# FURTHER INFORMATION

The Department of Physical Planning and Environment is responsible for the processing and the determination of all development applications. The Nevis Physical Planning and Development Control Ordinance. Cap 6.09N and the Regulations Cap 6.04N governs all decisions made by the Director of Physical Planning.






Main Street,
Charlestown, Nevis

4695521 ext. 5078/6302

nevplan@yahoo.com

www.nia.gov.kn/physical-planning.com

# READY TO DEVELOP?



## DEPARTMENT OF PHYSICAL PLANNING AND ENVIRONMENT

### DEVELOPMENT APPLICATIONS

# FREQUENTLY ASKED QUESTIONS

## WHAT IS DEVELOPMENT?

**See Section 16 of the Planning Ordinance**

Development is the carrying out of any building, engineering, mining or other operation. It includes maintenance or alteration of building, placing of temporary or chattel building, mobile home, trailer/ container, tent or vendor's stall on land

It includes the carrying out of the following:

- building, engineering, mining or other operations in, on, over and under any land
- subdivision of any land
- Use of land for moveable or temporary buildings, Chattel building, Mobile home, Trailer/Shipping container, Crusade tent, Vendor's stall also includes development.

## WHAT DEVELOPMENTS REQUIRE PERMISSION ?

**See Section 15 of the Planning Ordinance**

Building permission is necessary for all developments including any form of demolition, construction and renovation for both residential and non-residential uses.

## WHO CAN APPLY ?

See Section 17 of the Planning Ordinance

Any person intending to develop land (or his agent) can apply for permission.

(1)Planning Ordinance –The Nevis Physical Planning and Development Control Ordinance Cap 6.09N
(2) Planning Regulations – Nevis Physical Planning and Development Control Control Regulations Cap 6.04N
(3)Building Code– StKitts and Nevis Building Regulations and Building Guidelines

## HOW DO I APPLY FOR DEVELOPMENT PERMISSION ?

See Section 19 of the Planning Ordinance

Applicants must submit three copies of completed application forms along with proof of ownership, detailed plans and the pay the prescribed non-refundable application fee.

## WHAT DOCUMENTS CAN BE SUBMITTED AS PROOF OF OWNERSHIP ?

See section 5, subsection 2–3 of Planning Regulations

- Certificate of Title
- Registered Deed
- Memorandum of Transfer
- Notarized permission from the land owner
- Letters of Administration

## HOW LONG DOES IT TAKE TO DETERMINE AN APPLICATION?

See Section 27 of the Planning Ordinance

The planning ordinance allows for 90 Days to determine an application. However if all requirements are met determination can be made in as little as two weeks.

## HOW LONG DOES APPROVAL LAST FOR?

See Section 31 of the Planning Ordinance

- If permission of land development is not taken up within 12 months of approval, it lapses.
- If the development is not completed within the 36 months after it commences, it lapses.

## WHAT IS THE APPLICATION COST?

See Schedule 3 of the Planning Regulations

There is a non-refundable application fee of $60, which is required to be paid by the applicant. Basic planning fees include the following:

| CLASS | NEW DEVELOPMENT |
|---|---|
| Detailed Residential | Single: $0.30 per SqfT Multi-Family /Apartment: $0.40 per SqfT. |
| Detailed Tourism | $0.60 per SqfT. |
| Detail Commercial | $0.50 per SqfT |

## WHAT DEVELOPMENT STAGES REQUIRE INSPECTION?

See Section 111.1 of the Building Code

- Layout and Site Works
- Suspended Floor Slab and Roughing
- Concrete Footing
- Ground Floor Slab and Rouging Services
- Electrical Roughing
- Lintel Reinforcement ( Lower &Upper Level)
- Ring Beam Reinforcement (Upper Level)
- Drainage and Sewage System
- Roof Installation
- Final Inspections
- Other Inspections