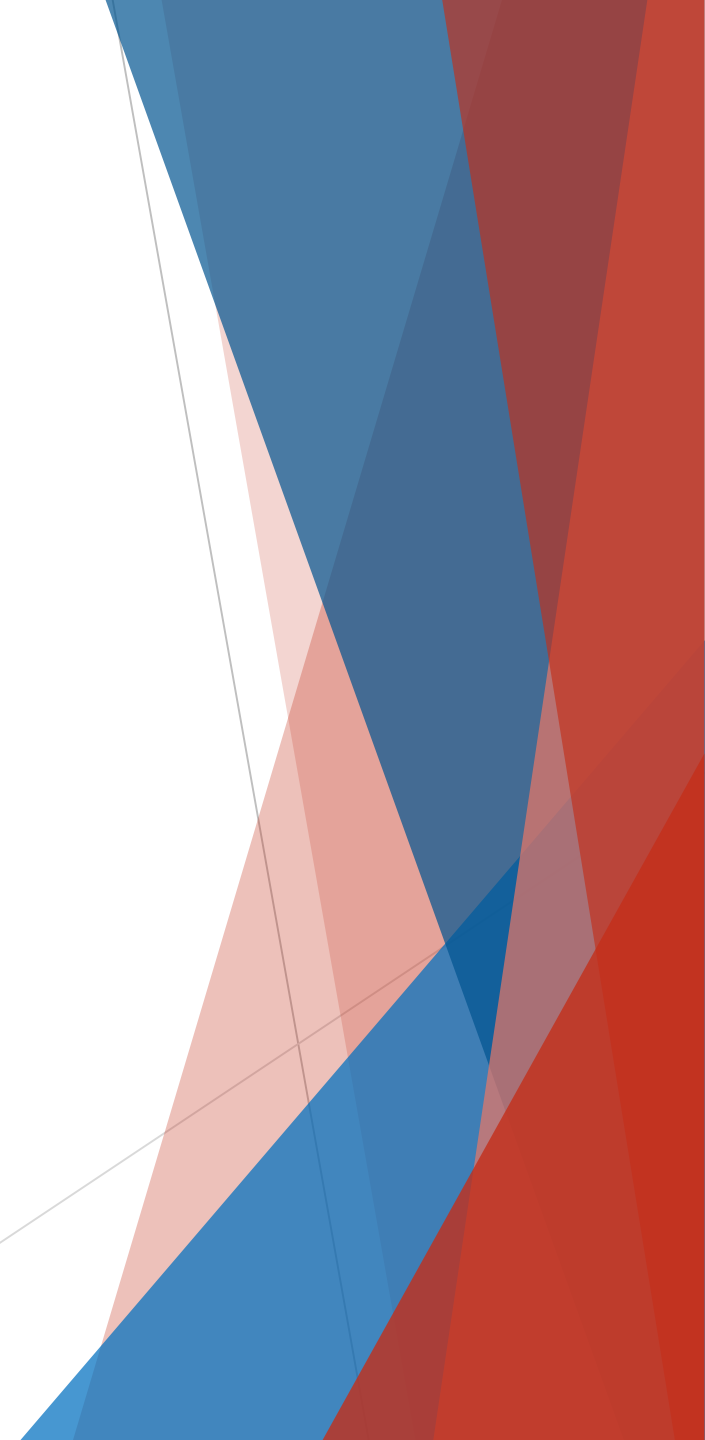
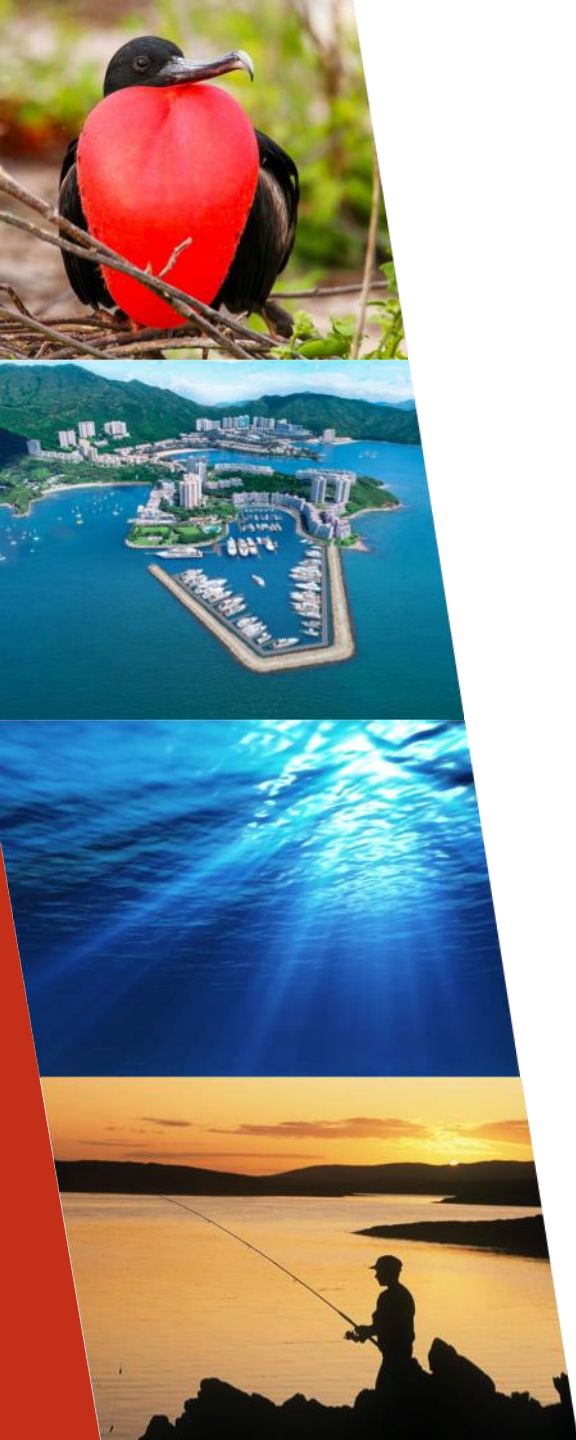


