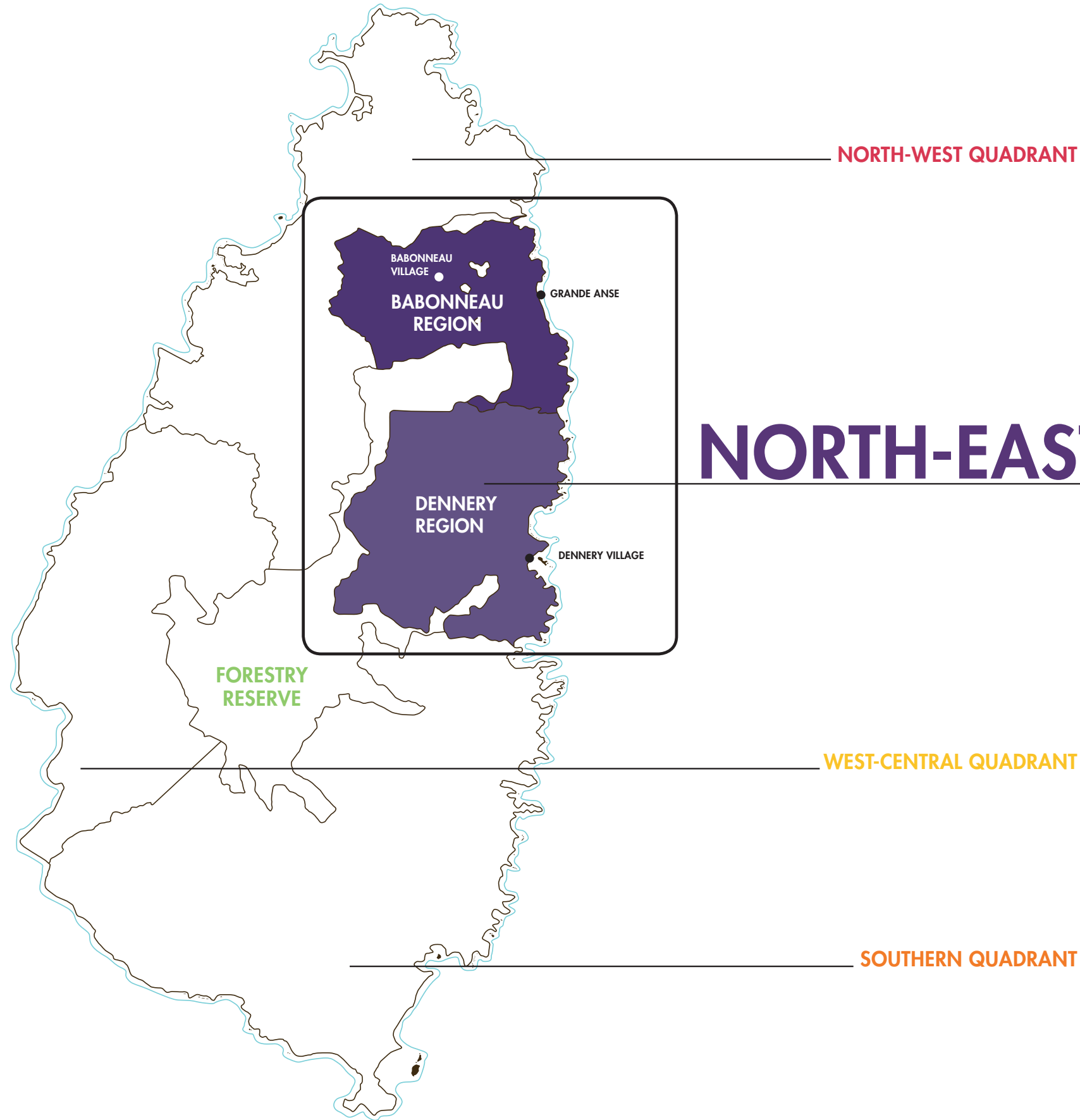


NORTH-EAST QUADRANT



BABONNEAU REGION
DENNERY REGION



NORTH-EAST QUADRANT

The North-East Quadrant is home to approximately 13,458 people, making it the most sparsely populated portion of the country. Spanning the length of the Babonneau, Grande Anse, and Dennery communities, these 10,440 acres have vast potential for tourism, largely owing to the pristine environment and picturesque landscape.

The La Sorciere Mountain is regarded as a mystical place among locals, and the surrounding area is particularly popular among nature lovers. The North-East Coast is a very secluded area, home to many sensitive species including many of Saint Lucia's iguanas and leatherback turtles. Fishing and agriculture dominate the economic activity of this area, but an enormous opportunity for tourism exists, particularly in the ecotourism market. A select number of ecotourism developments, such as eco-resorts, near the Grande Anse, Marquis, Anse Louvet, and Fond D'Or areas will serve as a catalyst in generating interest in the quadrant. Overall growth in tourism activity can be encouraged simply by expanding and enhancing existing activities. This in turn will generate employment and provide valuable entrepreneurial opportunities to residents, while driving the growth of inland residential communities.

Initial goals for this quadrant include a new road (parkway) providing access throughout quadrant, new housing settlements, a water intake initiative, and new ecotourist developments. All of this will need to be done in a sensitive manner, as to not destroy the areas natural features and fragile habitats along the coast.

BABONNEAU REGION

BACKGROUND

The Babonneau Region includes a group of small farming and residential communities surrounding Castries, as well as some spectacular, rugged eastern coast lands- an area historically known as Dauphin. This region is steeped in African tradition and cultural heritage, with evidence of the presence of Amerindians as well. Defined by a deep sense of community, Babonneau diligently preserves its “Kweyol” heritage. Much of this can be absorbed at the Fond Latisab Creole Park, where demonstrations of traditional Saint Lucian cooking, fishing, and music making are on display for the inquisitive visitor. Saint Lucia’s oldest sugar plantation, Marquis Plantation, still operates as a working banana estate. Guest may explore the forest at La Sorciere Mountain from the sky in the rainforest aerial trams. Visitors are often drawn to the region to visit Grande Anse beach, near the small community of Des Barras, where leatherback turtles are known to come ashore during breeding season to lay their eggs.

DENNERY REGION

BACKGROUND

As one of the busiest fishing communities on the island, Dennery is a pastoral reminder of Saint Lucia’s agricultural roots. Possessing the largest fishery on the island, fishing is the backbone of Dennery’s economic and social activity; some of the largest of the Atlantic catch is brought in off the coast of this region. With its focus on both community and fishing as the primary livelihood, it comes as no surprise that residents of Dennery congregate weekly on the village’s main streets for a lively Saturday Night Fish Fry. This energetic gathering expands to include sailing, games, and fresh Atlantic fish each year, on the last Sunday in June. The Mabouya Valley area is the largest valley on the east coast of the island and the central producer of much of its sugar, rum, and bananas. A labyrinth of secret trails, tracks, and concealed paths, the Mabouya Valley was often trekked by former slaves on their journey to freedom. The Fond D’Or historic park celebrates Saint Lucia’s agricultural traditions with three individual displays of sugar processing methods: the cattle mill, the wind mill, and the steam engine. Errand Falls and Sault Falls are among the tallest and most attractive on the island, featuring a swimming area and organised tours, including a visit to the historic Errand Estate plantation house, a former spice estate. Notably, the region is also the breeding ground of the largest living sea turtle, the leatherback turtle, who comes ashore seasonally to lay their eggs at Anse Louvet. This secluded beach features an extraordinary natural blowhole, an impressive spectacle for visitors and locals alike.



LOUVET WATERFALL



ATLANTIC COAST WALK



GRANDE ANSE



FOND D'OR



BABONNEAU



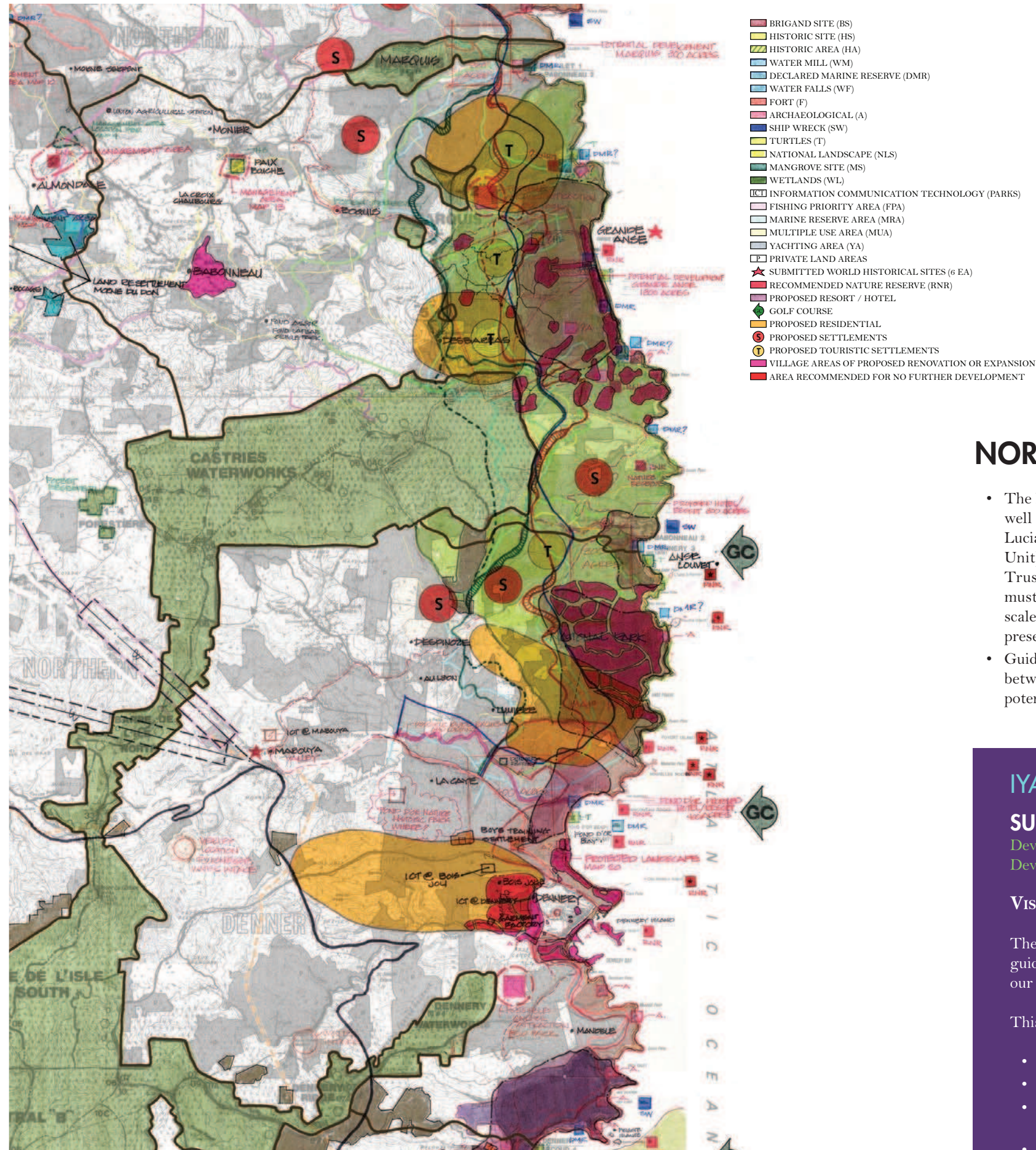
GRANDE ANSE



LOUVET BEACH



DENNERY



NORTH-EAST COMPOSITE DIAGRAM

- The North-East Quadrant is extremely rich in natural resources, wildlife habitats, marine reserves and wetland, as well as historic sites as shown here in the in process composite map. (Overlaying information provided by the Saint Lucia Ministry of Economic Affairs, Economic Planning, Investment, and National Development (Special Projects Unit), Saint Lucia Forestry and Fisheries Departments, Sustainable Development Unit, Durrell Wildlife Conservation Trust, Saint Lucia National Trust.) As this area opens up to development and growth, important consideration must be paid to these sensitive environments, and strong guidelines must be established to ensure standards for scale, density, establishing zones preservation and strict requirements for setbacks and wildlife passages, in order to preserved these resources and habitats for generations to come.
- Guiding principle set forth by the 2007 Development Conference document being to strike the delicate balance between maintaining the natural attributes and appeal of the area while at the same time developing its economic potential.

IYANOLA

SUSTAINABLE DEVELOPMENT FOR THE NORTH-EAST COAST OF SAINT LUCIA

Developed by the Saint Lucia Forestry Department, Durrell Wildlife Conservation Trust, Sustainable Development, and the National Trust.

VISION

The North-East Coast is “branded” Iyanola – The Land Where Iguanas Live – and its development is planned, guided, and managed to ensure sustainable livelihoods for the people of Saint Lucia and the conservation of our natural resources and national heritage.

This Vision aims to capture the following:

- The recognition of the need for development in Saint Lucia.
- The need for enhancing livelihoods for the people of Saint Lucia.
- The recognition of the vital importance of maintaining and benefiting from Saint Lucia’s natural resources: plants, animals, and ecosystems.
- The need to conserve all aspects – biological, cultural, and historical – of Saint Lucia’s heritage.
- The essential requirement for careful planning, guidance, and management of the development process to ensure all these aspirations are met.

Please Note: The information shown on this diagram was compiled utilising materials provided to IDEA. This diagram is a work in progress and is intended to demonstrate a comprehensive mapping approach. Initiatives by the Government of Saint Lucia are currently underway to create a digitised National Comprehensive Map.



IYANOLA Iyanola is Saint Lucia’s original name, symbolising a heritage that stretches far back before European colonisation. It means “the land where iguanas are found” – believed to refer to a once abundant population of these impressive, but harmless, animals. The Saint Lucia iguana now seems restricted to the deciduous tropical dry forests of the North-East Coast and provides us with a “flagship”: a striking image to capture the uniqueness of this landscape and its vegetation – very distinct from the rainforests but home to even more biodiversity than those protected forests.

Iyanola today – the North-East Coast – is the last stronghold on Saint Lucia, not only for the iguana but also for many other rare and endemic (unique to Saint Lucia) animal and plant species. Iyanola and its namesake, the Saint Lucia iguana, can symbolise the opportunity to conserve this biodiversity, but also the important cultural and historical heritage represented by this ancient name. Iyanola can demonstrate to the world that this area is developed in a way sensitive to – and earning livelihoods from – its great biological, cultural, and historical value, as well as to the aspirations of Saint Lucians.

Iyanola can be the “brand” for the North-East Coast of Saint Lucia. Used in planning and management, it can be used to inform and guide the development of this area, making visitors – and new and current residents alike – aware of how valuable the North-East Coast is. This value can be measured both intrinsically in the area’s rich diversity, and also in the opportunities for development and livelihoods that can be sustained. We believe that this is possible – but careful, informed planning, guidance, and management of development will be crucial to its success.

NATURAL RESOURCES

The North-East Coast is home to many of Saint Lucia’s unique and rare species. For all, it is their last stronghold, for some, the only place that they can still be found. Birds (such as the white breasted thrasher and Saint Lucia nightjar) and reptiles (like the Saint Lucia iguana and leatherback turtle) are particularly well represented in this area, but rare and restricted range plants are also found here. The habitats themselves – deciduous tropical dry forests, mangroves and xeric scrublands – are also best represented here; many are threatened throughout the Eastern Caribbean.

Table 1 (appendix) summarises information on natural resources. The key finding is that some areas within the North-East Coast are of exceptional importance. In particular, the estates of Louvet and Grande Anse and the intervening lands at Caille Des and La Chaloupe form a core area of high importance. Within this core, zoning should be possible. For example, beach-side vegetation (by day) and the beaches themselves (by night) are vital for nesting iguanas and turtles. This argues for construction set-back from beaches but need not exclude their use for recreation. Ravines and associated riparian vegetation are other critical zones.

LAND-USES

The North-East Coast has been and still is used by Saint Lucians for many purposes. Summarised in Table 2 (appendix). Many of these land-uses are traditional and most are sustainable if managed effectively. On the other hand, some extractive uses such as sand mining and the hunting of iguanas and nesting turtles clearly cannot be sustained and are a serious cause for concern. The majority of land-uses that can be sustained point to the rich potential for enhancing local livelihoods.

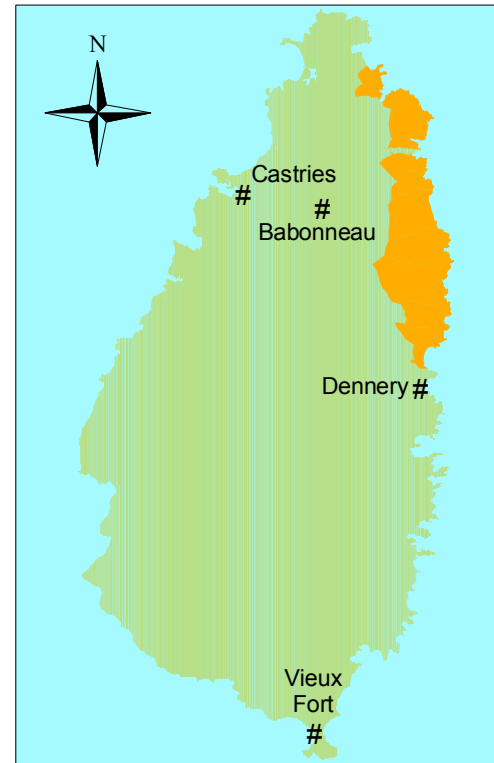
IMPACTS AND MITIGATION OF DEVELOPMENT

Table 3 (appendix) is a first draft of some of the many issues arising from initial proposals to develop the North-East Coast. Table 3 explores many areas of concern and suggestions to mitigate them. Certain key strands are clear:

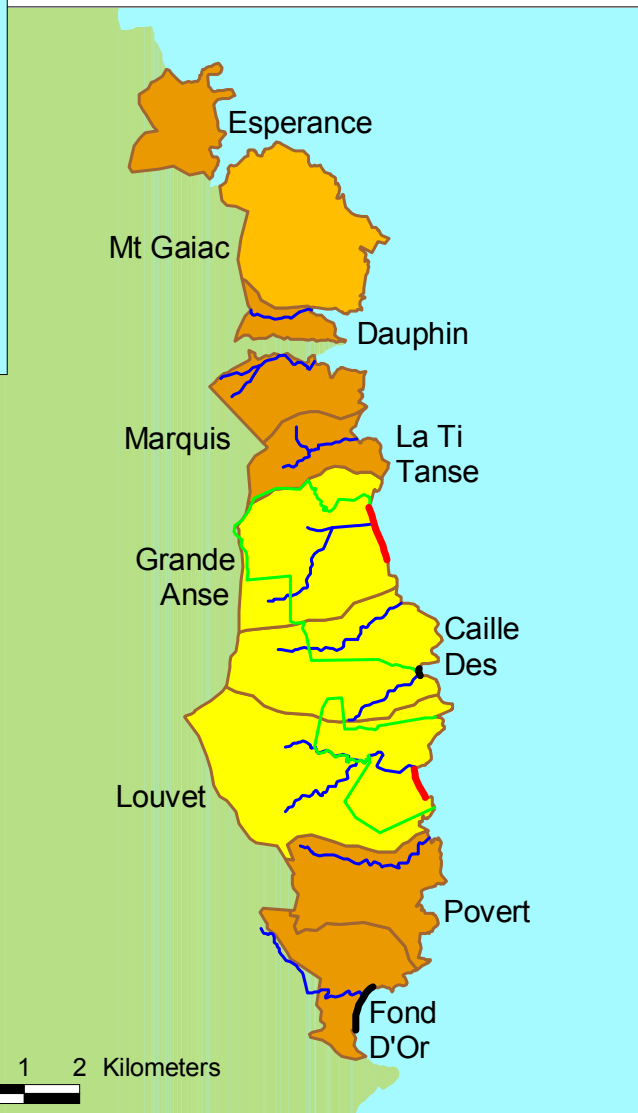
- Meeting Saint Lucians’ aspirations for livelihoods, housing and recreation in sustainable ways that guard Saint Lucia’s natural and cultural heritage.
- The critical importance of site and zone developments to take into account conservation sensitivities.
- The necessity for planned, guided, and managed development of all types (residential, agricultural, touristic, and access).
- The need to increase capacity for managing development – before, during, and after the construction phases. Policy, guidelines, monitoring, and enforcement will all be crucial.
- The national importance of the North-East Coast – Iyanola, the brand – must be clear to all its users (visitors, residents, and developers) and enshrined in codes of conduct, agreements, and memoranda of understanding (MOUs).



Information and Photographs provided by The Saint Lucia Forestry Department, Durrell Wildlife Conservation Trust, Sustainable Development, and the National Trust.



Map 1: Areas of Wildlife Importance in Iyanola (North-East Coast of Saint Lucia)



Wildlife Significance

- core area, highest value
- high botanical value
- high value
- estate boundary
- iguana and turtle beaches
- high significance
- highest significance
- important rivers

The areas above refer to the areas in the following tables; the two estates shown are Grande Anse and Louvet Estate. Note there is a small nesting beach at Caille Des as well.

Table 1: Areas of conservation importance in Iyanola (North East Coast), Saint Lucia

Area	rare endemic birds ¹	rare endemic reptiles ²	rare endemic plants	dry forest	mangrove	rivers	riparian	other wetlands
Mt. Gaiac	★	★	★★★	★★★	★	★	★	
Dauphin – Marquis	★★	★★	★	★★	★	★★	★★	
La Ti Tanse	★★	★	★	★	★	★	★	
Grande Anse – Louvet	★★★★	★★★★	★	★★★★	★★★★	★★★★	★★★★	★★★★
Halhal – Povert	★	★★	★	★		★	★	
Fond D'Or	★★	★★	★★	★★	★★	★★	★★	★★★★

KEY: ★ of conservation importance
 ★★ of high national conservation significance
 ★★★ highest sensitivity areas; of highest national conservation significance

¹ these include: the white breasted thrasher, the Saint Lucia nightjar, the Saint Lucia wren, the Saint Lucia black finch, the Saint Lucia oriole, the forest thrush, the Saint Lucia pee wee and the yellow-crowned night heron.

² these include: the Saint Lucia iguana, the Saint Lucia boa constrictor, the leatherback, green, and hawksbill turtles, the Saint Lucia dwarf gecko, the fer de lance, the Saint Lucia thread snake and the Saint Lucia anole.

Table 2: Land-uses (sustainable and non-sustainable) of Iyanola (North-East Coast)

Use	Esperance / Mt. Gaiac	Dauphin	Marquis	La Ti Tanse	Grande Anse	Caille Des	Louvet	Povert	Fond D'Or
Crafts, etc	latanyé harvesting ★	c	c	c	c	c	c	c	c
	broom sticks ★	c	c	c	c	c	c	c	c
	stakes (potfish, crops, etc) ★	c	c	c	c	c	c	c	c
	ponm di lyenn use ★							p	p
Extractive	timber extraction			c			c		h
	charcoal production ★	c	c	c	c	h, p	h, ?, p	?	?
	fishing (line/spear) ★	c	c	c	c	c	c	c	c
	harvesting (conch, sea urchins) ★	c							
	hunting (manicou etc)	c	c	c	c	c	c	c	c
	turtle poaching					c	c		c
	sand mining				c	h	h		h
Agriculture	topsoil mining				c				
	crops ★		c	c		p	c		c
	crabs ★	c	c	c	p	c	c	?	c
	coconuts ★			c			c		c
Recreation	livestock	c	c		c	c	c		c
	turtle watch ★				p	c	h, p		p
	bird watching ★		p	h, p		c	h, p		p
	beach use ★	c	c	c		c	c		c
	camping ★	c	p	p		c	p		p
	hiking trails ★			p		p	c	p	c
	horse riding ★			h, p		h, p	p	h, p	p
	waterfall visits ★						p		
	tourist accommodation ★			h			h		
	ATV	?				c			
sky trams ★			p		p	p		p	

h = historical usage; c = current usage; ? = current usage not known; p = potential for sustainable use
 ★ = sustainable with appropriate management (not necessarily sustainable under current usage)

Table 3: Impacts and Mitigation Measures of the Iyanola (North-East Coast) Development

DEVELOPMENT	POSITIVE IMPACTS	NEGATIVE IMPACTS	POSSIBLE MITIGATION
Highway	<ul style="list-style-type: none"> • Easy access for occupants, visitors, commuters for recreation, tourism, business, and housing. • Enhanced appreciation of scenic beauty by coastal stretches of highway. • Commuting time between north and south of Saint Lucia reduced. • Value of existing private land parcels will be enhanced. 	<ul style="list-style-type: none"> • Easy access for non-native predators and for illegal extractive activities (poaching, sand mining, timber extraction). • Fragmentation of core wildlife areas (e.g. proposed coastal stretch of road at Caille Des). • Wildlife casualties (e.g. road kills of iguanas migrating to nest). • Pollution increases, including litter increase (which leads to increasing populations of non-native predators). • Increased unregulated development of existing private land parcels. 	<ul style="list-style-type: none"> • Set-back of the route will be critical in areas of high wildlife and habitat sensitivity. • Protection of critical areas through acquisition and/or management agreements and incentives (e.g. conservation easements). • Consider acquiring parcels in critical areas then selling to private owners with development conditions/agreements attached. • Lower-impact managed access to other areas (e.g. gated access roads to hotels, private residences, scenic footpaths to beaches). • Some coastal stretches of road should be relocated to different points on route. • Non-coastal viewpoints can also enhance appreciation of scenic beauty. • Wildlife tunnels may help reduce road kills (but not fragmentation). • Careful road design to reduce pollution (e.g. run-off); possible restrictions on HGV usage. • “Branding” and awareness-raising (signage, wardens) to reduce litter. • Development and access of existing private land parcels required to follow enforced guidelines. • Increase capacity for guided, managed planning. • Increase capacity for monitoring, resolution, and enforcement. • Mitigation suggested above should not compromise improvements in commuting time.
Urban settlements	<ul style="list-style-type: none"> • Eases pressure of development on the North-West Quadrant of Saint Lucia in particular. • Settlers have the opportunity to move to a beautiful, nationally-important part of the island. • Provision of infrastructure (utilities, services, etc). 	<ul style="list-style-type: none"> • Increased pressure on natural resources. • Pressure on water supply. • Habitat loss. • Habitat fragmentation. • Increase in non-native predators. • Increase in extractive uses. • Increase in pollution, including litter. • Increase in disturbance. • Land capability needs to be determined. 	<ul style="list-style-type: none"> • Relocate settlements that seriously fragment core wildlife areas (notably the proposed development at Caille Des) and/or: • Develop existing settlements (e.g. Desbarras) which may also help alleviate possible human social conflicts. • Protection of critical areas through acquisition and/or management agreements and incentives (e.g. conservation easements). • Consider acquiring parcels in critical areas then selling to private owners with development conditions/agreements attached. • Development and access of existing private land parcels required to follow enforced guidelines. • Develop a “code of conduct” for residents and visitors to encourage conservation good practice. • Manage pets (predators on wildlife) and livestock (competitors with wildlife) effectively (e.g. keep dogs leashed or penned; neuter – or preferably ban – cats). • Increase capacity for guided, managed planning. • Increase capacity for monitoring, resolution, and enforcement. • “Branding” and awareness-raising (signage, wardens) to reduce litter.
Tourist development	<ul style="list-style-type: none"> • Job creation. • Spin-off developments (e.g. nature tours, horseback riding). • Increased market for agricultural products and crafts. • Increased revenue for Saint Lucia’s economy. • Raises Saint Lucia’s profile internationally 	<ul style="list-style-type: none"> • Golf courses can be very environmentally destructive. • Heavy pressure on water supply. • Increased pressure on natural resources. • Habitat loss. • Habitat fragmentation. • Increase in non-native predators. • Increase in extractive uses. • Increase in pollution, including increase in litter. • Increase in disturbance (e.g. lights on turtle nesting beaches). • “All-inclusive” hotels reduce spin-off benefits. • Reduced local access to beaches (and other recreational amenities). 	<ul style="list-style-type: none"> • Promote the use of boutique hotels – lower ecological impact but high prestige. • Avoid all-inclusive resorts • Any large scale hotel developments should be carefully zoned to incorporate protected zones and buffers. • Use existing and approved golf courses on Saint Lucia rather than allow the development of new ones. • Exchange amenities between hotels (e.g. guests of North-East Coast hotels use existing golf courses in exchange for golf hotel guests using nature reserves in North-East coast). • Develop a “conservation levy” for overseas visitors to help fund conservation management of sensitive areas (e.g. wardens, monitoring, habitat management). • Seek, vet, and present prospective touristic developers with a brand whose standards they are required to meet. • Develop clear, explicit, enforced guidelines and MOUs for sustainable touristic development (e.g. set-backs and managed lighting for hotels near turtle and iguana nesting beaches). • Manage pets and other non-native predators on wildlife (e.g. rats, mongooses) effectively (e.g. keep dogs leashed or penned; ban cats; control/trap rats and mongooses). • Increase capacity for guided, managed planning. • Increase capacity for monitoring, resolution, and enforcement. • Ensure managed local access to to beaches (and other recreational amenities).

A conservation easement is a voluntary, legally binding agreement that limits certain types of uses or prevents development from taking place on a piece of property now and in the future, while protecting the property’s ecological or open-space values. Conservation easements protect land for future generations while allowing owners to retain many private property rights and to live on and use their land, at the same time potentially providing them with tax benefits. (The Nature Conservancy.)

GRANDE ANSE PARKWAY

- New roadway initially two lanes which will be converted to four lanes will connect the Rodney Bay area to the newly proposed Grande Anse North-East Primary Road.
- This parkway will provide a significant impact to the Babonneau Region.
- Grande Anse Parkway will be constructed approximately 26.5 kilometres, initially two lanes, possibly expanded to four and developed as a scenic highway.
- Approach of new parkway is to minimise the impact through environmentally sensitive areas and develop transportation nodes linking coastline development as well as the community settlements necessary to support the new development and other economic industries.
- Primary road project will provide access to approximately 8,500 acres of undeveloped land for residential and tourist property development.
- Will allow for new development potential and greater distribution of the population and income around the island.
- Propose construction of Grande Anse Parkway and tunnel which will reduce the traffic time between the West Coast and East Coast which will provide incentives for Saint Lucia economic development through these transportation linkages to major new settlements, rural areas, and resorts.
- Public transportation will need to be addressed.

Conceptual alignment options for the Grande Anse Parkway are illustrated in the diagram to the right. Option A, shown in Green, represents a more inland alignment, minimising impact on sensitive coastal areas - which is the recommended approach. Option A also offers greater access to proposed inland settlements in the Babonneau region. Option B, shown in Red, represents a more coastal alignment, offering closer access to proposed coastal developments, but may interfere with ecologically sensitive areas.



Grande Anse Parkway Conceptual Alignment Options Diagram

GRANDE ANSE PARKWAY RENDERING

NORTH-EAST QUADRANT

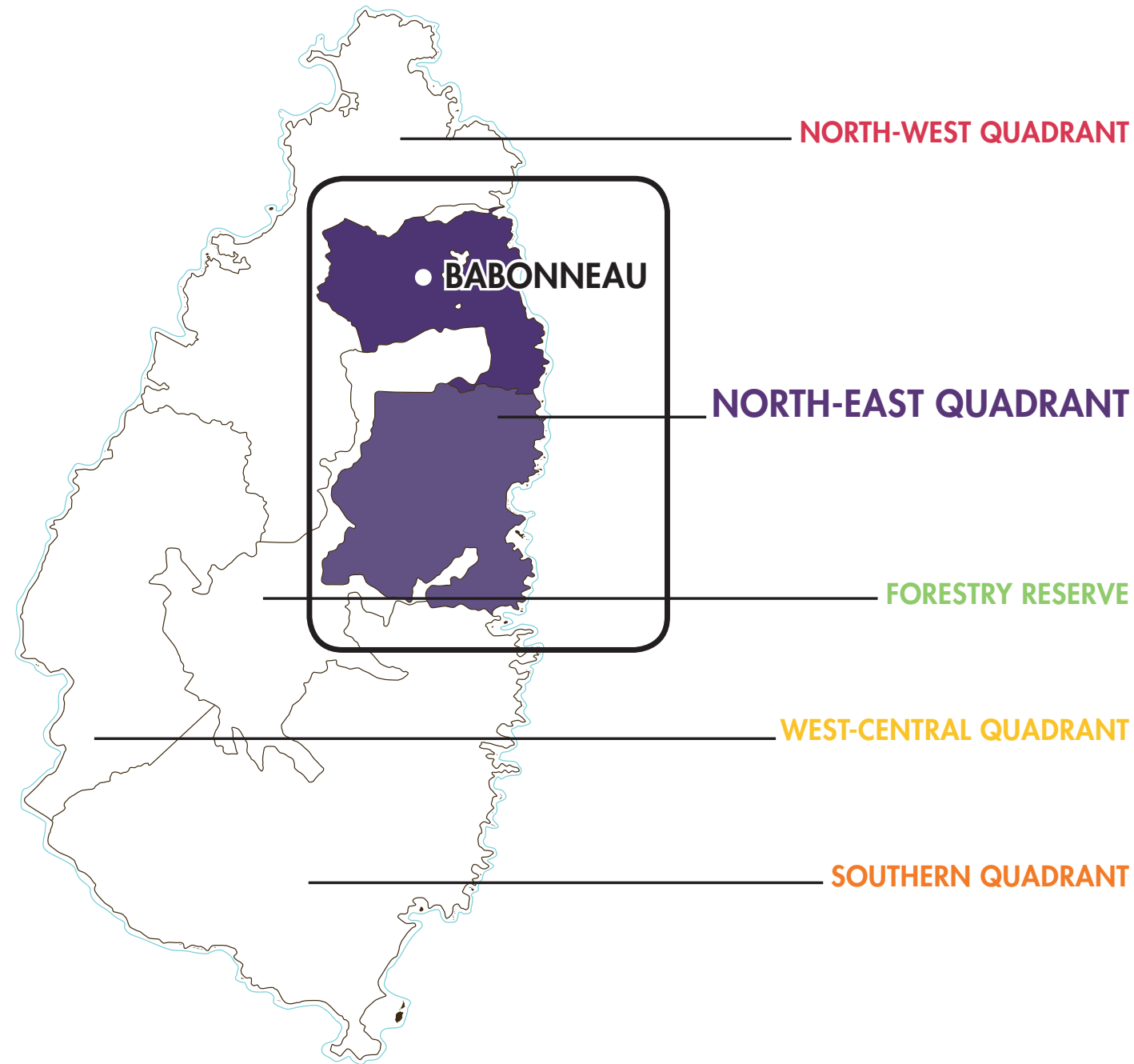


Blue Ridge Parkway Reference Imagery



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BABONNEAU VILLAGE



VISION PLAN INITIAL IMPRESSIONS

- Fifteen minutes from Castries.
- Several rivers flow through the hills, and the town's name is believed to mean "mountain ridge, good water," in old French Patois.
- Catholic Church built in 1947 sits on a hill in the sparsely populated city centre.
- A small rural residential community of Castries.
- Many inhabitants are part time farmers or work in Castries, which is the retail destination for the area.
- Very little commercial activity in the community.
- Surrounding area formed of steeply wooded ravines.
- Traditional Saint Lucian life is showcased at the near by Fond Latisab Creole Park.
- Roads in and around Babonneau are narrow and difficult to navigate for emergency vehicles.
- Traffic increasingly uses Babonneau as an alternative route around Castries.
- There is a trend of outward migration into Castries.
- Babonneau and surrounding settlements are well served with community halls that are currently undergoing an improvement programme.

ACTION ITEMS

Community Development Initiatives

- Transportation Plan: Improved access roads, signage, transportation hub. Realigning the roadways will allow for the village to expand and create a central core.
- Community Facilities Improvement Plan: Community Centre and recreation enhancement. Social programmes for the community to be established – youth programmes and support for the elderly.
- Schools Improvement Plan: Current site split by main road. Laguerre Field provides expansion space for school expansion into an education campus including sports fields.
- Community Sports Initiative: Babonneau Field is a suitable site for the development of an indoor sports facility. Programme of upgrades required for Babonneau Playing Field to support use by the National Cricket Association, toilet facilities, and dormitory building.
- Housing Plan: New residential growth areas to be identified.
- Social Services Development: Establish police and fire stations. Babonneau Field has already been identified as a suitable location for an emergency response centre with fire and ambulance cover.
- Water initiative: New sources need to be identified as both the main rivers in the area have been tapped. Ground water opportunities to be explored.

Tourism Initiatives

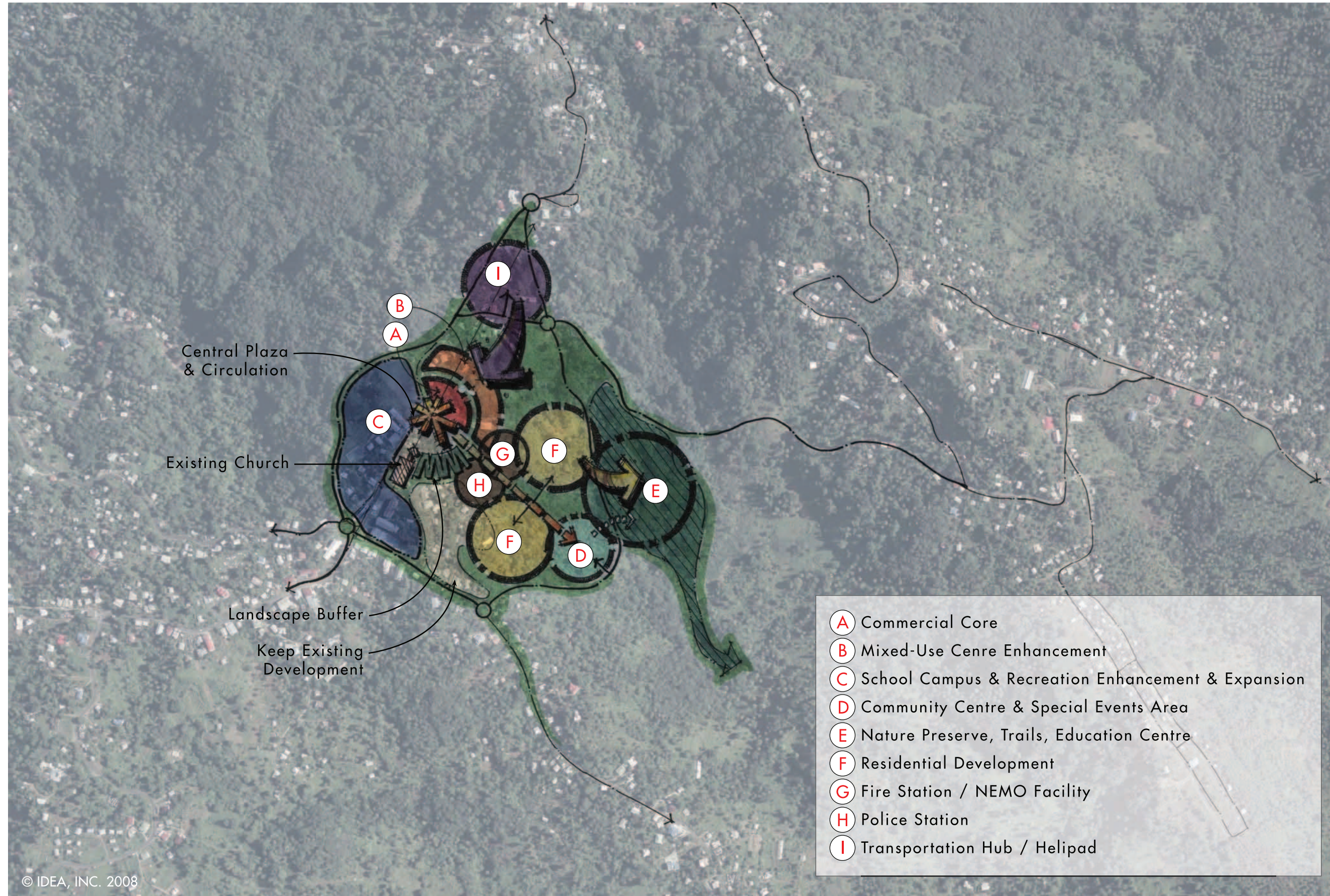
- Nature Preserve
- Trails and Education Centre

Initiatives for Surrounding Areas

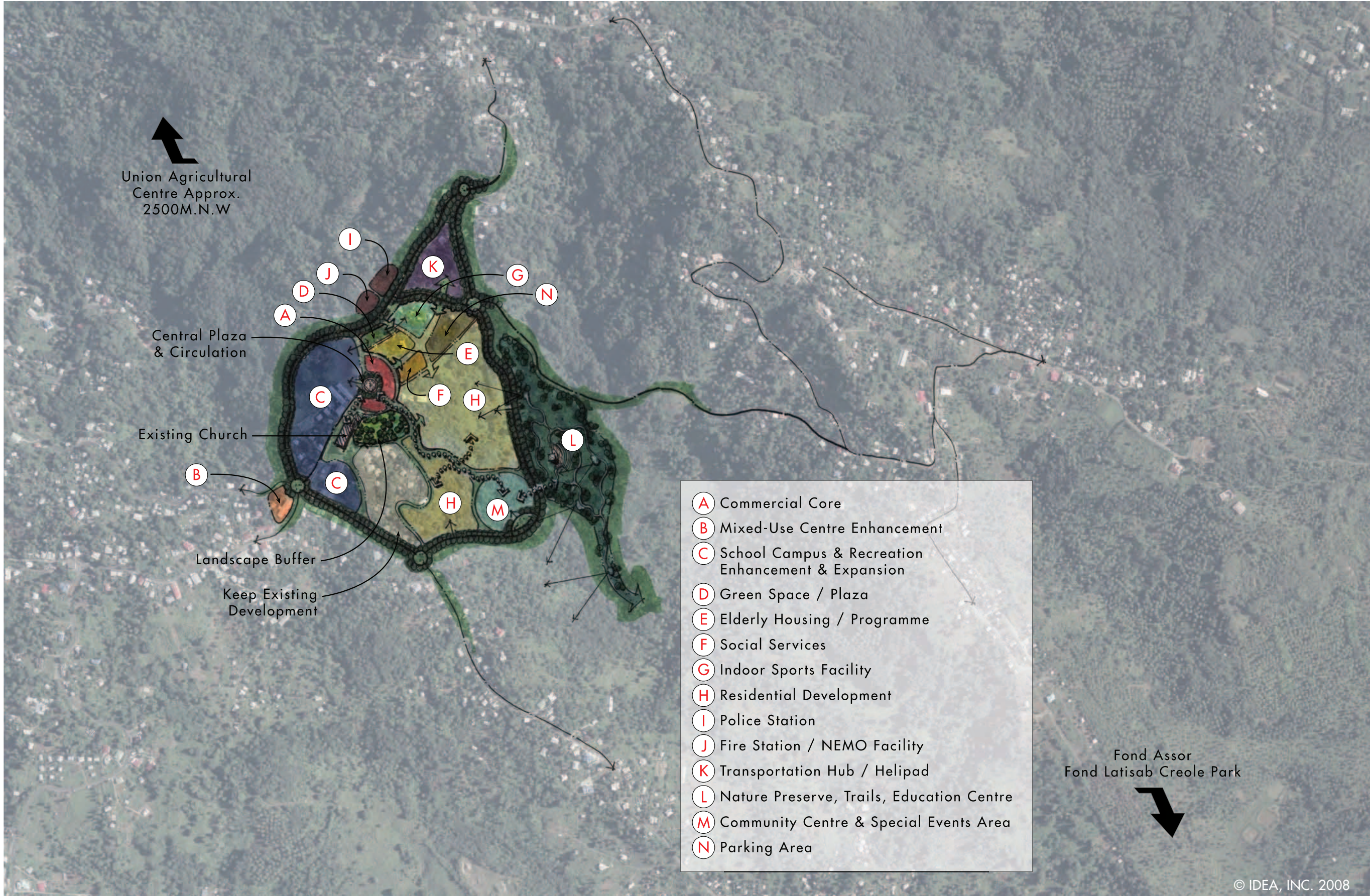
For surrounding areas such as Fond Assor, Cabiche, Garrand and Boguis, enhancement and community needs must be assessed, including required services and transportation links, the development and maintenance of parks and recreational space and roadway development, and improvements to open up new areas for residential/community development so that the area can expand to meet the ever growing housing needs in the north of the island. Sensitive natural resources, like agricultural lands and wildlife habitats, need to be identified and preserved.



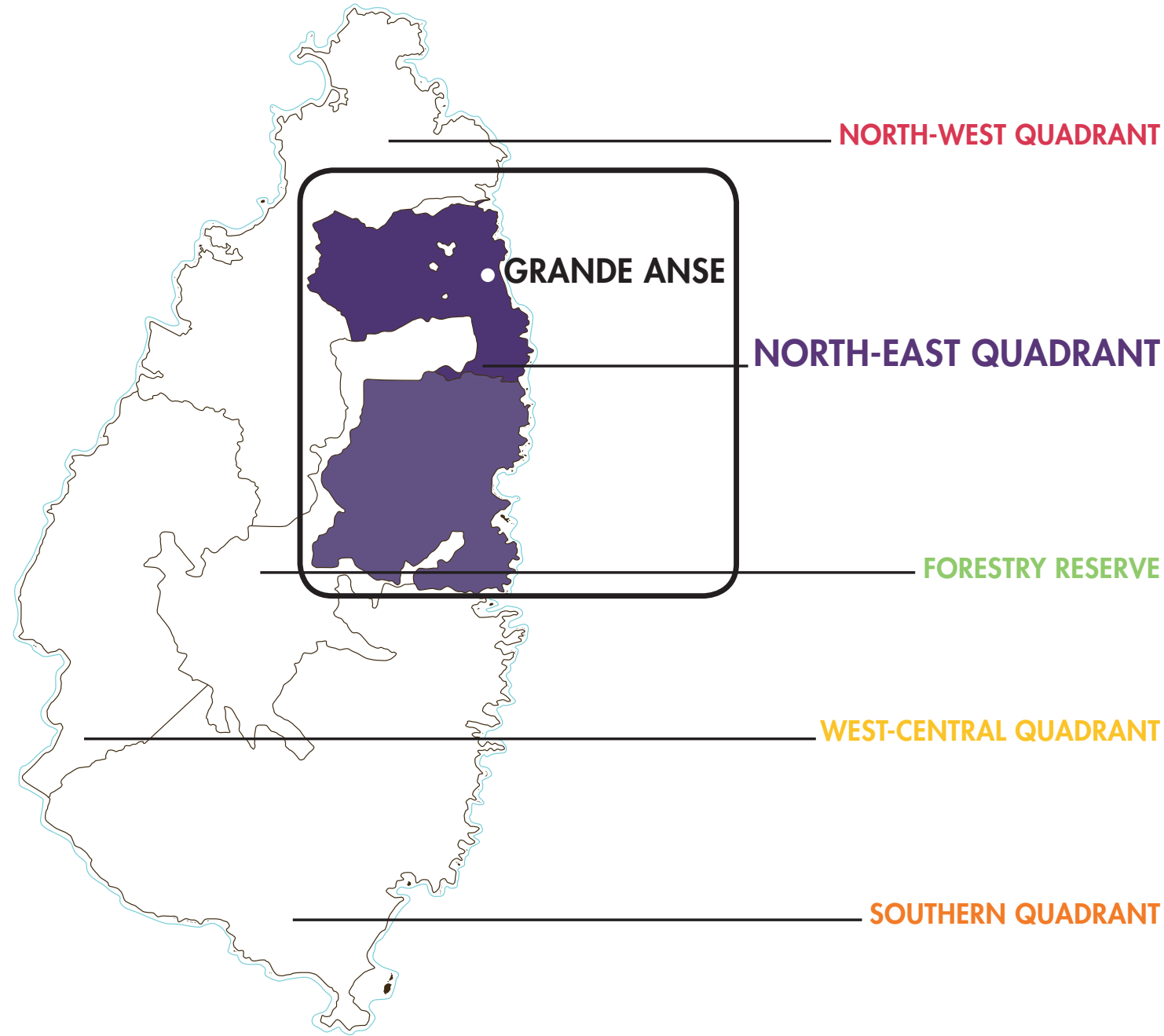
INITIAL BABONNEAU VILLAGE BUBBLE DIAGRAM



BABONNEAU VILLAGE CONCEPTUAL LAND-USE DIAGRAM



GRANDE ANSE



VISION PLAN INITIAL IMPRESSIONS

- Secluded windswept beach on Atlantic Coast.
- The highly environmentally sensitive area, regarded as one of the islands highest-sensitivity area and highest national conservation significance for rare endemic birds, rare endemic reptiles, dry forest, mangrove, rivers, riparian and other wetlands.
- Currently crafts like broom sticks and stakes are being made. Other income from fishing, charcoal production, hunting (some illegal), crabbing, and some livestock.
- Tourism includes bird watching and the beaches (More than two kilometres of blonde sand is set against a backdrop of cliffs and hills covered with dry vegetation). The main lure is the annual visit of sea turtles. The bay is the primary nesting spot for endangered leatherback turtles.
- The forest hamlet of Desbarras is the gateway into Grande Anse.
- The long expanse of beach is inviting yet secluded.
- Rough surf from the strong winds.
- The newly proposed Grande Anse Parkway will provide a nodal link to a development site that is approximately 1600 acres and is considered highly sensitive from an environmental and cultural perspective.
- Current direction to create cultural and environmental educational awareness. Low impact development is recommended for this area.

ACTION ITEMS

Community Development Initiatives

Develop inland community settlements (set away from sensitive coastal areas) to relieve the residential congestion of western side of the island as well as support growth of ecotourism industry along the North-East coast. Communities to be developed in concentrated cores, avoiding ribbon development and preserving large buffers of untouched landscape between, primarily fed by secondary roads from the west, but will have limited access points onto Grande Anse Parkway.

- Firm development guidelines will be required to minimize the impact of ecotourism and resort developments on the surrounding sensitive environment, focusing on placement for the least environmental impact and minimum amount of density per acre.

Tourism Initiatives

Grande Anse – Sustainable tourism development programme to include:

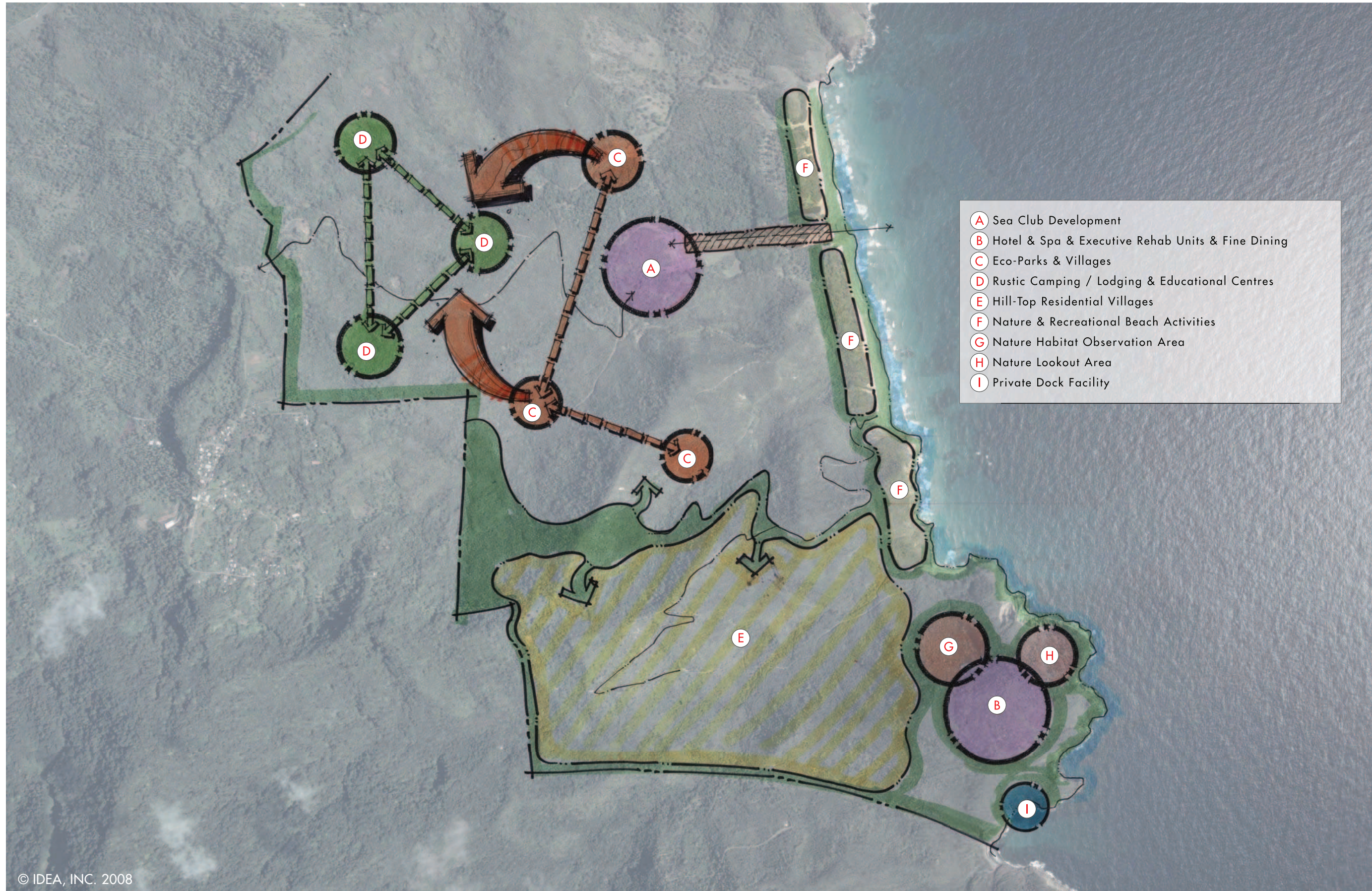
- Camping, lodging and educational centres.
- Eco parks supported by low density village development.
- Sea Club Development would handle daily visitors in relation to beachfront activities and check and support facilities associated with camping and low impact cottages.
- Control access to environmentally sensitive areas.
- Include opportunities for natural and recreational beach activities such as:
 - Nightly turtle watch during nesting season
 - Cabanas during non turtle nesting season
 - Mangrove reserve tours
- Natural habitat observation areas will be strategically placed around the site to take the greatest advantages of non-intrusive viewing.
- Potential boutique eco resort, low density, low impact sustainable development, including eco lodge and spa retreat, which would be adjacent to natural wildlife habitat area and refuge/rehabilitation/research centre to expand the current zoo operations in Babonneau.
- Creation of residential mixed-use developments on the south of the beach, which is low impact, low density, but high income.
- Regional Transportation and Welcome/Informational Centre located on Grande Anse Parkway.

