



Welcome to  
**Barbados**

A transformative development opportunity in the  
premiere luxury tourism destination

**Barbados Investment Forum**

April 24, 2019







# Welcome!



**The Hon. Mia Amor Mottley Q.C. ,  
M.P.**

Prime Minister of Barbados

Thank you for accepting my invitation to you to consider being a partner in our development. We are pleased to extend to you the Barbadian warmth of old friends, and I look forward to spending some time with you individually during this visit and afterwards.

At the center of our redevelopment project is Carlisle Bay: the crescent bay in front of a historic capital city that is unique in the region and beyond. The white sandy beach with clear blue sea is one of the most beautiful. Yet, this prime spot has largely been a local secret and not part of our tourism offering, fronted as it currently is by empty lots, warehouses and car parks. We have worked with local and external experts to outline a beautiful mix of hotels, restaurants and promenades that will completely transform the area and Bridgetown with approximately 12 new hotels and 5 sites for significant expansions.

My Government has been busy over the past ten months. We have overhauled our tax system so that we now have the lowest OECD-compliant corporation taxes in the world and low personal tax rates. Our fiscal incentives regime is also being overhauled and we will switch to a system of rapid approvals with firm verification.

We have overhauled our 54-year old Town and Country Planning Act and replaced it with a new Planning and Development Act with a presumption in favour of development, which emphasizes speed and predictability. We further make a commitment that any applications not initially approved are responded to with recommendations that would secure approval. In rethinking planning, we have adjusted our previous height restrictions to both maximise economic return and preserve windows to the sea. Given their location and perspective, this is the approach we have adopted for some of the sites I am showing you, which already have outline planning approval for these new configurations.

Our traditional attractions remain. Barbados is still the most sophisticated destination in the Caribbean with some of the highest average daily spends, ranking for quality and number of repeat visitors in the world. We have strong airlift with 1.35m passenger traffic, and many daily direct flights from the US, UK, Canada, Germany and Panama. What these numbers do not tell you is the reason why our visitors keep on coming back. High investment in public education, health and communities means that visitors have a unique, safe, relaxed yet sophisticated experience.

The developments we are showing you present a historic opportunity to join us as we transform and modernize Barbados while maintaining those things that make it special. I am excited to work with you on these new opportunities and look forward to talking with you more about them.





# The Background

Barbados has substantially grown its tourism product and has recorded three consecutive years of growth in tourist arrivals with over 680,000 visiting in 2018.

Apart from being recognized as an international destination for pleasure, the island is a destination of choice for business in the Caribbean.

Unlike our regional neighbours, which are highly reliable on the USA market, Barbados has an excellent mix of visitors from around the Globe.

**679,478 TOURIST**



**614,993 CRUISERS**



**US\$ 1.1 BILLION  
VISITOR SPEND**



**14,000 DIRECTLY**



**6573 ROOMS**



**1.3 MILLION PASSENGERS  
ANNUALLY**







# The Background

- Barbados is one of the most sophisticated destinations in the Caribbean. Concorde had daily flights to just four places in the world: New York, London, Paris and Barbados. It has one of the largest restaurant scenes in the region.
- According to Smith Travel Register, Barbados has one of the highest average daily rates at US\$578 (Rev Par of \$389) of major destinations.
- Barbados long-stay tourism arrivals are on their fourth consecutive record-breaking year, and that is despite the increase in the room levy and departure tax.
- Barbados' exclusive and luxury brand has put it on an upward trajectory independent of industry trends. In 2018 when visitor numbers fell 2.3% in the Caribbean, they rose by 2.5% in Barbados. When US visitors to Cuba surged, they surged to Barbados as well.
- Visitor spend on island was up 7% in 2018 to \$1.12bn.
- Occupancy over the last 12 months is at 68%.
- Over 1.35m passengers travel to and from Barbados annually.





# Grantley Adams International Airport

## A World Of Access

Barbados being further south than most islands is a major aviation hub with extensive airlift from around the globe. Barbados remains the airlift center of the Eastern Caribbean, handling over 2.4 million passengers annually with daily flights to and from major cities in the US, Canada, UK and Europe as well as to most of the Caribbean. Also handles air-sea transfers for passengers

### USA Flights

- Miami three flights daily.
- New York daily. Plus red eye service 4 times weekly
- Charlotte once weekly winter season
- Boston once weekly
- Fort Lauderdale daily
- Newark weekly during winter season

### European Flights

- UK Gatwick three times daily
- Additional service winter season
- UK Manchester twice weekly
- Additional service three times per week during winter season
- UK Heathrow twice weekly
- Germany four times weekly

### Canada

- Toronto daily service
- Additional service 4 times per week
- Montreal 4 times weekly during winter season

### South America

- Panama twice weekly

### Caribbean

- Daily to most of the Caribbean





# Greater Carlisle Bay & Bridgetown

**BRIDGETOWN** is a Caribbean coastal city set along the remarkable and distinct landscape of Carlisle Bay – a bay which offers an unparalleled combination of: ecology and natural heritage, beautiful public beach landscape with water recreation, UNESCO recognized historic city fabric and the nation's centre of commerce, culture and trade – creating together an authentic and truly remarkable setting. Today, Carlisle Bay hosts a mix of destinations, uses and activities along the Bay Street corridor: the Government Headquarters, the Historic Garrison, the Careenage, hotels, restaurants, stores and businesses, public spaces and beaches.

## ONGOING RENEWAL AND INVESTMENT

The Strategic Reinvestment sites are nestled within this historic urban setting and an array of ongoing investment and activity including promenades and landscaped pedestrian trails along the Careenage and Constitution River, the restoration of the Synagogue District, Bridgetown Fish Market and Cheapside Food Market and one of the oldest Parliaments in the western world. The Historic Bridgetown and its Garrison is a cultural UNESCO World Heritage Site in Barbados. It was inscribed in 2011 as a colonial and urban landscape site. The World Heritage Site is primarily focused on the 17th-century British colonial city and medieval serpentine street network at the core of Bridgetown and extending along Carlisle Bay to the historic Garrison, where today the Gold Cup is hosted every March.





# Now is the Moment



## **OPEN FOR BUSINESS**

Barbados once scored poorly on the speed to obtain government permits and high corporate tax rates from which businesses wanted concessions. No longer.

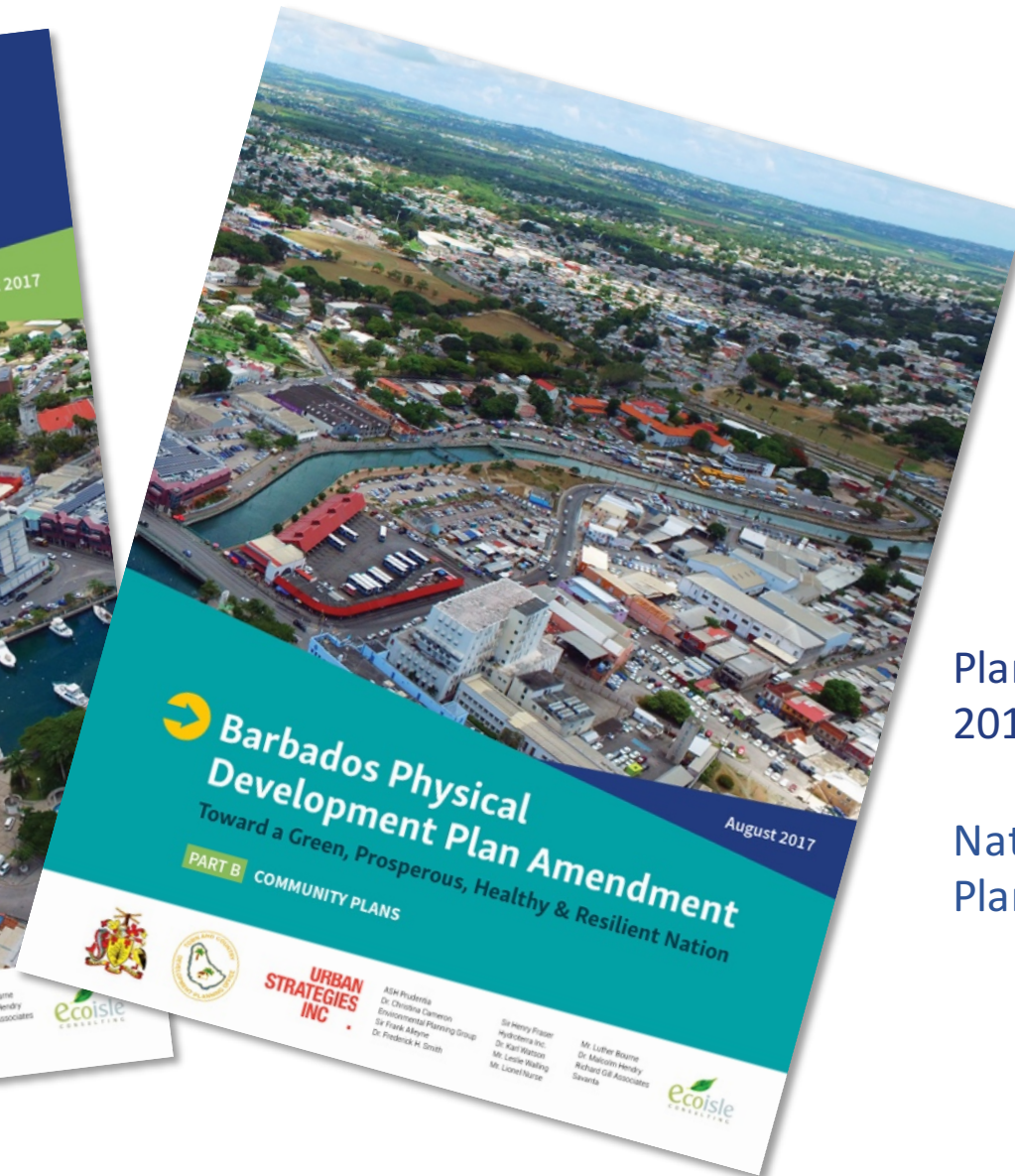
## **FACILITATING INVESTMENT**

- The January 2019 Planning and Development Act replaces the 54-year-old Town and Country Planning Act with a new presumption of yes to development with a decision in 6 to 16 weeks from a more typical 100 weeks.
- If an application is not initially approved, planners will provide a detailed explanation as to why and will set out what the applicant needs to do to get approval. If applicants agree to take those actions, a provisional no will be immediately turned into a yes.
- Our corporation tax rates have been slashed from 30% to just 1% for profits in excess of \$30m, 2.5% for incomes between \$20m and \$30m, 3.0% for incomes between \$1m and \$20m and 5.5% for incomes below \$1m. There are allowances for capital expenditure, training and research costs which cannot exceed all taxable income in any one year, but can be carried forward for 20 years.
- Investments which net bring in foreign exchange or employment will receive approval for exemption from all duties and excise taxes for goods imported for construction. In return for a speedy approval in five days and expedited transfer out of the port of entry, applicants will need to show that the goods are being used in the investment, or face a removal of the exemption and fines.



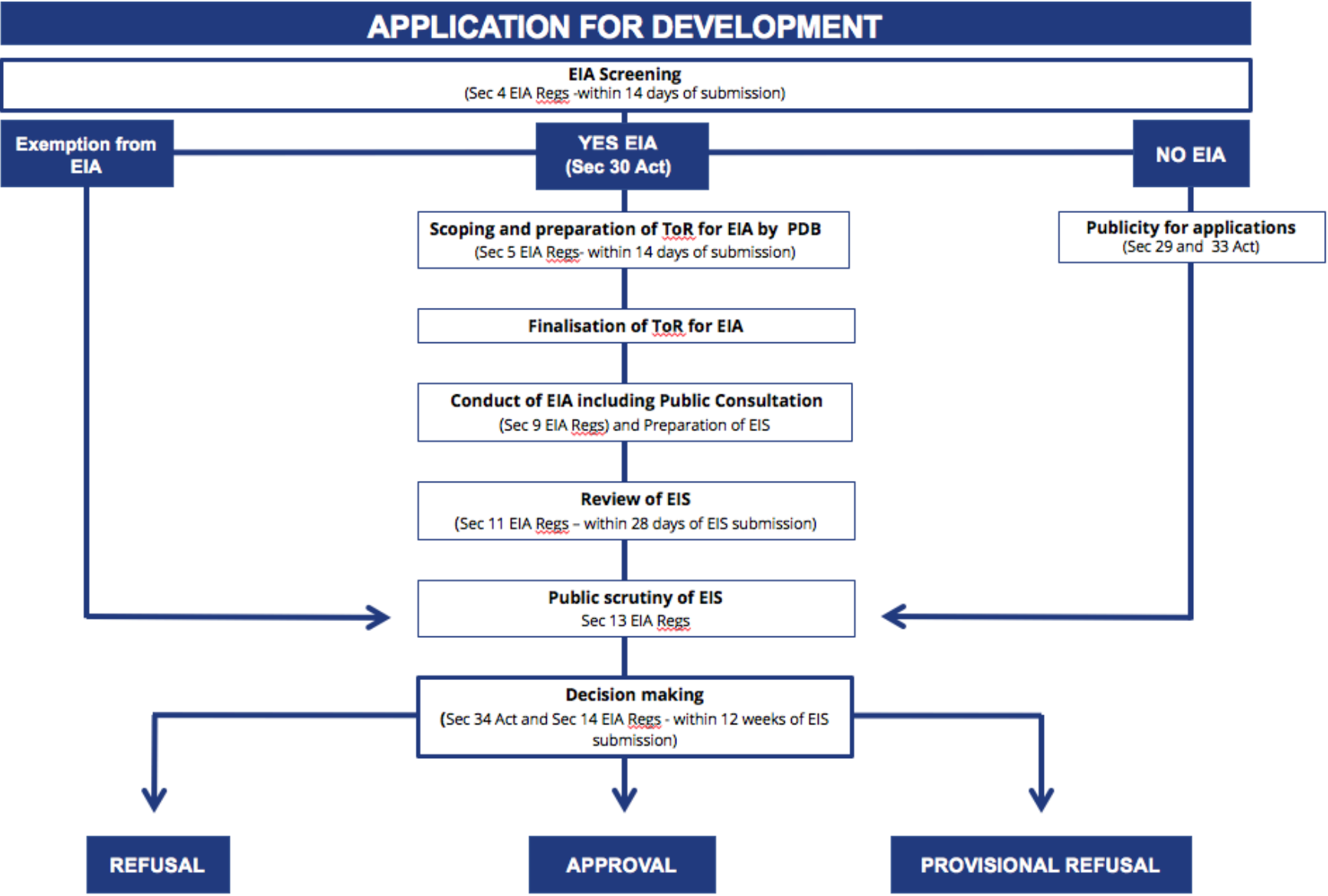


# A Supportive Planning Policy Framework



Planning and Development Act  
2019

National Physical Development  
Plan Amendment







# Planning Gains

1. Community infrastructure contributions
2. Urban renewal investments:
  - Pile Bay to Harts Gap corridor
  - Improved housing arrangements and living conditions for relocated residents
  - Renewal and expansion of the Bridgetown Public Market and Fishing Harbour
  - Expected 5% of construction costs
3. Economic enfranchisement of residents through training, employment, procurement and investment



# Next Steps

next 3  
months

1. All the information is available on website:
2. Invite you to have one-on-one discussions with Government of Barbados
3. Government of Barbados is carrying out Strategic Impact Assessment

