



Land Tenure Center  
Country Experience in Land Issues

# ST. KITTS/NEVIS

by

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**Report on Land Law and Agricultural Production by Christine Toppin-Allahar**

**Report on Assistance in the Development of Land Use Planning by Anthony Johnson**

**Inteview with Mr. Ellis Hazel, Chief Planner, St. Kitts/Nevis**

**Interview with Mr. Calvin Esdaille, Director, National Housing Authority**

## **EXECUTIVE SUMMARY**

The State of Saint Christopher (St. Kitts) and Nevis comprises 41,000 persons living on 259 km<sup>2</sup>. The constitution is that of a Federation in which the central Government in St. Kitts maintains a significant degree of central control. However the Nevis Administration does enjoy autonomy in fiscal decisions and in land administration on that island

There is no system of zoning of areas for land use determination. Sugar production used to be the mainstay of the economy of St. Kitts and Nevis during the period 1960-80. However, the major driving force in the economy today is Tourism, which is the leading source of construction activity and foreign exchange earnings. However, agricultural production has been established in areas where climatic conditions (particularly rainfall level) permit. Indeed, climatic factors help to define some clear agricultural/ecological zones in St. Kitts and Nevis.

About 15,700 acres of land in St. Kitts and Nevis is used for agricultural purposes. This represents about 24% of the total land area. Agricultural holdings occupy about 12,472 acres of land (28% of the total land area in that island). An additional 140 acres of unused lands are considered to be potentially productive. In St. Kitts, 93% of the productively used land is under sugar-cane production and the viability of this enterprise poses a serious challenge to planners with respect to land management and land use.

St. Kitts/Nevis has a dual system of administering land records. The title by Registration Act Chapter 279 provides for the registration of title of land in the form of a Certificate of Title. The majority of lands belonging to the Government are registered in the Land Registry of the Supreme Court. The majority of private lands, however, are still held by deed. The system is not a cadastral-based system and in the absence of a unique parcel based identification number, there have been reported instances of duplication in the registration of title of land.

Agricultural leases have been part of the instruments for managing lands distributed through the auspices of the State. The extent to which leases have been registered with the Registry is unclear even though 12% of occupied land in St. Kitts/Nevis is reported to be rented land.

The Development Control and Planning Act 2000 is expected to provide for the orderly and progressive development of land in both rural and urban areas. It also provides for the protection of the environment and improvement of its amenities. The Act established the Development Control and Planning Board, which has among its powers, the ability to undertake a survey to determine whether any area in St. Kitts ought to be designated an environmental protection zone.

The National Conservation and Environmental Protection Act No. 5 of 1987 makes provision for the protection of historic sites (Brimstone in St. Kitts and Bath Hotel in Nevis) as well as the protection of special areas. Such areas may be protected for such purposes as conserving bio-diversity, specific species and eco-systems and natural

resources that are important for basic ecological purposes, including water recharge and soil regeneration. This becomes very important as St. Kitts/Nevis continues to face the challenges of alternate uses of natural resources in its quest for development.

The major challenge facing the authorities in St. Kitts is probably the allocation of 10,000 acres of sugar lands to alternative uses with an equivalent economic value. This challenge encompasses economic, social and administrative problems in St. Kitts/Nevis. How it is resolved would probably chart the course of social and economic development in the State for decades to come.

Squatting is recognized as a problem in St. Kitts/Nevis. About 408 acres of land in St. Kitts and 128 acres in Nevis are reported to be under illegal possession. This is viewed mostly as indicative of the acute need for shelter. The National Housing Authority is mandated to address this problem.

St Kitts-Nevis does not have legislation that deals specifically with soil conservation, although there are provisions in the legislation dealing with forestry and land tenancy that are related to soil conservation. The problem of “landless” livestock farmers grazing their animals in unrestricted areas does add to the challenge of conservation.

Land information in St. Kitts/Nevis still resides in different agencies. The Land Registry contains information on Government-owned lands, the High Court Registry, which is the depository for all Deed and titles of certificate, contains information on privately owned lands although some of this was destroyed by the fire of 1983. Alien land holding licenses, which reflect the extent of non-citizen ownership, are held in the Ministry of Agriculture. There are also various books or registers dealing with condominiums.

Land continues to be the critical factor of the national development strategy, which focuses on Agriculture and Tourism. Given the fact that the Government of St. Kitts/Nevis controls 82% of the land area, land policy will become critical for the implementation of this strategy.

