

Get involved!

The community of Sint Maarten and stakeholders will get ample opportunities to offer input, and are highly encouraged to do so since this is not something we can do alone! Below are different opportunities to offer your input:

You are invited to share your thoughts about the preliminary draft development plans during a 3rd round of public consultation (public hearings). The invitations will be published in the newspapers and on the government website. All the presentations will be available for download at the Government website.

You are invited to give your written reactions to the draft development plans during a 30 day period of public review. Announcements will be made in the newspapers and on the Government website.

Please feel free to contact the Policy Department of VROMI if you prefer to make a personal appointment regarding the development plans.

For additional information, please contact the Policy Department of VROMI.

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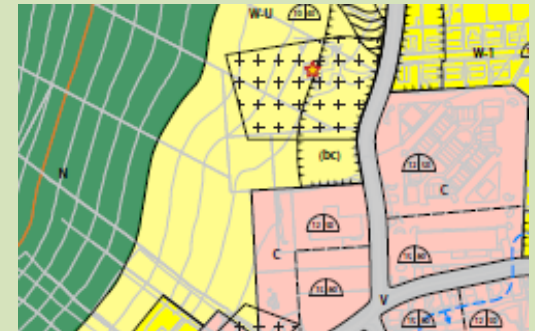
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DEVELOPMENT PLANS/ 'ZONING PLANS'

MINISTRY OF VROMI



**MINISTRY OF PUBLIC HOUSING,
SPATIAL PLANNING
ENVIRONMENT AND
INFRASTRUCTURE**

POLICY DEPARTMENT OF VROMI

What are development plans?

Based on the National ordinance on spatial development planning (Landsverordening ruimtelijke ontwikkelingsplanning (AB 2013, GT no.144) the Government of Sint Maarten, through the Ministry of VROMI, has undertaken to prepare development plans with zoning regulations (zoning plans) to get a better grip on the spatial development of Sint Maarten.

The Ministry of VROMI is preparing 13 separate zoning plans for entire Country Sint Maarten, both for public and private land.

The development plans are a legal framework for future spatial development and serve the following purposes:

- reserve space in terms of zoning for desired development;
- prevent undesired and/or inadequately planned development;
- offer legal security about future (spatial) development.

The development plans consist of three parts:

- an elucidation;
- land-use and building regulations, such as density, building heights, setbacks, etc.;
- a map pertaining to the regulations with land use designations such as, residential use, public facilities, center (mixed) use and nature conservation.

Why are development plans needed?

Over the last decades, the island has undergone a tremendous economic boom, with a resulting spatial development that the government has been very challenged to manage. As a result, there have been many positive developments in terms of buildings and land use, but also many developments that have had adverse spatial effects that are difficult to reverse. This can be seen for example in many inadequately planned developments in the hillsides, in the occurrence of incompatible developments competing for space such as commercial and industrial functions in close proximity to residential neighborhoods, and in inadequate road infrastructure.

Find an example of the vast development of Sint Maarten within approx. 50 years below (Source: Haviser, 2013).



Process and planning

The manner in which the development plans are being prepared, is a consultative process with the community of Sint Maarten and the many stakeholders that have an interest in the manner in which spatial planning takes place. The first two rounds of public meetings for the preparation of the development plans were finalized in 2013. In 2014 the process continued with public hearings of the first preliminary draft development plans, followed by a 30 day period of public review of the respective draft development plans. In 2015 the zoning process will continue with the public hearings and public reviews of the other plan areas. Eventually, all draft development plans will be tabled to Parliament for final decision making. Below is the process to follow per development plan:

