Reinstatement of Article 28a of the Zoning Ordinance

Requirement for Civil Works Permit
Sint Maarten Economic and Spatial Development – past and present (1)
Sint Maarten Economic and Spatial Development – past and present (2)

great Salt Pond
Sint Maarten Economic and Spatial Development – past and present (3)

Cole Bay / Simpson Bay Lagoon
Sint Maarten Economic and Spatial Development – past and present (4)

Cul de Sac
The Zoning Ordinance

- Established: 13 October 1993 by Island Council of Sint Maarten (AB 1993, nr 13).
- Based on: Netherlands Antilles National Ordinance (PB 1976, nr 195).
- Transformed into National Ordinance Sint Maarten (AB 2013, GT 144 and GT 403)

- **Article 28a** as a temporary provision was established in 2000
  - Requires Civil Works Permit for major civil works.

- Article 28a expired in January 2012
Zoning to regulate Spatial Development
Reinstatement of Civil Works Permit

- Approved by Council of Ministers June 2014
- Submitted to Parliament January 2016

- Required for “Profound Civil Works”
  - raising and excavating land,
  - constructing of roads and pavement,
  - activities and constructing works that impact the water management,
  - felling and clearing cutting of trees,
  - demolition of structures, and
  - filling in of water.
Examples of profound civil works (1)

Land excavation and road construction

Clear cutting of trees lead to soil erosion
Examples of profound civil works (2)

Terraced retention ponds lead to gradual drainage and less erosion

Cay Bay (Indigo Bay)
Reinstatement of Civil Works Permit (2)

- For Government to properly review the planned works on forehand
- To ensure the works do not cause undesirable and irreversible damage to the surroundings,
- To ensure works are carried out in an environmentally responsible manner
- To ensure works fit within the Government Spatial Development Vision
- Allows the Minister to impose conditions on the execution of the works