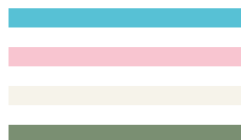


FUTURE BARBUDA

DRAFT DESIGN BRIEF

VOLUME 2

#FUTUREBARBUDA



INTRODUCTION

This is Volume 2 of a 5-Volume Draft Master Development Plan, based on the Government of Antigua and Barbuda contract Terms of Reference for Task I and Task II. The final agreed version of the Master Development Plan is scheduled to be completed as part of a separate contract as Task III of the Master Plan. Task III is scheduled to start after the completion of Task II, at the discretion of the Government of Antigua and Barbuda.

This volume is informed from consultations and data sources referenced in the following Volume(s) of the Existing Conditions Assessment (Task I Phase 3 of the Master Development Plan contract):

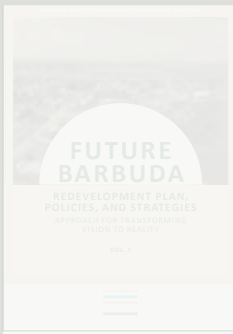
- Volume I: Methodology and Approach of the Existing Conditions Assessment.
- Volume II: Natural Systems.
- Volume III: Space, Place & Structures.
- Volume IV: Infrastructure.
- Volume V: Services.
- Volume VI: Summary of Findings.

The data collection methodology and approach are described in Volume I, which includes commentary on the challenges of completing the Existing Conditions Assessment during the COVID-19 Global Pandemic.

This Volume also uses information reported in the accompanying:

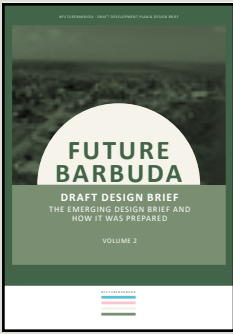
- Social and Economic Investment Plan report.
- Climate Vulnerability Impact Assessment report.

This project is funded by the Caribbean Development Bank under the Rehabilitation and Reconstruction Loan Hurricane Irma Project, with the report tailored for the Government of Antigua and Barbuda (GOAB), Barbuda Council, and Barbuda residents.



**VOLUME 1:
GOVERNING POLICY**

Translating the vision into policies and strategies guided by principles of sustainability and resilience.



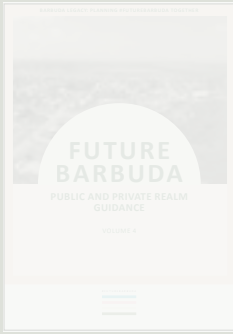
**VOLUME 2:
DRAFT DESIGN BRIEF**

The emerging Design Brief for Codrington and defined local areas outlining the design goals and objectives, constraints, special analysis.



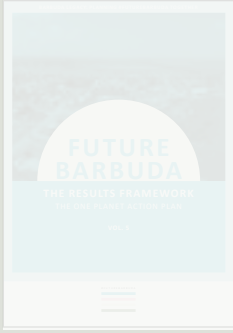
**VOLUME 3:
CONCEPT DESIGN,
STRATEGIES & PLANS**

A series of plans presenting the concept design for Barbuda, Land Use, Built Form and strategies.



**VOLUME 4:
PUBLIC AND PRIVATE
REALM GUIDANCE**

Codes and policies governing the public and private realms, shaping the physical environment.



**VOLUME 5:
THE RESULTS
FRAMEWORK**

The implementation and institutional framework utilising One Planet as a providing objectives, actions and responsibilities.

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DRAFT
NOVEMBER 2023

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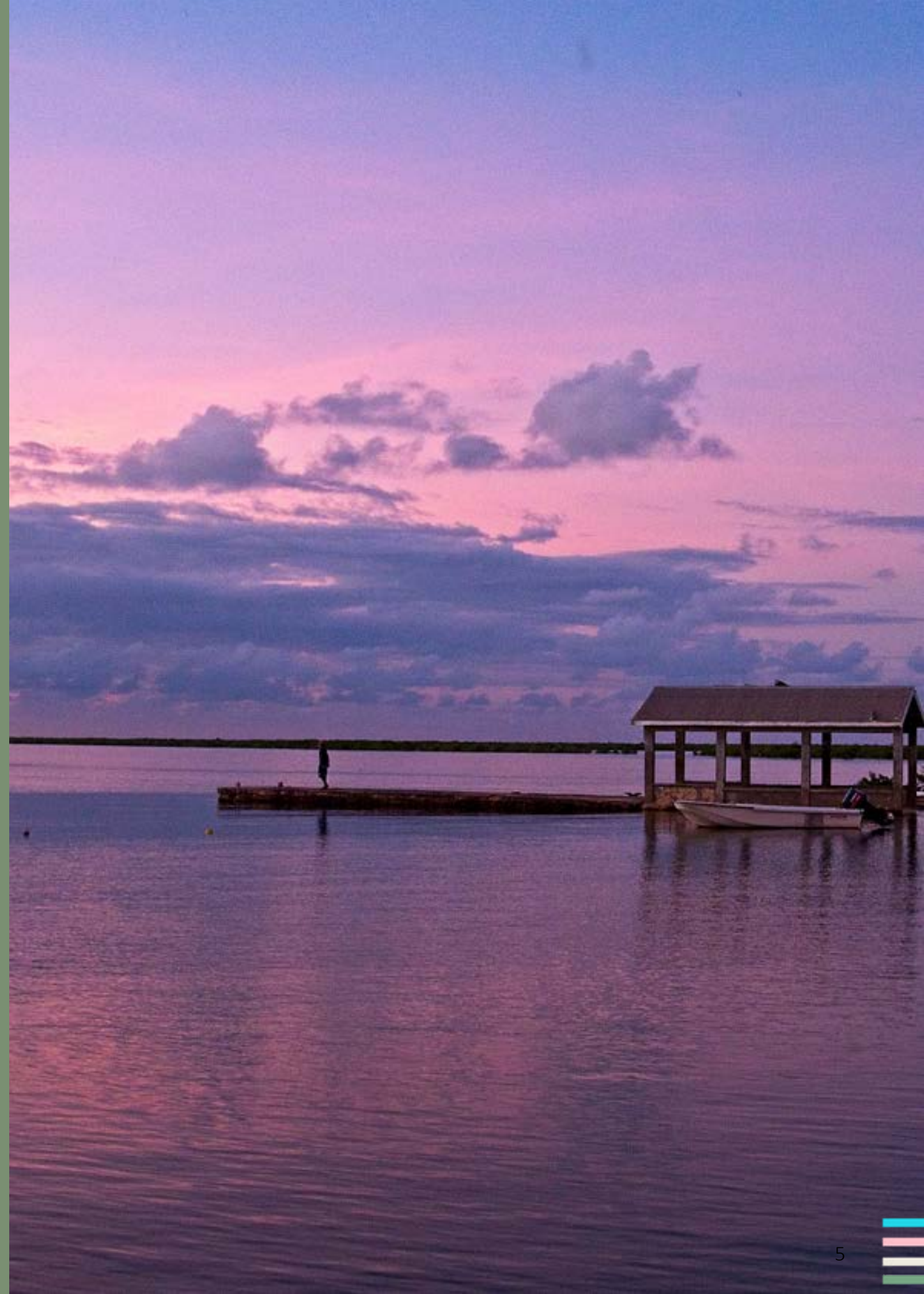
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THE DRAFT DESIGN BRIEF

This draft Design Brief encapsulates our commitment to a sustainable and harmonious future for Barbuda. It is born out of a deep understanding that our actions today shape the destiny of this remarkable island. Our approach is holistic, mindful of the ecological treasures, resilient against natural challenges, and inclusive of the vibrant Barbudan community.

In the pages that follow, you will find an outline for responsible development that seeks to strike a delicate balance between progress and preservation. We aim to empower Barbudans with opportunities for growth, while safeguarding the island's unique ecosystems and traditions. The people's vision is one where Barbuda flourishes as a model of sustainable living, where resilience and culture coexist seamlessly.

This draft Design Brief is a starting point and invites collaboration, innovation, and a shared commitment to Barbuda's bright future. It embodies the collective hopes and aspirations of those who cherish this island and its people. Together, we shall forge a path forward that respects the past, embraces the present, and secures a thriving tomorrow for Barbuda.



ANTIGUA & BARBUDA TODAY

Information from ‘Adaptation Communication for Antigua and Barbuda’



GEOGRAPHY & CLIMATE

LOCATION

Situated at 17.1 degrees North and 61.5 degrees West in the Caribbean Sea.

CLIMATE

Semi-arid tropical maritime climate with a dry season from January to June and a wet season from July to December.

TEMPERATURE

Historical mean annual temperature from 1901 to 2016 is 25.3°C.

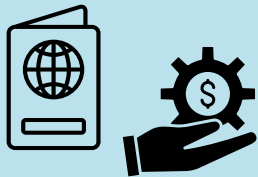
PRECIPITATION

Historical mean annual precipitation is 2468.2 mm.

SIZE

Covers 170 square miles, Barbuda 62 square miles and

Antigua measuring 108 square miles



ECONOMY

TRANSITION

Shifted from agriculture and fishing to tourism and services.
For Antigua & Barbuda; No separate data are available for Barbuda

SUPPORTING SECTORS

Include fishing, manufacturing, and construction.
For Antigua & Barbuda; No separate data are available for Barbuda

DIVERSIFICATION

Focusing on citizenship by investment and a youth economy.

GROWTH

Real growth varied from 3.17% to 6.88% (2017-2019) but fell to -20.19% in 2020 due to COVID-19.
Data for Antigua & Barbuda; No separate data are available for Barbuda

COVID-19 IMPACT

Affected both demand and supply, with border closures and economic support measures.

ECONOMIC SUPPORT

For COVID, government provided remedial support, including covering basic household expenses.

** debt-for-climate swaps are partial debt relief operations conditional on debtor commitments to undertake climate-related investments—to alternative fiscal support instruments.*



KEY CONSIDERATIONS

DROUGHTS

Witnessed
14 drought episodes between 2000 and 2020
including severe, serious, moderate, and slight.

CLIMATE HAZARDS

Experienced
15 hurricanes and 14 tropical storms
between 1995 and 2021, with hurricanes and tropical storms as the primary climate hazard.

DEBT MANAGEMENT

94.47% (2020)
public sector debt as a percentage of GDP increased from 76.3% (2019).
Data for Antigua & Barbuda; No separate data are available for Barbuda



LOOKING FORWARD

DROUGHT PREDICTIONS

Under the Representative Concentration Pathway (RCP) 4.5 scenario,
9 drought years are predicted for 2040–2069
representing an 8% increase in drought severity, with a potential increase of up to 23% based on some models.

HURRICANE INTENSITY

Anticipated to increase by 18%
for category 4 and 5 hurricanes based on General Circulation Models (GCMs).

SEA-LEVEL RISE

Expected to result in ~20 km² of land loss for Antigua and
~15 km² of land loss for Barbuda by 2060
based on IPCC’s RCP 4.5 scenario.



THE DESIGN GOALS

Strategic Benefits

An effective strategy must take into account a host of factors, from jobs, to water management, to access to healthy food. Ensuring that these factors are all considered is an important function of the overall design goals. Each of the Strategic Benefits uniquely contributes to the Barbuda’s quality of life, and how it is viewed by residents, visitors and other communities.

Social

Social planning for a small island has been constrained by a small population. Barbuda’s built environment can have a significant influence on its residents’ ability to live a healthy and happy lifestyle. **A strategic plan that prioritises the needs of the community will help to improve the lives of the island’s residents.**

Cultural

The transformative power of culture for social inclusion, resilience and sustainable development is increasingly recognised as a key enabler for Sustainable Development. Culture is also an essential component of human development, representing a source of identity, innovation and creativity for all, it provides sustainable solutions to local and global challenges. **Creating a cultural strategy will strengthen and preserve Barbuda’s unique history and culture.**

Environmental

Protecting natural resources is a common goal for communities around the world. The benefits range from preserving habitat that contributes to a clean water supply to creating places for residents to recreate. As Barbuda grows, so do the demands placed on their natural environment. From water pollution to waste, managing these environmental demands are an important part of Barbuda remaining a viable place to call home. **Failure to plan accordingly can result in communities having to enact measures that will negatively impact their resident’s quality of life.**

Fiscal

Economic planning has long been a staple of long-range plans. Issues such as jobs, diversification and educational resources are vital for future investment. A prosperous island where residents have access to services, housing, transportation and even arts and culture. Islands across the Caribbean are constantly having to find new and innovative ways to address prosperity in today’s economic landscape where climate change is impacting prosperity. **Fostering economic development and engaging livelihoods is a goal for Future Barbuda.**

Opportunities and Challenges

Like any island, Barbuda has its own set of challenges. Recognising and embracing these challenges is the first step in planning for Future Barbuda. Barbuda has an incredible offering of natural amenities and a unique culture that provides a foundation for something special.

The following pages highlight some of Barbuda’s challenges and opportunities using each of the four Strategic Benefits as the structure. The intent is to highlight just some of the issues Barbuda should look to address in the future and which assets to build on. The selected challenges and opportunities also begin to further frame how each of the Strategic Benefits is defined.

SOCIAL

Objectives

Support the Barbudan community to develop their future

- Shape a community based on shared objectives for sustainable living
- Clear governance and decision making for all development, mining, infrastructure
- Supporting strategy for food sovereignty, adopting climate smart tools and organic practices
- Establish wide-scale recycling and reuse of waste
- Equitable access to water for domestic uses and ensuring water for an agricultural sector



Opportunities

PARTNERSHIPS

Recognise the necessary contributions required by external developers to mitigate their impact on Barbuda.

Expand local banking services to enable small businesses and support tourism initiatives.

EDUCATION

Develop a Community College for skills training for young people, for employees and for entrepreneurs to support improved service, business development and start-up businesses.

INFRASTRUCTURE

Improved governance on Barbuda and between Antigua and Barbuda to engender trust, pride, identity, and the efficient functioning of the island.

Develop a mobility system based on active travel and public transport, and to support walking and cycling as everyday elements in an active lifestyle.

Challenges

RETAINING YOUNGER POPULATION

Improve sports provision e.g., Cricket Pitch restoration (represents more than cricket), Running track for track and field, Gym and ‘keep fit’ studios

Develop of traditional crafts as uniquely Barbudan products.

HEALTH CARE

Improve health care services

Provide eldercare, special needs, maternity and other specialist services on Barbuda

HOUSING / NEIGHBOURHOODS

Establish neighborhoods that support an efficient use of land with services and community amenity within a walkable distance.

CULTURE

Objectives

Enable a renaissance of community & cultural heritage

- Decision-making is equitable and inclusive; access to healthcare, transportation and other public services are provided on island
- Address communal land ownership
- Protect historic skills, practices and traditions unique to the Barbudan way of life
- Protect ecosystem and the natural resources of Barbuda, to which access and use by locals is ensured.



Opportunities

LIVING HERITAGE

The rich cultural traditions and heritage of Barbuda offer a unique opportunity to celebrate and preserve living heritage. From fishing to centuries-old traditions, Barbuda's living heritage is a source of pride and a bridge to the island's vibrant past, making it a valuable asset for the community and a compelling draw for visitors seeking an authentic cultural experience.

COMMUNAL TRADITIONS & ONE PLANET LIVING

Incorporating the One Planet provides a remarkable opportunity to integrate communal decision-making into sustainable living and collective stewardship. With a long history of communal land tenure and shared responsibilities, Barbudans have a unique chance to harmonize with their environment, conserve precious resources, and promote a close-knit community that is deeply connected to its land and culture. The One Planet framework serves as a guiding principle, fostering resilient, environmentally conscious, and collectively driven decisions that ensure both the society and the resources it relies upon thrive together.

FOOD

Promote the healthy, traditional Barbudan diet based on fruit and vegetables with fish and a small amount of meat.

Challenges

COMMUNAL LAND OWNERSHIP

The Barbudan people wish to continue their tradition of communal land ownership. The question of Barbuda's land ownership has presented a high level of uncertainty in traditions. A transition from communal land ownership to a capitalist model will impact on how Barbudan's live their lives and needs to be addressed.

MISSING ARTIFACTS

Many artifacts were lost during Hurricane Irma, without these items it is difficult to share the history and culture of Barbuda

MUTUAL RESPECT

There is a need to enable socioeconomic balance between Antigua and Barbuda. Access to public service and employment opportunity is not equal. Mutual respect for the differences in cultural needs to be supported at all levels.

ENVIRONMENT

Objectives

Build with the community the world’s first one planet island

- Maximise resilience against climate change and address risks of hurricanes and sea level rise through considered growth;
- Evaluate all environmental impacts of all future and on-going development on land, sea, coast, wetlands and review suitability;
- Support equitable resource allocation, enable sustainable water and energy generation



Opportunities

PRISTINE NATURAL ENVIRONMENT

Develop a clear spatial plan to protect areas of high natural and cultural heritage importance, protect land with high agricultural value, and focus development in areas of limited footprint and impact. Unique marine and island habitat.

NATURAL ECOSYSTEMS

Develop a spatial plan to protect areas of significant value to nature and biodiversity. Need to protect watershed.

DEVELOPMENT PLAN

Create a transformational and resilient framework through this Development Plan, which aims to safeguard ecosystems and ecosystem services, respects cultural heritage and engages the community in every aspect of its process

Challenges

CLIMATE FLOOD RISK / RISING SEA LEVELS

Much of Barbuda's coastline and inhabited regions are at a low elevation relative to sea level, and are thus subject to significant flood risk during major storms, and over the longer term, due to sea level rise. Barbuda must therefore adapt to changing coastal conditions.

CARRYING CAPACITY

It is essential for the resilience of Barbuda that all economic development, including tourism, is based on the natural limits of the carrying capacity of the island.

WATER

Antigua and Barbuda are classed as water scarce, which the UN defines as countries with less than 1000 cubic meters per capita of renewable water resources a year. Rising temperatures and low rainfall could make matters worse. If these structural problems are left unaddressed, things are only likely to deteriorate as the planet heats up.

CLIMATE CHANGE

A rise in sea level, stronger hurricanes, longer dry seasons and shorter wet seasons are all expected to impact the Caribbean in the coming years. The damages expected from climate change will weaken the economy of the Caribbean as it will target some of the major sources of income, like tourism.

ECONOMIC

Objectives

Shape a balanced economy & unlock the potential of people & resources

- Develop a strategy for a sustainable fisheries sector with a strategic approach to fisheries management, marketing and sales to benefit all
- Integrating tourism within the Barbudan community helping to support local enterprise (heritage tourism; community tourism)
- Provide relevant skills and training needed in the community



Opportunities

FISHERIES

Fisheries provide a significant part of the resource-based “livelihoods” or “way of life” in Barbuda which encompasses employment, income, as well as sustainable food harvesting and cultural identity. The marine ecosystem in Barbuda supports a variety of species that are important source of food and income to Barbudans, and fishing is one of the main economic activities in Barbuda, providing employment and income for nearly 10% of the population.

PORT

GOAB has initiated plans for a development of a new deepwater port facility on Barbuda. Such plans carry the opportunity of making Barbuda a viable port of call for international trade and commerce, opening the region to Barbudan products, and tying the Barbudan community into international and regional networks.

TOURISM

Barbuda’s pristine coastal and marine environment has caught the attention of the international tourist market, and as a result, there has been a small but now increasing opportunity for livelihoods that support tourism industries. These include the provision of mooring services that support sail tourists visiting the island.

AIRPORT

The new airport has the potential to increase international travel to Barbuda, connect the island to long-distance networks, and bring a level of autonomy from Antigua. The airport could also be an anchor for higher value-added activity and production that could benefit the Barbudan economy.

Challenges

LACK OF DATA

No information regarding jobs, airport, infrastructure maintenance, cost of government at this time

AIRPORT / SEAPORT

There is no clear economic and infrastructure plan for the new airport and seaport facilities, and it is unclear how they will be integrated in the Barbudan and Antiguan economic frameworks.

INFRASTRUCTURE MAINTENANCE

The responsibility for the Maintenance and operation of all public infrastructure and facilities on Barbuda is ill-defined and sporadic. Critical assets therefore are often in disrepair, hindering prosperity.







COST OF GOVERNMENT

Local government in the form of the Barbuda Council is currently burdened as the main formal employer of a large part of the Barbudan population, with an inflated roster of employees with ill-defined tasks and responsibilities.

The Council is this taking on the function of a social welfare program. This role is unsustainable, as it misallocates much of the local budget and does not address infrastructure needs.

Codrington

Common Land

-  **National Park**
-  **Ramsar Site, Wetland of International Importance**
-  **Barbudan Landmass**
-  **100-year Sea Level Rise**
-  **Extreme Weather Conditions**
Category 5 storm / High Tide and Storm Surge
-  **100-year Sea Level Rise + Extreme Conditions**
Cat 5 Storm / High Tide and Storm Surge + Sea Level Rise

OTHER CONSTRAINTS

Hydrological

 Common Land

 Agricultural Development Zone

Agricultural
Development
Zone

The Barbuda Development Plan: A Shared Vision

Figure 1
Natural Constraints
Codrington

A horizontal number line with tick marks at 0, 200, and 400 m.

Scale: 1:8,000
Paper Size: A0



CRS: WGS84 UTM Zone 20N
Projection: Transverse Mercator
Datum: World Geodetic System 1984

Date: 2023-10-11
 Drawn: EG
 Checked: EN

Barbuda

Barbuda



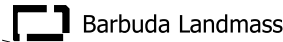
 Common Land

Agricultural Development Zone



BUILT ENVIRONMENT CONSTRAINTS

Barbuda



Other Constraints

- Heritage Wells
- Post-Columbian
- Pre-Columbian
- Institutional
- Utilities
- Development



The Barbuda Development Plan:
A Shared Vision

Figure 2
Build Environment
Barbuda

0 1,000 2,000 m

Scale: 1:40,000
Paper Size: A0



CRS: WGS84 UTM Zone 20N
Projection: Transverse Mercator
Datum: World Geodetic System 1984

Date: 2023-10-11
Drawn: EG
Checked: EN

17°39'0.0"N



CRS: WGS84 UTM Zone 20N
Projection: Transverse Mercator
Datum: World Geodetic System 1984
Date: 2023-10-11
Drawn: EG
Checked: EN

KNOWN DEVELOPMENT / LEASEHOLD SITES

Barbuda

Development Areas

- Known Development Areas
- Known Leaseholdings

#	Leaseholding
1	North Beach
2	Cedar Tree Point,The Abercorn Trust, Inc.
3	Portion of Cedar Tree Point
4	Portion of Low Bay
5	Palmetto Point (West Beach)
6	Palmetto Point Pink Sands
7	Area in Barbuda
8	Area in Barbuda 2
9	Area in Barbuda 3
10	South Coast of Barbuda Pink Sand Beach Surrounding Martello Tower / Dulcina Beach Official
11	Additional Land Map
12	Escape to (Barbuda) Inc.
13	Existing Property for Barbuda Cottages
14	Barbuda Cottage
15	Paradise Found
16	Coco Point

Ref	Development Areas
A	Barbuda Bay, Palm Beach Holding Company
B	Prince's Foundation Wa'omoni Cottages
C	Palmetto Point, Discovery Land / PLH (Barbuda) LLC
D	Nobu Beach Inn, Paradise Found
E	Coco Point, Discovery Land / PLH (Barbuda) LLC
F	Virdee Gravenor Bay, Peter Singh Virdee

The Barbuda Development Plan:
A Shared Vision

Figure 2
Developments
Barbuda
Source: Crown Counsel, Ministry of Legal Affairs,

0 1,000 2,000 m

Scale: 1:40,000
Paper Size: A0



CRS: WGS84 UTM Zone 20N
Projection: Transverse Mercator
Datum: World Geodetic System 1984

Date: 2023-10-12
Drawn: EG
Checked: EN

REVIEW OF KNOWN PROPOSALS, PLANS, AND STRATEGIES

PROPOSALS	DESCRIPTION	ISSUES / MERITS
Chad Knight Masterplan (2006)	A Land Use Plan for Barbuda Zoning Barbuda into 8 major Districts Planning and Development Zones White Ponds Housing Development Louis Hill Housing Development Seaport Master-Plan Codrington Lagoon Waterfront Project Land parcel numbering	ISSUES Does not consider baseline assessments, Minimum community and stakeholder consultation Ignores various models related to natural risks associated with climatic change, development needs, demographic profile, and existing land use registry. MERITS Whilst honourable in intent, it does not reflect the community led and constraints driven approach to planning.



A portion of the Codrington Lagoon Waterfront Area



Barbuda Open Air Market



Barbuda Early Childhood Educational Centre



Barbuda Settlement Map showing Louis Hill Location (2020-2025-)



Seaport Area Land Use Plan A (proposed 2006)

Proporals from 'The Barbuda Master-Plan 2020-2025: Draft Development Planning Proposals'

Project Status

Out of date

On-site

Planning stage

Incomplete

Unknown

Barbuda Master-Plan 2020-2025 Draft Development Planning Proposals	<p>Barbuda Seaport Area Master Plan</p> <ul style="list-style-type: none">• River Dock • 134 acres for a Sea Port development • Transportation hub / station with car, motorcycle and bicycle rental • 40 commercial lots for small businesses including restaurants, variety shops, cafes, rental housing/ apartments/inns, etc. • Light industrial / commercial lots for Sandco Ltd., storage facilities, light manufacturing, electricity generation plant • Wetland, ponds, Agricultural Lands, Sand Ground Coconut Plantation • Dulcina Hotel Property • Historic sites – Martello Tower, Bumpy Well • Residential Development <p>Local Area Planning Louis Hill</p> <ul style="list-style-type: none">• Identified as the most suitable area for housing development by the Barbuda Council in 2007. • The area was selected given its 15ft elevation above sea level, its relative resistance to flooding, its proximity to existing settlement and access to utility services. • The Princes Foundation developed housing typologies and neighbourhood layout <p>Codrington Lagoon Waterfront Development</p> <p>BOARDWALK - Width 20ft, 3-4 feet above sea level – 3 - 4ft, Docking space for small tour boats, kayaks, paddle boats etc. • OPEN SHELTER - Sitting area with built-in benches, Seating capacity – 50 persons • WATER SPORTS BUILDING - Water sports administration outlet, Water sports product sales/rentals (diving glasses, goggles, life jackets, sea shoes, snorkelling gear, etc.) • WHARF SHELTER & DOCK (existing structure) - Enhancement of this shelter to include a sitting area, Disembarkation points to Bird Sanctuary, Palm Beach, North Beach, etc. • SHOPPING COMPLEX - Stalls for local vendors, Food Court (restaurants, cafés, bars, etc.), Restroom facilities • BANDSTAND - Stage for entertainment purposes (steel band music, cultural dances, dramatic performances, etc.), Venue for fund raising events (food fairs, cake sales, etc.) • OPEN AIR MARKET - 24 vendor stalls for sale of agricultural produce, Optional uses: flee market, craft items, souvenirs, special fund-raising activities etc.</p>	<p>ISSUES</p> <p>No mention of the PLH / Barbuda Ocean Club or other hotel / resort development is included in the report.</p> <p>The report does not indicate how growing the tourism offer on the island will impact on current infrastructure and operational capacity.</p> <p>This Barbuda Masterplan 2020-2025 does not indicate what areas are protected for environmental or cultural purposes. The draft Barbuda Masterplan does not reference the Sustainable Island Resource Management Zoning Plan for Antigua and Barbuda (SIRMZP). The island is broken into 8 districts and identifies mechanisms for land registration, administration, as well as planning zones. It also indicates that zoning regulations can be created by 'Elected officials, government bodies, and non-profit organisations' which conflicts with the current legislation.</p> <p>This initial work was done without the input from residents and many stakeholders, although future engagement is indicated. The council and community are unaware of these districts and planning zones and have not been consulted as is good practice. Housing schemes seem out of touch with vision of the local people Housing schemes do not reflect current town planning philosophies for sustainable growth and resilience. Unclear who will be funding development</p> <p>MERITS</p> <p>Provides information about future aspirations for River Dockm Codrington Lagoon and Louis Hill from central government.</p>
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Project Status

- Out of date
- On-site
- Planning stage
- Incomplete
- Unknown

The Fisheries	<p><i>In 2011 the Antigua and Barbuda Fisheries Division opened the Fisheries complex in Codrington, which was constructed with financial support from JICA. The landing jetty and seawall were constructed to improve safety and efficiency in landing catches at the island's primary landing site. The facility consists of offices for Fisheries Division staff, meeting rooms, fish handling (processing) area, ice making machine, and Locker/Storage/Workspace for fishers' gear and equipment. The facility also includes a new wider and longer jetty to facilitate safe offloading of catch and provide additional protection for vessels.</i></p> <p><i>The facility sustained very little damage due to Hurricane Irma, however the facility is underutilised as the fish handling area is not used to process catch and the ice making equipment has not been operation for many years, thus potentially compromising the sanitary condition of the catch. Furthermore, meeting room and office spaces are underused for training and extension services for fishers, however the facility is well used as a public gathering space due to the central location and the design which lends itself of public events.</i></p>	<p>ISSUES</p> <p>Incomplete facility - Need to establish quality control systems and requirements (regulation) for safe handling of fish and seafood and quality assurance: repair ice machine, establish infrastructure for storage and marketing local catch (to residents and tourist facilities)</p> <p>Basic functions, such as toilets, not working properly when visited in Summer 2021.</p> <p>MERITS</p> <p>Can survive a Cat 5 hurricane</p> <p>Natural meeting point for the community</p>
Sports Complex	<p><i>The Sports Complex in Codrington is still heavily damaged from hurricane Irma. The facility comprises a basketball court, tennis courts and community building. The basketball court was provided by the United Nations in the aftermath of hurricane Irma.</i></p>	<p>ISSUES</p> <p>Incomplete - Appeared that electrics and final finish was not complete in areas when visited in Summer 2021.</p> <p>MERITS</p> <p>Sports courts very popular</p>
Airport	<p><i>The new airport will be operated by the GOAB Airport Authority and will be capable of accommodating international flights.</i></p> <p><i>As of November 2023, the new airport development in Barbuda is at the centre of much international scrutiny and discussion because of a case now before the Privy Council in the United Kingdom.</i></p>	<p>ISSUES</p> <p>No details are known of the new airport aside from its general dimensions. Environmental Assessments undertaken in 2018 and 2019 have focused on the environmental, ecological and socio-economic impacts of the undertaking.</p> <p>The new airport site is very close to the landfill and flights may be at risk from bird strike. In terms of wildlife, specifically birds, the landfill is 700-800 m from the new airport construction site. This is concerning because wildlife attracted to the site could interfere with aircraft operations. Presently, there is no evidence that a bird strike risk assessment has been conducted to assess these risks. The construction of the new airport could be at risk as international airport certification may be difficult to obtain if risks from bird strike are not understood.</p> <p>It is currently unclear which facilities will be constructed at, or in conjunction with, the airport to ensure compliance with international aviation standards.</p> <p>MERITS</p> <p>Allows for international flights to Barbuda.</p>

River Dock	<p><i>The River Dock is the main marine connection to the island. There are plans underway to expand the Dock into a seaport.</i></p>	<p>ISSUES</p> <p>Plans seen to date suggest insufficient consideration of sea level rise and storm surge impacts.</p> <p>Enclosures are needed for fishers to land and process catch at Pearl Harbour and River Dock. Additional ice and storage facilities are needed at River Dock to facilitate off-island fish market activities.</p> <p>The major challenge to policing in Barbuda was noted to be its coastline and its single designated Port of Entry, River Dock. The current concern was for individuals landing on island in private marine vessels such as catamarans and yachts who then board the ferry at River Dock and travel onwards to Antigua where they disembark with no challenge from any authority, as the presentation of passport is not required to be presented on embarkation in Barbuda nor on disembarkation in Antigua, only a photo ID.</p> <p>MERITS</p> <p>Offers a wide ranging of marine services, including receiving larger passenger and freight vessels, processing customs, freight storage and inter-modal transfers.</p>
<p><i>Map reference 2</i></p> <p>Cedar Tree Point</p> <p><i>The Abercorn Trust, Inc.</i></p>	<p><i>The Abercorn Trust has put forward a proposal to construct a private mansion spanning 15,000 square feet within the Ramsar-protected wetland of Codrington Lagoon National Park, perilously close to the region's largest frigate bird sanctuary. The intended recipient of this lavish residence is Mr. Anderson, the Director of the Abercorn Trust, who is also leading the development efforts alongside partner John Paul DeJoria.</i></p> <p><i>Additionally, there are plans for two large luxury homes located on the outskirts of Barbuda's renowned bird sanctuary. Initially, the proposed development was anticipated to encompass approximately 114 acres, with a significant portion—98 acres—designated as a 'security buffer' that would be off-limits to Barbudans.</i></p> <p><i>The first home is described as an extensive structure spanning 15,000 square feet and comprised of multiple small wood-frame buildings. The second residence surpasses it in size, measuring 16,000 square feet.</i></p>	<p>ISSUES</p> <p>Proximity to the Bird Sanctuary: The proposed construction covers 21 acres of land located in close proximity to the Bird Sanctuary, posing a potential threat to the sanctuary's ecosystem and wildlife.</p> <p>Location in Natural Wetlands and Ramsar Site: The development is situated within the natural wetlands and falls within the protected area designated as the Lagoon Ramsar site. This raises concerns about the potential disruption and degradation of the delicate wetland ecosystem.</p> <p>Waste Disposal: The management and disposal of waste generated by the construction and subsequent occupancy of the private mansion could pose environmental risks if not handled properly. This includes concerns about proper waste treatment, recycling, and potential pollution of nearby water bodies.</p> <p>Proximity to the Beach and Beach Erosion: The development's proximity to the beach raises concerns about potential beach erosion, especially if proper coastal management and erosion control measures are not implemented. Uncontrolled erosion can lead to the loss of valuable coastal habitats and threaten the stability of the shoreline.</p> <p>Threat to Marine Life in the Lagoon and Surrounding Seas: The construction and subsequent habitation of the private mansion may pose a threat to marine life within the lagoon and the Caribbean Sea/Atlantic Ocean. This could be due to potential pollution from construction activities, improper waste disposal, or disturbance of the fragile coastal and marine ecosystems.</p> <p>Land Protected under the Ramsar Convention: The proposed development encroaches upon land that is protected under the Ramsar Convention, an international treaty for the conservation and sustainable use of wetlands. This raises concerns about compliance with international conservation obligations and the potential impact on the Ramsar site's ecological values.</p> <p>Construction Quality and Environmental Impact: The site visit highlighted concerns regarding the quality of construction. Issues such as narrow foundations, inconsistent and crumbling materials, and the removal of mangroves without appropriate mitigation measures raise questions about the structural integrity of the development and potential adverse environmental impacts.</p> <p>Creation of a Pond without Defence: The development appears to have created a pond without implementing adequate defence mechanisms. This can lead to issues such as water stagnation, increased mosquito breeding, and potential alterations to hydrological patterns, impacting the surrounding wetland ecosystem.</p> <p>These issues collectively raise significant environmental concerns, potential harm to protected ecosystems, and the need for careful evaluation and mitigation measures to ensure sustainable development practices.</p>

Project Status

- | | |
|---|----------------|
|  | Out of date |
|  | On-site |
|  | Planning stage |
|  | Incomplete |
|  | Unknown |

<p>Map reference 5 & 6 / C</p> <p>Barbuda Ocean Club - Palmetto</p> <p><i>Discovery Land Compancy / Peace Love Happiness LLC</i></p>	<ul style="list-style-type: none"> • 350 residences • 600 acres • Modern Caribbean style 2 -2.5 acre lots • Tom Fazio Golf course and Frigate Bar • Private pools shown as part of residences 	<p>ISSUES</p> <p>Land protected under the Ramsar Convention: While the development claims to be built in harmony with nature, any large-scale construction project can potentially disrupt or alter the natural environment. The extent of the impact on the local ecosystem needs to be carefully assessed and mitigated.</p> <p>Potential Environmental Consequences: The construction of homes and associated infrastructure may have unintended environmental consequences. Complete EIA has not been made public. The EIAs are not independent; Deborah Brosnan is part of the 'PLH Partnership.'</p> <p>They have repeatedly declined to provide copies of the EIAs to the Global Legal Action Network.</p> <p>Loss of access to land used to craft traditional products: The development has restricted access to land traditionally used by Barbudans to make brooms.</p> <p>Video shared showing the boundary fences and protected areas have been ignored during construction</p> <p>Uncertainty of Nature: While the development acknowledges the uncertainty of natural forces, it is crucial to consider the specific risks associated with the location, such as hurricanes, storm surges, and seismic activity. The effectiveness of the proposed measures to mitigate these risks should be thoroughly evaluated.</p> <p>MERITS</p> <p>Have provided jobs and PLH specific training.</p>
 <p><i>Palmetto Point Visual - Source: Discovery Land barbudaclub.com</i></p>	<p>Map reference 16 / E</p> <p>Barbuda Ocean Club - Coco Point</p> <p><i>Discovery Land Compancy / Peace Love Happiness LLC</i></p> <ul style="list-style-type: none"> • Around 100 residences / 164 acres • Marketing as second home • Modern Caribbean style 2 -2.5 acre lots • 'Village casitas to expansive beach front estates' • Private pools shown as part of residences 	<p>ISSUES</p> <p>Uncertainty of Nature: It is crucial to consider the specific risks associated with the location, such as hurricanes, storm surges, and seismic activity. The recent development looks</p> <p>Loss of access to land: The development has restricted access to beach.</p> <p>Large Villas in unsustainable positions: Not in character with the island aesthetic. Feature large pools.</p>



Coco Point Villas - Source: Discovery Land - barbudaoceanclub.com/

**Map
reference A**

Barbuda Bay

*Palm beach
Holding
Company*

From Palm Beach Holding website:
'Homes are built in harmony with the forces of Nature that have created this paradise. While there is absolutely no certainty when it comes to Nature, there are common sense considerations to help mitigate much of the known peril of island living. The main levels of all homes are 10 feet above ground to sit above potential storm surges. The foundation that supports your villa is designed with GeoPier technology to protect against liquefaction during earthquakes.'

The villa structure is designed to the highest codes for hurricane protection and then some, including a combination of hurricane glass, storm shutters and a metal roof design has the best track record in high winds.

All Villas are built for water catchment with cisterns, designed to be more than sufficient for the relatively dry island environment. Essential outdoor equipment, such as condenser units are maintained on decks at the main level. Robust landscaping is designed to maintain the beach against wave action. No matter where you live, Nature is a force to be reckoned with but your home in Paradise is well suited against the perils of the Caribbean.'

ISSUES

Impact on Natural Harmony: While the development claims to be built in harmony with nature, any large-scale construction project can potentially disrupt or alter the natural environment. The extent of the impact on the local ecosystem needs to be carefully assessed and mitigated.

Uncertainty of Nature: While the development acknowledges the uncertainty of natural forces, it is crucial to consider the specific risks associated with the location, such as hurricanes, storm surges, and seismic activity. The effectiveness of the proposed measures to mitigate these risks should be thoroughly evaluated.

Potential Environmental Consequences: The construction of homes and associated infrastructure may have unintended environmental consequences. These include potential impacts on water resources due to increased water catchment, the need for adequate wastewater management systems, and the preservation of the surrounding natural habitats.

Long-Term Resilience: While the development claims to have measures in place for storm surges, hurricane protection, and earthquake resistance, the long-term resilience of the structures should be carefully evaluated. Consideration should be given to the changing climate and potential future scenarios to ensure the durability and adaptability of the homes.

Sustainability of Water Management: While the development mentions water catchment systems and cisterns, the long-term sustainability of water resources should be assessed. It is important to ensure that water catchment practices do not lead to excessive extraction or depletion of water sources, particularly in a relatively dry island environment.

Construction Standards and Quality: While the development mentions compliance with high codes for hurricane protection, the actual construction standards, quality control, and monitoring need to be verified to ensure that the structures are indeed resilient and built to withstand the anticipated forces of nature.

Impact on Coastal Areas: The claim of robust landscaping to maintain the beach against wave action raises questions about potential impacts on coastal dynamics, natural sediment transport, and beach erosion. Careful consideration should be given to the long-term stability and resilience of the coastal environment.

MERITS

The developers have received all of the necessary permits from the AB/DCA (Antigua and Barbuda Development Control Authority) to build four home models (Royal Palm, Coco Plum, Seagull and Trade Winds) on Villa lots.

For Villa Owners wishing to design and build their villas, the Developers and their design firm, CPC Inc., will assist in the process of acquiring design approval and building permits as well as any other logistical A/E services that may be required to design and construct your own villa.



Barbuda Bay visual - The development spans approximately 45 acres on a sand bar separated from the rest of the of the Island of Barbuda by Codrington Lagoon- a vitally important




Barbuda Bay Design and Build Villas

Project Status

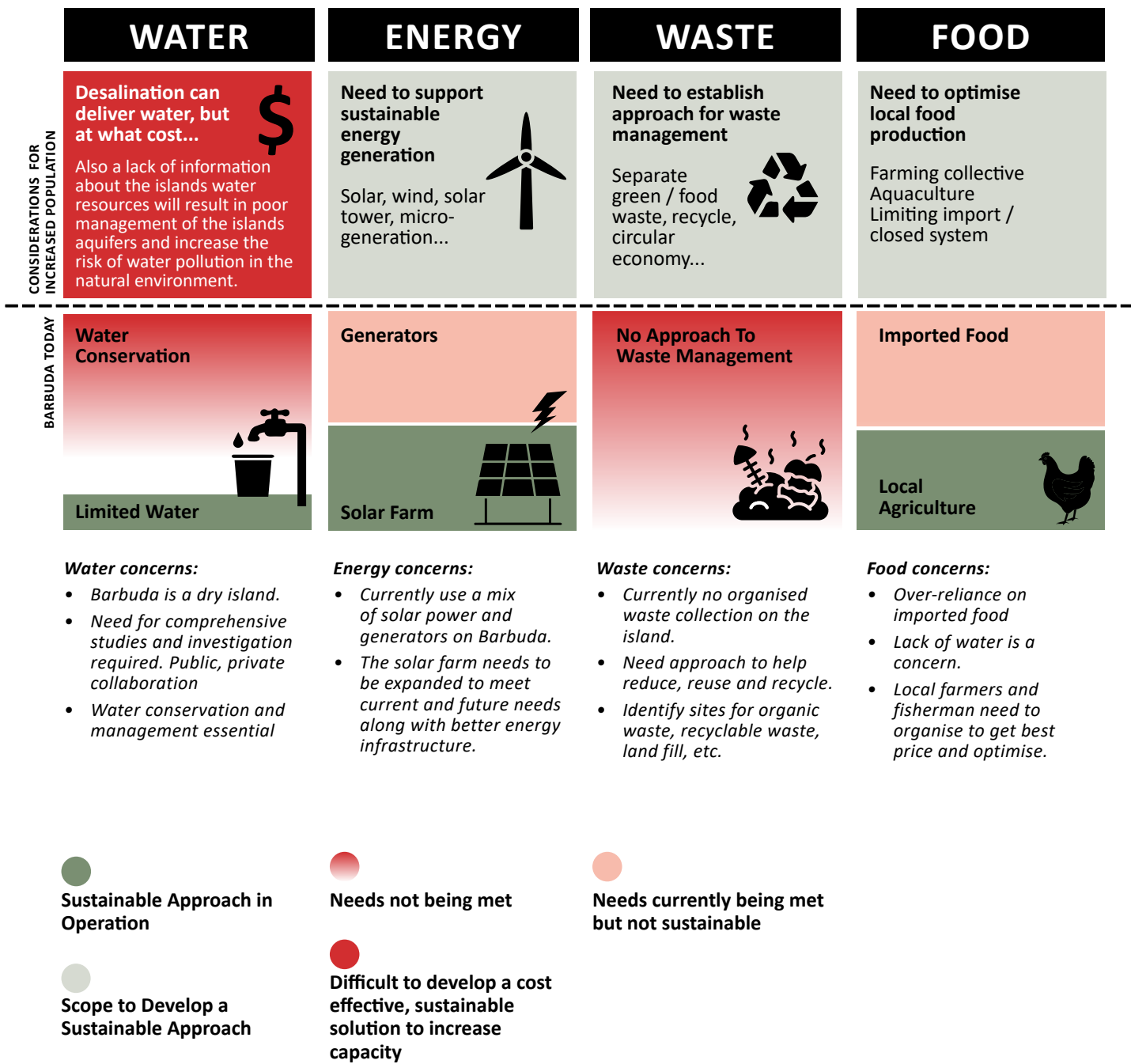
- Out of date
- On-site
- Planning stage
- Incomplete
- Unknown

<div>Map reference B</div> <div>Wa'omoni Cottages Prince's Foundation</div> <div></div> <div></div>	<p>Local contractor Vernon Challenger of Challenger's Enterprises Ltd. has been awarded the contract for the first phase of the Wa'omoni Cottages, Barbuda Hurricane relief project. The project is being funded by the Calvin Ayre Foundation, in partnership with The Prince's Foundation.</p> <p>The two Foundations announced the partnership in January, 2020, with CAF significantly contributing US\$1M to the initiative, intended to provide resilient homes for families left homeless as a result of the devastation wrought by Hurricanes Irma and Maria.</p> <p>22 houses to be constructed</p>	<p>ISSUES</p> <p>Funding: While the Calvin Ayre Foundation has contributed a significant amount of US\$1M to the initiative, the overall funding required for a project of this scale and duration might be a concern.</p> <p>Unclear Phasing and Timeline: The description mentions the award of the contract for the first phase of the Wa'omoni Cottages project but no progress to date.</p> <p>MERITS</p> <p>Housing Design and Resilience: The construction of resilient homes is crucial to withstand future hurricanes and other natural disasters. The design and construction of the Wa'omoni Cottages need to adhere to appropriate building codes and incorporate resilient features such as hurricane-resistant materials, elevated foundations, and effective storm water management.</p> <p>Community Engagement and Local Involvement: Ensuring that affected families have a say in the design and layout of the Wa'omoni Cottages can contribute to community empowerment and a stronger sense of ownership.</p> <p>Collaboration and Partnerships: The successful implementation of the project relies on effective collaboration between the Prince's Foundation, the Calvin Ayre Foundation, local contractors like Challenger's Enterprises Ltd., and relevant local authorities. Establishing clear communication channels and roles is crucial for smooth project execution.</p> <p>Land cleared and allocated</p> <p>Money that will go directly into the economy via the workers, who will come from both islands, and through the procurement of goods and services from local providers.</p>
<div>Barbuda Forward</div> <div>February 2018</div> <div>Plans prepared with Hart Howerton</div>	<p>Presents a series of valuable concepts for small projects that could significantly benefit Barbuda:</p> <p>Coconut Grove: Proposing an island-wide nursery and agriculture center.</p> <p>Improve Race Track: Identifying the importance of enhancing this venue for events and community activities.</p> <p>Redevelop APUA Power Plant Site: Suggesting the transformation of the central Codrington APUA Power Plant site into a public park.</p> <p>Animal Sanctuary at Guava Site: Offering the possibility of creating a sanctuary to support the well-being of animals.</p> <p>Prairie/Bumpy Site: Consideration of prairie and corral development.</p> <p>Community Garden/APUA Site: The potential for a community garden.</p> <p>These proposed concepts, along with the implementation of a building code, underscore the commitment to the improvement of Barbuda.</p>	<p>ISSUES</p> <p>Positive Initial Concepts with No Delivery Plan: While there are positive initial concepts for various small projects aimed at enhancing the island and fostering community spirit, a significant challenge lies in the absence of clear funding and delivery plans for these ideas. The document acknowledges the importance of addressing critical needs, such as power, water supply, debris clean-up, healthcare facilities, and schools, before initiating the delivery of these smaller projects. Prioritising essential infrastructure and services is a logical and necessary step to ensure the island's foundational requirements are met before proceeding with other community-enhancing initiatives.</p> <p>Need for Building Code in Barbuda: Identifies the need to implement a minimal building code, especially for third parties involved in repairing or constructing new homes on Barbuda, is evident, although implementing such a code may pose challenges for those undertaking home repairs themselves.</p> <p>MERITS</p> <p>The projects identified in the immediate aftermath of Hurricane Irma align with the vision of the Barbuda diaspora and local community members.</p> <p>While these initial plans held great promise, progress was likely impeded by a lack of funding and the necessity to prioritize critical needs.</p>

<div>Map reference 15</div> <div>Nobu Beach Inn, Paradise Found LLC</div>	<p>Nobu Beach Inn, to add a resort hotel and spa for a complete wellness retreat as well as private residences and an organic farm on one of the Caribbean's most coveted islands.</p> <p>In 2014, actor Robert DeNiro and billionaire James Packer partnered up to launch an exclusive hotel, Paradise Found. Their deal with the Government spurred ongoing controversy and lawsuits about the constitutionality of such a land concession.</p> <p>However, much change has occurred since and business partners have changed.</p>	<p>ISSUES</p> <p>No plans or boundaries have been shared.</p> <p>MERITS</p> <p>Verbal intention to support One Planet</p>
<div>Map reference 12</div> <div>Escape to Barbuda, Developer: Escape to (Barbuda) Inc</div> <div></div>	<p>Kelly Construction has been engaged by Escape to (Barbuda) Inc to coordinate its master planning activities for its 30 acres development in Barbuda.</p> <p>The company has enlisted experts in the field of coastal study and sustainable environmental management, namely CBCL Ltd and Maya Blue Ltd, to ensure a comprehensive study is undertaken to safeguard the environment resources of the island. More on this development will be announced in the coming months.</p>	<p>MERITS</p> <p>Sustainability Practices: The development should prioritise sustainable practices to minimise its ecological footprint and promote environmental stewardship. This includes considerations such as energy efficiency, waste management, water conservation, use of eco-friendly materials, and incorporation of green spaces.</p> <p>Infrastructure and Services: Adequate infrastructure and services planned to support the development. This includes provisions for transportation, water supply, wastewater management, and other necessary utilities to ensure the sustainable functioning of the project.</p> <p>Community Engagement: It is important for the development to engage and involve the local community in the planning process. Including community input and addressing community concerns can help build a sense of ownership and ensure that the development aligns with the needs and aspirations of the Barbudan community.</p> <p>Local developer: Example of prosperity from tourism being reinvested in Barbuda</p> <p>Environmental Appraisal: The development has enlisted experts in coastal study and sustainable environmental management.</p>
<div>Map reference D</div> <div>Virdee Gravenor Bay Peter Singh Virdee</div>	<p>990 acres of land at Gravenor Bay</p> <p>No plans have been shared</p>	<p>ISSUES</p> <p>Questionable Investor: 43-year-old British businessman, Peter Virdee was arrested at Gatwick Airport under the European Arrest Warrant, on behalf of the German authorities, in connection with an alleged £100 million tax scam, where he is accused of being the mastermind.</p> <p>No Local Approval Process: The former Barbuda senator said the Barbuda people never approved Virdee's involvement in the project, which comprises a five-star hotel, restaurant, two marinas and an 18-hole golf course at Gravenor Bay, Barbuda.</p> <p>Loss of Cultural Sites: Land includes significant cultural and heritage sites, including a campsite</p> <p>Site not suitable for development: Site in Flood Risk and Environmental Resource Area</p>
<div>Map reference 7,8,9 & 11</div> <div>Leaseholds Granted</div>	<p>Unknown</p>	<p>ISSUES</p> <p>No information provided.</p>

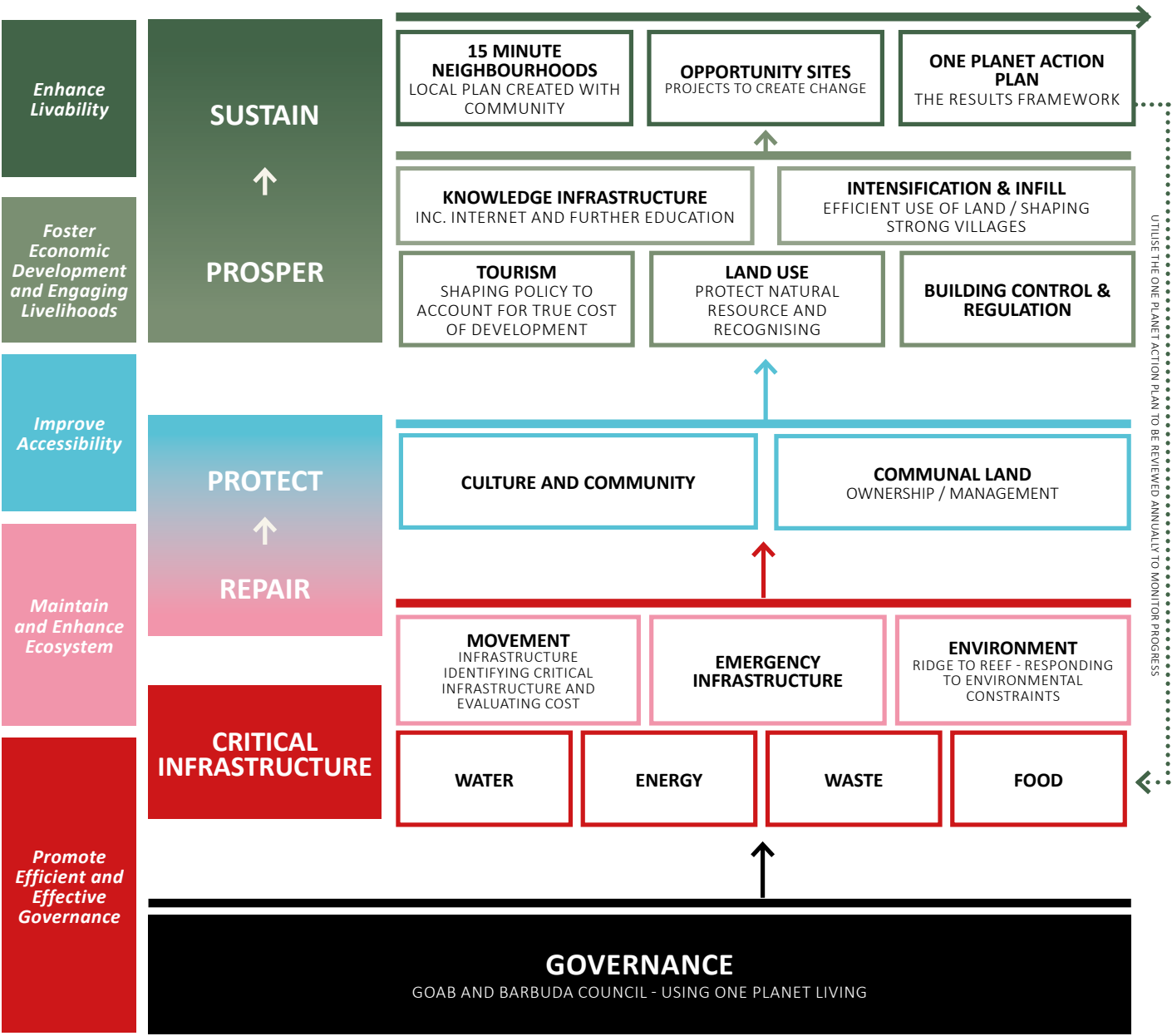
CARRYING CAPACITY

When preparing the design brief a fundamental consideration is the island's carrying capacity. This concept revolves around the island's ability to sustain its population and ecosystems without compromising their long-term health. To successfully achieve the five design goals outlined by the SIRMZP (Sustainable Island Resource Management and Zoning Plan), it is imperative to prioritise critical infrastructure elements such as water, energy, waste, and food. Without addressing these foundational needs first, the attainment of the overarching design goals become challenging, as these basic requirements lay the groundwork for sustainable and resilient development.



GROWTH STAGES

Lack of data specific for Barbuda has proven challenging in informing a measured approach to growth. Our initial response has been to address governance and critical infrastructure first, then focus on repair and protection, and ultimately, sustainable prosperity. By sequentially addressing these vital components, we aim to chart a path that ensures resilience, fosters responsible governance, bolsters essential infrastructure, safeguards the environment, and ultimately paves the way for Barbuda to thrive and prosper in a sustainable manner.



AN APPROACH FOR GROWTH

Barbuda currently finds itself at a crossroads in its pursuit of a sustainable future. The Draft Design Brief needs to represent a shared vision and approach for future development that recognises the need for critical infrastructure before substantial growth. This plan aims to set the groundwork for a sustainable model that not only preserves the island's distinctive character but also paves the way for resilience, responsible resource management, and lasting prosperity. In this endeavour, Barbuda's trajectory is shaped by innovation, responsible stewardship, and a dedication to creating a brighter and more sustainable future.

Given the potential for a significant increase in population based on area of the of leaseholds granted, it becomes essential to prepare a strategy for potential population growth. Prioritising critical infrastructure, improving governance and agreeing an approach for sustainable movement are essential before we begin to meet the increasing demand for residences, workplaces, services, and amenities.

While the majority of Barbudans advocate for a sustainable, low-impact approach to growth, focusing on repairing critical infrastructure, achieving equality between the islands, while safeguarding their unique way of life, the Government of Antigua and Barbuda perceives the island as underdeveloped. They see the potential for achieving parity through granting leaseholds on Barbuda, investing in the new infrastructure - such as the airport and port - as a catalyst for change, which will ultimately expand opportunities on the island.

In light of these diverse viewpoints, the Barbuda 2030 Development Plan establishes an initial growth stages that encourage purposeful and concentrated island development. Progression to the growth stage 2 and 3 will be contingent upon meeting agreed criteria, ensuring a measured and sustainable approach to Barbuda's future development.

Critical Infrastructure

Short term



Stage 1

Establish a Sustainable Foundation

- Forge a path towards One Planet Island destination
- Review Governance including planning and development process
- Protect the environment / encourage restoration of natural systems – especially after disasters
- Review what has been permitted and identity suitable regulation and taxes required to mitigate impact
- Hold leaseholders / developers accountable for impacts to environment
- Strengthen emergency infrastructure
- Enhance movement infrastructure
- Safeguard 'Common Land' to protect watershed and prime agriculture land

Repair & Protect

Medium Term



Stage 2

Strengthen Resilience and Community

- Support diversification of economy as primary driver - fisheries, farming, protecting nature as well as eco-tourism
- Enforce Building Control and Regulation
- Promote concept of Living Heritage and Culture and Community
- Explore redevelopment of strategic site

Sustain & Prosper

Long Term



Stage 3

Promote Responsible and Sustainable Development

- Enhance tourism offer
- Expand knowledge infrastructure
- Optimise land use
- Intensify and infill development
- Develop additional 15-Minute Neighborhoods
- Annual review of One Planet Action Plan

BARBUDA 2030 DEVELOPMENT PLAN

The Barbuda 2030 plan signifies a pivotal stride towards sustainable development. This foundational phase prepares the island for efficient growth. It underscores the imperative to promote compact settlement and the redevelopment of previously developed sites. This strategic approach serves a dual purpose: it reduces infrastructure costs and, critically, preserves the island's distinctive character. By optimising land usage, Barbuda is poised to responsibly expand while safeguarding its environment, culture, and heritage for future generations.

INFRASTRUCTURE / UTILITY

INSTITUTIONAL

KNOWN DEVELOPMENT AREAS

KNOWN LEASEHOLDINGS

HISTORIC AREA

Listed Buildings

Historic Conservation Areas

COMPACT SETTLEMENT

Supporting infill / brown-field development where possible

Targeting 10-20 du/acre

SUSTAINABLE RURAL SETTLEMENT - AGRICULTURE / NURSERIES

Large Lot - 0 to 1 du/acre

COMMON LANDS ENVIRONMENTAL RESOURCE AREAS

Protection of environment, including watershed, ecology and biodiversity, as well as cultural traditions, including hunting lands and camping and communal land.

AGRICULTURE ENVIRONMENTAL RESOURCE AREAS

Protection of prime agricultural lands and watershed.

FLOOD RISK FROM EXTREME WEATHER CONDITIONS

Designate areas at risk to flooding in land use policy and establish regulations for development in these areas.

ECO-TONES / GREEN INFRASTRUCTURE ENHANCED GREENING

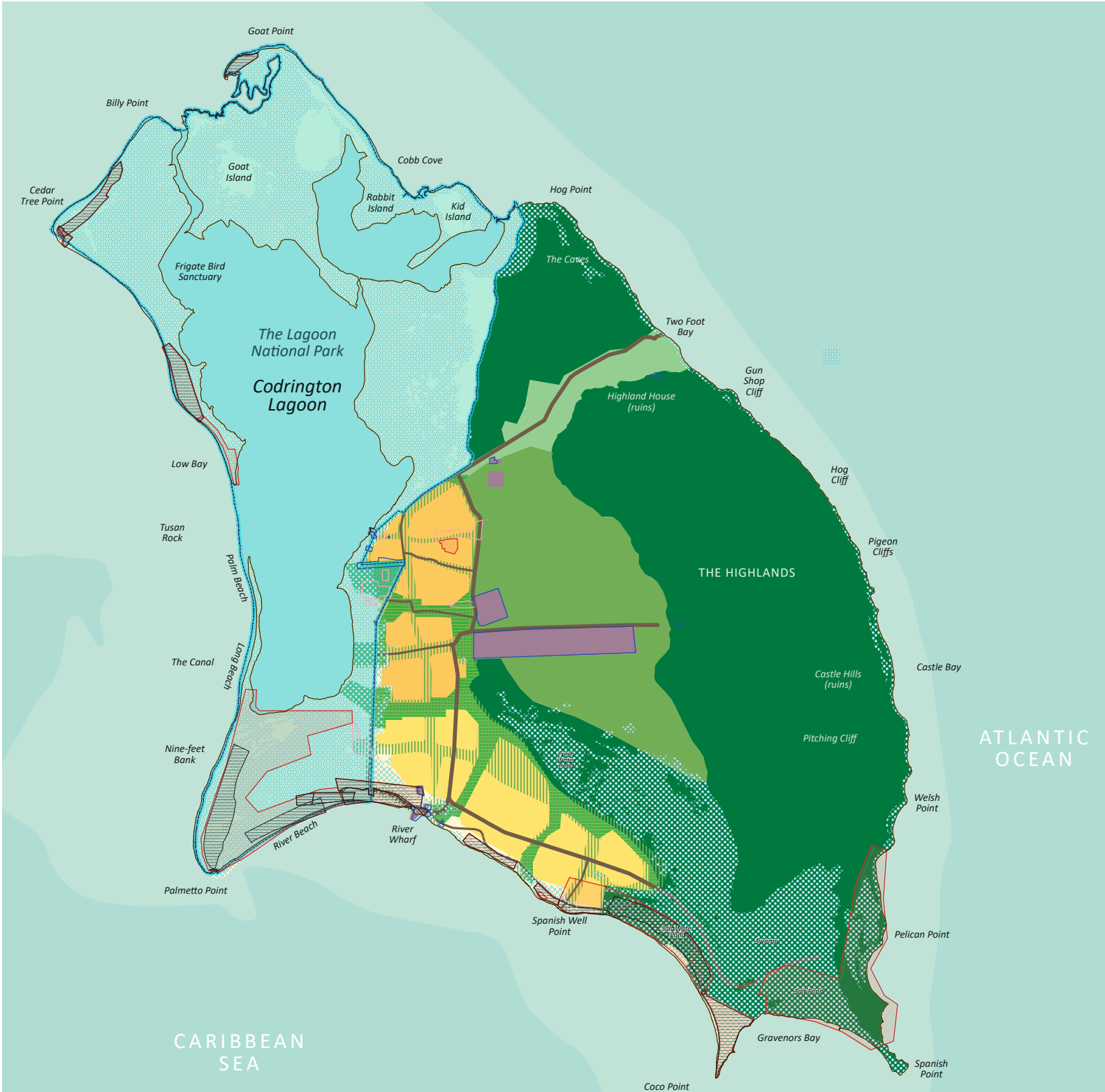
Incorporate green spaces, planting, drainage swales where possible along roadways, tracks, trails and alleys.

Provide green routes that connect to coastlines include parking, pubic facilities and alternative transportation modalities (bikes, electric tram, etc.)

Identify eco-tones that will transect built areas along open spaces, transportation corridors, roadways, trails, public parks, recreational spaces, drainage and utility corridors and outdoor civic spaces.

RIDGE TO REEF CORRIDORS DEFINING VILLAGES / CREATING ECOLOGICAL CORRIDORS

Identify ecological corridors that will define built areas and provide access to nature.



EMERGING DESIGN BRIEF

What Needs to be Added, Fixed or Improved

This Emerging Design Brief marks a significant step in Barbuda's ongoing development journey and has been organised within the framework of the Barbuda Council's structure. This framework underscores our unwavering commitment to local governance and community-driven decision-making. The draft brief is a reflection of the hopes and requirements of Barbuda's residents and stakeholders, aiming to establish the groundwork for a sustainable and prosperous future.

Upon closer examination of this preliminary design brief, it is evident that it is thoughtfully designed to serve as a roadmap, uniting local wisdom with global sustainability principles. It encapsulates the collective vision of Barbuda's community, one that places responsible development at the forefront, safeguards the island's distinct character, and paves the way for enduring prosperity.

It's important to acknowledge that this list of needs and aspirations is not exhaustive; it represents the initial draft of the design brief. The extensive and diverse Community Survey for the Draft Development Plan and Design Brief engaged over 400 individuals, including voices from the Barbudan Diaspora. However, no consultation process can fully encompass the entire spectrum of views and experiences within a community. While these engagements have laid a robust foundation, it's essential to recognize that there may be voices that were not entirely represented.

The Community Survey for the Draft Development Plan and Design Brief was extensive and diverse, involving over 400 individuals who represented a wide range of voices from the community, including those in the Barbudan Diaspora.

The following table has collated information taken from the community survey, Task I reports, community interviews, workshops and through the development of the draft Development Plan.

LAND, AGRICULTURE & FISHERIES		
Brief item	Goal / Objectives	Areas identified for improvement
FOOD PROCESSING AND STORAGE FACILITIES	Provision of food processing and storage facilities.	86% of Barbudans support the need for improved food processing and storage facilities. The overarching sentiment is that effective storage and processing would reduce food waste and make Barbuda less reliant on imported processed goods. It would also add value to agricultural products, leading to increased income for farmers.
ENFORCE ENVIRONMENTAL PROTECTION AREAS	Preserve open spaces, parks, wetlands, and beaches. Protect and enhance nature reserves and highlands.	98% of the community highlighted the importance of enhancing and protecting the natural environment. This highlights the intrinsic value of the Barbudan community for its ecological attributes.
COMMUNAL ENVIRONMENTAL RESOURCE AREAS (COMMON LAND)	Formalise policy hunting, wild animals, salt ponds, rivers, and waterways through policy and enforcement.	The Common Lands hold significant importance in Barbuda's community fabric. Specifically, 59% of respondents use plants from the Common Lands for medicinal purposes. Additionally, 50% harvest food from these lands.
ENVIRONMENTAL RISK AREAS	Designate areas at risk to flooding in land use policy and establish regulations for development in these areas.	98% of the community highlighted the importance of enhancing and protecting the natural environment
MARKET / SHOPPING COMPLEX	Create a market place for food, crafts and general items on Barbuda / Stalls for local vendors, Food Court (restaurants, cafes, bars, etc.), Restroom facilities	98% of the community highlighted the importance of enhancing and protecting the natural environment
FISHERIES COMPLEX	Improve fisheries complex (cold storage, water supply, etc.) and review need for fisher-folk near River Port.	Overwhelming support from respondents (83% for value chain development and 86% for food storage and processing in fisheries) underscores the significance of fisheries in Barbuda's socioeconomic fabric. Strengthening the value chain and enhancing food storage and processing capabilities within fisheries can serve as pivotal avenues for both economic rejuvenation and environmental conservation.
WATER SPORTS BUILDING	Water sports administration outlet, Water sports product sales/rentals (diving glasses, goggles, life jackets, sea shoes, snorkeling gear, etc.)	Included in the Barbuda Forward Proposals (2018)
OPEN AIR MARKET	24 vendor stalls for sale of agricultural produce, Optional uses: flee market, craft items, souvenirs, special fund-raising activities etc.	Included in the Barbuda Forward Proposals (2018)

COCONUT GROVE	Create a diverse and productive area for both leisure and agriculture including a coconut palm grove, significant producing trees, and beehives. Site offers tool and vehicle storage, a 400-square-foot office and restroom area, landscape material storage bins, an 80-square-foot chemical storage/pump house and parking.	Included in the Barbuda Forward Proposals (2018)
COMMUNITY GARDEN	Provide a multi-functional space features a discovery garden, picnic structures, a BBQ area with a capacity of 60, a small playground, a path to water access, a marine garden, educational displays, and an inviting entry pavilion. Offers activities and learning for all ages.	Included in the Barbuda Forward Proposals (2018)

HEALTH, SOCIAL WELFARE & DISASTER PREPAREDNESS		
Brief item	Goal / Objectives	Areas identified for improvement
RELOCATE HOSPITAL / HEALTH CENTRE	Develop a new Hospital / Health Centre in a flood-resistant location.	There is a high agreement (98%) across the community for improved healthcare services. It is evident that healthcare is a primary concern for Barbudans.
MOBILE/PERIODIC HEALTH CLINIC	Establish a mobile/periodic health clinic with a preference for a fixed service.	The access time to healthcare services, with only 36% accessing within 2 hours, suggests the need for greater innovation in healthcare service delivery and better-distributed healthcare facilities.
PERMANENT POLICE STATION	Locate permanent space for Police Service in resilient location	
CONTACT POINTS FOR POLICE SERVICES	Consider contact points for police services	
FIRE STATION	Locate Fire Station with welfare facilities in central village location.	
FIRE PUMP DEPLOYMENT POINTS	Review fire pump deployment points to address areas beyond the distance criteria.	
DISASTER SHELTERS	Dedicated disaster shelters to accommodate local catchment with back up power. Consider secondary use.	Included in the 'The Barbuda Master-Plan 2020-2025: Draft Development Planning Proposals'

DISASTER OFFICE	<ul style="list-style-type: none">new facility to replace the office destroyed by Hurricane Irmalocated close to proposed disaster shelter buildingback up power generatorlocation: safe and accessible environment away from coastline or flood prone lands	Included in the 'The Barbuda Master-Plan 2020-2025: Draft Development Planning Proposals'
NEW HEALTH SERVICES - DENTIST, X-RAY, OPTOMETRIST, ETC.	Provide new health services on Barbuda	There is a high agreement (98%) across the community for improved healthcare services. It is evident that healthcare is a primary concern for Barbudans. The access time to healthcare services, with only 36% accessing within 2 hours, suggests the need for greater innovation in healthcare service delivery and better-distributed healthcare facilities.
RATIONALISE COMMUNITY SPACES	Improve funding for community facilities and explore management of existing community space in central existing facilities.	
INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT)	Improve ICT provision, access points and	There is consensus among respondents (92%) on the need to improve telecommunications. This underscores the demand for a robust ICT infrastructure in Barbuda. Additionally, sentiments on Internet access remain mixed, suggesting that while some have satisfactory access, a significant portion believes there is room for enhancement.
SOCIAL SERVICE PROVISION	Address the need for better, more effective, social services, including mental health support, social service offices, and spaces for the elderly.	With specific reference to social welfare programs, only 17% of the sample indicated that they are effective.
CEMETERY	Review cemetery provision based on current / projected population.	