August 2019

4. RFP(s) to be issued

By Dec 2019

5. Proposal Evaluation and Project(s) Awarded





# The Opportunity





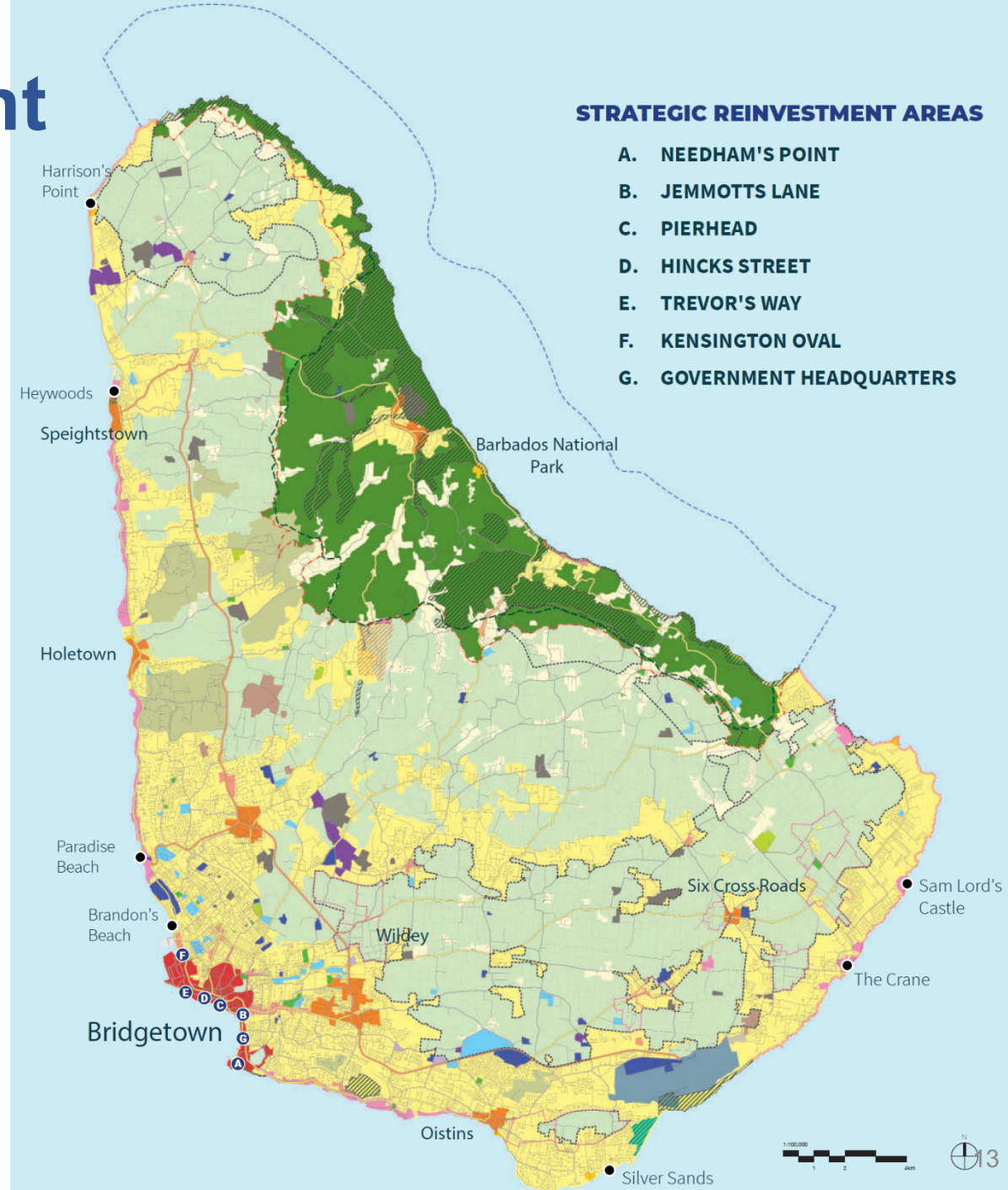
# A Canvas of Investment Opportunities

- Investment Opportunities across the Island

- Harrison's Point
- Heywoods
- Brandon's Beach
- Silver Sands
- The Crane
- Sam Lord's Castle
- Sugar Point

- Showcasing distinct opportunities within Bridgetown and along Carlisle Bay

- Restoration of Bay Street Frontages
- Infill and Expansion Tourism Opportunities
- Major Economic Driver Sites





# GREATER CARLISLE BAY: A Transformative Vision

An aerial architectural rendering of Greater Carlisle Bay in Barbados. The image shows a coastal area with several modern, cylindrical high-rise buildings along the waterfront. A green promenade with trees and walkways runs along the shore. In the background, a large stadium or arena is visible, surrounded by more urban development. The water is a deep blue, and the sky is clear.

Carlisle Bay offers a unique coastal landscape and experience, one that combines history, urban and authentic setting with tourism and beachfront recreation. Amidst the Bay Street/Carlisle Bay corridor are many sites with development potential for tourism, residential and mixed use development. Reinvestment opportunities along Carlisle Bay include: restoration of Bay Street frontages, infill and expansion tourism opportunities, and major economic driver sites. Investment in these sites and supporting infrastructure, public realm and amenity is a priority for the Government of Barbados.









# Creating Place + Experience

## Investment along with Public Good

### Creating Walkable Streets

- Aquatic Gap walkable entertainment boulevard
- Bay Street pedestrian promenade (Jemmotts to Careenage)
- Improved pedestrian crossings
- Hincks streetscaping enhancement

### Enhancing and expanding Brownes Beach

- Maintaining and expanding public access to the sea
- Improved beachfront amenities
- Connect beach to Pierhead open space
- Pebbles Beach to the Fort

### New public open spaces

- Expanded and revitalized Golden Square
- Expansion of Careenage Boardwalk
- New open space at Pierhead
- Open space link between Pebbles Beach and Drill Hall Beach





# Opportunities for local, regional and international investors

## Restoration of Bay Street Frontage Buildings

*Restoration of historic fabric and chattel houses on Bay Street*

## Infill and Expansion Tourism Opportunities

*Expansion of existing businesses on Carlisle Bay*

## Major Economic Driver Sites

*Large scale tourism development on key opportunity sites*







# Opportunities for local, regional and international investors

## Restoration of Bay Street Frontage Buildings

*Restoration of historic fabric and chattel houses on Bay Street*





# Opportunities for local, regional and international investors

## Infill and Expansion Tourism Opportunities

*Opportunity for local businesses to expand their tourism / commercial / dining / entertainment operations and for new infill development to fill in gaps in the existing fabric*

### Potential sites include:

Savannah Expansion  
Aquatic Gap Infill  
Yacht Club  
The Hub Complex  
Nautilus

Harbour Lights  
Carlisle Bay Centre  
Virgin/Copacabana  
The Boatyard  
Treasury Building  
Marshall Hall







# Infill and Expansion Tourism Opportunities

Infill & Expansion  
**Savannah Expansion**







# Infill and Expansion Tourism Opportunities

Infill & Expansion  
**Aquatic Gap Infill**







# Infill and Expansion Tourism Opportunities

Infill & Expansion  
Yacht Club  
Nautilus  
The Hub Complex







# Infill and Expansion Tourism Opportunities

Infill & Expansion  
Harbour Lights  
Carlisle Bay Centre  
Virgin/Copacabana  
The Boatyard







# Infill and Expansion Mixed Use Opportunities

Infill & Expansion

Treasury Building  
Marshall Hall





# Opportunities for local, regional and international investors

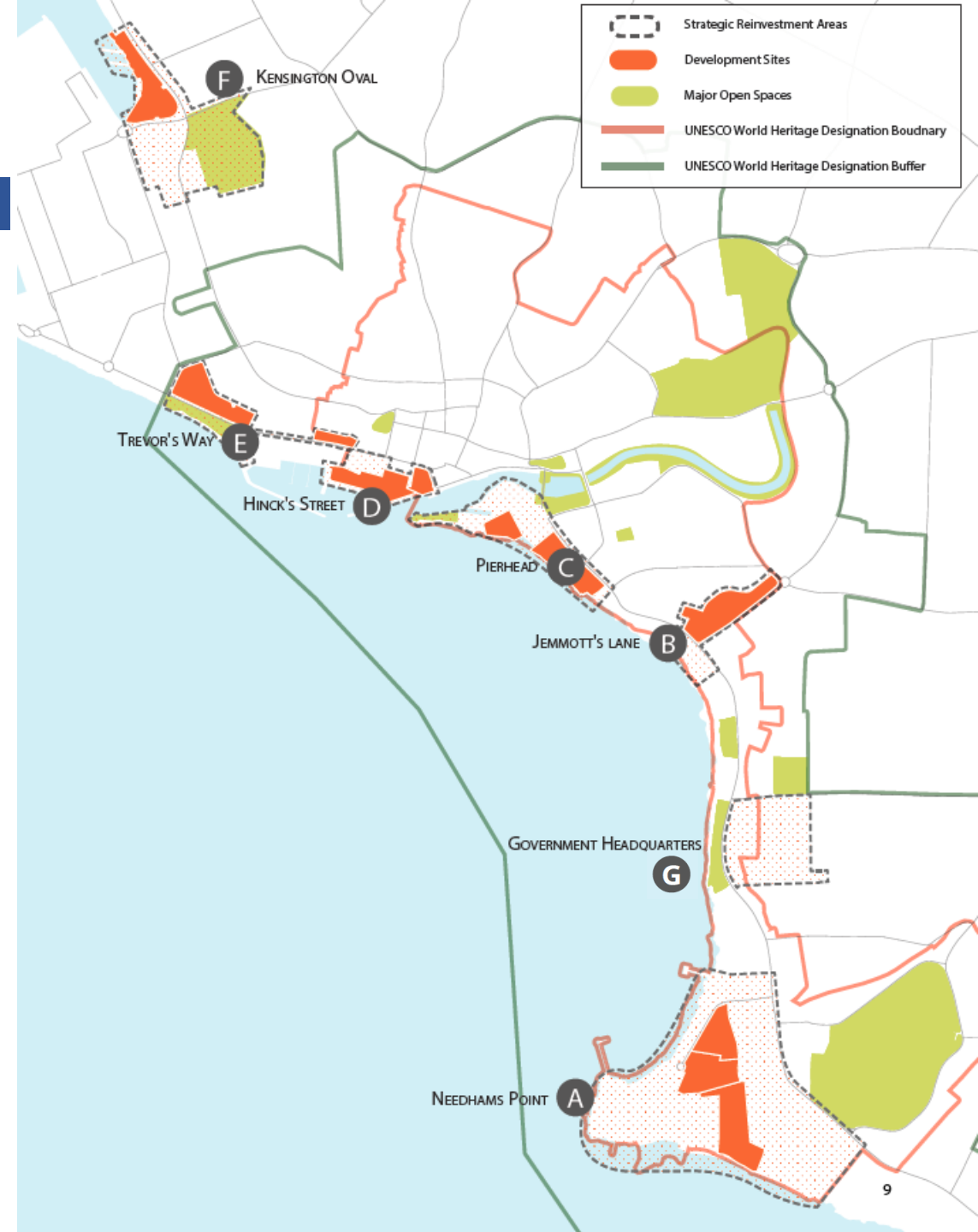


## Major Economic Driver Sites

*Large sites with potential for signature new developments which will bring people, vitality and economic lift to the entire area*

### Set within 7 Strategic Reinvestment Areas:

- A. Needham's Point (3 sites)
- B. Jemmotts Lane (1 site)
- C. Pierhead (3 sites)
- D. Hincks Street (2 sites)
- E. Trevor's Way (2 sites)
- F. Kensington Oval (1 site)
- G. Government Headquarters







Strategic Reinvestment Area A:

# **Needham's Point**



## Strategic Reinvestment Area A: **Needham's Point**

### **THE OPPORTUNITY**

Needham's Point sits just below the historic Garrison and includes features such as Charles Fort, Pebbles and Drill Hall Beach and the existing Hilton Hotel and Conference Centre.

The eastern peninsula of Carlisle Bay hosts 3 new tower development sites, nestled within an expanded public space network connecting beach to beach and complemented by the vibrant, entertainment corridor of the Aquatic Gap promenade.

Visitors can enjoy Pebbles beach, picking up a flying fish cutter, and stroll along the Military Cemetery Trail to Drill Hall Beach, an established Turtle Nesting Habitat.

The Aquatic Gap celebrates the heritage buildings of the Island Inn and Brown Sugar Restaurant along a pedestrian promenade.





Strategic Reinvestment Area A:  
**Needham's Point**





## Strategic Reinvestment Area A: **Needham's Point**

### **PLACE MAKING AND PUBLIC REALM**

1. Drill Hall Beach ecological restoration
2. Military Cemetery Trail and public link
3. New street connections
4. Aquatic Gap pedestrianization
5. Pebbles Beach enhancement
6. Enhanced connections to the historic Garrison





## Strategic Reinvestment Area A: **Needham's Point**

### **SITE 1 | PEBBLES BEACH NORTH (CBDS1)** **Development under Discussion**

This 2.5 acre site lies in front of the beach along the Aquatic Gap and next door to the historic Island Inn. It has potential for hotel units in a 3.5 storeyed mid-rise building and a much taller hotel building plus amenity space and landscaped grounds. Fronting onto the planned pedestrian promenade of Aquatic Gap, visitors have not only views but walking access to both Pebbles Beach and Drill Hall Beach

## **THE POTENTIAL**

<b>Area:</b>	2.5 acres/1.0 ha
<b>GFA:</b>	Up to 365,000 ft <sup>2</sup>
<b>Total rooms/suites:</b>	Up to 800
<b>Building Heights:</b>	One tower, up to 15 storeys Midrise, Villas
<b>Ownership:</b>	Government of Barbados
<b>Key Consideration:</b>	remediation required, existing heritage structure on site





Strategic Reinvestment Area A:  
**Needham's Point**

Site 1  
**Pebbles Beach North**





Strategic Reinvestment Area A:  
**Needham's Point**

Site 1  
**Pebbles Beach North**





Outline planning permission has been granted for the development of the site for hotel and ancillary purposes.

This permission includes, in principle, the erection of a tower to a maximum of 15 storeys. All matters relating to the siting, design and external appearance of the building(s) as well as the site planning details are reserved for approval on the subsequent detailed planning application. The subsequent application may be subject to an Environmental Impact Assessment.

