



GOVERNMENT OF SAINT LUCIA

DISASTER VULNERABILITY REDUCTION PROJECT



THE WORLD BANK

**REPORT ON LAND INITIAL SCREENING OF PROJECT SITES
LAND ACQUISITION / INVOLUNTARY RESETTLEMENT**



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Land/Asset Acquisition Assessment

This report presents the findings of the Land/Asset Acquisition Assessment (L/AAA).

L/AA A involves screening all sub-projects for land acquisition and physical and/or livelihood displacement resulting from such land acquisition; ii) identifying documentation and preparation requirements for compliance with World Bank Safeguards Policy. The assessment should identify the nature, extent and land ownership status of land acquisition planned or relocation of persons and should refer to the World Bank Involuntary Resettlement Policy (OP/BP 4.12) for guidance.

Methodology - *Data Capture*

This included the following:

1. Observation through transect walk on project sites.
2. Identify and have conversations with owners of land and/or assets.
3. Desk Research to ascertain ownership of land and /or assets (obtain plan and site maps).
4. Rapid Assessment of land/assets to determine land acquisition or planned relocation of persons.

Results include the following:

- a. Identification of owners, occupiers, of lands and assets on lands.
- b. Site/Location map of areas
- c. Rapid Assessment of project sites

Instruments for data capture (See Annex 2 of Methodology Report)

- a. A rapid assessment check list captured quantitative and qualitative data.

The findings of the assessment exercise are presented in the Table below. Annex 1 contains pictorial data.

Table 1: Land Asset Acquisition Assessment

Sector	Project	Assessment: Y=Yes, N=No, TBD =To Be Determined	
		Land/Asset Acquisition Involuntary Resettlement	Assessment Details
Health Infrastructure	Soufriere Hospital (structural) Vulnerability Assessment	N	No land or asset acquisition is envisaged. The Project entails a study to determine the structural integrity of the building. The frontage elevation of the building is appealing from a distance but on closer examination the building has many signs of external and internal deterioration of exposed steel framework, cracks in the walls, termite infestation. The Nurses Quarters have been abandoned due to termite infestation, rotten floors, and acts of vandalism. A few areas of the building have been and are being refurbished as a stop gap measure in order to facilitate the on-going provision of health care services to the town of Soufriere and several surrounding communities.
	Construction of Dennery Polyclinic	N	No land or asset acquisition or resettlement is envisaged. The land has been divested from National Land Company back to the Crown by Cabinet Conclusions No. 924 of 2010 and No. 427 of 2012. A total of 9.01 acres was dismembered from Block and Parcel 1838B 659 for the construction of the Dennery Polyclinic. The plan showing survey of a portion of land at Bois Jolie in the Quarter of Dennery reveals that the survey was executed between the 5 th and 18 th February 2013. I was accompanied by a staff member of the Survey Department on a third visit to the site and it was observed and confirmed that there are no livelihood activities taking place on the land, and no persons were identified as legal or illegal occupants. There are no squatters on the land. There are two portions of land which are adjacent to the parcel earmarked for the construction of the Polyclinic. They are privately owned. The Eastern Caribbean Conference of Seventh Day Adventist Church (PN 1838B 356) occupies one parcel. A proposed road to facilitate access to the Polyclinic traverses that parcel. The other parcel (PN 1838B 434) is vacant and adjoins the parcel for the Polyclinic. See Survey Plan Attached.
Schools	Construction of Dennery Infant School	N	The land on which the school will be constructed is vested in the Ministry of Education. The Parcel No. is 1837c 269. Therefore no land acquisition is envisaged. The site is located within an area which holds the Dennery Primary School and the Clendon Mason Secondary School. (See Location Plan and Site Plan). There are no squatters on the site. The main entrance to the site as well as the existing schools is on the Castries to Vieux Fort Highway. It is a gated entrance with a wall fence extending on either side of the gate which is in the middle. There are two small refreshment shops at either end of the fence. The land on which the shops are located belongs to the Crown. It is not envisaged that the occupiers would have to be relocated given that they are not considered an obstruction to the construction of the school.
	Rehabilitation and Retrofitting of Dennery Primary School	N	No land acquisition is envisaged as this project involves rehabilitation of the existing structure. The project involves refurbishing and retrofitting of classrooms, toilet facilities, and teachers quarters.