Willoughby Bay Development Project Proposal



*“Developing a sustainable
future while highlighting our
cultural heritage to create
economic diversity”*



Willoughby Bay Development Committee

▶ Chairperson

- ▶ Daven Joseph (Amb.) - Development Commissioner

Technical Committee Members

- ▶ Frederick Southwell – Sub Committee Chair - Town and Country Planner - DCA
- ▶ Kevin Edwards – DPDC- Development Planning and Design
- ▶ Akim Browne – Civil Engineer – DCA
- ▶ Soraya Looby – GIS Technician – DCA
- ▶ Andrew Nurse – Surveyor - Survey and Mapping Division
- ▶ Shaun George – Chief Lands Officer – Lands Division
- ▶ Aldrin Willock – Assistant Lands Officer – Lands Division
- ▶ Shamarie Payne - Assistant Lands Officer – Lands Division
- ▶ Arry Simon – Environmental Officer – DOE
- ▶ Owolabi Elabanjo – Senior Agriculture Extension Officer
- ▶ Gregory Bailey – Director of Agriculture
- ▶ Hastin Barnes - Planning Officer - APUA
- ▶ Brian D’ornellas - Architect/Planner – Private
- ▶ Nigel Gore – Architect/Real Estate – Private
- ▶ Darryl Spencer – General Manager - NSWA

Willoughby Bay Development Committee

Investment Forum

- ▶ William Dorsette – Executive Chairman, Ecclesiastical Commission
- ▶ Jermaine Jarvis – Deputy Commissioner - Inland Revenue
- ▶ Henderson Fields – Executive Director – Antigua & Barbuda Investment Authority
- ▶ Junia Nibbs – Economic Development Coordinator
- ▶ Patrick Ryan – Bryson’s Group of Companies
- ▶ Paul Ryan - Antigua Motors Limited
- ▶ Lisa Farrara – Quin Farrara’s Wines and Spirits
- ▶ Leslie Salmon – Food Brokerage Services
- ▶ Astley Henry – Policy Analyst
- ▶ Atiya Fabian – Secretary