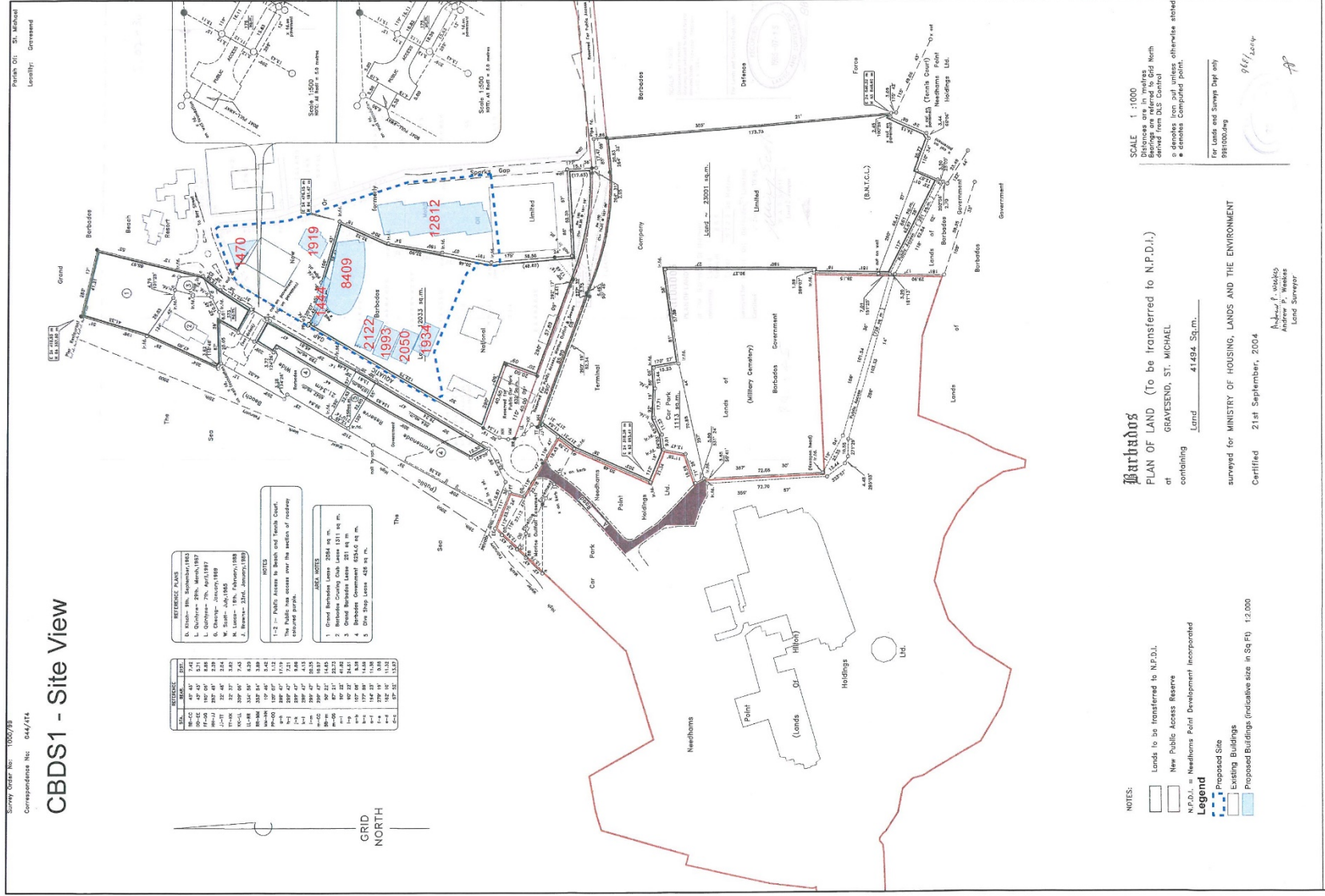
With Outline Planning permission there is a 2 year period from the date of the permission in which to submit the reserved matters for the development and then the approval will be extant for a further 2 years. Therefore outline planning permission is valid up to 4 years.

On receipt of all relevant information relating to the application for reserved matters the Planning and Development Board or the Minister responsible for planning and development will issue a decision within 12 weeks.



# Pebbles Beach North (CBDS1) Planning Permissions

## Site 1 Needham's Point



Strategic Reinvestment Area A:  
**Needham's Point**

Site 1  
**Pebbles Beach North**





# Strategic Reinvestment Area A: **Needham's Point**

## SITE 3 | DRILL HALL BEACH TOWER (CBDS3)

Fronting the pristine Drill Hall Beach, this 6 acre site could accommodate a combination of podium, tower and villa/townhouse units. Currently vacant with environmental remediation required, the site extends from Beach to mid-peninsula street.

## THE POTENTIAL

<b>Area:</b>	6.0 acres/2.4 ha
<b>GFA:</b>	Up to 340,000 ft <sup>2</sup>
<b>Total rooms/suites:</b>	Up to 750
<b>Building Heights:</b>	One tower, up to 25 storeys Midrise, Villas
<b>Ownership:</b>	Government of Barbados





Strategic Reinvestment Area A:  
**Needham's Point**

Site 3  
**Drill Hall Beach Tower**





Strategic Reinvestment Area A:  
**Needham's Point**

Site 3  
**Drill Hall Beach Tower**



Outline planning permission has been granted for the development of the site for hotel and ancillary purposes.

This permission includes, in principle, the erection of a tower to a maximum of 25 storeys. All matters relating to the siting, design and external appearance of the building(s) as well as the site planning details are reserved for approval on the subsequent detailed planning application. The subsequent application may be subject to an Environmental Impact Assessment.

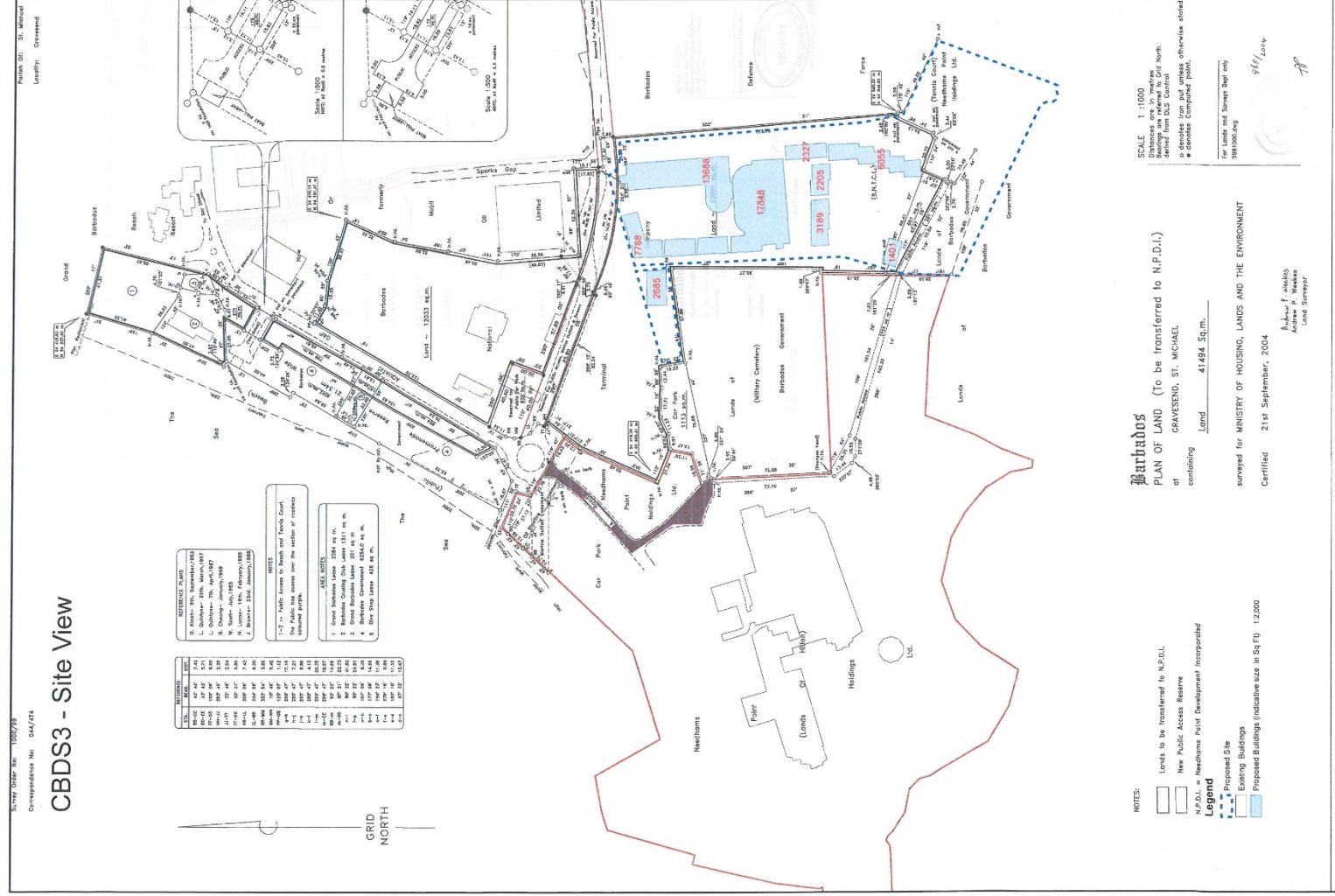
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# Drill Hall Beach Tower Planning Permissions

## Site 3 Needham's Point





Strategic Reinvestment Area B:

# Jemmotts Lane



## Strategic Reinvestment Area B: **Jemmotts Lane**

### **THE OPPORTUNITY**

The former location of the Barbados Hospital complex, this 6.4 acre site can accommodate a mixed-use project, set in a campus environment at the key junction of Jemmotts Lane and Bay Street. With beach access and potential for pavilion space across Bay Street, the combined campus and Carlisle Bay beach access creates a unique environment for a multi-phased project. There is potential to develop the property as multiple sites for local entrepreneurs to participate in providing residential/ bed and breakfast style accommodation and/or a learning and health focussed campus.

The transformation of Bay Street into a pedestrian priority boulevard animated by cafes and restaurants and a highly walkable environment is at the new front door for the Reinvestment Area.





Strategic Reinvestment Area B:  
**Jemmotts Lane**





## Strategic Reinvestment Area B: Jemmotts Lane



### DEVELOPMENT SITES

4. Old Barbados General Hospital (JLD1)

### THE POTENTIAL

<b>Development sites:</b>	1
<b>Area:</b>	6.4 ac
<b>GFA:</b>	Up to 65,000 ft <sup>2</sup> (+300,000 future expansion in other mid-rise buildings)
<b>Total rooms/suites:</b>	Up to 350 units (+400 future expansion in other mid-rise buildings)
<b>Building Heights:</b>	Midrise, up to 6 storeys

## Strategic Reinvestment Area B: **Jemmotts Lane**

### **PLACE MAKING AND PUBLIC REALM**

1. Bay Street streetscape improvements
2. Enhanced pedestrian connections to Browne's Beach
3. Enhanced beach front amenities





# Strategic Reinvestment Area B: Jemmotts Lane

## SITE 4 | OLD BARBADOS GENERAL HOSPITAL (JLD1)

The first phase of a mixed use campus opportunity envisions an up to 6 storey hotel development anchoring the Bay and Jemmotts corner. With opportunity to expand along Jemmotts to a total of 750 hotel/condo units supported by mid rise buildings hosting a range of hotel, residential learning, health and wellness facilities. Given the site's scale and context there is potential to develop in multiple sites/phases for local entrepreneurs participating in the potential for residential/ bed and breakfast style accommodation and/or a learning and health focussed campus.

### THE POTENTIAL

**Area:** 0.5 ac/ 0.2 ha

**GFA:** Up to 65,000 ft<sup>2</sup>  
(+300,000 future expansion in other mid-rise buildings)

**Total rooms/suites:** Up to 350 units (+400 future expansion in other mid-rise buildings)

**Building Heights:** Midrise, up to 6 storeys

**Ownership:** Government of Barbados





Strategic Reinvestment Area B:  
**Jemmotts Lane**

Site 4  
**Old Barbados General Hospital**





Outline planning permission has been granted for the development of the site for mixed uses, including hotel and ancillary purposes.

This permission includes, in principle, the erection of a midrise development to a maximum of 6 storeys. All matters relating to the siting, design and external appearance of the building(s) as well as the site planning details are reserved for approval on the subsequent detailed planning application. The subsequent application may be subject to an Environmental Impact Assessment.

With Outline Planning permission there is a 2 year period from the date of the permission in which to submit the reserved matters for the development and then the approval will be extant for a further 2 years. Therefore outline planning permission is valid up to 4 years.

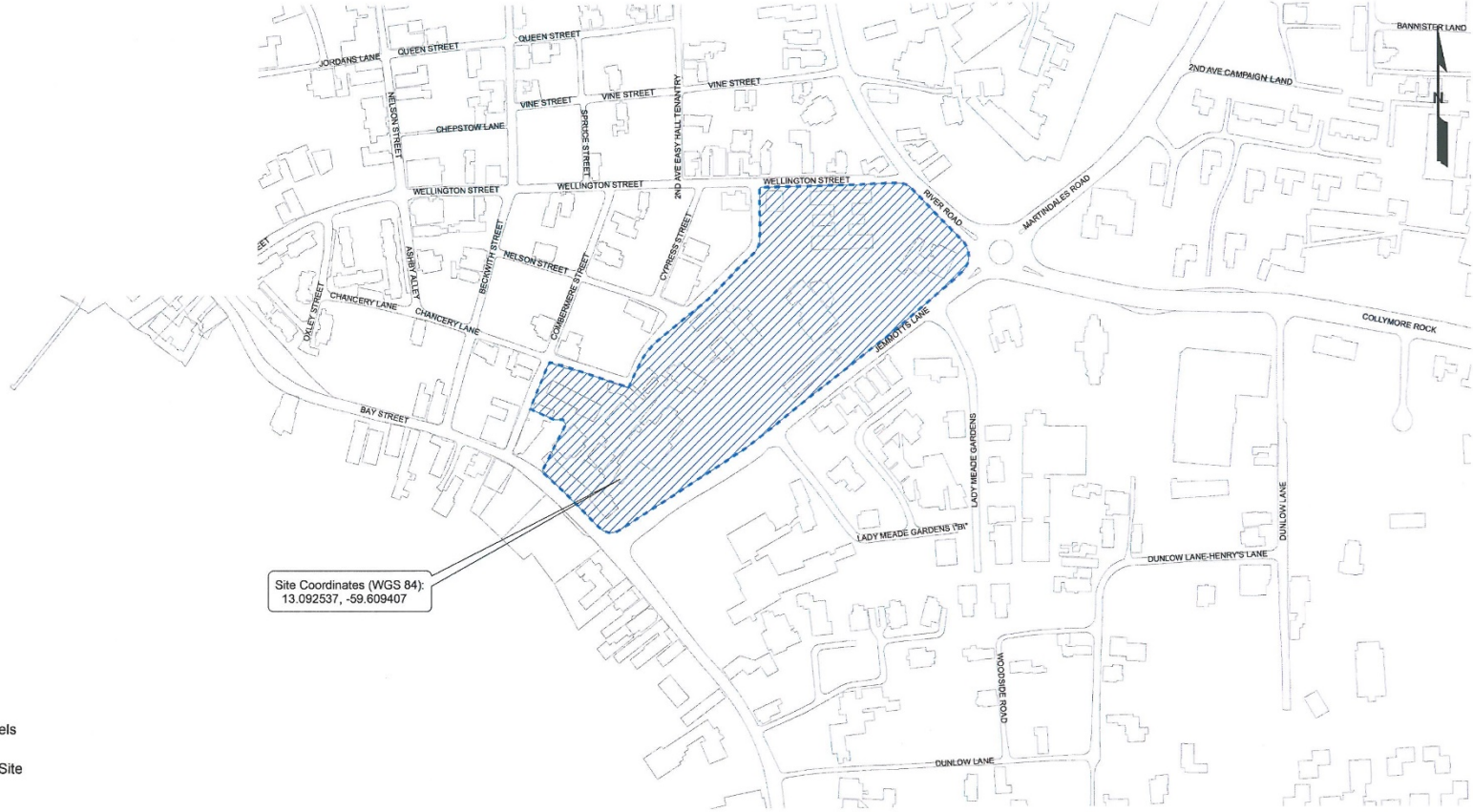
On receipt of all relevant information relating to the application for reserved matters the Planning and Development Board or the Minister responsible for planning and development will issue a decision within 12 weeks.

# Old Barbados General Hospital (JLD1)

## Planning Permissions

### Site 4

## Jemmotts Lane



Site Coordinates (WGS 84):  
13.092537, -59.609407

- Legend**
-  Land Parcels
  -  Proposed Site

**bti**  
BARBADOS TOURISM INVESTMENT INC.  
[www.barbadostourisminvestment.com](http://www.barbadostourisminvestment.com)

Mr. Stuart Layne (CEO)  
Development of land (outline application) for the purposes of Edu tourism accomodation, Hotel and mixed use amenities

No.	Description	Date

Location Plan	
Project number	JLD1
Date	2019/04/03
Drawn by	BTI INC.
Checked by	
A101	
Scale 1 : 2500	







Strategic Reinvestment Area C:

# Pierhead



## Strategic Reinvestment Area C: **Pierhead**

### THE OPPORTUNITY

As the western peninsula bookending the majestic Carlisle Bay, the Pierhead Strategic Reinvestment Area celebrates its pivotal and historic setting with iconic hotel towers, mid rise buildings fronting Bay Street, new public spaces and enhanced promenade/Beachfront access.

This area is planned to host 3 taller building sites, including a landmark 25 storey tower at the precipice of the Pierhead peninsula. In a mid rise and taller elements, over 1000 new hotel units can be accommodated, along with amenities, restaurants and cafes.





Strategic Reinvestment Area C:

# Pierhead





## Strategic Reinvestment Area C: **Pierhead**



### DEVELOPMENT SITES

5. Pierhead Tower (CBDN1) **Development under Discussion**
6. Bay Street Gateway Tower (CBDN2)
7. Hyatt Expanded (CBDN3) **Development under Discussion with Planning Approval granted**

### THE POTENTIAL

<b>Development sites:</b>	3
<b>Area:</b>	5.4 ac/ 2.2 ha
<b>GFA:</b>	Up to 707,750 ft <sup>2</sup>
<b>Total rooms/suites:</b>	Up to 1,230
<b>Building Heights:</b>	Four towers, (up to 15, 18 and 25 storeys), mid rise and villas

## Strategic Reinvestment Area C: **Pierhead**

### **PLACE MAKING AND PUBLIC REALM**

1. Bay Street streetscape improvements
2. Enhanced and expanded Golden Square
3. Maintained and improved public connections to Browne's Beach from Bay Street
4. Expanded boardwalk from the Careenage through Screw Dock to Fort Willoughby
5. New Pierhead open spaces and amenities





## Strategic Reinvestment Area C:

# Pierhead

### SITE 5 | PIERHEAD TOWER (CBDN1) Development under Discussion

The iconic tower hotel site sits at the prow of Needhams Point with exquisite views to Carlisle Bay and up the Constitution River of Bridgetown. With a mid-rise base and tower up to 25 storeys, this hotel site can host 560 units of hotel set on the promontory point and promenade to the Carenage and to Carlisle Bay beachfront.

## THE POTENTIAL

<b>Area:</b>	2.0 acres/0.8 ha
<b>GFA:</b>	Up to 303,750
<b>Total rooms/suites:</b>	Up to 560
<b>Building Heights:</b>	One tower, up to 25 storeys Villas
<b>Ownership:</b>	Private



Strategic Reinvestment Area C:  
**Pierhead**

Site 5  
**Pierhead Tower**





Strategic Reinvestment Area C:

# Pierhead

Site 5

# Pierhead Tower





Strategic Reinvestment Area C:  
**Pierhead**

Site 5  
**Pierhead Tower**





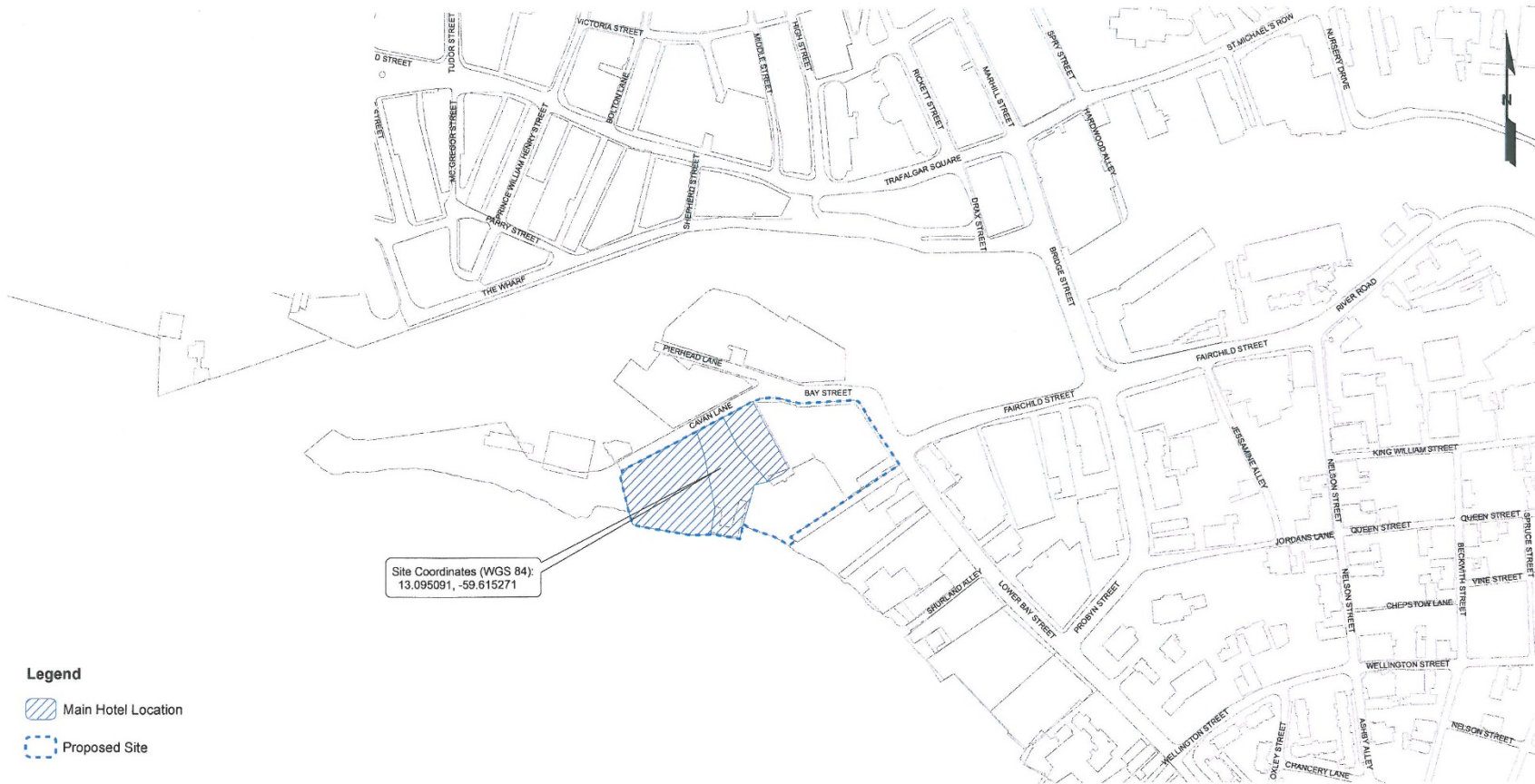
Outline planning permission has been granted for the development of the site for hotel and ancillary purposes.

This permission includes, in principle, the erection of a tower to a maximum of 25 storeys in principle. All matters relating to the siting, design and external appearance of the building(s) as well as the site planning details are reserved for approval on the subsequent detailed planning application. The subsequent application may be subject to an Environmental Impact Assessment.


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# Planning Permissions

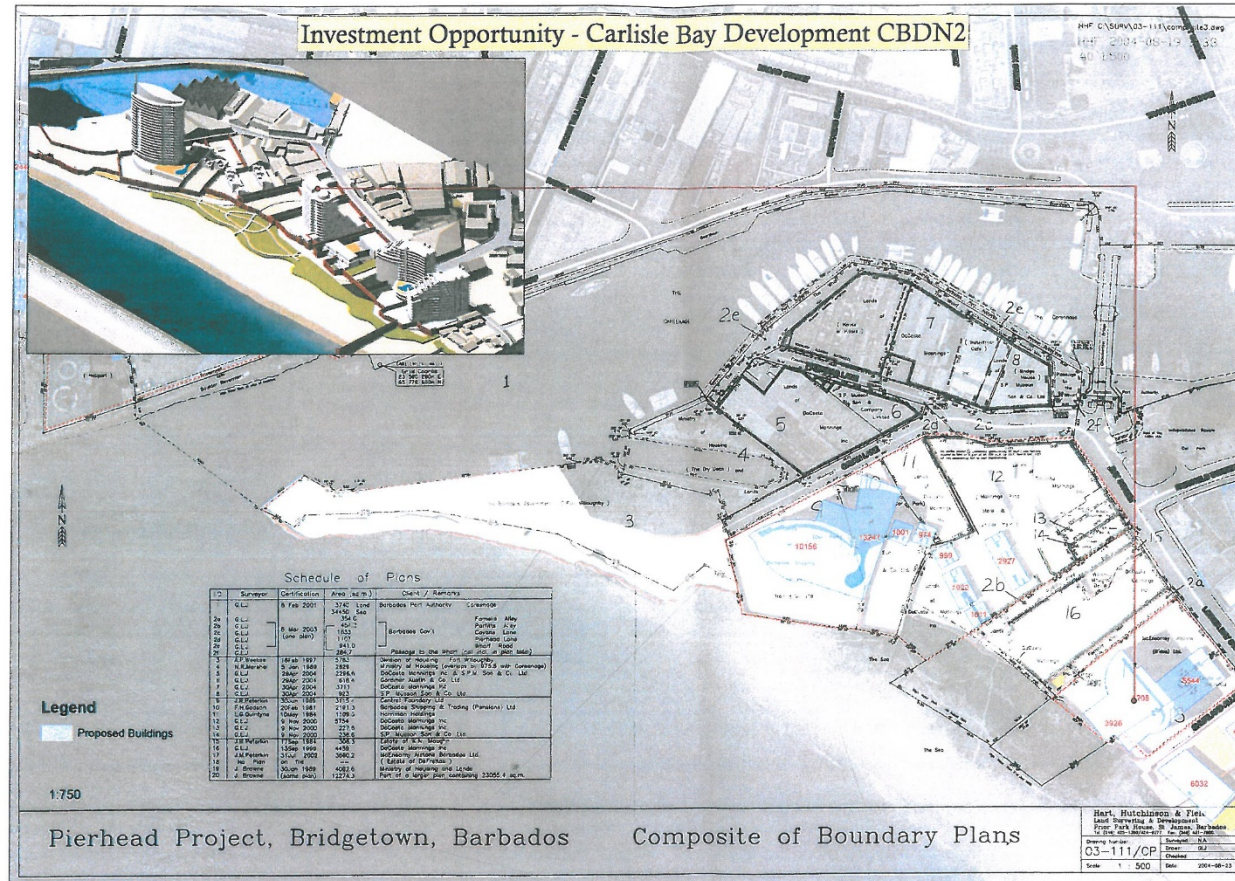


- Legend**
-  Main Hotel Location
  -  Proposed Site

 BARBADOS TOURISM INVESTMENT INC. <a href="http://www.barbadostourisminvestment.com">www.barbadostourisminvestment.com</a>	Mr. Stuart Layne Erection of a hotel and amenities at Cavans Layne, Pierhead Development Area, Bridgetown, Barbados (Outline Application)	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 70%;">Description</th> <th style="width: 20%;">Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date													<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;"><b>Location Plan</b></td> </tr> <tr> <td style="width: 60%;">Project number</td> <td style="width: 40%;">CBDN1</td> </tr> <tr> <td>Date</td> <td>2019/04/03</td> </tr> <tr> <td>Drawn by</td> <td>BTI INC.</td> </tr> <tr> <td>Checked by</td> <td>N/A</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>A101</b></td> </tr> <tr> <td colspan="2" style="text-align: right;">Scale 1 : 2500</td> </tr> </table>	<b>Location Plan</b>		Project number	CBDN1	Date	2019/04/03	Drawn by	BTI INC.	Checked by	N/A	<b>A101</b>		Scale 1 : 2500	
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# Planning Permissions



**bti**  
BARBADOS TOURISM INVESTMENT INC.  
www.barbadostourisminvestment.com

Mr. Stuart Layne  
Erection of a hotel and amenities along Lower Bay Street and Shurland Alley, Bridgetown, Barbados (Outline Application)

No.	Description	Date

Site View	
Project number	CBDN2
Date	2019/04/03
Drawn by	BTI INC.
Checked by	Scale



## Strategic Reinvestment Area C: **Pierhead**

### SITE 6 | **BAY STREET GATEWAY TOWER (CBDN2)**

A mid-rise podium and tower up to 16 storeys creates a hotel complex with exceptional access to both Carlisle Bay and Bay Street. Set within a context of new streets, public spaces connections to the beach and neighbouring the historic fabric of the Careenage, this 320 room tourism development has bay to beach access and amenity.

## THE POTENTIAL

<b>Area:</b>	2.0 acres/0.8 ha
<b>GFA:</b>	Up to 200,000 sf <sup>2</sup>
<b>Total rooms/suites:</b>	Up to 320
<b>Building Heights:</b>	One tower, up to 18 storeys Midrise
<b>Ownership:</b>	Private





Strategic Reinvestment Area C:  
**Pierhead**

Site 6  
**Bay Street Gateway Tower**





Strategic Reinvestment Area C:  
**Pierhead**

Site 6  
**Bay Street Gateway Tower**





Strategic Reinvestment Area C:  
**Pierhead**

Site 6  
**Bay Street Gateway Tower**



Outline planning permission has been granted for the development of the site for hotel and ancillary purposes.

This permission includes, in principle, the erection of a tower to a maximum of 18 storeys in principle. All matters relating to the siting, design and external appearance of the building(s) as well as the site planning details are reserved for approval on the subsequent detailed planning application. The subsequent application may be subject to an Environmental Impact Assessment.

With Outline Planning permission there is a 2 year period from the date of the permission in which to submit the reserved matters for the development and then the approval will be extant for a further 2 years. Therefore outline planning permission is valid up to 4 years.

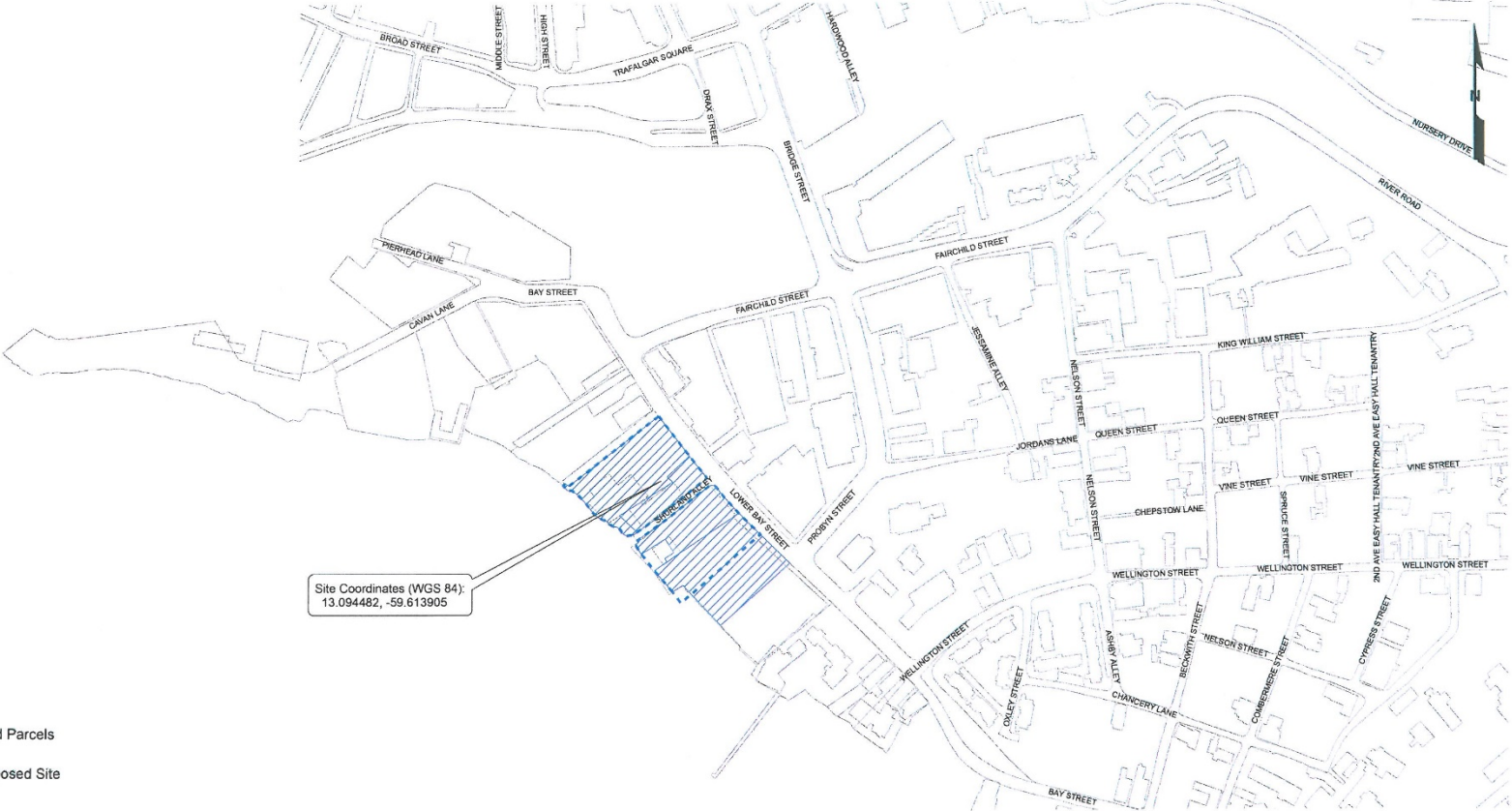
On receipt of all relevant information relating to the application for reserved matters the Planning and Development Board or the Minister responsible for planning and development will issue a decision within 12 weeks.



# Bay Street Gateway Tower (CBDN2)

## Planning Permissions

Site 6  
**Pierhead**



- Legend**
-  Land Parcels
  -  Proposed Site

Site Coordinates (WGS 84):  
13.094482, -59.613905

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BARBADOS TOURISM INVESTMENT INC.  
[www.barbadostourisminvestment.com](http://www.barbadostourisminvestment.com)

Mr. Stuart Layne  
Erection of a hotel and amenities along  
Lower Bay Street, and Shurland Alley,  
Bridgetown, Barbados (Outline Application)

No.	Description	Date

Location Plan	
Project number	CBDN2
Date	2019/04/03
Drawn by	BTI INC.
Checked by	N/A
<b>A101</b>	
Scale 1 : 2500	

## Strategic Reinvestment Area C: **Pierhead**

### **SITE 7 | HYATT EXPANDED (CBDN3)** **Development under Discussion with** **Planning Approval granted**

A refined concept for a Hyatt hotel complex enjoys frontage on both Carlisle Bay and Bay Street with two 12 storey cascading towers embracing pool and amenity space and up to 350 hotel units. The Bay Street Pedestrian Promenade offers a short walkable corridor to Fairchild Street and the Careenage.

## **THE POTENTIAL**

<b>Area:</b>	1.4 acres/0.4 ha
<b>GFA:</b>	Up to 204,000 sf2
<b>Total rooms/suites:</b>	Up to 350
<b>Building Heights:</b>	Two towers, up to 15 storeys
<b>Ownership:</b>	Private





Strategic Reinvestment Area C:  
**Pierhead**

Site 7  
**Hyatt Expanded**





Strategic Reinvestment Area C:  
**Pierhead**

Site 7  
**Hyatt Expanded**





Strategic Reinvestment Area C:  
**Pierhead**

Site 7  
**Hyatt Expanded**



Outline planning permission has been granted for the development of the site for hotel and ancillary purposes.

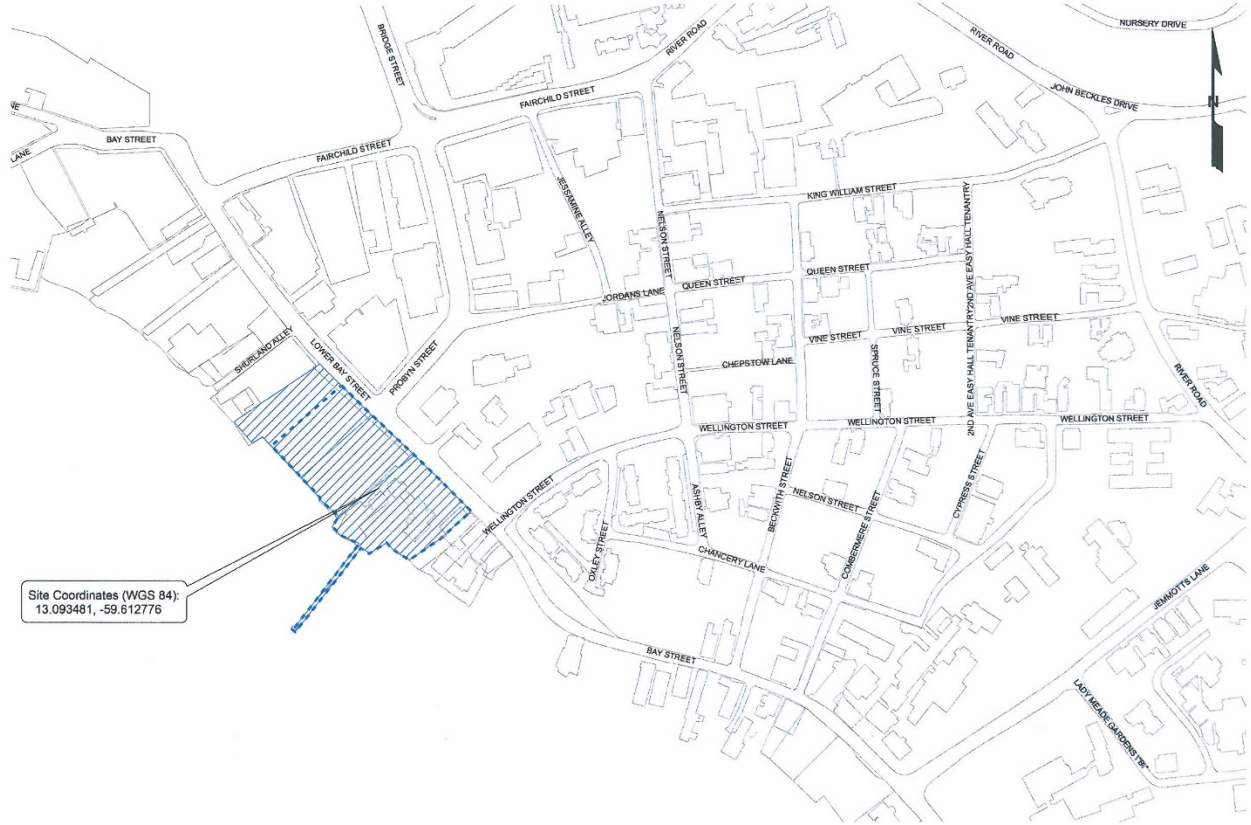
This permission includes, in principle, the erection of a tower up to a maximum of 15 storeys. All matters relating to the siting, design and external appearance of the building(s) as well as the site planning details are reserved for approval on the subsequent detailed planning application. The subsequent application may be subject to an Environmental Impact Assessment.

With Outline Planning permission there is a 2 year period from the date of the permission in which to submit the reserved matters for the development and then the approval will be extant for a further 2 years. Therefore outline planning permission is valid up to 4 years.

On receipt of all relevant information relating to the application for reserved matters the Planning and Development Board or the Minister responsible for planning and development will issue a decision within 12 weeks.



# Planning Permissions



**Legend**

-  Land Parcels
-  Proposed Site

Site Coordinates (WGS 84):  
13.093481, -59.612776

**bti**  
BARBADOS TOURISM INVESTMENT INC.  
[www.barbadostourisminvestment.com](http://www.barbadostourisminvestment.com)

Mr. Stuart Layne  
Erection of a hotel and amenities along Bay Street, Bridgetown, Barbados (Outline Application)

No.	Description	Date

**Location Plan**

Project number	CBDN3	<b>A101</b>
Date	2019/04/03	
Drawn by	BTI INC.	
Checked by	N/A	
		Scale 1 : 2500



Strategic Reinvestment Area D:

# **Hincks Street**



## Strategic Reinvestment Area D: **Hincks Street**

### THE OPPORTUNITY

At 5.4 acres, this prime waterfront reinvestment area, will become the blue front door to the Carenage and marine waterfront. Envisioned as a mixed use development with both condo/hotel units complemented with at-grade retail restaurants and cafes facing along an extended water's edge promenade. Nestled within the restored historic Massy warehouses, Marshall Hall and Carlisle Bond building, this significant infill project can accommodate approximately 220 condo hotel units for both local and visiting accommodation in 3-5 storey buildings and within a 15 storey building and 10 storey addition to the Carlisle Bond.





Strategic Reinvestment Area D:  
**Hincks Street**





Strategic Reinvestment Area D:

# Hincks Street



## DEVELOPMENT SITES

- 8. Harbour Block (HSD1)
- 9. Carlisle Bond Block (HSD2) **Development under Discussion**

## THE POTENTIAL

---

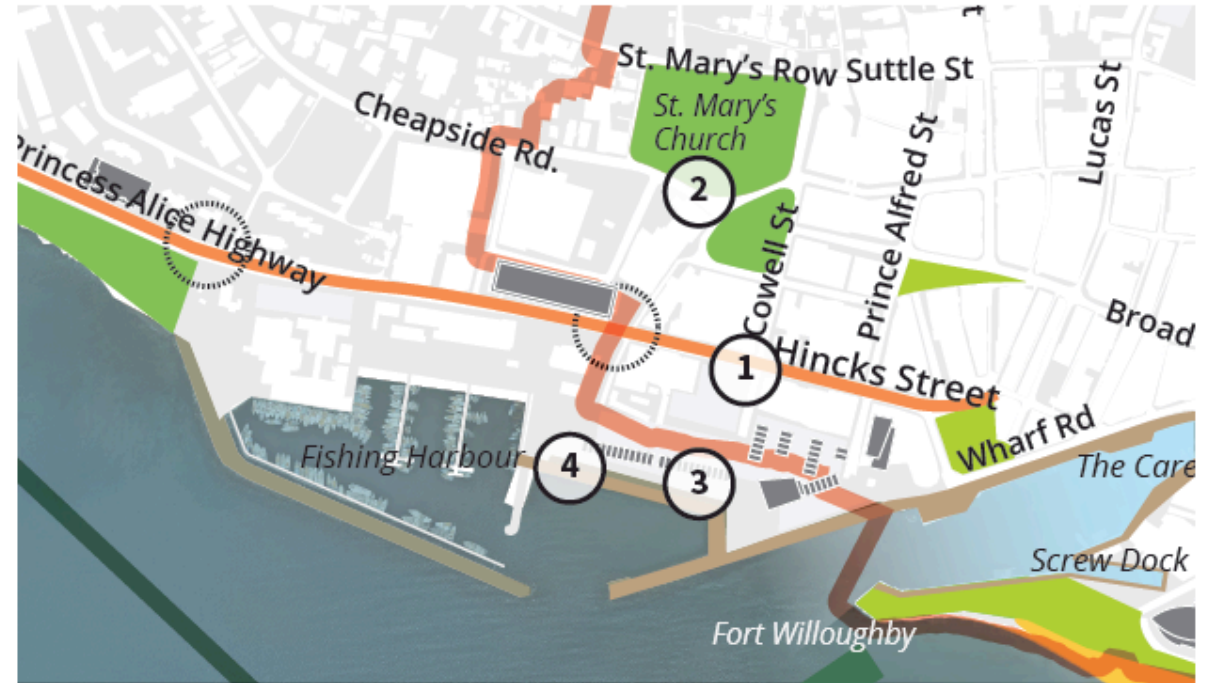
<b>Development sites:</b>	2
<b>Area:</b>	5.4 ac/ 2.2 ha
<b>GFA:</b>	Up to 340,000 ft <sup>2</sup>
<b>Total rooms/suites:</b>	Up to 220
<b>Building Heights:</b>	Two towers (up to 10/15 storeys) and Villas

---

# Hincks Street

## PLACE MAKING AND PUBLIC REALM

1. Hincks Street streetscape improvement
2. Enhanced connections to St. Mary's Church
3. Waterfront public realm improvement
4. Expanded boardwalk from Hero Square towards Fishing Harbour





# Strategic Reinvestment Area D: Hincks Street

## SITE 8 | HARBOUR BLOCK (HSD1)

An opportunity for a 150 unit residential, office, retail and tourism in redevelopment of this key urban waterfront site. Envisioned with a mix of townhouse and villa form with up to 15 storey tower element set fronting onto an expanded carenage boardwalk, this new urban infill offers potential to local residents and long term stay visitors. A new waterfront community can access the historic core and walking streets of Bridgetown and adjacent Fish Market and Cheapside Market.

## THE POTENTIAL

<b>Area:</b>	1.6 acres/ 1.5 ha
<b>GFA:</b>	Up to 240,000 sf2
<b>Total rooms/suites:</b>	Up to 150 units
<b>Building Heights:</b>	One tower, up to 15 storeys Villas
<b>Ownership:</b>	Private





Strategic Reinvestment Area D:  
**Hincks Street**

Site 8  
**Harbour Block**





Strategic Reinvestment Area D:  
**Hincks Street**

Site 8  
**Harbour Block**





Strategic Reinvestment Area D:  
**Hincks Street**

Site 8  
**Harbour Block**





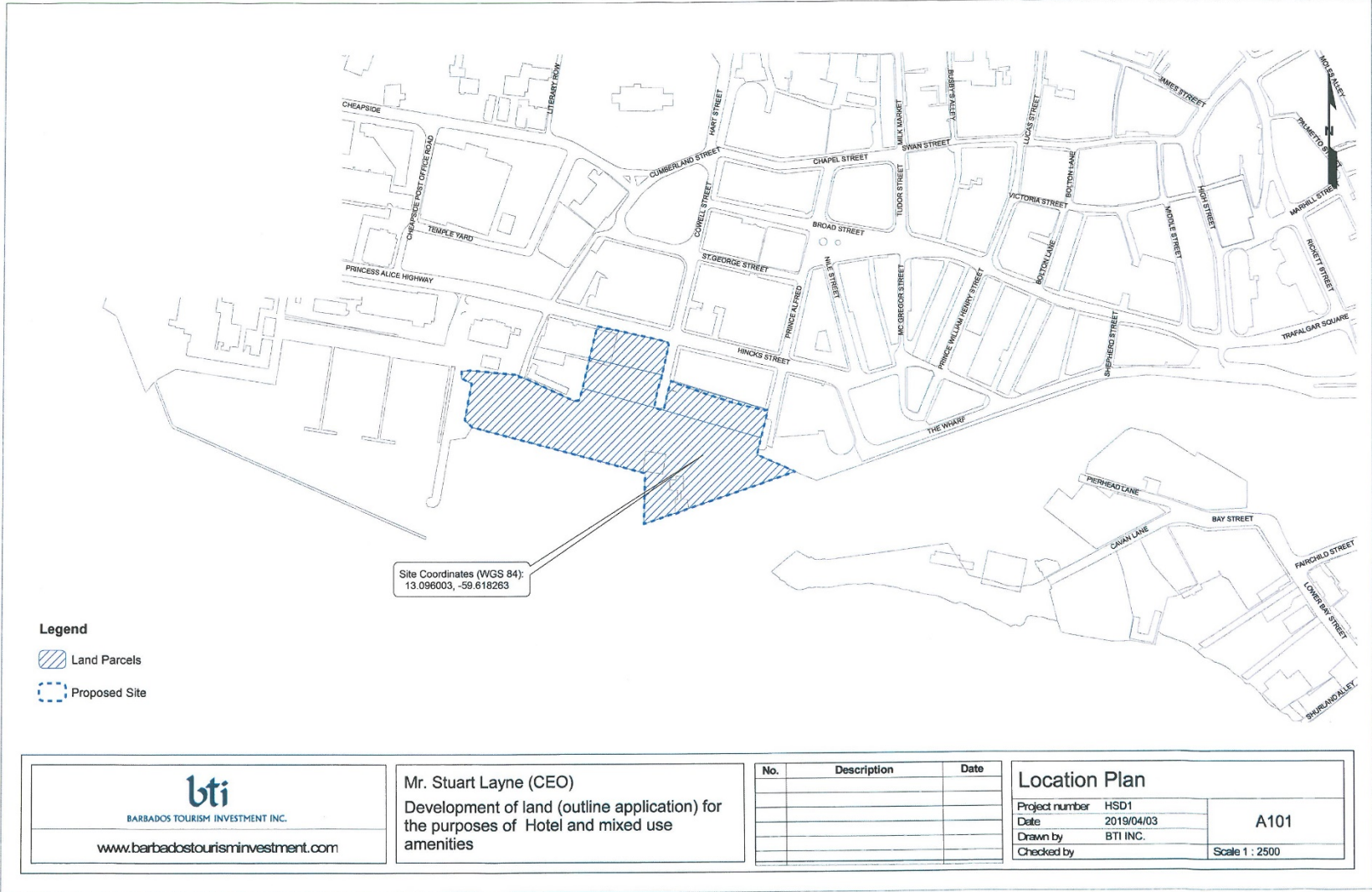
Outline planning permission has been granted for the development of the site for mixed uses, including hotel, residential, office, retail and ancillary purposes.

This permission includes, in principle, the erection of one tower to a maximum of 15 storeys. All matters relating to the siting, design and external appearance of the building(s) as well as the site planning details are reserved for approval on the subsequent detailed planning application. The subsequent application may be subject to an Environmental Impact Assessment.

With Outline Planning permission there is a 2 year period from the date of the permission in which to submit the reserved matters for the development and then the approval will be extant for a further 2 years. Therefore outline planning permission is valid up to 4 years.

On receipt of all relevant information relating to the application for reserved matters the Planning and Development Board or the Minister responsible for planning and development will issue a decision within 12 weeks.

# Planning Permissions



Site Coordinates (WGS 84):  
13.096003, -59.618263

- Legend**
-  Land Parcels
  -  Proposed Site

**bti**  
BARBADOS TOURISM INVESTMENT INC.  
[www.barbadostourisminvestment.com](http://www.barbadostourisminvestment.com)

Mr. Stuart Layne (CEO)  
Development of land (outline application) for the purposes of Hotel and mixed use amenities

No.	Description	Date

**Location Plan**

Project number	HSD1	<b>A101</b>
Date	2019/04/03	
Drawn by	BTI INC.	
Checked by		
Scale 1 : 2500		



## Strategic Reinvestment Area D: **Hincks Street**

### SITE 9 | **CARLISLE BOND BLOCK (HSD2)** **Development under Discussion**

A combination of adaptive reuse of the historic Carlisle Bond building and a 10 storey infill tower provides an opportunity for over 70 hotel/condo units in a landmark redevelopment site. Set within the historic core and adjacent to new open space and expanded waterfront promenade this development will offer urban living and visitation experience to the heart of Bridgetown.

## THE POTENTIAL

<b>Area:</b>	1.2 acres/ 0.5 ha
<b>GFA:</b>	Up to 100,000 sf <sup>2</sup>
<b>Total rooms/suites:</b>	Up to 70 units
<b>Building Heights:</b>	One tower, up to 10 storeys
<b>Ownership:</b>	Private



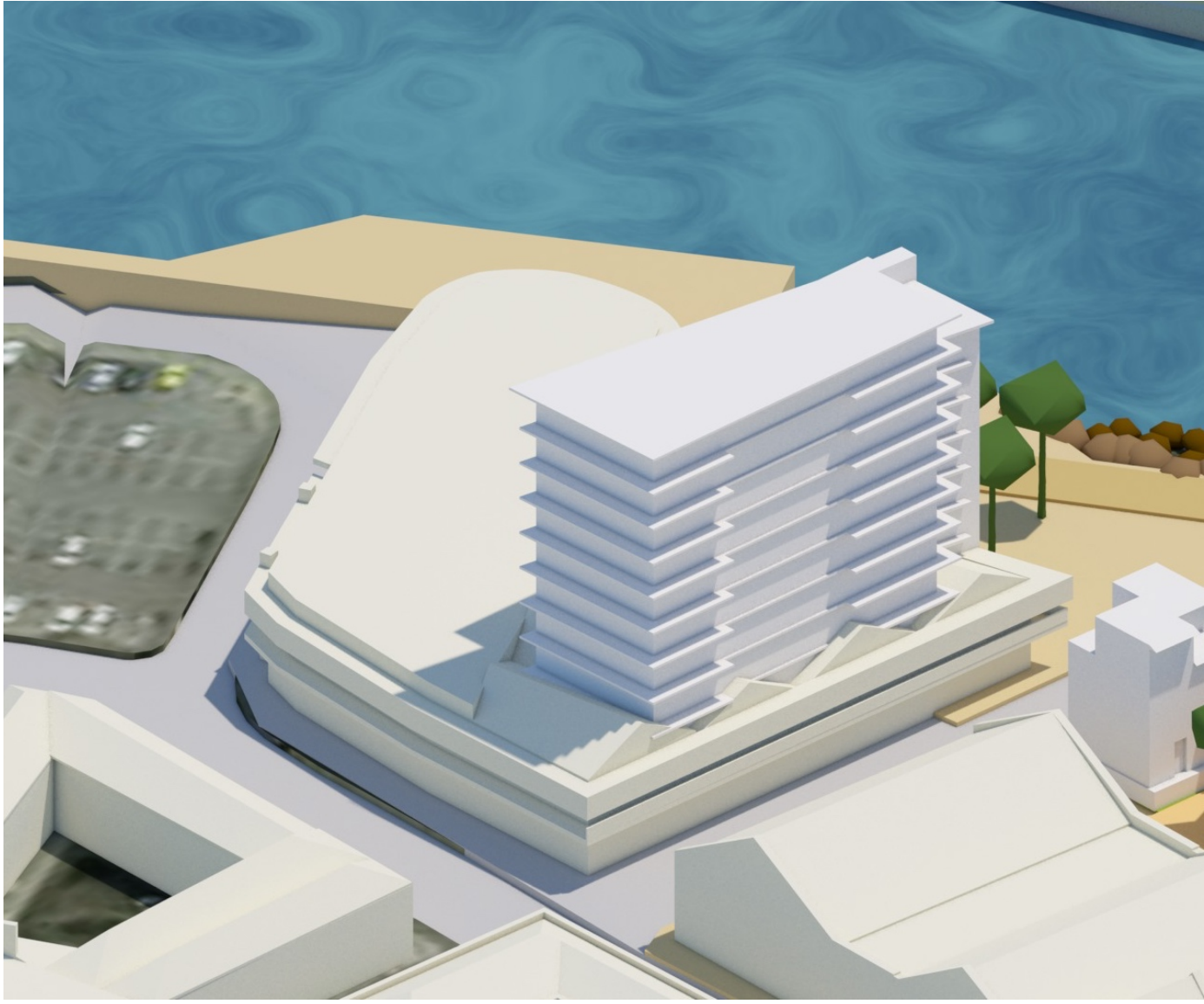
Strategic Reinvestment Area D:

# Hincks Street



Site 9

# Carlisle Bond Block





Strategic Reinvestment Area D:

# Hincks Street

Site 9

# Carlisle Bond Block



Outline planning permission has been granted for the development of the site for residential, hotel and ancillary purposes.

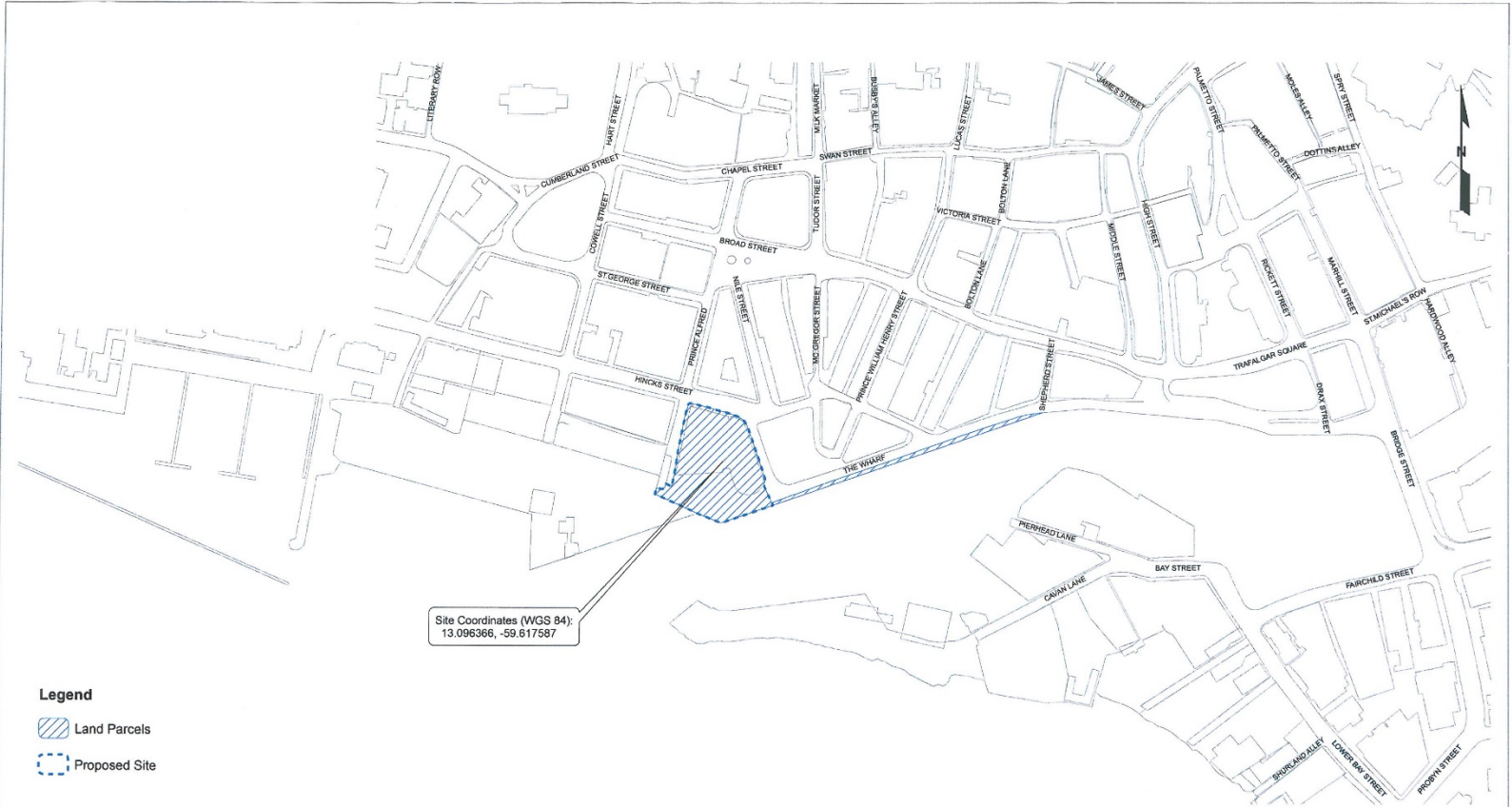
This permission includes, in principle, the erection of one tower to a maximum of 10 storeys. All matters relating to the siting, design and external appearance of the building(s) as well as the site planning details are reserved for approval on the subsequent detailed planning application. The subsequent application may be subject to an Environmental Impact Assessment.

With Outline Planning permission there is a 2 year period from the date of the permission in which to submit the reserved matters for the development and then the approval will be extant for a further 2 years. Therefore outline planning permission is valid up to 4 years.

On receipt of all relevant information relating to the application for reserved matters the Planning and Development Board or the Minister responsible for planning and development will issue a decision within 12 weeks.



# Planning Permissions



Site Coordinates (WGS 84):  
13.096366, -59.617587

**Legend**

-  Land Parcels
-  Proposed Site

**bti**  
BARBADOS TOURISM INVESTMENT INC.  
[www.barbadostourisminvestment.com](http://www.barbadostourisminvestment.com)

Mr. Stuart Layne (CEO)  
Development of land (outline application) for the purposes of Hotel and mixed use amenities

No.	Description	Date

Location Plan	
Project number	HSD2
Date	2019/04/03
Drawn by	BTI INC.
Checked by	
<b>A101</b>	
Scale 1 : 2500	



Strategic Reinvestment Area E:

# Trevor's Way



## Strategic Reinvestment Area E: **Trevor's Way**

### THE OPPORTUNITY

Set along the primary corridor leading to and from the Barbados Cruise terminal, this site includes the current Immigration Building and Pelican Village retail area. Repurposing of the Abattoir into a Marine, Foodhallen or Aquarium complex will complement the Fish Market as celebration of the Bajan Fisherfolk and marine habitat of the Caribbean. The intensification along Hincks Street and Princess Alice Highway of both retail, hotel and residential accommodation will breathe new life and potentially 140 new hotel/residential units into this key corridor.





