



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 reliant 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

jetBlue

Copa Airlines

liat

Caribbean Airlines

Condor
www.condor.com

BRITISH AIRWAYS

American Airlines

virgin atlantic

WESTJET

AIR CANADA

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.

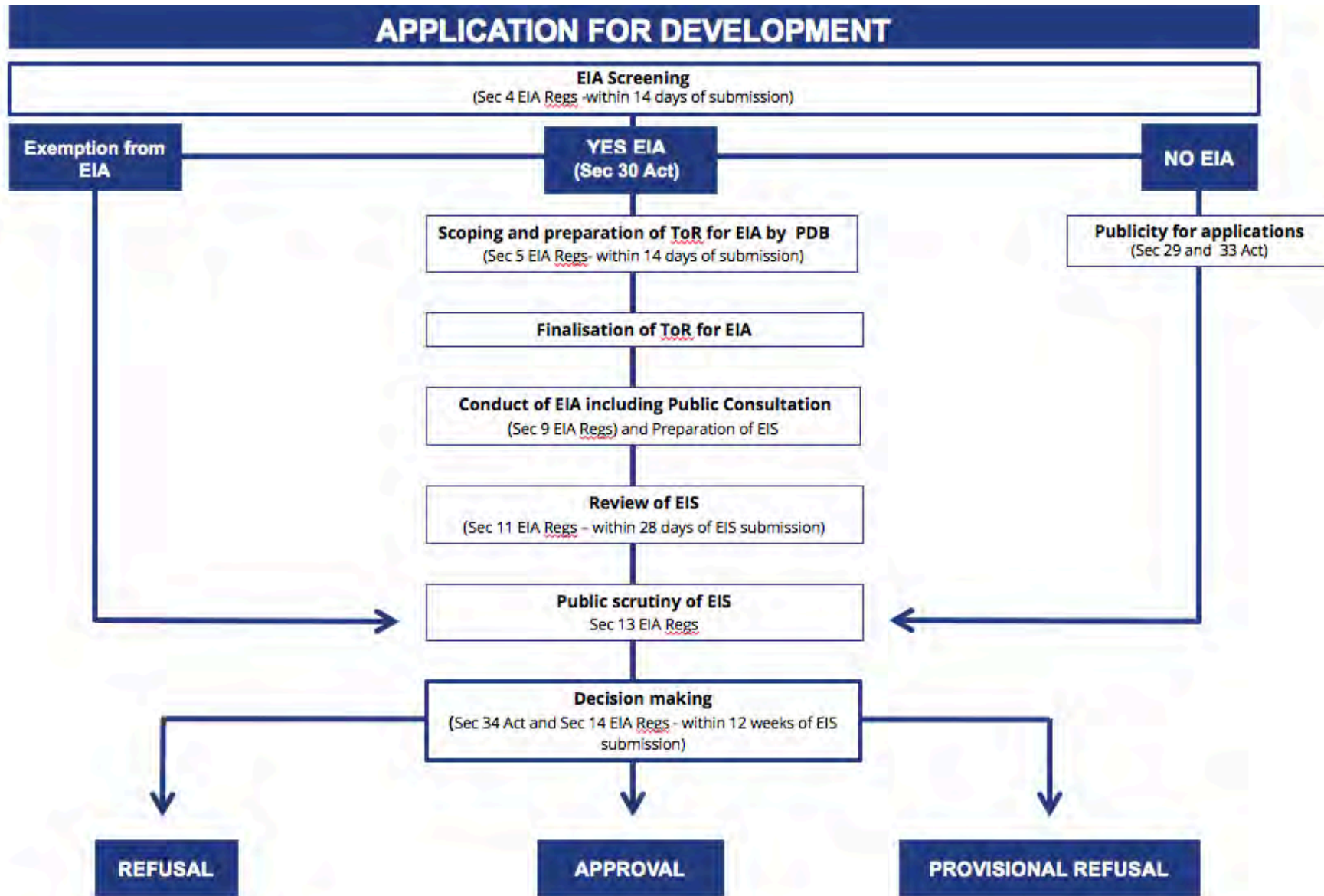


A Supportive Planning Policy Framework



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



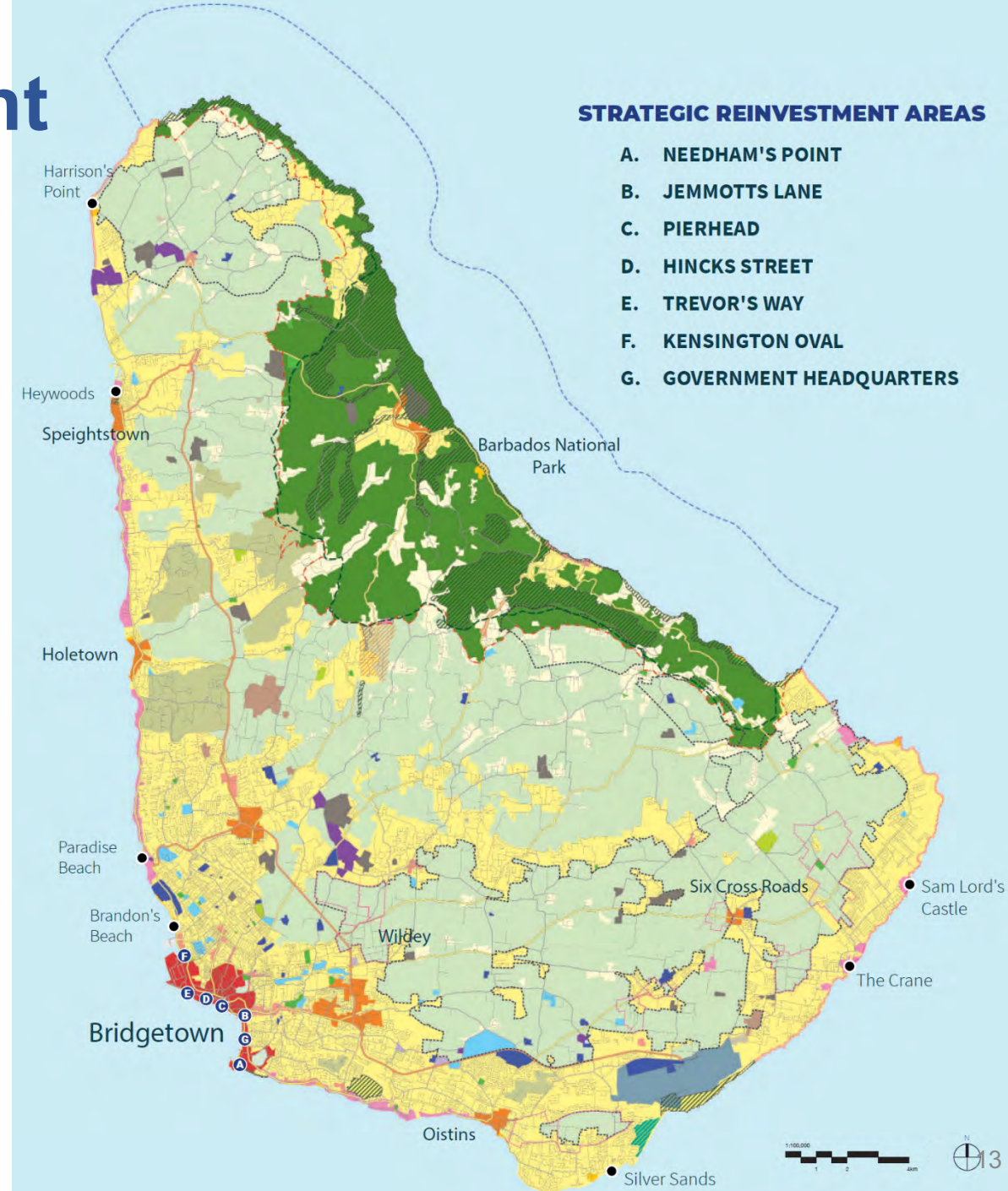
A Canvas of Investment Opportunities

- 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



An aerial photograph of Carlisle Bay in Barbados, showing the coastline and surrounding urban areas. Overlaid on the image are architectural renderings of proposed developments, including several tall, modern buildings along the waterfront, green spaces, and a curved promenade. The water is a deep blue, and the sky is clear.

GREATER CARLISLE BAY:

A Transformative Vision

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

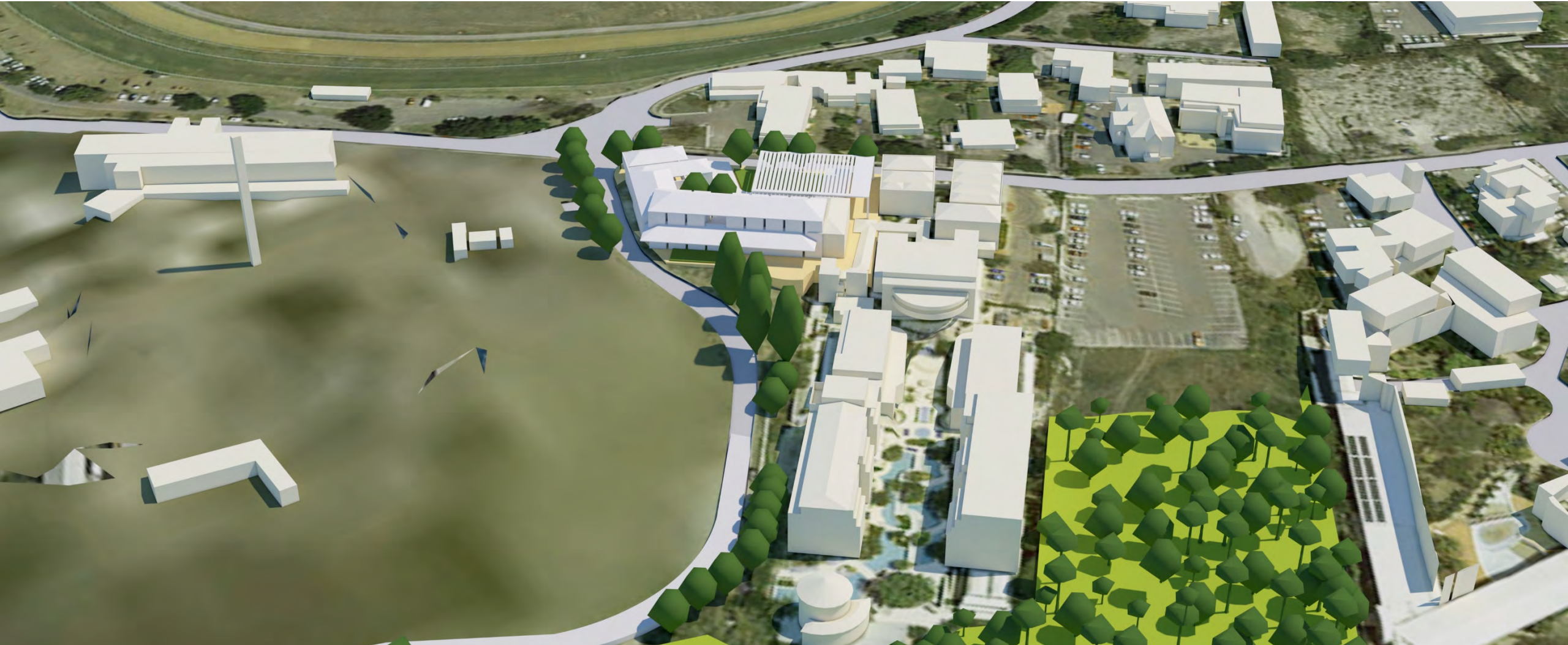
Harbour Lights
Carlisle Bay Centre
Virgin/Copacabana
The Boatyard
Treasury Building
Marshall Hall





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

Area:	2.5 acres/1.0 ha
GFA:	Up to 365,000 ft²
Total rooms/suites:	Up to 800
Building Heights:	One tower, up to 15 storeys Midrise, Villas
Ownership:	Government of Barbados
Key Consideration:	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.

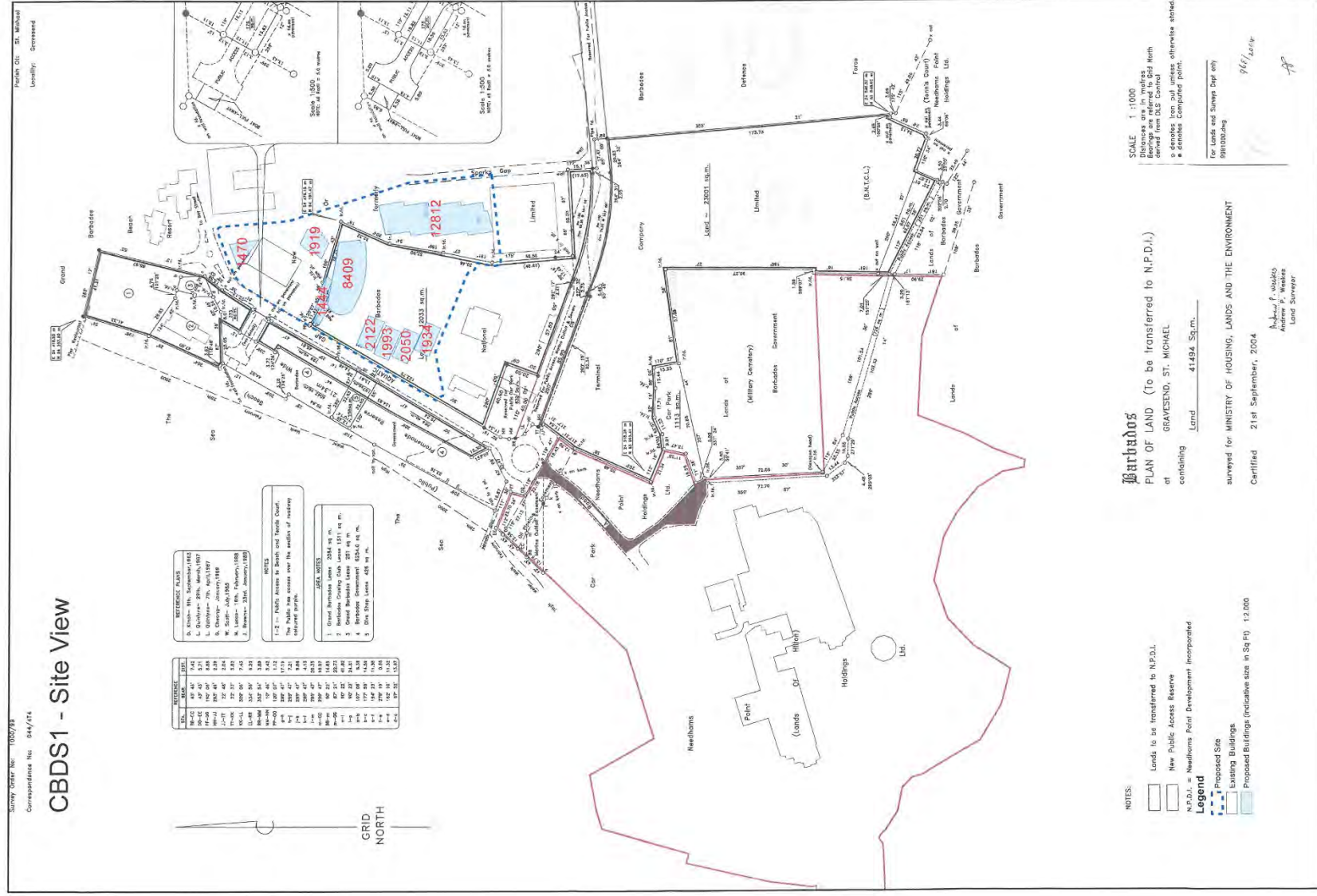
This permission includes, in principle, the erection of a tower to a maximum of 15 storeys. All matters relating to the siting, design and external appearance of the building(s) as well as the site planning details are reserved for approval on the subsequent detailed planning application. The subsequent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

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

Area:	6.0 acres/2.4 ha
GFA:	Up to 340,000 ft²
Total rooms/suites:	Up to 750
Building Heights:	One tower, up to 25 storeys Midrise, Villas
Ownership:	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.

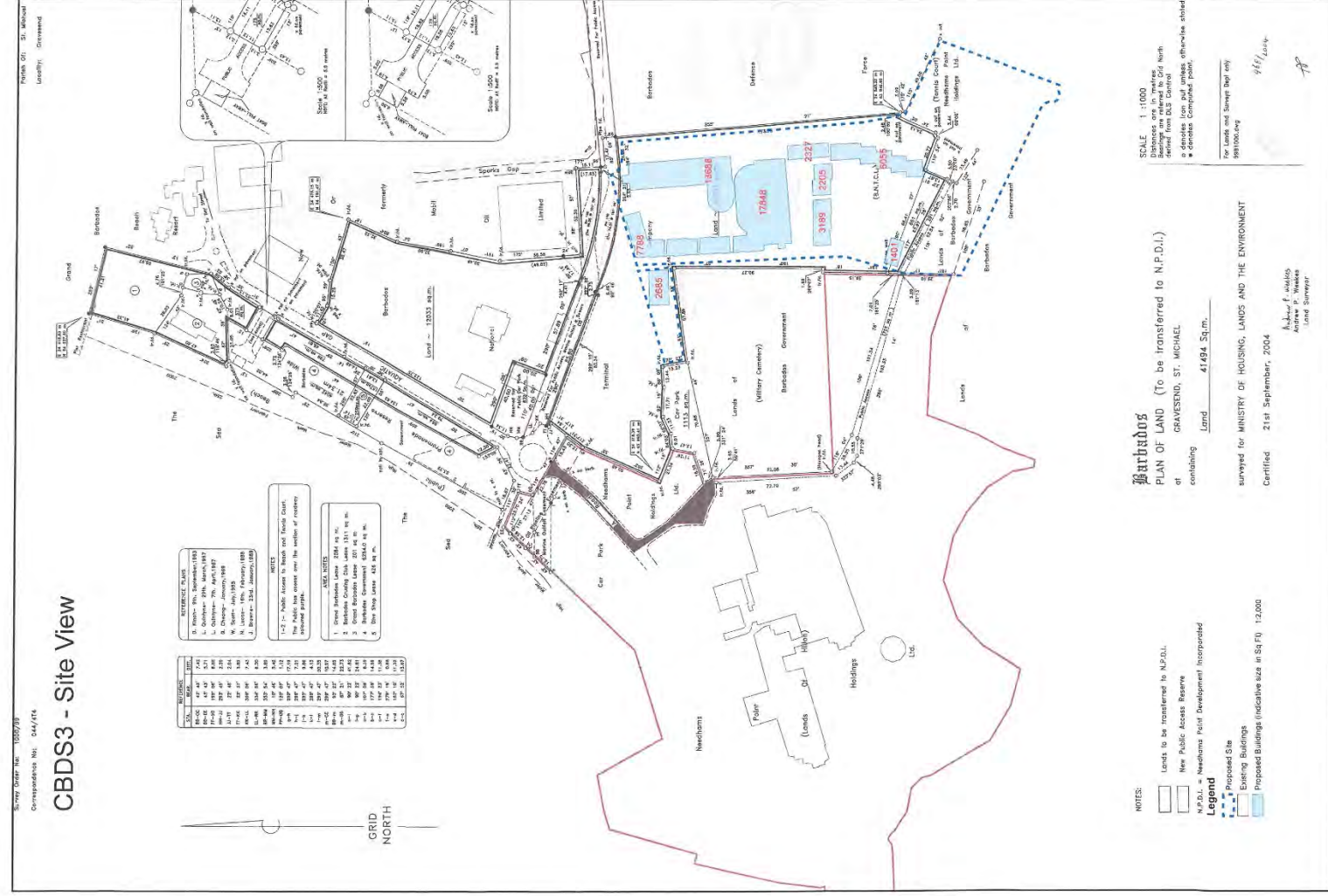
This permission includes, in principle, the erection of a tower to a maximum of 25 storeys. All matters relating to the siting, design and external appearance of the building(s) as well as the site planning details are reserved for approval on the subsequent detailed planning application. The subsequent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

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.