# 1. INTRODUCTION

## 1.1. Introduction

The State of Saint Christopher (St. Kitts) and Nevis is a Federation comprising 41,000 persons. The total area is 259.4 km<sup>2</sup> living on 259 km<sup>2</sup>.

- St. Kitts: 168.4 sq km (65.1 sq miles);
- Nevis 93.2 sq km (36 sq miles).

The two islands are separated by a channel some 3km (2 miles) in width.

Land and fiscal issues have always had the potential of destabilizing this Federal relationship. In the mid-1990s, there were discussions on the possible secession by the island of Nevis from the Federation. The issue culminated in a referendum in 1998 in which voters rejected secession by a narrow margin. Today, the Nevis Administration does enjoy autonomy in fiscal decisions and in land administration in that island

**Table 1: St. Kitts/Nevis Basic Indicators**

Population (Year 2001)	41,082.2	Total Area (acres)	39,317
Urban Population	14,091.2	Government – owned land (82%)	32,239
Rural Population	26,991.0	Agricultural Land – acres (24%)	15,750
Life expectancy	70	Lands in Sugar Cane production	10,000
Infant mortality (per '000 live births)	12.7	Forest Area -km <sup>2</sup> (11% of Total)	40.0
Poverty Rate (%)	31%	St. Kitts: Rented Land (% Holdings)	12%
Real GDP (EC\$million) 2000	\$559.3	Nevis: Rented Land (% Holdings)	18%

Source: St. Kitts Officials; OECS Human Development Report 2000.

## 1.2. Economic Performance

Sugar production used to be the mainstay of the economy of St. Kitts and Nevis in the period 1960-80. Today, although sugar cane production still dominates agricultural activity, the sector itself only contributes 4.52% to GDP (2000). The important economic sectors are now construction (18% of GDP), Wholesale and Retail Trades (15% of GDP), Government services (14.8% of GDP) and assembly-type manufacturing (12.15% of GDP).<sup>1</sup> Tourism is the major driving force in the economy, playing the leading role in stimulating construction activity and in earning foreign exchange.

Within the OECS<sup>2</sup>, St. Kitts/Nevis ranks fifth in size of the economy and accounts for 11% of total GDP of the sub-region. However, in relation to population size, St. Kitts/Nevis ranks second only to Antigua & Barbuda in per capita GDP. In terms of growth rates between 1994-2000 period, St. Kitts/Nevis ranks second in the OECS. This is in spite of the fact that in 1998, Hurricane Georges destroyed a significant portion of the infrastructure and in 1999, Hurricanes Lenny and Jose

<sup>1</sup> Percentages are based on GDP in 2000 (Constant 1990 prices): Source ECCB Annual GDP Report 2001.

<sup>2</sup> The OECS sub-Region comprises seven (7) countries, Antigua & Barbuda, Dominica, Grenada, Monserrat, St. Kitts/Nevis, St. Vincent & The Grenadines, St. Lucia

inflicted coastal damage, destroying the cruiseship pier in Basseterre, damaging some hotels and beaches and dampening tourism A vital construction sector, allowed the economy to grow in 1999 and 2000 to EC\$559 million (in constant 1990 prices).

**Table 2: OECS Ranking by Average Growth Rate: 1994-2000**

Country	Average 1994-2000
Grenada	4.95
St Kitts & Nevis	4.91
Anguilla	4.12
Antigua & Barbuda	3.60
St Vincent & The Grenadines	3.11
Dominica	1.91
St Lucia	1.82
Monseratt	-7.74

Source: Calculated from ECCB Data

### *1.3. Economic Challenges*

In spite of its apparent buoyancy, the structure of production in St. Kitts/Nevis is subject to some challenges. St. Kitts and Nevis are both highly vulnerable to exogenous shocks, such as hurricanes, which have inflicted substantial damages to the capital stock. Such events divert much needed public finances to maintenance and repair work and also reduce the arrival of visitors.

Domestic investments are constrained by shortages in skilled workers in critical occupations and the continued out-migration of highly trained professionals. This requires greater use of migrant labour and the promotion of training programmes for young members of the community.

The sugar industry, also poses a challenge to economic planners. The industry has an average production cost of EC\$2,440 per ton compared to the average selling price of EC\$997 per ton in 1998. However, this industry employs about 1,400 permanent workers (including some 600 migrant workers during the peak season) which is about 8% of employment in the economy. The accumulated loss incurred by this industry is a continued source of stress on the public finances.

The Hotel industry, which is the major source of economic initiatives, also poses some interesting challenges to planners. Its demand for Land, water and electricity have to be matched with the capacity of the local economy to satisfy these needs and still maintain affordable access to these resources/facilities by the general public.

## 2. LAND AND THE ECONOMY

### 2.1. *Land Resources*

St. Kitts/ Nevis has no system of zoning of areas for land use determination. However, agricultural production has been established in areas where climatic conditions (particularly rainfall level) permit. Indeed, climatic factors help to define some clear agricultural/ecological zones in St. Kitts and Nevis. These include a semi-arid ecological zone, a sub-humid zone, a humid zone and deep ravines<sup>3</sup>. The semi-arid zone is located mainly in the southeast peninsular in St. Kitts and in a few areas in Nevis. Here the annual rainfall is below 40 inches and does not permit agricultural enterprises without significant infrastructure. Fortunately, from the point of view of alternative land use, most of this area has attracted significant hotel investments.

The semi-humid ecological zone comprises the gentle slopes in the north-eastern part of St. Kitts. This is the main agricultural area. Here sugar cane is currently cultivated on the more fertile lower slopes in St. Kitts, with vegetables and other permanent crops being grown on the marginal upper slopes. The rainfall in this area is between 40-80 inches annually.

The humid zone is the highest mountain area comprising mainly of forests with little or no agriculture. The ravines are relatively dry areas. Traditionally these areas have been used for growing fruit trees such as mangoes, breadfruit, guava etc. However there has been a practice of dumping garbage and other waste material in these areas, a practice which may require some control.

### 2.2. *Agricultural Land Use*

About 15,700 acres of land in St. Kitts and Nevis is used for agricultural purposes. This represents about 24% of the total land area. In St. Kitts, agricultural holdings occupy about 12,472 acres of land (28% of the total land area in that island). An additional 140 acres of unused lands are considered to be potentially productive. 93% of the productively used land is under sugar-cane production and the viability of this enterprise poses a serious challenge to planners with respect to land management and land use.

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<sup>3</sup> "Assistance in the Development of Land Use, Planning and Agricultural Production Zoning in the OECS States" by Anthony Johnson, FAO September 15<sup>th</sup> 2001. p. 3

**Table 3: Land Use by Sector in St. Kitts/Nevis (acres)**

<b>TYPE OF USE</b>	<b>ST. KITTS</b>	<b>NEVIS</b>	<b>TOTAL</b>
Permanent Crops	10,287	380	10,667
Temporary Crops	865	104	969
Cultivated Pastures	91	27	118
Naturally Grown Grasslands	813	1,542	2,355
Fallow/Resting	252	39	291
Wood/Forest	24	883	907
Other unused Lands	140	303	443
<b>TOTAL</b>	<b>12,472</b>	<b>3,278</b>	<b>15,750</b>

Source: "Assistance in the Development of Land Use, Planning and Agricultural Production Zoning in the OECS States" by Anthony Johnson, FAO September 15<sup>th</sup> 2001, Table 1.

In Nevis, agricultural holdings are a much smaller percentage of the total land area, comprising about 3,278 acres or 14% of total land. Unused productive lands comprise about 303 acres.

### *2.3. Non-Sugar Production*

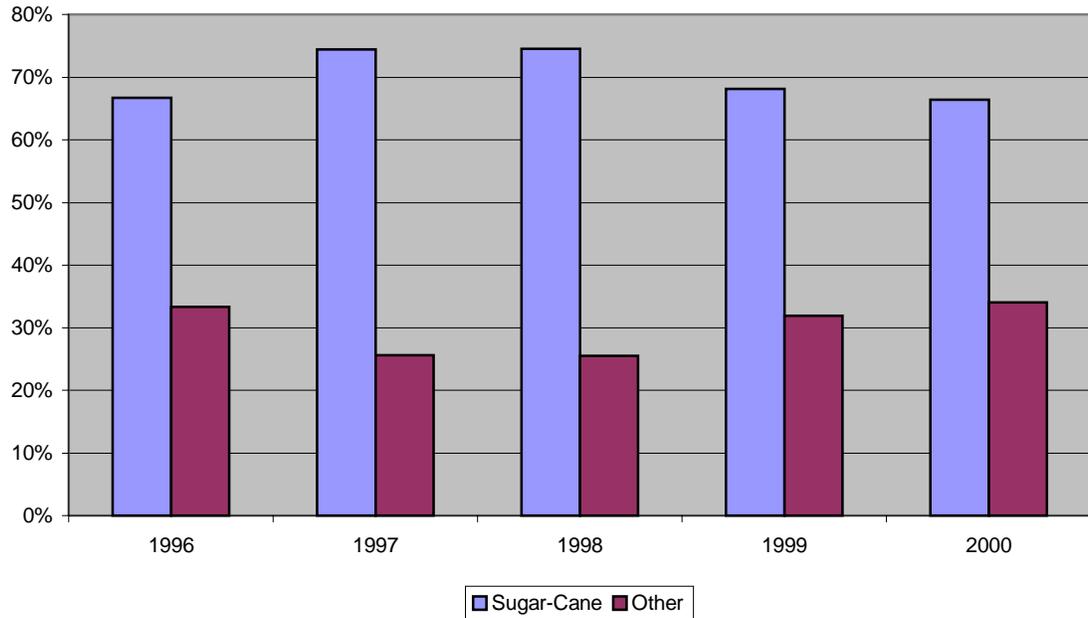
As of 2000, 64% of the total value of crop production in St. Kitts/Nevis is attributable to sugar-cane production. Other crops contribute 36% of total value of crop production. Banana is the most prevalent alternative crop involving 490 small farmers in St. Kitts and 460 small farmers in Nevis.<sup>4</sup> Mangoes and coconuts are other frequently planted tree crops. Vegetable producers also make a significant contribution to "non-sugar cane" agricultural production. A significant amount of land in Nevis (47% of productive land) is in naturally grown grasslands attesting to the prevalence of sheep and goats.

Progress continued to be made in increasing the production value of non-sugar cane production in agriculture. There are reportedly 25 commercial farmers accounting for 75% of food crop production<sup>5</sup>.

<sup>4</sup> Ibid. Anthony Johnson, p.5

<sup>5</sup> St. Kitts and Nevis: Recent Economic Developments, IMF Staff Country Report No. 00/157, para. 16  
*St. Kitts/Nevis Country Experience Report.*

Sugar Cane as % Total Crop Production



Increasing non-sugar cane production remains a desirable goal. However, the main constraints remain the land use pattern which allocates less favourable lands to these crops and the land tenure system which may be discouraging investments. It should be noted that the marketing infrastructure, the Central Marketing Corporation (CEMACO) provides more of a guaranteed price system rather than a mechanism for matching supply and demand.

#### 2.4. Tourism Development

Tourism generates a significant amount of expenditures in the St. Kitts/Nevis economy. The average annual tourism expenditure during the 5-year period (1995-1999) amounted to EC\$188 million. 77% of this expenditure was generated through Hotel and Guest Houses. This clearly establishes the relationship between establishment of these units and the growth of the tourism sector.

The policy to encourage the growth in tourism infrastructure involves the granting of concessions and the provision of land. The total value of concessions related to consumption tax, import duties and custom service charges amounted to about 5% of GDP (EC\$42.1 million) in 1999. Hotel expansion has involved the construction of the 900-room Marriott Royal St. Kitts resort and casino at Frigate Bay, the 18-hole Frigate Bay Golf Course and prospects for one or two more golf courses in St. Kitts.<sup>6</sup>

<sup>6</sup> Description of the Government's vigorous programme for facilitating and upgrading hotel accommodation as expressed in the 2002 Budget Address.

### 3. LAND EXPERIENCES

#### 3.1. *Land Administration*

St. Kitts/Nevis has a dual system of administering land records. The title by Registration Act Chapter 279 provided for the registration of title of land by the Registrar of Titles in the form of a Certificate of Title. This bill was enacted in 1886. The majority of lands belonging to the Government are registered in the Land Registry of the Supreme Court. The majority of private lands, however, are still held by deed. There does not appear to be any specific data as to the exact number of deeds or Certificates of Title registered and this has been compounded by the fire of 1983 which damaged and destroyed a number of deeds.

The system is not a cadastral-based system and in the absence of a unique parcel based identification number, there have been reported instances of duplication in the registration of title of land. Some of the lands acquired by Government have not been registered because of similar problems of obtaining legal title in the name of Government.

#### 3.2. *Land Management*

St. Kitts/Nevis has in place Land Acquisition legislation that allows the State to acquire private lands for public purposes. These purposes have included policy attempts by the State to address the question of access to land by small operators (and the poor) for production and shelter activities.

Agricultural leases have been part of the instruments for managing lands distributed through the auspices of the State. The extent to which leases have been registered with the Registry is unclear even though 12% of occupied land in St. Kitts/Nevis is reported to be rented land.

#### 3.3. *Land Use and Development Control*

St. Kitts/Nevis has no zoning legislation although the pattern of alternative use of land has followed closely its assumed productive use based on climatic conditions. Thus agricultural land use has continued to dominate the north-east gentle slopes while intensive Hotel expansion has continued in the semi-arid south-east peninsula,

The Development Control and Planning Act 2000 is expected to provide for the orderly and progressive development of land in both rural and urban areas. It also provides for the protection of the environment and improvement of its amenities. The Act established the Development Control and Planning Board, which has among its powers, the ability to undertake a survey to determine whether any area in St. Kitts ought to be designated an environmental protection zone. The Board also takes over the functions of building permits and application of building codes.

The Development Control and Planning Act 2000 repealed the old Town and Country Act as it applied to St. Kitts. Thus, the provisions in the legislation do

not apply to the island of Nevis. Nevis is still working on its legislation with respect to development control and physical planning.

### *3.4. Conservation and Protection of Natural Resources*

This ability of the Development and Control Board to provide for the protection of the environment is not to be confused with an explicit environmental framework in legislation. Indeed, the only legislation that appears to provide such a framework is the National Conservation and Environmental Protection Act No. 5 of 1987.

This Act makes provision for the protection of historic sites (Brimstone in St. Kitts and Bath Hotel in Nevis) as well as the protection of special areas. Such areas may be protected for such purposes as conserving bio-diversity, specific species and eco-systems and natural resources that are important for basic ecological purposes, including water recharge and soil regeneration. This becomes very important as St. Kitts/Nevis continues to face the challenges of alternate uses of natural resources in its quest for development. The Act also mentions Environmental Impact Assessments but only requires EIA's to be carried out in the Coastal zone.<sup>7</sup>

## **4. LAND ISSUES**

### *4.1. Re-allocation of Sugar Lands*

The major challenge facing the authorities in St. Kitts is the allocation of 10,000 acres of sugar lands to alternative uses with an equivalent economic value. This challenge encompasses economic, social and administrative problems in St. Kitts/Nevis. How it is resolved would probably chart the course of social and economic development in the State for decades to come.

Even though the sugar industry operates at a loss, its foreign exchange earnings have been in the vicinity of EC\$30 million (1999). That is about 4% of GDP (2000). In addition, the industry employs about 1,400 persons, which is about 5% of the workforce. In addition, the industry currently uses about 80% of total agricultural land, including some of the better lands.

There are multiple objectives that an alternative land use pattern would seek to accomplish. Agricultural diversification is one such objective. This would involve measures to shift some of the sugar cane lands into production of other agricultural crops, boosting domestic agricultural production. The land distribution programmes have sought to lease lands to farmers for alternative production. These programmes call into question the security of tenure using registered leases, the efficient combination of land and capital in agricultural production given the fact that land rentals do not reflect market values of either the land or its productivity. An artificially low land rental could lead to under-

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<sup>7</sup> This observation was made by Christine Toppin-Allahar  
*St. Kitts/Nevis Country Experience Report.*

capitalization of new production enterprises and the subsequent failure to employ a significant amount of workers.

Diversification of the Tourism product is also an attractive option. Currently there has been an innovative measure, which converted the old railway service for bringing cane to the factory into a “Tourist Train” carrying visitor to different parts of the island by rail. The pressure is continuously on to utilize lands for golf courses, trails, new eco-tourism sites, historical/heritage sites and even hospitality facilities set within a sugar plantation environment<sup>8</sup>.

There is also the demand for housing. The National Housing Corporation has been developing housing units on Government owned lands to an attempt to respond to the demand for low-income housing.

