



Land Use Plan

AMENDMENT

Granted by order n°354-2017

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ACTIVITY REPORT

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PREAMBLE

On March 22nd, 2002, the Land Use Plan of the commune of Saint-Martin was approved and made subject to a simplified revision along with several amendment procedures.

Minor adjustments were made in terms of urbanization and economic development, in order to meet the actual needs of the territory

In stating new sources of ambitions which can better shape the dynamics expressed in relations to the economy, urban planning and land use, the Collectivité of Saint-Martin has enacted by deliberation n°2017-11-09, at the Territorial Council of November 15th, 2017, the design of an urban development plan for Saint-Martin.

While awaiting the outcome of this process, a public consultation will be made accessible. The Collectivité would like to implement amendments to the Land Use Plan and allow the first regulatory changes to take place, which would foster economic development and the emergence of public projects, including elements of correction or precision of the Land Use Plan rules.

AMENDMENT # 1

I. Land Use Plan Rules

The Land Use Plan Rules are now outdated and are no longer in tune with the reality of the territory today, particularly with respect to the economic development or the inclusion of public facilities.

Furthermore, the plan contains typographical errors and manifest inaccuracies which should be corrected.

And finally, there are legislative references that must be updated due to the evolution of current rules (Urban planning code of Saint-Martin).

II. Nature of amendments

The amending scope

- Replace the term « commune » by term « collectivité »
- Replace legislative references or obsolete techniques (National urban planning code, seismic rules)
- Ensure coherence in drafting of articles dealing with building height limits
The current draft presents 2 concepts (height of front panel and height of roof drainage), which complicates the correct application of the regulation; It is suggested to get rid of one concept (the height of the roof drainage).
Removal of unnecessary precisions (Example R+1+C.....)
Make similar presentation of zoning rules for all sectors
- Improve building right for areas with facilities of collective interest and public services (Height limit and height of roof).
- Raise Horizontal Roof coverage rate from 30 to 50 %

Zone UA

- Amendment of regulation on new construction decline due to public rights way zones (article UA6) so as to impact private areas less and be more practical with the actual urbanization
- Simplify common ownership regulations (article UA7), not adapted to town sector
- Raise of foot area 100% (article UA9), more logical for town homes
- 18 meters high permitted for hotel roof drainage and public facilities in order to revive the economy (article UA10)
- Raise coefficient of occupation to 6 (article UA14), more logical for town homes

Zone UH

- Permission of horizontal roof for a group of buildings in order to facilitate reconstruction and improve the resilience of buildings in the zoning of collective housing

Zone UP

- Authorized details about the height between roof drainage and roof ridge which do not exist today

Zone UT

- Raise height to 12 meters from roof drainage for hotels in order to revive the economy

Zone UX

At large, it has been recommended to keep one UX zone (eliminating sub-area UXa) while holding on to favorable rules that encourage economic development.

Moreover,

- The removal of incorrect article UX2, which forbids building authorized by article UX1
- The autorisation of horizontal roofs
- The raise of the coefficient of occupation to 2.1, in order to facilitate economic development

IINA Zones

IINA zones are medium and long term land reserve sectors. Due to the lack of reflexion on urban planning or networking, regulations pertaining to construction are seldom authorized without amendment of the town planning document. In these circumstances, particular rules do not apply.

However, it has been suggested (cf. Amendment # 2) to reclassify the entire sub-area IINAx.

It is also recommended to amend all irrelevant regulations that may lead to assume that building is possible in that area.

Only urban public facilities of services and necessary projects catering to public services should be built in that zone.

AMENDMENT # 2

I. The situation of the zone

The IINAx zone is a sector of future urbanization devoted to airport activities, more specifically, the development project of Grand-Case airport.

II. The purpose of the amendment

The Collectivité manages the land control for the airport project development.

There is no need to keep this sector in land reserve any longer. That is why it has been recommended to reclassify all sectors.

IV. Nature of amendments

The evolution on zoning introduced by this file of amendments concerns all zones currently classified as IINAx.

- The portion of land concerned by the airport project and also the zone intended for business activities, are presently used for proper application. It is recommended that the area be listed in INAX (zone for short and medium term urban development designed for economic/artisanal/and industrial activities).
- It is suggested that the portion of lot AV61 be reclassified in zone INAug, so as to obtain a more accurate division. A part of that lot is already land use classification in zone INAug.

AMENDMENT # 3

I. The situation of the zone

The plots of land concerned by the amendment cover an area of approximately 3.3 hectares. Situated in the Bellevue sector.

The site is intended for industrial and artisanal activities.

II. The purpose of the amendment

In order to simplify zoning by reducing the quantity of areas and sub-areas, reclassification of area UXa in area UX simple is suggested.

AMENDMENT # 4

I. The situation of the zone

The Ug zone of Saint Louis/Rambaud /Cripple Gate/Morne Valois covers approximately hectares.

II. The purpose of the amendment

The Saint Louis/Rambaud/Cripple zone is a traditional community sector.

It is proposed to guard this community by relisting it to a zone with more protective regulations.

IV. Nature of amendments

It has been recommended to reclassify a part of zone UGp (8.9 hectares) which already includes the village of Colombier.

Reclassification differences in terms of regulations are:

- Prohibition of collective hotel operations or hostelry services
- Prohibition of collective apartment buildings above 4 units per land unit
- Prohibition of buildings that exceed 30 meters of façade length