Drill Hall Beach Tower

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

Development sites:	1
Area:	6.4 ac
GFA:	Up to 65,000 ft ² (+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

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 an 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 ft²
(+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.

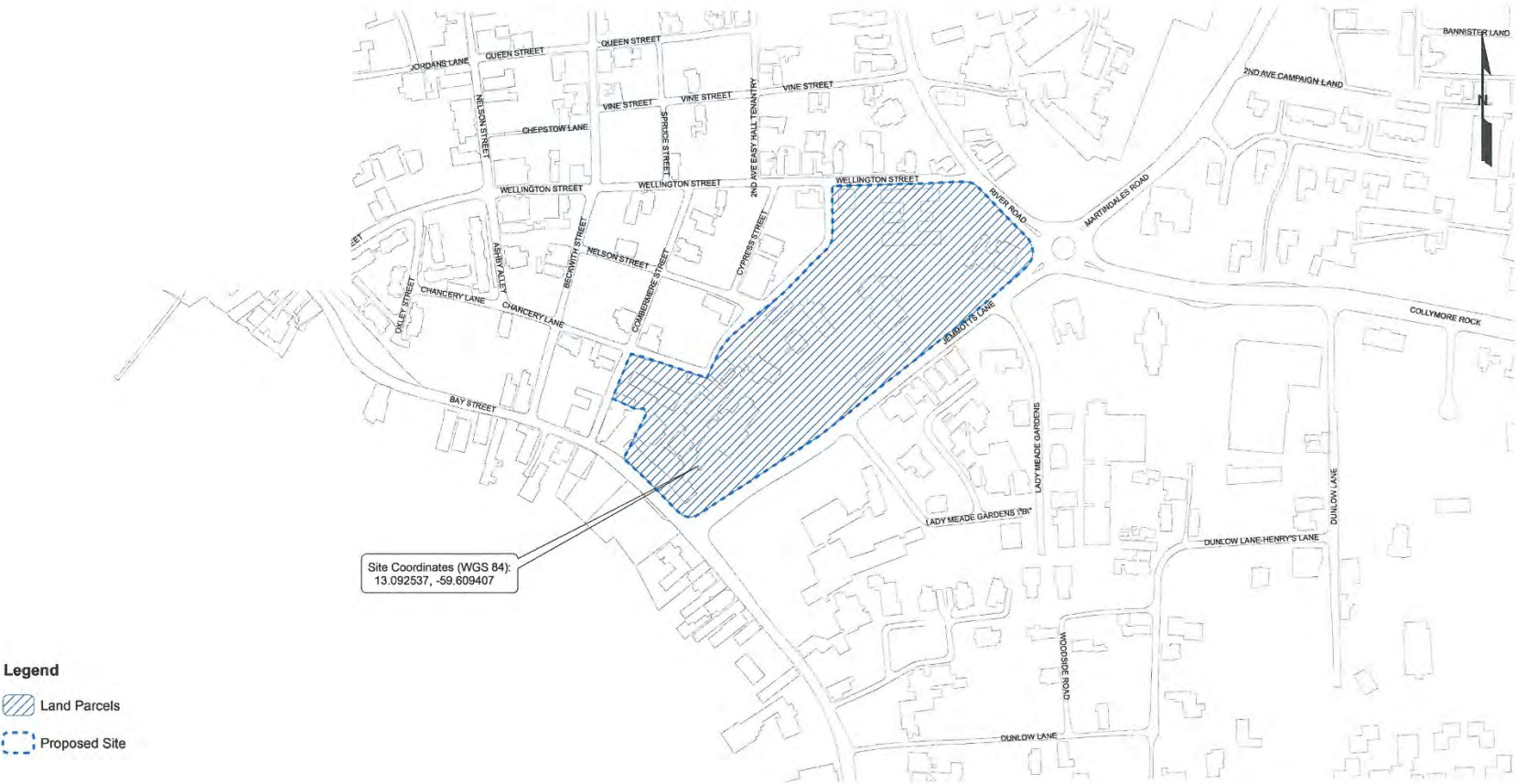
On receipt of all relevant information relating to the application for reserved matters the Planning and Development Board or the Minister responsible for planning and development will issue a decision within 12 weeks.

Old Barbados General Hospital (JLD1)

Planning Permissions

Site 4

Jemmotts Lane



bti

BARBADOS TOURISM INVESTMENT INC.

www.barbadosinvestment.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	A101
Date	2019/04/03	
Drawn by	BTI INC.	
Checked by		
Scale 1 : 2500		

Old Barbados General Hospital (JLD1)

Planning Permissions

Site 4 Jemmotts Lane





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

Development sites:	3
Area:	5.4 ac/ 2.2 ha
GFA:	Up to 707,750 ft2
Total rooms/suites:	Up to 1,230
Building Heights:	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 Careenage and to Carlisle Bay beachfront.

THE POTENTIAL

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

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.

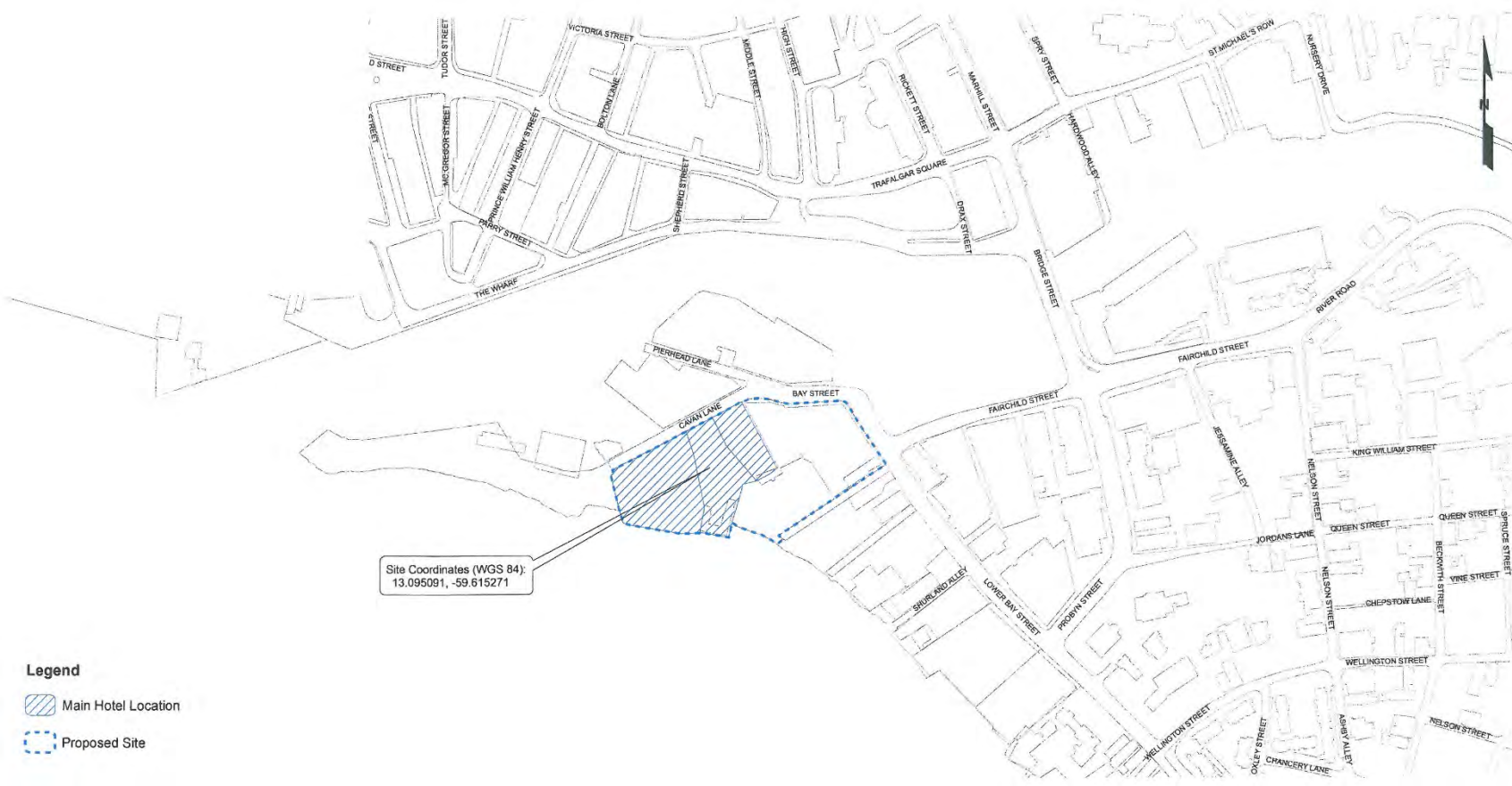
On receipt of all relevant information relating to the application for reserved matters the Planning and Development Board or the Minister responsible for planning and development will issue a decision within 12 weeks.

Pierhead Tower (CBDN1)


Planning Permissions

Site 5

Pierhead



- Legend
- Main Hotel Location
 - Proposed Site


BARBADOS TOURISM INVESTMENT INC.
www.barbadosinvestment.com

Mr. Stuart Layne

Erection of a hotel and amenities at Cavans Layne, Pierhead Development Area, Bridgetown, Barbados (Outline Application)

No.	Description	Date

Location Plan

Project number CBDN1

Date 2019/04/03

Drawn by BTI INC.