Strategic Reinvestment Area E:

# Trevor's Way





## Strategic Reinvestment Area E: **Trevor's Way**



### DEVELOPMENT SITES

- 10. Immigration Development (ID1)
- 11. Pelican Village (TWD1)

### THE POTENTIAL

<b>Development sites:</b>	2
<b>Area:</b>	4.0 ac/ 1.6 ha
<b>GFA:</b>	Up to 240,000 ft <sup>2</sup>
<b>Total rooms/suites:</b>	Up to 140
<b>Building Heights:</b>	Midrise, up to 6 storeys

Strategic Reinvestment Area E:  
**Trevor's Way**

## PLACE MAKING AND PUBLIC REALM

1. Princess Alice Highway streetscape improvement
2. Enhanced connections from Abattoir to Pelican Village
3. Enhance connections Pelican Village to waterfront





# Strategic Reinvestment Area E: **Trevor's Way**

## SITE 10 | IMMIGRATION DEVELOPMENT (ID1)

Adaptive reuse of the current Hincks Street parking deck and Immigration department into a mixed use 6 storey development will create further activation and animation along Hincks Street. An opportunity to bring 60 housing units back to Bridgetown in an upper two levels of this adapted complex, along with retail, office and parking uses.

## THE POTENTIAL

<b>Area:</b>	0.9 acres/ 0.4 ha
<b>GFA:</b>	160,000 sf2
<b>Total rooms/suites:</b>	Up to 60 units
<b>Building Heights:</b>	Midrise , up to 6 storeys
<b>Ownership:</b>	Private





Strategic Reinvestment Area E:  
**Trevor's Way**

Site 10  
**Immigration Development**





Strategic Reinvestment Area E:  
**Trevor's Way**

Site 10  
**Immigration Development**





Strategic Reinvestment Area E:  
**Trevor's Way**

Site 10  
**Immigration Development**





**Outline planning permission has been granted for the development of the site for residential, commercial and mixed uses.**

**This permission includes, in principle, the erection of a midrise development to a maximum of 6 storeys. All matters relating to the siting, design and external appearance of the building(s) as well as the site planning details are reserved for approval on the subsequent detailed planning application. The subsequent application may be subject to an Environmental Impact Assessment.**

With Outline Planning permission there is a 2 year period from the date of the permission in which to submit the reserved matters for the development and then the approval will be extant for a further 2 years. Therefore outline planning permission is valid up to 4 years.

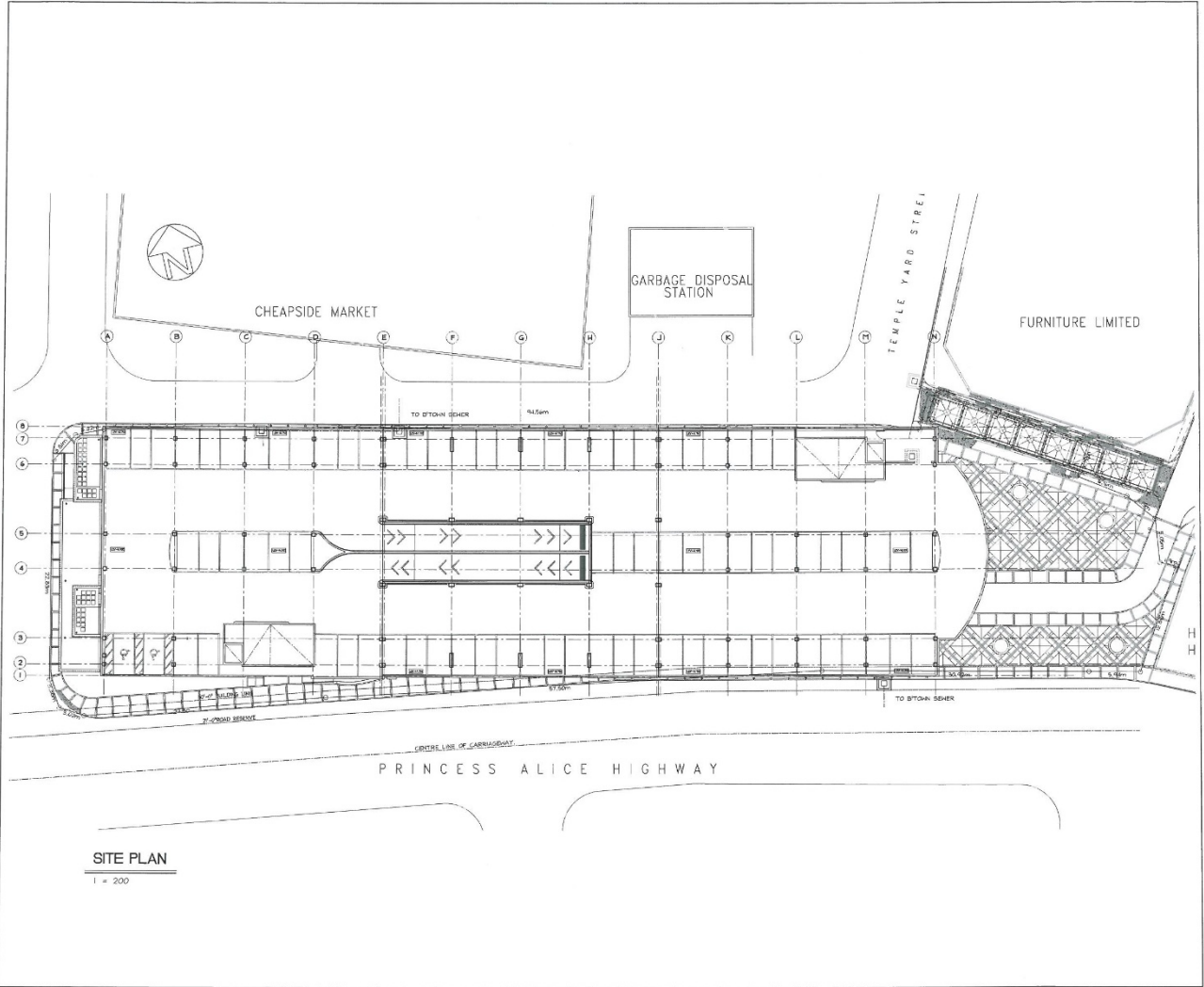
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# Immigration Development (ID1)

## Planning Permissions

# Site 10

## Trevor's Way



- NOTES**
- DO NOT SCALE BY DRAWING.
  - ALL DIMENSIONS TO BE CHECKED ON SITE.
  - THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT GEOTECHNICAL, MECHANICAL, AND STRUCTURAL SERVICE DRAWINGS.
  - IF IN DOUBT - ASK.

FOR CONTRACT		
DATE	DESCRIPTION REV/ISSUE	TAG

PROJECT  
**MULTI-STOREY CAR PARK  
 PRINCESS ALICE HIGHWAY  
 GROUND FLOOR FIT-OUT FOR  
 THE IMMIGRATION DEPARTMENT**

CLIENT  
 BARBADOS TOURISM INVESTMENT INC.

DRAWING TITLE  
**SITE PLAN**

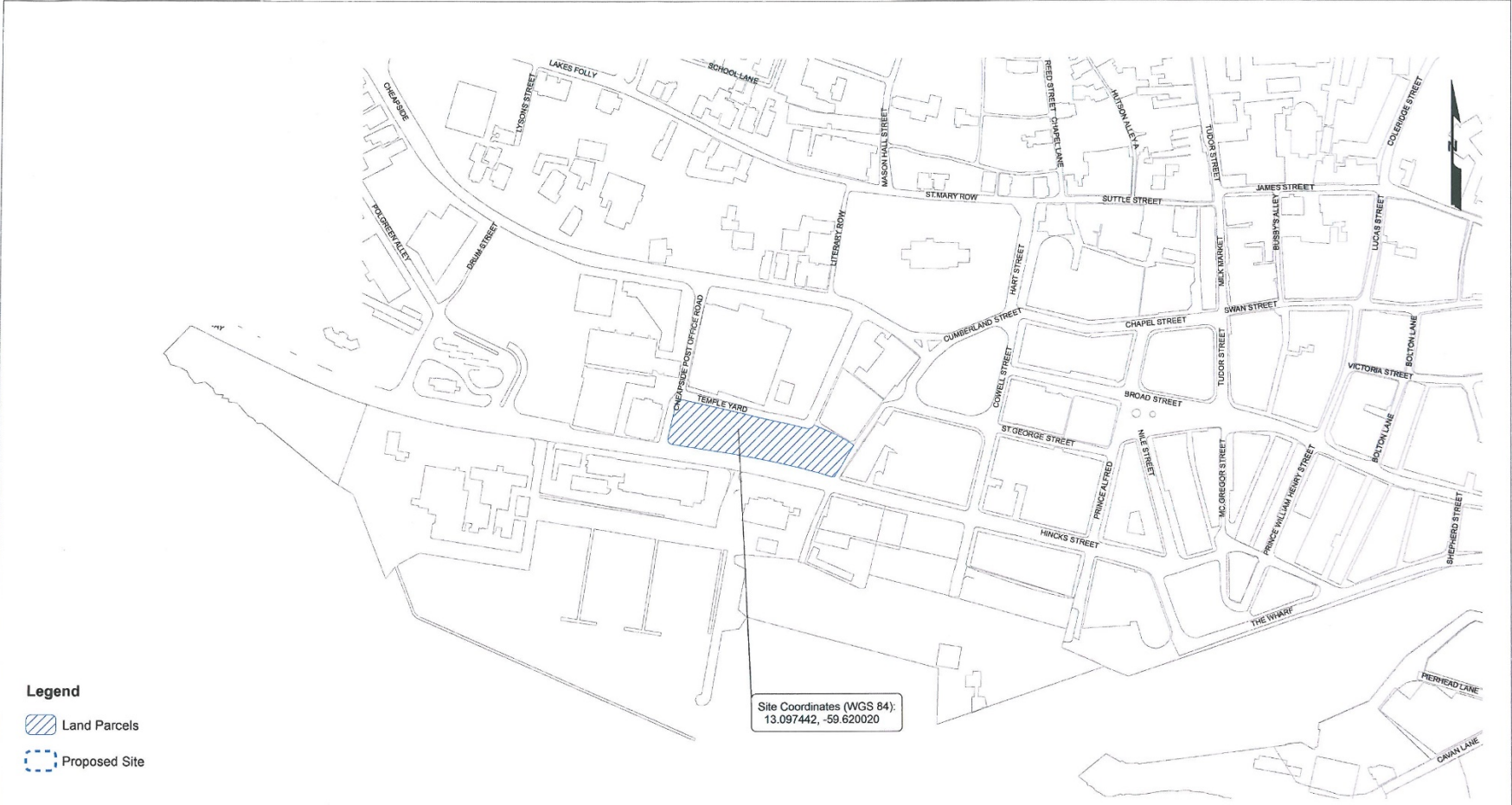
SCALE	DATE	DRAWN BY
1:200	2023-FEB-15	jam
JOB NO	PROJECT	ENGINEER SUP BY
11110	TND	L-01

**design collaborative**

Architects, Engineers, Interiors and Project Managers  
 Barbados, Guyana, Trinidad, St. Kitts, St. Lucia, St. Vincent & the Grenadines  
 144, St. John's Road, St. Michael, Barbados, BB11114  
 Email: info@designcollaborative.com Phone: +1 (246) 428-1558  
 Web: www.designcollaborative.com



# Planning Permissions



**Legend**

-  Land Parcels
-  Proposed Site

Site Coordinates (WGS 84):  
13.097442, -59.620020

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BARBADOS TOURISM INVESTMENT INC.  
[www.barbadostourisminvestment.com](http://www.barbadostourisminvestment.com)

Mr. Stuart Layne (CEO)  
Development of land (outline application) for the purposes of Office, Hotel and mixed use amenities

No.	Description	Date

Location Plan	
Project number	ID1
Date	2019/04/03
Drawn by	BTI INC.
Checked by	
<b>A101</b>	
Scale 1 : 2500	

# Strategic Reinvestment Area E: **Trevor's Way**

## SITE 11 | **Trevor's Way (TWD1)**

An infill development opportunity with 3-5 storey 50 unit hotel and amenity uses and potential can capture the high cruise traffic and waterfront park setting of Trevor's Way, along with food tourism potential of Bridgetown Fish Market and Cheapside Food market and adaptive reuse of the abattoir site as a local 'foodhallen' - truly authentic experiences.

## THE POTENTIAL

<b>Area:</b>	3.1 acres/ 1.3 ha
<b>GFA:</b>	Up to 80,000 sf2
<b>Total rooms/suites:</b>	Up to 50 units
<b>Building Heights:</b>	Midrise , up to 6 storeys
<b>Ownership:</b>	Private





Strategic Reinvestment Area E:  
**Trevor's Way**

Site 11  
**Pelican Village**





Strategic Reinvestment Area E:  
**Trevor's Way**

Site 11  
**Pelican Village**





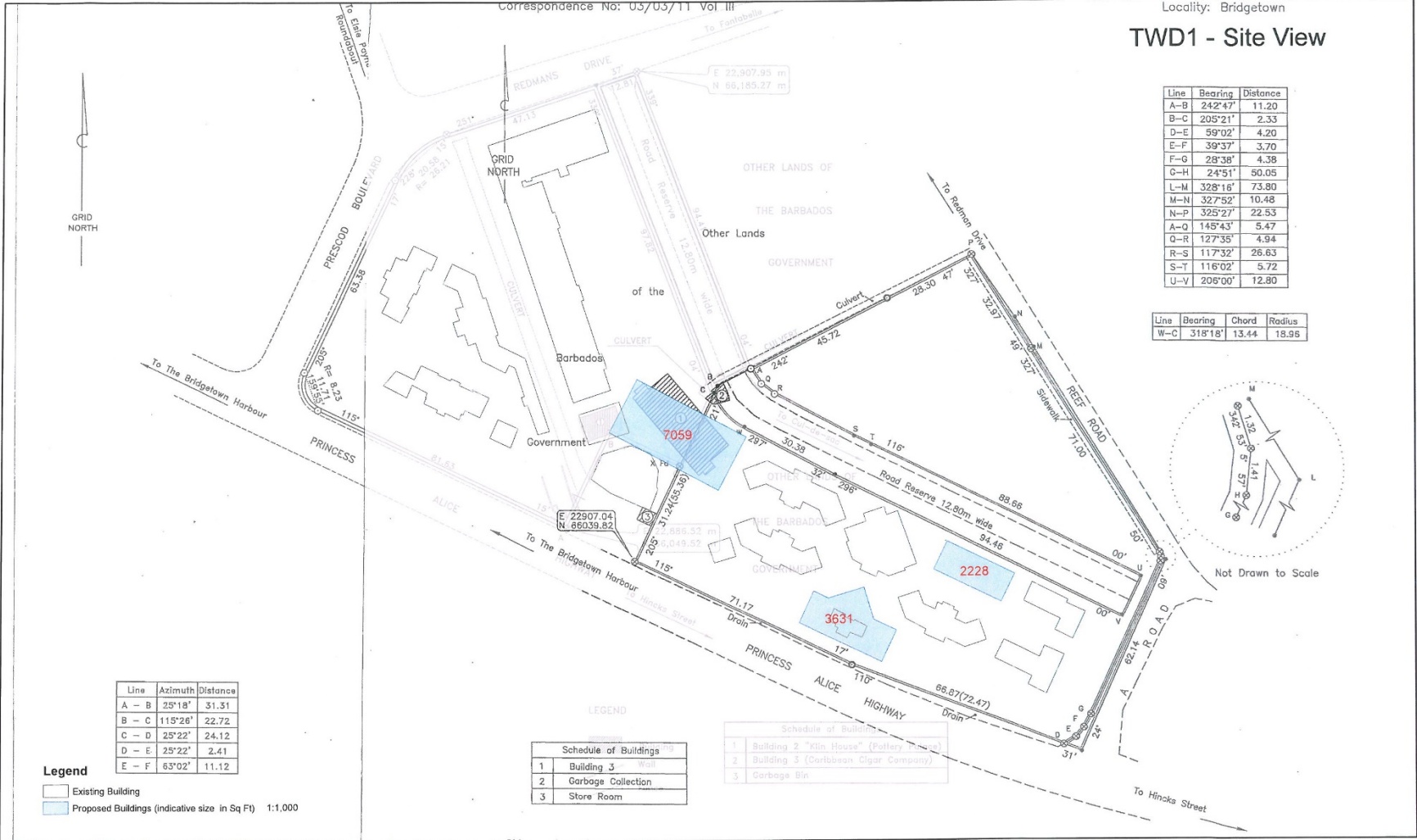
Outline planning permission has been granted for the development of the site for hotel and mixed uses.