Willoughby Bay Development Plan

Scope: 1589.97 Acres

Area of Special Interest 89.79
Acres

Dam 392.26 Acres

Proposed Agro-industrial park

- Presently: 0 Acres
- Post Levee: 242.51 Acres





Transit Oriented Development (TOD) Model



▶ The proposed development will be divided into 5 TODs

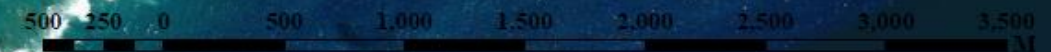
▶ 3 Neighborhood TODs

▶ 2 Urban TODs

▶ It is the intention of the plan to incorporate agriculture

Total acreage within scope = 1589.97 Acres

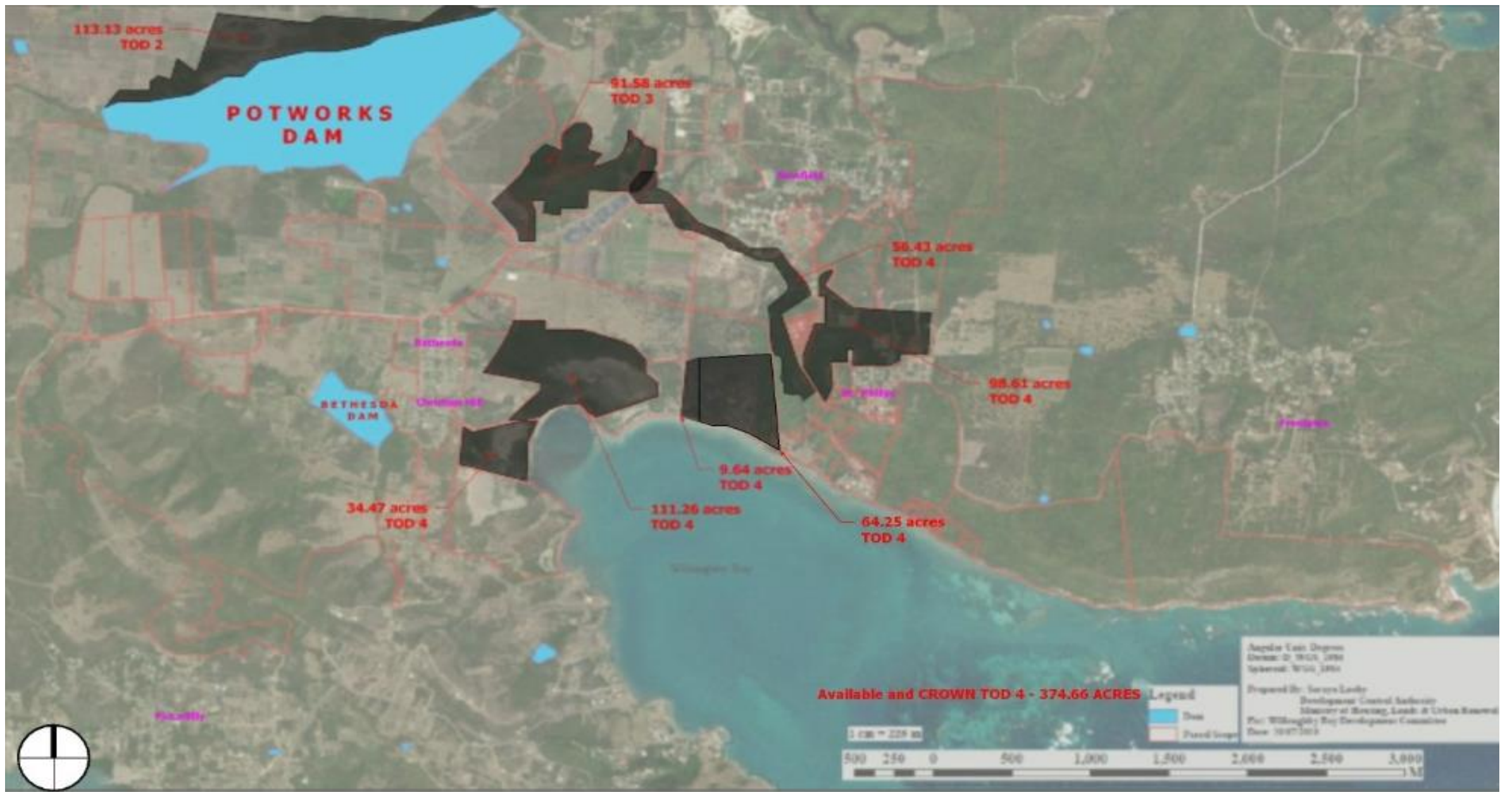
1 cm = 250 m



Legend	
Area of interest	89.79 Acres
Dam	392.26 Acres
TODs	

Angular Unit: Degrees
Datum: D_WGS_1984
Spheroid: WGS_1984

Prepared By: Soraya Looby
Development Control Authority
Ministry of Housing, Lands & Urban Renewal
For: Willoughby Bay Development Committee.
Date: 07/08/2020



