of monoculture will not be permitted.

PA3 (G): No development will take place in sensitive watershed areas

PA3 (H): If any proposed development exceeds 4,000 sq. ft. ground floor area an Environmental Impact Assessment must be undertaken.

POLICY AREA 5: General Guideline—No Development

PA5 (A): This area will be protected absolutely from built development and infrastructure, unless that development will assist in the protection of the Marine Zone, e.g. for enhancing navigation safety, marine research, buoyage and minor signage / interpretation.

POLICY AREA 4: General Guideline—Development permissible but strictly within size & design parameters

PA4 (A): Development will be permissible so long as it is fully compliant with the Limits of Acceptable Change and Design Guide for the PMA World Heritage Site including:

PA4 (B): No development will be built on plots where the average gradient is greater than 1:3 unless it can be demonstrated that there will be no adverse effects to the PMA and in particular the Protected Views.

PA4 (C): Development along the section of the Soufriere-Vieux Fort highway that passes through the PMA will be sufficiently set back from the road and screened by trees that it does not affect the green and natural character of the road. If requested by DCA the developer will undertake tree planting to screen the development from the highway.

PA4 (D): Development ridge height will be no higher than the foreground tree canopy.

PA4 (E): Clearance of natural forest is not permitted

PA4 (F): The dominant vegetation type of any new planting will be of mixed plantation; extensive areas of monoculture will not be permitted.

PA4 (G): No development will take place in sensitive watershed areas.

PA4 (H): If any proposed development exceeds 4,000 sq. ft. ground floor area an Environmental Impact Assessment must be undertaken.

POLICY AREA 2: General Guideline— Limited Development Opportunities Only

PA2 (A): The existing natural setting of the Sulphur Springs will be preserved and enhanced. No new development is to be visible from the main viewing area, i.e. the surrounding visible ridgelines shall remain free from development.

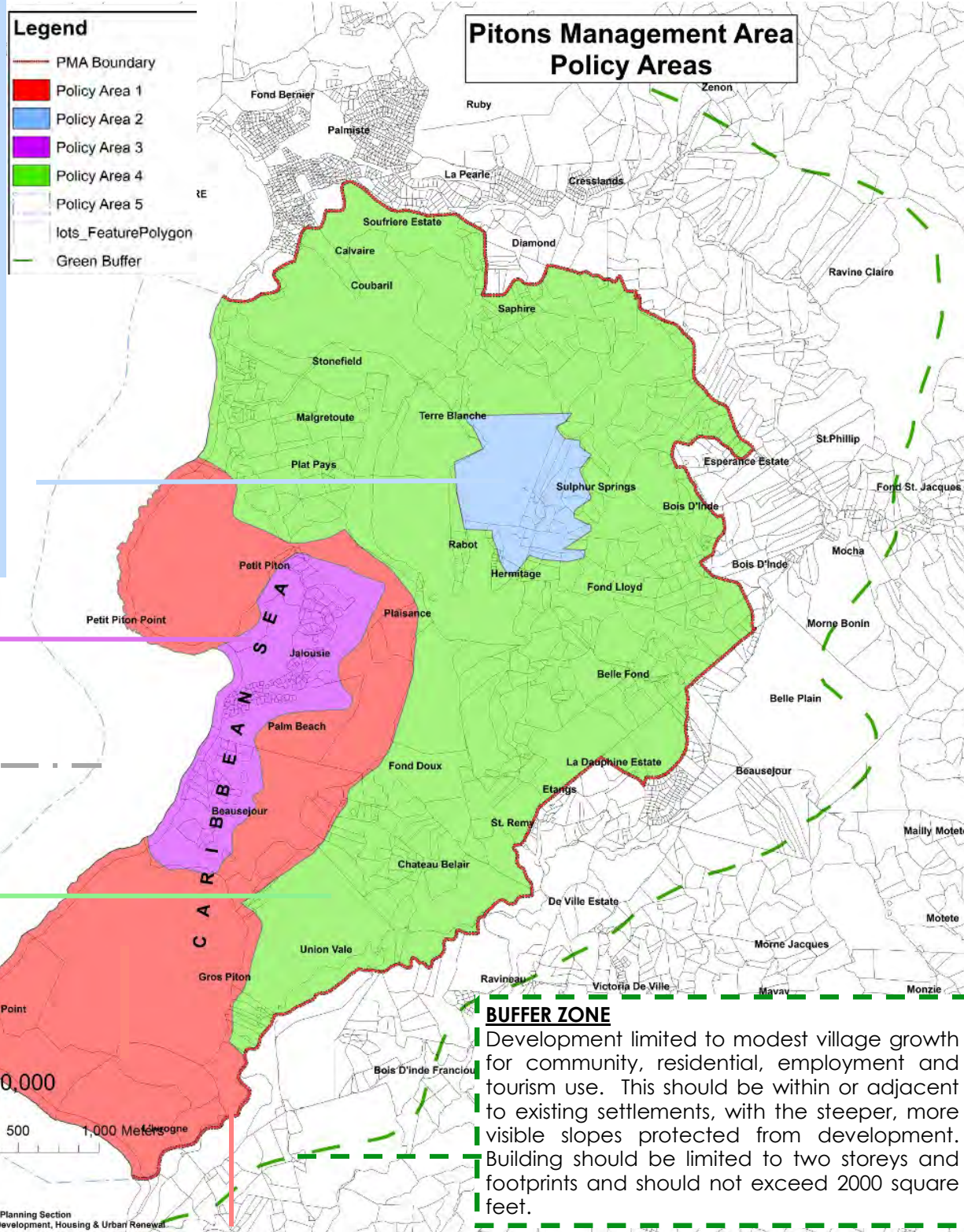
PA2 (B): There will be opportunities to enhance the setting and visitor experience through the improvement of the existing visitor facilities. Such improvements will conform to the Limits of Acceptable Change and Design Guide for the PMA World Heritage Site.

POLICY AREA 1: General Guideline—Essentially No Development

PA1(A): No development permitted in Policy Area 1 with exception of works to improve existing trains at Gros Piton including minor signage and interpretation.

PA1(B): Existing informal recreational trails on Petit Piton to be extinguished to avoid disturbance to the ecosystem; access permitted for scientific purposes only.

PA1(C): Small scale development in the L'Ivrogne River valley, set back from the beach, will be considered if it meets in full the Limits of Acceptable Change and Design Guide for the PMA World Heritage Site. Such development would be restricted to local needs and/or for conservation purposes. It could, for example, be a scheme that provides opportunities for local employment, for accommodation (but only for local people), and/or for historic feature conservation. Such development would allow for the replacement of the existing *ad hoc* beach facilities with sustainably managed low key beach facilities set back from the beach, all in accordance with the Design Guide. Unlike the majority of Policy Area 1 this site has potential because it is not easily visible.



The Pitons Management Area was inscribed on the UNESCO World Heritage List in June 2004. This publication is a summary of the guidelines for developments within the Site, to help preserve its Outstanding Universal Value (OUV) and the World Heritage Status.



Photo Above: View from the Beacon Restaurant—Outstanding View No. 1
Cover Photo: View from Out at Sea

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PITONS MANAGEMENT AREA POLICY AREA GUIDELINES

Based on the
Limits of Acceptable Change Study
and the
Pitons Management Area and
Soufriere Regional Integrated Development Plan