This permission includes, in principle, the erection of a midrise development to a maximum of 6 storeys. All matters relating to the siting, design and external appearance of the building(s) as well as the site planning details are reserved for approval on the subsequent detailed planning application. The subsequent application may be subject to an Environmental Impact Assessment.

With Outline Planning permission there is a 2 year period from the date of the permission in which to submit the reserved matters for the development and then the approval will be extant for a further 2 years. Therefore outline planning permission is valid up to 4 years.

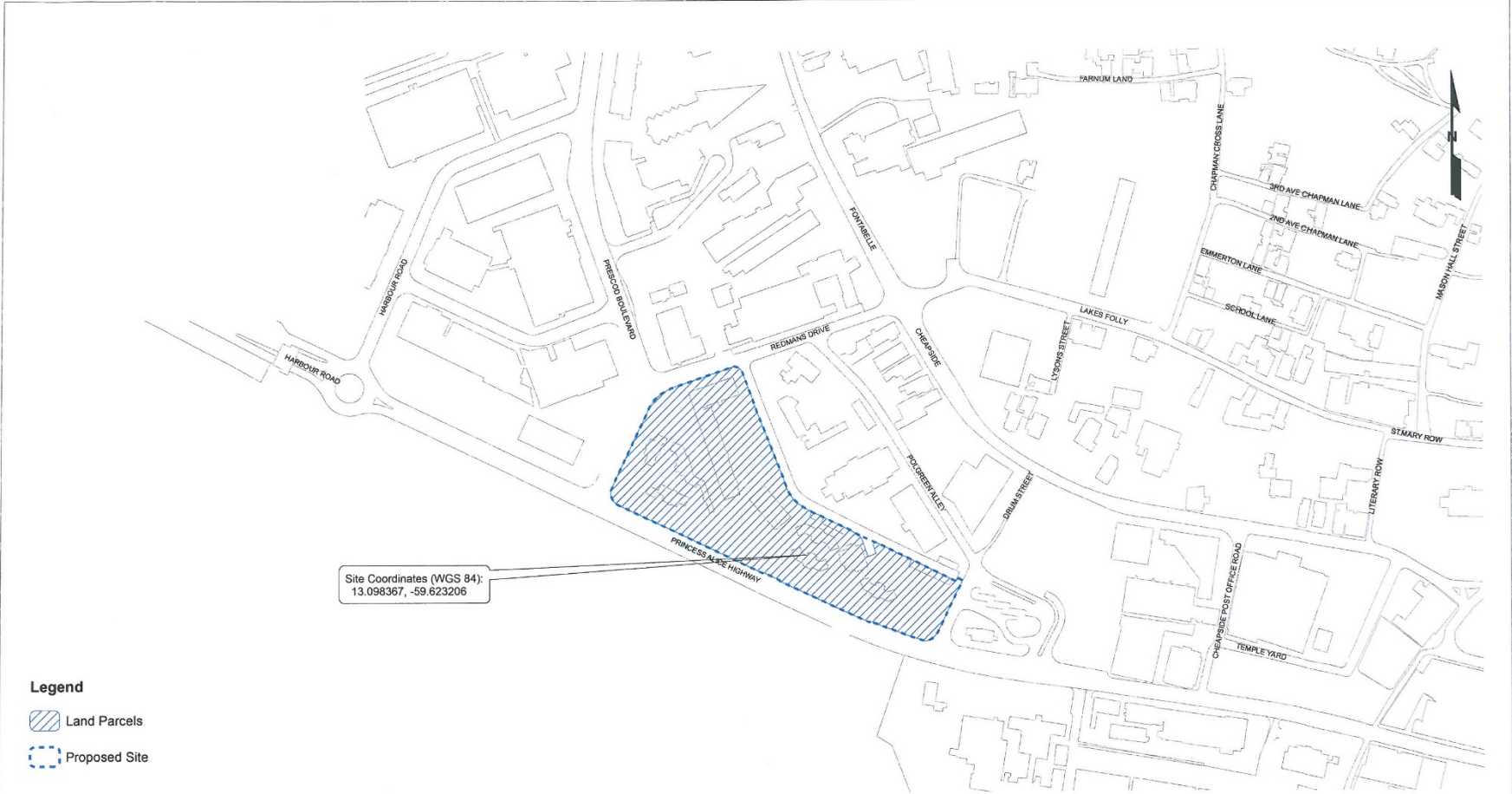
On receipt of all relevant information relating to the application for reserved matters the Planning and Development Board or the Minister responsible for planning and development will issue a decision within 12 weeks.

# Planning Permissions





# Planning Permissions



- Legend**
-  Land Parcels
  -  Proposed Site

**bti**  
BARBADOS TOURISM INVESTMENT INC.  
[www.barbadostourisminvestment.com](http://www.barbadostourisminvestment.com)

Mr. Stuart Layne (CEO)  
Development of land (outline application) for  
the purposes of Hotel and mixed use  
amenities

No.	Description	Date

Location Plan		
Project number	TWD1	A101
Date	2019/04/03	
Drawn by	BTI INC.	Scale 1 : 2500
Checked by		



Strategic Reinvestment Area F:

# **Kensington Oval**



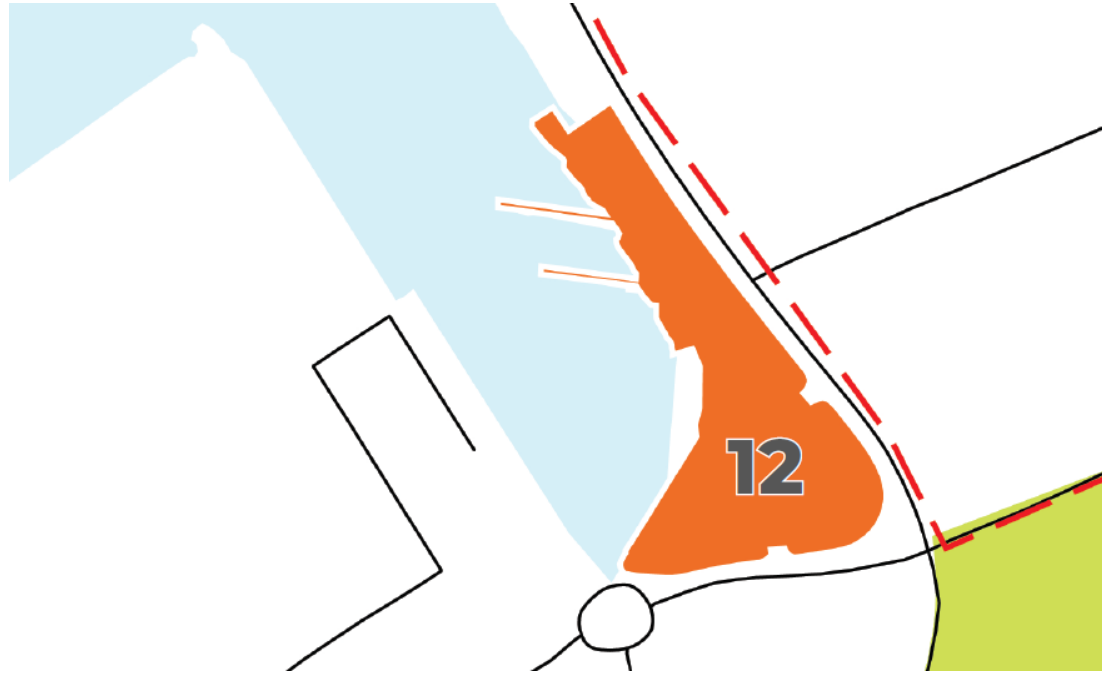
## Strategic Reinvestment Area F: **Kensington Oval**

### THE OPPORTUNITY

The sports and recreation magnet of both Kensington Oval Stadium and Cricket Legends of Barbados Museum combined with the water recreation potential of the Shallow Draft, offer a unique hotel/tourism development opportunity on the 4.6 acre site. A hotel/recreation amenity mid-rise development can be set against the beach and dock front of the Shallow Draft while being a 5 minute walk to the Kensington Oval facilities.



Strategic Reinvestment Area F:  
**Kensington Oval**



## DEVELOPMENT SITES

### 12. Shallow Draft (SDD1)

<b>Development sites:</b>	1
<b>Area:</b>	4.6 ac/ 1.9 ha
<b>GFA:</b>	Up to 36,000 sf <sup>2</sup>
<b>Total rooms/suites:</b>	Up to 70
<b>Building Heights:</b>	Midrise, up to 6 storeys



Strategic Reinvestment Area F:  
**Kensington Oval**

**PLACE MAKING AND PUBLIC REALM**

1. Fontabelle Street streetscape improvement
2. Enhanced local public realm surrounding Kensington Oval
3. Enhance connections between Shallow Draft and Kensington Oval
4. New boardwalk along Shallow Draft



# Strategic Reinvestment Area F: Kensington Oval

## SITE 12 | SHALLOW DRAFT (SDD1)

The sports and recreation magnet of both Kensington Oval Stadium and Cricket Legends of Barbados Museum combined with the water recreation potential of the Shallow Draft, offer a unique hotel/tourism development opportunity on the 4.6 acre site. A hotel/recreation amenity mid-rise development can be set against the beach and dock front of the Shallow Draft while being a 5 minute walk to the Kensington Oval facilities.

## THE POTENTIAL

<b>Area:</b>	4.6 ac/ 1.9 ha
<b>GFA:</b>	Up to 36, 000 sf <sup>2</sup>
<b>Total rooms/suites:</b>	Up to 70 units
<b>Building Heights:</b>	Midrise, up to 6 storeys
<b>Ownership:</b>	Private





Strategic Reinvestment Area F:  
**Kensington Oval**



Site 12  
**Shallow Draft**





Strategic Reinvestment Area F:  
**Kensington Oval**

Site 12  
**Shallow Draft**





Outline planning permission has been granted for the development of the site for hotel and ancillary purposes.

This permission includes, in principle, the erection of a midrise development to a maximum of 6 storeys. All matters relating to the siting, design and external appearance of the building(s) as well as the site planning details are reserved for approval on the subsequent detailed planning application. The subsequent application may be subject to an Environmental Impact Assessment.

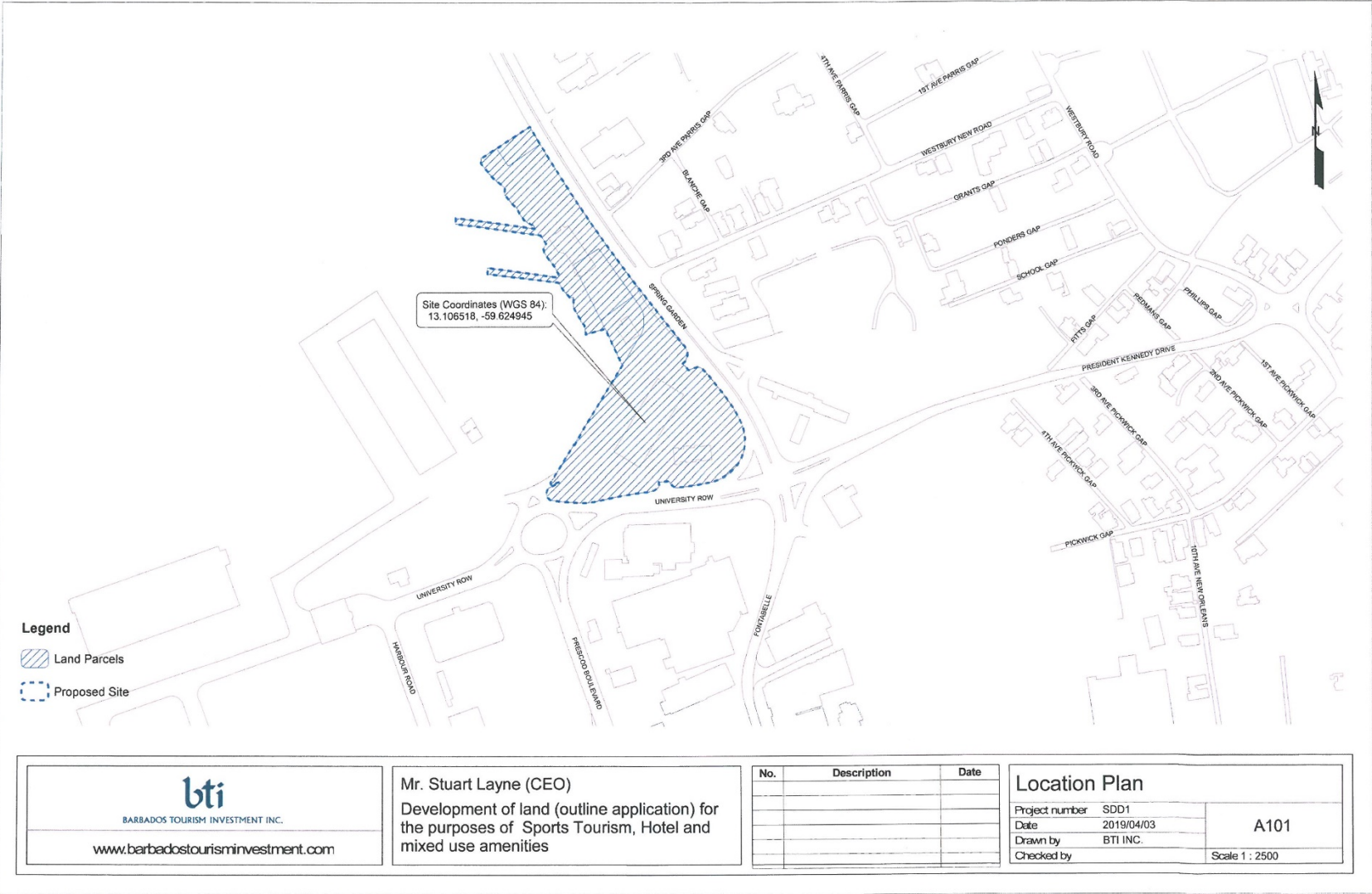
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# Planning Permissions





Strategic Reinvestment Area F:

# **Government Headquarters**



Strategic Reinvestment Area G:  
**Government Headquarters**





Strategic Reinvestment Area G:  
**Government Headquarters**







## **Barbados Tourism Investment Inc.**

Ground Floor  
Old Town Hall Building  
Cheapside, Bridgetown BB 11142  
Barbados  
Telephone: 246-426-7085  
Skype: 246-426-7085  
Fax: 246-426-7086  
Email: [slayne@tourisminvest.com.bb](mailto:slayne@tourisminvest.com.bb)

### **Key Contacts**

Mr. Stuart Layne, Chief Executive Officer