WILLOUGHBY BAY DEVELOPMENT PROJECT PROPOSAL

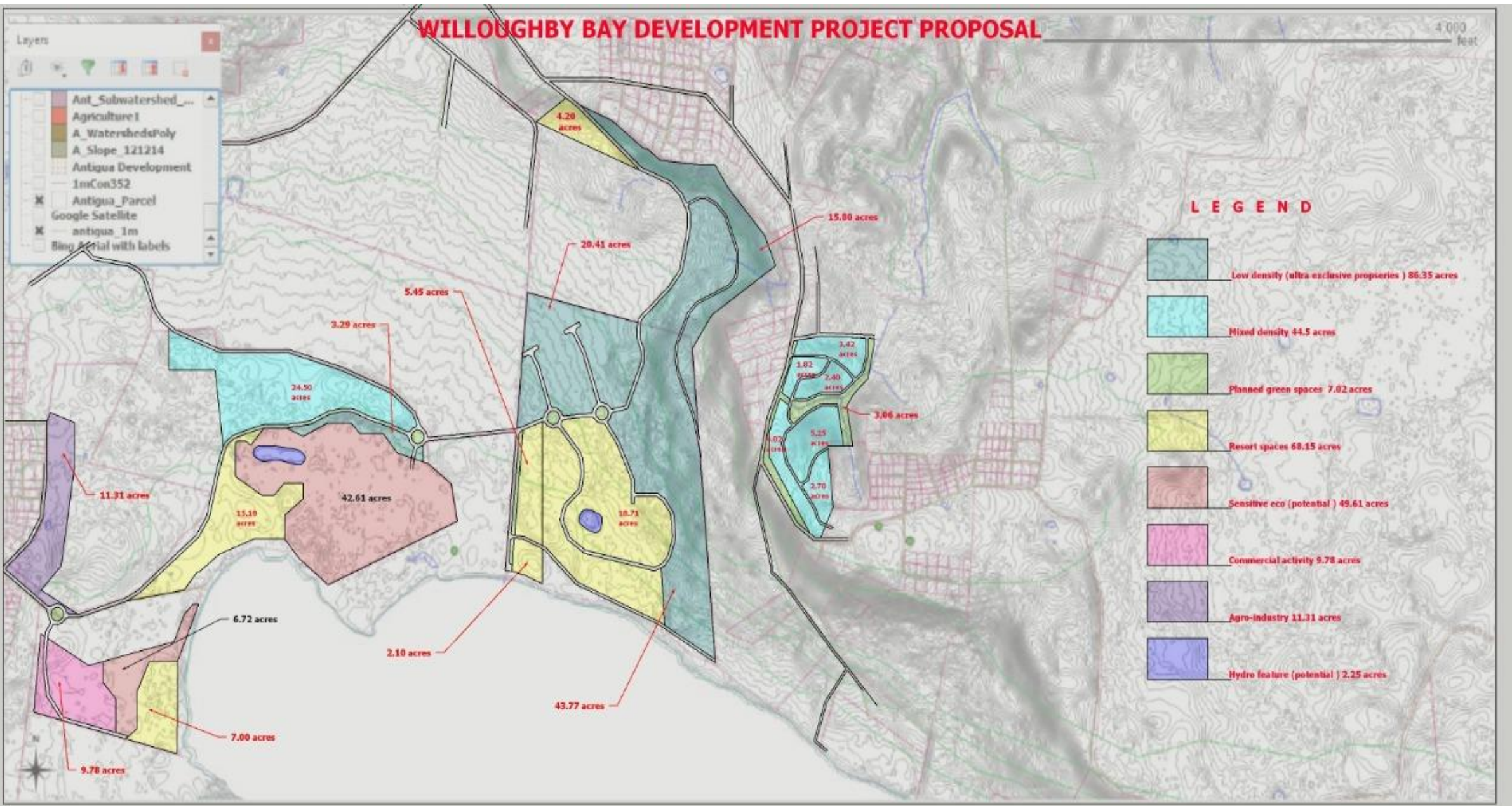
4 000 feet

Layers

- Ant_Subwatershed_...
- Agriculture 1
- A_WatershedsPoly
- A_Slope_121214
- Antigua Development
- 1mCon352
- X Antigua_Parcel
- Google Satellite
- X antigua_1m
- Bing Aerial with labels