Initiatives for Surrounding Areas

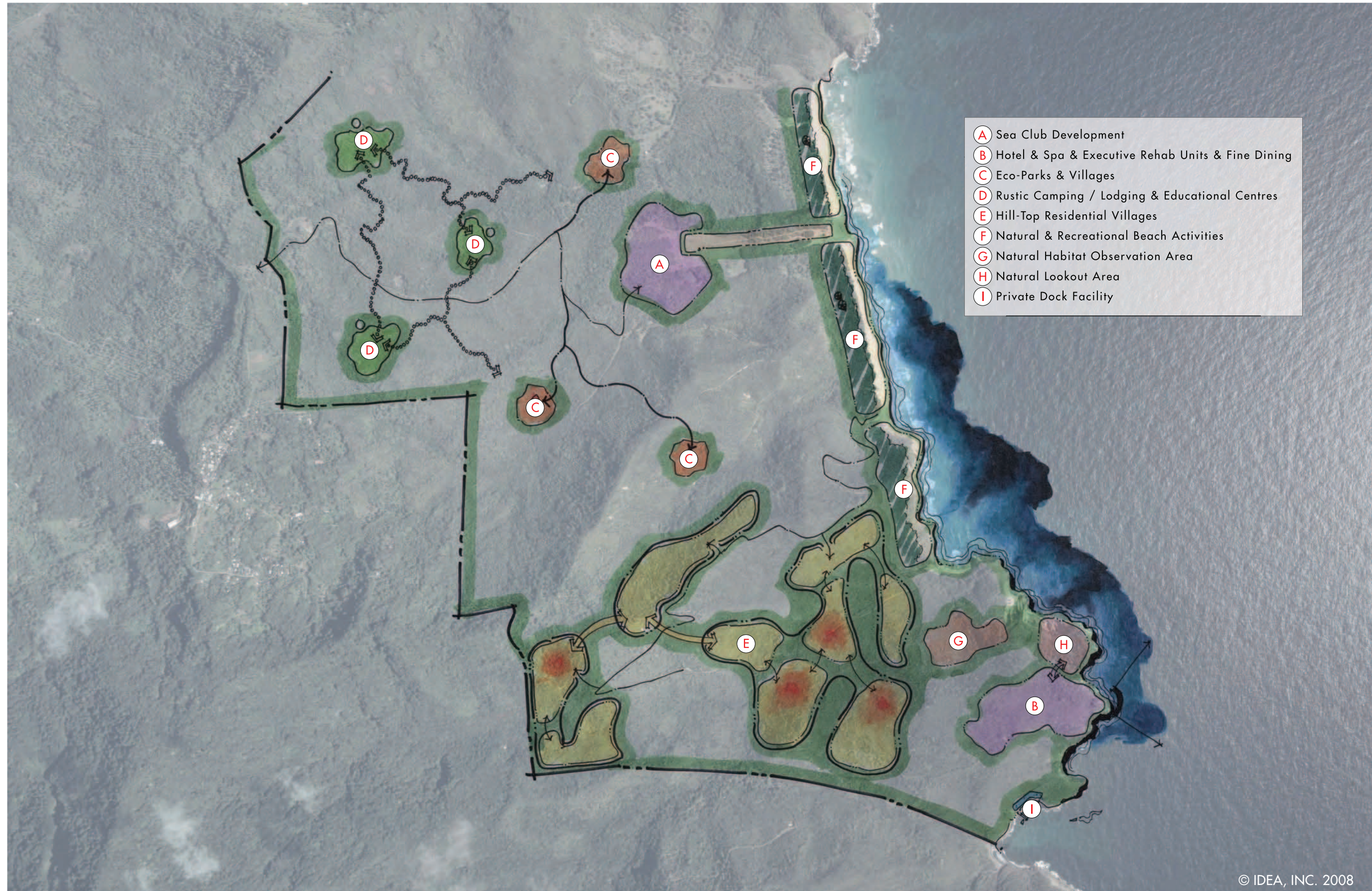
For surrounding areas such as Des Barras, Marquis, and Caille Des, enhancement and community needs must be assessed, including required services and transportation links, the development and maintenance of parks, recreational space, and roadway development, and improvements to open up new areas for residential/community development so the area can expand to meet the ever growing housing needs in the north of the island. Sensitive natural resources, like agricultural lands and wildlife habitats, need to be identified and preserved. Prime opportunities for eco and heritage tourism growth in this area; sites need to be identified and developed. There is a potential tourist resort development at Marquis.



INITIAL GRANDE ANSE BUBBLE DIAGRAM



GRANDE ANSE CONCEPTUAL LAND-USE DIAGRAM





GRANDE ANSE RENDERING



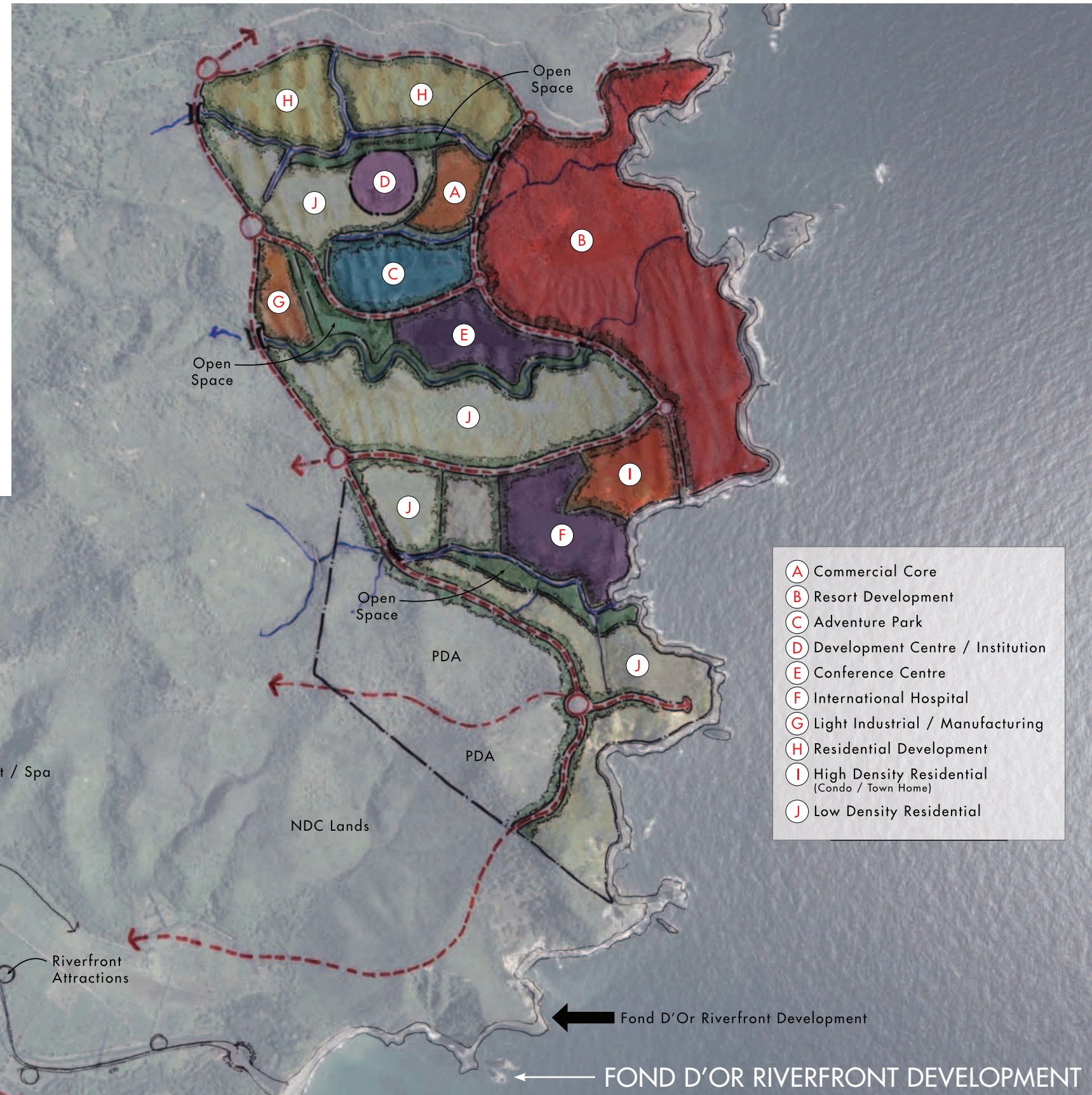
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NORTH-EAST QUADRANT

ANSE POVERT CONCEPTUAL LAND-USE DIAGRAM

Development of Anse Povert provides the opportunity to expand upon the tourist amenities currently being offered in the area, while also creating residential and commercial space. Conversation of open spaces and the incorporation of green spaces are critical to maintaining the environmentally sensitive approach necessary in the North-East Quadrant. Striking the appropriate balance between high and low density residential areas, the development at Anse Povert will assist in alleviating critical housing concerns, while accompanying commercial spaces serve both residents and visitors, creating valuable economic opportunities. Light industrial manufacturing areas and a dedicated hospital site also address the needs of the local community.

The presence of a resort hotel and adventure park encourage the growth of tourism in the Anse Povert area, further creating significant economic opportunities for residents and generating employment.



