



ORGANISATION OF EASTERN CARIBBEAN STATES (OECS) SECRETARIAT
SOCIAL AND SUSTAINABLE DEVELOPMENT DIVISION (SSDD)
REDUCING THE RISKS TO HUMAN AND NATURAL ASSETS
RESULTING FROM CLIMATE CHANGE PROJECT

BACKGROUND REPORT

LAND POLICY

CARRIACOU AND PETIT MARTINIQUE





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BACKGROUND REPORT LAND POLICY CARRIACOU AND PETIT MARTINIQUE

PREPARED FOR OECS

BY

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Background Report: Land Policy for Carriacou and Petit Martinique

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1.0 Introduction

The OECS Secretariat through its Social and Sustainable Development Division (SSDD), in partnership with the United States Agency for International Development (USAID) is implementing the OECS Project, Reducing the Risks to Human and Natural Assets Resulting from Climate Change (RRACC). In an effort to reduce the risks associated with climate change in the agriculture and tourism sectors, and ensure effective coastal area management the Ministry of Carriacou and Petit Martinique is embarking on this initiative to develop a land policy to guide the development and management of lands taking into consideration the expected impacts of climate change and climate variability.

A national project steering committee (NPSC) was formed to guide the policy formulation process, to ensure successful completion of the assignment and that the resulting policy reflects the aspirations of the key stakeholders responsible for its implementation. The lead consultant is Dr. Valma Jessamy an environmental scientist and land development specialist.

2.0 Background and Objective of the Project

The islands of Grenada, along with Carriacou and Petit Martinique, like many of the others in the region islands, have indicated that land development and management continues to be one of the main issues of concern and priority. At present there is a legal framework that provides guidance on how land is to be developed but no formal adopted policy on land use.

There is a functioning body appointed to oversee the management of government lands only, that is, the Carriacou Land Settlement Development Board. The Board operates based on Section 3 and Schedule I of the Land Settlement Act Cap 161 of the Revised Laws of Grenada (first promulgated 1933) which provides guidance on the existence and basic functioning of the management board. However the purpose for which this law was created is outdated and there is no policy document to guide on the appropriate decision making process to resolve issues and to sustainably develop land in Carriacou and Petit Martinique. The practice of indiscriminate deforestation, land tenure conflicts and ad-hoc construction of buildings on unsuitable lands exacerbate negative impacts on the environment.

The objective of this assignment is to undertake a scoping exercise to determine land issues in Carriacou and Petit Martinique and develop policy guidelines to ensure an integrated approach to development planning and land management in a climate changing environment.

2.2 Overview of Carriacou and Petit Martinique

The Islands of Carriacou and Petit Martinique form part of the Grenadines, a chain of small islands stretching for about 96 kilometers (60 miles) between St. Vincent in the North and Grenada in the South (Figure 2.1). They are part of the tri-island state of Grenada, Carriacou and Petit Martinique. The island is located 24 kilometers (15 miles) to the northeast of Grenada, at latitude 12 degrees and 30 minutes north.

Carriacou covers an area of 34 square kilometers (13 square miles), with a length of about 11 kilometers (7 miles) a maximum width of 7 kilometers (4.3 miles). The island is volcanic in origin and is virtually encircled by extensive coral reef formations. The land form comprises a very rugged and complex system with three dominant peaks spaced along a north-south main ridge at High North (291 meters), Top Hill (236 meters), and Chapeau Carre (291 meters).

Petit Martinique covers an area of 2.3 square kilometers. Like its sister islands, it is volcanic in origin and encircled by extensive coral reef formations. A central peak which rises to an elevation of 600 feet above sea level dominates the landscape.

Due to their location and topography the islands experience a tropical marine climate with a fairly constant trade winds out of the east. Rainfall is distributed into a dry season from January to May, and a wet season from June to December. The temperature of the islands at sea level is generally rather high with little seasonal, diurnal or locational variation due to the dampening or stabilizing effect of the ocean mass. Average temperatures range from 24°C to 30°C.

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Figure 2-1

Map of Grenada Carriacou and Petit Martinique
(http://www.intute.ac.uk/worldguide/html/897_map.html)

3.0 APPROACH AND METHODOLOGY

3.1 Approach for the Consultancy

The *driving pressure state impact response (DPSIR) framework of analysis* was utilized to map the current situation, identify gaps and present strategic options or policy responses. To meet the expressed objective of the consultancy, the land policy for Carriacou and Petite Martinique must have the following key characteristics:

- a) *Coherence* (A documentation for facilitating strategic governance; as a public policy instrument integrating all key issues of strategic management)
- b) *Strategic* (Integrating scales/level of functional delivery systems; their planning and implementation).
- c) *Comprehensive* (Covering all dimensions of normal activity: economic, social, cultural etc).
- d) *Participative* (Involving inputs from all relevant stakeholders and sectors for purposes of buy-in, acceptance, ownership and for guarantee of future applications).
- e) *Internationally Globally Perceptive* (Considers applications, approaches and *adaptive* models of integrated land management with respect to a climate changing environment and Small Island States).

3.2 Methodology and Tasks

To achieve the objective of this assignment, the Consultant executed the following tasks:

3.2.1 Task 1 - Project Inception

The inception report which is the output of the meeting held with the NPSC on December 17th 2012, contains data collection and mapping, and the work plan for successful completion of the policy formulation process.

Following discussions with members of the NPSC and the consultant the objectives of the inception meeting were met namely:

- It was agreed that a Carriacou based assistant will provide logistic support and work along with the lead consultant to mobilize communities and ensure maximum participation in all meetings and consultations;

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- The consultant will be responsible for organizing the logistics for community consultations;
- Letters and communications with special interest groups for one to one meeting and participation in meetings and consultations will be issued by the Ministry of Carriacou and Petit Martinique Affairs and the OECS;
- Information on current projects such as that for local government in Carriacou, coastal restoration/rehabilitation in target locations and geo-tourism will be provided to the Consultant;
- Documents listed in the TOR will be made available to the Consultant for review;
- Dates and number of consultations to be held were agreed to; the number being changed to five instead of four as was budgeted for in the agreement between the OECS and the Consultant.
- Meetings will be held with the NPSC and the Consultant to review project outcomes where appropriate.
- The work plan for implementation of the project was finalized and agreed to.

3.2.2 Task 2 - Literature Review and Consultations

A list of documents collected and reviewed is included in Annex V. There have been several projects which conducted reviews on the policy and institutional framework for land and environmental management in Grenada and specifically for the islands of Carriacou and Petit Martinique. Key Policy Documents and Reviews which inform this background report and set the boundaries for a Land Policy include:

- Carriacou and Petite Martinique: Coastal Restoration and Environmental Management Initiative Restoration and Rehabilitation Plan Prepared for the OECS By Smith Warner International Limited August 2012
- Land and Marine Management Strategy for Grenada (JECO Caribbean, 2011)
- Final Background Strategy Document - Land and Marine Management Strategy for Grenada (JECO Caribbean, 2011)
- Review of Policy, Legislative and Institutional Framework for Sustainable Land Management in Grenada (ESL, 2010)
- Grenada Protected Area System Plan: Identification and Designation of Protected Areas (Turner, 2009)

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- Review and Interpretation of Environmental and Sustainable Development Legislation for the Grenadines Islands (Mattai and Mahon, 2006)
- National Capacity Self Assessment for Land Degradation in Grenada (Jessamy, 2006)
- Marine Protected Area (MPA) Planning for Carriacou and Petit Martinique (CCA, 2003)
- National Physical Development Plan for Grenada, Carriacou and Petit Martinique (PPU, 2003)
- Sector Report - Land Use and Environmental Planning, National biodiversity Strategy and Action Plan (Jessamy, 2000)
- Carriacou and Petit Martinique: Integrated Physical Development and Environmental Management Plan, 1998

The driving pressure state impact response (DPSIR) framework of analysis was used to conduct the review, synthesis and mapping of relevant information (Figure 3-1). Only the key issues which provide the background and context for the Land Policy formulation process are presented in the discussions which follow in the subsequent sections of this report.

Consultations and Meetings

The outcomes of the review of documents informed consultations so that they were focused and produced maximum utility, rather than a wish list of ideas or a repeat of the policy and institutional failures that would have been identified.

Stakeholder meetings were conducted during the period April 25 to May 10, 2013 and contributed to filling gaps and finalizing the policy review and synthesis document. Notes from the consultations are included in Annex IV of this background report.