LEGEND

- Low density (ultra exclusive properties) 86.35 acres
- Mixed density 44.5 acres
- Planned green spaces 7.02 acres
- Resort spaces 68.15 acres
- Sensitive eco (potential) 49.61 acres
- Commercial activity 9.78 acres
- Agro-industry 11.31 acres
- Hydro feature (potential) 2.25 acres

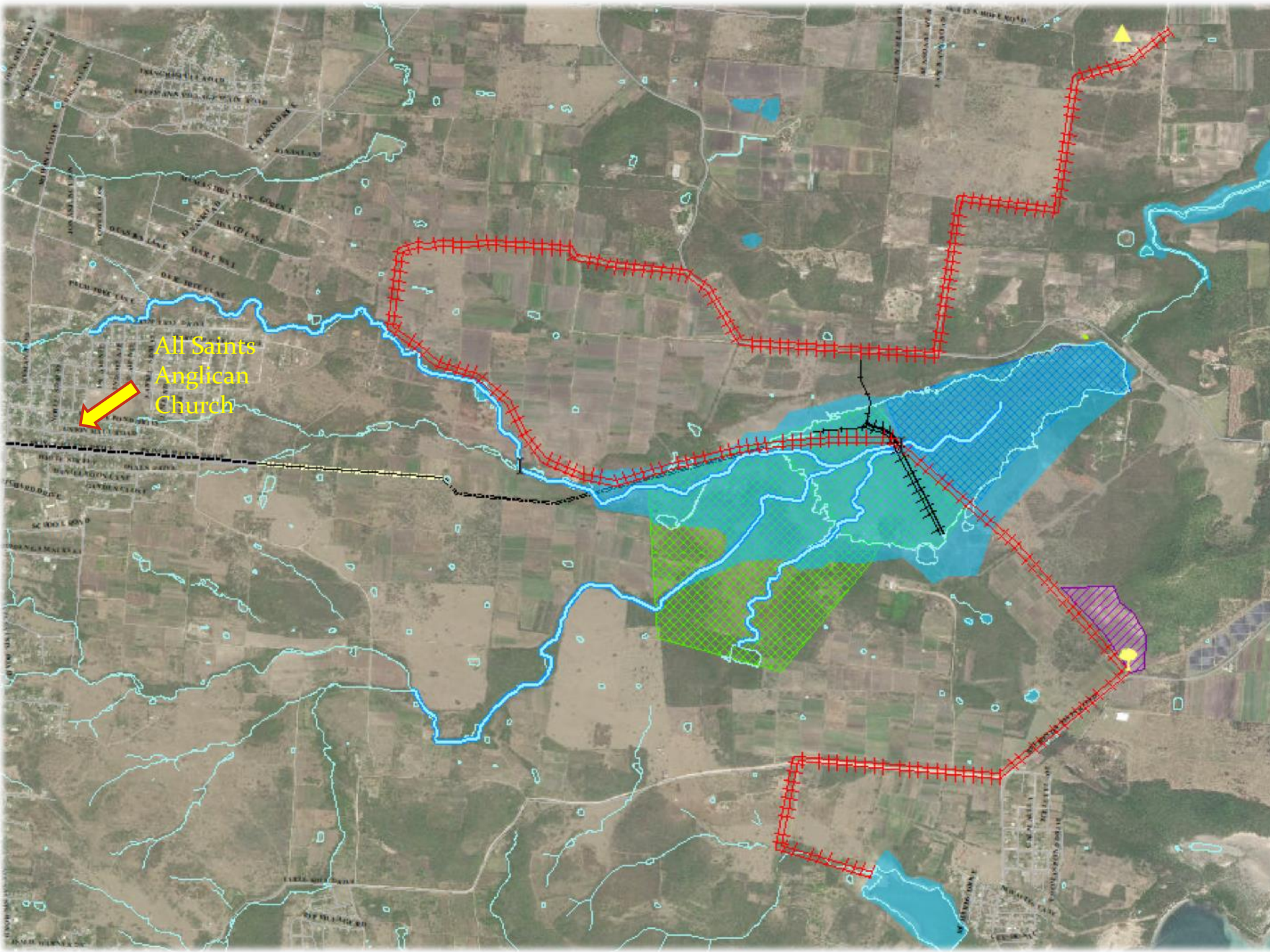


POTWORKS DAM DEVELOPMENT AREA





Willoughby Bay Development- Potworks Dam Proposal (Option 2)