#### 4.2. Security of Tenure

It is clear that freehold tenure is preferred in both St. Kitts and Nevis, although the proportion of rented land in Nevis is slightly higher than in St. Kitts. Previously, farmers were given possession of land under a letter of intent. However, this document did not qualify them for loans, as it was not an acceptable form of collateral. The most recent security of tenure legislation, the St Kitts-Nevis Land Development Act 1991, has sought to correct this by providing formal land rights to tenants of Crown Lands.

**Table 4 : Percentage of Land Area by Type of Tenure**

Land Tenure	St. Kitts	Nevis
Owned	84.46%	67.51%
Rented from Others	10.38%	17.60%
Squatting	3.27%	3.90%
Multiple Forms	1.88%	10.98%

Source: “Assistance in the Development of Land Use, Planning and Agricultural Production Zoning in the OECS States” by Anthony Johnson, FAO September 15<sup>th</sup> 2001, Percentages calculated from Table II. Land parcels by type of Tenure.

The Act provides for agricultural lands to be leased for periods of 35 years under registered leases and protects lessees from eviction by the landlord so long as the land is developed and used in accordance with the lease. The lessee is permitted to mortgage or charge the leasehold land as security for a loan from a bank prescribed under the Act. It appears that this Act is intended to apply to publicly owned land and to provide a framework for the regularization of Government’s practices with regard to the leasing of agricultural lands<sup>9</sup>.

<sup>8</sup> The Whitegate project to build a “modern West Indian Tourist town” in the Dieppe Bay area using 5,000 acres of Government-owned lands, set in the heritage of an existing sugar plantation and located between the mountain side and the bay.

<sup>9</sup> Opinion expressed by Christine Toppin-Allahar in “Land Law and Agricultural Production in the Eastern Caribbean: A Regional Overview of Issues and Options” FAO August 2002. p.8

#### *4.3. Squatting*

Squatting is recognized as a problem in St. Kitts/Nevis. About 408 acres of land in St. Kitts and 128 acres in Nevis are reported to be under illegal possession. This is viewed mostly as indicative of the acute need for shelter. The National Housing Authority is mandated to address this problem.

St. Kitts/Nevis has no recorded experience of regularizing illegal land occupation. However, the Village Freehold Purchase Act of 1996 and the amended Act No. 9 of 1997, did address an historical situation of unclear tenure. Most villages were developed on the outskirts of the sugar estates utilizing lands owned by these estates. By 1990 most villagers had established full possession of their house lots without any form of tenure. Once the State had acquired the sugar lands, the villages were now technically occupying Government-owned lands.

The Village Freehold Purchase Act literally provided a facility for persons in current possession to purchase their lands at concessionary (non-market value) prices. This Act functions as a facility since it is the buyer that has to initiate the transfer. There is no programme attached to it.

#### *4.4. Family Lands*

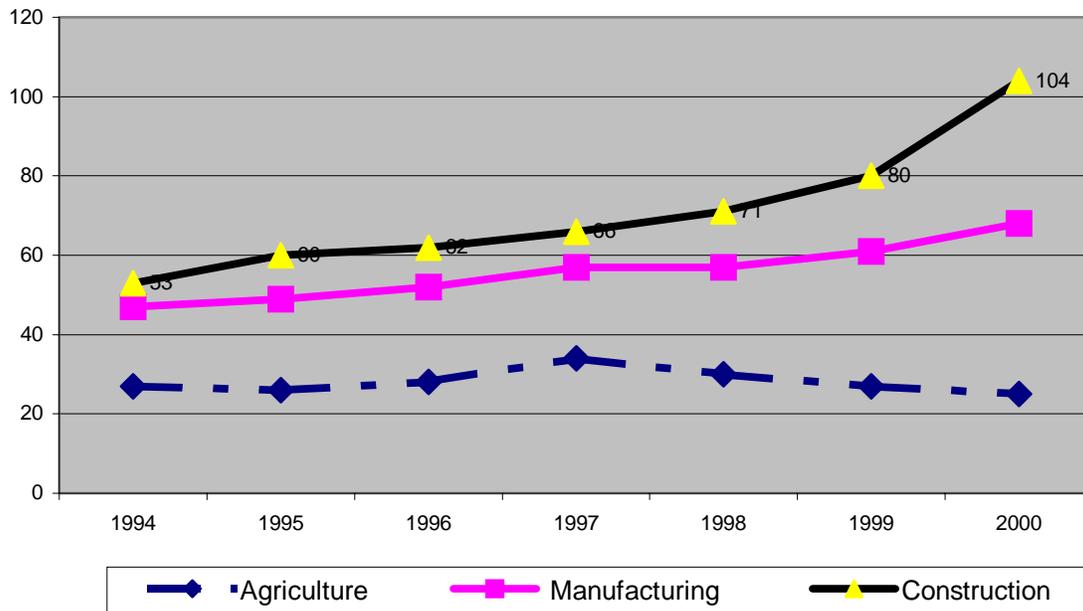
“Family land” is a phenomenon that dates back to the abolition of slavery. It is land, which is co-owned in undivided shares by the descendants of the original purchasers, in St Kitts-Nevis

