



# DESIGN GUIDANCE Le Morne Cultural Landscape

## Ministry of Housing and Land Use Planning

### PPG2 Le Morne Cultural Landscape Revision 2 (Effective Date: 28 May 2021)

#### UPDATE to PPG 2 Revised Version Issued in September 2007

#### 1. BACKGROUND

The PPG was issued in June 2007 and was subsequently revised in September 2007. During the inscription process, a residential plot of land was left out from Area H. Following legal advice obtained, it has now been ascertained that this land is an integral part of Morcellement Cambier.

#### 2. OBJECTIVE

This Guidance is hereby amended by extending the boundaries of Area H to include an additional portion of land within Morcellement Cambier.

#### 3. AMENDMENTS TO PPG 2

1. The plan in Section 4.2.2 of the PPG has been amended as at **Annex** to indicate the extension of Area H towards the east so as to include a site of an extent of 28326.13 m<sup>2</sup> [6A71] as part of Morcellement Cambier.

2. The fourth paragraph in Section 2 on Design Guidance is deleted and replaced by the following new paragraph:

Design sheets for Le Morne consider special design circumstances and supplement key land use design guidance. Design Sheets for Le Morne are provided in Section 4. These are supplemented by design criteria from other relevant Planning Policy Guidance issued by the Ministry of Housing and Land Use Planning, wherever applicable.

3. Section 4.4. for Area H on page 18 of PPG 2 is repealed and replaced by the following new Section 4.4.

#### **New Section 4.4: Area H – Existing Morcellement Cambier**

i. Infill development will be allowed on vacant plots as per any “Cahier des Charges” available for the morcellement or as per Design Sheet for Residential Coastal Development, except for maximum height, plot coverage and setback. Moreover, development should remain strictly residential.

ii. Only one residential dwelling will be allowed for plots of up to 4220.87m<sup>2</sup> [1A00P] in extent and the footprint of the residential dwelling should not exceed 422 m<sup>2</sup> with maximum plot coverage of 20%.

iii. For plots above 4220.87m<sup>2</sup> [1A00] in extent, more than one dwelling may be allowed provided:

- the footprint of each dwelling does not exceed 422m<sup>2</sup>;



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- the maximum plot coverage for the site is 20%; and
- minimum setback of 6 metres is observed from plot boundaries and between buildings.

For sloping sites, the provisions of PPG 9 – Development on Sloping Sites and Landslide Hazard Zones would also be applicable.





iv. Subdivision of a plot will only be allowed if the resulting lots and any remaining surplus have a minimum extent of 4220.87m<sup>2</sup> [1A00].

v. New development, alterations or additions must not detract or diminish the Universal Value of the Cultural Landscape and shall be carried out in consultation with relevant stakeholders and subject to scrutiny by the National Heritage Fund and the Le Morne Heritage Trust Fund.

vi. With a view to protect and enhance the authenticity and integrity of Le Morne Cultural Landscape, new development proposals shall also not cause prejudice to any outstanding matters pertaining to the operational guidelines of UNESCO. The nature, extent, form, type visibility and scale of the new development shall be subject to comprehensive assessment via a Heritage Impact Assessment (HIA) process and a Visual Impact Assessment (VIA) if so required by the National Heritage Fund and the Le Morne Heritage Trust Fund. The latter authorities may also consult and seek clearance of UNESCO should they decide that the impact of any proposed development would warrant such a clearance.

vii. In case tangible heritage or archaeological remains are found on site, works should not be started or continued until the site has been properly evaluated. A statement of cultural significance should be drawn up in accordance with the provisions of the National Heritage Fund and the Le Morne Heritage Trust Fund Act for use in the assessment of possible negative impact or loss of heritage. The remaining and the retrievable heritage value of a site and its components must be used in appropriate development responses and/or mitigation alternatives.

**Legend**

-  CORE ZONE
-  BUFFER ZONE
-  BIODIVERSITY CORRIDOR HABITAT FOR FAUNA AND FLORA
-  PUBLIC BEACH

03 January 2020