Checked by N/A

A101

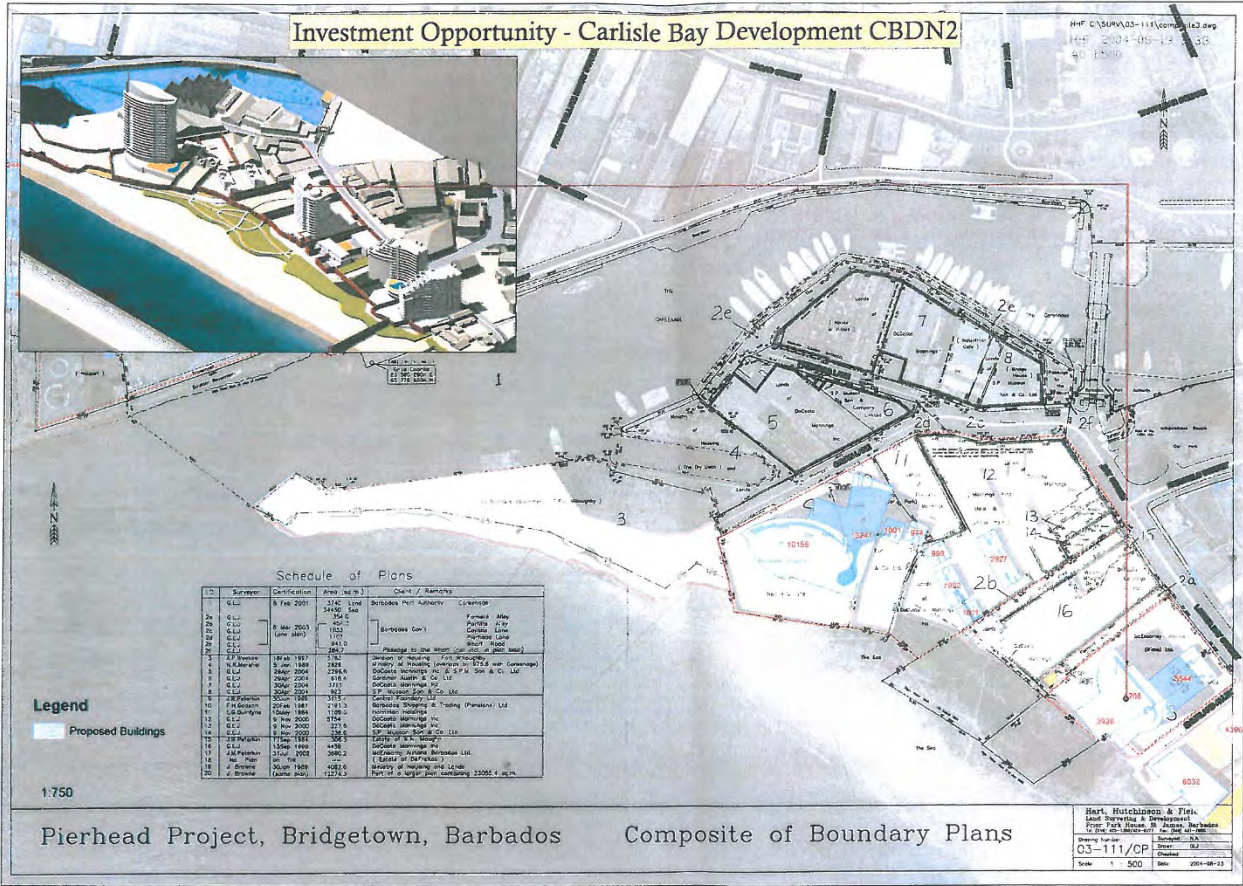
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Pierhead Tower (CBDN1)

Planning Permissions

Site 5

Pierhead



<div>bti</div> <div>BARBADOS TOURISM INVESTMENT INC.</div> <div>www.barbadosinvestment.com</div>	<div>Mr. Stuart Layne</div> <div>Erection of a hotel and amenities along Lower Bay Street and Shurland Alley, Bridgetown, Barbados (Outline Application)</div>	<div>No.</div> <div></div>	<div>Description</div> <div></div>	<div>Date</div> <div></div>
		<div>Site View</div>		
		<div>Project number</div> <div>CBDN2</div>	<div>A101</div>	
<div>Date</div> <div>2019/04/03</div>		<div>Scale</div> <div></div>		
<div>Drawn by</div> <div>BTI INC.</div>		<div>Checked by</div> <div></div>		

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

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

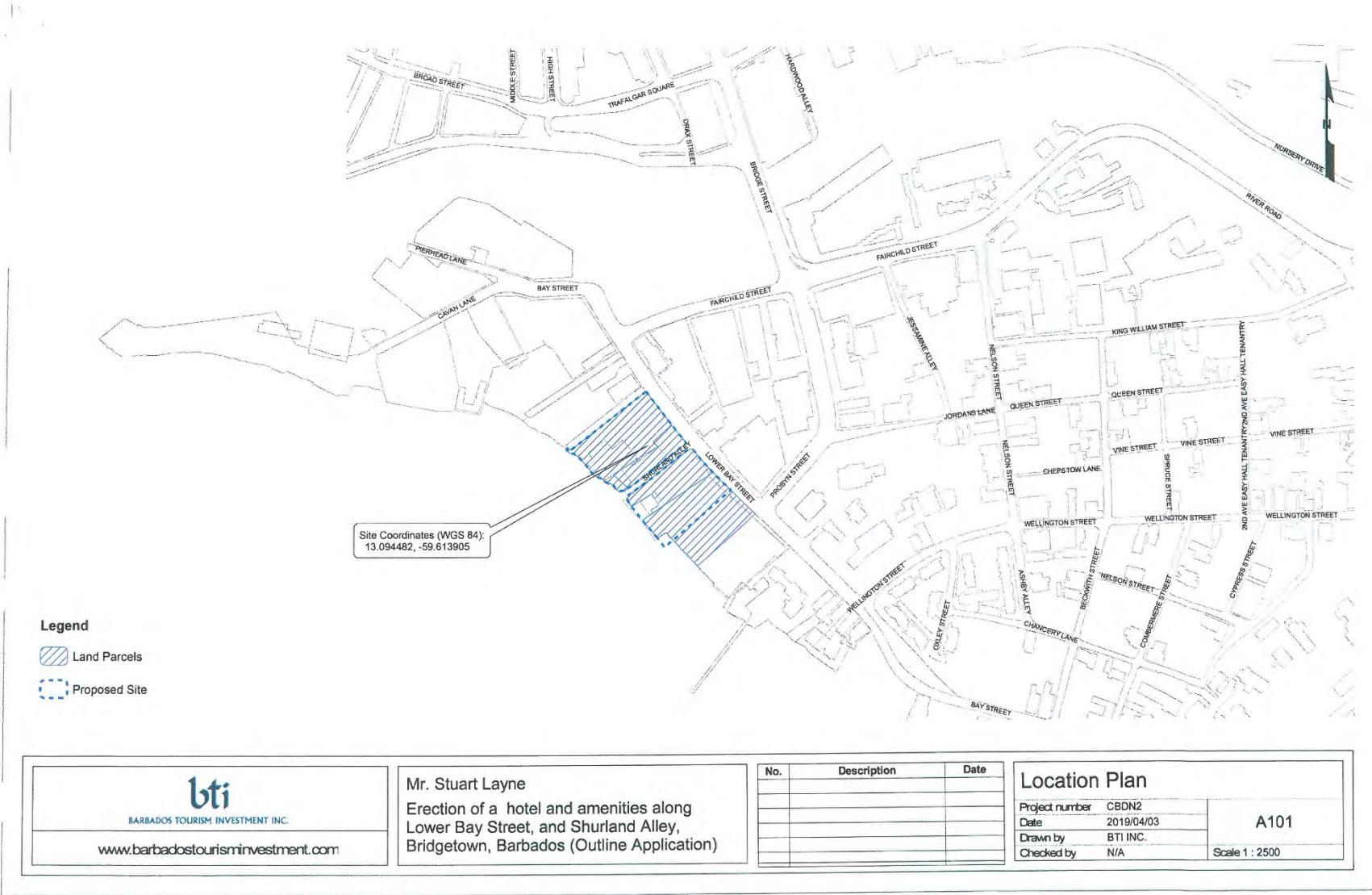
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On receipt of all relevant information relating to the application for reserved matters the Planning and Development Board or the Minister responsible for planning and development will issue a decision within 12 weeks.