Table 1: Land Asset Acquisition Assessment (Cont'd)

Sector	Project	Assessment: Y=Yes, N=No, TBD =To Be Determined	
		Land/Asset Acquisition Involuntary Resettlement	Assessment Details
Community Centres	Refurbishment of La Fargue Community Centre	N	No land acquisition is envisaged. The project entails internal refurbishment of the building to accommodate the performing arts and other community-based activities.
	Rehabilitation of Piaye Community Centre	N	No land acquisition is envisaged as the land on which the Centre is situated belongs to the Crown. The project entails refurbishment of the existing structure as it is in a dilapidated condition, both inside and outside. A few residents of the community utilize the Centre at their own risk. The land and facility are not fenced and this has encouraged encroachment. A small refreshment outlet sits on land belonging to the Centre and another portion of private land. In my discussion with the Social Transformation Officers, it was suggested that future expansion of the Centre is envisaged to accommodate the hosting of a wider range of community development activities. Also there are plans to fence the facility. Hence, the relocation of the refreshment outlet is envisaged in the near future.
	Reconstruction of Roblot Community Centre	N	No land acquisition is envisaged. The land belongs to the Crown. There is sufficient land to facilitate expansion of the Centre if this is being contemplated. The members of the community would like to have an expanded Centre to undertake more and different types of activities than before.
Water Infrastructure	Ravine Poission Intake (design)	N	No land acquisition is envisaged as the project involves a consultancy to recommend options for a design. Previous attempts at restoring the intake have not been as successful as envisaged.
	Varnard Intake (design)	N	No land acquisition is envisaged as the project involves a consultancy to recommend options for a design. Previous attempts at restoring the intake have not been as successful as envisaged.
	Reconstruction of Louisy Intake	N	No land acquisition is envisaged as the land where the construction will take place belongs to the Crown and is a Forest Reserve. However, road access to the site involves traversing a private road from the main road (about 1 kilometre) and private lands beyond that distance, some of which are used for subsistence farming and cattle grazing. There are no dwellings in the area which has to be traversed to get to the site.
	Upgrade Storage Facility at Union Site	N	No land acquisition is envisaged as the project involves the erection of a fence around the Storage Facility at Union.
	Millet Intake	N	No land acquisition is envisaged as the land where the construction will take place belongs to the Crown and is a Forest Reserve.
	Rehabilitation of Oleon (Dennerly) Intake	N	No land acquisition is envisaged as the land where the construction will take place belongs to the Crown and is a Forest Reserve.
	Installation of metres non-revenue water programme	N	No land acquisition is envisaged as the project involves the installation of meters on existing water lines.

Table 1: Land Asset Acquisition Assessment (Cont'd)

Sector	Project	Assessment: Y=Yes, N=No, TBD =To Be Determined	
		Land/Asset Acquisition & Involuntary Resettlement	Assessment Details
Civil works	Optimization of the meteorological and hydrological Monitoring Network	TBD	The projects are largely intended to strengthen hydro-meteorological and marine monitoring network for disaster mitigation (early warning system), hydrological applications and climate change. The list of sites for installation has not been finalized. Some are expected to be located on Crown Lands but leases and acquisition may be options to pursue.
	Strengthening Sea Level Monitoring Network		
Road Infrastructure	Reconstruction of Choc Bridge	Y	The designs for the bridge indicate that a bypass will be needed to facilitate the smooth flow of traffic when the old bridge is demolished and the new one is being constructed. The plan is to create a bypass on either the right or the left side of the existing Choc Bridge. Going north the land on the right side of the bridge is private land and belongs to Choc Estate Ltd registered as Parcel No. 1051B 57. The land on the left side is part of Parcel 1051B57 and another private land owner. (See Land Register and Bridge Designs). There are coconut trees on both portions of land. Crop compensation is envisaged.
Land Stabilization and Road Rehabilitation Post Tomas	Bois Cachet, Venus-Anse-la-Raye, Tete Chemin & Millet, Morne-du-Don	N	No land acquisition is envisaged. The project involves the construction of retaining walls to stabilize the land and prevent further slippage. It also involves the rehabilitation of roads damaged due to the passage of hurricane Tomas.
Drainage	Improved drainage systems in flood prone areas island wide	TBD	The areas for improved drainage have not been selected. They may or may not induce land / asset acquisition or involuntary resettlement.
Integrated Slopes, Landslides, and River Bank Stabilization	Marchand River Bank Stabilization.	TBD	The project involves the building of retaining walls along the river bank. There are some houses close to the river bank which are under threat of the river because the river wall has deteriorated. In the absence of nature and scope of the all-weather infrastructure designs it is not possible to determine whether or not land acquisition/involuntary resettlement is required.
	Various small projects island wide.	TBD	The various small projects island wide have not been conceptualized. They may or may not induce land / asset acquisition or involuntary resettlement.