The laws do not seek to maintain the integrity of such lands. Rather in St Kitts-Nevis an application for partition can be made to the court for the sub-division of land held by co-owners in the undivided shares. In the event that the parcel is incapable of sub-division into the pre-requisite shares, the land can be sold through the courts and the proceeds distributed proportionately.

#### *4.5. Land Markets*

One indicator of the level of activity in the land market in St. Kitts/Nevis is the level of construction activity. Even though this Report is unable to provide the information as to the number of building permissions granted in recent times, the increases in construction from EC\$71m in 1999 to EC\$104m in 2000 suggest that the land market is very vibrant in St. Kitts/Nevis.

### Economic Activity (EC\$m) Constant 1990 Prices



Land sales and land values have been influenced by the construction of Hotels, Golf courses and retirement homes.

The land market in St. Kitts/Nevis is generating solutions that are challenging the “carrying capacity” of the location. The electricity requirements for the newly constructed US\$200 million 900-room Marriott Royal St. Kitts Resort and Casino Hotel far exceeded the generating capacity on St. Kitts. They were eventually allowed to construct their own generating facility. The demands of the Golf courses on the water resources are beginning to add up to a sizeable volume.

The challenge is for St. Kitts/Nevis to ensure the sustainability of its resource base while encouraging such investments in land. For instance, an area of approximately 235 hectares of sugar lands is to be declared a National Park in order to protect it from any possible land market conversion to a golf course. This is because of the significance of its underground water resource to the capital city. The declaration of the area as an Environmental Protected Area can be supported by both the National Conservation and Environmental Protection Act (NCEPA) No 5 of 1987 and the Planning Act of 2000.

#### 4.6. *Natural resource Management*

St Kitts-Nevis does not have legislation that deals specifically with soil conservation, although there are provisions in the legislation dealing with forestry and land tenancy that are related to soil conservation. The problem of “landless” livestock farmers grazing their animals in unrestricted areas does add to the challenge of conservation.

The responsibility for the control, management, maintenance and supervision of all watercourses and waterworks in St Kitts-Nevis, resides with the Water Boards in St. Kitts and in Nevis. The specific legislation dealing with the management of water resources is the Watercourses and Waterworks Act, Cap 185. Under this piece of legislation a provision is made for the declaration of specific areas as watersheds, within which certain activities may be regulated. It also prohibits certain activities, including cultivation and grazing, within a prescribed distance from watercourses. Additionally, National Conservation and Environmental Protection Act No 5 of 1987 also provides for the conservation of water & watersheds.

#### *4.7. Land Information System*

Land information in St. Kitts/Nevis still resides in different agencies. The Land Registry contains information on Government-owned lands, the High Court Registry, which is the depository for all Deed and titles of certificate, contains information on privately owned lands although some of this was destroyed by the fire of 1983. Alien land holding licenses, which reflect the extent of non-citizen ownership, are held in the Ministry of Agriculture. There are also various books or registers dealing with condominiums.

The focus of land information, however, should be in the Development Control and Planning Board. This institution, is applying GIS technology in analyzing and maintaining information on land in St. Kitts.

## **5. CONCLUSION**

Land continues to be the critical factor of the National Development Strategy's focus on Agriculture and Tourism. The broad goal in Agriculture is to diversify the production base, providing employment opportunities and successfully transferring the sugar-cane producing land to other remunerative uses.

The broad goal of the Government's strategy for Tourism development is to achieve sustained growth in stay-over visitors and to obtain optimal long term benefits to the population from Tourism without adversely affecting the country's cultural heritage or its natural resources.

Land policy with respect to State/Crown Lands becomes very important since the Government of St. Kitts/Nevis controls 82% of the land area.