EDUCATION		
Brief item	Goal / Objectives	Areas identified for improvement
EARLY CHILDHOOD DEVELOPMENT CENTRES, SPECIAL EDUCATION FACILITIES, AND CREATIVE/ARTS SPACES	Develop provision of early childhood development Centres, special education facilities, and creative/ arts spaces.	<i>Sentiments related to the adequacy of educational facilities are mixed, with 47% expressing that there is a need for significant improvement.</i>
EXTENDED LEARNING AND SKILLS TRAINING	Support extended learning and skills training programs.	<i>88% of the community indicated a strong interest in acquiring new skills beyond their current livelihoods.</i>
FISHING INDUSTRY EDUCATION AND AGRICULTURAL DEVELOPMENT COURSES	Strengthen fishing industry education and agricultural development courses exploring a more collaborative and organised approach.	
HOLY TRINITY PRIMARY SCHOOL REDEVELOPMENT STRATEGY	Consider future use for former school site, perhaps linked to continuing education, branch of an international university or teacher accomadation.	
COMMUNITY LIBRARY	Space for 10,000 volumes plus conference room, meeting rooms, children’s reading room and fully computerized access to online resources	<i>Included in the 'The Barbuda Master-Plan 2020-2025: Draft Development Planning Proposals' and the Barbuda Forward Proposals (2018)</i>
TEACHER ACCOMADATION	Consider provision of teachers accomadation ro dormatories for visiting teacheres and students for exchange programmes.	<i>Proposed by community at Spaces, Places and Connections workshop.</i>
INTERNATIONAL UNIVERSITY - SATILITE CAMPUS	Consider establishing a satellite site for a foreign international university in Barbuda involves considering space for dorms, recreational fields, and external spaces for socialising.	<i>Included in the 'The Barbuda Master-Plan 2020-2025: Draft Development Planning Proposals'</i>

WORKS & GENERAL PURPOSES		
Brief item	Goal / Objectives	Areas identified for improvement
NETWORK OF SECONDARY ‘LIVING STREETS’ SUPPORTING WALKING AND CYCLING	Create walkable neighborhoods and improve road infrastructure and drainage systems.	<i>92% of respondents support the promotion of active travel, and almost 85% are in favour of establishing dedicated zones for these activities. By encouraging active travel and providing safe spaces for walking and cycling, Barbuda can advance its goals of becoming a green and sustainable island.</i>
PUBLIC TRANSPORT PROVISION	Enhance public transport, seaport/ ferry/marina facilities, and airport infrastructure and create management and maintenance plans.	<i>78% of the community strongly supports providing transport for everyone. A comprehensive transport system not only facilitates economic activity but also promotes inclusivity by bridging potential divides within the community.</i>
ROAD DESIGN TO SUPPORT ACTIVE TRAVEL (SIDEWALKS, REDUCE DUST)	Promote sustainable transportation options, including electric vehicles, bicycles, and pedestrian-friendly streets, as the recommended means of transport on Barbuda. Design streets to support this.	
PRIMARY ARTERIAL ROAD	New primary arterial road connecting port, new airport, Codrington and beyond located outside of area at flood risk.	
LIGHT INDUSTRIAL / COMMERCIAL LOTS	Space for Sandco Ltd., storage facilities, light manufacturing, electricity generation plant	
TRANSPORTATION HUB	Linked with River Dock. Provide car, motorcycle and bicycle rental.	<i>78% of the community strongly supports the provision of transport for everyone. A comprehensive transport system not only facilitates economic activity but also ensures inclusivity by bridging potential divides in the community.</i>
UTILITIES		
Brief item	Goal / Objectives	Areas identified for improvement
WATER	Prepare a water resource management plan to provide a roadmap for managing the islands water resources.	<i>Much of the Barbudan community recognizes the critical importance of establishing an emergency water supply system, with almost 97% indicating that it is imperative. Ensuring a resilient water infrastructure not only addresses immediate needs but also fortifies the island against future calamities.</i> <i>More than 50% of the respondents are concerned about the availability of safe drinking water.</i>
ENERGY	Solar power plant, water tanks, land fill, power cables, etc.	<i>88% of respondents see the transition to renewable energy as highly important.</i> <i>95% believe in the significance of enhancing energy efficiency in homes.</i> <i>94% find it crucial to improve energy efficiency in public facilities.</i>
WASTE	Refurbish the landfill to process recyclable waste, food waste and general waste. Export separated recyclable waste to Antigua for processing.	<i>91% of respondents consider improving wastewater systems to be an urgent need. There is a high level of interest in transitioning to a circular economy, with 90% supporting the development of local products from waste and other initiatives along the circularity continuum.</i>

SPORTS, & YOUTH AFFAIRS		
Brief item	Goal / Objectives	Areas identified for improvement
RACETRACK	Including a covered grandstand, event lawn, restrooms, a cafe, ticket booth, and an announcer's tower. These enhancements will offer visitors a more comfortable and enjoyable experience. Additionally, stables, a paddock, and a horse hose down area will be added for the convenience of participants. The next step in the program is to research fencing materials.	Included in the 'The Barbuda Master-Plan 2020-2025: Draft Development Planning Proposals'
CARNATION CRICKET FIELD	Stands, changing room and restroom facilities	Included in the 'The Barbuda Master-Plan 2020-2025: Draft Development Planning Proposals'
BMX TRACK	Space for BMX track.	<i>Proposed by community at Spaces, Places and Connections workshop.</i>
PLAYGROUND	Designated space for formal and informal play.	<i>Proposed by community at Spaces, Places and Connections workshop.</i>
SPORTS COMPLEX	Complete existing Sports Complex	Included in the 'The Barbuda Master-Plan 2020-2025: Draft Development Planning Proposals'

TOURISM & CULTURE		
Brief item	Goal / Objectives	Areas identified for improvement
DESIGNATED HISTORIC PRESERVATION ZONE	Preserve heritage and historic sites.	<i>97% of the respondents emphasized the importance of formalizing heritage sites.</i>
STRATEGY FOR CULTURAL SPACES	Develop museums, libraries, public open spaces, and recreational facilities.	<i>97% of the respondents emphasized the importance of formalizing heritage sites.</i>
LIVING HERITAGE	Promote community farming, arts, and cultural outlets that showcase Barbuda's unique history	<i>96% of the community strongly expressed their support for the protection of Barbudan identity and cultural heritage. Additionally, 97% emphasized the importance of formalizing heritage sites.</i>
WAYFINDING AND SIGNAGE	Develop trails and recreational vehicle facilities that will be managed by the local population to ensure cultural spaces and communal lands will be protected and respected.	<i>98% of the community strongly supports the implementation of effective signage and wayfinding. This support extends beyond day-to-day navigation and aims to enhance the overall experience for both visitors and residents.</i>

MUSEUM AND ARCHIVE (RESTORATION AT WARDENS HOUSE - OLD GOVERNMENT HOUSE)	There are fundraising efforts to repair this historically significant building and once building and grounds are restored, for it to be the new home for a Museum dedicated to the archaeology and heritage of Barbuda.	Included in the 'The Barbuda Master-Plan 2020-2025: Draft Development Planning Proposals'
VISITOR / INTERPRETION CENTRE	Locate interpretation centre or information point to help educate and orientate visitors, possibly at Two Foot Bay, Spanish Point, or Codrington Lagoon. Could serve as a meeting point for tours to caves and historical sites.	<i>88% of respondents strongly support the promotion of experiential tourism, which includes aspects of cultural heritage.</i>
MADISON SQUARE	Establish as new park in Codrington to serve as a meeting space for all ages and to celebrate local characters and heroes.	
HISTORIC CODRINGTON - CONSERVATION AREAS	Create guidance to protect heritage features.	
RUINS GARDENS	Establish community gardens at selected ruins.	
OPEN SHELTER	Sitting area with built-in benches, Seating capacity – 50 persons	Included in the Barbuda Forward Proposals (2018)
WHARF SHELTER & DOCK (EXISTING STRUCTURE)	Enhancement of this shelter to include a sitting area, Disembarkation points to Bird Sanctuary, Palm Beach, North Beach, etc.	Included in the Barbuda Forward Proposals (2018)
BANDSTAND	Stage for entertainment purposes (steel band music, cultural dances, dramatic performances, etc.), Venue for fund raising events (food fairs, cake sales, etc.)	Included in the Barbuda Forward Proposals (2018)
ANIMAL SANCTUARY	An Animal Sanctuary program encompasses various features to ensure the welfare of animals. This includes a security booth, pastures, a spacious 60' x 20' shelter, a service entrance, storage for trailers, trucks, and equipment, dry food storage, guest parking, corrals of 60' and 80' diameters, a 60' x 40' clinic/lab with apartment housing upstairs, a visitor center, multiple storage and shelter spaces, a solar pump house, a water well, and designated dumpster areas for medical and non-medical waste, all integrated into a secure and efficient service yard.	Included in the Barbuda Forward Proposals (2018)

GAP BETWEEN VISION AND REALITY

To bring the Barbuda Draft Development Plan and Design Brief to fruition, it is imperative that all stakeholders find common ground and develop a stronger relational mechanism to enable this plan. Effective governance, communication and collaboration between the Barbuda Council, the Central Government, and the community are vital for bridging the gap between vision and reality.

Achieving sustainable economic growth and community well-being while preserving the unique cultural and natural heritage of Barbuda is a delicate balance, as the uniqueness of its environment and cultural heritage needs to be appreciated by all stakeholders.

To enable Barbuda to recover effectively, improve productivity and Publishing and develop resilience to geo-environmental vulnerabilities and economic challenges; structural and critical infrastructural development need to be prioritised, fairness of access to the provision of civil services needs to be palpable, and socioeconomic parity needs to be enabled through capacity building and skills training for working population, SME and youth.

The timely discussion of concerns, immediate needs and future challenges, openly and respectfully within the governance framework is important and underpins the principle of a twin island unitary state. As such, communication is key and serves to dispel any misunderstandings or misgivings that may arise.

The construction of the new Barbuda airport runway has raised valid apprehensions about its operation and whether it has included or considered the air transportation service needs of the community and also raised concerns regarding the dislocation of natural resources for wildlife and the potential conflicts with the nearby landfill. There has been insufficient communication and consultation with the community regarding its intended service level, scheduled operations and safety. Inadequate consideration of these aspects, may impact the intent for a harmonious operation within the surrounding environment and the community.

There is a critical need for transparency concerning the leaseholds granted in Barbuda. Distinguishing between official and perceived leaseholds authorised by both Central Government and the Barbuda Council remains unclear, fostering an atmosphere of uncertainty and mistrust among these parties and other stakeholders. Building trust and promoting cooperation among the involved parties becomes challenging when essential information is not readily available or accessible.

Intended airport operations and leasehold matters are examples of the importance of transparency and clarity of communication and intent to enable equitable and informed decision-making; fostering a sense of fairness and trust among all parties.

To shape a united and sustainable future for Barbuda and bring the Barbuda Draft Development Plan and Design Brief to reality, it is essential for the Central Government, Barbuda Council, stakeholders, and the local community to collaboratively dress these issues.



Indeed, the situation can be likened to the classic optical illusion: "Is it a duck or is it a rabbit?" that presents an ambiguous image that can be interpreted as either a duck or a rabbit, depending on how you look at it.

It illustrates the concept of perception and how it can be influenced by context and perspective.

When you focus on one interpretation, it can be challenging to see the other until you intentionally shift your focus and perspective.

The truth is, two different perspectives can coexist, but reaching a consensus among parties through transparency, respectful communication and trust are key to moving forward.



The Draft Development Plan for Barbuda was developed in consultation with the people of Barbuda, government representatives and other stakeholders. The Plan is based on the information available at the time of preparation and may become outdated. The government should be encouraged to verify and update information as needed. The government retains the final responsibility for decisions based on the plan.

#FutureBarbuda
Draft Development Plan

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