



**Ministry of Environment, Natural Resources,
Physical Planning and Fisheries**

DOMINICA



LAND USE POLICY

**National Land Use Policy
SEPTEMBER 2014**

Dominica National Land Use Policy

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Part I:

The Challenge

The National Land Use Policy provides direction for issues related to land use planning in the Commonwealth of Dominica ("Dominica"). **The National Land Use Policy sets the foundation for all land use decisions and describes how best to manage development to improve quality of life for Dominicans, through economic and social development, protecting human health and safety, and conserving the natural environment.** This policy works in concert with legislation and other policies to forward the Government's goal of:

Leveraging all of the human, natural and financial resources available to the country, in order to realise the vision for Dominica as a place characterised by economic success and by the much-enhanced quality of life of its people, through their own empowerment, and

through policies of Government geared to facilitating an environment within which private enterprise can flourish. (Medium-Term Growth and Social Protection Strategy, 2012-2014)

This National Land Use Policy was developed through:

- Analysis and compilation of existing policies in Dominica;
- A Strategic Environmental Assessment to examine the policy and ensure harmonisation with overarching policies;
- A program of consultation and collaboration with stakeholders; and,
- Applying the principles of good planning, and regional and global best practices.

The National Land Use Policy supports the paradigm of making land use decisions based on the public good and advancing long-term economic, social, and environmental well-being of Dominica and its citizens. The effective policies are found in Parts IV, V, and VI of the National Land Use Policy.

As described further in Part VI, all land use decisions made in Dominica will be consistent with the National Land Use Policy. The National Land Use Policy will be used as the guiding principles, aims and objectives for developing a National Physical Development Plan.

Part II: Legislative Authority

The National Land Use Policy is enabled through the *Physical Planning Act (2002)*. Under the Act, the planning authority may prepare, or cause to be prepared a National Physical Development Plan to guide land use planning decisions in the country. The National Land Use Policy represents the overarching policy that will guide the development of the National Physical Development Plan. Part III, 9(2)(a) of the *Physical Planning Act* says that the National Physical Development Plan must set out a statement of the principle aims and objectives of the plan. This National Land Use Policy constitutes these principle aims and objectives with respect to directing development and land uses in Dominica.

The National Land Use Policy incorporates the key requirements from *The Physical Planning Act* as the precursor to the National Physical Development Plan. The National Land Use Policy meets these *Physical Planning Act* requirements:

- Section 9.(2)(a), a statement of the principle aims and objectives with respect to the development and other use of land in the area;
- Section 9.(2)(c), a statement of the policies, proposals and programmes for the future development and use of land in the area including principles for regulating the use and development of land and measures for the maintenance and improvement of the environment;
- Section 9.(2)(d), a reasoned justification of the policies and proposals for future development and use of the land in the area having regard to:
 - the existing conditions;
 - an examination of likely environmental effects;
 - other government policies and plans; and,
 - the phasing of the plan.

Part III: How to Read the National Land Use Policy

The National Land Use Policy contains policies that are interrelated. In some places, policies are cross-referenced to help identify the linkages; however, the National Land Use Policy should be read and implemented in its entirety. When reference is being made to the National Land Use Policy during the decision-making process, it is understood that certain policies may apply directly, indirectly, or not at all to a specific situation, and decisions should be guided accordingly.

The effective policies in Parts IV, V, and VI of the National Land Use Policy are organised in a way to make the National Land Use Policy readable and understandable to those that may use

it. The order of the policies in the National Land Use Plan does not infer any level of priority and all policies are considered to have equal importance.

Part IV: Vision for Dominica's Land Use Planning System

Dominica is *The Nature Island of the Caribbean*. To honour this vision for Dominica, the nation's settlements, agricultural lands, rivers, forests, coastal zone, and biodiversity must be well managed.

Building a high quality of life and a prosperous future for Dominica depends upon investment, social and economic development, protecting and enhancing the vitality of the forest systems and agricultural areas, and increasing resilience to climate change.

