



United Nations
Educational, Scientific and
Cultural Organization



• **Antigua Naval Dockyard and
Related Archaeological Sites**
• inscribed on the World
Heritage List in 2016
•
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(Nelson's Dockyard National Park)
***PROCESS AND GUIDELINES FOR DEVELOPMENT
IN THE WORLD HERITAGE SITE***



The Antigua Naval Dockyard and Related Archaeological Sites

“still retains its visual integrity, as the visual relationships and dynamics between the Dockyard complex (down to sea level) and the former military structures (on the surrounding hills) are still recognizable. ...However, they still retain their essential relationships and visual dynamics in relation to the Dockyard. Therefore, ICOMOS considers that, if assisted by interpretation activities, they can still express the fact that they played a significant role in terms of watching over and safeguarding the Dockyard.”

(ICOMOS Approval Report, 11 March 2016; p. 241)

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TABLE 1 LAND USE DESIGNATION INTENT AND PERMITTED USES IN THE WHS**ERROR! BOOKMARK NOT DEFINED.**





Definitions:

Antigua Naval Dockyard and Related Archaeological Sites- ANDRAS

National Parks Authority- NPA

United Nations Educational Scientific Cultural Organization- UNESCO

National Parks Authority Board of Directors

National Parks Authority Building Committee of the Board of Directors

World Heritage Site- WHS

The Antigua Naval Dockyard and Related Archaeological Sites-Building Guidelines

Introduction

In recognition of the Georgian naval and military heritage of the area, and its characteristic architectural styles and vernacular, all efforts must be made to retain the aesthetic and historic nature and Outstanding Universal Values of the site. Therefore, it is the policy of the National Parks Authority (NPA) that within the boundaries of the UNESCO World Heritage Site (WHS), all development activity inclusive of but not limited to new buildings, construction, roads, infrastructure, renovations and modifications reflect and respects the historical values and characteristics of the historical origins of the Park.

General Development Policies

As per the Physical Planning Act 2003 and the National Parks Act of 1984, all proposed development projects within NPA managed areas require a development permit. Development includes, among other things, subdivisions, new buildings, structures, renovations, additions, installation of services, and activities that may alter or impact the visual and heritage landscape, the environment and ecosystems. Land clearing, terracing of steep hillsides, creation of roads, and removal of vegetation, soil movement and land preparation works are all considered development.

Developers and owners must comply with every requirement, by-law, regulation, obligation or duty imposed by the National Parks Authority (NPA) and/or the Development Control Authority (DCA) or any other competent body, statutory or governmental in respect to development within NPA managed areas.

The NPA will only consider new development within the development within the UNESCO World Heritage Site Antigua Naval Dockyard and Related Archaeological Sites in exceptional circumstances, where the development is absolutely necessary for the interpretation of the property or its proper functioning.¹ All applications for new development in the WHS and within the visual proximity of the WHS and in the WHS Buffer require an additional external review by UNESCO World Heritage Committee (Paris) experts.

Existing properties within the World Heritage Site are subject to strict compliance concerning any development activities. These restrictions apply to alterations, additions or “improvements”

¹ ICOMOS Technical Review, July 2019.



in or to private dwelling houses or any other authorized structure, such as outbuildings, sheds or any part of the property; all of which require the evaluation and written consent of the NPA.

Homeowners are also cautioned against establishing in any building or on the said property, or any part thereof, any trade or business whatsoever and to use any building authorized to be constructed on the property solely as a private dwelling house or rental property.

Application Process

Any person desirous of carrying out development in WHS is required to apply for a development permit from the NPA. Development projects in the WHS are subjected by the NPA to a full review process prior to granting of a permit.