All Saints
Anglican
Church

Legend

- Tamarind Tree
- Betty's Hope
- Existing Bridges
- Proposed Train Track route
- Fence Ext in Dam
- Old Loco Line
- Existing water channels in Dam
- Stream
- Quarry
- Existing Lookout
- Existing Dam
- Paved Road
- Unpaved Road
- To be developed
- Proposed Development
- Potworks Dam
- Agriculture Activity
- Agriculture Activity
- Roads

Angular Unit: Degrees
Datum: D_WGS_1984
Spheroid: WGS_1984

Prepared By: Soraya Looby
Development Control Authority
Ministry of Housing, Lands & Urban Renewal
For: Willoughby Bay Development Committee
Date: 21/09/2020



Regional Example

An aerial photograph of the Mona Reservoir in Kingston, Jamaica. The reservoir is a large, dark blue body of water with a curved concrete dam on the right side. The surrounding area includes green trees, some buildings, and a dirt road. A small pier or structure extends into the water on the right side.

Mona Reservoir, Kingston Jamaica

*700 million gallons

EXAMPLES OF RAILWAY USAGE

SCENIC HERITAGE RAIL TOURS



TRANSPORTATION OF GOODS TO THE PROPOSED FARMERS MARKET



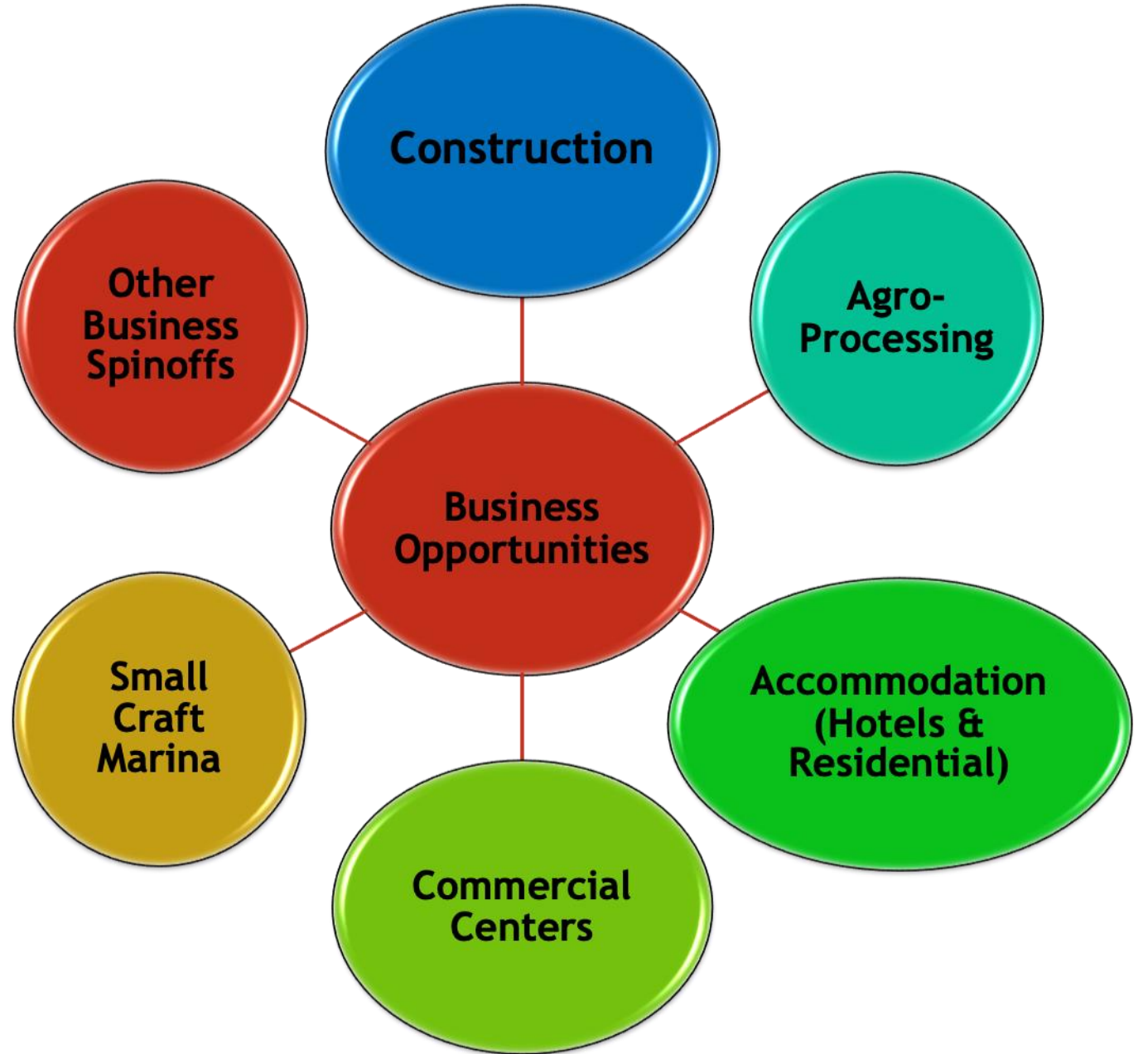
Project Summary

Summary of Business Opportunities:

- Betty's Hope restoration and tourist attraction
- Scenic Railway Tour (Restore or recreate a loco train that once ran in Antigua)
- Farming to include:
 - FOOD crop farming
 - Cannabis
 - Fruit Orchard



Project Summary



TOD 4 DEVELOPMENT AREA



An aerial photograph of a coastal region, likely in the Caribbean, showing a mix of green fields, brown cleared land, and a blue body of water. A white outline traces a large area across the landscape. In the top left, a brown box contains text about development costs. In the center, the text 'TOD 4' is written in large red letters. In the bottom right, a brown box with an arrow points to a specific area on the coast.

APPROXIMATE TOTAL DEVELOPMENT COST

**\$311 Million EC Dollars
(Preliminary Costing)**

TOD 4

Area for Development Priority

TOD 4 Development Cost



Road Construction: **\$69,900,000**

Utilities: *subject to final design*

Professional Fees: **\$479,500**

Construction Total: **\$226,620,500**

Preliminary total incl. contingency:
\$70,379,500

Final Development Total: **\$297,000,000**

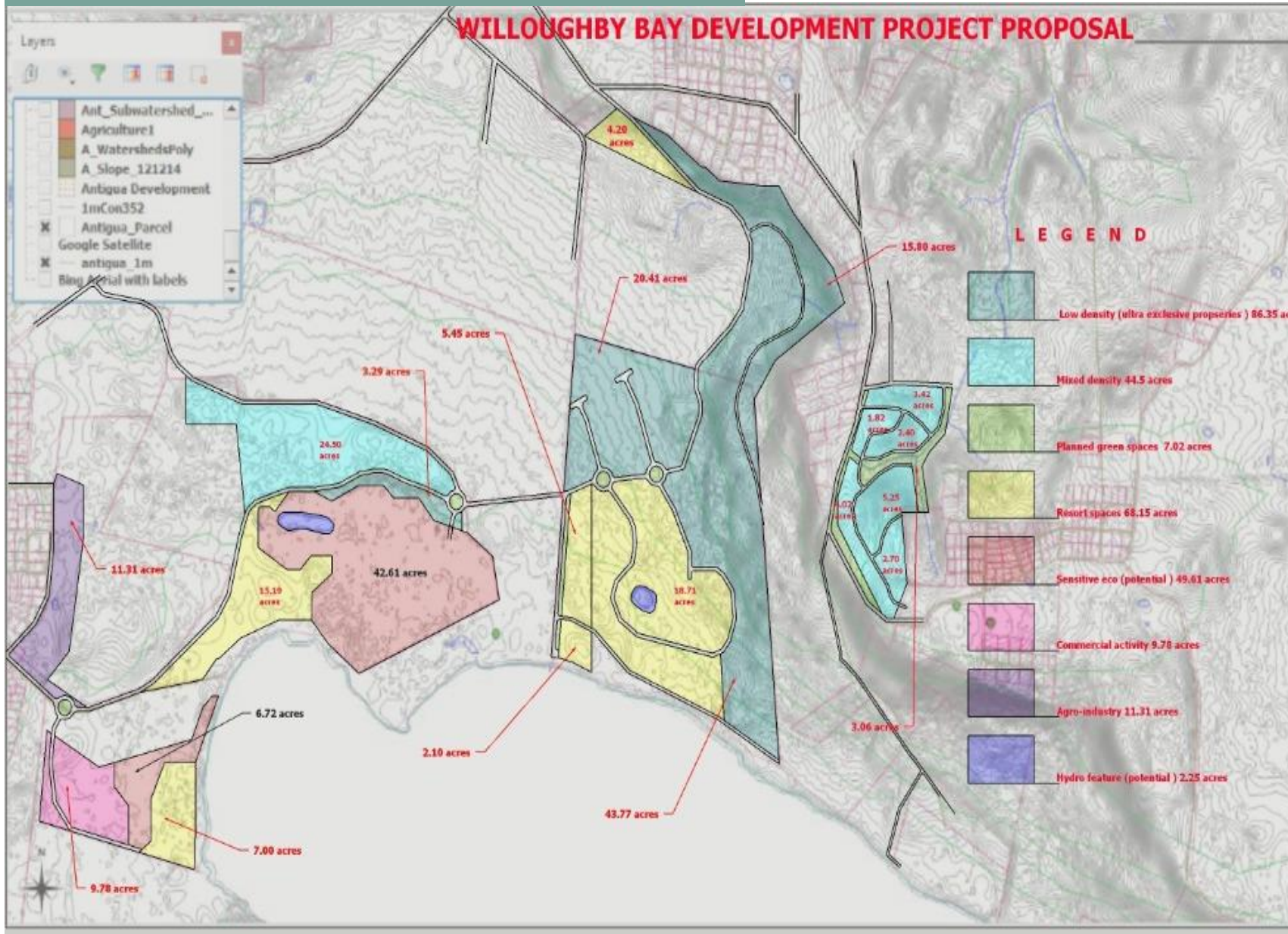
Rate assessed as per total with 5%
contingency: **\$311,850,000**