Bay Street Gateway Tower (CBDN2)

Planning Permissions

Site 6
Pierhead



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

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

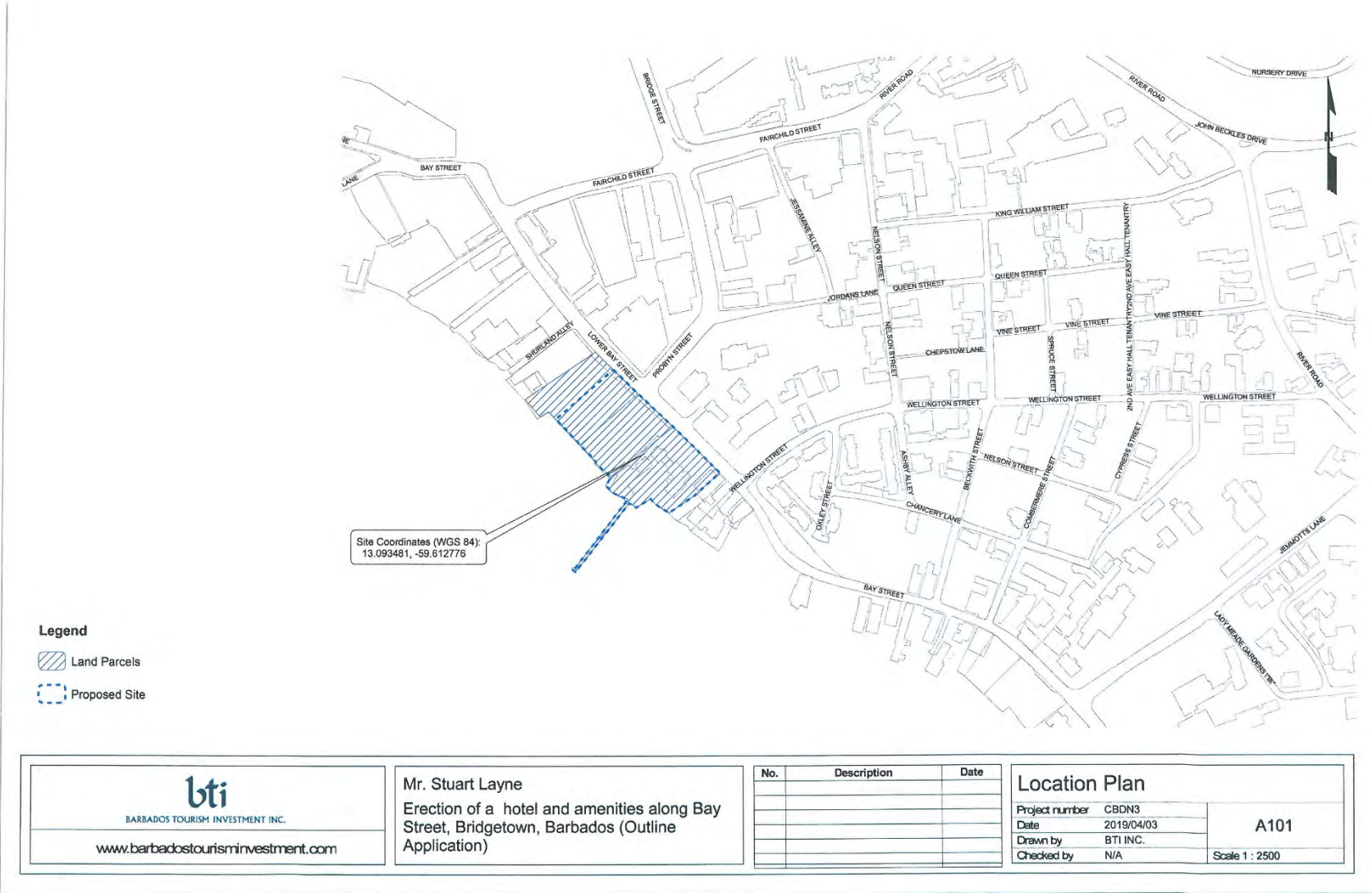
On receipt of all relevant information relating to the application for reserved matters the Planning and Development Board or the Minister responsible for planning and development will issue a decision within 12 weeks.

Hyatt Expanded (CBDN3)

Planning Permissions

Site 7

Pierhead





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

Development sites:	2
Area:	5.4 ac/ 2.2 ha
GFA:	Up to 340,000 ft2
Total rooms/suites:	Up to 220
Building Heights:	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 careenage 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

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

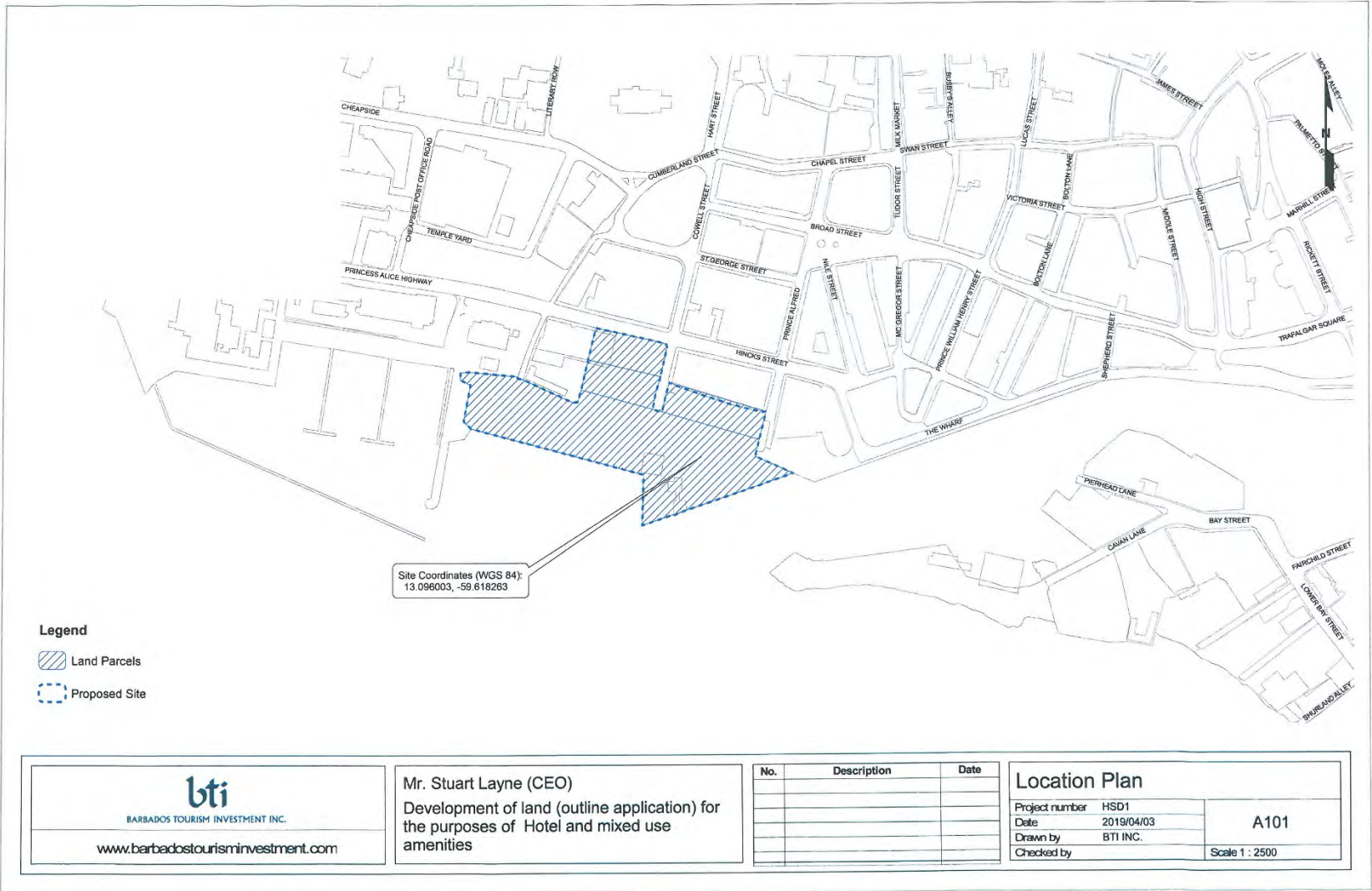
On receipt of all relevant information relating to the application for reserved matters the Planning and Development Board or the Minister responsible for planning and development will issue a decision within 12 weeks.

Harbour Block (HSD1)

Planning Permissions

Site 8

Hincks Street



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

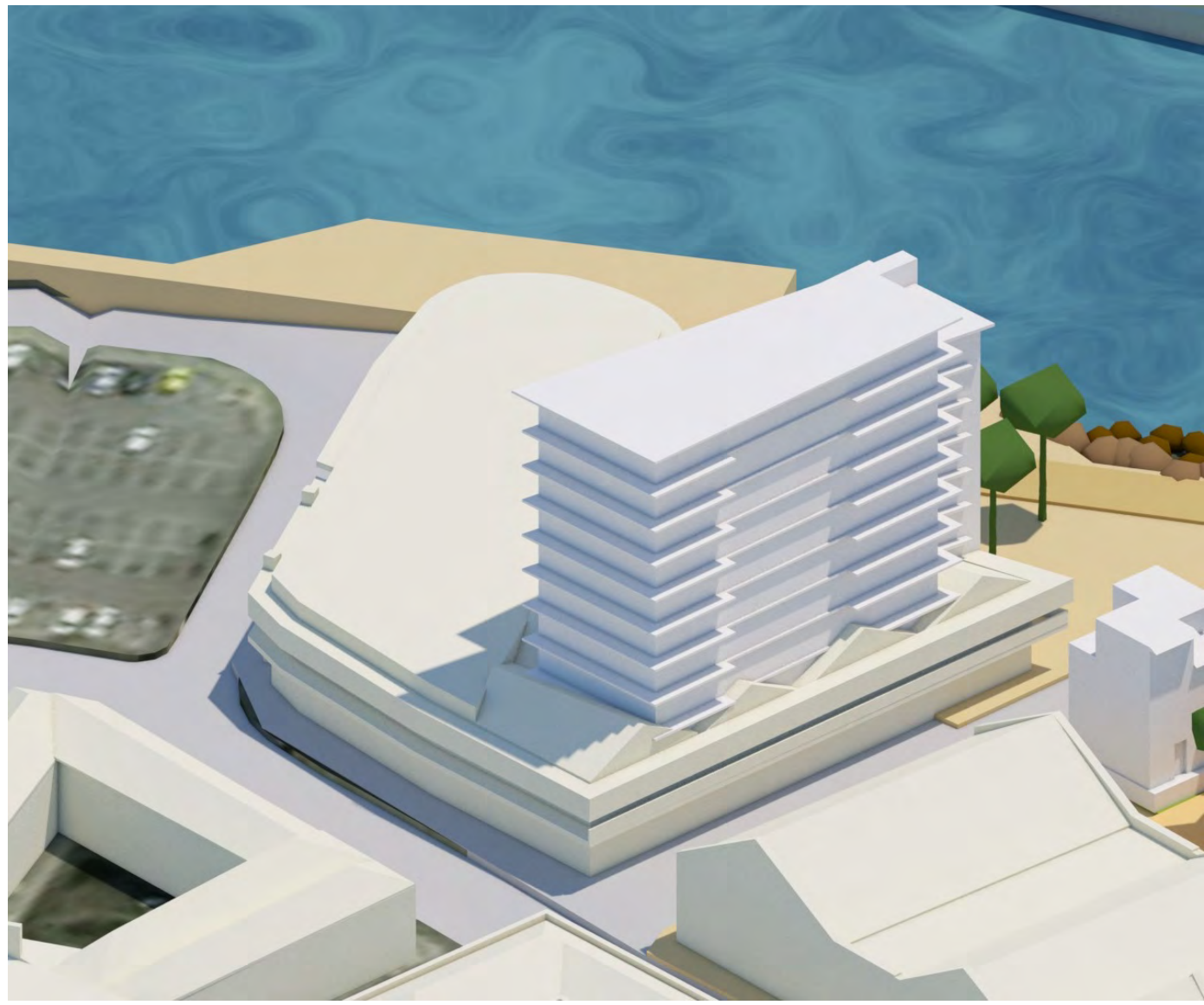
Area:	1.2 acres/ 0.5 ha
GFA:	Up to 100,000 sf2
Total rooms/suites:	Up to 70 units
Building Heights:	One tower, up to 10 storeys
Ownership:	Private



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.