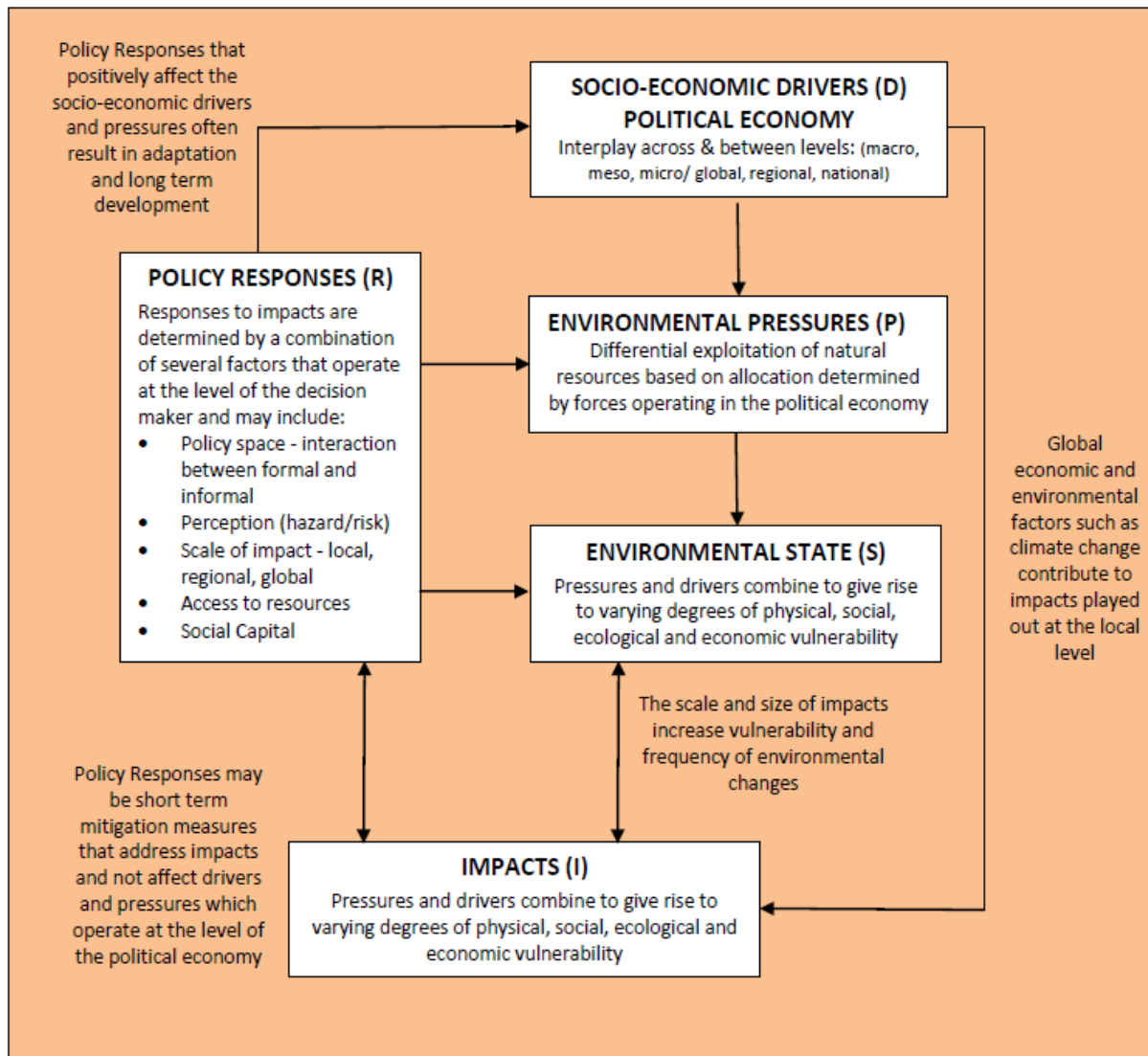
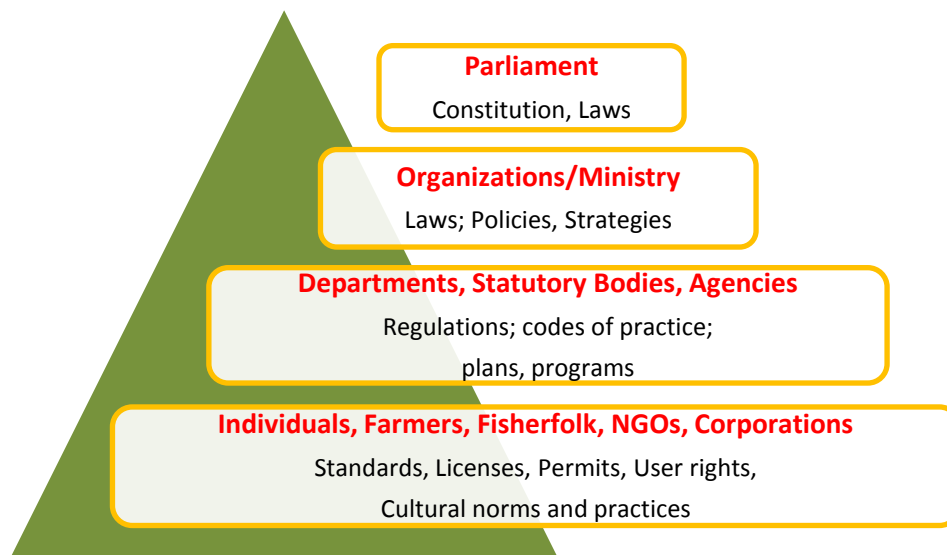


Figure 3-1 Driving Pressure State Impact Response (DPSIR) Framework of Analysis (modified from Jessamy, 2003)

4.0 INSTITUTIONAL FRAMEWORK FOR LAND MANAGEMENT

4.1 Legislative Framework

From the analysis of relevant laws, regulations, policies, plans and programs, it is apparent that the institutional framework for Land Management in Grenada is well developed yet outdated and must be revised to reflect the current political economy. What is also needed are the tools and resources for implementation (regulations, standards, codes of practice, permits etc, technical/financial/human capital). Here institutions must not be interchangeable used to mean organizations. Consistent with public administration and policy theory, institutions include organizations, individuals, corporations and the laws, regulations, cultural norms and practices that govern their behaviour. The main elements of an institutional framework for Grenada are simplified in Figure 4-1 below:



Source: JECO Caribbean, 2011

A comprehensive listing of laws, regulations, policies, conventions and multilateral agreements that relate to management of land resources in the State is provided in Table 4-1. It is evident that there is a large body of instruments that inform land management however there is no single document that provides an articulation of a Policy. Further there is a wide range of new and emerging development challenges that are not captured by legislation promulgated more than 50 years ago. In section 7 of this report a map is created between the issues that stakeholders highlighted as important and the existing institutional framework for addressing them. The objective is to identify the gaps that need to be filled and recommendations for achieving the same.

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Table 4-1 Institutional Framework for Land Management in Grenada, Carriacou and Petit Martinique (Adapted from Jessamy, 2003)