LAND USES		(URBAN) T.O.D 4
		% NET ACREAGE IN AREA 4
TOTAL ACRES CONSIDERED		969.66
PUBLIC		10.00
CORE		30.00
HOUSING		20.00
TOTAL ACRES CONSIDERED		254.64
PUBLIC		25.46
CORE		76.39
HOUSING		50.93
TOTAL ACRES BUILT OUT		152.78
HOUSING DENSITIES		
15DU/AC		0.00
5 DU/AC		50.00
1 DU/AC		50.00
HOUSING DENSITIES ACRES & UNITS/PERSONS		
15		0
5		92
1		25
TOTAL UNITS		117
LIGHT INDUSTRIAL		6.01
PUBLIC		6.01
TOTAL ACRES PARKING		25.04
TOTAL ACRES BUILT		127.74

PARKING REQUIREMENTS	
SPACE = 20.5' X 9'	
184.5	
RESIDENTIAL	2 SPACES/UNIT
OFFICE	3.3 SPACES/1000 S.F.
RETAIL	5.0 SPACES/1000 S.F.
LIGHT INDUSTRIAL	2.5 SPACES/1000 S.F.
RESIDENTIAL	0.99
OFFICE	6.01
RETAIL	6.01
LIGHT INDUSTRIAL	6.01
PUBLIC	6.01
TOTAL ACRES PARKING	25.04
TOTAL ACRES BUILT	127.74

CONSTRUCTION COST	
92 Units	\$92,000,000
25 Ultra Exclusive Unit	\$125,000,000

TOD 4 Investment Opportunities



LOCATION T O D 4	AREA (acres)
Area 1 RES. Med. to High Dens	3.42
Area 2 RES. Med. to High Dens	2.40
Area 3 RES. Med. to High Dens	1.82
Planned open space - landscaping	3.06
Area 4 RES. Med. to High Dens	5.25
Area 5 RES. Med. to High Dens	4.02
Area 6 RES. Med. to High Dens	2.70
Area 7 RES. Med. to High Dens	24.50
Area 8 RES. Med. to Low Dens	43.77
Area 9 RES. Med. to Low Dens	15.80
Area 10 RES. Med. to Low Dens	20.41
Area 11 RES. Med. to Low Dens	3.29
Area 12 Resort	2.10
Area 13 Resort	5.45
Area 14 Resort	18.71
Area 15 Resort	4.20
Area 16 Resort	15.19
Area 17 Resort	7.00
Area 18 High eco and high potential	42.61
Area 19 High eco and high potential	6.72
Area 20 Commercial core-office & mall	9.78
Area 21 Agro industry	11.31



Willoughby Bay Hotel and Resort Concept

Willoughby Bay AirBnB Concept



THANK YOU!

The background features abstract, overlapping geometric shapes in shades of blue and red. The shapes are layered, creating a sense of depth and movement. The colors range from a deep, dark blue to a vibrant, bright red. The overall composition is clean and modern, with the text centered in the white space.