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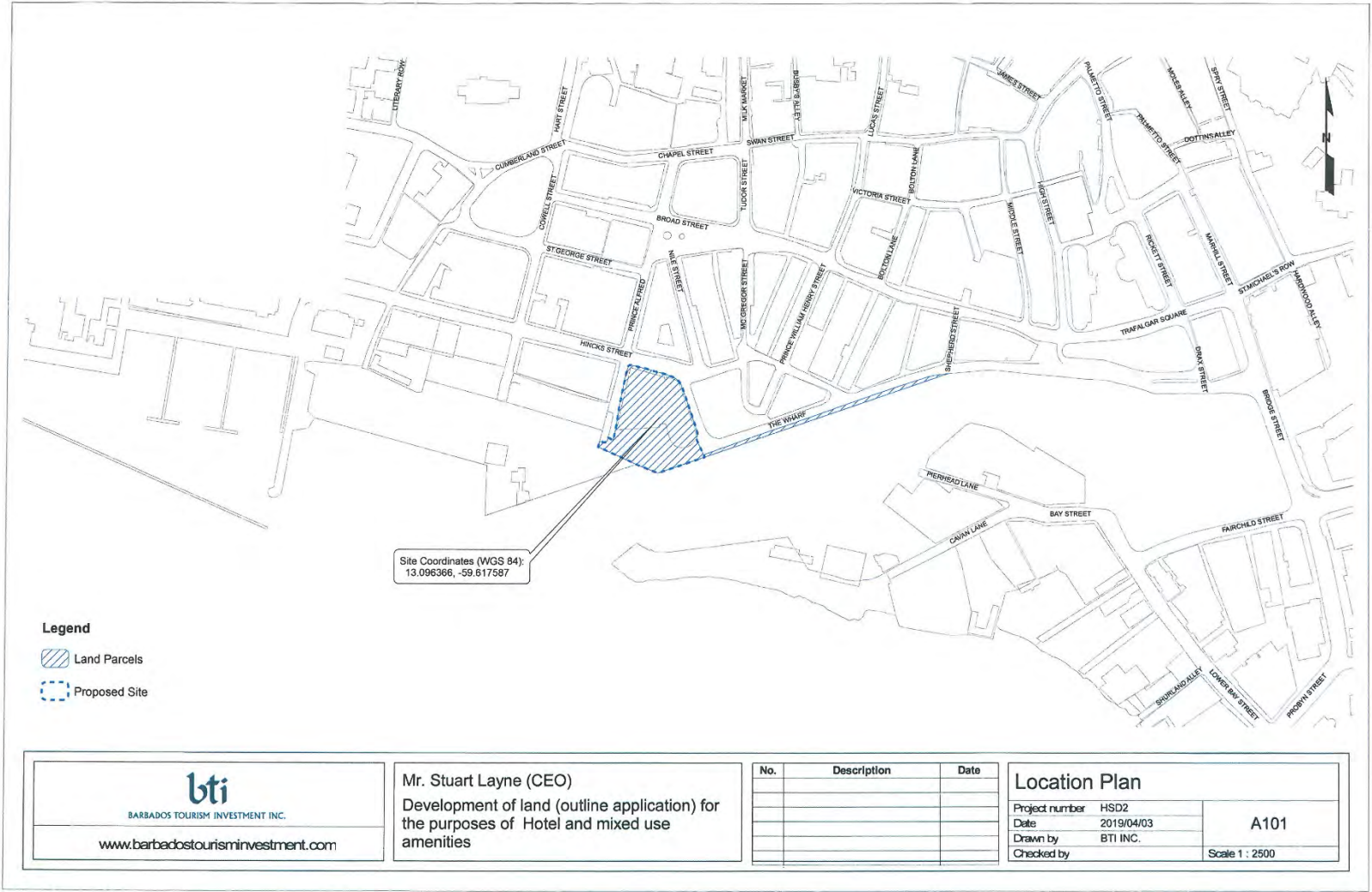
On receipt of all relevant information relating to the application for reserved matters the Planning and Development Board or the Minister responsible for planning and development will issue a decision within 12 weeks.

Carlisle Bond Block (HSD2)

Planning Permissions

Site 9

Hincks Street





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

Development sites:	2
Area:	4.0 ac/ 1.6 ha
GFA:	Up to 240,000 ft2
Total rooms/suites:	Up to 140
Building Heights:	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:

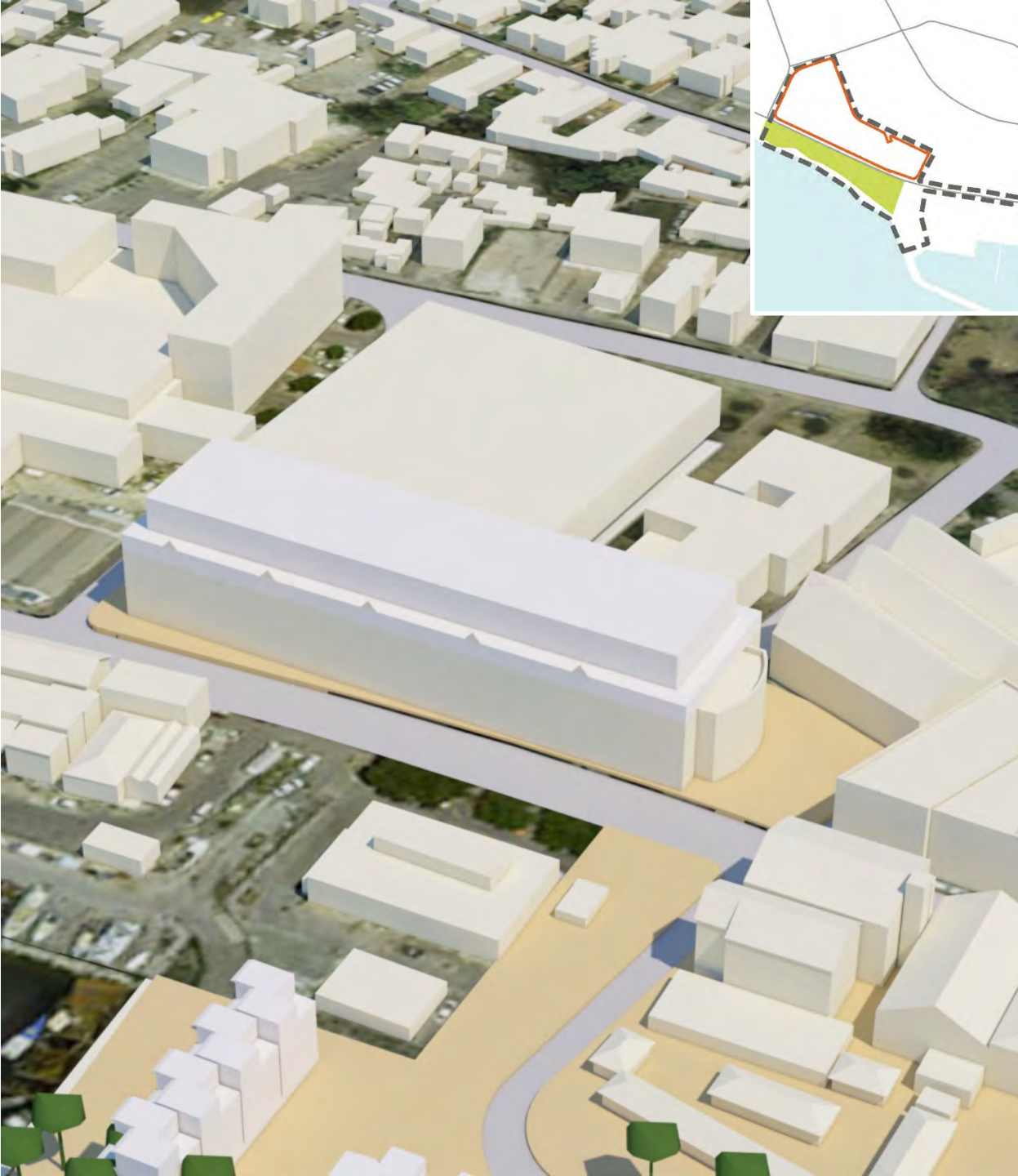
Trevor's Way

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

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

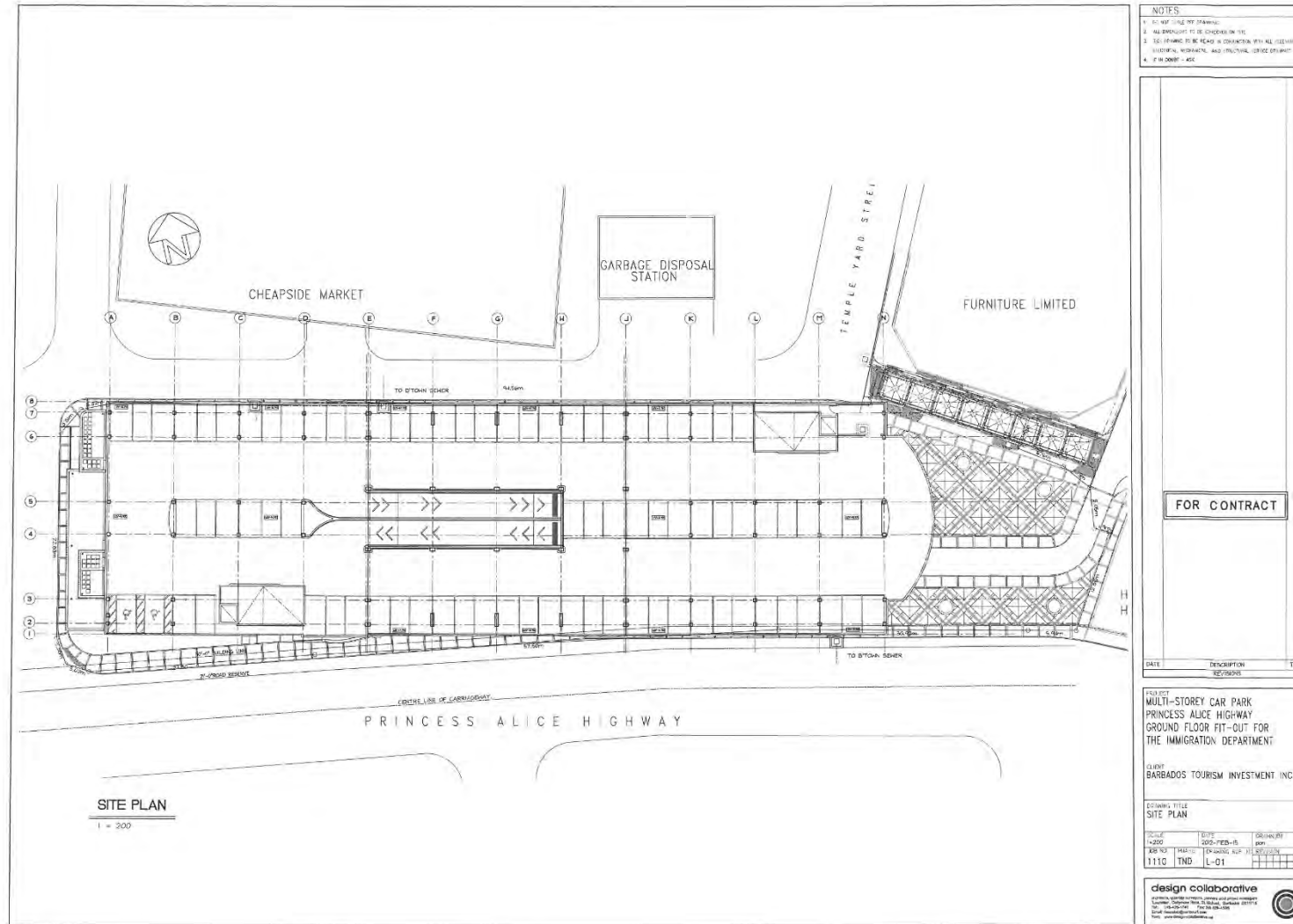
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Planning Permissions

Site 10

Trevor's Way

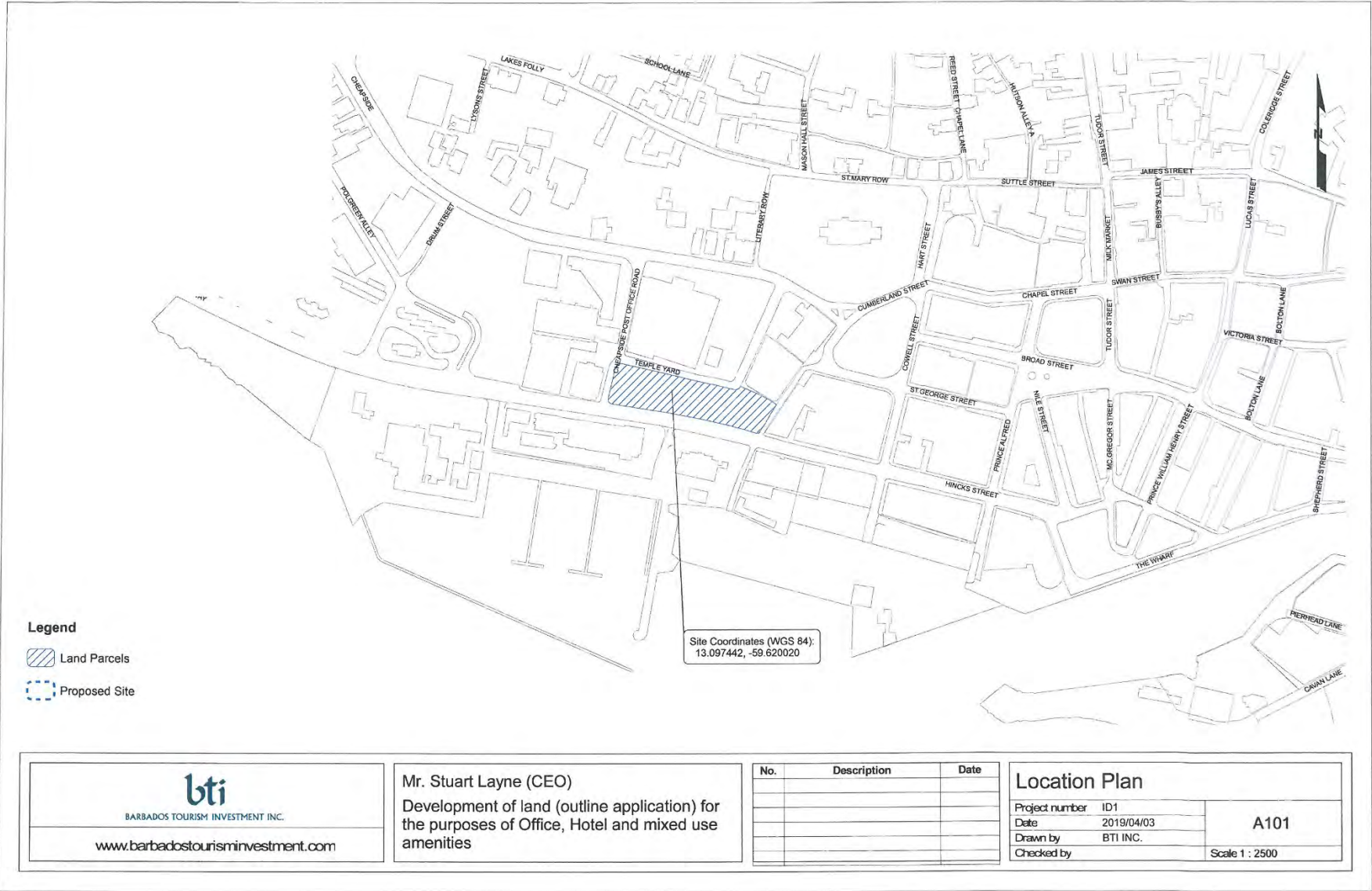


Immigration Development (ID1)

Planning Permissions

Site 10

Trevor's Way



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

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

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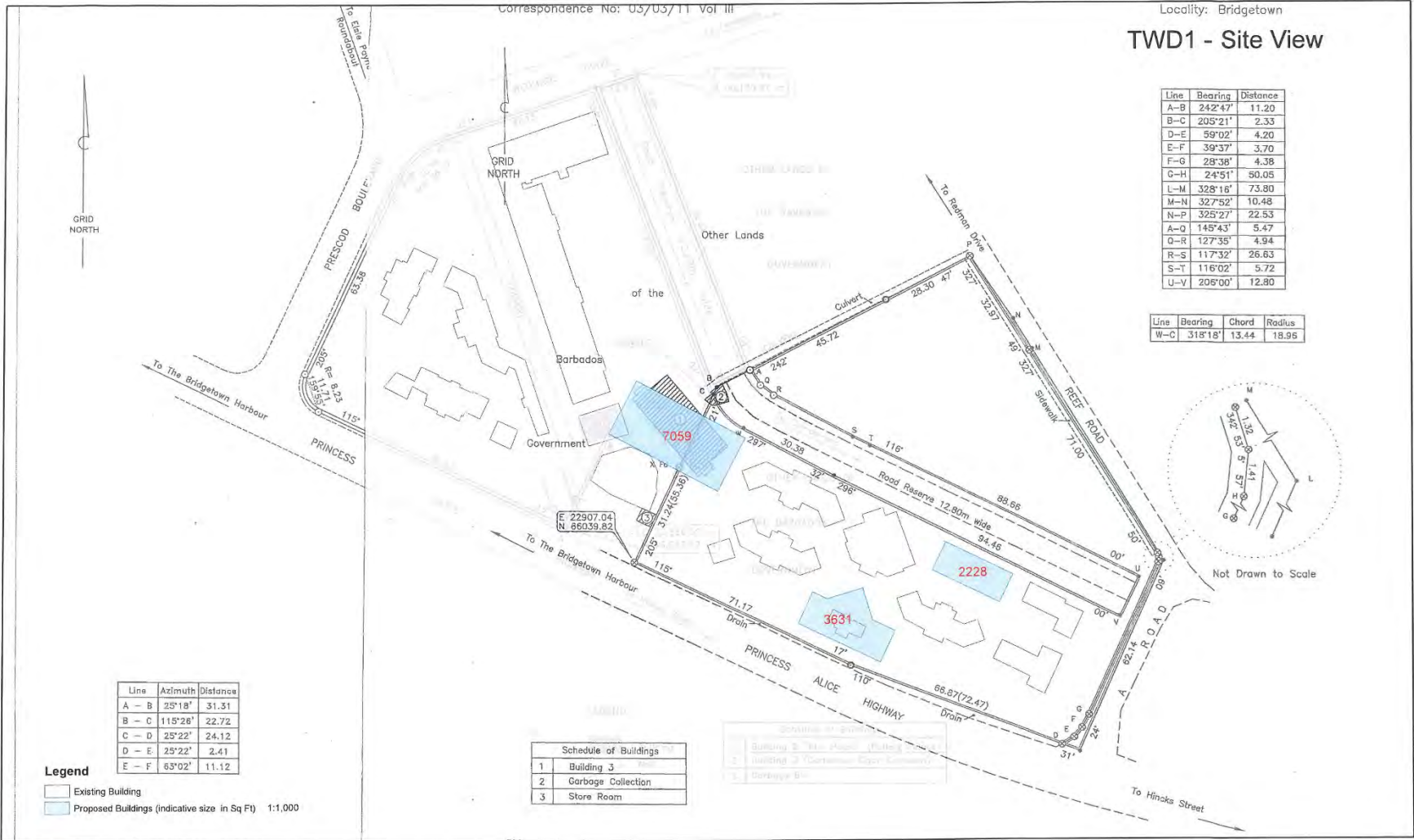
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Trevor's Way (TWD1)