Conclusion

Based on the information contained in Table 1, the following can be concluded:

1. Land Acquisition is envisaged in the case of Choc Bridge Reconstruction.
2. Land/Asset Acquisition is to be determined in the case of civil works for the installation of Meteorological Networks.
3. Crop compensation may be required in the case of (1) and (2) above.
4. Part of a refreshment establishment sits on the land belonging to Piaye Community Centre. It does not appear to be an obstacle to rehabilitation works (inside and outside). Fencing of the facility is envisaged in the near future and as a result the refreshment establishment would have to be relocated.
5. Land Acquisition, Resettlement and Crop Compensation may be required in the case of the Drainage and Land Stabilization Small Projects island-wide.
6. Land Acquisition/Involuntary Resettlement is dependent the nature and scope of all-weather infrastructure to be installed along the segments of the river banks earmarked for intervention..

Annex 1 - Pictorial Data

Structural Situation at the Soufriere Hospital



Bois Jolie site for Dennery Polyclinic



Location of the Dennery Infant School

The school is actually separated by a main village road. The site earmarked for the school is photo No.3



The entrance to the compound in which the Dennery Infant School will be constructed is flanked by two privately owned refreshment establishments.



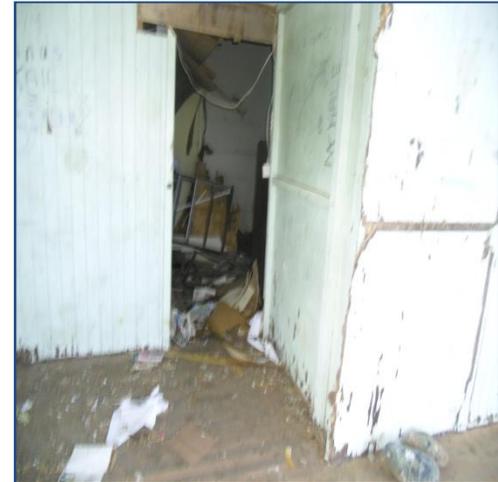
Present Condition of the La Fargue Community Centre



Present Condition of the Piaye Community Centre



Present Condition of the Roblot Community Centre



Present Condition of Ravine Poisson Water Intake



Present Condition of Vanard Water Intake



Present Condition of Louisy Water Intake



Present Condition of WASCO's Storage Facility at Union



Errard Water Intake Before and After hurricane Tomas

Before Tomas



After Tomas



Choc Bridge

Condition of Choc Bridge after Tomas



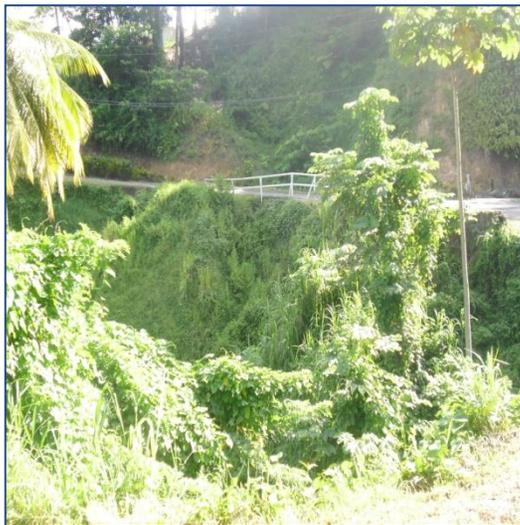
Choc Bridge Rehabilitated after Tomas



Options for the By-Pass during the construction of the bridge



Present Condition of the Anise-La-Raye/ Venus Road



The present situation at segments of the Marchand River Banks



The Millet Water Intake Before and After Hurricane Tomas

Before Hurricane Tomas



After Hurricane Tomas



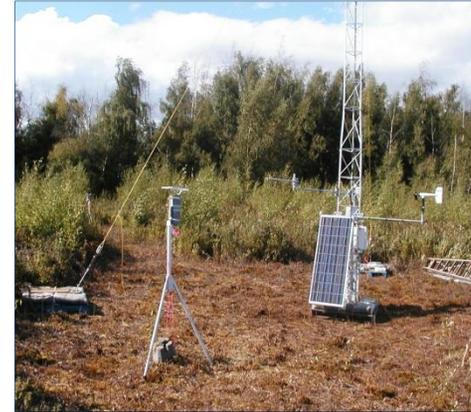
The Present Condition of the Oleon Water Intake



Water Infrastructure – Installation of Meters Non Revenue Programmed (to reduce waste and meet demand)



Civil Works- Optimizing of the Meteorological and Hydrological Monitoring



Civil Works- Strengthening Sea Level Monitoring Network



Destabilized Slope and Road Disintegration at Tete Chemin



Improved Drainage System in Flood Prone Areas