Government Agency	Key Legislation	Policies, Conventions & Multilateral Agreements	International and Regional Partners
Ministry of Agriculture: Land Use Division, Forestry Division, National Parks and Protected Areas, Fisheries Division, Pesticide Management Unit, Environmental Division	<ul style="list-style-type: none"> ▪ Crown Lands Ordinance CAP. 78 of 1990 (1896) ▪ Crown Land Rules SRO No. 36 (1934) ▪ Crown Lands Rules (Amendments) SRO Nos. 3, 19, 39 (1965) ▪ Crown Lands Forest Produce Rules (1956) ▪ Protected Forest Rules SRO No. 87 (1952) ▪ Forest, Soil and Water Conservation Act. CAP. 116 (1949) ▪ Forest, Soil and Water Conservation (Amendment) Ordinance No. 34 (1984) ▪ Land Acquisition Act Cap. 159 (1945) ▪ Land Settlement Act Cap. 161 (1933; Cap. 154 - 1958; 15 of 1966; 25 of 1969) ▪ Beach Protection Act CAP. 29 (1979) ▪ Botanical Gardens Act CAP. 35 (1968) ▪ Grenada Botanical Gardens and Zoological Gardens Rules SRO. 55 (1968) ▪ National Parks and Protected Areas Act CAP. 206 (1990) ▪ Fisheries Act CAP. 108 (1986) ▪ Fisheries (Amendment) Act (1998) ▪ Fisheries (Amendment) Regulations (1999) ▪ Fisheries (Amendment) Regulations (1996) ▪ Fisheries (Amendment) Regulations (2001) - MPA ▪ Fisheries Marine Protected Areas Regulations SRO 78, 2001 ▪ Fisheries Act (Levera Beach Closed Area) Regulations SR0 15, of 2010 ▪ Grenada Fisheries Regulation SRO #9 (1987) ▪ Oyster Fishery Act CAP. 223 (1893) and Regulations SRO 40 (1963) ▪ Pesticides Control Act CAP. 238 (1973) ▪ Pesticides Control Regulations SRO. 10 (1979) ▪ Draft Environmental Management Act 	<ul style="list-style-type: none"> ▪ National Forest Policy (1999) and Strategy (2000) ▪ Convention to Combat Desertification and Land Degradation (1992) ▪ Cartagena Convention (1983) and its Protocols concerning SPAW ▪ United Nations Convention on the Law of the Sea (UNCLOS, 1982) ▪ Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES, 1973) ▪ Tropical Forestry Action Plan (1985) ▪ Convention on Wetlands of International Importance (RAMSAR, 1971) ▪ Convention on the Protection of Migratory Species of Wild Animals (1972) ▪ Port of Spain Accord on Management and Conservation of the Caribbean Environment (CARICOM, 1989) ▪ Agricultural Policy and Programs of the Ministry of Agriculture (1997-2010) ▪ CRFM ▪ OECSSt. George's Declaration: Principles on Environmental Sustainability ▪ OECS Environmental Management Strategy ▪ National Environmental Policy and Management Strategy ▪ UNFCCC (1992, 1997); CCBD (1992) ▪ Grenada Biodiversity Strategy and Action Plan (2000) ▪ National Initial Communications on Planning for Adaptation to Climate Change ▪ UNCLOS 	<ul style="list-style-type: none"> ▪ FAO (UN) ▪ OECS/SSDD ▪ CEP/UNEP ▪ CRFM ▪ GEF ▪ UNDP AND UNEP ▪ EU-STABEX ▪ DFID ▪ CARICOM ▪ CCCCC ▪ UNDP/GEF ▪

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Government Agency	Key Legislation	Policies, Conventions & Multilateral Agreements	International and Regional Partners
Ministry of Communications, Public Utilities and Works: Gravel and Concrete Corp; Physical Planning Unit, Land Development Control Authority (LDCA) NAWASA	<ul style="list-style-type: none"> Beach Protection Act CAP. 29 (1979) Gravel Concrete and Emulsion Production Corporation Act CAP 125 National Water and Sewerage Authority Act CAP. 208 (1991) National Water and Sewerage Authority (draft amendment) Act (1999) National Water and Sewerage Authority Regulations SRO 40 (1993) National Water Act 	<ul style="list-style-type: none"> Vienna Convention and its Montreal Protocols of 1987 (Convention for the Protection of the Ozone Layer) Integrated Watershed Management Policy (in development stage) 	<ul style="list-style-type: none"> PAHO/WHO CARICOM/CEHI CDB
Ministry of Communications and Works; Physical Planning Unit (LDCA)	<ul style="list-style-type: none"> Land Development Control Regulations SRO No. 13 (1988) Physical Planning and Development Control Act 25 (2002) Grenada Building Codes and Standards (2000) Town and Country Planning Act CAP. 293 (1958) and Amendments Act 3 (1963), CAP. 339 (1990) Bathing Places Act, Cap. 28 (1990) 	<ul style="list-style-type: none"> National Physical Development Plan Integrated Physical Development and Environmental Management Plan for Carriacou and Petit Martinique 	<ul style="list-style-type: none"> IMO CCCCC UNDP/GEF ECCB ACS OECS/SSDD
Ministry of Health; Grenada Solid Waste Management Authority	<ul style="list-style-type: none"> Public Health Act CAP. 263 (1925) Public Health Regulations Sec.15 (1958) Public Health Ordinance CAP. 237 (1925) and Amendments SRO No. 218 (1957) Abatement of Litter Act CAP. 1 (1974) Environmental Levy Act CAP. 5 (1997) Environmental Levy (Amendment) Act CAP. 2 (2000) Solid Waste Management Act CAP. 11 (1995) 	<ul style="list-style-type: none"> OECS/ESDU St. George's Declaration: Principles on Environmental Sustainability OECS/ESDU Environmental Management Strategy International Convention for the Prevention of Marine Pollution MARPOL (ANNEX IV) 	<ul style="list-style-type: none"> PAHO/WHO OECS/ESDU CARICOM/CEHI CEP/UNEP UNDP
National Disaster Management Agency	<ul style="list-style-type: none"> Disaster Management Legislation (model Caribbean legislation to be adopted) 	<ul style="list-style-type: none"> National Disaster Management Plan National Hazard Mitigation Policy Shelter Management Policy Disaster Management Legislation (to be adopted) Agreement Establishing CDERA ACS Natural Disasters Agreement 	<ul style="list-style-type: none"> CDEMA OAS/CDMP WORLD BANK USAID/OFDA ACS UNDRO

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Government Agency	Key Legislation	Policies, Conventions & Multilateral Agreements	International and Regional Partners
Ministry of Education: National Science and Technology Council; National Trust; Museum	<ul style="list-style-type: none"> Science and Technology Council Act CAP. 298 (1982) Grenada National Trust Act CAP. 207 (1967) National Heritage Protection Act CAP. 204 (1990) 	<ul style="list-style-type: none"> National Physical Development Plan (Advisory roles and membership on National Heritage Protection Committee) World Heritage Convention (1972) 	<ul style="list-style-type: none"> UNESCO OAS COSALC
Grenada Bureau of Standards	<ul style="list-style-type: none"> Standards Act No. 6 (1989) (Several standards and codes of practice based on international codes e.g. ISO 14000 Series) 		<ul style="list-style-type: none"> ICC ILO ISO
Grenada Yachting and Marina Association	<ul style="list-style-type: none"> Grenada Yachting Act 17 of 2000 	<ul style="list-style-type: none"> Strategic Plan of the Association 	<ul style="list-style-type: none"> IMO
Ministry of Foreign Affairs	<ul style="list-style-type: none"> Territorial Sea and Maritime Boundaries Act, Cap #318 (1990) Maritime Boundary Treaty -TNT / Gd'a (2010) 	<ul style="list-style-type: none"> UNCLOS II (1982) (Not Yet Available) 	<ul style="list-style-type: none"> IMO Govt T&T
Ministry of Finance: Ports Authority; Economic Affairs Division, GIDC	<ul style="list-style-type: none"> Territorial Sea and Maritime Boundaries Act CAP. 318 Oil in Navigable Waters Act CAP. 218 (1928) LDCA Act (1968) and Amendments (1983) Grenada Ports Authority Act 	<ul style="list-style-type: none"> UNFCCC (1992, 1997); CCBD (1992) Grenada Biodiversity Strategy and Action Plan (2000) National Initial Communications on Planning for Adaptation to Climate Change UNCLOS 	<ul style="list-style-type: none"> IMO CCCC UNDP/GEF ECCB ACS OECS/SSDD

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Within the context of this scoping exercise the most relevant national laws, policies and strategies which have implications for an integrated approach to development planning and land management in a climate changing environment are:

- Physical Planning and Land Development Control Act 25 Of 2002
 - National Physical Development Plan for Grenada, Carriacou and Petit Martinique, August 2003
 - Carriacou and Petit Martinique Integrated Physical Development and Environmental Management Plan
- Land Development Control Regulations SRO No. 13 (1988)
- Land Acquisition Act
- Land Settlement Act Cap 161 Revised Laws of Grenada (1933)
- Protected Forest Rules SRO. 87 No (1952)
- Crown Lands Forest Produce Rules (1956)
- Forest, Soil and Water Conservation Act Cap 116 (1949)
 - Forest Policy and Strategy,
- Environmental Management Policy and Strategy (2005)
- Waste Management Bill
- Disaster Management Plan
- Natural Hazard Mitigation Policy (2005) and Plan (2006)
- National Communications on Planning for Adaptation to Climate Change

4.2 Organizational Arrangements

Ministry of Carriacou and Petit Martinique Affairs manages all the affairs of the two outlying islands that are part of the State of Grenada. For Carriacou and Petit Martinique Local Government is constitutionally required. From 2008 there have been efforts to revise and implement a system of local government and to that end the islands were divided into five management zones. These zones were used to conduct the public consultations for this policy process.