Preliminary Review

Preliminary consultations and presentation of project concepts to the Parks Commissioner and the NPA Board are required. This is an iterative process where principle agreements are reached on the scope and general characteristics of the proposed project. After the NPA Board has completed its preliminary evaluation, the prospective applicant is required to prepare a formal submission for preliminary technical consideration and preliminary approval. This submission normally comprises of first order architectural and conceptual drawings, details on the topography and landscape as well by evidence of land tenure. All documents are to be submitted in quadruplicate to the NPA office for processing.

Technical Consideration

The NPA Heritage Resources Department and the NPA Natural Resource Management Department conduct technical reviews of development applications for projects in the WHS. The technical review process involves literature reviews, review of applicable legislation, regulations and policy, site visits, consultations with the developer and may result in requests for additional information. Reports of the findings are prepared and presented for further internal consideration by the Building Committee of the Board of Directors of the NPA, then to the Board of Directors for consideration.

Heritage Impact Assessments (HIA) are required for proposed projects that are deemed to have a high risk of negative impact on the OUV of the WHS. Further, Section 23 and Schedule Three of the Physical Planning Act 2003, requires that an Environmental Impact Assessment (EIA) be conducted in respect of certain developments, these requirements also apply for development projects in WHS. In addition, all projects to be carried out in the WHS that impact the visual and heritage landscape, or may impact archaeological deposits, on private property or public lands, must also be submitted to UNESCO World Heritage Committee (Paris) for an objective opinion to ensure that the project does not have a negative impact on the OUV of the site.



Decision on Development Applications

The Building Committee of the Board of Directors of the NPA meets monthly to consider *inter alia* reports on plan applications and make recommendations for the consideration of the NPA Board of Directors. The Building Committee is comprised of key members of the NPA Board with experience in the management of developments and technical expertise in a number of related fields. The Building Committee reviews all technical reports on the proposed projects. Inputs may include but are not limited to:

1. Views of the Parks Commissioner;
2. Requirements of the National Parks Act (1984) and National Parks Act Amendment (2004) and regulations;
3. Additional national legislation and development policy;
4. Reports from the NPA NRMD;
5. Reports from the NPA HD;
6. Technical Reports on issues related to impact on Natural and Environmental resources;
7. HIA reports;
8. Findings of the World Heritage Committee review.

The final decision on the granting of permits for development in the WHS lies with the NPA Board.

WHS Building Guidelines

Building and Development in the WHS is governed by a number of national level and site-specific regulations and guidelines. All national building development guidelines that exist are to be applied to the site. In addition, specific Land Use Category rules and Land Use regulations, as per the NDNZ Zoning Plan, apply.