The *Physical Planning Act* (2002) establishes the following goals for land use planning, under Section 3.(1):

- (a) to foster the awareness that all persons and organisations owning, occupying and developing land have a duty to use that land with due regard for the wider interests of both present and future society as a whole;
- (b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Dominica;
- (c) to achieve orderly, economical and beneficial development and use of land and patterns of human settlement; and,

- (d) to assist in the orderly, efficient and equitable planning, allocation and development of the resources of Dominica taking account of all the relevant social, economic, and environmental factors so as to ensure that the most efficient, equitable and environmentally sustainable use is made of land in the interests of all the people of Dominica;
- (e) to provide for the orderly sub-division of land and provision of service in relation thereto;
- (f) to protect and conserve the cultural heritage of Dominica as expressed through the natural and the built environment;
- (g) to secure the health, safety, welfare and convenience of persons in or about buildings and of others who may be affected by buildings or matters connected with buildings; and,
- (h) to facilitate a continuous improvement in the quality of life of all the people in Dominica.



The hilly, volcanic island of Dominica is blessed with many rivers, forests, as well as diverse agricultural land and human settlements. Dominica has a strong tradition of protecting its natural resources including through a system of National Parks and protected areas which cover a significant portion of the island and give Dominica its identity as the Nature Island. The abundant river systems of Dominica are intertwined with the culture and identity of the

country; in addition to their life-giving environmental importance, rivers also have recreational and economic value. The National Land Use Policy is supportive of the protection of the national parks, and also recognises the importance of non-designated forests, rivers and shorelines, wetlands, and agricultural areas to Dominica's Nature Island identity.

Dominica is a small island developing state located in the hurricane belt. As such, Dominica is at high risk of climate-related extreme events such as hurricanes, floods, seasonal sea swells, landslides, and droughts. The future prosperity of Dominica is dependent on its ability to foster social and economic development, protect its environmental and cultural resources, be resilient to natural disasters, and mainstream its response to climate change. The island's volcanic history also represents a natural hazard to the prosperity of Dominica and this National Land Use Policy recognises the importance of planning that minimises and/or mitigates risk to human health and safety.



A key component of this National Land Use Policy is to implement integrated coastal zone management which is an international best practice. The coastal zone is the area where land interacts with the ocean: where terrestrial processes and land uses directly affect oceanic processes and uses, and vice versa. The National Land Use Policy regards much of Dominica as a coastal zone given that it is a small island where nearly all of the population lives in coastal

communities and the impacts of the land on the ocean, and the ocean on the land are inseparable.

The Government firmly believes that good land use planning contributes to increasing the quality of life for Dominicans over the long term. The National Land Use Policy supports social and economic development and poverty reduction where these matters intersect with matters of land use.

Part V: Land Use Policies

1.0 Investment and Social & Economic Development



Investment and social and economic development are necessary to increase the prosperity of the country and ensure that all Dominicans benefit from growth. Investment in infrastructure, economic development, well-planned human settlements, and housing for all citizens will

contribute to building a high quality of life and a prosperous future for Dominica. Gains in social and economic development also need to be maintained by minimising conflict between land uses.

1.1 Invest in infrastructure in recognition that physical infrastructure is critical for sustained economic development, and social well-being.

- 1.1.1 A safe, sustainable, adequate and reliable water supply and water distribution system will be provided for all settlements in Dominica.
 - 1.1.1.1 Settlements will be planned to facilitate the equitable distribution of water in an environmentally and economically sound manner.
 - 1.1.1.2 Land uses upstream of water intakes will be managed to prevent sources of contamination from entering the water supply and distribution system.
 - 1.1.1.3 Water resources will be managed in an integrated way to ensure long-term sustainability of the country's water resources for the benefit of all, in accordance with Part V, Section 2.
- 1.1.2 Present and future generations will have access to a proper standard of sanitation through wastewater management to protect public health, minimise environmental contamination, and safely enable compact development.
- 1.1.3 Investments in storm water management infrastructure will be made to prevent flooding, and minimise the damage and safety risks associated with heavy rainfall events.
 - 1.1.3.1 New and retrofitted drain sewers and other storm water management infrastructure will be provided to accommodate rainfall.
 - 1.1.3.2 In situations where it is too costly or not feasible to retrofit storm water management infrastructure, alternative methods to protect property and public safety may be implemented.
 - 1.1.3.3 The amount of porous surfaces in settlement areas will be optimised to allow water to seep into the ground to the extent that does not increase the risk of landslide.
- 1.1.4 A safe and connected transportation network will be provided to ensure the safety and efficiency of travel, adequate levels of emergency response, and as a precondition of economic growth.
 - 1.1.4.1 The transportation network will be made resilient to natural hazards and climate change impacts through choice of locations,

road alignments, and supportive infrastructure including slope stabilisation.