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Table 4-2 Local Government Zones for Carriacou & Petit Martinique

Zone	Zone name	Villages	Villages	Pop'n
1	North West	Petit Carenage, La'Pelle, Jean Pierre, Windward, Experiment, Dover, Bayaleau, Limlair, Prospect, Meldrum, Belvedere, Cherry Hill, Bogels, Graigston, Belair	15	1096
2	North East	Mt. Pleasant, Grand Bay, Top Hill, Mt. Royal, Mt. Dor, LareSource	6	565
3	Central	Beausejour, Sea View, Caco, Prospect Hall, Hillsborough, Brunswick, Six Roads, Mt. Desire	8	1176
4	South	Lauriston, L'Esterre, Morne Jaloux, Harvey Vale, Belmont, Hermitage, Belle Vue South	7	1169
5	North	PETIT MARTINIQUE		571

The Affairs of Carriacou and Petit Martinique are spearheaded by the Minister with support from a Parliamentary Secretary, Permanent Secretary and several Division heads. These Divisions are:

- Administration Division
- Division of Agriculture
- Public works Division
- Social Development Division
- Gender and Family Affairs
- Multi Purpose Center
- Sports Division

The key ministry involved in Land Management is the Ministry of Agriculture, Lands, Forestry, Fisheries and the Environment (MALFFE). The Ministry functions as a network administrator organization (NAO), with several departments responsible for management of natural resources. Other organizations in the network that must coordinate their legal functions and management responsibilities with the Ministry of Agriculture as it relates to

Land Management are the Ministry of Communication and Works through its Physical Planning Unit. There is no representative for physical planning and land development matters stationed in Carriacou and all issues are referred to the main office in Grenada.

4.3 Land Tenure

With the exception of demarcated national parks and marine protected areas public lands are *defacto* common property resources with limited regulations to govern their use. Likewise, there are limited regulations and codes of best practices for the utilization of private lands which is estimated to account for roughly 70 percent of the Island of Carriacou. For the Island of Petit Martinique all lands are private property and the State has acquired lands for public use in a few locations. Coastal and marine resources are similarly regarded as *defacto* common property and in the absence of rules to govern their use, cultural norms and practices predominate. Moreover, initiatives to allocate space occur on a single sector or project basis. There is a draft land use concept for spatial planning or zoning for allocation of use of land and marine resources of Carriacou and Petit Martinique (Figure 4.1). This has not been incorporated into regulations and hence not approved as a national policy for land use.

The historical pattern of subdividing privately owned family estates without creation of land title documents has resulted in informal land titling, under development, poor management and conflict. This situation is particularly acute in Petit Martinique where all the lands are privately owned.

5.0 DRIVERS AND PRESSURES OF LAND MANAGEMENT

5.1 Socio-Economic Drivers and the Political Economy

There is a high demand for land in Carriacou and Petit Martinique both for residential and agricultural purposes, and for infrastructural development. Large tracks of lands are owned by a few families and the practice of informal sub-division of lands means that it is difficult to sell and pass title for land. Property that is free of that encumbrance is in high demand and attracts high market values. Dating as far back as 1904, programs were instituted to address the inequality in resource allocation through a state operated land settlement initiative formalized by the Land Settlement Act of 1933. Table 5-1 below provides a list of Land Settlement Areas in Carriacou which are still being used for that purpose.

Table 5-1 Second Schedule - Land Settlement Areas, Cap 161 (1933)

Estate	Situation	Area	Boundaries	Date of lodgement of plan in the office of the Registrar of the Supreme Court under the provisions of the Boundaries Settlement Act
Beausejour	Carriacou	709.1.30	North-By the sea, Town of Hillsborough, Craigston and Belair estates. East-By Bellevue, Mt. Pleasant and Grand Bay estates. South-By Mt. D'Or, La Resource, Mt. Desire and Dumfries estates West-By Lauriston estate.	2 May, 1904
Harvey Vale	do.	331.2.30	North-By Grand Anse and Mont Rose estates. East-By Bellevue south and Corby estates. South-By Argyle, Endeavour, Belmont, and Industry estates. West-By Hermitage estate and the sea.	10th October, 1905
Retreat (Part of Harvey Vale)	do.	52.2.3	North-By Point Cistern East-By small holdings South and West-By the sea.	10th October, 1905
Belair	do.	325.0.0	North-By Craigston, Belvedere and Limlair estates. East-By Limlair and Mt. Pleasant estates. South-By Mt. Pleasant and Beausejour estates. South-By Mt. Pleasant and Beausejour West-By Beausejour and sold out lands	4th October, 1906
Bellevue North	do.	114.2.12	North-By Eltham East-By small holdings South-Meldrum West-By Prospect and L'ance La Roche	10th February, 1908
Mt. Pleasant	Carriacou	478.0.8	North-By Belair and Limlair estates. South-By Beausejour and Grand Bay estates. East-By the sea West-By Beausejour and Belair estates	30th May, 1919

Recent Land Settlement initiatives in Carriacou have resulted in conflicts which are yet to be resolved. A review was conducted of initiatives from 2008 and it was found that there were irregularities in the mechanism for allocation of lands to individuals, collection of monies, identification and surveying of parcels to be sold, and in the issuing of land title documents. Several parcels were allocated to more than one individual and in some instances the land to be sold was already occupied.

The review also revealed that provisions contained in the Land Settlement Act were not followed and further there is a need to revise the Act and the Schedule to confirm with present socio-economic and environmental realities. For instance lands which are agricultural or in special designated areas should be zoned as such and reserved for specific purposes.

5.2 Environmental Pressures

Like the rest of the Islands of the Eastern Caribbean, Carriacou and Petit Martinique are located in a region that has a high incidence of natural hazard events and highly vulnerable to environmental change. In addition to the annual recurrence of tropical storms that have the potential to develop into hurricanes, the presence of the underwater volcano and active seismic zones contribute to environmental pressures. Recent studies conducted for Carriacou and Petit Martinique for a Restoration and rehabilitation plan, coastal restoration and environmental management initiative provide an accounting of the environmental pressures that affect the natural resources on the Islands (Smith Warner International - OECS, 2012). Coastal erosion due to both natural environmental processes and anthropogenic factors account for the loss of mangroves, sandy beaches, sea cliffs. The most critical areas identified for restoration and possible rehabilitation efforts include: Lauriston, Mt. Pleasant, Tibeau, Sanchez, Windward.

The slopes on interior of Carriacou and Petit Martinique are covered with vegetation and due to the predominate limestone geology there are no permanent surface drainage features. Humans and animals are thus the principle agents of land degradation, with wind and water erosion being secondary factors.

6.0 STATE & IMPACT OF CURRENT MANAGEMENT PRACTICES

6.1 Status of Land Resources

Several attempts were made to develop an integrated framework for physical planning and land development in Carriacou and Petit Martinique. In 2003 a draft land use concept was mapped for the Islands which reflect present trends as well as areas recommended for conservation or special management and use (Figure 6-1)