Planning Permissions

Site 11

Trevor's Way

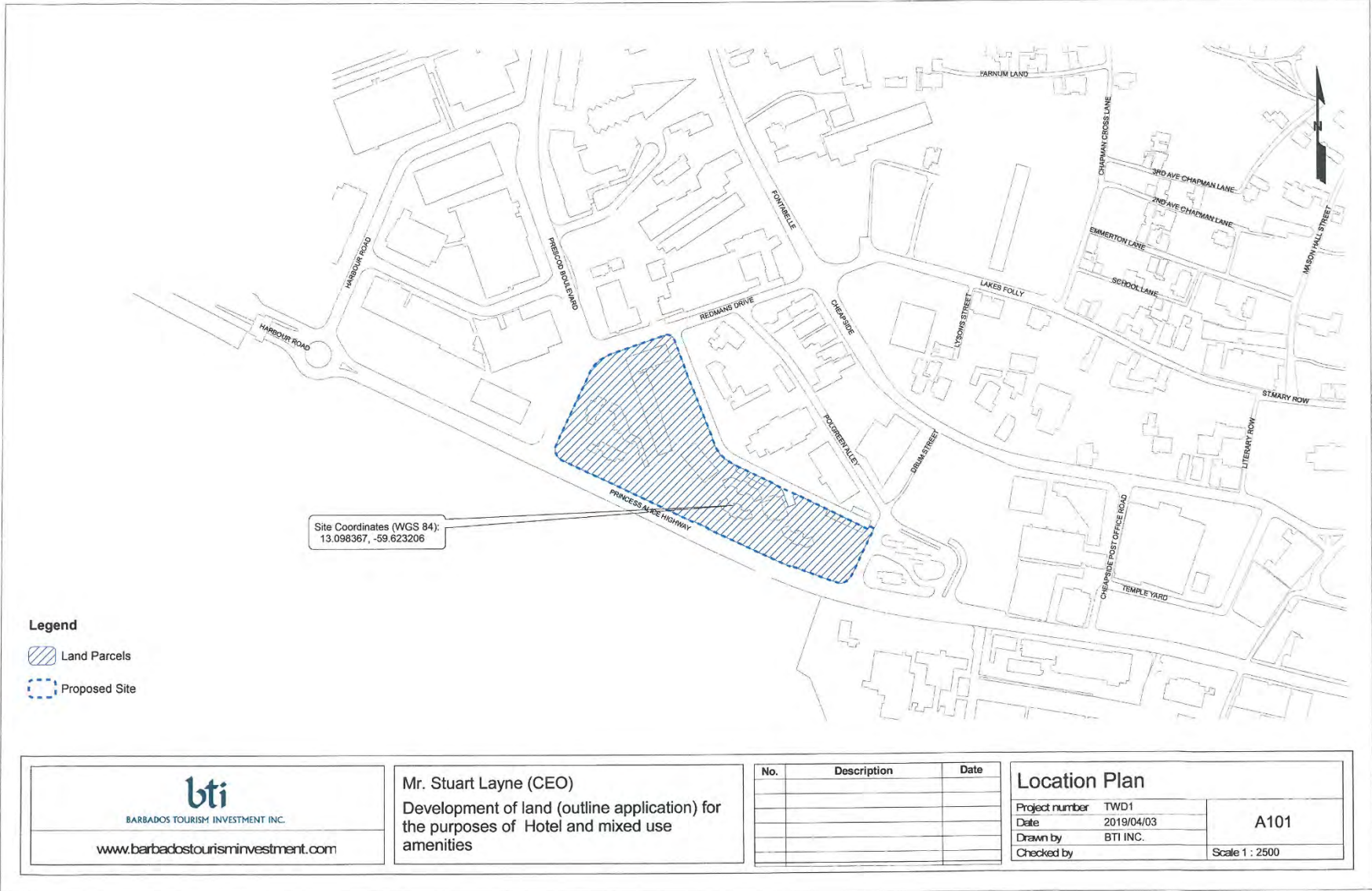


Trevor's Way (TWD1)

Planning Permissions

Site 11

Trevor's Way





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)

Development sites:	1
Area:	4.6 ac/ 1.9 ha
GFA:	Up to 36,000 sf ²
Total rooms/suites:	Up to 70
Building Heights:	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

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

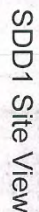
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Shallow Draft (SDD1)

Site 12

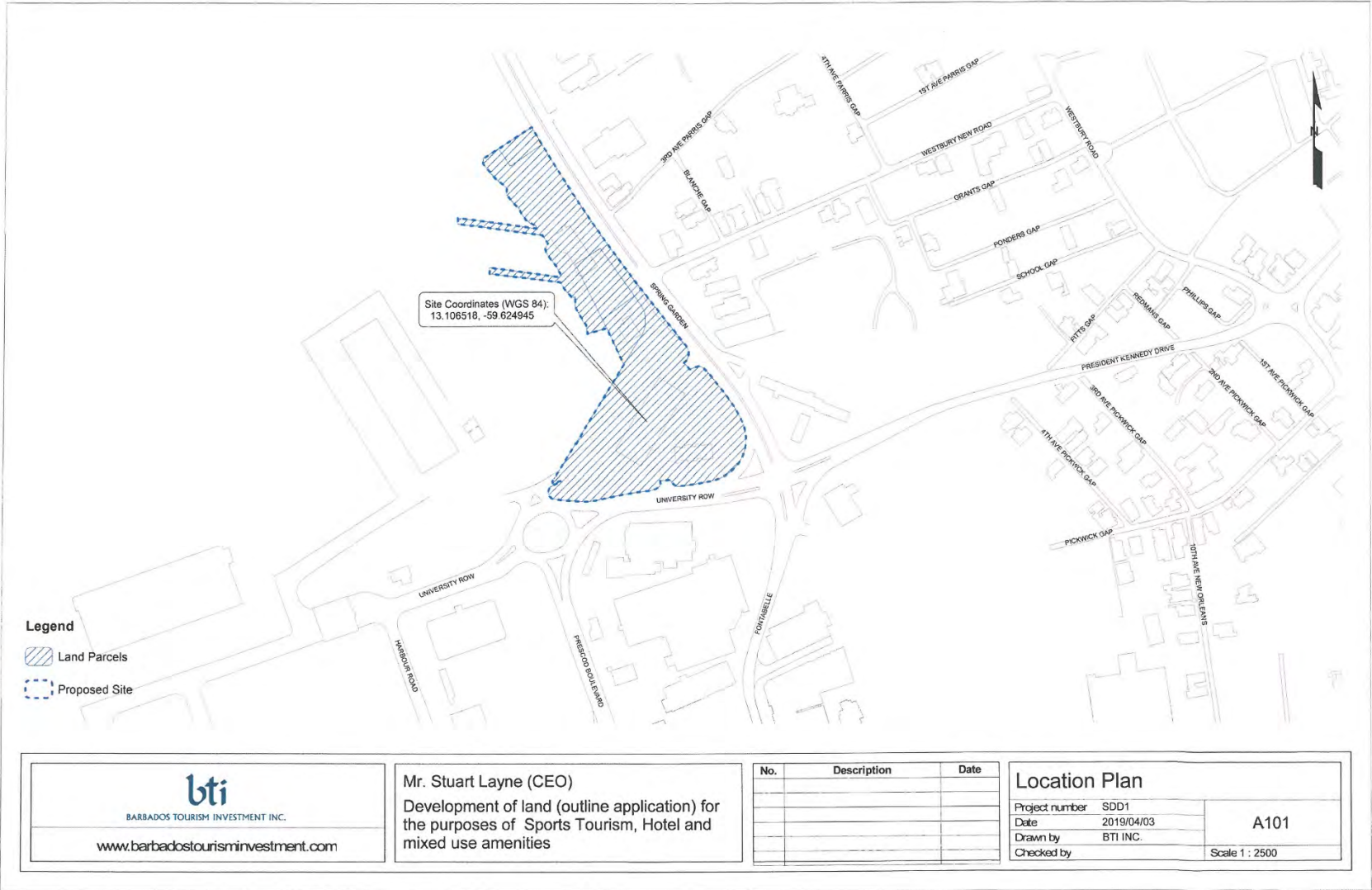


Shallow Draft (SDD1)

Planning Permissions

Site 12

Kensington Oval





Strategic Reinvestment Area F:

Government Headquarters

Strategic Reinvestment Area G:
Government Headquarters



Strategic Reinvestment Area G:
Government Headquarters





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