1.1.4.2 Settlements will be planned with multiple connections to the transportation network to prevent isolation in an emergency.

1.1.4.3 Settlements and development will be planned with appropriate automobile parking spaces and loading facilities;

1.1.4.4 Public transportation can provide an affordable option to private automobile travel and facilities such as bus stops or ferry terminals will be considered when planning settlements.

1.1.4.5 Pedestrian travel will be given equal attention to automobiles when planning a settlement's transportation network since walking is a primary mode of transportation for many people.

1.1.4.6 The planned pedestrian network will be safe, connected, and share the road with the automobile.

1.1.4.7 Adequate infrastructure for air and sea transportation including passenger facilities will be planned.

1.1.4.8 The areas around the airports and ports will be protected from development that would make it difficult to expand this infrastructure in the future.



1.1.5 Siting of future solid waste sites will take into account compatibility with surrounding land uses and environmental impacts.

1.1.6 Expanding telecommunications systems and facilities will minimise the impact to natural features and incorporate aesthetic considerations to maintain Dominica's Nature Island identity.

1.2 Support economic development through agriculture.

1.2.1 Agriculture as a land use will be protected for its longstanding economic and cultural importance to Dominica.

1.2.2 Valuable agricultural lands will be carefully managed to ensure the long-term viability of the agriculture sector, and continued contribution of the agricultural sector to Dominica's economic growth and food security.



1.2.3 Prime agricultural land will:

1.2.3.1 be used for agricultural production, uses related to agriculture, or small-scale agro-tourism or agro-processing;

1.2.3.2 be maintained as estates and prevented from being subdivided into parcels that cannot support viable agricultural land use; and,

1.2.3.3 not be converted to non-agricultural uses.

1.2.4 Expansion of the valued-added agro-processing sector will be supported by allowing agro-processing facilities in proximity to agricultural regions and/or transportation infrastructure, and by:

1.2.4.1 prioritising servicing to these facilities; and,

1.2.4.2 maintaining the road network to facilitate the transport of goods to market.

1.3 Support economic development through fisheries.

1.3.1 Fisheries as a land use will be managed to encourage ecologically, socially, and economically sustainable fisheries, and will:

1.3.1.1 protect marine and coastal habitats in accordance with the principles of integrated coastal zone management;

1.3.1.2 ensure that aquaculture activities have no negative impacts on terrestrial, coastal or marine ecosystems; and,

1.3.1.3 consider equity with respect to the livelihood of fisherfolk when determining the locations of fishing infrastructure and when approving development that may impact fisheries.

1.3.2 Expansion of the value-added fish processing sector will be supported by allowing facilities in proximity to fishing and transportation infrastructure, and by:

1.3.2.1 prioritising servicing to these facilities; and,

1.3.2.2 maintaining the road network to facilitate the transport of goods to market.

1.3.3 Fisheries infrastructure will be planned with consideration for resiliency to natural hazards and climate change impacts to protect the investment for the long-term.

1.4 Promote economic development by ensuring an adequate supply of well-planned manufacturing lands.

1.4.1 A range of manufacturing lands will be planned in Dominica's major settlement areas to serve a reasonable forecast of future demand for manufacturing activities.

1.4.2 New manufacturing lands will be located in close proximity to transportation infrastructure and buffered from other land uses that are sensitive to potential emissions or negative impacts from manufacturing operations.

1.5 Foster a positive environment for the tourism sector, which is positioned to become a driver of national and local economic activity.

- 1.5.1 Improve air and sea access to the island by:
 - 1.5.1.1 protecting lands for airport and seaport expansion as necessary to support regular, continuous access to Dominica by air and sea;
 - 1.5.1.2 improving docking facilities for cruise ships and yachts, including developing facilities where appropriate to accommodate cruise ships.
- 1.5.2 Support development aligned to the Nature Island identity in niche tourism sectors by:
 - 1.5.2.1 allowing low-to-moderate volume but high yield tourism development within the limits of Dominica's absorptive capacity;
 - 1.5.2.2 allowing the development of a range of new accommodation and entertainment facilities for overnight visitors; and,
 - 1.5.2.3 allowing existing tourism development to expand and diversify while respecting the carrying capacity of the tourism's site and surroundings.