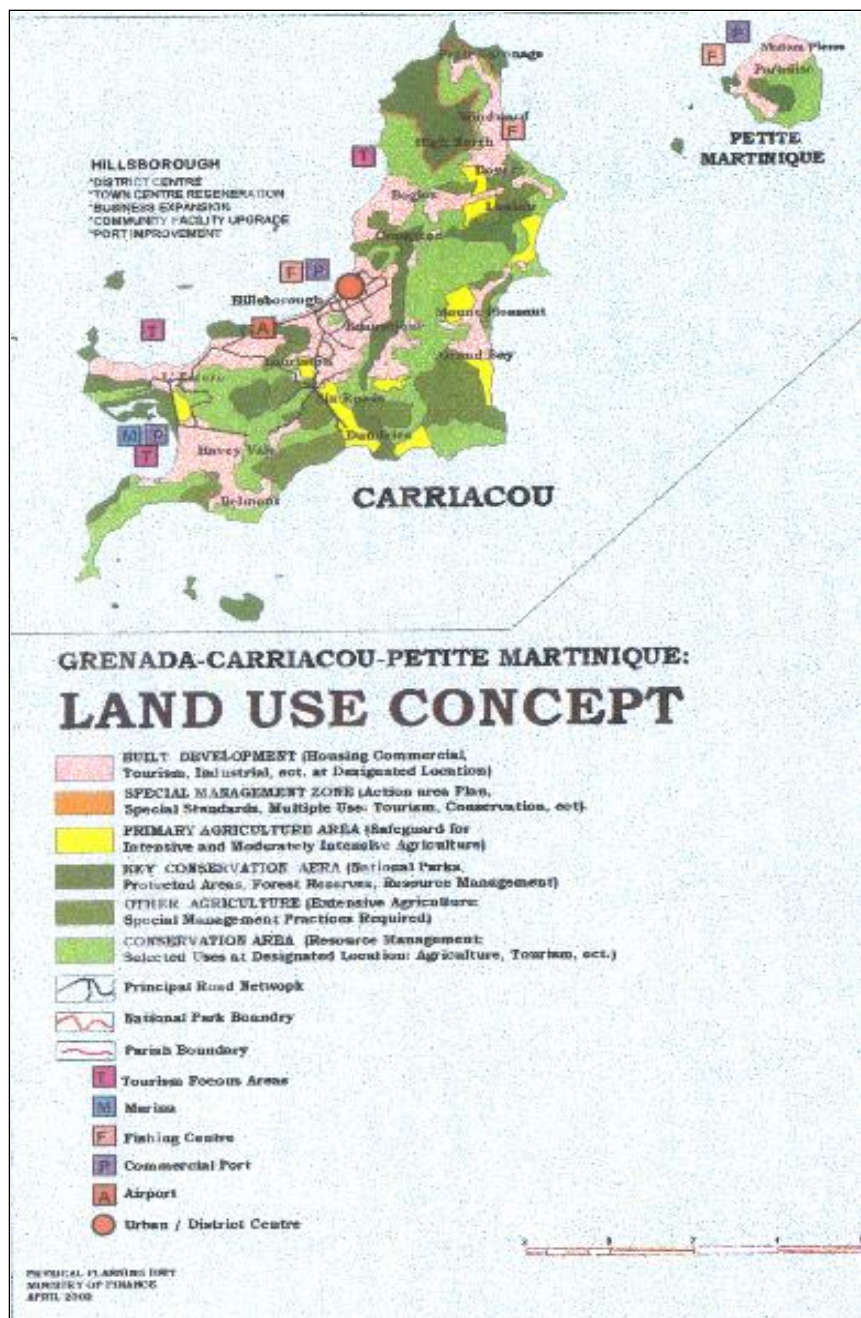


Figure 6-1 Land Use Concept for Carriacou and Petit Martinique, PPU 2003

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As shown on the map the areas shaded pink represent lands presently developed for housing and commercial purposes. Areas shaded yellow are the primary agricultural lands and the various shades of green include agriculture and reserved forests. Increased demand for lands has resulted in shifts in land development activities away from the pink areas into the green and yellow zones that are agricultural lands. There has also been a gradual movement of development away from the low-lying coastal areas up into the vegetated hillsides.



Figure 6-2 Top Hill Forest Reserve - central north south ridge Carriacou

6.2 Impact of Current Management Practices

A combination of literature review, field walk over surveys and public consultations was utilized to map the current issues and trends in land management for Carriacou and Petit Martinique:

6.2.1 Land Tenure

Drawing on the views expressed by community members during consultations it is strongly believed that current problems with land management can only be addressed by first resolving issues surrounding land titling and property rights. Due to lack of proper land title documents persons occupying lands do not invest in land protection measures. This situation is critical and important in resolving conflicts such as those with over grazing and let go season. Most important, resolution of issues surrounding land tenure will have positive benefits for government's revenue generation and financial security of households.

6.2.2 Policy and Institutional Failures

In section 4 of this document the framework for land management was presented. While there is a large body of laws, policies and strategies many are not implemented, are outdated and need to be revised, or lack regulations and codes of practice. There is a building code which provides best practices for construction of buildings but there is no companion code for land development, drainage and slope protection. All matters relating to land and physical development are handled by officers from offices in Grenada. There is no systematic mechanism for monitoring development activities in Carriacou and Petit Martinique.

6.2.3 Improper Solid Waste Management

Solid waste management is a huge challenge particularly for small land masses with high rates of importation of goods and supplies. For Petit Martinique disposal sites have been closed in favour of transportation of wastes to a single site at Dumfries Carriacou. Abandoned sites have yet to be properly cleaned up and there are no sites for disposal of construction and hazardous wastes, dead animals and large items. Illegal dumping on private lands on the eastern side of the Island results in land degradation and is unsightly. According to residents, the landfill site at Dumfries is not managed with regular cover and there are problems with unpleasant odours, aesthetics and fugitive waste transported by wind. The landfill also presents negative impacts on nearby sites of historical value, groundwater reserves and coastal water quality.

6.2.4 Road Development & Drainage

Unplanned incomplete road development on steep slopes has resulted in soil loss and extensive erosion both in Petit Martinique and Carriacou. Storm water management and drainage are often not considered during road construction. Residents expressed concern that rules for setbacks for development along roads must be enforced and that physical planning guidance is needed. The Ministry of Communication and Works does not have personnel on Island to address issues with road development.

Public foot paths and allowed roads are not shown on new maps for Carriacou and Petit Martinique. Some of these paths and natural drainage routes are blocked by land owners creating problems with access and flooding in low lying areas.

6.2.5 Overgrazing by livestock

The cultural practice of "let-go" season in Carriacou and Petit Martinique has been well documented and understood to present problems with degradation of land. Most animal farmers do not have adequate lands to raise livestock and recent trend has been an extended "let-go" throughout the year and not only during the dry season. There are few local meat markets for livestock and no sustained efforts to export meat to neighbouring countries.

6.2.6 Sand mining and coastal erosion

Having witnessed the negative impacts from beach sand mining and the recovery in areas where active sand mining was stopped, residents are vehemently opposed to any policy changes for return to the practice. Loss of mangroves, coastal flats and vegetation is evident in areas such as Mt. Pleasant and Tibeau. Coupled with the impacts of sea level rise, sand mining is responsible for loss of land resources in Carriacou and Petit Martinique.

6.2.7 Quarrying on Steep slopes

Rock outcroppings of limestone deposits are mined for use in construction mainly for finishing the facade of buildings. It is reported that extensive dug-out to mine the rocks create land management problems particularly in the Top Hill area where loose boulders present a huge risk to pedestrians and vehicular traffic. There is a high demand for these rocks and often persons do not have permission from land owners for mining. Legal provisions for mining apply only to the Gravel and Concrete Corporation and there are no local development guidelines for private quarrying activities.

6.2.8 Land clearing and deforestation

The steep slopes and watersheds of Carriacou and Petit Martinique are covered with natural vegetation and are not presently threatened by human settlement activities. Residents lament the current practice of clear cutting large tracts of lands for housing development. As development moves up onto vegetated hillsides this practice results in extensive soil loss and siltation of coastal areas. Loss of mangroves and coastal vegetation is mainly due to erosion and not from direct cutting.

6.2.9 Abandoned agricultural lands

Following on the situation with informal titling of lands there are large tracts of "family" lands that are abandoned. Productive lands are overgrown into secondary scrub land and contribute to problems with noxious weeds and invasive species. In some cases the owners are not permanently resident on island and thus not able to respond to issues such as landslides or blockage of storm drains on their property.

6.2.10 Preservation of Historical Sites

Many historical sites occur on private lands and there are no policies that set priorities for preservation of valuable sites and artefacts. Windmills and relics from the sugar cane plantation area can be seen throughout the landscape and community members are of the view that these should be converted into tourism and educational resources.



Figure 6-1 Remnants of Old Wind Mill at Top Hill Carriacou

7.0 POLICY RESPONSES AND RECOMMENDATIONS

Participants at Public consultations expressed the view that the requirements for successful implementation of a land policy are:

- a. Education on best practices
- b. Incentives for implementation of good practices
- c. Legislation
- d. Enforcement

Recommendations were provided by the people of Carriacou and Petit Martinique on possible measures to address present land management challenges; these are summarized in the table below.