Land Use Categories and Permitted Uses

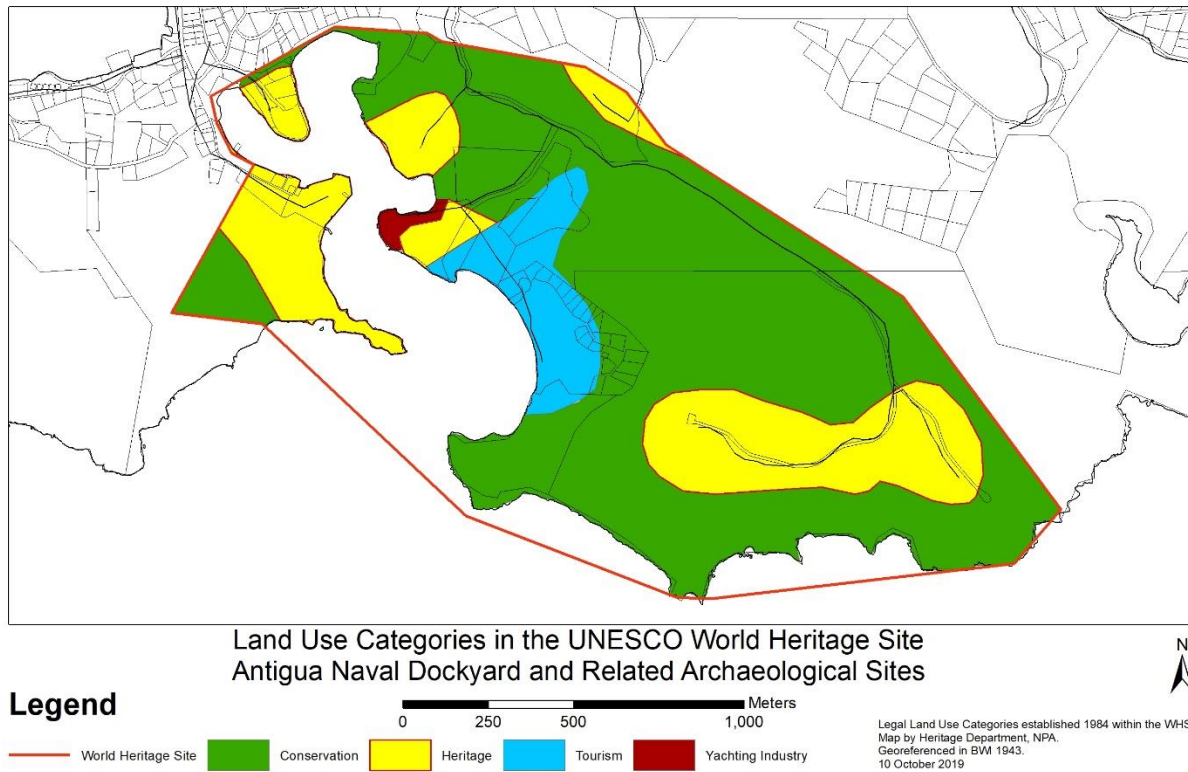


Figure 1 The above Map displays the various categories found within the boundaries of the UNESCO World Heritage Site.

The following designations occur within the WHS:

Land Use Designation	Intent	Permitted Uses
Conservation	<i>Conserve scenic hillside and associated natural vegetation; Protect nature views; Conserve mangroves</i>	Limited public infrastructure (trails, roads), other uses as may be permitted by special area policy
Heritage	<i>Conserve, stabilize, protect, research, document, and interpret historic resources as per the mandated Mission of the National Parks Authority and UNESCO World Heritage Status.</i>	Public infrastructure interpretation activities, Commercial concessions and uses compatible with the historic theme and enhancing park objectives for tourism attraction.
Tourism Zones	<i>Spaces in which tourism related development already exists. Development in this land use category in the WHS</i>	Hotels, villas, restaurants, entertainment, ancillary commercial uses including water sports, bars, etc

<i>is restricted and only with strict consultation with the NPA and UNESCO</i>		
Yachting Industry	<i>Spaces in which yachting services already exist. Development in this land use category in the WHS is restricted and only with strict consultation with the NPA and UNESCO.</i>	Yacht related services and facilities, ancillary commercial uses

Each of these Land Use Categories have specific Land Use Guidelines as follows:



Heritage

The Heritage Zones encompasses highly sensitive and important historical and archaeological sites. **No building or development is permitted** except in exceptional circumstances, where the development is absolutely necessary for the interpretation of the property or its proper functioning. Stabilization is allowed but only following intensive studies, archaeological research and environmental and cultural impact studies. Stabilization is the preferred option for interventions and research and monitoring is essential. All proposed development projects will require a cultural impact assessment and archaeological mitigation if necessary. Archaeological research must be included in all impact assessments. The developer will be responsible for all survey and excavation costs and artifacts and materials uncovered will be the property of the Museum of Antigua, or the Dockyard Museum. Heritage lands cannot be altered or re-zoned without public consultation. The guidelines and policies are outlined in the NPA policy documents.