- 1.5.3 Creating linkages to local communities and encouraging community tourism to distribute the economic benefits of tourism will be

considerations in the planning of tourism facilities and tourism infrastructure.

1.5.4 Appropriate tourism facilities and tourism infrastructure will be planned in the six designated Tourism Development Areas of Cabrits/Portsmouth, North-East Coast, East Coast, South Coast, Roseau and environs, and West Coast.

1.5.5 Access to tourism facilities, tourism infrastructure, and tourism sites will be maintained.

1.6 Support economic development through resource development.

1.6.1 Reduce dependency on imported energy by:

1.6.1.1 encouraging the planning of settlements and districts, and design of buildings, that facilitate energy conservation; and,

1.6.1.2 encouraging the development of alternative energy sources in suitable locations that minimise their negative impacts.

1.6.2 Resource development lands will be protected for the long-term by:

1.6.2.1 directing settlement or sensitive land uses away from existing resource development sites and buffering them appropriately from resource development sites; and,

1.6.2.2 protecting lands with future resource development potential from the encroachment of settlement or sensitive land uses by reserving them for resource development use and establishing a buffer zone of non-development around these lands.

1.7 Social and economic development through well-planned human settlements.

1.7.1 Dominica will be planned with an orderly hierarchy of settlement areas with Roseau as the capital and largest settlement area.

1.7.2 Proper planning, siting, and infrastructure provision will occur prior to development of new settlement areas since this is easier, more economical, and safer than retrofitting uncontrolled development.

1.7.3 New settlement areas will be:

1.7.3.1 located in safe zones, and will be located to respect the goals of preserving agricultural lands and forest cover;

1.7.3.2 planned and developed with adequate servicing infrastructure including infrastructure to control pollution, runoff, and erosion; and,

1.7.3.3 directed away from steep slopes to prevent erosion and landslides, unless there are no other viable alternatives and

adequately designed infrastructure is incorporated to mitigate the risk to property and public safety.



- 1.7.4 Towns, main streets, markets, shopping plazas, and/or individual commercial enterprises will be planned and protected to foster prosperity, provide economic opportunities, and convenient access to goods and services.
- 1.7.5 Parks and open spaces will be planned for settlements to promote good public health, contribute to the Nature Island identity, and maintain a connection to the natural environment, and will be:
 - 1.7.5.1 provided in close proximity to residential areas; and,
 - 1.7.5.2 provided in sufficient sizes and quantities to meet the needs of each settlement area's citizens.
- 1.7.6 Community facilities and institutions will be equitably distributed to be accessible to people in all regions.
- 1.7.7 Community facilities will be located and constructed to serve as emergency community shelters in accordance with Part V, Section 3.2.2.



1.8 Recognise the influence that the distinct culture and heritage of Dominica has had on its built form.

1.8.1 An “island design” approach will be used to reflect Dominica’s own unique architectural expression and design in new developments.

1.8.2 Built heritage will be conserved, rehabilitated, and/or put into adaptive re-use to prevent dilapidation and loss of built heritage resources.

1.8.3 Disturbance of cultural heritage sites will be avoided unless there is no other viable alternative.

1.8.3.1 Notwithstanding Part V, Section 1.8.3, the Morne Trois Pitons UNESCO World Heritage Site will be protected from development and development near the World Heritage Site will be buffered from it.

1.8.3.2 Buffer zones will be established around valuable cultural heritage sites to manage potential negative impacts from development.

1.9 Support good quality housing for all.

1.9.1 Housing development will be:

1.9.1.1 planned with appropriate housing forms and housing types;

1.9.1.2 affordable to a wide range of persons and families;

1.9.1.3 coordinated with the provision of road, water, wastewater, storm water, transportation, and electrical infrastructure;

1.9.1.4 built with appropriate standards of construction, safe for habitation, and resilient to the impacts of climate change; and,

- 1.9.1.5 be organised into neighbourhoods and integrated with settlement areas in proximity to shops, services, parks and open space, institutions and community facilities, and the transportation network.



- 1.9.2 Planning will help address the barriers to housing development which include land availability, tenure, adequate infrastructure and servicing, phasing-in of development, and cost.
- 1.9.3 Support regularisation of squatter settlements, including through the provision of infrastructure, to improve housing conditions and the well-being of the population.