Land Management Issue	Policy Responses and Recommendations
Land Tenure	<ul style="list-style-type: none">• All land sale should be by way of proper title documents• Committee should be formed to address issue and move process forward learning from the St. Vincent experience (land titling regularized through Land Entitlement Act)• Government will generate more revenues from land taxation if land title issues are resolved.• Special Land Court can be set up to help families resolve challenges with lands inherited without title documents.
Policy & Institutional Failure	<ul style="list-style-type: none">• Zoning of land uses needed; water catchment areas should remain as protected reserves• Strong legal framework needed for management and implementation; especially for critical issues• land code and building code should be made into law• Physical Planning personnel required for Carriacou & PM
Solid Waste Management	<ul style="list-style-type: none">• Long term strategy needed for integrated waste management to include recycling and energy recovery options.• GSWMA needs to improve service to Petit Martinique• PM - Properly managed communal disposal area needed for special waste;• Old dump sites must be cleaned up and properly closed• reduce fine for littering; charge people for littering and make them pay on the spot (as is done in other countries)• sport meets - litter problem afterwards; need to involve the sport clubs in waste management• non-returnable bottles should be recycled; promote use of beverages in returnable bottles• possible project for NGOs and schools to recycle glass, plastic and aluminum containers

Background Report: Land Policy for Carriacou and Petit Martinique

Road Development & Drainage	<ul style="list-style-type: none"> • Incentives should be provided for environmental management; concessions should be given for good practices; reduced taxes etc. • Later when positive behavior reinforced charge persons for failure to implement best practices • Need proper road development with drainage to allow for improved storm water management; reefs are affected by siltation • Road ordinance - rules for setbacks for development along the road need to be enforced
Over grazing by livestock	<ul style="list-style-type: none"> • The government (MNIB) should assist livestock farmers in finding markets for export of meat • Resolution of land titling issues will help resolve problems with pasturing of animals • The population of animals must be managed by owners.
Sand mining and coastal erosion (opposite views presented)	<ul style="list-style-type: none"> • No sand mining on beaches in Carriacou & PM • Imported sand better for construction; no salt and better concrete • Sand mining is not a problem, the issue is poor management of sites. • Coastal habitats should be replanted and restored where possible.
Quarrying on steep slopes	<ul style="list-style-type: none"> • Zoning of lands for quarrying activities and manage properly • mined sites should be restored
Land clearing & deforestation	<ul style="list-style-type: none"> • Physical Planning approval needed for land development; • Guidelines and best practices needed for land development and re-vegetation should be mandated; • need regulations and land code to prevent development on steep slopes
Abandoned agricultural lands	<ul style="list-style-type: none"> • Gov't should contact persons with abandoned lands and put into producing food to reduce importation • Abandoned lands can be leased to farmers as part of a land-bank initiative.
Preservation of historical sites	<ul style="list-style-type: none"> • need to identify and assess status of historical sites and prioritize sites for preservation • land ownership (public vs private) • restoration for community economic activities and tourism • education/field trips, tours etc • old wind mills (many on island) • Cisterns - old ones are neglected and need to be put back into use

Background Report: Land Policy for Carriacou and Petit Martinique

ANNEX I

Revised Timeline for Project Implementation

Task	Dec 17	Dec 20	Jan April	April 22-26	April 29-30	May 1-10	May 13-17	May 20-24	May 27-31	Jun 3-7	Jun 10-14	Jun 17-21	Jun 24-28	Jul 1-5	Jul 8-12	Jul 15-19	Jul 22-26	Status
1. Project Inception																		completed
Output: Inception Report																		
Feedback from NPSC and OECS																		
2. Literature Review																		Completed
▪ Consultations																		Completed
▪ Report production																		Completed
▪ Finalize and submit																		Completed
Output: Background Report																		Completed
Feedback																		
3. Draft Land Policy																		Completed
Feedback																		
▪ national consultation																		completed
▪ finalize draft policy																		Completed
▪ submit final policy																		
Output: Final policy																		
Feedback from NPSC and OECS																		
4. Final Project Report																		
Output: final report																		

Background Report: Land Policy for Carriacou and Petit Martinique

ANNEX II

National Project Steering Committee Meeting
Sea Wave Conference Room
Monday, 17th December, 2012
1:00 – 4:00 PM

	NAMES	ORGANIZATION / SECTOR	TELEPHONE	EMAIL	SIGNATURE
1	Mrs. Bernadette Lendore-Sylvester	MCPMA – Permanent Secretary	405-7531/443-6026 EXT 268	sylvesterbernadette@hotmail.com	
2	Mr. Norland Cox	Ministry of Health & Concern Citizens of Northern Area of Carriacou; (CCNAC)	405-2874	nyoshacox@gmail.com	
3	Mrs. Lyandra Stiell	Ministry of Education	443-6196	lyandrastiell@hotmail.com	
4	Ms. Siona De Coteau	MCPMA - Planning Division	534-2234/443-6026 EXT 230	siona.decoteau@gmail.com	
5	Mr. Angelo Alexander	Environment Division – Warden	459-1578	angelocalexander@gmail.com	
6	Mr. Devon Baker	Sandy Island Oyster Bed Marine Protected Area - (SIOBMPA)	443-6026 EXT 239	davon823@yahoo.com dkmbaker@gmail.com	
7	Mr. Venance Msacky	Director of Lands	440-1439		
8	Ms. Simone Lewis	Ministry of the Environment	440-2102/415-3862	Simonelewis2011@gmail.com	
9	Mr. John MC Donald	Carriacou Land Settlement & Development Board	443-8383/443-8091/ 407-4644	jmcdonald@grenlec.com	
10	Mr. Benson Patrice	Agriculture Division	403-0545/410-4713	benson@spiceisle.com	
11	E J Peters	MCPMA – Policy Advisor	457-2634	Everson.peters@sta.uwi.edu	
12					
13					

ANNEX III

Inception Meeting with NPSC and OECS
Sea Wave Conference Room
Monday, 17th December, 2012
1:00 – 4:00 PM

Meeting Agenda

1. 1:00 pm - Call to Order and Opening Prayer
2. 1:05pm - Introduction of persons/organizations represented
3. 1:15 pm - Comments from PS Ministry of Carriacou and Petit Martinique Affairs
4. 1:20pm - Presentation by Project Officer of OECS on RRACC
5. 1:45pm - Comments from Ministry of Environment
6. 1:50pm - Comments from Chief Land Officer
7. 2:00pm - Presentation by Consultant on Scope of Work, Tasks and Timeframe
8. 2:30pm - Feedback from participants
9. 3:30pm - Finalize objectives and timeframe for consultancy
10. 4:00pm - Close Meeting

The meeting was chaired by Ms. Siona De Coteau Planning Officer in the Planning Division Ministry of Carriacou and Petit Martinique Affairs (MCPMA). In attendance were members of the NPSC (as listed in Annex I), Mr. Lyndon Robertson, Project Officer of OECS and Dr. Valma Jessamy of JECO Caribbean the lead consultant for the project.

Brief remarks were given by Mr. Lyndon Robertson on the RRACC project on behalf of the OECS. He noted that the five year project is funded by the US AID and being implemented in six (6) OECS Member States. There are five components to the project this policy consultancy falls under component one - which seeks to strengthen the enabling environment for reducing vulnerability to climate change by improving regulatory frameworks in support of national adaptation strategies. He noted that the project was requested by the MCPMA as a solution and to provide guiding principles for land use and management. The OECS assisted with procuring technical assistance for the policy formulation project which is concurrent with another project under component 2 - coastal rehabilitation and restoration project in Carriacou and Petit Martinique (PM). Plans are underway to implement an aspect of that project in Sanchez in PM.

Mrs. Bernadette Sylvester the Permanent Secretary for MCPMA reiterated the importance of the project for the Islands and noted that the special attendance of Dr. Peters and Ms Lewis who travelled to participate in the inception meeting. She expressed the view that the project steering committee of the MCPMA was put together knowing the issues as documented by Smith

Background Report: Land Policy for Carriacou and Petit Martinique

Warner, knowing the person to person issues and understanding how they can work together for the good. It was impressed upon the consultant that 100% of effort and quality outputs were expected all the way.

Ms Simone Lewis project officer from the Ministry of Environment noted that this initiative was a bold step by the MCPMA who was ahead of Grenada in taking that needed step to develop a land policy. She expressed the commitment of her Ministry to provide support and work along with the MCPMA.