Conservation

The Conservation Zones encompasses sensitive terrestrial ecologies which are vital for the maintenance of the WHS Criteria (IV), continuity of the historical landscape. Low density development is restricted to single family homes, villas, cottages, or other structures for short or long term vacation rentals. These should conform to the OECS standards for low density residential development. Total coverage of impermeable surfaces, including but not limited to, structures, pools, decks, roads, and infrastructure, cannot exceed 33% of the total area of the plot. Additionally, 50% of the plot must be planed for canopy coverage. Trees and other vegetation should primarily conform to surrounding native forests. Onsite propagation during construction phases are required. Total clearing of the entire plot is not permitted.



Additionally, residential developments within the WHS and in visual proximity to the WHS but in the Buffer, must be designed to visually fade into the land, cannot be more than two storeys, and use the historic structures for design inspiration. British Caribbean vernacular architecture must be consulted and design elements explicitly incorporated into final designs.

Conservation lands cannot be altered or re-zoned without public consultation. The guidelines and policies are outlined in the NPA policy documents.



Yachting Industry

The waterfront areas designated for yachting activities and the development of the industry permits activities related to the industry. Marinas and slipways are required to comply with all National Laws, Regulations and Environmental Policies as well of those of the NPA. All commercial infrastructure development requires an Environmental Impact Assessment prior to permissions being given. Addition of infrastructure within the WHS will be handled on a case by case basis.



Tourism

Areas designated as Tourism zones are designated for developments related to tourism hospitality within the WHS. New proposed developments must be low density, avoid large complexes, and are required to have both Environmental and Heritage Impact Assessments. All plans will be submitted to the World Heritage Committee for evaluation against the OUV. Hotel and other tourism operations cannot negatively impact the surrounding community or anchorages.

Note, the NPA restricts the use of jet skis, horses, and loud music.

General Land Use Regulations

Site Coverage

Buildings and hard surfaces are not permitted to cover more than 1/3 or 33% of the plot. In addition, 10% of the plot is to be retained as natural green space. No buildings are to be erected within thirty feet (30) of any boundary of the adjoining property.

Building on Slopes

Development is not recommended on slopes greater than 20% or otherwise unstable or subject to hazards. Where slope exceeds 20%, mitigation controls must be engineered and installed during the first phase of development. Mitigation control measures must be disguised and blend into the natural environment. The use of stone for exterior walls is encouraged. Any structure built on a hillside that has large expanses of exposed concrete masonry walls, the wall must be hidden by stone, boulders and vegetation. The color of the stone must reflect the color of stone typical to the area.

Soil

Topsoil should be removed prior to construction, securely stored on site where it will not wash away and reincorporated on the site after construction. The importation of soils into WHS is not permitted without phytosanitary certification. This will prevent the introduction of invasive species, such as the Giant African Snails (*Achatina fulica*) into the area.

Vegetation

The cutting and removal of trees regardless of their location is not permitted without prior written approval from the NPA. The clear-cutting or removal of the natural vegetation beyond the area for the placement of the development is prohibited. Developers shall not remove, disturb or destroy any of the natural vegetation on adjacent lots in the process of development without written permission from the NPA.

The NPA has inventoried vegetation ecosystems within the WHS and provides specific guidance on species which should be used in landscaping to maintain the natural and visual landscape. The planting of trees and shrubs to “hide” or blend the structures into the landscape is mandatory.

Landscaping

Landscaping within the WHS is limited to natural vegetation as inventoried by the NPA as opposed to grassy lawns. No extensive grassy lawns are permitted. Plants that are suited to the dry environment of the area are recommended.

Land Clearing

No clear cutting of land or grading within the WHS is permitted. Developers shall only remove vegetation required for the construction of the building and its outer facilities (driveways, garage, landscaping features). Slopes and open areas must be stabilized as soon as possible and within the first phase of the development. On steep slopes, soil retaining vegetation and/or terraces are required as part of erosion control measures.