1.10 The Carib (Kalinago) Territory as an area of special significance.

- 1.10.1 The Carib (Kalinago) Territory will be treated as a special policy area in recognition of the Kalinago's unique position as the original inhabitants of the island, and be planned to support the culture and lifestyle of the people, their social structures, and historical and natural attractions.

1.11 Manage land use conflict and risk.

- 1.11.1 Negative impacts between different land uses will be avoided through appropriate siting that minimises land use conflict and/or nuisance between land uses (e.g., noise, odour, debris).

- 1.11.2 The rehabilitation of contaminated lands, including lands contaminated by industry, disposal of hazardous materials or poor wastewater management practice, will be encouraged to reduce environmental conditions that pose public health threats.

2.0 Enhanced Forest, Natural Environment, and Agricultural Vitality

A healthy forest and natural environment system, coastal system, river system, and system of hilltops, hillsides, valleys, lakes and wetlands collectively ensure that ecological functions can sustain life on the island, while contributing directly to the environmental, economic, and social well-being of the people of Dominica. The long-term vitality of these systems supports the Nature Island identity, contributes to resilience against natural hazards and the impacts of climate change, and contributes to high quality soil for agricultural production. While Dominica has abundant water (surface water and groundwater), it is a finite and vulnerable resource inextricably linked to environmental and ecological well-being, and impacts from development and human activities need to be managed. The vision for continuing development of Dominica must include stewardship of the natural environment and managing the agricultural vitality that the land offers as Dominica's most valuable resources.



2.1 Protect and enhance the vitality of forest and natural environment systems.

- 2.1.1 Forest resources will continue to flourish while providing a range of opportunities to earn a livelihood for present and future generations.
- 2.1.2 Land use planning of the forest system will be tailored to the five categories of forested areas:
 - Forest Reserves;
 - National Parks;
 - Unallocated State Lands;
 - Carib (Kalinago) Territory; and
 - Privately owned land.
- 2.1.3 The existing protection for designated forested areas will be maintained.
- 2.1.4 Forest lands outside reserves and national parks may be used for private/public investment opportunities that are not wide-scale intensive or destructive activities.



- 2.1.5 When assessing impacts of development to the forest system, an ecosystem level approach will be used that:
 - 2.1.5.1 Recognises that forests are complex ecological systems, and ecosystem functions and ecological processes need to be maintained; and,

- 2.1.5.2 Recognises that an impact to the forest system may extend beyond the immediate site to the landscape scale, and ecosystem functions and ecological processes at the landscape scale also need to be maintained.
- 2.1.6 Hilltops, hillsides, and valley lands of the forest system will be maintained to minimise degradation of the lower forest system.
- 2.1.7 The biodiversity of the forest and natural environment system will be supported by:
 - 2.1.7.1 conserving the habitat and related wildlife corridors of threatened or endangered species and protecting the habitat and corridors with buffer areas;
 - 2.1.7.2 conserving the critical habitats of wildlife and inland fisheries within the forest system; and,
 - 2.1.7.3 re-forestation activities that assist the forest system and natural environment system with regeneration.
- 2.2 Integrate planning at the level of the watershed and coastal zone.**
 - 2.2.1 Specific approaches for the management of headwaters, rivers, coastal zones, and wetlands will guide decision-making that maintains natural hydrologic patterns and processes.
 - 2.2.1.1 Major wetlands and estuaries that contribute to the resiliency of the natural environment will be conserved.
 - 2.2.2 Development or resource extraction that causes major erosion, degradation, or pollution harmful to the health of fisheries, coral reefs, seagrass beds, coastal zones, or beaches will be avoided.
 - 2.2.3 New water and wastewater infrastructure will not negatively impact the quantity and quality of the water system.
 - 2.2.3.1 Drawing water directly from rivers will be permitted with consideration of the hydrological cycle and long-term carrying capacity to prevent over-extraction.
 - 2.2.3.2 The outlet from wastewater infrastructure will be located to optimise the ecosystem's capacity to absorb the nutrients and minimise contamination of the water resource.
 - 2.2.4 Development or human activities that pose a risk to the water system will be carefully assessed and have a management plan in place to manage risks to the water resource.
 - 2.2.5 Land uses in the headwaters of watersheds and sub-watersheds will be planned to minimise contamination of storm water run-off.

2.2.6 Buffer zones will be established along riverbanks to manage development.

2.3 Protect and enhance agricultural vitality.

2.3.1 The degradation of agricultural land will be prevented by minimising land disturbance and contamination, and encouraging soil and water conservation measures.

2.3.1.1 Erosion and slope destabilisation will be prevented by promoting proper agricultural land practices in valleys and on hillsides.

2.3.1.2 Agricultural land uses will co-exist with the forest system and water system through sustainable use of soil resources, buffer zones along rivers, and protecting water quantity and quality.

2.3.1.3 Effluent from agricultural land uses will be properly managed to minimise any potential negative impacts to the water system.

2.3.2 The responsible re-cultivation of abandoned agricultural lands in accordance with Part V, Section 2.3.1 will be encouraged.



2.4 Dominica's National Parks will remain highly valued by citizens and tourists.

2.4.1 Dominica's National Parks and the Waitukubuli Trail will be protected for their environmental merits and tourism potential while nearby tourism development will facilitate increased access and economic benefits.

2.4.2 Buffer zones will be established around the National Parks and Waitukubuli Trail to protect the Nature Island identity and maintain a natural and high quality environmental experience.

2.5 Protect and strengthen public access to rivers, beaches, and National Parks.

2.5.1 Public access points to rivers, beaches, and National Parks will be identified and development will not infringe upon these points of access.

3.0 Increasing Resilience to Climate Change

Increasing resiliency to climate change and natural hazards and addressing human-made hazards is key to protecting gains in social and economic development, protecting investments in infrastructure, and protecting the long term vitality of the forest systems and agricultural lands of Dominica. Dominica must prepare for natural hazards and the impacts of climate change through investment in resilient infrastructure and early warning systems, by allowing the natural environment's own systems to effectively respond to hazard impacts through integrated watershed and coastal zone management, by directing development into safe areas, and by minimising the effects of human activities that put property and public safety at risk.

3.1 Increase resilience to climate change and natural hazards.

3.1.1 Planning will recognise that:

3.1.1.1 Dominica is at risk of impacts from severe climate events including hurricanes, storm surges, earthquakes, and volcanoes; and,

3.1.1.2 changes to the climate will impact Dominica through changing precipitation patterns, sea level rise, and temperature rise which may lead to flooding, landslides, and other impacts to settlement areas, infrastructure, the forest system, agricultural lands, and public health.

3.1.2 Development will incorporate suitable measures to be resilient to natural hazards and the impacts of climate change.

3.1.3 Dominica will strengthen its institutions so that up-to-date inventories, information and standards can inform land use decisions that effectively address climate change risk assessment and management.

3.2 Build and retrofit to be resilient to natural hazards.

3.2.1 The planning and location of development, infrastructure and utilities will consider resilience to natural hazards and the impacts of climate change, by:



3.2.1.1 siting and designing roads that are less susceptible to storm surges and landslides;

3.2.1.2 siting and designing energy and telecommunications systems to withstand hurricanes and earthquakes;

3.2.1.3 planning water and wastewater systems to minimise service disruption in the case of an extreme event;

3.2.1.4 planning storm water systems in accordance with Part V, Section 1.1.6; and,

3.2.1.5 improving coastal and river defences;

3.2.1.6 planning for resilient building design in accordance with Part V, Section 1.9.1.4; and,

3.2.1.7 implementing slope stabilisation as necessary, before or during construction, or as a retrofit for roads, bridges, and buildings.

3.2.2 A network of emergency shelters will be provided with consideration given to safe location, resilient construction, and accessibility for the population.

3.3 Avoid hazards through planning.

3.3.1 The planning of new development and expanding settlements will have consideration for areas that are vulnerable to landslides, inland flooding, coastal flooding and sea level rise.

- 3.3.2 Existing development in extremely vulnerable areas may be considered for relocation to protect public safety.

3.4 Prevent and manage human-made hazards.

- 3.4.1 The risk of landslides will be reduced by managing erosion in agriculture, development, and construction practices.
 - 3.4.1.1 The vegetation that acts as a natural slope stabiliser will be preserved as a means to control erosion.
 - 3.4.1.2 Soil conservation measures will be required when clearing slopes and replanting of vegetation to restabilise slopes will be encouraged.
- 3.4.2 Land-based climate change mitigation measures that assist Dominica with transforming to a low-carbon climate resilient country will be encouraged.