Dr. Jessamy gave assurance that she is committed to delivering her best efforts for a successful project. She guided the discussion in keeping with the objectives of the meeting and the process for undertaking the consultancy the following key points were noted by participants:

- There was consensus from the NPSC that a local person be engaged to work along with Dr. Jessamy to coordinate logistics for project implementation.
- Mrs Sylvester requested that 5 consultations be held in keeping with the 5 zone classification mainly based on a map of assets developed under a geotourism project; 1 consultation will be held in PM and 4 in Carriacou. Since the budget allocation is for 4 consultations the OECS project officer thought that it will be possible to reallocate funds earmarked for the inception meeting for that purpose.
- PS Sylvester noted that chronic problem with how land is divided in Carriacou which affects the use of land as an asset is central to the policy formulation process and must be addressed.
- Dr. Peters suggested a Special Land Court be considered for Carriacou to help with regularizing land ownership.
- In addition to the community consultations it was agreed that one to one meetings and interviews be held with the following key stakeholder groups:
 - a. Real Estate Agents
 - b. Farmers Association (meet second Tuesday every month)
 - c. Fishermen Association
 - d. Solid Waste Management Authority (Management level)
 - e. Grenada Board of Tourism/Ms Katon: product development officer
 - f. Marina and Yachting Sector
 - g. Land Settlement and Development Board
 - h. Large land owners and owners of private islands.

The meeting came to a close with agreement on the scope of work and specific tasks for the assignment as outlined in a handout which the consultant presented. Also the concern was expressed that the timeline for implementing the assignment seemed short and the likely negative impact of local electoral politics on stakeholder participation in the process. The consultant noted that elaboration of the major issues can be done within the suggested timeframe. What is required to ensure widespread adoption of the policy is participation in the national workshop and some form of public awareness program once the policy is developed. It was agreed that a large map showing the proposed land use zones for Carriacou and Petit Martinique be used at community consultations.

ANNEX IV

NOTES FROM MEETINGS & CONSULTATIONS

Steering Committee Meeting was held April 25, 2013.

Present were: John Mc Donald, Mr. Baker, Norland Cox, Siona De Couteau and Valma Jessamy (consultant). The main objective of the meeting was to agree on the revised timeline for completion of the assignment, and agree on dates for public consultations (see above).

Meeting with Ms Alexis - Senior Administrative Officer and with Minister Elvin Nimrod discussed:

- PS for Ministry of C & PM
- Composition of Steering Committee for project
- Date for national consultation
- Mangrove lands being target for future development
 - request was made to gov't as compensation for lands to be traded for new jetty/port development at Tyrel Bay; Gov't has not acted on request as yet as there are pros and cons
- Distribution/sale of Government lands
 - process was transparent; some persons had requested lands for many years
 - they were required to pay the survey fee and a % of the principal cost of land to result in an acceptance of the offer by Gov't to sell the lot/land to individual

Background Report: Land Policy for Carriacou and Petit Martinique

PUBLIC CONSULTATIONS - CARRIACOU LAND POLICY

MAY 2 - 10, 2013

(Zones are based on those for local government)

Date	Zone	Zone name	Villages	Villages	Pop'n
May 6	1	North West	DOVER GOVERNMENT SCHOOL Petit Carenage, La'Pelle, Jean Pierre, Windward, Experiment, Dover, Bayaleau, Limlair, Prospect, Meldrum, Belvedere, Cherry Hill, Bogels, Graigston, Belair	15	1096
May 7	2	North East	COMMUNITY CENTER Mt. Pleasant, Grand Bay, Top Hill, Mt. Royal, Mt. Dor, LareSource	6	565
May 9	3	Central	HILLSBOROUGH GOVERNMENT SCHOOL Beausejour, Sea View, Caco, Prospect Hall, Hillsborough, Brunswick, Six Roads, Mt. Desire	8	1176
May 10	4	South	HARVEY VALE GOVERNMENT SCHOOL Lauriston, L'Esterre, Morne Jaloux, Harvey Vale, Belmont, Hermitage, Belle Vue South	7	1169
May 2	5	North	PETIT MARTINIQUE		571

Petit Martinique - May 2, 2013

Opening Remarks by Community Member Dexter Miller

Opening Prayer by community member

Brief Remarks by NPSC member - Siona De Couteau

Main issues and challenges re Land Management in PM

- Land Tenure
 - 100% private ownership of land
- Mangrove destruction
 - die out and erosion of mangroves from waves during high tide
 - possibility for restoration
 - proposed plan for restoration developed under RRACC project
- Deforestation on eastern side of island
 - resulting erosion and land degradation
- Over grazing by livestock
 - let go season
 - overpopulation resulting in land degradation

Background Report: Land Policy for Carriacou and Petit Martinique

- Incomplete road development
 - unpaved roads without drainage result in erosion during rainy season
- No ponds for livestock
 - existing ponds closed up
 - Macalbas pond and well closed
- Taxation
 - same rates as for lands in Grenada and Carriacou per acre
 - land has no valuable trees for food and agriculture
 - trees provide soil conservation benefits
 - valuation should not be the same
- Undivided family estates
 - one person has burden of paying taxes
 - loss of revenue for Gov't since land taxes is not paid by most
 - (house tax is separate from land tax)
- Poor solid waste management
 - land degradation from abandoned wastes
 - no communal waste disposal area for special wastes such as dead animals
 - old dump sites need to be cleaned up
 - GSWMA needs to improve service to PM
 - refuse waste ends up on shoreline after pick up for transit to Carriacou due to poor handling by operator
- Zoning of land uses (should this be considered as part of the policy)
 - "designated area" for boat building in residential area
 - environmental health and safety issues
- Blockage of natural water courses by development
 - results in destruction of roads and flood in low lying areas

Recommendations to address issues and challenges

- Land Tenure
 - about 5 large family estates in PM
 - abandoned lands result in poor management
 - need to subdivide however no proper title documents to do so
 - some estates have administrators (pay taxes etc)
 - some lots are sold without passing title; sale effected only by receipts of payment.
 - Meetings were held with the AG in 2009 on issue but no follow up action
 - Land ownership is important for better land management; none of the other issues can be dealt with until this is resolved.
 - Solutions:
 - Consider St. Vincent experience with Land Entitlement Act to solve similar issue
 - Form committee to continue dialogue and move process forward
 - All transfer/sale of lands should be by way of proper deeds only

Background Report: Land Policy for Carriacou and Petit Martinique

- Protection of water catchment and coastal areas is very important.
 - manchineel trees are lost in many areas
 - planting of coastal vegetation should be done eg. coconuts, sea grapes, almonds, cedar
- Zoning
 - water catchment areas should remain as protected reserves
- Physical Planning personnel is needed for Carriacou & PM
- Need to observe setbacks for development in coastal areas
- Need proper road development with drainage to allow for improved storm water management; reefs are affected by siltation.

Background Report: Land Policy for Carriacou and Petit Martinique

List of attendees - Petit Martinique, May 2, 2013

No	NAME	OCCUPATION	CONTACT
1	Cassius Mitchell	Carpenter	
2	Donald Rock		
3	Teresa Benjamin	Self-employed	
4	Geanell De Roche	Sales clerk	
5	Cecilia Tillock	Housewife	
6	Cathyann Bethel	House keeping	
7	Elcina Bethel	Housewife	443-9102
8	Brigid Logan	Self employed	443-9278
9	Deirdre Bethel	House wife	443-9263
10	Shirley Clement	House wife	443-9152
11	Dwight Ollivierre	Ship wright	443-9058
12	Davis Bethel	fisherman	443-9145
13	Simeon Clement	businessman	443-9022
14	Gregory De Roche	retired	443-9032
15	Jerome Bethel	retired	443-9143
16	James Frank	retired	443-9170
17	Dwight Logan	teacher	443-9080
18	Michael Caesar	Retired businessman	443-9153
19	Mary Mitchell		538-3977
20	Dexter Miller	Ministry	443-9067
21	Edel De Couteau	shopkeeper	443-9167
22	Marjorie Caesar	caretaker	443-9323
23	Tessa Benjamin	Shopkeeper	443-9004
24	Joseph Bethel	Captain	409-3440
25	Dudley Bethel		
26	Kayon Roberts	Teacher	418-9779
27	Siona De Couteau	Planning officer	534-2234/443-9221
28	Joseph De Couteau	Pensioner	

Background Report: Land Policy for Carriacou and Petit Martinique

Dover Government School - May 6, 2013

Major issues and challenges re land use and management

- Sand mining
 - a. land is eroding; sand mining will affect all of us
 - b. imported sand better for environment; less salt for building/better and stronger buildings
 - c. sand mining should not be done on the beaches in Carriacou
 - d. NOT a bad thing for the environment; the problem is management
 - e. easy accessed sites are exhausted.
- Population growth
 - a. need to balance increased development on slopes
 - b. Real estate - sale of lands to foreign nationals
 - c. no land development code or guidelines; need to have regulations to prevent development of lands above a certain steepness
 - d. storm water management on steep slopes a problem
- Strong structure needed for management and implementation; legal framework especially for critical issues
- land code and building code should be made into law
- PPU has no "teeth" especially with new trend of development on steep hill slopes
- Entire sites are cleared and large trees cut - this should be regulated and only areas needed for development should be cleared; replanting needed
- Incentives should be provided for environmental management/concessions should be given for good practices; reduced taxes etc.
- Later when positive behavior reinforced charge persons for failure to implement best practices
- Requirements for successful implementation of a land policy
 - a. Education on best practices
 - b. Incentives for implementation of good practices
 - c. Legislation
 - d. Enforcement
- Policies should evolve over time to suit changing environmental and socio-economic conditions
- Review of policy every five years.