Coastal and Marine Developments

Coastal and/or Marine alterations, waterfront and over water developments and commercial activities including installation of temporary or permanent floating or structures fixed to the seabed require written permission from the NPA. An Environmental Impact Assessment² and an underwater cultural heritage survey will be mandatory for any coastal alterations within the WHS. Currently docks are only permitted in places where historical docks were located. All others must be “floating” or temporary. The erection of any structure, ornament, recreational device, slide swing or anything else that is unsightly from the land and sea is prohibited, unless written consent is provided by the NPA.

² As per requirements of the PPA 2003 and the EPMA 2019



All projects that will impact the seabed must conform to the 2001 UNESCO Underwater Cultural Heritage Convention.

Wastewater Management

Wastewater and sewage systems are also to be approved by the Central Board of Health and the Department of Environment.

Subdivision

No new subdivisions are allowed.

Level/height

Structures in the WHS are to be of single story except where the slope of land permits second floor or split-level. Where land conditions allow, two storey buildings will be permitted, however three story building are not permitted and absolutely restricted.

Roofs

Structures are to have roof designs compatible with the Nelson's Dockyard, or historical Georgian and colonial Caribbean vernacular, or to be in accordance with illustrations attached.

Roof covering should be of wood shingles, slate, or modern materials that replicate wood or slate but are more durable and storm resistant. In areas further away from the Conservation Zone but are considered sensitive in historical values, Dimensional Shingles made from granulated fiberglass with desired color and textures, are permitted. Roof slopes should be no less than 28 degrees and shed style roofs are not permitted unless there is a historical precedent on that property. Dormer windows and exterior wooden shutters are also encouraged.

Aesthetics

All efforts must be made for the buildings or structure to blend into the Heritage and visual landscape of the WHS. The finish colour of structures should be consistent with the surrounding geology and terrestrial landscape in an effort to blend the structures into the natural setting. No bright paint will be permitted on exterior surfaces without written permission from the NPA. Exterior surfaces include awnings, roof and fences. Exterior art installations require written permission from the NPA.

Buildings should be situated in line with or below the ridge line. In exceptional cases where a public road passes above the house on a higher ridge, the new house must be placed on a lower elevation and its height restricted to ensure the scenic views are not obscured. In these cases the requirement is for the roof height to be lower than the road.

Chemical Storage

Property owner are restricted from storing or permitting the storage of any combustible, flammable or other hazardous materials, other than LPG (cooking propane) as required for domestic purposes without written permission from the NPA.



Architectural Drawings and Plans

Drawings accompanying and development applications should be produced or certified by locally registered Architect.

Pets and Livestock

The breeding or confinement of any animal, livestock or feathered stock on the properties within the WHS is not prohibited. Domesticated pets are permitted, however their presence must not interfere with the use and enjoyment by occupiers of the adjoining parcels of land.

Note, pit bull terriers or other banned breeds of dogs are not allowed on the property and no dog shall be permitted to run free on the roads or adjoining properties. All dogs shall be kept indoors at night and during the day whenever the occupiers are absent from the property.

Solid Waste Management

The disposal of garbage or other refuse on the properties within the WHS or on any part of adjoining properties is prohibited except in areas designated for such by the NPA or the National Solid Waste Management Authority (NSWMA). No burning of waste is allowed.

Road/ Traffic Management and Uses

The parking spaces on the properties within the WHS are intended for the short-term parking of private automobiles and visiting service vehicles. Small boats on trailers may be kept on the property without creating a visual annoyance and the location must be approved in writing by the NPA. The placement of derelict vehicles, backhoes, tractors, earth movers, large commercial vehicles or portions of vehicles are strictly prohibited from being kept on the properties.

The creation of drain connections, water supply conduits requires written permission from the NPA. Homeowners and developers are to ensure that there is no form of obstruction of any portion of the roadway or footpath by the deposit of building material, or any form of disruption to the roadway or footpath.

Maintenance

Homeowners and property managers shall repair and maintain the private dwelling houses and properties in good and sufficient repair at all times. They shall also maintain the grounds along the road abutting the property in good order.