FOND D'OR SITE PHOTOS



FOND D'OR RIVERFRONT DEVELOPMENT

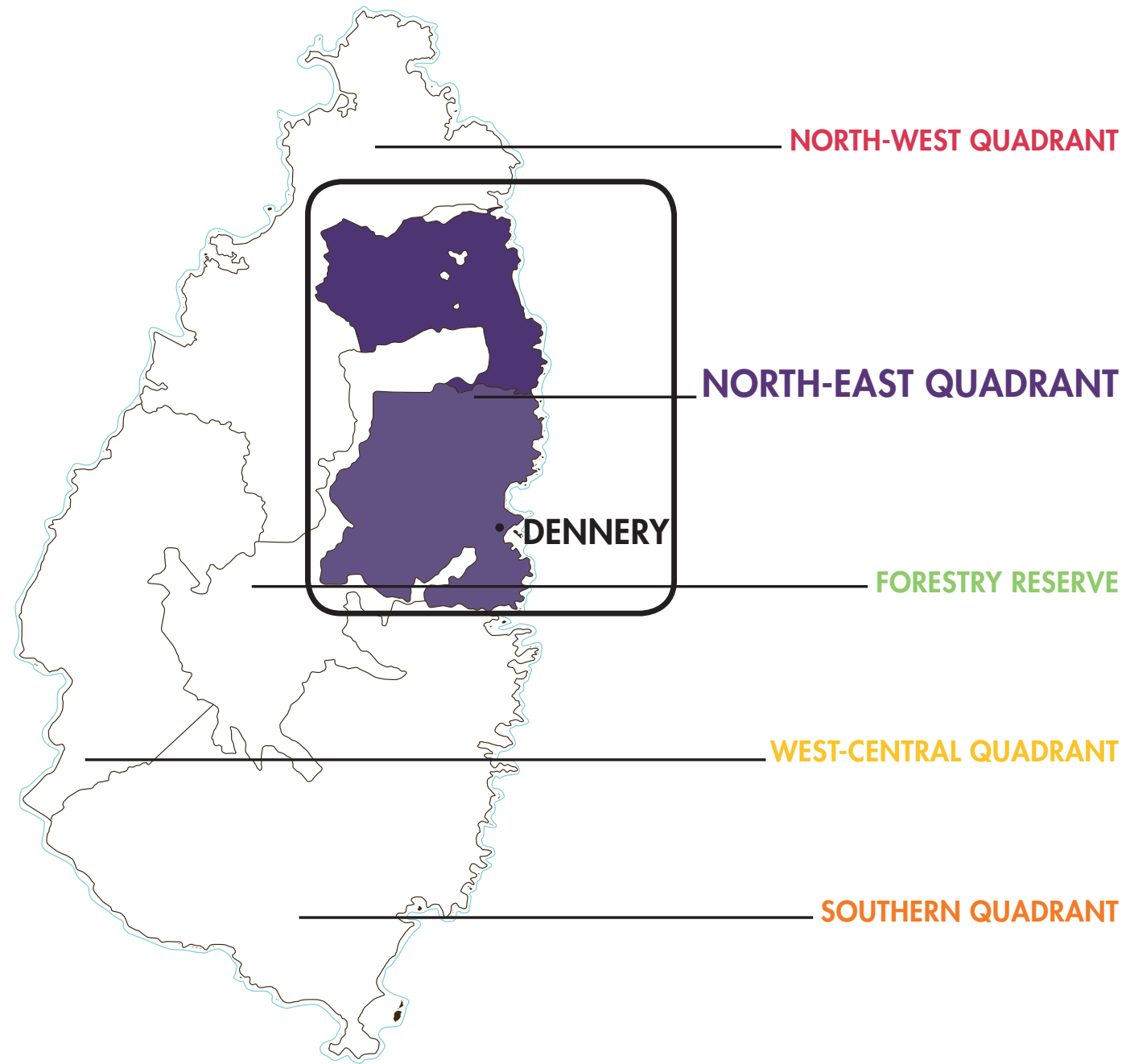
The existing attraction of The Fond D'Or Natural Historic Park offers a strong opportunity to expand, building critical mass in creating a destination for itself by making use of the riverfront and enhancing the guest experience of the Park.

The development of a boutique resort/retreat and spa and a Mystic River Adventure experience would build on the existing attraction and offer the chance to have extended stays in the area. The experience would start at a rustic village with historic sets and interpretations based on the rich cultural folklore of the area. Storytelling, reenactments, live music, and dance will vividly recreate the lives of the Amerindian and runaway slaves in this secluded area.

The work of local artisans would be showcased through the demonstration of the hand crafting of baskets and pots, building huts and hand carved canoes. The raft ride or canoeing excursion will take the guest down the river in the locally made craft. The river tour will link historic Amerindian settlements through the existing Fond D'Or Natural Historic Park, which can also be negotiated on foot. The forest trail leads the walker through estuarian tropical forest before opening onto a wide white sand beach.



DENNERY VILLAGE



VISION PLAN INITIAL IMPRESSIONS

- Predominantly fishing and farming based local economy.
- Position halfway between Castries and Vieux Fort places Dennery at the centre of the island road network.
- Scenic location with several major tourist draws within the area.
- Need of village and waterfront enhancement/revival.
- Dennery congregates weekly on the village's main streets for a lively Saturday Night Fish Fry.
- Lack of infrastructure; major water quality issues – sewage disposal, wastewater, etc.
- Dennery village is currently bypassed by the national highway.
- Opportunities for new communities lay inland off the highway.
- Dennery Centre is crowded with a mix of housing in a range of conditions.
- High Street – the seafront road – is in poor condition and encroached tightly on both sides by buildings in various states of disrepair. Many people have been moved to higher ground due to flooding, but retain their waterfront properties.
- Lack of facilities for tourists.
- Housing issues, including derelict lots, and lack of affordable housing.
- Formal training and education is needed in tourism, public facilities care, and vending opportunities.
- Opportunity exists to develop an educational campus to serve the whole community.
- Position of Town Hospital on top of a hill overlooking the bay is limiting and hard to get to.
- Recreational and sporting facilities need uplift.
- Lack of a structured transportation plan.
- Poor sea defense and storm water management - prone to flooding.
- Currently little tourist accommodation in the surrounding area.

ACTION ITEMS

Community Development Initiatives

- **Transportation Plan:** New entry feature to Dennery with a transportation hub and visitor centre. Enlargement of the main highway initially to provide for centre lane turning and possible future four lane expansion. A local transportation plaza to support the Regional Transportation and Welcome Centre on the outskirts. Mass transit system to connect the town to the planned resort developments in the area. Helipad for emergency support and to form part of the NEMO network. Explore viability of an east coast water taxi and ferry link.
- **Waterfront Development Plan:** High Street enhancement/redevelopment. New waterfront commercial properties. Boardwalk and community beach and facility development including removal of buildings encroaching on the beach at the southern end. Improvement of the sea defenses.
- **Housing Plan:** Improvement and restoration of existing historic housing stock. Redevelopment of vacant and derelict plots. General area beautification. Removal of buildings that have been constructed on the slopes to the north of the town. The development of two residential communities to the west of the highway at Anse Canot and Bois Jolie meet to relocation and expansion needs. Provision of guidelines for new developments in the local vernacular.
- **Community Facilities Improvement Plan:** Creation of a small park in the town centre opposite the Community Centre. Improvement to the sports complex and children’s play areas. Creation of a sheltered sea water pool to the north of the fishermen’s village with community facilities. Amphitheatre and special events space built on hilltop on Northern Headland with a natural park and trails connecting to the beach at Fond D’Or.
- **Educational and Vocational Development Plan:** The creation of a campus to meet the needs of the whole community’s learning – from pre-school through vocational learning to support local business and tourism opportunities. Expansion of the secondary school to support current and future demand.
- **Local Business Development Plan:** Support for local businesses to improve and create new facilities and services for both locals and tourists. Opportunity for ICT Park. Formalisation of a light industrial zone in area of existing factory units up river.
- **Social Services Plan:** Redevelopment of the existing pre-school into the town’s administrative centre. Relocation of the Town Hospital to a position next to the fire station on the outskirts. Integration of the community centre and recreation space.
- **Enlargement of fishermen’s village** to include new jetty and harbour.
- **Local sewage and water management plan.**
- **Trail system** to connect the town to the planned resort developments in the area for recreational and pedestrian use for both locals and tourists.

Tourism Initiatives

- **Boutique resort development** on the southern edge of the town, linking into the main waterfront promenade over a pedestrian bridge across the Dennery River. To include a small marina for visiting boats.
- **Addition of guest houses** to waterfront promenade in the town.
- **New fishing village and restaurant** established on the sea front and grow the Saturday Night Fish Fry to create a larger community/ tourism experience.
- **Comprehensive music and entertainment programme** to take advantage of the amphitheatre and events space, e.g. “Jazz on the Tip.”
- **Use of the northern bank of the Dennery River** to create river walks and river based recreation.
- **Develop water sports tourism programme;** explore suitability of the bay for windsurfing and kite surfing.
- **Develop the island in Dennery Bay** as a natural park.

Initiatives for Surrounding Areas

For surrounding areas such as Louvet, Au Leon, Derniere Riviere, Riche Fond, Grand Riviere, La Caye, and Errand, enhancement and community needs must be assessed, including required services and transportation links, the development and maintenance of parks and recreational space and roadway linking, development, and improvements to open up new areas for residential/community development so that the area can expand to meet the ever growing housing needs in the north of the island. Sensitive natural resources like the agricultural lands in Mabouya Valley and wildlife habitats like turtle nesting grounds at Anse Louvet need to be identified and preserved. Protection of the Fond D’Or watershed, and development of Tournesse water intake source and associated infrastructure and adequate capacity to supply water needs of the Dennery Region for the next fifteen years.



INITIAL DENNERY VILLAGE BUBBLE DIAGRAM



DENNERY VILLAGE CONCEPTUAL LAND-USE DIAGRAM



- (A) Waterfront Promenade & Commercial Redevelopment
- (B) Community Beach & Facility Enhancement
- (C) Fisheries Complex & Wharf Expansion Enhancement (Market, Dining, Education / Cultural Link)
- (D) Community Park
- (E) Community Centre
- (F) School Campus Enhancement & Expansion
- (G) Cultural Centre & Amphitheatre
- (H) Riverfront Activity Centre
- (I) Boutique Hotel
- (J) Residential Development
- (K) Relocated Hospital
- (L) Nature Trails, Park
- (M) Community Beach Facility & Parking
- (N) Regional Transportation & Welcome Centre / Helipad
- (O) Water & Sewage Treatment Facility
- (P) Light Industrial
- (Q) Public Facilities & Parking
- (R) Creation of Jetties to Allow for Swimmable Beach

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DENNERY VILLAGE PHOTO



DENNERY VILLAGE RENDERING



NORTH-EAST QUADRANT

NORTH-EAST QUADRANT AERIALS



CASSIMI POINT AND PORT DAUPHIN



MARQUIS BAY



GRANDE ANSE BAY



FOND D'OR



DENNERY BAY



DENNERY ISLAND



BABONNEAU



BABONNEAU



BABONNEAU CHURCH



DENNERY VILLAGE



DENNERY VILLAGE



DENNERY