Background Report: Land Policy for Carriacou and Petit Martinique

Mt. Pleasant Community Center - May 7, 2013

Major issues and challenges

- No of persons in attendance; more people should have been at the consultation
- Physical Planning Process
 - no one comes to review and verify applications
 - soil type check etc
- Clear cutting of land with machines,
 - leads to erosion and siltation of drains
 - trees contribute to weed control
 - should save some of the valuable trees
- Road development not done properly
 - loss of topsoil and erosion
 - need education on how to do properly
- Environment around (in a mess)
 - no drainage on side of roads
 - need to improve drainage
- Quarrying (mining) of stones for building
 - destroys land, leaving craters etc
 - stones are sold; no restoration of area resulting in loss of top soil
 - zone area for quarrying and develop/manage properly
 - no controls/private lands mainly exploited (often without permission of land owner)
- Sand mining
 - situation with community of Mt. Pleasant instrumental in stopping sand mining in area
 - preservation of law and order is very important
 - beach is a "deterrent" against tsunamis, sea level rise etc
 - (people are still mining illegally but in small amounts)
 - need more than nice houses to develop a community
 - plan beyond political life time [30 yrs]
 - people are squatting on beach
 - mangroves (in Mt. Pleasant) destroyed and backing into private lands; at high tide cant walk on the beach; in low tide beach front is recovering.
 - area slowly recovering but will not come back to previous beautiful/useable beach
 - do not want recurrence of practice
 - (water is usually dripping from trucks)
 - Dumfries area was designated for sand mining but severely eroded.
 - no consultation with community re mining of sand at Mt. Pleasant
 - impact of salt in sand in building; corrosion of steel etc
 - Law enacted in 2008 to effect a ban on sand mining

Background Report: Land Policy for Carriacou and Petit Martinique

- Minister of Com & Works made public statement that sand mining will resume in designated areas; 3 in Grenada, 1 in Carriacou and 1 in PM (Beyond the headlines & budget presentation)
- special circumstances & conditions was given for sand mining in PM in 2008
- Sand mining is still an environmental problem
- Many persons stockpiled sand in night before the ban was effected in 2008; much of it went to waste (a situation of environmental rape, pilage and plunder)
- [strong community in Mt. Pleasant]
- [Mt. Pleasant has the best sand]
- Drainage/runoff brings silt to sea; affects sea grass beds etc
- Time for getting deeds for lands rather long; need to improve
- Cadastral maps for Carriacou, are they available
- new maps do not show public foot paths and allowed roads; many are blocked by land owners
 - (need to examine causes of problem)

Background Report: Land Policy for Carriacou and Petit Martinique

List of attendees - Mt. Pleasant and surrounding areas

No	NAME	OCCUPATION	CONTACT
1	Edwina McIntosh	Retired	443-6201
2	Yusta Paterson	Retired	443-7843
3	Stanford Simon (stanfordssimon@gmail.com)	Retired	443-6201
4	Joseph Cayenne	Retired	443-6810
5	Catherine	" "	443-6817
6	Victor W Gustin*	retired	
7	Cresford Simon	seaman	443-6987
8	Ronald Gittens	Construction worker	406-7220
9	Alcina Jackson	retired	443-6309
10	Myra McIntosh	retired	443-8249
11	Clarissa Noel	Post miss	443-6259
12	Joyce McIntosh	Acc. clerk	443-7434
13	Robertson Shandy*		443-8555
14	John Cothan*	Unemployed	443-7622
15	Rose Noel-Graham	housewife	443-6925
16	Siona De Couteau	Planning officer	534-2234
17	Norland Cox	Administrator	536-8166
18			
19			
20			

Background Report: Land Policy for Carriacou and Petit Martinique

HILLSBOROUGH GOVERNMENT SCHOOL - MAY 9, 2013

Main issues and challenges

- Land title
 - paid fees for surveying and full cost of land and still cannot be issued title deed
 - legal matter that must be resolved asap
 - breach of contract; loss of use of asset
- Road Development
 - needs guidance and improvement
 - should not be done at the whims and fancy of the contractor
 - no topo surveys to site best route, drainage, size of drains and culverts etc
 - ministry of com & works HR not available for Carriacou and PM
- Taxation and rates
 - no risk-based taxation
 - incentives for implementation of best practices and mitigation measures
 - valuation of lands; should gov't set rates?
- Law & Order
 - differential application of rules; need to enforce existing laws and policies
- Back filing of sea side and creation of "land" space without development permission
 - practice needs to be managed
 - permission to develop must be granted first
- Education needed
 - existing laws and best practices are not widely known
 - ministry of C & PM Affairs; NGOs should be involved in educating the public
 - radio programs; road signs; brochures
- Approval needed for all Land Development activities
 - back filing; road development; housing etc
- Debushing program puts debris into roads and drains and presents problems especially after heavy rains
 - convert debushing program to beautification program (VJ rec)
- Road ordinance
 - rules for setbacks for development along the road
 - needs to be enforced
- Land fill
 - capacity and future sites
 - recycling to reduce volume of waste into landfill
 - location of site is not suitable; close to historical site that can be developed as an important tourist attraction
 - residents moving into surrounding lands in area
 - management by GWSMA is poor
 - need regulation by Min of Health

Background Report: Land Policy for Carriacou and Petit Martinique

- Zoning of land uses needed in Carriacou & PM
 - need industrial area for garages and paint operations for instance
- Physical Planning capacity must be developed for C & PM
 - personnel on Public Works Dept can be strengthened to perform dual roles
 - permanent trained staff needed
 - report to head office in Grenada who will provide added support.

HARVEY VALE GOVERNMENT SCHOOL - MAY 10, 2013

Main issues and challenges

- Historical sites
 - need to identify and assess status
 - prioritize sites for preservation
 - land ownership (public vs private)
 - restoration for community economic activities
 - education/field trips, tours etc
 - old wind mills (many on island)
- Cisterns - old ones are neglected and need to be put back into use
- Marina in Harvey Vale
 - stormwater retention system; natural wetland controlled release of water to sea
 - project has resulted in stagnant water in areas and problems with mosquitoes
 - mangroves in Oyster bed is drying up
 - carenage, safe harbor for boats during bad weather
 - sea water moving inland; sea level rise?
 - oyster bed seriously destroyed (possible restoration project to take advantage of economic value of oysters etc)
- Garbage disposal
 - reduce fine for littering; charge people for littering and make them pay on the spot (as is done in other countries)
 - sport meets - litter problem afterwards; need to involve the sport clubs
 - non-returnable bottles should be recycled; promote use of beverages in returnable bottles
 - possible project for NGOs and schools to recycle glass, plastic and aluminum containers
- Agricultural lands not in use (abandoned)
 - Gov't should contact persons with abandoned lands and put into producing food to reduce importation
 - only the jcb's doing something in their back yards
- MNIB does not buy produce from farmers
 - consistency of production
 - products are brought in from Grenada
 - need to find export markets for farmers
 - coordination and planning necessary

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- youngsters are not willing to work and those who are working have no market for produce)
 - [form a brigade of young unemployed to work land for 2 yrs]
 - [need to find out the true demand for agricultural lands]
- No sidewalks for pedestrians; vines along roadside; need sleeping police in front of clinic in Harvey Vale.

ANNEX V

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