Part VI:

Implementation



The National Land Use Policy needs to be implemented through other supporting plans, strategic approaches, cooperation, coordination and public education. This multi-faceted

approach to implementation will allow the National Land Use Policy to guide the positive growth and development of Dominica.

1.0 Coordination with a National Physical Development Plan.

- 1.1 A National Physical Development Plan will be prepared and maintained in accordance with the *Physical Planning Act* (2002).
- 1.2 The policies of the National Physical Development Plan will be consistent with the National Land Use Policy.
- 1.3 The National Physical Development Plan will include performance indicators to help measure and monitor the success of the plan.
- 1.4 The land use component of any regional, sub-regional, or local area plan will be consistent with the National Land Use Policy and the National Physical Development Plan.

2.0 Island-Wide Coordination and Local Empowerment.

- 2.1 The Government, its Ministries, and its Agencies, will work together to strengthen a coordinated system of land use planning that helps achieve the intent of the National Land Use Policy.
- 2.2 Decisions of the Government, its Ministries, and its Agencies will be consistent with the National Land Use Policy and the National Physical Development Plan.
- 2.3 The Government will ensure that institutional capacity is sufficient to implement the National Land Use Policy and maintain a land use planning authority that:
 - 2.3.1 is empowered to oversee the National Land Use Policy;
 - 2.3.2 is empowered to oversee the National Physical Development Plan;
 - 2.3.3 engages a range of stakeholders, as deemed necessary and appropriate, in the authority's land use planning activities and decision-making process;
 - 2.3.4 works to increase public knowledge about the importance of land use planning to the long term social, economic and environmental resiliency of Dominica, and educates the public on the land use planning process;
 - 2.3.5 will exercise influence to help ensure good planning decisions consistent with the National Land Use Policy and National Physical Development Plan; and,
 - 2.3.6 will engage local authorities in land use planning activities and decision-making processes to understand local conditions, to understand local concerns, and devise planning solutions tailored to local needs.
- 2.4 Local authorities are encouraged to engage the Government's land use planning authority to intervene early on in situations where land use activities are not

consistent with the National Land Use Policy or National Physical Development Plan.

- 2.5 Local authorities are encouraged to engage the Government's land use planning authority to undertake local area plans through a participatory process that seeks to obtain local community government's acceptance of the local area plan.

3.0 Comprehensive Environmental Impact Studies.

- 3.1 If a Comprehensive Environmental Impact Study is deemed required, the Government's land use planning authority will require the study as part of its land use planning decision-making process prior to issuing a decision.
- 3.2 If a Comprehensive Environmental Impact Study is deemed required, the Government's land use planning authority will determine the extent of the study in consultation with the proponent, which will at a minimum describe how the proposed development is consistent with the National Land Use Policy and National Physical Development Plan.
- 3.3 If more than the minimum as described in Part VI, Section 3.2 is required for a Comprehensive Environmental Impact Study, the Government's land use planning authority may coordinate with other Ministries and Agencies to provide the proponent with a consolidated response that determines the full extent of the study.



4.0 Reducing Uncontrolled Development.

- 4.1 The Government recognises that uncontrolled development is in direct conflict with the intent of the National Land Use Policy and aims to reduce this type of development, and eliminate uncontrolled development over time.
- 4.2 The Government encourages a multi-faceted approach to reducing uncontrolled development that includes:
 - 4.2.1 public education on the negative impacts of uncontrolled development;
 - 4.2.2 strengthening the land use permitting process by making it understandable, clear, efficient, and cost-effective to facilitate participation in the formal land use permitting process;
 - 4.2.3 early detection of uncontrolled development through strengthened communications with local authorities, and appropriate intervention; and,
 - 4.2.4 enforcement that acts as a deterrence to uncontrolled development that compromises the viability of an area.
- 4.3 Over time, a strengthened system of land registration will be established that minimises uncontrolled development with the intention of withholding lands from title registration if the development is not consistent with the National Land Use Policy or National Physical Development Plan.
- 4.4 The Government's land registration system will make information readily available to the Government's land use planning authority as an input to assist with the land use permitting process.